Mayor Gib Coerper
Vice Mayor Edward Potts
Commissioner Shirley Green Brown
Commissioner Jennifer Ringersen
Commissioner Dayna Williams

City Manager Mike DaRoza
City Attorney Marian Rush

The City Commission will conduct a

Regular City Commission Meeting
At 6:00 PM

to address the item(s) below.

Meeting Date: February 10, 2025

Meeting Location: James A. Lewis City Commission Chambers
15100 NW 142 Terrace
Alachua, FL 32615

City Commission Meeting

Notice given pursuant to Section 286.0105, Florida Statutes. In order to appeal any decision made at this meeting, you will need a verbatim record of the proceedings. It will be your responsibility to ensure such a record is made.

CALL TO ORDER

INVOCATION

PLEDGE TO THE FLAG

APPROVAL OF THE AGENDA

APPROVE READING OF PROPOSED ORDINANCES AND RESOLUTIONS BY TITLE ONLY

I. SPECIAL PRESENTATIONS

A) MATHEW LEWEY PROCLAMATION

B) A.L. MEBANE MIDDLE SCHOOL STUDENT PERFORMING ARTS APPRECIATION

II. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA
(Please Limit to 3 Minutes. Any citizen who is unable to speak at this time will have an opportunity to speak at the end of the meeting)

III. COMMITTEE REPORTS/COMMITTEE APPOINTMENTS/CITY ANNOUNCEMENTS

A) APPOINTMENT TO THE PARKS AND RECREATION ADVISORY BOARD

IV. PUBLIC HEARINGS AND ORDINANCES

(Presentations, other than the applicant, please limit to 3 Minutes)

A) PRELIMINARY PLAT - SCHMIDT FARMS (PPP24-0002): A REQUEST BY TIMOTHY J. BOEHLEIN, P.E. OF JBROWN PROFESSIONAL GROUP, LLC , APPLICANT AND AGENT FOR DM ALACHUA INVESTMENTS, LLC, PROPERTY OWNER, FOR CONSIDERATION OF THE PRELIMINARY PLAT/ FINAL PD PLAN FOR SCHMIDT FARMS SUBDIVISION, WHICH PROPOSES THE SUBDIVISION OF ±120.63 ACRE SUBJECT PROPERTY INTO A TOTAL OF 188 SINGLE FAMILY LOTS WITH ASSOCIATED COMMON AREAS AND RIGHT-OF-WAY, GENERALLY LOCATED SOUTH OF US HIGHWAY 441 AND WEST OF NW 43RD STREET; TAX PARCELS 05936-001-000, 05936-007-000, 05936-007-002, 05936-007-001, AND 05945-000-000 (QUASI-JUDICIAL)

B) FLETCHER TRACE PHASE 1 FINAL PLAT (PSP24-0007): A REQUEST BY AARON HICKMAN, PSM, OF CHW, INC, APPLICANT AND AGENT, FOR WACO OF ALABAMA, INC., PROPERTY OWNER, FOR CONSIDERATION OF THE FINAL PLAT FOR FLETCHER TRACE PHASE 1, WHICH PROPOSES TO SUBDIVIDE A ±21.29 ACRE SUBJECT PROPERTY INTO A TOTAL OF 32 SINGLE FAMILY DETACHED LOTS WITH ASSOCIATED COMMON AREAS AND ROAD RIGHT-OF-WAY; CONSISTING OF TAX PARCEL NUMBER 03980-002-001 (QUASI-JUDICIAL HEARING).

C) FLETCHER TRACE PHASE 2 FINAL PLAT (PSP24-0008): A REQUEST BY AARON HICKMAN, PSM, OF CHW, INC, APPLICANT AND AGENT, FOR WACO OF ALABAMA, INC., PROPERTY OWNER, FOR CONSIDERATION OF THE FINAL PLAT FOR FLETCHER TRACE PHASE 2, WHICH PROPOSES TO SUBDIVIDE A ±5.11 ACRE SUBJECT PROPERTY INTO A TOTAL OF 42 SINGLE FAMILY LOTS (14 DETACHED, 28 ATTACHED) WITH ASSOCIATED COMMON AREAS AND ROAD RIGHT-OF-WAY; CONSISTING OF TAX PARCEL NUMBER 03980-002-001 (QUASI-JUDICIAL HEARING).

D) FLETCHER TRACE PHASE 3 FINAL PLAT (PSP24-0009): A REQUEST BY AARON HICKMAN, PSM, OF CHW, INC, APPLICANT AND AGENT, FOR WACO OF ALABAMA, INC., PROPERTY OWNER, FOR CONSIDERATION OF THE FINAL PLAT FOR FLETCHER TRACE PHASE 3, WHICH PROPOSES TO SUBDIVIDE A ±17.66 ACRE SUBJECT PROPERTY INTO A TOTAL OF 37 SINGLE FAMILY DETACHED LOTS WITH ASSOCIATED COMMON AREAS AND ROAD RIGHT-OF-WAY; CONSISTING OF TAX PARCEL NUMBER 03980-002-001 (QUASI-JUDICIAL HEARING).

V. AGENDA ITEMS

A) RESOLUTION 25-03: AUTHORIZING THE USE OF GENERAL FUND - SPECIAL EXPENSE CONTINGENCY IN THE AMOUNT OF $159,981; TRANSFERRING $159,981 TO THE SOLID WASTE DISPOSAL BUDGET.

VI. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

(Please Limit to 3 Minutes. Any citizen who did not speak during the Citizen Comments period at the beginning of the meeting may do so at this time.)

VII. COMMENTS FROM CITY MANAGER AND CITY ATTORNEY

VIII. COMMISSION COMMENTS/DISCUSSION

ADJOURN

CONSENT AGENDA

Consent Agenda items represent routine City operations and business. These items are approved at the beginning of the Regular City Commission meeting upon approval of the meeting agenda.

A) MUTUAL AID AGREEMENT FOR COMBINED OPERATIONAL ASSISTANCE AND VOLUNTARY COOPERATION BETWEEN THE ALACHUA COUNTY SHERIFF'S OFFICE AND THE CITY OF ALACHUA.

B) MUTUAL AID AGREEMENT FOR VOLUNTARY COOPERATION FOR TRAFFIC CONTROL BETWEEN THE ALACHUA COUNTY SHERIFF AND THE CITY OF ALACHUA.

C) APPROVAL OF THE JANUARY 27, 2025, CITY COMMISSION MEETING MINUTES

Commission Agenda
Item

MEETING DATE: February 10, 2025
SUBJECT: Mathew Lewey Proclamation
PREPARED BY: LeAnne Williams, Deputy City Clerk
RECOMMENDED ACTION:
Receive the proclamation.

Summary

Mathew Lewey was a former resident of Alachua/Newnansville. He served as a Mayor, editor, Postmaster, Justice of the Peace, and State legislator. The Alachua/Newnansville Subcommittee of the Alachua County Community Remembrance Project is here to honor the memory of this remarkable Civil Rights leader. The Committee would also like to inform the City Commission of the Mathew Lewey Intergenerational Celebration scheduled for February 23, 2025, at 3:00 P.M., at the Thomas Center.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

ATTACHMENTS

1. Mathew Lewey Proc

City of Alachua, Florida

Office of Mayor Gib Coerper

PROCLAMATION

WHEREAS, Mathew Lewey's life spanned from December 18, 1848, to August 12, 1935, and,

WHEREAS, Mathew Lewey enlisted in the Union Army in 1863 during the Civil War, in the 55th Infantry Regiment and was promoted to the rank of non-commissioned officer and,

WHEREAS, On Nov 30th, 1864, he was shot on the battlefield, severely wounded at Honey Hill SC, and was thought to be dead and,

WHEREAS, Mathew Lewey moved to Newnansville in 1876, and,

WHEREAS, Mathew Lewey entered into wedlock in 1883 to Bessie Chestnut, and,

WHEREAS, Mathew Lewey served as Florida Judge also known as Justice of the Peace, and,

WHEREAS, Mathew Lewey served as Postmaster and Mayor of Newnansville also known as Alachua from 1875- 1877 and,

WHEREAS, Mathew Lewey served in the Florida House of Representatives in 1882 and,

WHEREAS, Mathew Lewey was the first African American Florida Newspaper editor and began the Gainesville Sentinel 1887 and,

WHEREAS, in 1884 Mathew Lewey and other Black political leaders created the Independent Party of Florida, the first explicitly Biracial political party in Florida's history, and,

WHEREAS, he helped launch the Pensacola Streetcar Boycott against segregation in 1905, and this was before Civil Rights movement of Martin Luther King, Jr. and Rosa Parks and,

WHEREAS, Mathew Lewey was named President of the National Negro Press Association, and,

WHEREAS, Mathew Lewey's final resting place is at Mt. Pleasant Cemetery in Gainesville, FL.

NOW, THEREFORE, I, Gib Coerper, Mayor of the City of Alachua, representing the City and the City Commission, do hereby proclaim **February 23, 2025,** as

Mathew Lewey Day

IN WITNESS WHEREOF, I have hereunto set my hand this 10th day of February 2025

ATTEST:

_____

Gib Coerper, Mayor

Commission Agenda
Item

MEETING DATE: February 10, 2025
SUBJECT: A.L. Mebane Middle School Student Performing Arts Appreciation
PREPARED BY: LeAnne Williams, Deputy City Clerk
RECOMMENDED ACTION:
Receive the presentation.

Summary

The performing arts offer a human connection like no other. They are a way of expressing thoughts and emotions through various mediums. Tonight, the A.L. Mebane Middle School Chorus will perform *The Plaza de Toros* and *And Sail Away*. After the Commission receives the performance, Mayor Coerper and Ms. Jacqueline Holbrook will hand out the certificates to the musicians.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

ATTACHMENTS

None

Commission Agenda Item

MEETING DATE: February 10, 2025
SUBJECT: Appointment to the Parks and Recreation Advisory Board
PREPARED BY: LeAnne Williams, Deputy City Clerk
RECOMMENDED ACTION:
Appoint two (2) applicants to the Parks & Recreation Advisory Board for a three-year term expiring February 21, 2028.

Motion:
I move to appoint two (2) applicants to the Parks & Recreation Advisory Board for a three-year term expiring February 21, 2028.

Summary

The City of Alachua Code of Ordinances Sec. 2-934 establishes the five-member Parks and Recreation Advisory Board. This board advises the City Commission on recreation services and potential long-range capital improvements, evaluates existing programs, recommends changes and enhancements, and promotes and reviews citizen participation in planning and utilizing city services and facilities.

The Parks & Recreation Advisory Board comprises five (5) members who serve staggered three (3)-year terms and are appointed by the City Commission. The Board has two (2) seats, with terms expiring on February 21, 2025. The city advertised for applications for the board in Alachua County Today on January 09, 2025, and January 16, 2025. Notice of the vacancies was also posted on community bulletin boards and the city's website. The City received three (3) applications:

Asia Eichmiller
Carol Richardson
Travis White

As provided by Florida State Statute 943.04351, the city searched each applicant's name against the registration information regarding sexual predators and sexual offenders maintained by the Florida Department of Law Enforcement. None of the applicants were found in the registry.

Additionally, Sec. 2-935 requires that members of the Parks & Recreation Advisory Board be residents of the city of Alachua, for which the applicants qualify.

The applicants have been contacted about their potential appointment and informed of their right to be present should they wish to speak at this meeting.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

ATTACHMENTS

1. App.Eichmiller
2. App.Richardson
3. App.White
4. Ballot
5. Ad.Parks&Rec

APPLICATION FOR PARKS AND RECREATION BOARD MEMBERSHIP

NAME ASIA EICHMILLER DATE _____

ADDRESS 16202 NW 120th Place, Alachua 32615

MAILING ADDRESS SAA

PHONE (Daytime) 352 222-2360

E-MAIL, IF AVAILABLE asiaeichmiller1@gmail.com

Are you available to meet on at least a quarterly basis? ☒ Yes ☐ No

Are you a resident of the City of Alachua? ☒ Yes ☐ No

BRIEFLY STATE WHY YOU WANT TO BE A PARKS AND RECREATION BOARD MEMBER:

I want to participate in local governance in the community where I reside. I am an active Senior who has raised two children and active in sports and the outdoors. I'm interested in providing recreational opportunities for all ages in Alachua and preservation of natural spaces to encourage community activities.

By signing and submitting this application, applicant agrees to allow the City of Alachua to perform a sexual predators and sexual offenders check via the Florida Department of Law Enforcement's website of registered sexual predators and offenders.

SIGNATURE: Asia Eichmiller

PLEASE FORWARD COMPLETED APPLICATION TO: CITY OF ALACHUA, ATTN: CITY MANAGER'S OFFICE, P.O. BOX 9, ALACHUA, FL 32616.

APPLICATION FOR PARKS AND RECREATION BOARD MEMBERSHIP

NAME Carol Richardson DATE January 27, 2024

ADDRESS 14437 NW 143rd Place, Alachua

MAILING ADDRESS 14437 NW 143rd Place, Alachua, FL 32615

PHONE (Daytime) 352-672-2122

E-MAIL, IF AVAILABLE richardsonCarol63@yahoo.com

Are you available to meet on at least a quarterly basis? ☑ Yes ☐ No

Are you a resident of the City of Alachua? ☑ Yes ☐ No

BRIEFLY STATE WHY YOU WANT TO BE A PARKS AND RECREATION BOARD MEMBER:

I would like to serve on the Parks and Recreation Board, to assist the Dept. and Commission in supporting and creating Cultural activities. I support the City's initiative of creating open spaces, Active & passive trails and sport. As a member of the Florida Parks and Recreation, I continue to watch industry trends. I enjoy living in Alachua, and would like to be an active participants. I have served faithfully, dedicated to the City and citizens of Alachua.

By signing and submitting this application, applicant agrees to allow the City of Alachua to perform a sexual predators and sexual offenders check via the Florida Department of Law Enforcement's website of registered sexual predators and offenders.

SIGNATURE: Carol Richardson

PLEASE FORWARD COMPLETED APPLICATION TO: CITY OF ALACHUA, ATTN: CITY MANAGER'S OFFICE, P.O. BOX 9, ALACHUA, FL 32616.

APPLICATION FOR PARKS AND RECREATION BOARD MEMBERSHIP

NAME Travis White DATE 1/18/25

ADDRESS 7519 NW 127th. Pl. Alachua, FL- 32615

MAILING ADDRESS Same as above ↑

PHONE (Daytime) (386)-266-8652

E-MAIL, IF AVAILABLE t-rexsoccer@yahoo.com

Are you available to meet on at least a quarterly basis? ☑ Yes ☐ No

Are you a resident of the City of Alachua? ☑ Yes ☐ No

BRIEFLY STATE WHY YOU WANT TO BE A PARKS AND RECREATION BOARD MEMBER:

I've had the pleasure to have served 3 years on the Parks & Rec Advisory Board and would like the opportunity to continue to serve the Good Life community as a Member. It has been a great experience to learn about our Parks and Rec programs and facilities as well as hearing from fellow citizen's their desires and there is more work to do. I've volunteered as SFHS sports Announcer for last 17 years and serve as the vice chair for the Educational Task force for the City. I believe these experiences and my degree in Sports Management from UF will allow me to be a productive Park & Rec Board Member.

By signing and submitting this application, applicant agrees to allow the City of Alachua to perform a sexual predators and sexual offenders check via the Florida Department of Law Enforcement's website of registered sexual predators and offenders.

SIGNATURE: Travis White

PLEASE FORWARD COMPLETED APPLICATION TO: CITY OF ALACHUA, ATTN: CITY MANAGER'S OFFICE, P.O. BOX 9, ALACHUA, FL 32616.

City of ALACHUA
THE GOOD LIFE COMMUNITY

February 10, 2025 – Parks and Recreation Ballot

Vote for a maximum of two.

_____Asia Eichmiller

_____Carol Richardson

_____Travis White

_____February 10, 2025

Signature

The Commissioner will set the term of office by motion to be a three-year term ending February 21, 2028.

Whether backing up county deputies or supporting emergency medical services, these calls demonstrated how joint efforts across agencies can enhance public safety and resource sharing.

7. Unsuspicious Vehicles, Persons, or Activity (636) While many calls initially appeared concerning—such as unknown parked vehicles or unidentified individuals near businesses—further investigation frequently revealed no criminal intent.

8. Follow-Up Investigations (611) Once initial reports were taken, officers often returned to gather more information, check new leads, or maintain contact with

stolen personal belongings. APD encouraged community members to remain vigilant, lock doors, and report suspicious behavior to deter property crimes.

- Burglaries (64) These incidents affected both homes and businesses, underscoring the importance of security measures like proper lighting and alarm systems. APD continued to investigate patterns and collaborate with residents to prevent further break-ins.

- Baker/Marchman Acts (51) Officers assisted individuals in crisis, ensuring those struggling with mental health or substance abuse received appropriate evaluation and care. These interventions highlight APD's dual role

resources for affected against children. These

the importance of these

PUBLIC NOTICE
TOWN OF LACROSSE

THE TOWN OF LACROSSE, FLORIDA will hold an election on Tuesday, March 11th, 2025 for the following offices:

Council Seat 3 -- Two year term

Council Seat 4 – Two year term

Council Seat 5 – Two year term

You must be a registered voter residing in the corporate limits of the Town of LaCrosse, Florida.

Qualifying dates for these offices will be January 20th, 2025 through January 25th, 2025.

Qualifying papers can be picked up at the Town Hall, 20613 N SR 121, LaCrosse, Florida 32658, phone 386-462-2784, cell 850-518-0254, during regular office hours on Tuesday and Thursday 9am – 2pm.

All qualifying paperwork must be submitted to the Town Hall 20613 N SR 121, PO Drawer D, LaCrosse, Florida 32658 by Friday, January 25th, 2025.

(Published: Alachua County Today - January 09, 2025)

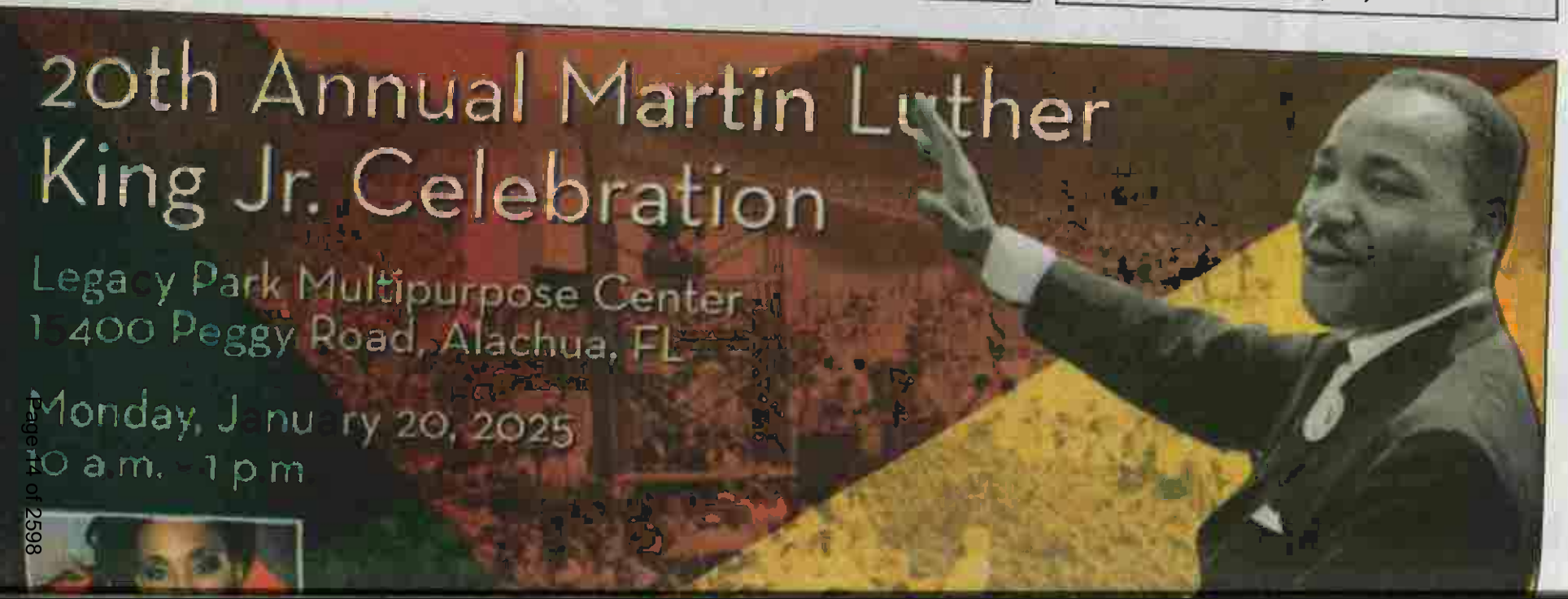
City of ALACHUA

NOTICE OF BOARD VACANCY

The City of Alachua is currently accepting applications for two (2) vacancies on its Parks and Recreation Advisory Board.

Appointments will be for three-year terms. Interested applicants must be residents of Alachua, be willing to attend meetings on at least a quarterly basis, and have a keen interest in parks and recreation. To apply, you may obtain an application and information from either our website www.cityofalachua.com or contact the City of Alachua at (386) 418-6100 to obtain a copy. Applications must be received by the City on or before January 30, 2025, for consideration. You may send your application Attention: the City Manager's Office P.O. Box 9, Alachua FL 32616.

(Published: Alachua County Today - January 09, 2025 and January 16, 2025)



Commission Agenda Item

MEETING DATE: February 10, 2025

SUBJECT: Preliminary Plat - Schmidt Farms (PPP24-0002): A request by Timothy J. Boehlein, P.E. of JBrown Professional Group, LLC , applicant and agent for DM Alachua Investments, LLC, property owner, for consideration of the Preliminary Plat/ Final PD Plan for Schmidt Farms subdivision, which proposes the subdivision of ±120.63 acre subject property into a total of 188 single family lots with associated common areas and right-of-way, generally located south of US Highway 441 and west of NW 43rd Street; Tax Parcels 05936-001-000, 05936-007-000, 05936-007-002, 05936-007-001, and 05945-000-000 (Quasi-Judicial)

PREPARED BY: Adam Hall

RECOMMENDED ACTION:

Staff recommends that the City Commission approve the Preliminary Plat for Schmidt Farms, subject to the nine (9) conditions provided in Exhibit "A" and located on page 27 of the Staff Report.

Summary

This application is a request by Timothy J. Boehlein, P.E. of JBrown Professional Group, LLC., applicant and agent for DM Alachua Investments, LLC, property owner, for consideration of the preliminary plat and Final PD Plan for the Schmidt Farms subdivision project, which proposes the subdivision of a ±120.63 acre subject property into a total of 188 single-family lots with associated common areas and road right-of-way. The preliminary plat indicates the development will be constructed in four (4) phases.

The subject property consists of Tax Parcels 05936-001-000, 05936-007-000, 05936-007-002, 05936-007-001, and 05945-000-000, and is located south of US 441 and west of NW 43rd Street.

The proposed Schmidt Farms subdivision will consist of lots ranging size from ±2,613 square feet to ±15, 681 square feet, with the majority of lots being ±6,098 square feet or larger. The preliminary plat proposes 188 single family residential lots to be built in Development Areas C and F. The approved Planned Development Master Plan permits a maximum of 213 dwelling units in Development Areas C and F. Stormwater for the proposed development will be conveyed to and treated within four (4) stormwater management facilities located in common areas.

Two (2) vehicular access points will be provided to US 441. One access point will be constructed as part of Phase 1 of the subdivision. The second access point is proposed to be constructed as part of Phase 2 of the subdivision. Development within the proposed subdivision will connect to potable water and wastewater facilities. An analysis of the development's impact on other public facilities, including transportation, potable water, sanitary sewer, solid waste, recreation, and public schools, is provided within this report.

Section 2.4.10(G)(2) of the City's Land Development Regulations (LDRs) establishes the requirements for a preliminary plat. An analysis of the application's compliance with the applicable standards of this section has been provided within this report.

The Planned Development – Residential and Planned Development Commercial zoning designations for the subject property were approved by the City Commission on May 23, 2022 through Ordinance 22-09. This preliminary plat is a Final PD Plan per Section 2.4.3 (E) of the City's Land Development Regulations and Condition 10 of the approved PD Ordinance. The proposed preliminary plat meets the requirements and conditions of the approved Planned Development Master Plan and Planned Development Ordinance.

The preliminary plat was heard before the Planning and Zoning Board on January 14, 2024. The Board voted 4-0 at that meeting to forward this application to the City Commission with a recommendation to approve.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

ATTACHMENTS

1. Schmidt Farms Preliminary Plat
2. Staff Report with Exhibits A and B
3. Ordinance 22-09 (Schmidt Farms PD Ordinance)
4. Schmidt Farms Application Materials
5. Public Notice Materials for the 01/14/25 PZB
6. Neighborhood Workshop Materials
7. 25.01.14.PZB.M-DRAFT MINUTES
8. Public Notice Materials for 02/10/25 City Commission
9. Citizen Letter Received

SCHMIDT FARMS
PRELIMINARY PLAT

IN SECTIONS 34 & 35, TOWNSHIP 8 SOUTH, RANGE 19 EAST,
AND FRACTIONAL SECTIONS 2 & 3, TOWNSHIP 9 SOUTH, RANGE 19 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

NOT FOR FINAL RECORDING

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 SUPPLANTED 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.

Plat Book ____ , Page ____
Sheet One of Ten

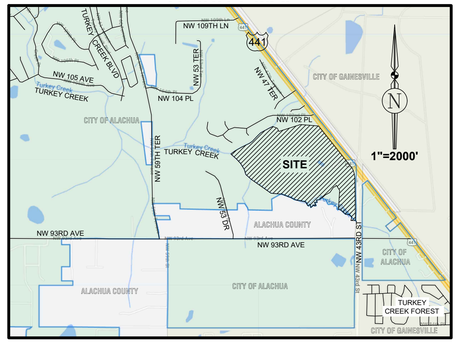
DESCRIPTION BY THIS FIRM

A PARCEL OF LAND SITUATED IN SECTIONS 34 AND 35, TOWNSHIP 8 SOUTH, RANGE 19 EAST, AND IN FRACTIONAL SECTIONS 2 AND 3, TOWNSHIP 9 SOUTH, RANGE 19 EAST, ALACHUA COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE THE SOUTHEAST CORNER OF LOT 40 OF STAGHORN UNIT 1, AS PER THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK J, PAGE 94 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY BOUNDARY OF U.S. HIGHWAY 441; THENCE RUN SOUTH 39°20'28" EAST ALONG SAID WESTERLY RIGHT-OF-WAY BOUNDARY A DISTANCE OF 496.69 FEET TO A 5/8" REBAR WITH CAP STAMPED "LB 2856", ALSO BEING THE POINT OF BEGINNING; THENCE RUN SOUTH 39°19'09" EAST ALONG SAID WESTERLY RIGHT-OF-WAY BOUNDARY A DISTANCE OF 1520.12 FEET TO A 5/8" REBAR WITH CAP STAMPED "LB 2856", AND THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, WITH A RADIUS OF 526.89 FEET, THROUGH A CENTRAL ANGLE OF 28°43'02", FOR AN ARC DISTANCE OF 264.08 FEET (THE CHORD OF SAID ARC BEING SOUTH 15°32'21" EAST, 261.33 FEET), TO A 5/8" REBAR WITH CAP STAMPED "LB 2856" LYING ON THE WEST RIGHT-OF-WAY BOUNDARY OF NORTHWEST 43RD STREET; THENCE RUN SOUTH 00°59'45" EAST ALONG SAID WEST RIGHT-OF-WAY BOUNDARY OF NORTHWEST 43RD STREET A DISTANCE OF 1209.62 FEET TO A NAIL, NO IDENTIFICATION; THENCE LEAVING SAID WEST RIGHT-OF-WAY BOUNDARY, RUN SOUTH 89°00'24" WEST A DISTANCE OF 124.94 FEET TO A 5/8" REBAR WITH CAP STAMPED "JBPRO PCP PRM LB8031"; THENCE RUN NORTH 14°06'37" EAST A DISTANCE OF 100.64 FEET TO A 5/8" REBAR WITH CAP STAMPED "JBPRO PCP PRM LB8031"; THENCE RUN NORTH 14°26'56" WEST A DISTANCE OF 87.09 FEET TO A 5/8" REBAR WITH CAP STAMPED "JBPRO PCP PRM LB8031"; THENCE RUN NORTH 50°46'11" WEST A DISTANCE OF 324.19 TO A 5/8" REBAR WITH CAP STAMPED "JBPRO PCP PRM LB8031"; THENCE RUN NORTH 72°20'54" WEST A DISTANCE OF 141.36' TO A 5/8" REBAR WITH CAP STAMPED "JBPRO PCP PRM LB8031"; THENCE RUN NORTH 12°11'29" EAST A DISTANCE OF 65.09 FEET TO A 5/8" REBAR WITH CAP STAMPED "JBPRO PCP PRM LB8031"; THENCE RUN NORTH 03°27'56" EAST A DISTANCE OF 402.32 FEET TO A 5/8" REBAR, NO CAP; THENCE RUN NORTH 31°35'18" WEST A DISTANCE OF 168.41 FEET TO A 5/8" REBAR, NO IDENTIFICATION; THENCE RUN SOUTH 44°00'37" WEST A DISTANCE OF 62.89 FEET TO A 5/8" REBAR WITH CAP STAMPED "PLS 2228"; THENCE RUN SOUTH 70°44'42" WEST A DISTANCE OF 32.24 TO A 5/8" REBAR WITH CAP STAMPED "JBPRO PCP PRM LB8031"; THENCE RUN SOUTH 34°56'14" WEST A DISTANCE OF 174.07 FEET TO A 5/8" REBAR WITH CAP STAMPED "LB 2856"; THENCE RUN SOUTH 61°27'30" WEST A DISTANCE OF 158.44 FEET TO A 5/8" REBAR, NO IDENTIFICATION; THENCE RUN SOUTH 54°47'04" WEST A DISTANCE OF 116.37 FEET TO A 5/8" REBAR WITH CAP STAMPED "JBPRO REF PT LB 8031"; THENCE RUN SOUTH 54°19'02" WEST A DISTANCE OF 6.52 FEET TO THE APPROXIMATE CENTERLINE OF TURKEY CREEK; THENCE RUN ALONG THE APPROXIMATE CENTERLINE OF TURKEY CREEK THE FOLLOWING COURSES: NORTH 76°09'44' WEST, 35.84 FEET; NORTH 70°12'04" WEST, 29.30 FEET; NORTH 75°47'57" WEST, 51.44 FEET; SOUTH 54°24'40" WEST, 46.06' FEET; SOUTH 73°02'15" WEST, 30.02 FEET; NORTH 46°56'43" WEST, 32.00 FEET; SOUTH 89°13'23" WEST, 34.66 FEET; SOUTH 43°03'17" WEST, 20.00 FEET; SOUTH 10°01'46" WEST, 23.85 FEET; SOUTH 24°33'55" EAST, 18.38 FEET; SOUTH 21°36'26" WEST, 30.08 FEET; NORTH 63°30'10" WEST, 38.59 FEET; SOUTH 08°56'12", 37.44 FEET; SOUTH 29°50'46" EAST, 27.20 FEET; SOUTH 33°35'22" WEST, 12.17 FEET; SOUTH 83°09'05" WEST, 49.68 FEET; SOUTH 27°30'34" EAST, 90.14 FEET; SOUTH 83°25'53" WEST, 66.21 FEET; NORTH 48°24'16" WEST, 32.14 FEET; SOUTH 01°34'33" EAST, 18.00 FEET; SOUTH 52°27'04" WEST, 76.61 FEET; NORTH 18°16'33" WEST, 73.08 FEET; SOUTH 88°25'27" WEST, 20.00 FEET; SOUTH 34°40'38" WEST, 37.20 FEET; NORTH 71°12'58" WEST, 28.81 FEET; NORTH 20°18'23" WEST, 83.99 FEET; NORTH 77°57'18" WEST, 94.70 FEET; SOUTH 39°05'49" WEST, 21.06 FEET; NORTH 47°01'37" WEST, 106.98 FEET; NORTH 57°31'10" WEST, 102.70 FEET; NORTH 69°03'37" WEST, 290.00 FEET; SOUTH 62°20'21" WEST, 311.29 FEET; SOUTH 02°52'15" EAST, 7.41 FEET; NORTH 44°01'21" WEST, 101.79 FEET; NORTH 63°35'40" WEST, 223.05 FEET; NORTH 27°12'49" WEST, 134.55 FEET TO A 1/2 INCH REBAR WITH CAP STAMPED "LB 4665"; NORTH 51°09'00" WEST, 314.32 FEET TO A 4"X4" CONCRETE MONUMENT STAMPED "C&E LB5075"; NORTH 75°42'53" WEST, 43.84 FEET; NORTH 82°00'33" WEST, 35.18 FEET; NORTH 44°01'42" WEST, 120.17 FEET; NORTH 05°36'16" WEST, 38.74 FEET; NORTH 41°39'11" EAST, 33.37 FEET; NORTH 05°47'12" WEST, 83.95 FEET; NORTH 67°32'26" WEST, 39.58 FEET; NORTH 51°13'12" WEST, 59.93 FEET; SOUTH 64°08'19" WEST, 29.28 FEET; NORTH 48°25'38" WEST, 27.34 FEET; NORTH 22°25'37" EAST, 51.41 FEET; NORTH 72°40'10" WEST, 30.06 FEET; NORTH 35°17'14" EAST, 27.44 FEET; NORTH 51°04'43" EAST, 66.62 FEET; NORTH 40°42'56" WEST, 94.72 FEET; SOUTH 73°55'36" WEST, 66.13 FEET; NORTH 59°00'09" WEST, 34.99 FEET; NORTH 11°56'04" WEST, 57.12 FEET; NORTH 13°07'52" EAST, 37.51 FEET; NORTH 45°29'32" WEST, 20.41 FEET; SOUTH 51°27'48" WEST, 31.77 FEET; NORTH 43°03'54" WEST, 21.23 FEET; NORTH 07°24'48" EAST, 23.82 FEET; NORTH 83°43'02" WEST, 46.76 FEET; NORTH 66°12'09" WEST, 49.69 FEET; SOUTH 32°42'35" WEST, 28.26 FEET; NORTH 31°06'20" WEST, 73.12 FEET; NORTH 78°18'16" WEST, 22.52 FEET; NORTH 11°43'08" WEST, 12.75 FEET TO THE INTERSECTION OF THE APPROXIMATE CENTERLINE OF BROOKE POINTE CREEK; THENCE LEAVING THE APPROXIMATE CENTERLINE OF TURKEY CREEK, RUN ALONG THE APPROXIMATE CENTERLINE OF BROOKE POINTE CREEK THE FOLLOWING COURSES: NORTH 51°18'50" EAST, 67.14 FEET; NORTH 09°44'37" EAST, 55.57 FEET; NORTH 26°25'45" EAST, 13.00 FEET; NORTH 75°36'56" EAST, 11.18 FEET; SOUTH 51°54'02" EAST, 52.66 FEET; NORTH 36°05'41" EAST, 51.31 FEET; NORTH 57°08'08" EAST, 19.19 FEET; NORTH 22°37'50" EAST, 35.61 FEET; NORTH 33°05'11" EAST, 52.00 FEET; SOUTH 81°33'11" EAST, 25.81 FEET; NORTH 54°05'02" WEST, 5.72 FEET; NORTH 43°17'18" EAST, 50.12 FEET; NORTH 68°45'44" EAST, 28.18 FEET; SOUTH 74°40'29" EAST, 50.64 FEET; SOUTH 86°37'36" EAST, 100.12 FEET; SOUTH 72°27'14" EAST, 50.99 FEET; SOUTH 58°07'28" EAST, 55.46 FEET; NORTH 85°33'53" EAST, 53.89 FEET; NORTH 05°45'54" WEST, 40.92 FEET; NORTH 33°36'06" EAST, 50.36"; NORTH 09°00'55" EAST, 52.50 FEET; NORTH 38°04'12" EAST, 50.99 FEET; NORTH 60°46'01" EAST, 58.67 FEET; NORTH 29°18'53" EAST, 50.01 FEET; NORTH 19°02'03" WEST, 73.58 FEET; NORTH 48°43'21" EAST, 8.54 FEET; NORTH 61°51'27" EAST, 50.48 FEET; NORTH 30°27'36" EAST, 50.04 FEET; NORTH 25°52'38" EAST, 50.04 FEET; NORTH 56°29'37" EAST, 24.14 FEET; SOUTH 63°18'22" EAST, 33.24 FEET; NORTH 03°26'18" EAST, 64.08 FEET; NORTH 15°28'02" EAST, 12.21 FEET; SOUTH 58°10'57" EAST, 12.81 FEET; SOUTH 64°31'32" EAST, 52.33 FEET; NORTH 42°07'30" EAST, 63.18 FEET; NORTH 69°58'55" EAST, 43.82 FEET; NORTH 53°25'47" EAST, 55.46 FEET; NORTH 82°30'15" EAST, 50.09 FEET; NORTH 58°30'49" EAST, 17.09 FEET; SOUTH 50°06'15 EAST, 34.83 FEET; SOUTH 39°32'23" EAST, 25.06 FEET; SOUTH 83°11'04" EAST, 26.25 FEET; NORTH 25°19'25" EAST, 37.20 FEET; NORTH 10°44'42" WEST, 37.57 FEET; THENCE LEAVING THE APPROXIMATE CENTERLINE OF BROOKE POINT CREEK, RUN SOUTH 65°32'40" EAST A DISTANCE OF 184.03 FEET TO A 4"X4" CONCRETE MONUMENT STAMPED "LB 2678"; THENCE RUN SOUTH 22°55'50" EAST A DISTANCE OF 97.05 FEET TO A 4"X4" CONCRETE MONUMENT, NO IDENTIFICATION; THENCE RUN NORTH 72°21'34" EAST A DISTANCE OF 637.52 FEET; THENCE RUN SOUTH 85°15'42" EAST A DISTANCE OF 175.53 FEET; THENCE RUN SOUTH 85°25'33" EAST A DISTANCE OF 308.92 FEET TO THE WESTERLY RIGHT-OF-WAY BOUNDARY OF U.S. HIGHWAY 441 AND THE POINT OF BEGINNING.

CONTAINING 120.63 ACRES, MORE OR LESS.

VICINITY MAP



NOTES

1. BEARINGS AND STATE PLANE COORDINATES DEPICTED HEREON ARE GRID, FLORIDA NORTH ZONE, NAD-83 (CORS96, EPOCH:2002.0000), BASED ON TRIMBLE VIRTUAL REFERENCE STATION NETWORK AND REFERENCED TO THE WEST BOUNDARY OF THE S.E. 1/4 OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, AS BEING N00°05'03"E. THE ERROR OF CLOSURE OF THIS PLAT DOES NOT EXCEED 1:5,000. ALL PERMANENT REFERENCE MONUMENTS, PERMANENT CONTROL POINTS AND LOT CORNERS WILL BE SET PER FLORIDA STATUTE 177 PART 1 PLATTING.
2. THIS PLAT IS BASED ON A BOUNDARY SURVEY BY THIS FIRM.
3. 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. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION. REPRODUCED COPIES THAT ARE NOT AT 24"X36" MAY NOT BE TO SCALE.
4. THIS PLAT IS COMPRISED OF 10 SHEETS, AND IS MEANT TO BE USED AS A SET. NO ONE SHEET IS VALID BY ITSELF. SHEET 1 IS THE LEGAL DESCRIPTION, NOTES, & VICINITY MAP FOR THE BOUNDARY. SHEET 2 IS AN OVERVIEW OF THE ENTIRE PROPERTY. SHEETS 3 THRU 10 ARE LOT DETAIL SHEETS.

SUBDIVIDER
DM ALACHUA INVESTMENTS LLC
914 SW 131 ST
NEWBERRY, FL 32669
(352) 371-5772

JBPro
CIVIL ENGINEERING | LAND PLANNING
SURVEYING | CONSTRUCTION SERVICES
3530 NW 43rd Street | Gainesville, FL
4420 US-1 S, Suite 1 | St. Augustine, FL
1826 Ox Bottom Lane | Tallahassee, FL
Toll Free: (844) Go-JBPro

Owner's Certification and Dedication:

KNOW ALL MEN BY THESE PRESENT, THAT DM ALACHUA INVESTMENTS LLC ("OWNER"), BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE ATTACHED PLAT ENTITLED "SCHMIDT FARMS" (THE "PLAT"), AS OWNER, HEREBY DEDICATES SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED; HEREBY DEDICATES ALL STREETS, ROADS, RIGHTS-OF-WAY, AVENUES, BOULEVARDS, WAYS, LANES, DRAINAGE EASEMENTS, AND UTILITY EASEMENTS, SHOWN OR DESCRIBED ON THE ATTACHED PLAT (UNLESS ANY OF THE FOREGOING ARE SHOWN ON THE ATTACHED PLAT AS BEING DEDICATED OTHERWISE), TO THE PERPETUAL USE OF THE PUBLIC, FOR PROPER PURPOSES. OWNER COMMITS TO ESTABLISH AND LEGALLY CREATE THE SCHMIDT FARMS HOMEOWNERS ASSOCIATION ("HOA") WHICH SHALL SPECIFICALLY ACCEPT, ASSUME, AND BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM NOT IN THE RIGHT-OF-WAY. THE CITY OF ALACHUA WILL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE STORMWATER SYSTEM WITHIN THE RIGHT-OF-WAY. ALL COMMON AREAS AND OPEN SPACES ARE HEREBY DEDICATED TO THE SCHMIDT FARMS HOMEOWNERS ASSOCIATION, WHICH SHALL BE RESPONSIBLE FOR THEIR OPERATION AND MAINTENANCE, AND TO THE CITY OF ALACHUA OR UTILITY PROVIDERS FOR PROPER PURPOSES.

DM ALACHUA INVESTMENTS LLC

_____ BY: _____
WITNESS
PRINT NAME _____

_____ _____
WITNESS DAVID W. MEEKS
PRINT NAME _____ AUTHORIZED MEMBER

Acknowledgment:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION THIS _____ DAY OF _____, 2024 BY DAVID W. MEEKS, AS AUTHORIZED MEMBER OF DM ALACHUA INVESTMENTS LLC, ON BEHALF OF THE COMPANY. SAID PERSON IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 20___.

_____ NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

Certificate of Surveyor:

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF SCHMIDT FARMS PHASE 1 AND THAT SAID PLAT HAS BEEN CREATED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, BASED ON A BOUNDARY SURVEY BY THIS FIRM COMPLETED ON 07/02/2024 AND THAT THE PLAT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES.

_____ DATE: _____
RICHARD L. WHITE, P.L.S.
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 4816

JBROWN PROFESSIONAL GROUP INC.
3530 N.W. 43rd STREET
GAINESVILLE, FLORIDA, 32606
CERTIFICATE OF AUTHORIZATION NO. 8031

Certificate of Subdivider's Engineer:

THIS IS TO CERTIFY, THAT ON _____, TIMOTHY J. BOEHLEIN, PROFESSIONAL ENGINEER, AS SPECIFIED WITHIN CHAPTER 471, FLORIDA STATUTES, LICENCE NO. 96416, DOES HEREBY CERTIFY THAT AN APPROPRIATE SURETY DOCUMENT HAS BEEN SUBMITTED TO THE CITY AS SURETY FOR THE APPROPRIATE CONSTRUCTION OF THE REQUIRED IMPROVEMENTS AND IF APPLICABLE, HAS SUBMITTED OR WILL SUBMIT "AS BUILT" DOCUMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF THE CITY OF ALACHUA, FLORIDA.

_____ DATE: _____
TIMOTHY J. BOEHLEIN, P.E.
PROFESSIONAL ENGINEER
FLORIDA CERTIFICATE NO. 96416

JBROWN PROFESSIONAL GROUP INC.
3530 N.W. 43rd STREET
GAINESVILLE, FLORIDA, 32606
CERTIFICATE OF AUTHORIZATION NO. 8031

CERTIFICATE OF APPROVAL BY PROFESSIONAL SURVEYOR AND MAPPER

EXAMINED ON: _____
AND
APPROVED BY: _____
PROFESSIONAL SURVEYOR AND MAPPER

CERTIFICATE OF APPROVAL BY THE COUNTY HEALTH DEPARTMENT

EXAMINED ON: _____
AND
APPROVED BY: _____
COUNTY HEALTH DEPARTMENT

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR THE CITY.

EXAMINED ON: _____
AND
APPROVED BY: _____
CITY ATTORNEY

CERTIFICATE OF APPROVAL BY THE CITY COMMISSION

THIS IS TO CERTIFY, THAT ON_____, THE FOREGOING PLAT WAS APPROVED BY THE CITY COMMISSION.

MAYOR _____
ATTEST:
_____
CITY MANAGER

FILED FOR RECORD ON: _____

RECEIVED AND FILED

RECEIVED AND FILED FOR RECORD ON THIS DAY OF_____

_____
DEPUTY CLERK DATE

SCHMIDT FARMS
PRELIMINARY PLAT

IN SECTIONS 34 & 35, TOWNSHIP 8 SOUTH, RANGE 19 EAST,
AND FRACTIONAL SECTIONS 2 & 3, TOWNSHIP 9 SOUTH, RANGE 19 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

NOT FOR FINAL RECORDING

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 SUPPLANTED 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.

Plat Book ____ , Page ____
Sheet Two of Ten

Line Table		
Line#	Direction	Length
L1	S89°00'24"W	124.94'
L2	N14°06'37"E	100.64'
L3	N14°26'56"W	87.09'
L4	N50°46'11"W	324.19'
L5	N72°20'54"W	141.36'
L6	N12°11'29"E	65.09'
L7	N31°35'18"W	168.41'
L8	S44°00'37"W	62.89'
L9	S70°44'42"W	32.24'
L10	S34°56'14"W	174.07'
L11	S61°27'30"W	158.44'
L12	S54°47'04"W	116.37'
L13	S54°19'02"W	6.52'
L14	N76°09'44"W	35.84'
L15	N70°12'04"W	29.30'
L16	N75°47'57"W	51.44'
L17	S54°24'40"W	46.06'
L18	S73°02'15"W	30.02'
L19	N46°56'43"W	32.00'
L20	S89°13'23"W	34.66'

Line Table		
Line#	Direction	Length
L21	S43°03'17"W	20.00'
L22	S10°01'46"W	23.85'
L23	S24°33'55"E	18.38'
L24	S21°36'26"W	30.08'
L25	N63°30'10"W	38.59'
L26	S08°56'12"W	37.44'
L27	S29°50'46"E	27.20'
L28	S33°35'22"W	12.17'
L29	S83°09'05"W	49.68'
L30	S27°30'34"E	90.14'
L31	S83°25'53"W	66.21'
L32	N48°24'16"W	32.14'
L33	S01°34'33"E	18.00'
L34	S52°27'04"W	76.61'
L35	N18°16'33"W	73.08'
L36	S88°25'27"W	20.00'
L37	S34°40'38"W	37.20'
L38	N71°12'58"W	28.81'
L39	N20°18'23"W	83.99'
L40	N77°57'18"W	94.70'

Line Table		
Line#	Direction	Length
L41	S39°05'49"W	21.06'
L42	N47°01'37"W	106.98'
L43	N57°31'10"W	102.70'
L44	N69°03'37"W	290.00'
L45	S62°20'21"W	311.29'
L46	S02°52'15"E	7.41'
L47	N44°01'21"W	101.79'
L48	N63°35'40"W	223.05'
L49	N27°12'49"W	134.55'
L50	N51°09'00"W	314.32'
L51	N75°42'53"W	43.84'
L52	N82°00'33"W	35.18'
L53	N44°01'42"W	120.17'
L54	N05°36'16"W	38.74'
L55	N41°39'11"E	33.37'
L56	N05°47'12"W	83.95'
L57	N67°32'26"W	39.58'
L58	N51°13'12"W	59.93'
L59	S64°08'19"W	29.28'
L60	N48°25'38"W	27.34'

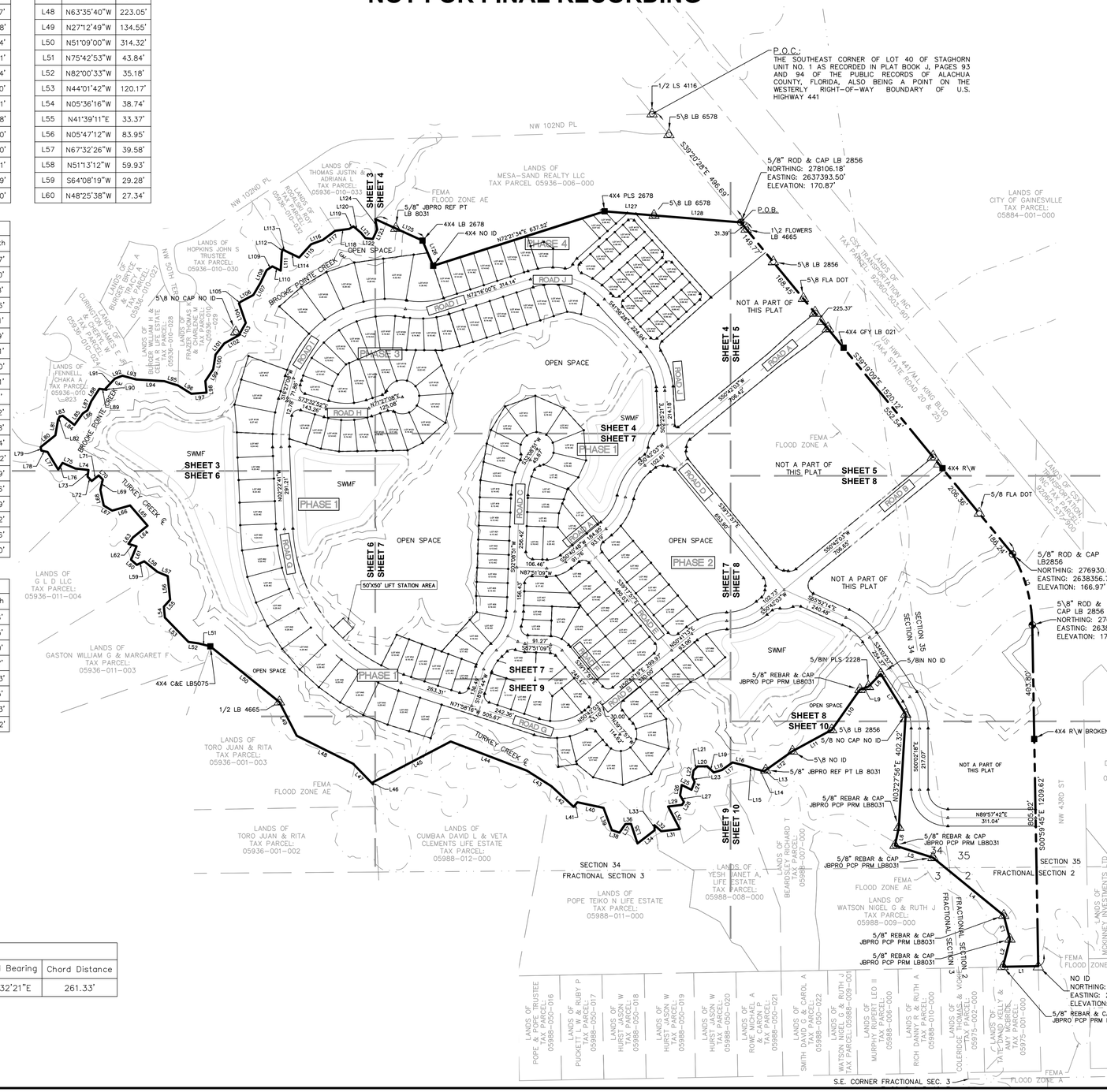
Line Table		
Line#	Direction	Length
L61	N22°25'37"E	51.41'
L62	N72°40'10"W	30.06'
L63	N35°17'14"E	27.44'
L64	N51°04'43"E	66.62'
L65	N40°42'56"W	94.72'
L66	S73°55'36"W	66.13'
L67	N59°00'09"W	34.99'
L68	N11°56'04"W	57.12'
L69	N13°07'52"E	37.51'
L70	N45°29'32"W	20.41'
L71	S51°27'48"W	31.77'
L72	N43°03'54"W	21.23'
L73	N07°24'48"E	23.82'
L74	N83°43'02"W	46.76'
L75	N66°12'09"W	49.69'
L76	S32°42'35"W	28.26'
L77	N31°06'20"W	73.12'
L78	N78°18'16"W	22.52'
L79	N11°43'08"W	12.75'
L80	N51°18'50"E	67.14'

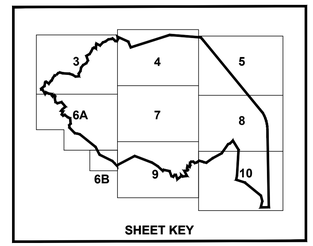
Line Table		
Line#	Direction	Length
L81	N09°44'37"E	55.57'
L82	N26°25'45"E	13.00'
L83	N75°36'56"E	11.18'
L84	S51°54'02"E	52.66'
L85	N36°05'41"E	51.31'
L86	N57°08'08"E	19.19'
L87	N22°37'50"E	35.61'
L88	N33°05'11"E	52.00'
L89	S81°33'11"E	25.81'
L90	N54°05'02"W	5.72'
L91	N43°17'18"E	50.12'
L92	N68°45'44"E	28.18'
L93	S74°40'29"E	50.64'
L94	S86°37'36"E	100.12'
L95	S72°27'14"E	50.99'
L96	S58°07'28"E	55.46'
L97	N85°33'53"E	53.89'
L98	N05°45'54"W	40.92'
L99	N33°36'06"E	50.36'
L100	N09°00'55"E	52.50'

Line Table		
Line#	Direction	Length
L101	N38°04'12"E	50.99'
L102	N60°46'01"E	58.67'
L103	N29°18'53"E	50.01'
L104	N19°02'03"W	73.58'
L105	N48°43'21"E	8.54'
L106	N61°51'27"E	50.48'
L107	N30°27'36"E	50.04'
L108	N25°52'38"E	50.04'
L109	N56°29'37"E	24.14'
L110	S63°18'22"E	33.24'
L111	N03°26'18"E	64.08'
L112	N15°28'02"E	12.21'
L113	S58°10'57"E	12.81'
L114	S64°31'32"E	52.33'
L115	N42°07'30"E	63.18'
L116	N69°58'55"E	43.82'
L117	N53°25'47"E	55.46'
L118	N82°30'15"E	50.09'
L119	N58°30'49"E	17.09'
L120	S50°06'15"E	34.83'

Line Table		
Line#	Direction	Length
L121	S39°32'23"E	25.06'
L122	S83°11'04"E	26.25'
L123	N25°19'25"E	37.20'
L124	N10°44'42"W	37.57'
L125	S65°32'40"E	184.03'
L126	S22°55'50"E	97.05'
L127	S85°15'42"E	175.53'
L128	S85°25'33"E	308.92'

Curve Table						
Curve#	Length	Radius	Delta	Tangent	Chord Bearing	Chord Distance
C1	264.08'	526.89'	28°43'02"	134.88'	S15°32'21"E	261.33'





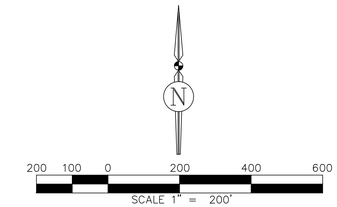
SYMBOL LEGEND

- BOUNDARY LINE (PLAT)
- BOUNDARY LINE (LOT)
- RIGHT-OF-WAY LINE
- REFERENCE LINE
- BENCHMARK
- SET CONCRETE MONUMENT "JBPRO PRM LB8031"
- SET 5/8" IRON ROD & CAP "JBPRO PCP PRM LB8031" UNLESS NOTED OTHERWISE
- SET NAIL & DISK "PCP LB 8031"
- SET 5/8" ROD & CAP "JBPRO LB 8031"
- 8 LOT NUMBER
- OFFSITE EASEMENT (FROM PHASE 1)
- FEMA FLOOD ZONE A

ABBREVIATIONS

C.E. = CONSTRUCTION EASEMENT
C.O.A = CITY OF ALACHUA
D.E. = DRAINAGE EASEMENT
FFE = FINISHED FLOOR ELEVATION
ID = IDENTIFICATION
INC = INCORPORATED
JBPRO = JBROWN PROFESSIONAL GROUP
LB = LICENSED SURVEYING BUSINESS
LLC = LIMITED LIABILITY CORPORATION
MIN = MINIMUM
O.R.B. = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK
PH - PHASE
PG. = PAGE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.U.E. = PUBLIC UTILITIES EASEMENT
PCP = PERMANENT CONTROL POINT
PRM = PERMANENT REFERENCE MONUMENT
PSM = PROFESSIONAL SURVEYOR AND MAPPER
P.U.E. = PUBLIC UTILITIES EASEMENT
R/W = RIGHT-OF-WAY
SQFT = SQUARE FEET
SWMF = STORM WATER MANAGEMENT FACILITY
TP = TAX PARCEL

ALL EXISTING BOUNDARY MONUMENTATION WILL BE MARKED AS "PRM'S" PRIOR TO RECORDING



JBPro
CIVIL ENGINEERING | LAND PLANNING
SURVEYING | CONSTRUCTION SERVICES
3530 NW 43rd Street | Gainesville, FL
4420 US-1 S, Suite 1 | St. Augustine, FL
1826 Ox Bottom Lane | Tallahassee, FL
Toll Free: (844) Go-JBPro

SCHMIDT FARMS
PRELIMINARY PLAT

IN SECTIONS 34 & 35, TOWNSHIP 8 SOUTH, RANGE 19 EAST,
AND FRACTIONAL SECTIONS 2 & 3, TOWNSHIP 9 SOUTH, RANGE 19 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

NOT FOR FINAL RECORDING

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 SUPPLANTED 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.

Plat Book ____ , Page ____
Sheet Three of Ten

Line Table		
Line#	Direction	Length
L70	N45°29'32"W	20.41'
L71	S51°27'48"W	31.77'
L72	N43°03'54"W	21.23'
L73	N07°24'48"E	23.82'
L74	N83°43'02"W	46.76'
L75	N66°12'09"W	49.69'
L76	S32°42'35"W	28.26'
L77	N31°06'20"W	73.12'
L78	N78°18'16"W	22.52'
L79	N11°43'08"W	12.75'
L80	N51°18'50"E	67.14'
L81	N09°44'37"E	55.57'
L82	N26°25'45"E	13.00'
L83	N75°36'56"E	11.18'
L84	S51°54'02"E	52.66'
L85	N36°05'41"E	51.31'
L86	N57°08'08"E	19.19'
L87	N22°37'50"E	35.61'
L88	N33°05'11"E	52.00'
L89	S81°33'11"E	25.81'

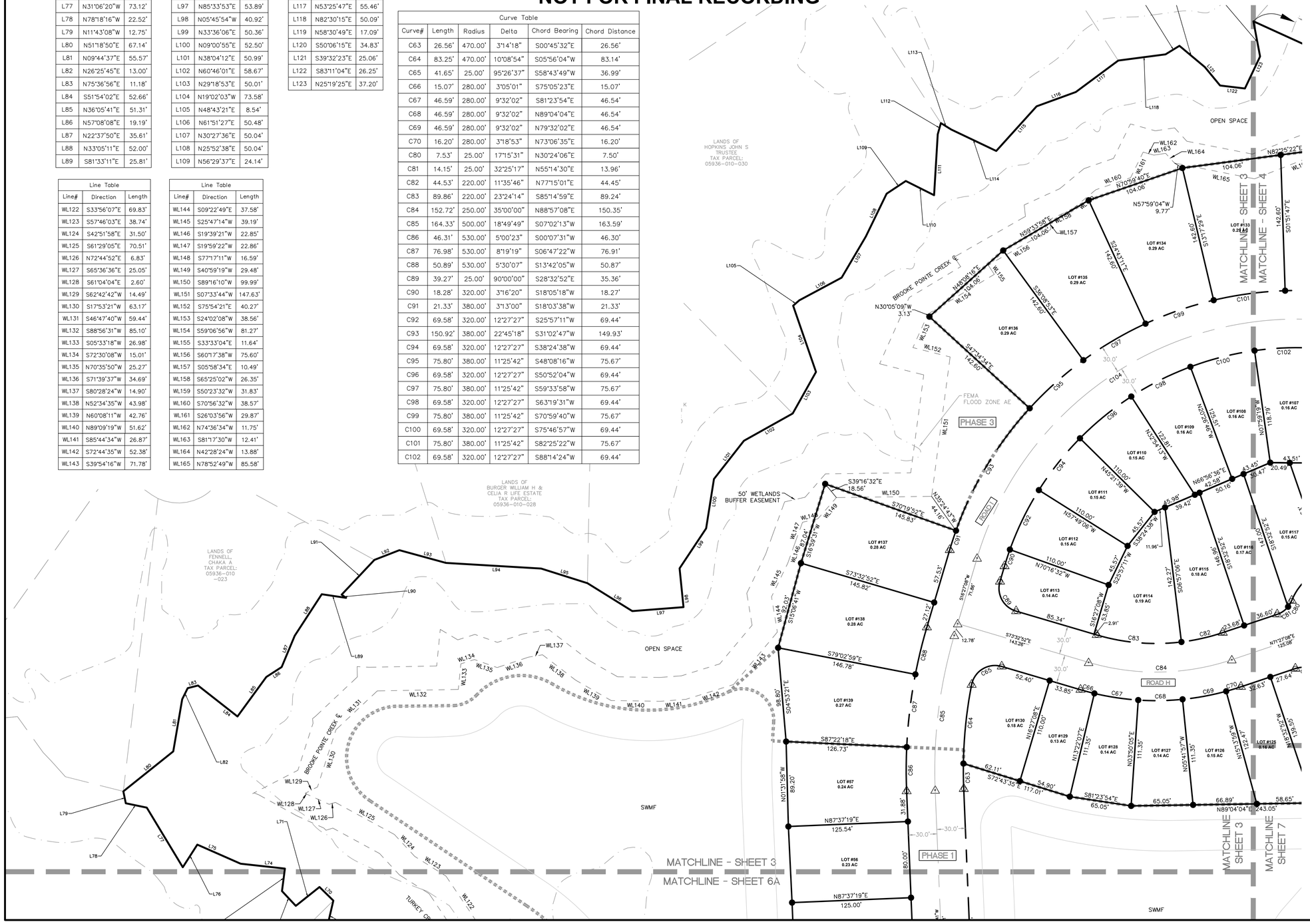
Line Table		
Line#	Direction	Length
L90	N54°05'02"W	5.72'
L91	N43°17'18"E	50.12'
L92	N68°45'44"E	28.18'
L93	S74°40'29"E	50.64'
L94	S86°37'36"E	100.12'
L95	S72°27'14"E	50.99'
L96	S58°07'28"E	55.46'
L97	N85°33'53"E	53.89'
L98	N05°45'54"W	40.92'
L99	N33°36'06"E	50.36'
L100	N09°00'55"E	52.50'
L101	N38°04'12"E	50.99'
L102	N60°46'01"E	58.67'
L103	N29°18'53"E	50.01'
L104	N19°02'03"W	73.58'
L105	N48°43'21"E	8.54'
L106	N61°51'27"E	50.48'
L107	N30°27'36"E	50.04'
L108	N25°52'38"E	50.04'
L109	N56°29'37"E	24.14'

Line Table		
Line#	Direction	Length
L110	S63°18'22"E	33.24'
L111	N03°26'18"E	64.08'
L112	N15°28'02"E	12.21'
L113	S58°10'57"E	12.81'
L114	S64°31'32"E	52.33'
L115	N42°07'30"E	63.18'
L116	N69°58'55"E	43.82'
L117	N53°25'47"E	55.46'
L118	N82°30'15"E	50.09'
L119	N58°30'49"E	17.09'
L120	S50°06'15"E	34.83'
L121	S39°32'23"E	25.06'
L122	S83°11'04"E	26.25'
L123	N25°19'25"E	37.20'

Line Table		
Line#	Direction	Length
WL122	S33°56'07"E	69.83'
WL123	S57°46'03"E	38.74'
WL124	S42°51'58"E	31.50'
WL125	S61°29'05"E	70.51'
WL126	N72°44'52"E	6.83'
WL127	S65°36'36"E	25.05'
WL128	S61°04'04"E	2.60'
WL129	S62°42'42"W	14.49'
WL130	S17°53'21"W	63.17'
WL131	S46°47'40"W	59.44'
WL132	S88°56'31"W	85.10'
WL133	S05°33'18"W	26.98'
WL134	S72°30'08"W	15.01'
WL135	N70°35'50"W	25.27'
WL136	S71°39'37"W	34.69'
WL137	S80°28'24"W	14.90'
WL138	N52°34'35"W	43.98'
WL139	N60°08'11"W	42.76'
WL140	N89°09'19"W	51.62'
WL141	S85°44'34"W	26.87'
WL142	S72°44'35"W	52.38'
WL143	S39°54'16"W	71.78'

Line Table		
Line#	Direction	Length
WL144	S09°22'49"E	37.58'
WL145	S25°47'14"W	39.19'
WL146	S19°39'21"W	22.85'
WL147	S19°59'22"W	22.86'
WL148	S77°17'11"W	16.59'
WL149	S40°59'19"W	29.48'
WL150	S89°16'10"W	99.99'
WL151	S07°33'44"W	147.63'
WL152	S75°54'21"E	40.27'
WL153	S24°02'08"W	38.56'
WL154	S59°06'56"W	81.27'
WL155	S33°33'04"E	11.64'
WL156	S60°17'38"W	75.60'
WL157	S05°58'34"E	10.49'
WL158	S65°25'02"W	26.35'
WL159	S50°23'32"W	31.83'
WL160	S70°56'32"W	38.57'
WL161	S26°03'56"W	29.87'
WL162	N74°36'34"W	11.75'
WL163	S81°17'30"W	12.41'
WL164	N42°28'24"W	13.88'
WL165	N78°52'49"W	85.58'

Curve Table					
Curve#	Length	Radius	Delta	Chord Bearing	Chord Distance
C63	26.56'	470.00'	3°14'18"	S00°45'32"E	26.56'
C64	83.25'	470.00'	10°08'54"	S05°56'04"W	83.14'
C65	41.65'	25.00'	95°26'37"	S58°43'49"W	36.99'
C66	15.07'	280.00'	3°05'01"	S75°05'23"E	15.07'
C67	46.59'	280.00'	9°32'02"	S81°23'54"E	46.54'
C68	46.59'	280.00'	9°32'02"	N89°04'04"E	46.54'
C69	46.59'	280.00'	9°32'02"	N79°32'02"E	46.54'
C70	16.20'	280.00'	3°18'53"	N73°06'35"E	16.20'
C80	7.53'	25.00'	17°15'31"	N30°24'06"E	7.50'
C81	14.15'	25.00'	32°25'17"	N55°14'30"E	13.96'
C82	44.53'	220.00'	11°35'46"	N77°15'01"E	44.45'
C83	89.86'	220.00'	23°24'14"	S85°14'59"E	89.24'
C84	152.72'	250.00'	35°00'00"	N88°57'08"E	150.35'
C85	164.33'	500.00'	18°49'49"	S07°02'13"W	163.59'
C86	46.31'	530.00'	5°00'23"	S00°07'31"W	46.30'
C87	76.98'	530.00'	8°19'19"	S06°47'22"W	76.91'
C88	50.89'	530.00'	5°30'07"	S13°42'05"W	50.87'
C89	39.27'	25.00'	90°00'00"	S28°32'52"E	35.36'
C90	18.28'	320.00'	3°16'20"	S18°05'18"W	18.27'
C91	21.33'	380.00'	3°13'00"	S18°03'38"W	21.33'
C92	69.58'	320.00'	12°27'27"	S25°57'11"W	69.44'
C93	150.92'	380.00'	22°45'18"	S31°02'47"W	149.93'
C94	69.58'	320.00'	12°27'27"	S38°24'38"W	69.44'
C95	75.80'	380.00'	11°25'42"	S48°08'16"W	75.67'
C96	69.58'	320.00'	12°27'27"	S50°52'04"W	69.44'
C97	75.80'	380.00'	11°25'42"	S59°33'58"W	75.67'
C98	69.58'	320.00'	12°27'27"	S63°19'31"W	69.44'
C99	75.80'	380.00'	11°25'42"	S70°59'40"W	75.67'
C100	69.58'	320.00'	12°27'27"	S75°46'57"W	69.44'
C101	75.80'	380.00'	11°25'42"	S82°25'22"W	75.67'
C102	69.58'	320.00'	12°27'27"	S88°14'24"W	69.44'



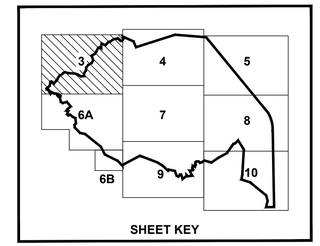
SYMBOL LEGEND

- BOUNDARY LINE (PLAT)
- BOUNDARY LINE (LOT)
- RIGHT-OF-WAY LINE
- REFERENCE LINE
- BENCHMARK
- SET CONCRETE MONUMENT "JBPRO PRM LB8031"
- SET 5/8" IRON ROD & CAP "JBPRO PCP PRM LB8031" UNLESS NOTED OTHERWISE
- SET NAIL & DISK "PCP LB 8031"
- SET 5/8" ROD & CAP "JBPRO LB 8031"
- 8 LOT NUMBER
- OFFSITE EASEMENT (FROM PHASE 1)
- FEMA FLOOD ZONE A

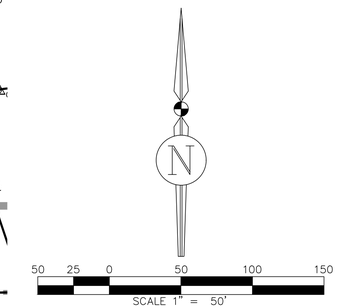
ABBREVIATIONS

C.E. = CONSTRUCTION EASEMENT
D.E. = DRAINAGE EASEMENT
FFE = FINISHED FLOOR ELEVATION
ID = IDENTIFICATION
INC = INCORPORATED
JBPRO = JBROWN PROFESSIONAL GROUP
LB = LICENSED SURVEYING BUSINESS
LLC = LIMITED LIABILITY CORPORATION
MIN = MINIMUM
O.R.B. = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK
PG. = PAGE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.U.E. = PUBLIC UTILITIES EASEMENT
PCP = PERMANENT CONTROL POINT
PRM = PERMANENT REFERENCE MONUMENT
PSM = PROFESSIONAL SURVEYOR AND MAPPER
P.U.E. = PUBLIC UTILITIES EASEMENT
R/W = RIGHT-OF-WAY
SQFT = SQUARE FEET
TP = TAX PARCEL

ALL EXISTING BOUNDARY MONUMENTATION WILL BE MARKED AS "PRM'S" PRIOR TO RECORDING



SHEET KEY



JBPro
CIVIL ENGINEERING | LAND PLANNING
SURVEYING | CONSTRUCTION SERVICES
3530 NW 43rd Street | Gainesville, FL
4420 US-1 S, Suite 1 | St. Augustine, FL
1826 Ox Bottom Lane | Tallahassee, FL
Toll Free: (844) Go-JBPro

SCHMIDT FARMS
PRELIMINARY PLAT

IN SECTIONS 34 & 35, TOWNSHIP 8 SOUTH, RANGE 19 EAST,
AND FRACTIONAL SECTIONS 2 & 3, TOWNSHIP 9 SOUTH, RANGE 19 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

NOT FOR FINAL RECORDING

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 SUPPLANTED 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.

Plat Book ____ , Page ____
Sheet Four of Ten

Curve Table					
Curve#	Length	Radius	Delta	Chord Bearing	Chord Distance
C69	46.59'	280.00'	9°32'02"	N79°32'02"E	46.54'
C70	16.20'	280.00'	3°18'53"	N73°06'35"E	16.20'
C71	21.68'	25.00'	49°40'47"	N83°42'28"W	21.00'
C72	4.87'	60.00'	4°39'11"	S61°11'40"E	4.87'
C73	52.82'	60.00'	50°26'22"	S88°44'27"E	51.13'
C74	36.68'	60.00'	35°01'30"	N48°31'38"E	36.11'
C75	36.68'	60.00'	35°01'30"	N13°30'08"E	36.11'
C76	36.68'	60.00'	35°01'30"	N21°31'21"W	36.11'
C77	36.68'	60.00'	35°01'30"	N56°32'51"W	36.11'
C78	36.68'	60.00'	35°01'30"	S88°25'39"W	36.11'
C79	51.46'	60.00'	49°08'34"	S46°20'38"W	49.90'
C80	7.53'	25.00'	17°15'31"	N30°24'06"E	7.50'
C81	14.15'	25.00'	32°25'17"	N55°14'30"E	13.96'
C82	44.53'	220.00'	11°35'46"	N77°15'01"E	44.45'
C100	69.58'	320.00'	12°27'27"	S75°46'57"W	69.44'

Curve Table					
Curve#	Length	Radius	Delta	Chord Bearing	Chord Distance
C121	43.52'	280.00'	8°54'20"	N84°53'26"W	43.48'
C122	33.01'	25.00'	75°39'49"	N61°43'49"E	30.67'
C123	25.31'	60.00'	24°09'57"	S35°58'33"W	25.12'
C124	8.15'	40.00'	11°40'45"	S42°13'09"W	8.14'
C125	36.55'	19.86'	105°25'21"	S15°49'15"E	31.61'
C126	43.92'	280.00'	8°59'11"	N63°31'41"W	43.87'
C127	41.07'	280.00'	8°24'15"	N54°49'58"W	41.03'
C128	42.46'	280.00'	8°41'22"	N46°17'09"W	42.42'
C129	23.56'	15.00'	90°00'00"	S86°56'28"E	21.21'
C130	23.56'	15.00'	90°00'00"	N86°56'28"W	21.21'
C131	23.56'	15.00'	90°00'00"	N03°03'32"E	21.21'
C132	23.56'	15.00'	90°00'00"	N86°56'28"W	21.21'
C133	23.56'	15.00'	90°00'00"	S03°03'32"W	21.21'
C134	23.56'	15.00'	90°00'00"	S86°56'28"E	21.21'
C135	23.56'	15.00'	90°00'00"	N03°03'32"E	21.21'

Curve Table					
Curve#	Length	Radius	Delta	Chord Bearing	Chord Distance
C136	35.34'	25.00'	80°59'29"	S07°33'47"W	32.47'
C137	135.49'	286.47'	27°06'00"	N19°12'34"W	134.24'
C138	158.81'	250.00'	36°23'46"	N23°44'35"W	156.15'
C139	13.63'	250.00'	3°07'22"	N03°59'02"W	13.62'
C140	138.12'	220.00'	35°58'16"	N23°57'20"W	135.86'
C141	13.62'	220.00'	3°32'51"	N04°11'46"W	13.62'
C142	15.50'	7.00'	126°52'36"	S65°51'39"E	12.52'
C149	28.87'	32.00'	51°41'02"	N23°25'10"E	27.90'
C169	36.68'	60.00'	35°01'30"	N74°24'49"W	36.11'
C170	36.68'	60.00'	35°01'30"	S70°33'41"W	36.11'

SYMBOL LEGEND

- BOUNDARY LINE (PLAT)
- BOUNDARY LINE (LOT)
- RIGHT-OF-WAY LINE
- REFERENCE LINE
- BENCHMARK
- SET CONCRETE MONUMENT "JBPRO PRM LB8031"
- SET 5/8" IRON ROD & CAP "JBPRO PCP PRM LB8031" UNLESS NOTED OTHERWISE
- SET NAIL & DISK "PCP LB 8031"
- SET 5/8" ROD & CAP "JBPRO LB 8031"
- 8 LOT NUMBER
- OFFSITE EASEMENT (FROM PHASE 1)
- FEMA FLOOD ZONE A

ABBREVIATIONS

C.E. = CONSTRUCTION EASEMENT
D.E. = DRAINAGE EASEMENT
FFE = FINISHED FLOOR ELEVATION
ID = IDENTIFICATION
INC = INCORPORATED
JBPRO = JBROWN PROFESSIONAL GROUP
LB = LICENSED SURVEYING BUSINESS
LLC = LIMITED LIABILITY CORPORATION
MIN = MINIMUM
O.R.B. = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK
PG. = PAGE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.U.E. = PUBLIC UTILITIES EASEMENT
PCP = PERMANENT CONTROL POINT
PRM = PERMANENT REFERENCE MONUMENT
PSM = PROFESSIONAL SURVEYOR AND MAPPER
P.U.E. = PUBLIC UTILITIES EASEMENT
R/W = RIGHT-OF-WAY
SQFT = SQUARE FEET
TP = TAX PARCEL

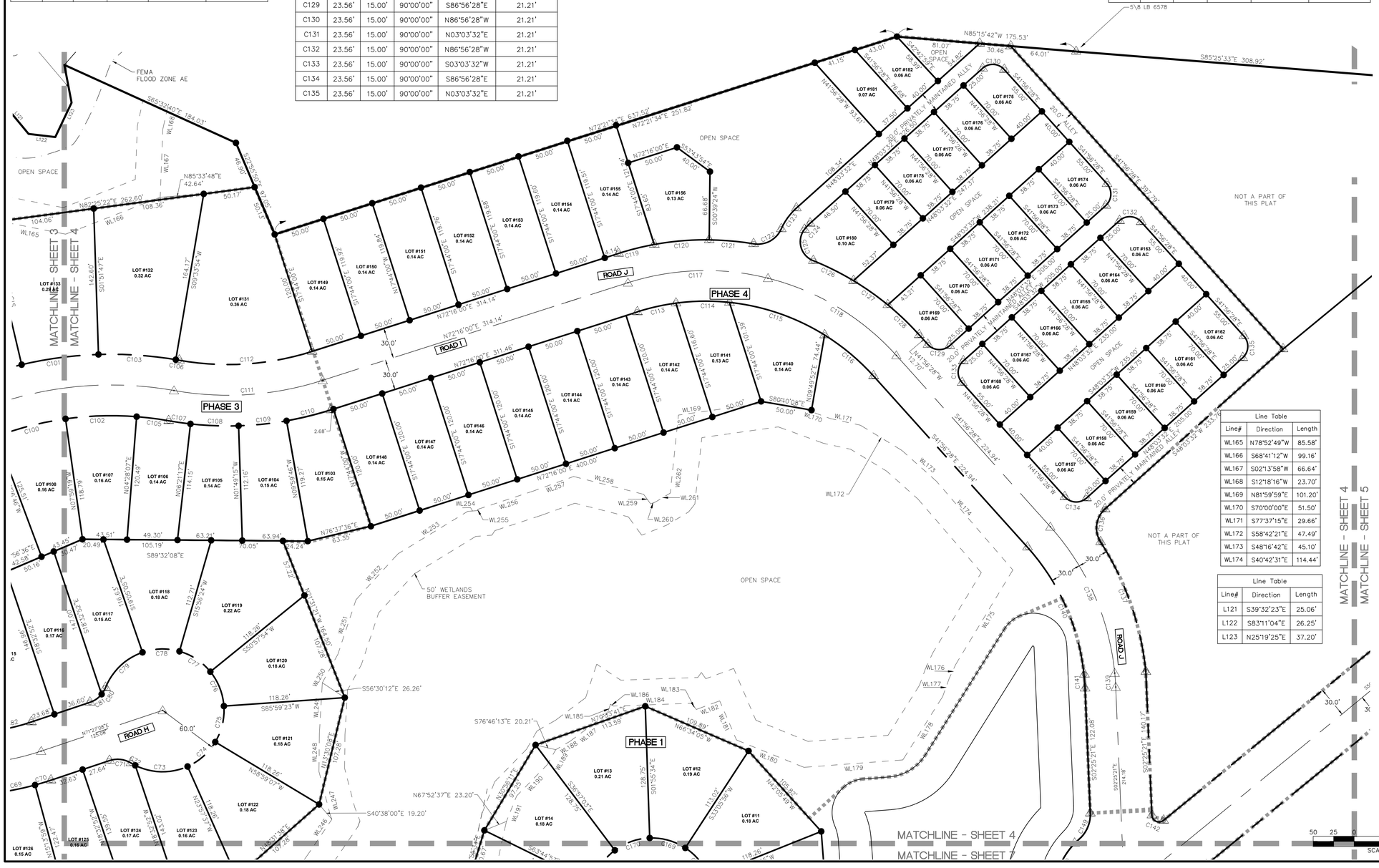
ALL EXISTING BOUNDARY MONUMENTATION WILL BE MARKED AS "PRM'S" PRIOR TO RECORDING

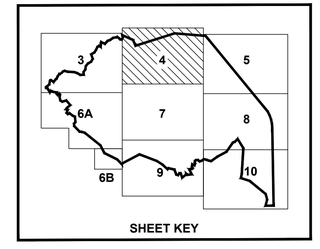
Line Table		
Line#	Direction	Length
WL165	N78°52'49"W	85.58'
WL166	S68°41'12"W	99.16'
WL167	S02°13'58"W	66.64'
WL168	S12°18'16"W	23.70'
WL169	N81°59'59"E	101.20'
WL170	S70°00'00"E	51.50'
WL171	S77°37'15"E	29.66'
WL172	S58°42'21"E	47.49'
WL173	S48°16'42"E	45.10'
WL174	S40°42'31"E	114.44'

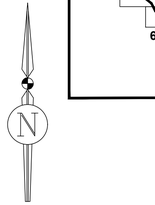
Line Table		
Line#	Direction	Length
L121	S39°32'23"E	25.06'
L122	S83°11'04"E	26.25'
L123	N25°19'25"E	37.20'

Line Table		
Line#	Direction	Length
WL175	S31°08'53"W	108.05'
WL176	S24°59'34"W	14.59'
WL177	S19°53'50"W	19.18'
WL178	S32°09'51"W	72.94'
WL179	S85°40'34"W	96.77'
WL180	N67°54'32"W	71.13'
WL181	N23°11'55"W	41.55'
WL182	S69°47'28"W	24.36'
WL183	N35°24'55"W	7.40'
WL184	S88°00'00"W	76.66'
WL185	S18°15'12"W	9.66'
WL186	N56°27'02"W	3.46'
WL187	S53°17'27"W	45.82'
WL188	S59°46'43"W	15.87'
WL189	S29°38'11"W	16.93'
WL190	S44°23'02"W	42.62'
WL191	S21°53'18"W	26.81'
WL192	S12°16'50"W	99.67'

Line Table		
Line#	Direction	Length
WL245	N35°19'03"E	57.21'
WL246	N34°17'21"E	42.18'
WL247	N14°31'48"W	44.16'
WL248	N00°38'03"E	36.74'
WL249	N03°17'39"E	49.94'
WL250	N28°37'36"E	31.72'
WL251	N18°22'32"E	56.19'
WL252	N42°28'56"E	60.75'
WL253	N58°37'29"E	79.62'
WL254	N85°38'18"E	9.43'
WL255	N32°47'03"E	1.67'
WL256	N71°45'50"E	57.08'
WL257	N70°06'16"E	41.35'
WL258	S75°43'39"E	70.60'
WL259	S35°57'03"E	11.68'
WL260	N68°00'00"E	4.87'
WL261	N58°52'28"E	17.04'
WL262	N06°00'00"E	76.64'







50 25 0 50 100 150
SCALE 1" = 50'

JBPro
CIVIL ENGINEERING | LAND PLANNING
SURVEYING | CONSTRUCTION SERVICES
3530 NW 43rd Street | Gainesville, FL
4420 US-1 S, Suite 1 | St. Augustine, FL
1826 Ox Bottom Lane | Tallahassee, FL
Toll Free: (844) Go-JBPro

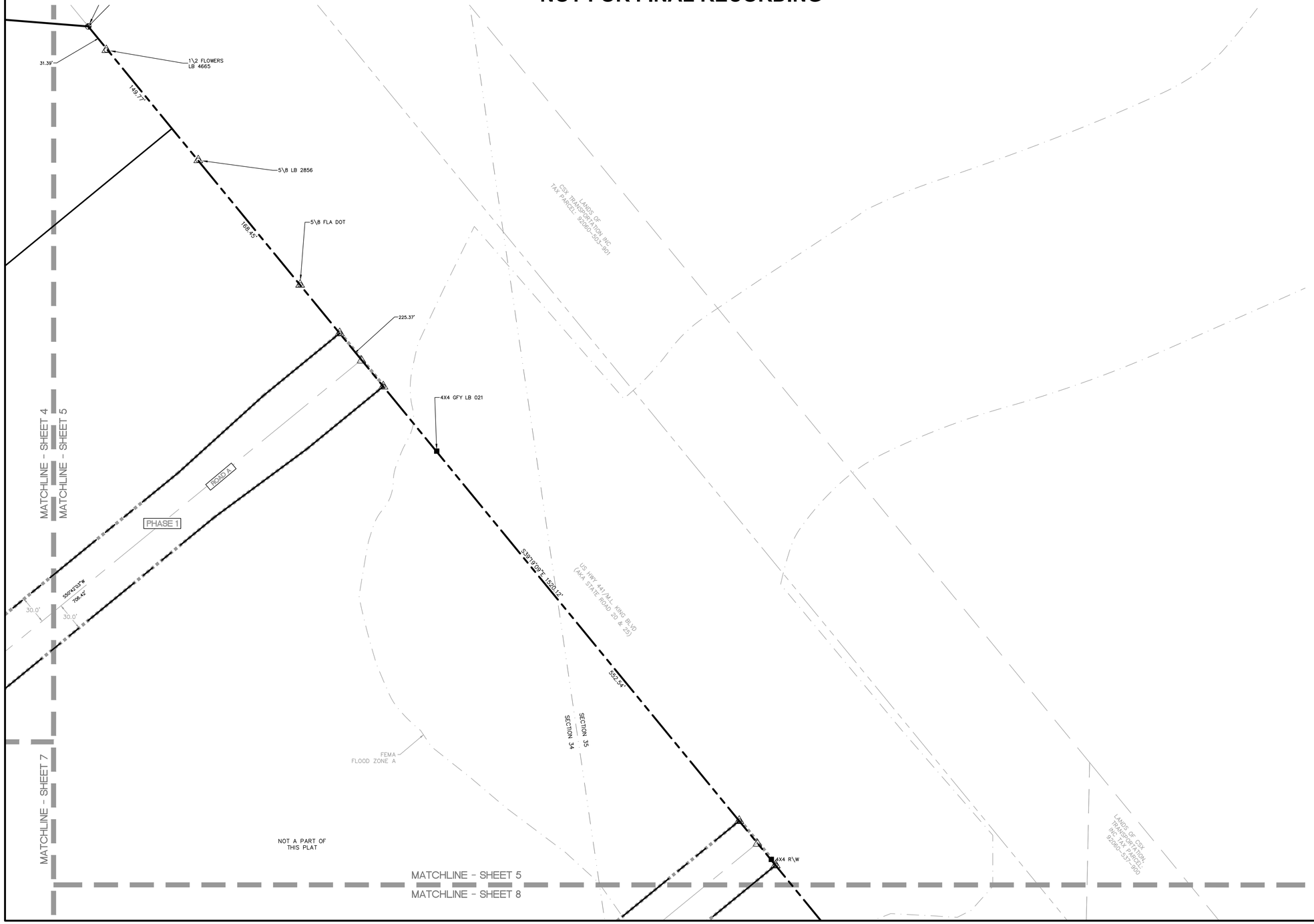
SCHMIDT FARMS
PRELIMINARY PLAT

IN SECTIONS 34 & 35, TOWNSHIP 8 SOUTH, RANGE 19 EAST,
AND FRACTIONAL SECTIONS 2 & 3, TOWNSHIP 9 SOUTH, RANGE 19 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

NOT FOR FINAL RECORDING

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 SUPPLANTED 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.

Plat Book ____ , Page ____
Sheet Five of Ten



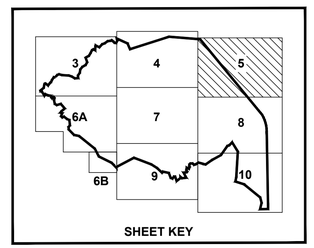
SYMBOL LEGEND

- BOUNDARY LINE (PLAT)
- BOUNDARY LINE (LOT)
- RIGHT-OF-WAY LINE
- REFERENCE LINE
- BENCHMARK
- SET CONCRETE MONUMENT "JBPRO PRM LB8031"
- SET 5/8" IRON ROD & CAP "JBPRO PCP PRM LB8031" UNLESS NOTED OTHERWISE
- SET NAIL & DISK "PCP LB 8031"
- SET 5/8" ROD & CAP "JBPRO LB 8031"
- 8 LOT NUMBER
- OFFSITE EASEMENT (FROM PHASE 1)
- FEMA FLOOD ZONE A

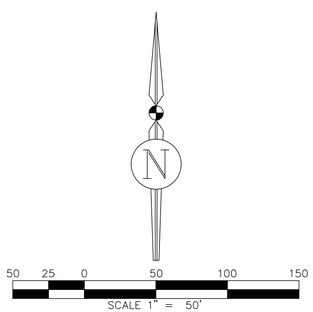
ABBREVIATIONS

C.E. = CONSTRUCTION EASEMENT
D.E. = DRAINAGE EASEMENT
FFE = FINISHED FLOOR ELEVATION
ID = IDENTIFICATION
INC = INCORPORATED
JBPRO = JBROWN PROFESSIONAL GROUP
LB = LICENSED SURVEYING BUSINESS
LLC = LIMITED LIABILITY CORPORATION
MIN = MINIMUM
O.R.B. = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK
PG. = PAGE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.U.E. = PUBLIC UTILITIES EASEMENT
PCP = PERMANENT CONTROL POINT
PRM = PERMANENT REFERENCE MONUMENT
PSM = PROFESSIONAL SURVEYOR AND MAPPER
P.U.E. = PUBLIC UTILITIES EASEMENT
R/W = RIGHT-OF-WAY
SQFT = SQUARE FEET
TP = TAX PARCEL

ALL EXISTING BOUNDARY MONUMENTATION WILL BE MARKED AS "PRM'S" PRIOR TO RECORDING



SHEET KEY



JBPro
CIVIL ENGINEERING | LAND PLANNING
SURVEYING | CONSTRUCTION SERVICES
3530 NW 43rd Street | Gainesville, FL
4420 US-1 S, Suite 1 | St. Augustine, FL
1826 Ox Bottom Lane | Tallahassee, FL
Toll Free: (844) Go-JBPro

SCHMIDT FARMS
PRELIMINARY PLAT

IN SECTIONS 34 & 35, TOWNSHIP 8 SOUTH, RANGE 19 EAST,
AND FRACTIONAL SECTIONS 2 & 3, TOWNSHIP 9 SOUTH, RANGE 19 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

NOT FOR FINAL RECORDING

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 SUPPLANTED 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.

Plat Book ____ , Page ____
Sheet Six of Ten

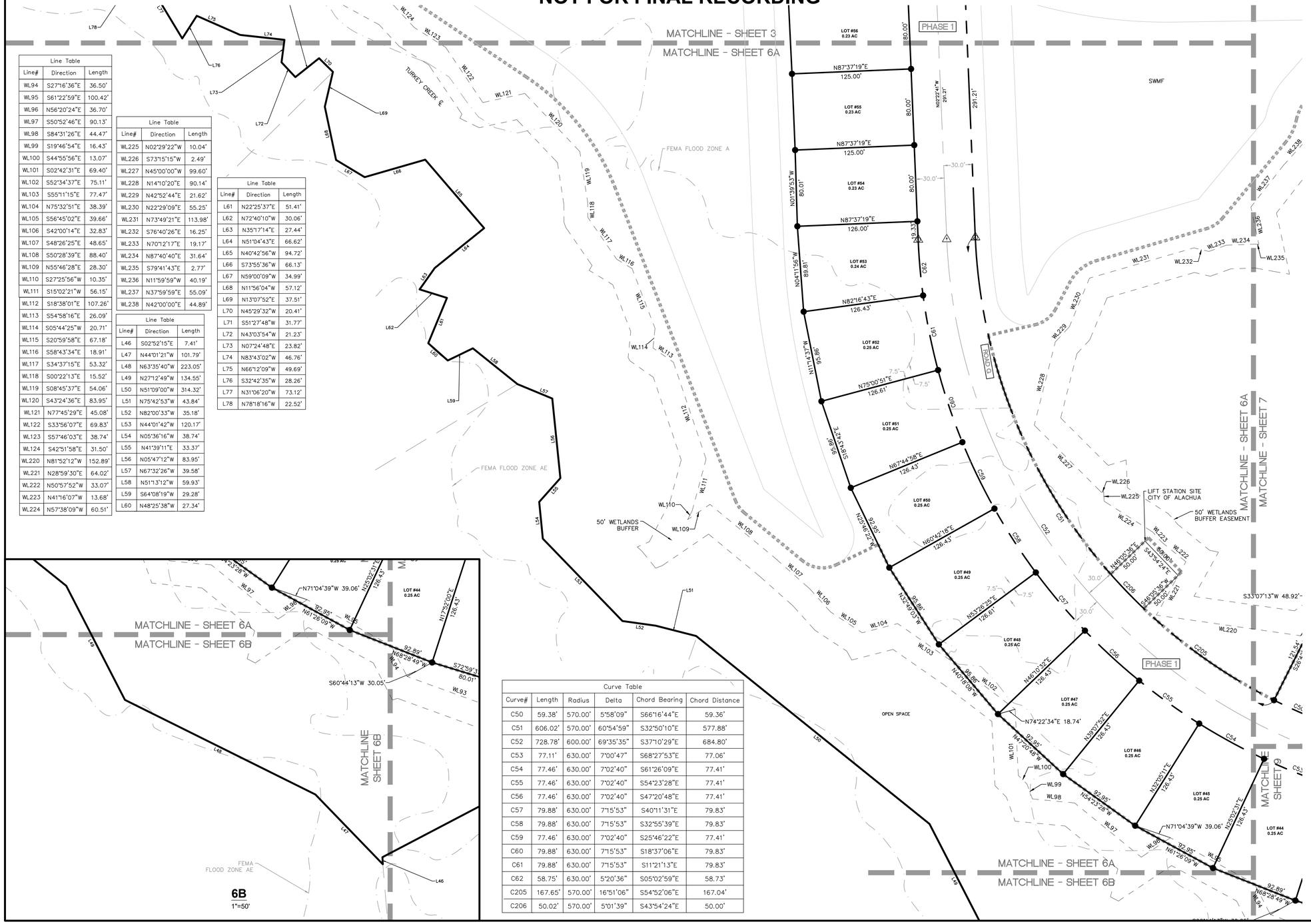
Line Table		
Line#	Direction	Length
WL94	S27°16'36"E	36.50'
WL95	S61°22'59"E	100.42'
WL96	N56°20'24"E	36.70'
WL97	S50°52'46"E	90.13'
WL98	S84°31'26"E	44.47'
WL99	S19°46'54"E	16.43'
WL100	S44°55'56"E	13.07'
WL101	S02°42'31"E	69.40'
WL102	S52°34'37"E	75.11'
WL103	S55°11'15"E	77.47'
WL104	N75°32'51"E	38.39'
WL105	S56°45'02"E	39.66'
WL106	S42°00'14"E	32.83'
WL107	S48°26'25"E	48.65'
WL108	S50°28'39"E	88.40'
WL109	N55°46'28"E	28.30'
WL110	S27°25'56"W	10.35'
WL111	S15°02'21"W	56.15'
WL112	S18°38'01"E	107.26'
WL113	S54°58'16"E	26.09'
WL114	S05°44'25"W	20.71'
WL115	S20°59'58"E	67.18'
WL116	S58°43'34"E	18.91'
WL117	S34°37'15"E	53.32'
WL118	S00°22'13"E	15.52'
WL119	S08°45'37"E	54.06'
WL120	S43°24'36"E	83.95'
WL121	N77°45'29"E	45.08'
WL122	S33°56'07"E	69.83'
WL123	S57°46'03"E	38.74'
WL124	S42°51'58"E	31.50'
WL220	N81°52'12"W	152.89'
WL221	N28°59'30"E	64.02'
WL222	N50°57'52"W	33.07'
WL223	N41°16'07"W	13.68'
WL224	N57°38'09"W	60.51'

Line Table		
Line#	Direction	Length
WL225	N02°29'22"W	10.04'
WL226	S73°15'15"W	2.49'
WL227	N45°00'00"W	99.60'
WL228	N14°10'20"E	90.14'
WL229	N42°52'44"E	21.62'
WL230	N22°29'09"E	55.25'
WL231	N73°49'21"E	113.98'
WL232	S76°40'26"E	16.25'
WL233	N70°12'17"E	19.17'
WL234	N87°40'40"E	31.64'
WL235	S79°41'43"E	2.77'
WL236	N11°59'59"W	40.19'
WL237	N37°59'59"E	55.09'
WL238	N42°00'00"E	44.89'

Line Table		
Line#	Direction	Length
L46	S02°52'15"E	7.41'
L47	N44°01'21"W	101.79'
L48	N63°35'40"W	223.05'
L49	N27°12'49"W	134.55'
L50	N51°09'00"W	314.32'
L51	N75°42'53"W	43.84'
L52	N82°00'33"W	35.18'
L53	N44°01'42"W	120.17'
L54	N05°36'16"W	38.74'
L55	N41°39'11"E	33.37'
L56	N05°47'12"W	83.95'
L57	N67°32'26"W	39.58'
L58	N51°13'12"W	59.93'
L59	S64°08'19"W	29.28'
L60	N48°25'38"W	27.34'

Line Table		
Line#	Direction	Length
L61	N22°25'37"E	51.41'
L62	N72°40'10"W	30.06'
L63	N35°17'14"E	27.44'
L64	N51°04'43"E	66.62'
L65	N40°42'56"W	94.72'
L66	S73°55'36"W	66.13'
L67	N59°00'09"W	34.99'
L68	N11°56'04"W	57.12'
L69	N13°07'52"E	37.51'
L70	N45°29'32"W	20.41'
L71	S51°27'48"W	31.77'
L72	N43°03'54"W	21.23'
L73	N07°24'48"E	23.82'
L74	N83°43'02"W	46.76'
L75	N66°12'09"W	49.69'
L76	S32°42'35"W	28.26'
L77	N31°06'20"W	73.12'
L78	N78°18'16"W	22.52'

Curve Table					
Curve#	Length	Radius	Delta	Chord Bearing	Chord Distance
C50	59.38'	570.00'	5°58'09"	S66°16'44"E	59.36'
C51	606.02'	570.00'	60°54'59"	S32°50'10"E	577.88'
C52	728.78'	600.00'	69°35'35"	S37°10'29"E	684.80'
C53	77.11'	630.00'	7°00'47"	S68°27'53"E	77.06'
C54	77.46'	630.00'	7°02'40"	S61°26'09"E	77.41'
C55	77.46'	630.00'	7°02'40"	S54°23'28"E	77.41'
C56	77.46'	630.00'	7°02'40"	S47°20'48"E	77.41'
C57	79.88'	630.00'	7°15'53"	S40°11'31"E	79.83'
C58	79.88'	630.00'	7°15'53"	S32°55'39"E	79.83'
C59	77.46'	630.00'	7°02'40"	S25°46'22"E	77.41'
C60	79.88'	630.00'	7°15'53"	S18°37'06"E	79.83'
C61	79.88'	630.00'	7°15'53"	S11°21'13"E	79.83'
C62	58.75'	630.00'	5°20'36"	S05°02'59"E	58.73'
C205	167.65'	570.00'	16°51'06"	S54°52'06"E	167.04'
C206	50.02'	570.00'	5°01'39"	S43°54'24"E	50.00'



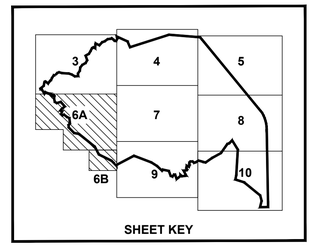
SYMBOL LEGEND

- BOUNDARY LINE (PLAT)
- BOUNDARY LINE (LOT)
- RIGHT-OF-WAY LINE
- REFERENCE LINE
- BENCHMARK
- SET CONCRETE MONUMENT "JBPRO PRM LB8031"
- SET 5/8" IRON ROD & CAP "JBPRO PCP PRM LB8031" UNLESS NOTED OTHERWISE
- SET NAIL & DISK "PCP LB 8031"
- SET 5/8" ROD & CAP "JBPRO LB 8031"
- 8 LOT NUMBER
- OFFSITE EASEMENT (FROM PHASE 1)
- FEMA FLOOD ZONE A

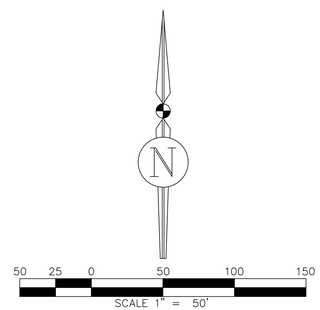
ABBREVIATIONS

C.E. = CONSTRUCTION EASEMENT
D.E. = DRAINAGE EASEMENT
FFE = FINISHED FLOOR ELEVATION
ID = IDENTIFICATION
INC = INCORPORATED
JBPRO = JBROWN PROFESSIONAL GROUP
LB = LICENSED SURVEYING BUSINESS
LLC = LIMITED LIABILITY CORPORATION
MIN = MINIMUM
O.R.B. = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK
PG. = PAGE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.U.E. = PUBLIC UTILITIES EASEMENT
PCP = PERMANENT CONTROL POINT
PRM = PERMANENT REFERENCE MONUMENT
PSM = PROFESSIONAL SURVEYOR AND MAPPER
P.U.E. = PUBLIC UTILITIES EASEMENT
R/W = RIGHT-OF-WAY
SQFT = SQUARE FEET
TP = TAX PARCEL

ALL EXISTING BOUNDARY MONUMENTATION WILL BE MARKED AS "PRM'S" PRIOR TO RECORDING



SHEET KEY



JBPro
CIVIL ENGINEERING | LAND PLANNING
SURVEYING | CONSTRUCTION SERVICES
3530 NW 43rd Street | Gainesville, FL
4420 US-1 S, Suite 1 | St. Augustine, FL
1826 Ox Bottom Lane | Tallahassee, FL
Toll Free: (844) Go-JBPro

SCHMIDT FARMS
PRELIMINARY PLAT

IN SECTIONS 34 & 35, TOWNSHIP 8 SOUTH, RANGE 19 EAST,
AND FRACTIONAL SECTIONS 2 & 3, TOWNSHIP 9 SOUTH, RANGE 19 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

NOT FOR FINAL RECORDING

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 SUPPLANTED 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.

Plat Book ____ , Page ____
Sheet Seven of Ten

Curve Table					
Curve#	Length	Radius	Delta	Chord Bearing	Chord Distance
C142	15.50'	7.00'	126°52'36"	S65°51'39"E	12.52'
C143	28.87'	32.00'	51°41'02"	S24°51'32"W	27.90'
C144	15.87'	68.00'	13°22'04"	N05°42'03"E	15.83'
C145	28.87'	32.00'	51°41'02"	S13°27'26"E	27.90'
C146	28.87'	32.00'	51°41'02"	N65°08'28"W	27.90'
C147	15.87'	68.00'	13°22'04"	S84°17'57"E	15.83'
C148	28.87'	32.00'	51°41'02"	S76°32'34"W	27.90'
C149	28.87'	32.00'	51°41'02"	N23°25'10"E	27.90'
C150	59.63'	68.00'	50°14'40"	S24°08'21"W	57.74'
C151	28.87'	32.00'	51°41'02"	N24°51'32"E	27.90'
C152	154.53'	230.00'	38°29'40"	S31°27'13"W	151.64'

Curve Table					
Curve#	Length	Radius	Delta	Chord Bearing	Chord Distance
C153	114.15'	170.00'	38°28'24"	N31°26'35"E	112.02'
C154	134.37'	200.00'	38°29'40"	S31°27'13"W	131.86'
C155	134.30'	200.00'	38°28'24"	N31°26'35"E	131.79'
C156	114.22'	170.00'	38°29'40"	S31°27'13"W	112.08'
C157	107.31'	230.00'	26°43'58"	N25°34'22"E	106.34'
C158	47.13'	230.00'	11°44'26"	N44°48'35"E	47.05'
C159	39.26'	25.00'	89°58'45"	S05°41'25"W	35.35'
C160	50.66'	70.00'	41°28'03"	N71°24'49"E	49.56'

Curve Table					
Curve#	Length	Radius	Delta	Chord Bearing	Chord Distance
C161	39.27'	25.00'	90°00'00"	S42°51'09"E	35.36'
C162	67.47'	220.00'	17°34'18"	S10°56'00"W	67.21'
C163	26.94'	220.00'	7°01'02"	S23°13'39"W	26.93'
C164	23.70'	25.00'	54°19'06"	S53°53'43"W	22.82'
C165	14.50'	60.00'	13°50'56"	N74°07'48"E	14.47'
C166	56.61'	60.00'	54°03'25"	N40°10'38"E	54.53'
C167	36.68'	60.00'	35°01'30"	N04°21'50"W	36.11'
C168	36.68'	60.00'	35°01'30"	N39°23'19"W	36.11'
C169	36.68'	60.00'	35°01'30"	N74°24'49"W	36.11'
C170	36.68'	60.00'	35°01'30"	S70°33'41"W	36.11'
C171	39.97'	60.00'	38°10'09"	S33°51'52"W	39.24'
C172	34.53'	60.00'	32°58'17"	S01°36'21"E	34.05'
C173	20.31'	25.00'	46°32'28"	N05°10'45"E	19.75'
C174	1.46'	280.00'	0°17'57"	S28°18'01"W	1.46'
C175	47.23'	280.00'	9°39'53"	S23°19'06"W	47.17'
C176	46.59'	280.00'	9°32'02"	S13°43'09"W	46.54'
C177	33.25'	280.00'	6°48'17"	S05°32'59"W	33.23'
C178	130.90'	250.00'	30°00'00"	S17°08'51"W	129.41'
C179	39.28'	25.00'	90°01'15"	N84°18'35"W	35.36'
C180	60.39'	130.00'	26°37'00"	N64°00'33"E	59.85'
C181	33.65'	130.00'	14°49'47"	N84°43'57"E	33.55'
C182	72.34'	100.00'	41°26'48"	N71°25'27"E	70.77'
C183	39.27'	25.00'	90°00'00"	S47°08'51"W	35.36'
C184	28.65'	222.00'	7°23'40"	N05°50'41"E	28.63'
C185	24.50'	222.00'	6°19'22"	N12°42'12"E	24.49'
C186	45.26'	25.00'	103°43'02"	S35°59'38"E	39.32'
C187	39.61'	85.00'	26°42'03"	N74°30'07"W	39.25'
C188	32.42'	85.00'	21°51'09"	N50°13'31"W	32.22'
C189	46.61'	55.00'	48°33'12"	N63°34'33"W	45.23'
C190	21.19'	25.00'	48°33'12"	N63°34'33"W	20.56'
C191	26.43'	55.00'	27°32'12"	S74°05'03"E	26.18'
C192	34.12'	85.00'	23°00'08"	S76°21'05"E	33.90'
C193	31.71'	25.00'	72°40'54"	S78°48'32"W	29.63'
C194	26.18'	222.00'	6°45'28"	N45°50'49"E	26.17'
C195	20.52'	120.00'	9°47'58"	S44°19'34"W	20.50'
C196	44.82'	120.00'	21°23'53"	S28°43'39"W	44.56'
C197	24.15'	162.00'	8°32'29"	N06°25'05"E	24.13'
C198	108.96'	162.00'	38°32'13"	N29°57'26"E	106.92'
C199	45.62'	180.00'	14°31'21"	S41°57'53"W	45.50'
C200	44.84'	180.00'	14°16'20"	S27°34'02"W	44.72'
C201	7.55'	180.00'	2°24'09"	S19°13'48"W	7.55'
C202	92.28'	192.00'	27°32'12"	N15°54'57"E	91.39'
C203	65.49'	192.00'	19°32'30"	N39°27'18"E	65.17'
C204	81.67'	150.00'	31°11'49"	S33°37'38"W	80.67'

Line Table		
Line#	Direction	Length
WL63	S48°04'48"E	32.30'
WL64	N81°58'44"E	61.55'
WL65	N43°28'42"E	98.04'
WL191	S21°53'18"W	26.81'
WL192	S12°16'50"W	99.67'
WL193	N74°09'25"W	17.40'
WL194	S35°14'24"W	14.67'
WL195	S31°50'09"W	46.95'
WL196	S35°33'56"W	23.10'
WL197	S25°31'28"E	8.56'
WL198	S23°23'34"W	65.28'
WL199	S38°06'27"E	31.15'
WL200	S13°16'27"E	64.00'
WL201	S13°01'24"W	24.90'
WL202	S42°54'10"E	29.39'
WL203	S10°55'00"W	55.89'
WL204	S12°05'53"E	15.07'
WL205	S00°19'49"E	52.27'
WL206	S15°43'08"W	42.98'
WL207	S36°47'07"E	4.65'

Line Table		
Line#	Direction	Length
WL208	S22°30'14"W	23.77'
WL209	S28°36'38"E	21.83'
WL210	S35°45'14"E	2.68'
WL211	S21°02'15"E	35.85'
WL212	S02°11'09"W	73.75'
WL213	S58°29'29"W	80.08'
WL214	S85°51'43"W	58.44'
WL215	N66°52'56"W	71.66'
WL216	N26°24'00"W	30.02'
WL217	S28°44'23"W	28.80'
WL218	S50°23'52"W	66.91'
WL219	S54°08'14"W	61.19'
WL220	N81°52'12"W	152.89'

Curve Table					
Curve#	Length	Radius	Delta	Chord Bearing	Chord Distance
C23	75.90'	170.00'	25°34'53"	S76°23'49"W	75.27'
C24	107.19'	230.00'	26°42'13"	S75°50'09"W	106.23'
C25	38.29'	170.00'	12°54'19"	S57°09'13"W	38.21'
C26	134.34'	200.00'	38°29'12"	S69°56'39"W	131.83'
C27	47.30'	230.00'	11°47'00"	S56°35'33"W	47.22'
C28	39.27'	25.00'	90°00'00"	S84°17'57"E	35.36'
C29	39.27'	25.00'	90°00'00"	N05°42'03"E	35.36'
C30	39.27'	25.00'	90°00'00"	S84°17'57"E	35.36'
C48	39.27'	25.00'	90°00'00"	N63°01'44"E	35.36'
C49	26.94'	570.00'	2°42'28"	S70°37'02"E	26.94'
C50	59.38'	570.00'	5°58'09"	S66°16'44"E	59.36'
C53	77.11'	630.00'	7°00'47"	S68°27'53"E	77.06'
C54	77.46'	630.00'	7°02'40"	S61°26'09"E	77.41'

Line Table		
Line#	Direction	Length
WL233	N70°12'17"E	19.17'
WL234	N87°40'40"E	31.64'
WL235	S79°41'43"E	2.77'
WL236	N11°59'59"W	40.19'
WL237	N37°59'59"E	55.09'
WL238	N42°00'00"E	44.89'
WL239	N00°42'47"E	18.89'
WL240	N41°17'45"E	83.89'
WL241	N61°58'09"E	54.25'
WL242	N09°25'02"E	4.12'
WL243	N66°55'13"E	9.10'
WL244	N29°22'32"E	62.81'
WL245	N35°19'03"E	57.21'
WL246	N34°17'21"E	42.18'

SYMBOL LEGEND

- BOUNDARY LINE (PLAT)
- BOUNDARY LINE (LOT)
- RIGHT-OF-WAY LINE
- REFERENCE LINE
- BENCHMARK
- SET CONCRETE MONUMENT "JBPRO PRM LB8031"
- SET 5/8" IRON ROD & CAP "JBPRO PCP PRM LB8031" UNLESS NOTED OTHERWISE
- SET NAIL & DISK "PCP LB 8031"
- SET 5/8" ROD & CAP "JBPRO LB 8031"
- 8 LOT NUMBER
- OFFSITE EASEMENT (FROM PHASE 1)
- FEMA FLOOD ZONE A

ABBREVIATIONS

C.E. = CONSTRUCTION EASEMENT
D.E. = DRAINAGE EASEMENT
FFE = FINISHED FLOOR ELEVATION
ID = IDENTIFICATION
INC = INCORPORATED
JBPRO = JBROWN PROFESSIONAL GROUP
LB = LICENSED SURVEYING BUSINESS
LLC = LIMITED LIABILITY CORPORATION
MIN = MINIMUM
O.R.B. = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK
PG. = PAGE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.U.E. = PUBLIC UTILITIES EASEMENT
PCP = PERMANENT CONTROL POINT
PRM = PERMANENT REFERENCE MONUMENT
PSM = PROFESSIONAL SURVEYOR AND MAPPER
P.U.E. = PUBLIC UTILITIES EASEMENT
R/W = RIGHT-OF-WAY
SQFT = SQUARE FEET
TP = TAX PARCEL

ALL EXISTING BOUNDARY MONUMENTATION WILL BE MARKED AS "PRM'S" PRIOR TO RECORDING

SCALE 1" = 50'

SHEET KEY

JBPro
CIVIL ENGINEERING | LAND PLANNING
SURVEYING | CONSTRUCTION SERVICES
3530 NW 43rd Street | Gainesville, FL
4420 US-1 S, Suite 1 | St. Augustine, FL
1826 Ox Bottom Lane | Tallahassee, FL
Toll Free: (844) Go-JBPro

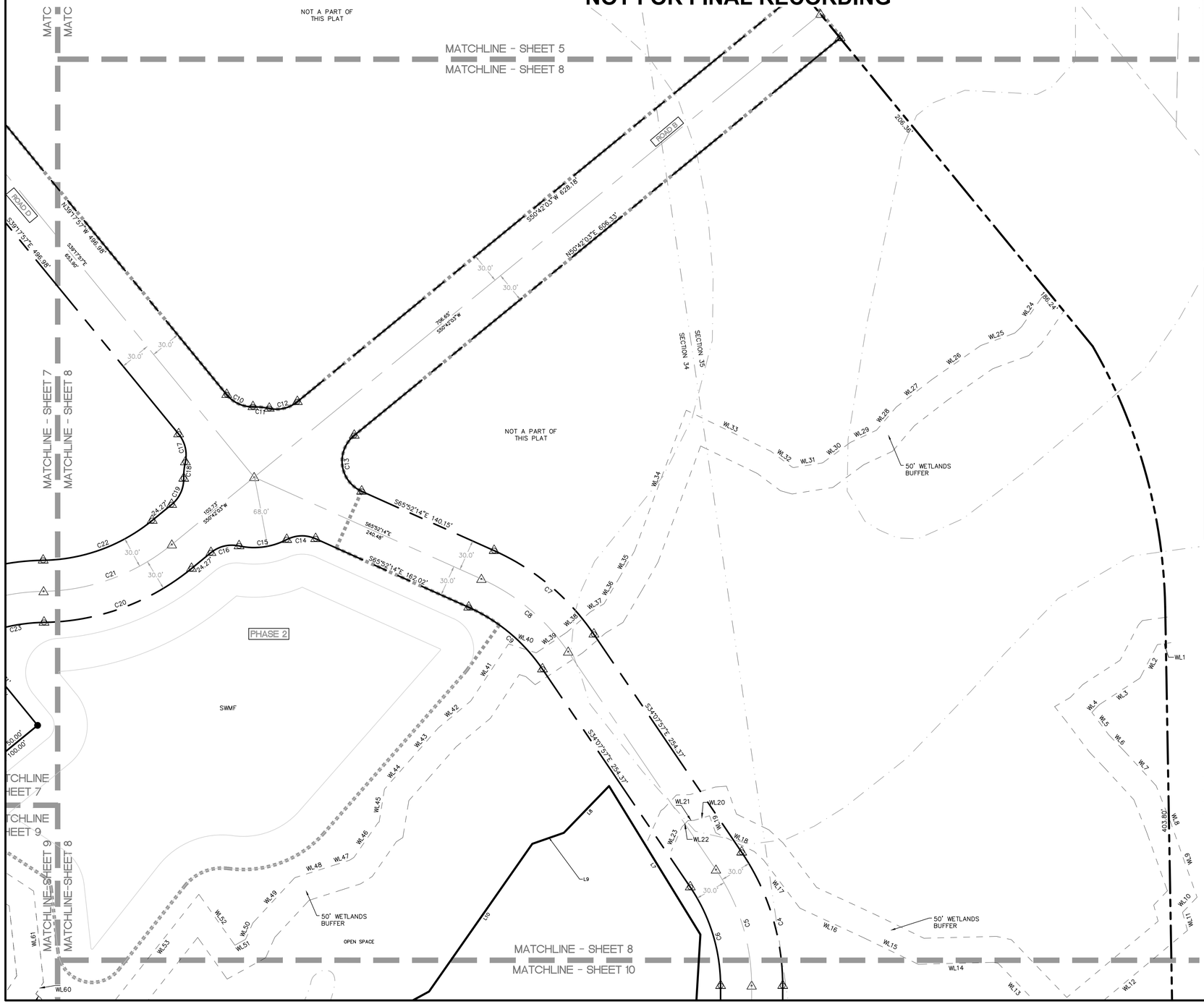
SCHMIDT FARMS
PRELIMINARY PLAT

IN SECTIONS 34 & 35, TOWNSHIP 8 SOUTH, RANGE 19 EAST,
AND FRACTIONAL SECTIONS 2 & 3, TOWNSHIP 9 SOUTH, RANGE 19 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

NOT FOR FINAL RECORDING

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 SUPPLANTED 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.

Plat Book ____ , Page ____
Sheet Eight of Ten



SYMBOL LEGEND

- BOUNDARY LINE (PLAT)
- BOUNDARY LINE (LOT)
- RIGHT-OF-WAY LINE
- REFERENCE LINE
- BENCHMARK
- SET CONCRETE MONUMENT "JBPRO PRM LB8031"
- SET 5/8" IRON ROD & CAP "JBPRO PCP PRM LB8031" UNLESS NOTED OTHERWISE
- SET NAIL & DISK "PCP LB 8031"
- SET 5/8" ROD & CAP "JBPRO LB 8031"
- 8 LOT NUMBER
- OFFSITE EASEMENT (FROM PHASE 1)
- FEMA FLOOD ZONE A

ABBREVIATIONS

C.E. = CONSTRUCTION EASEMENT
D.E. = DRAINAGE EASEMENT
FFE = FINISHED FLOOR ELEVATION
ID = IDENTIFICATION
INC = INCORPORATED
JBPRO = JBROWN PROFESSIONAL GROUP
LB = LICENSED SURVEYING BUSINESS
LLC = LIMITED LIABILITY CORPORATION
MIN = MINIMUM
O.R.B. = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK
PG. = PAGE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.U.E. = PUBLIC UTILITIES EASEMENT
PCP = PERMANENT CONTROL POINT
PRM = PERMANENT REFERENCE MONUMENT
PSM = PROFESSIONAL SURVEYOR AND MAPPER
P.U.E. = PUBLIC UTILITIES EASEMENT
R/W = RIGHT-OF-WAY
SQFT = SQUARE FEET
TP = TAX PARCEL

ALL EXISTING BOUNDARY MONUMENTATION WILL BE MARKED AS "PRM'S" PRIOR TO RECORDING

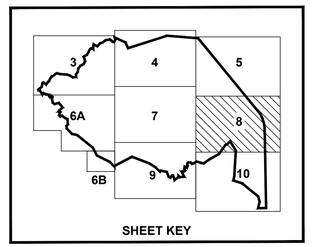
Curve Table					
Curve#	Length	Radius	Delta	Chord Bearing	Chord Distance
C4	136.86'	230.00'	34°05'39"	N17°05'08"W	134.85'
C5	119.01'	200.00'	34°05'39"	N17°05'08"W	117.26'
C6	101.16'	170.00'	34°05'39"	N17°05'08"W	99.67'
C7	127.41'	230.00'	31°44'17"	N50°00'06"W	125.78'
C8	110.79'	200.00'	31°44'17"	N50°00'06"W	109.38'
C9	94.17'	170.00'	31°44'17"	N50°00'06"W	92.97'
C10	28.87'	32.00'	51°41'02"	S65°08'28"E	27.90'
C11	15.87'	68.00'	13°22'04"	N84°17'57"W	15.83'
C12	28.87'	32.00'	51°41'02"	N76°32'34"E	27.90'
C13	65.11'	32.00'	116°34'18"	S07°35'06"E	54.44'
C14	28.87'	32.00'	51°41'02"	S88°17'15"W	27.90'
C15	47.40'	68.00'	39°56'21"	N82°24'54"E	46.45'
C16	28.87'	32.00'	51°41'02"	S76°32'34"W	27.90'
C17	28.87'	32.00'	51°41'02"	N13°27'26"W	27.90'
C18	15.87'	68.00'	13°22'04"	S05°42'03"W	15.83'
C19	28.87'	32.00'	51°41'02"	N24°51'32"E	27.90'
C20	154.50'	230.00'	38°29'12"	N69°56'39"E	151.61'
C21	134.34'	200.00'	38°29'12"	N69°56'39"E	131.83'
C22	114.19'	170.00'	38°29'12"	N69°56'39"E	112.06'
C23	75.90'	170.00'	25°34'53"	S76°23'49"W	75.27'

Line Table		
Line#	Direction	Length
WL1	S81°50'21"W	13.41'
WL2	S27°26'03"W	36.53'
WL3	S56°52'10"W	46.80'
WL4	S44°01'37"W	10.41'
WL5	S36°57'07"E	27.20'
WL6	S43°43'35"E	21.13'
WL7	S42°35'10"E	45.99'
WL8	S21°32'19"E	39.42'
WL9	S19°25'45"E	75.32'
WL10	S43°38'10"W	20.34'
WL11	S15°14'59"E	18.03'
WL12	S50°07'59"W	154.19'
WL13	N43°50'38"W	93.08'
WL14	S88°31'40"W	73.06'
WL15	N64°02'47"W	57.73'
WL16	N65°07'40"W	68.86'
WL17	N36°59'45"W	57.96'
WL18	N64°05'24"W	41.43'
WL19	N19°39'46"W	17.42'
WL20	S73°23'16"W	15.62'

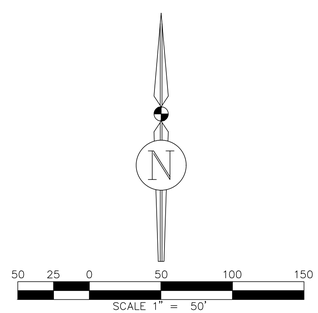
Line Table		
Line#	Direction	Length
WL21	S88°23'56"W	5.84'
WL22	S43°03'50"W	8.71'
WL23	S23°44'53"W	25.27'
WL24	N34°27'37"E	34.85'
WL25	N69°55'18"E	34.98'
WL26	N55°08'59"E	57.48'
WL27	N52°18'27"E	43.43'
WL28	N40°33'23"E	29.53'
WL29	N64°59'32"E	27.70'
WL30	N53°36'04"E	33.47'
WL31	N80°50'08"E	28.28'
WL32	S53°18'37"E	25.57'
WL33	S64°06'06"E	90.83'
WL34	N20°08'55"E	144.92'
WL35	N29°37'46"E	29.53'
WL36	N30°29'56"E	29.27'
WL37	N58°58'17"E	15.29'
WL38	N49°07'44"E	29.90'
WL39	N56°05'06"E	35.86'
WL40	S72°19'40"E	28.12'

Line Table		
Line#	Direction	Length
WL41	N33°26'39"E	65.91'
WL42	N50°16'39"E	41.06'
WL43	N41°16'21"E	40.64'
WL44	N41°20'47"E	37.90'
WL45	N09°11'10"E	32.22'
WL46	N34°41'46"E	40.67'
WL47	N72°16'03"E	13.76'
WL48	N72°16'03"E	41.92'
WL49	N42°49'40"E	59.49'
WL50	N24°03'36"E	17.39'
WL51	N61°03'33"E	11.76'
WL52	S35°16'17"E	60.27'
WL53	N38°18'37"E	141.14'
WL60	S33°33'06"W	13.26'
WL61	S06°08'02"E	88.81'

Line Table		
Line#	Direction	Length
L7	N31°35'18"W	168.41'
L8	S44°00'37"W	62.89'
L9	S70°44'42"W	32.24'



SHEET KEY



JBPro
CIVIL ENGINEERING | LAND PLANNING
SURVEYING | CONSTRUCTION SERVICES
3530 NW 43rd Street | Gainesville, FL
4420 US-1 S, Suite 1 | St. Augustine, FL
1826 Ox Bottom Lane | Tallahassee, FL
Toll Free: (844) Go-JBPro

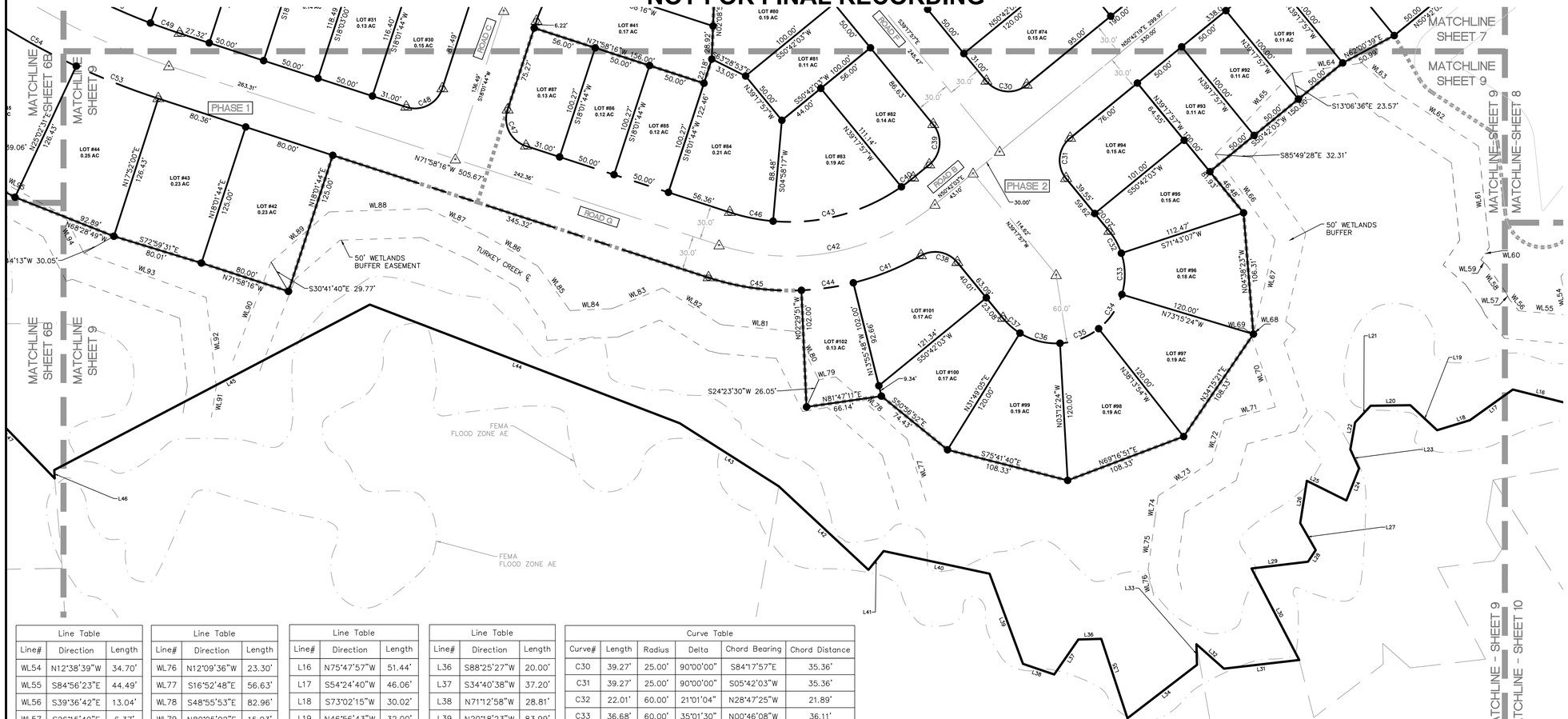
SCHMIDT FARMS
PRELIMINARY PLAT

IN SECTIONS 34 & 35, TOWNSHIP 8 SOUTH, RANGE 19 EAST,
AND FRACTIONAL SECTIONS 2 & 3, TOWNSHIP 9 SOUTH, RANGE 19 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

NOT FOR FINAL RECORDING

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 SUPPLANTED 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.

Plat Book ____ , Page ____
Sheet Nine of Ten



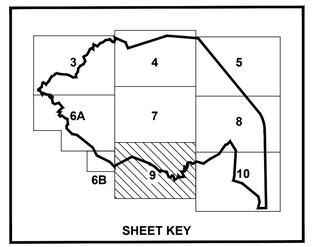
SYMBOL LEGEND

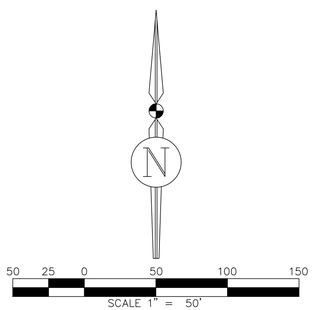
- BOUNDARY LINE (PLAT)
- BOUNDARY LINE (LOT)
- RIGHT-OF-WAY LINE
- REFERENCE LINE
- BENCHMARK
- SET CONCRETE MONUMENT "JBPRO PRM LB8031"
- SET 5/8" IRON ROD & CAP "JBPRO PCP PRM LB8031" UNLESS NOTED OTHERWISE
- SET NAIL & DISK "PCP LB 8031"
- SET 5/8" ROD & CAP "JBPRO LB 8031"
- 8 LOT NUMBER
- OFFSITE EASEMENT (FROM PHASE 1)
- FEMA FLOOD ZONE A

ABBREVIATIONS

C.E. = CONSTRUCTION EASEMENT
D.E. = DRAINAGE EASEMENT
FFE = FINISHED FLOOR ELEVATION
ID = IDENTIFICATION
INC = INCORPORATED
JBPRO = JBROWN PROFESSIONAL GROUP
LB = LICENSED SURVEYING BUSINESS
LLC = LIMITED LIABILITY CORPORATION
MIN = MINIMUM
O.R.B. = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK
PG. = PAGE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.U.E. = PUBLIC UTILITIES EASEMENT
PCP = PERMANENT CONTROL POINT
PRM = PERMANENT REFERENCE MONUMENT
PSM = PROFESSIONAL SURVEYOR AND MAPPER
P.U.E. = PUBLIC UTILITIES EASEMENT
R/W = RIGHT-OF-WAY
SQFT = SQUARE FEET
TP = TAX PARCEL

ALL EXISTING BOUNDARY MONUMENTATION WILL BE MARKED AS "PRM'S" PRIOR TO RECORDING





Line Table		
Line#	Direction	Length
WL54	N12°38'39"W	34.70'
WL55	S84°56'23"E	44.49'
WL56	S39°36'42"E	13.04'
WL57	S26°15'40"E	6.37'
WL58	S34°55'39"E	29.61'
WL59	S48°54'09"E	6.74'
WL60	S33°33'06"W	13.26'
WL61	S06°08'02"E	88.81'
WL62	S56°40'11"E	92.96'
WL63	S48°04'48"E	32.30'
WL64	N81°58'44"E	61.55'
WL65	N43°28'42"E	98.04'
WL66	N35°07'39"W	91.00'
WL67	N12°47'28"E	83.58'
WL68	N51°47'08"W	0.91'
WL69	N39°42'57"E	3.99'
WL70	N18°38'51"W	64.60'
WL71	N75°23'05"E	46.05'
WL72	N16°43'50"E	38.01'
WL73	N57°47'09"E	55.50'
WL74	N07°44'39"E	21.69'
WL75	N07°44'39"E	43.33'

Line Table		
Line#	Direction	Length
WL76	N12°09'36"W	23.30'
WL77	S16°52'48"E	56.63'
WL78	S48°55'53"E	82.96'
WL79	N80°05'02"E	15.03'
WL80	S26°24'41"E	47.35'
WL81	S85°00'42"E	62.13'
WL82	S57°42'27"E	59.06'
WL83	N67°47'26"E	44.02'
WL84	N87°24'35"E	36.68'
WL85	S35°52'17"E	47.94'
WL86	S60°01'29"E	55.61'
WL87	S65°13'03"E	53.36'
WL88	N88°09'00"E	86.04'
WL89	N49°03'34"E	66.88'
WL90	N21°06'36"E	92.39'
WL91	S08°58'41"W	27.77'
WL92	S06°32'33"E	77.96'
WL93	S70°03'22"E	113.64'
WL94	S27°16'36"E	36.50'
WL95	S61°22'59"E	100.42'

Line Table		
Line#	Direction	Length
L16	N75°47'57"W	51.44'
L17	S54°24'40"W	46.06'
L18	S73°02'15"W	30.02'
L19	N46°56'43"W	32.00'
L20	S89°13'23"W	34.66'
L21	S43°03'17"W	20.00'
L22	S10°01'46"W	23.85'
L23	S24°33'55"E	18.38'
L24	S21°36'26"W	30.08'
L25	N63°30'10"W	38.59'
L26	S08°56'12"W	37.44'
L27	S29°50'46"E	27.20'
L28	S33°35'22"W	12.17'
L29	S83°09'05"W	49.68'
L30	S27°30'34"E	90.14'
L31	S83°25'53"W	66.21'
L32	N48°24'16"W	32.14'
L33	S01°34'33"E	18.00'
L34	S52°27'04"W	76.61'
L35	N18°16'33"W	73.08'

Line Table		
Line#	Direction	Length
L36	S88°25'27"W	20.00'
L37	S34°40'38"W	37.20'
L38	N71°12'58"W	28.81'
L39	N20°18'23"W	83.99'
L40	N77°57'18"W	94.70'
L41	S39°05'49"W	21.06'
L42	N47°01'37"W	106.98'
L43	N57°31'10"W	102.70'
L44	N69°03'37"W	290.00'
L45	S62°20'21"W	311.29'
L46	S02°52'15"E	7.41'

Curve Table					
Curve#	Length	Radius	Delta	Chord Bearing	Chord Distance
C30	39.27'	25.00'	90°00'00"	S84°17'57"E	35.36'
C31	39.27'	25.00'	90°00'00"	S05°42'03"W	35.36'
C32	22.01'	60.00'	21°01'04"	N28°47'25"W	21.89'
C33	36.68'	60.00'	35°01'30"	N00°46'08"W	36.11'
C34	36.68'	60.00'	35°01'30"	N34°15'21"E	36.11'
C35	36.68'	60.00'	35°01'30"	N69°16'51"E	36.11'
C36	36.68'	60.00'	35°01'30"	S75°41'40"E	36.11'
C37	19.77'	60.00'	18°52'58"	S48°44'26"E	19.68'
C38	35.14'	25.00'	80°32'29"	N79°34'12"W	32.32'
C39	39.27'	25.00'	90°00'00"	N05°42'03"E	35.36'
C40	12.92'	170.00'	4°21'13"	N52°52'40"E	12.91'
C41	63.87'	230.00'	15°54'39"	N68°06'53"E	63.66'
C42	200.11'	200.00'	57°19'41"	N79°21'53"E	191.87'
C43	118.44'	170.00'	39°55'01"	N75°00'46"E	116.06'
C44	45.89'	230.00'	11°25'57"	N81°47'11"E	45.82'
C45	82.40'	230.00'	20°31'34"	S82°14'03"E	81.96'
C46	38.74'	170.00'	13°03'27"	S78°30'00"E	38.66'
C47	39.27'	25.00'	90°00'00"	S26°58'16"E	35.36'
C48	39.27'	25.00'	90°00'00"	N63°01'44"E	35.36'
C49	26.94'	570.00'	2°42'28"	S70°37'02"E	26.94'
C53	77.11'	630.00'	7°00'47"	S68°27'53"E	77.06'
C54	77.46'	630.00'	7°02'40"	S61°26'09"E	77.41'

JBPro
CIVIL ENGINEERING | LAND PLANNING
SURVEYING | CONSTRUCTION SERVICES
3530 NW 43rd Street | Gainesville, FL
4420 US-1 S, Suite 1 | St. Augustine, FL
1826 Ox Bottom Lane | Tallahassee, FL
Toll Free: (844) Go-JBPro

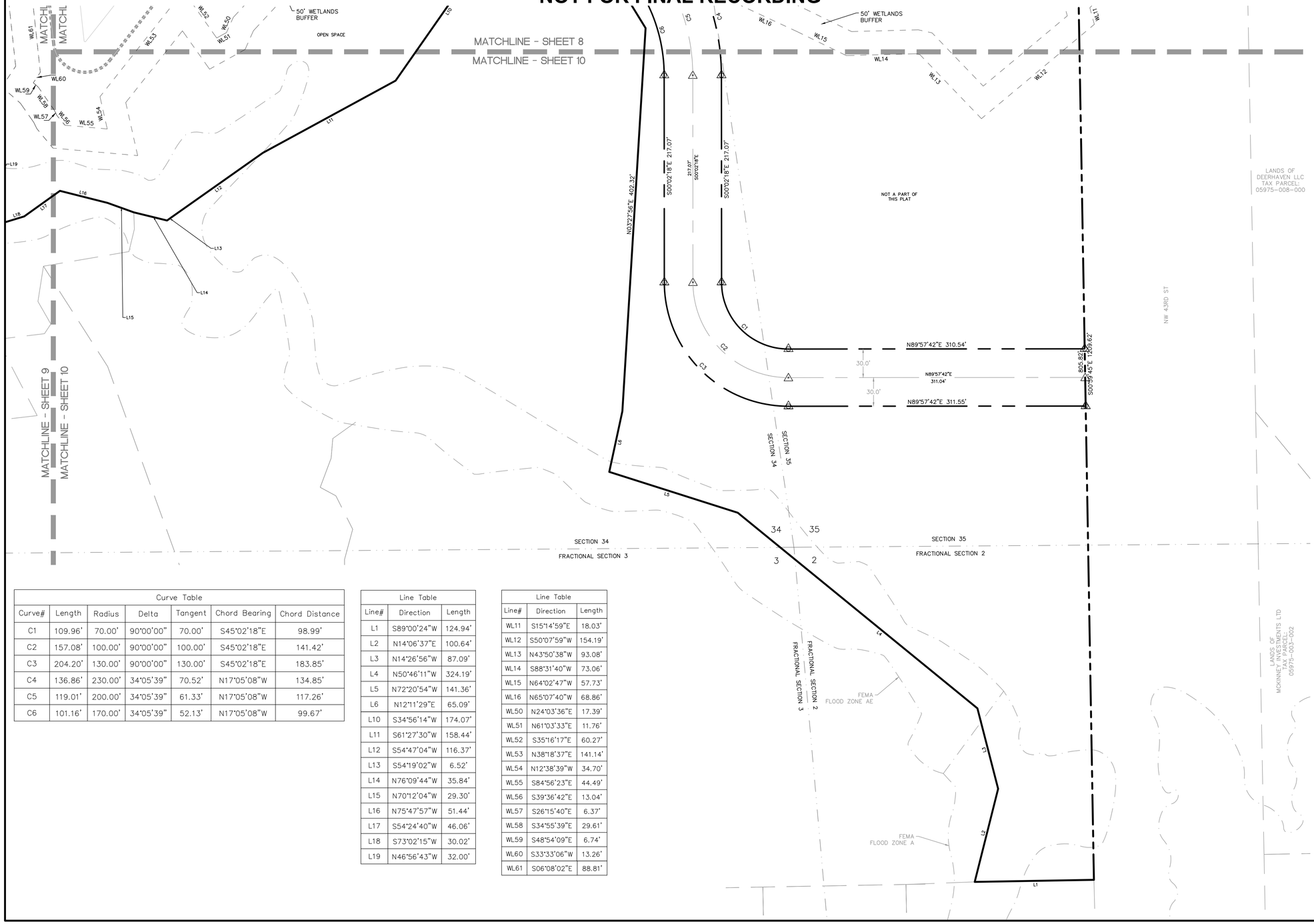
SCHMIDT FARMS
PRELIMINARY PLAT

IN SECTIONS 34 & 35, TOWNSHIP 8 SOUTH, RANGE 19 EAST,
AND FRACTIONAL SECTIONS 2 & 3, TOWNSHIP 9 SOUTH, RANGE 19 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

NOT FOR FINAL RECORDING

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 SUPPLANTED 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.

Plat Book ____ , Page ____
Sheet Ten of Ten



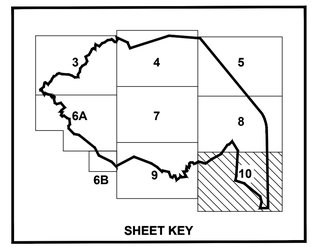
SYMBOL LEGEND

- BOUNDARY LINE (PLAT)
- BOUNDARY LINE (LOT)
- RIGHT-OF-WAY LINE
- REFERENCE LINE
- BENCHMARK
- SET CONCRETE MONUMENT "JBPRO PRM LB8031"
- SET 5/8" IRON ROD & CAP "JBPRO PCP PRM LB8031" UNLESS NOTED OTHERWISE
- SET NAIL & DISK "PCP LB 8031"
- SET 5/8" ROD & CAP "JBPRO LB 8031"
- 8 LOT NUMBER
- OFFSITE EASEMENT (FROM PHASE 1)
- FEMA FLOOD ZONE A

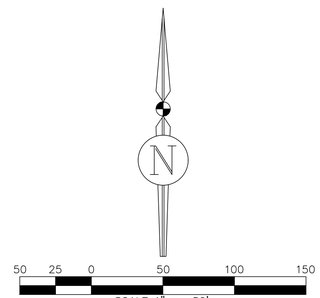
ABBREVIATIONS

C.E. = CONSTRUCTION EASEMENT
D.E. = DRAINAGE EASEMENT
FFE = FINISHED FLOOR ELEVATION
ID = IDENTIFICATION
INC = INCORPORATED
JBPRO = JBROWN PROFESSIONAL GROUP
LB = LICENSED SURVEYING BUSINESS
LLC = LIMITED LIABILITY CORPORATION
MIN = MINIMUM
O.R.B. = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK
PG. = PAGE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.U.E. = PUBLIC UTILITIES EASEMENT
PCP = PERMANENT CONTROL POINT
PRM = PERMANENT REFERENCE MONUMENT
PSM = PROFESSIONAL SURVEYOR AND MAPPER
P.U.E. = PUBLIC UTILITIES EASEMENT
R/W = RIGHT-OF-WAY
SQFT = SQUARE FEET
TP = TAX PARCEL

ALL EXISTING BOUNDARY MONUMENTATION WILL BE MARKED AS "PRM'S" PRIOR TO RECORDING



SHEET KEY



Curve Table						
Curve#	Length	Radius	Delta	Tangent	Chord Bearing	Chord Distance
C1	109.96'	70.00'	90°00'00"	70.00'	S45°02'18"E	98.99'
C2	157.08'	100.00'	90°00'00"	100.00'	S45°02'18"E	141.42'
C3	204.20'	130.00'	90°00'00"	130.00'	S45°02'18"E	183.85'
C4	136.86'	230.00'	34°05'39"	70.52'	N17°05'08"W	134.85'
C5	119.01'	200.00'	34°05'39"	61.33'	N17°05'08"W	117.26'
C6	101.16'	170.00'	34°05'39"	52.13'	N17°05'08"W	99.67'

Line Table		
Line#	Direction	Length
L1	S89°00'24"W	124.94'
L2	N14°06'37"E	100.64'
L3	N14°26'56"W	87.09'
L4	N50°46'11"W	324.19'
L5	N72°20'54"W	141.36'
L6	N12°11'29"E	65.09'
L10	S34°56'14"W	174.07'
L11	S61°27'30"W	158.44'
L12	S54°47'04"W	116.37'
L13	S54°19'02"W	6.52'
L14	N76°09'44"W	35.84'
L15	N70°12'04"W	29.30'
L16	N75°47'57"W	51.44'
L17	S54°24'40"W	46.06'
L18	S73°02'15"W	30.02'
L19	N46°56'43"W	32.00'

Line Table		
Line#	Direction	Length
WL11	S15°14'59"E	18.03'
WL12	S50°07'59"W	154.19'
WL13	N43°50'38"W	93.08'
WL14	S88°31'40"W	73.06'
WL15	N64°02'47"W	57.73'
WL16	N65°07'40"W	68.86'
WL50	N24°03'36"E	17.39'
WL51	N61°03'33"E	11.76'
WL52	S35°16'17"E	60.27'
WL53	N38°18'37"E	141.14'
WL54	N12°38'39"W	34.70'
WL55	S84°56'23"E	44.49'
WL56	S39°36'42"E	13.04'
WL57	S26°15'40"E	6.37'
WL58	S34°55'39"E	29.61'
WL59	S48°54'09"E	6.74'
WL60	S33°33'06"W	13.26'
WL61	S06°08'02"E	88.81'

JBPro
CIVIL ENGINEERING | LAND PLANNING
SURVEYING | CONSTRUCTION SERVICES
3530 NW 43rd Street | Gainesville, FL
4420 US-1 S, Suite 1 | St. Augustine, FL
1826 Ox Bottom Lane | Tallahassee, FL
Toll Free: (844) Go-JBPro

City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date: January 14, 2025
Quasi-Judicial Hearing

SUBJECT:	A request for consideration of the preliminary plat and Final PD Plan of the Schmidt Farms Subdivision, which proposes the subdivision of a ±120.63 acre subject property into a total of 188 single family lots with associated common areas and road right-of-way
APPLICANT/AGENT:	Timothy J. Boehlein, P.E.; JBrown Professional Group, LLC
PROPERTY OWNER:	DM Alachua Investments, LLC
PARCEL ID NUMBER:	05936-001-000, 05936-007-000, 05936-007-002, 05936-007-001, and 05945-000-000
FLUM DESIGNATION:	Commercial, Conservation, High Density Residential, Moderate Density Residential
ZONING:	PD- R (Planned Development – Residential), PD-COMM (Planned Development – Commercial)
OVERLAY:	N/A
ACREAGE:	±120.63
PROJECT PLANNER:	Adam Hall, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board transmit the preliminary plat/ Final PD Plan of Schmidt Farms Subdivision to the City Commission with a recommendation to approve subject to the nine (9) conditions provided in Exhibit "A" and located on page 27 of the Staff Report.
RECOMMENDED MOTION:	*Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the Preliminary Plat/ Final PD Plan of the Schmidt Farms Subdivision to the City Commission, with a recommendation to approve, subject to the nine (9) conditions provided in Exhibit "A" and located on page 27 of the Staff Report.*

SUMMARY & BACKGROUND

This application is a request by Timothy J. Boehlein, P.E. of JBrown Professional Group, LLC., applicant and agent for DM Alachua Investments, LLC, property owner, for consideration of the preliminary plat and Final PD Plan for the Schmidt Farms subdivision project, which proposes the subdivision of a ±120.63 acre subject property into a total of 188 single-family lots with associated common areas and road right-of-way. The preliminary plat indicates the development will be constructed in four (4) phases.

The subject property consists of Tax Parcels 05936-001-000, 05936-007-000, 05936-007-002, 05936-007-001, and 05945-000-000, and is located south of US 441 and west of NW 43rd Street.

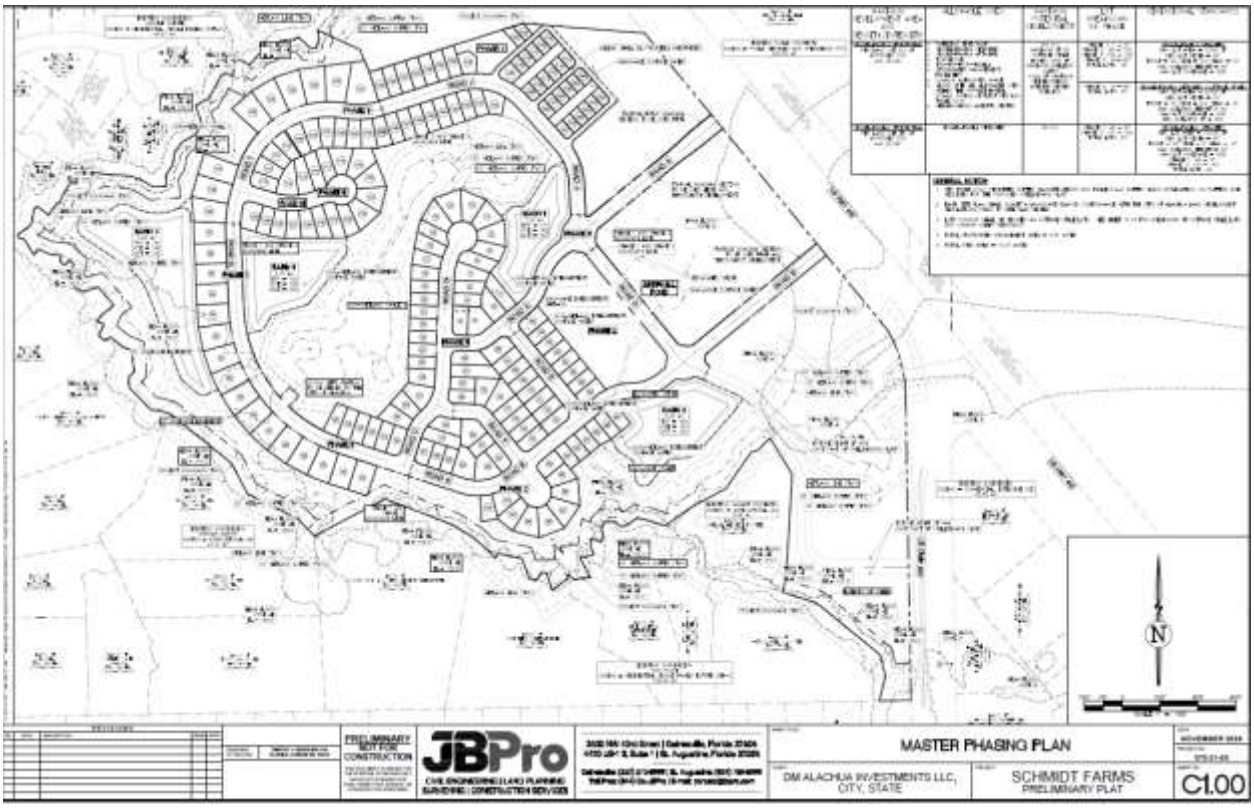
The proposed Schmidt Farms subdivision will consist of lots ranging size from ±2,613 square feet to ±15, 681 square feet, with the majority of lots being ±6,098 square feet or larger. The preliminary plat proposes 188 single family residential lots to be built in Development Areas C and F. The approved Planned Development Master Plan permits a maximum of 213 dwelling units in Development Areas C and F. Stormwater for the proposed development will be conveyed to and treated within four (4) stormwater management facilities located in common areas.

Two (2) vehicular access points will be provided to US 441. One access point will be constructed as part of Phase 1 of the subdivision. The second access point is proposed to be constructed as part of Phase 2 of the subdivision. Development within the proposed subdivision will connect to potable water and wastewater facilities. An analysis of the development's impact on other public facilities, including transportation, potable water, sanitary sewer, solid waste, recreation, and public schools, is provided within this report.

Section 2.4.10(G)(2) of the City's Land Development Regulations (LDRs) establishes the requirements for a preliminary plat. An analysis of the application's compliance with the applicable standards of this section has been provided within this report.

The Planned Development – Residential and Planned Development Commercial zoning designations for the subject property were approved by the City Commission on May 23, 2022 through Ordinance 22-09. This preliminary plat is a Final PD Plan per Section 2.4.3 (E) of the City's Land Development Regulations and Condition 10 of the approved PD Ordinance. The proposed preliminary plat meets the requirements and conditions of the approved Planned Development Master Plan and Planned Development Ordinance.

The illustration below shows the proposed lot layout for the preliminary plat.



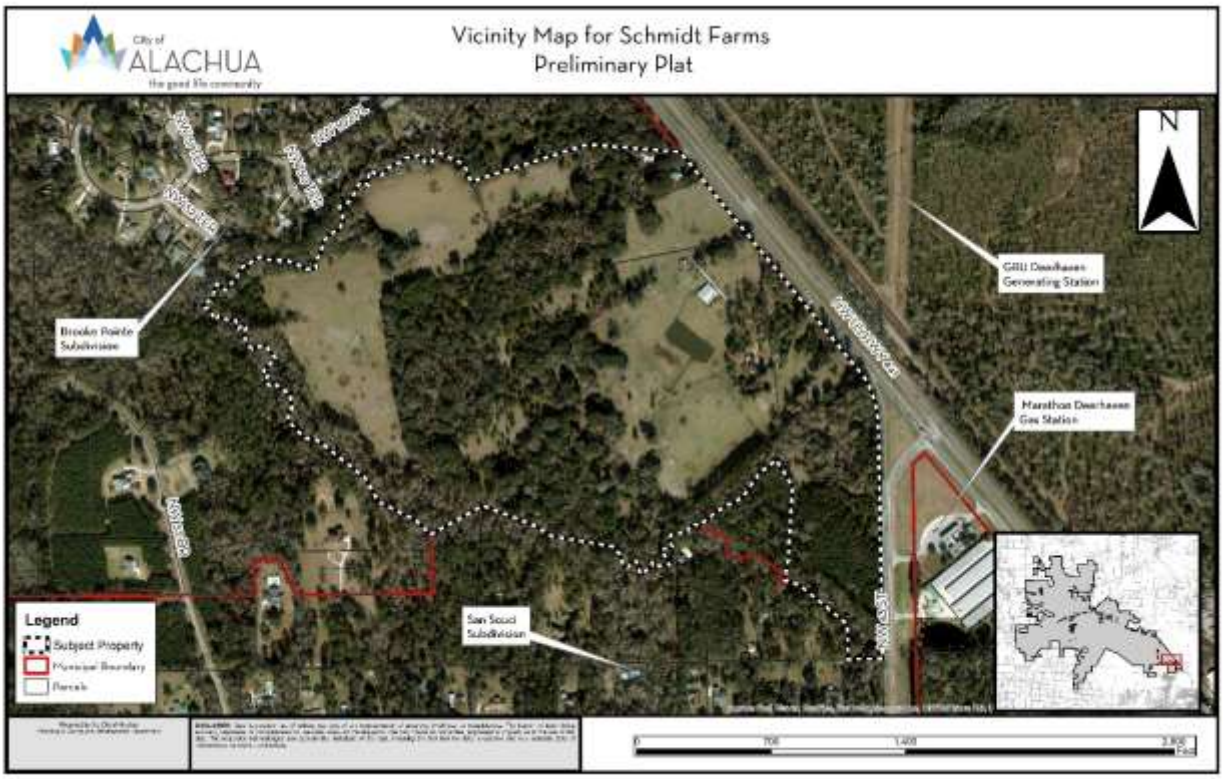
SURROUNDING USES

The existing uses, Future Land Use Map (FLUM) Designations, and zoning districts of the surrounding area are identified in Table 1. Map 1 provides an overview of the vicinity of the subject property. (NOTE: The information below is intended to provide a general overview of the area surrounding the subject property and to generally orient the reader. It is not intended to be all-inclusive, and may not identify all existing uses, FLUM Designations, and/or zoning districts surrounding the subject property.)

Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Residential / Major Utility (Deerhaven Generating Plant)/ Vacant Commercial	Moderate Density Residential/ Public Facilities (City of Gainesville)/ Commercial	RSF-1, CI, PS (City of Gainesville)
East	Major Utility (Deerhaven Generating Plant)/ Commercial	Public Facilities (City of Gainesville)/ Commercial	PS (City of Gainesville), CI
West	Residential	Agriculture	A
South	Residential	Low Density (Alachua County)	RE-1 (Alachua County)

Map 1. Vicinity Map



NEIGHBORHOOD MEETING

The purpose of a Neighborhood Meeting is to educate the owners of nearby land and any other interested members of the public about the project and to receive comments regarding the project. As required by Section 2.2.4 of the LDRs, all property owners within 400 feet of the subject property were notified of the meeting and notice of the meeting was published in a newspaper of general circulation. Two property owners did not receive notice prior to meeting, but the applicant attempted contact with them to meet to discuss the project and any concerns.

The Neighborhood Meeting was held on March 11, 2024 at the Swick House. The applicant was present and available to answer questions. Materials submitted by the applicant indicate that the meeting was attended by 18 persons. A summary of the discussion which occurred at the Neighborhood Meeting has been provided by the applicant and is included within the application materials.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The Goals, Objectives, and Policies (GOPs) identified below are provided to establish a basis of the application's consistency with the Comprehensive Plan. There may be additional GOPs which the application is consistent with that are not identified within this report. An evaluation and findings of consistency with the identified GOPs is also provided below.

The following Comprehensive Plan Elements have Goals, Objectives, and Policies (GOPs) that support the proposed application to the Future Land Use Map of the City of Alachua's Comprehensive Plan:

- Future Land Use Element
- Transportation Element
- Housing Element
- Recreation Element
- Community Facilities Natural Groundwater Aquifer Recharge Element
- Conservation and Open Space Element

The applicant has provided an analysis of the proposed application's consistency with the Comprehensive Plan. Based upon the applicant's Comprehensive Plan Consistency Analysis and information presented below, staff finds the application consistent with the Comprehensive Plan and the Goals, Objectives, and Policies (GOPs) therein.

Future Land Use Element

Policy 1.3.b. of the City of Alachua Comprehensive Plan Future Land Use Element (FLUE) establishes the Commercial FLUM Designation, and states the following:

> *Policy 1.3.b: Commercial*: The Commercial land use category is established to provide for general commercial uses, as well as more intense commercial and highway commercial uses. This is the land use category in which large-scale, regional commercial uses may locate. The following uses are allowed within the Commercial land use category:
>
> 1. Retail sales and services;
> 2. Personal services;
> 3. Financial institutions;
> 4. Outdoor recreation and entertainment;
> 5. Tourist-related uses;
> 6. Hotels and motels;
> 7. Commercial shopping centers;
> 8. Auto-oriented uses;
> 9. Traditional Neighborhood Planned Developments;
> 10. Employment Center Planned Developments;
> 11. Commercial recreation centers;
> 12. Office/business parks;
> 13. Limited industrial services; and,
> 14. Eating establishments.

Analysis of Consistency with Policy 1.3.b: Access to the proposed residential lots is provided through the Commercial future land use area as part of the approved Planned Development – Commercial (PD-Comm) zoning designation, which is permitted in the Commercial future land use designated areas. No commercial development is being proposed at this time or considered for approval under this application.

Policy 1.2.a of the City of Alachua Comprehensive Plan Future Land Use Element (FLUE) establishes the Moderate Density Residential FLUM Designation, and states the following:

Policy 1.2.a: Moderate density residential (0 to 4 dwelling units per acre): The moderate density residential land use category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are allowed in the moderate density residential land use category:

1. Single family, conventional dwelling units;
2. Accessory dwelling units;
3. Manufactured or modular homes meeting certain design criteria
4. Mobile homes only within mobile home parks;
5. Duplexes and quadplexes;
6. Townhomes;
7. Residential Planned Developments;
8. Supporting community services, such as schools, houses of worship, parks, and community centers

Analysis of Consistency with Policy 1.2.a: The proposed preliminary plat is being considered under the approved Planned Development – Residential zoning designation, which is permitted under the moderate density future land use category. Should the PD zoning expire or not proceed, any proposed future development or zoning proposals would be required to conform with this Policy.

Policy 1.2.d of the City of Alachua Comprehensive Plan Future Land Use Element (FLUE) establishes the High Density Residential FLUM Designation, and states the following:

Policy 1.2.d High Density Residential (8 to 15 dwelling units per acre)**:** The High Density Residential land use category allows residential development at a density of 8 dwelling units per acre to 15 dwelling units per acre, as well as certain complementary uses, such as a low intensity neighborhood-scale retail and services. The following uses are allowed within the High Density Residential land use category:

1. Single family attached and detached dwelling units ;
2. Accessory dwelling units;
3. Apartments and townhomes;
4. Duplexes and quadplexes;
5. Live/work units;
6. Residential Planned Developments;
7. Traditional Neighborhood Planned Developments;

8. Group living;
9. Neighborhood-scale retail and services, where the area dedicated to such uses is less than or equal to 30,000 square feet of floor area and is designed specifically to serve the surrounding neighborhood, including, but not limited to, a convenience stores without gas pumps, dry cleaners, pharmacies, local markets, restaurants, personal services, and professional offices; and,
10. Supporting community services, such as schools, houses of worship, parks, and community centers.

Analysis of Consistency with Policy 1.2.d: The proposed preliminary plat is being considered under the approved Planned Development – Residential zoning designation, which is permitted under the high density future land use category. Should the PD zoning expire or not proceed, any proposed future development or zoning proposals would be required to conform with this Policy.

Policy 1.8.a. of the City of Alachua Comprehensive Plan Future Land Use Element (FLUE) establishes the Conservation FLUM Designation, and states the following:

Policy 1.8.a: Conservation uses: Conservation uses shall be limited to public access, low-intensity resource-based recreation, (i.e., greenways and trails), native vegetative community restoration, residential and non-residential uses necessary to manage such conservation lands (i.e., ranger stations, research stations, and park amenities).

Analysis of Consistency with Policy 1.8.a: No development within this area is proposed with this application. Any proposed future development within the Conservation land use area would be required to conform with this Policy and the requirements of the approved Planned Development Ordinance and Master Plan.

Objective 2.1 establishes the standards for Planned Developments (PD), including Residential Planned Developments and Commercial Planned Developments.

Objective 2.1: Planned Development (PD) Standards

In an effort to reduce the impacts of urban sprawl on the community and the region, the City of Alachua shall provide for a wide array of planned developments to encourage the creation of interrelated neighborhoods and districts to increase the quality of life for all residents of the City.

Policy 2.1.a: Residential Planned Developments (PD): The City shall establish flexible development and use regulations for residential PDs for use within residential land use categories. Those regulations shall be developed to achieve the following:

1. High quality residential development through a mixture of housing types, prices and densities. The allowed uses within a residential PD are not subject to the permitted uses in the underlying land use category. Single-family homes, zero lot line homes, and townhomes are examples of the allowable housing types within residential PDs.

2. The opportunity to improve quality of life by placing activities necessary for daily living in close proximity to residences through the allowance of a limited amount of neighborhood commercial uses, and with special design criteria, community commercial uses, within the residential PD at appropriate densities and intensities.
3. A range of parks and open space, from playgrounds to community gardens to active recreation facilities within the neighborhood.
4. Streets and public spaces that are safe, comfortable, and designed to respect pedestrians, nonvehicular and vehicular modes of transportation.
5. Conservation of materials, financial resources and energy through efficient design of infrastructure.

Policy 2.1.d: Commercial Planned Development: The City shall establish commercial planned development (PD) zoning district regulations as a development option for planned commercial development within commercial and high density residential land use categories. Those regulations shall be developed to achieve the following:

1. A functional mix of mixed-use retail, commercial, and office development. A limited amount of medium to high density residential development may be integrated with commercial and retail uses.

Analysis of Consistency with Goal 2, Objective 2.1, Policy 2.1.a and Policy 2.1.d: This application proposes a preliminary plat that meets the conditions and development plan for the approved Planned Development Master Plan and Planned Development Ordinance.

Objective 5.1: Natural features: The City shall coordinate Future Land Use designations with appropriate topography, soils, areas of seasonal flooding, wetlands and habitat during review of proposed amendments to the Future Land Use Map and the development review process. Natural features may be included as amenities within a development project.

Policy 5.1.a: Topography: The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.

Policy 5.1.b: Soils: The City shall ensure soil protection and intervention measures are included in the development review process.

Policy 5.1.c: Flood prone areas: The City shall require as part of the development review process the identification of FEMA flood zone areas. Where necessary, base flood elevations and minimum finished floor elevations shall be established. The City shall also require finished floor elevations on subdivision plats, site plans and building permit plans when

necessary to determine compliance with flood prone area regulations. The City shall establish standards for a limitation on filling in flood prone areas.

Policy 5.1.d: Wetlands: The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code (FAC) and regulations adopted by the FDEP and the Suwannee River Water Management District.

Policy 5.1.e: Habitat: The City shall require as part of the development review process, an inventory of listed species for all new developments in areas identified as known habitat for listed species if listed species are known to exist in close proximity to the development. The survey shall include detailed information regarding type, quantity, location, and habitat requirements for any listed species identified. A de minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

Analysis of Consistency with Objective 5.1 and Policies 5.1.a – e: The subject property has historically been used as a farm with two commercial structures along US 441. The subject property contains surface water bodies, wetlands, special flood hazard areas. A migratory bird species was observed on site (Killdeer). A state regulated plant, Florida shiny-pod (*Matelea floridana)* was observed within the Conservation land use area. As a condition of the approved Planned Development rezoning application, conditions have been added that would require special consideration for these. If any other regulated plant or animal species is identified during development, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

Objective 5.2: Availability of facilities and services: All new development shall be planned and constructed concurrently with the availability of facilities and services necessary for the development.

Analysis of Consistency with Objective 5.2: Prior to the issuance of any preliminary or final development order, any development must demonstrate that all necessary facilities or services are in place. Based on the concurrency analysis completed, there are no Public Facilities monitored for concurrency that would be deficient as a result of this development. Prior to any preliminary or final development order, the applicant must demonstrate how this potential deficiency will be addressed.

GOAL 9: Water and Wastewater Service:

The City will ensure that new development within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the Comprehensive Plan, shall connect to the City of Alachua's potable water and wastewater system.

Policy 9.2: Any new residential subdivision within the corporate limits, where potable water service is available, as defined in Policy 4.2.a of the

Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within either a Residential or Agriculture Future Land Use Map Designation shall connect to the City of Alachua's potable water system. Any new residential subdivision within the corporate limits, where wastewater service is available, as defined in Policy 1.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within a Residential Future Land Use Map Designation shall connect to the City of Alachua's wastewater system.

Analysis of Consistency with Goal 9 and Policy 9.2: Potable water is available to the site, as defined in Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan. Specific design and location of connection shall be determined at time of Construction Plans.

<u>Housing Element</u>

Policy 1.1.a: The City shall encourage development of a variety of housing types including conventional single family homes, accessory dwelling units, multi-family units, group homes, assisted living facilities, foster care facilities, mobile homes and manufactured housing, and shall ensure that appropriate land use designations and zoning districts exist to accommodate each type.

Analysis of Consistency with Policy 1.1.a: This project would support additional housing within the City, thereby furthering Policy 1.1.a.

<u>Recreation Element</u>

Policy 1.2.b: The City shall adhere to a minimum level of service of five (5.0) acres of community, neighborhood or pocket park, per 1,000 persons, with a minimum of 20 percent of this in improved, passive parks.

Analysis of Consistency with Policy 1.2.b: An analysis of the impacts to recreation facilities has been provided within this report.

<u>Transportation Element</u>

Objective 1.1: Level of Service: The City shall establish a safe, convenient and efficient level of service standard for all motorized and non-motorized transportation systems.

Analysis of Consistency with Objective 1.1: An analysis of the impacts to transportation facilities has been provided within this report. There are no transportation facilities that would be deficient as a result of this application.

Policy 1.2.a: The City shall establish a Community Wastewater Service Area, which includes all areas where wastewater service is available. Wastewater service shall be deemed available if:

1. A gravity water main exists within 100 feet of the property line of any lot with a residential land use category or an existing single family residence and wastewater service is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
2. Gravity wastewater main exists with 500 feet of the property line of any proposed residential subdivision consisting of 5 units or less and the gravity wastewater system is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
3. A gravity wastewater main, wastewater pumping station, or force main exists within 2,640 feet of the property line of any proposed residential subdivision comprised of more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Analysis of Consistency with Policy 1.2.a: Per the approved PD Master Plan and PD Ordinance, the development must connect to wastewater services. The application proposes the construction of a lift station that would be dedicated to the City when completed. This lift station will connect to the City's wastewater system.

Policy 2.1.a: The City hereby establishes the following level of service standards for solid waste disposal facilities:

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Solid Waste Landfill	.73 tons per capita per year

Analysis of Consistency with Objective 2.1.a: An analysis of the impacts to solid waste facilities has been provided within this report.

Policy 4.1.b: The City shall establish a Community Potable Water Service Area, which includes all areas where potable water service is available. Water service shall be deemed available if:

1. A water main exists within 100 feet of any lot within a residential land use category or an existing single family residence water service is

accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

2. A water main exists within 500 feet of any proposed residential subdivision consisting of 5 units or less and water service is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
3. A water main exists within 2,640 feet of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Analysis of Consistency with Policy 4.1.b: The subject property is located within the potable water service area, and any future development on the subject property will be required to connect to a potable water system.

Conservation and Open Space Element

OBJECTIVE 1.3: Listed Species

The City shall protect species listed by State and Federal agencies as endangered, threatened or of special concern, and their habitats.

Policy 1.3.a: The City shall ensure that its ordinances, regulations and policies protect listed species and their habitats.

Policy 1.3.b: The City shall utilize the development review process, land acquisition programs, environmental regulatory partnerships, stewardship programs and public education to protect listed species and their habitat, and prevent extinction of or reduction in populations of listed species.

Policy 1.3.c: The City shall obtain data from the Florida Fish and Wildlife Conservation Commission, Alachua County Environmental Protection Department, Florida Department of Environmental Protection, to maintain a periodically updated inventory of listed species and habitats located within City limits or immediately adjacent to City limits. The City will use the Florida Natural Areas Inventory as a base inventory.

Policy 1.3.d: The City shall require prior to development approval, an inventory of listed species for all new developments in areas identified as known habitat for listed species. The inventory shall include detailed information regarding type, quantity, location and habitat requirements for any listed species identified. De minimus threshold

for properties required to complete the inventory shall be established in the City's Land Development Regulations.

Policy 1.3.e: The City's land use designations shall provide for the protection of threatened and endangered species.

Analysis of Consistency with Objective 1.3 and Policies 1.3.a – e:

An environmental conditions and site suitability analysis has been provided separately in this report. Future development of the site must comply with the environmental protections established in the City of Alachua Comprehensive Plan and Land Development Regulations.

Objective 1.10: Wetlands

The City shall protect and preserve wetland values and functions from adverse, human caused, physical and hydrologic disturbances.

Policy 1.10.a: The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code and regulations adopted by the DEP and the Suwannee River Water Management District.

Policy 1.10.b: The City shall conserve wetlands by prohibiting, where the alternative of clustering all structures in the non-wetland portion of the site exists, any development or dredging and filling which would alter their natural functions. If no other alternative for development exists, the City shall allow only minimal development activity in those areas designated as wetlands within this Comprehensive Plan and that such development activity comply with the following performance standards:

I. Residential dwelling units no denser than 1 dwelling unit per 5 acres, subject to the following minimum performance standards:

a. Residences and any support buildings must be built on pilings of sufficient height to exceed by 1 foot the highest recorded flood level in the wetland. If there is not flooding data available, residences and any support buildings must be built at least 2 feet above the highest seasonal water level.
b. Clearing or removal of native vegetation shall not exceed 1/2 acre per 5 acres, except that where a ratio of 1 dwelling unit per 5 acres is utilized, the clearing or removal of native vegetation shall not exceed a total of 1/4 acre per 5 acres. Exotic vegetation may be removed without regard to this limitation provided that, of the area cleared of exotic vegetation exceeds the applicable 1/2 acre or 1/4 acre limitation, or is replanted with native wetland vegetation.
c. No dredging or filling (except for pilings to support the residence and support buildings or poles providing utility services) shall be allowed, except that a walking path or driveway to the residence may use

permeable fill of it is designed with a sufficient number and size of culverts to allow the natural flow of water to continue.

d. Drain fields for septic tanks and gray water shall be located outside the wetland.
e. Where a ratio of 1 dwelling unit per 5 acres is employed the following provisions shall also apply:

    i. Clustering of units shall be located in the perimeter areas of the wetlands; and

    ii. A restrictive or conservation easement to preserve open space shall be established.

OR:

II. Residential dwelling units not more dense that 1 dwelling unit per 3 acres such to the following minimum performance standards:

    a. Residences must be built on pilings of sufficient height to exceed by 1 foot the highest recorded flood level in the wetland. If there is no flooding data available, residences must be built at least 2 feet above the highest seasonal water level.
    b. All support buildings and other support facilities shall be constructed outside the wetland.
    c. Clearing or removal of vegetation shall not exceed 1/4 acre per 3 acres, except that where a ratio of 1 dwelling unit per 3 acres is employed, the clearing or removal of native vegetation shall not exceed a total of 1/8 acre per 3 acres. Exotic vegetation may be removed without regard to this limitation provided that, if the area is cleared of exotic vegetation exceeds the applicable 1/4 or 1/8 acre limitation, it is replanted with native wetland vegetation.
    d. No driveways, paths or other construction requiring fill (other than pilings for the residence or poles for utilities) will be allowed within the wetland.
    e. All residences shall be connected to a central sewage system owned and operated by the City.
    f. Where a ratio of 1 dwelling unit per 3 acres is utilized, the following provisions shall also apply:
        i. Clustering of units shall be located along the perimeter area of the wetland; and
        ii. A restrictive or conservation easement to preserve the open space shall be required.

OR:

III. Limited development activity with impacts to isolated wetlands (and/or associated buffers) that meet all of the following conditions:

a. Less than .25 acres in size; and,
b. Determined to be of poor quality by a certified environmental specialist; and,
c. The applicant has demonstrated that every reasonable step has been taken to minimize impact to wetland; and,
d. The applicant has provided for appropriate on-site or off-site mitigation for impact to wetland.

Limited development activity includes, but is not limited to, park amenities such as trails or boardwalks, minimum necessary roadways and/or sidewalks for access or internal site connectivity, and underground utility line crossings.

Policy 1.10.c: The City shall review wetland mitigation and monitoring proposals to allow limited development activity in wetlands and wetland buffers. Applicants must provide documentation which indicates that the following steps have been taken: the applicant has attempted every reasonable measure to avoid adverse impacts; the applicant has taken every reasonable measure to minimize unavoidable adverse impacts; the applicant has provided adequate mitigation to compensate for wetland impacts. The property owner shall incur any and all expenses associated with wetland mitigation.

Policy 1.10.d: The City shall provide all wetland mitigation and monitoring proposals for review by the County, Suwannee River Water Management District and any other applicable agencies.

Policy 1.10.e: The City shall encourage the dedication of conservation easements to the State, County, water management district or private conservation trust, for wetland preservation.

Policy 1.10.f: The City shall encourage the creation, restoration and preservation of wetlands through partnerships with public and private entities.

Policy 1.10.g: The City shall require natural vegetative buffers around wetlands to protect the fragile ecosystems they sustain. Buffers, measured from the outer edge of the wetland, shall be created as established in the following table:

Resource Addressed	Required Buffer (feet)
Wetlands less than or equal to 0.5 acre that do not support federally and/or state regulated vertebrate wetland/aquatic dependent animal species.	50' average 35' minimum
Wetlands greater than 0.5 acre that do not support the animal species described above.	75' average 50' minimum

Areas where the animal species described above have been documented within 300 feet of a wetland.	100' average 75' minimum

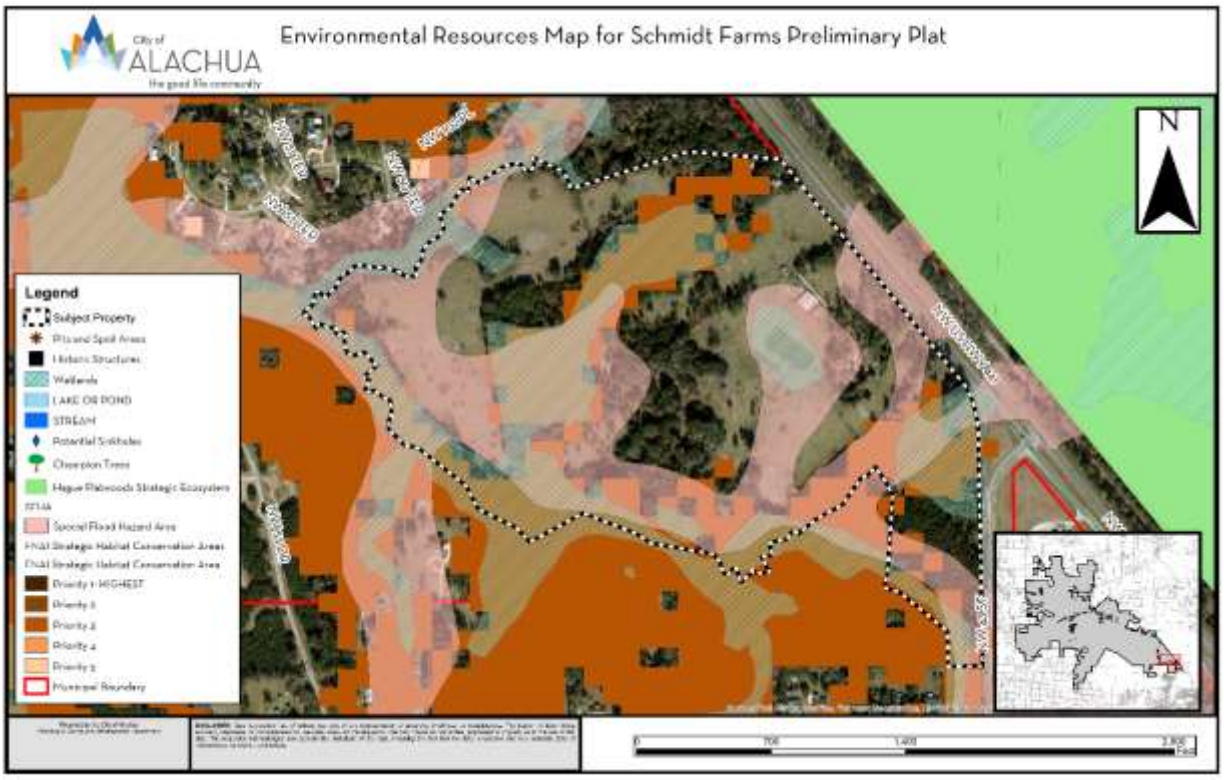
Policy 1.10.h: As an alternative to Policy 1.10.g, where scientific data is available, specific buffering requirements may vary according to the nature of the individual wetland and the proposed land use, but in no case will the buffer be less than 35 feet. Buffering requirements will be based on the best available science regarding impacted ecosystems, listed species, wetland function, and hydrologic considerations.

Analysis of Consistency with Objective 1.10:

The existing wetlands and associated wetland buffers required under Policy 1.10.g are primarily located within the Conservation Future Land Use category. There are areas of wetlands and wetlands buffers that may be impacted in accordance with the Policies listed above. At time of Construction Plans submittal, the applicant shall provide formal delineation of all wetlands and surface water bodies on the property. The applicant is aware that changes in the location of the wetland lines may impact the final design and may require reconsideration of the preliminary plat by the Planning and Zoning Board and City Commission. A condition has been included that addresses wetland delineation on the subject property.

ENVIRONMENTAL CONDITIONS & SITE SUITIBILITY ANALYSIS

Map 2. Environmental Features



Wetlands

According to the wetlands delineation provided by the applicant there are wetlands on the subject property.

Evaluation: Applicable standards in the City's Comprehensive Plan, Land Development Regulations, and Suwannee River Water Management District (SRWMD) regulations would apply to those areas identified as wetlands. The vast majority of wetlands and the associated required buffer areas are being proposed to be placed within the Conservation Future Land Use designation; therefore, there are no issues related to wetland protection. At time of construction plans, finalized locations of wetlands will be determined and plans will be reviewed to ensure compliance with all applicable policies and land development regulations.

Strategic Ecosystems

Strategic Ecosystems were identified by an ecological inventory project in a report prepared for Alachua County Department of Growth Management in 1996. The purpose of the inventory was to identify, inventory, map, describe, and evaluate the most significant natural biological communities in private ownership in Alachua County.

Evaluation: The subject property is not located within a Strategic Ecosystem. The subject property is adjacent to the Hague Flatwoods Strategic Ecosystem. The GRU Deerhaven Generating Station is also located within this Strategic Ecosystem. The impacts from the proposed development are anticipated to not be significant, therefore, the development will have no impact upon any Strategic Ecosystem(s) identified within the ecological inventory report.

Regulated Plant & Animal Species

The subject property is not known to contain any species identified as endangered, threatened, or of special concern, other than those described below. The Florida Natural Areas Inventory (FNAI) has identified areas throughout the State of Florida which may contain good quality natural communities. This data layer is known as the Potential Natural Areas (PNA) data layer, and identifies privately owned lands that are not managed or listed for conservation purposes. These areas were delineated by FNAI scientific staff through interpretation of natural vegetation from 1988-1993 FDOT aerial photographs and from input received during Regional Ecological Workshops held for each regional planning council. These workshops were attended by experts familiar with natural areas in the region. Potential Natural Areas were assigned ranks of Priority 1 through Priority 5 based on size, perceived quality, and type of natural community present. The areas included in Priority 5 are exceptions to the above criteria. These areas were identified through the same process of aerial photographic interpretation and regional workshops as the PNA 1 through 4 ranked sites, but do not meet the standard criteria.

Evaluation: No species identified as endangered, threatened, or of special concern are known to exist on the subject property, other than those listed below. The subject property contains an amount of Priority 3 lands under the Florida Natural Areas inventory. A migratory bird species was observed on site (Killdeer). A state regulated plant, Florida shiny-pod (*Matelea floridana)* was observed within the Conservation land use area. As a condition of the associated Planned Development rezoning application, conditions have been added that would require special consideration for these. If any other regulated plant or animal species is identified during development, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

Soil Survey

Each soil type found on the subject property is identified below. The hydrologic soil group is an indicator of potential soil limitations. The hydrologic soil group, as defined for each specific soil, refers to a group of soils which have been categorized according to their runoff-producing characteristics. These hydrologic groups are defined by the Soil Survey of Alachua County, Florida, dated August 1985. The chief consideration with respect to runoff potential is the capacity of each soil to permit infiltration (the slope and kind of plant cover are not considered, but are separate factors in predicting runoff). There are four hydrologic groups: A, B, C, and D. "Group A" soils have a higher infiltration rate when thoroughly wet and therefore have a lower runoff potential. "Group D" soils have very lower infiltration rates and therefore a higher runoff potential.

There are five (5) soil types found on the subject property:

Soil Type	Hydrologic Group	Drainage Class	Dwellings without basements	% of Subject Property (may not total to 100% due to rounding)
Kanapaha sand, 0 to 5 percent slopes	A/D	Poorly drained	Very limited	12.3
Millhopper sand, 0 to 5 percent slopes	A	Moderately well drained	Not limited	4.2
Pomona sand, 0 to 2 percent slopes	A/D	Poorly drained	Very limited	19.7
Floridana sand, frequently ponded, 0 to 2 percent slopes	C/D	Very poorly drained	Very limited	2.3
Mulat sand	C/D	Poorly drained	Very limited	59.4

Evaluation: The soil types located within the subject property pose limitations for development of residential. Special engineering, drainage, soil reclamation and foundation design will be required to overcome site limitations.

Flood Potential

Panels 12001C0282E of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated November 2, 2018, indicates that the subject property contains areas with Flood Zone "X" designations (areas determined to be outside of the 500-year floodplain), Flood Zone "A" (areas determined to be in the 500-year floodplain for which base flood elevations have not been established, and Flood Zone "AE" (areas determined to be in the 500-year floodplain for which base flood elevations have been established).

Evaluation: Portions of the subject property contains areas located within Special Flood Hazard Areas (Areas A and AE). Compliance with applicable requirements of the City's Land Development Regulations will be required as a part of any future proposed development. This includes establishment of base flood elevations and elevation of any proposed structures within special floodplain hazard areas.

Karst-Sensitive Features

Karst sensitive areas include geologic features, such as fissures, sinkholes, underground streams, and caverns, and are generally the result of irregular limestone formations. The subject property is located within an area where sinkholes may potentially allow hydrologic access to the Floridan Aquifer System, however, best available data indicates that no sinkholes or known indicators of sinkhole activity are located on the subject property.

Evaluation: GIS data available from Alachua County does not indicate any karst sensitive areas on the subject property. If any environmentally sensitive lands are found prior to the development of the site, applicable protection standards must be followed for any development within those environmentally sensitive lands.

Wellfield Protection Zone

Policy 7.2.1 of the Future Land Use Element of the Comprehensive Plan establishes a 500 foot radial buffer around city-owned potable water well.

Evaluation: The subject property is not currently located within a City of Alachua wellhead protection zone as identified on the City of Alachua Wellfield Primary Protection Zones Map of the Comprehensive Plan, therefore, there are no issues related to wellfield protection.

Historic Structures and Markers

The subject property does not contain any historic structures or markers as determined by the State of Florida and the Alachua County Historic Resources Inventory.

Evaluation: There are two historic structures located on the subject property, as indicated in the Florida Master Site File. Placement on the Florida Master Site File does not necessarily indicate historic significance, but rather that the structure is documented to be greater than 50 years old. The Site file is not a state historic registry.

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

SECTION 2.4.10(G)(2)(e), PRELIMINARY PLAT STANDARDS

Section 2.4.10(G)(2)(e) of the City's Land Development Regulations (LDRs) establishes the standards with which all major subdivision preliminary plats must be found to be compliant. The application has been reviewed for compliance with the standards of Section 2.4.10(G) (2) (e.) An evaluation and findings of the application's compliance with the applicable standards of Section 2.4.10(G)(2)(e) is provided below.

> *2.4.10(G)(2)(e) Subdivision preliminary plat standards.* A subdivision preliminary plat shall be approved upon a finding the application complies with the standards in Article 7, Subdivision Standards, all other relevant provisions of these LDRs, and all other relevant City ordinances and regulations.
>
> **Evaluation & Findings:** The application has been reviewed for and is found to be in compliance with the applicable standards of Article 7, Subdivision Standards, including standards related to block length, lot arrangement, dimensions and design, and street arrangement.

SECTION 2.4.3(E)(1), FINAL PD PLAN

The subject property is zoned Planned Development – Residential (PD-R.) Section 2.4.3(E)(1) states that the Final PD Plan for a Planned Development shall be either a site plan or major subdivision preliminary plat, whichever is appropriate.

For the Schmidt Farms Planned Development, the proposed development requires major subdivision preliminary plat review/approval for single family detached development, therefore, the applicable type of review for the Final PD Plan of Schmidt Farms is a preliminary plat.

This application has been reviewed for compliance with the standards of Section 2.4.3(E)(1). An evaluation and findings of the application's compliance with the applicable standards of Section 2.4.3(E)(1) is provided below.

Final PD plan.

(1) *Submittal of PD final plan.* Within one year of the approval of a PD zone district classification, PD Master Plan, and PD agreement, the applicant shall submit a PD final plan for any part or section of the plan for development shown in the

PD Master Plan. If the PD final plan is not submitted within one year, the PD zone district classification, PD Master Plan, and PD agreement shall expire and be void, and the land shall revert back to its original zone district classification. The PD final plan shall implement the PD Master Plan. For the purposes of these LDRs, the PD final plan shall mean either site plan (Subsection 2.4.9 of this section) or major subdivision preliminary plat (Subsection 2.4.10(G) of this section) approval, whichever is appropriate.

Evaluation & Findings: The subject property's PD-R and PD-Comm zone district classification, PD Master Plan, and PD Agreement were approved on May 23, 2022 by the adoption of Ordinance 22-09. A final PD plan for a minor site plan was approved on May 16, 2023. Furthermore, extension requests made under applicable Executive Orders (Order Nos. 22-253, 22-255, 22-256, 23-02, 23-48, and 23-87) extended the expiration of the preliminary development order until January 12, 2026. The applicant has submitted the appropriate application type to implement the type of development proposed.

(2) *Standards*. In addition to complying with the relevant standards for site plan (Subsection 2.4.9 of this section) or major subdivision preliminary plat (Subsection 2.4.10(G) of this section), whichever is appropriate, the PD final plan shall also conform to the PD Master Plan and the PD agreement.

Evaluation & Findings: The preliminary plat has been reviewed for conformance with the PD Master Plan and the PD Agreement, and is found to conform to all applicable provisions of the PD Master Plan and PD Agreement.

PUBLIC FACILITIES IMPACT

The analysis of each public facility provided below represents an analysis of the impacts generated by the proposed preliminary plat.

At present, the total impacts generated by the development are acceptable and are not anticipated to degrade the Level of Service (LOS) of any public facility. If development is proposed in the future, the applicant will be required to provide a comprehensive analysis of the impacts generated by such development upon public facilities. Facility capacity must be available to support the proposed development prior to the issuance of a final development order.

Per Section 2.4.14, preliminary plats associated with Planned Developments are final development orders and concurrency will be reserved if the application is approved.

Traffic Impact

Table 3. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2, 3]	Segment Description	Lanes	Functional Classification	Area Type	LOS
3 (4127)	US 441 (from MPO Boundary to CR 25A East Intersection)	4/D	Principle Arterial	Urban Trans	D

1 *Source: City of Alachua Comprehensive Plan, Traffic Circulation Element.*
2 *For developments generating 1,000 trips or greater, affected roadway segments are identified as all those wholly or partially located within · mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater, and all roadway segments for which the proposed development's impacts are 5% or greater on the Maximum Service Volume (MSV) of the roadway [Section 2.4.14(H)(2)(b) of the LDRs].*
3 *FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity*

Table 4. Potential Trip Generation

	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
Proposed Preliminary Plat	1,773[1] (886/887)	141[2] (37/104)	186[3] (119/67)

1. *Source: ITE, Trip Generation Manual, 11th Ed. Formula: 9.43 trips/ du = 9.43 x 188 = 1,773*
2. *Source: ITE, Trip Generation Manual, 11th Ed. Formula: .75 trips/ du = .75 x 188 = 141*
3. *Source: ITE, Trip Generation Manual, 11th Ed. Formula: .99 trips/ du = .99 x 188 = 186*

Table 5. Potential Impact of Affected Comprehensive Plan Roadway Segments

Traffic System Category	3 US 441 (from MPO Boundary to CR 25A East Intersection) [1]
Maximum Service Volume[2]	43,000
Existing Traffic[3]	22,194
Reserved Trips[4]	1,244
Available Capacity[4]	19,562
Potential Impact Generated by Proposed Preliminary Plat	1,773
Residual Capacity after Proposed Preliminary Plat[5]	**17,789**
PM Peak Hour Traffic Analysis	3 US 441 (from MPO Boundary to CR 25A East Intersection) [1]
Maximum Service Volume[2]	3,870
Existing Traffic[3]	2,127
Reserved Trips[4]	204
Available Capacity[4]	1,539
Potential Impact Generated by Proposed Preliminary Plat	186
Residual Capacity after Proposed Preliminary Plat[5]	**1,353**

1 *FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.*
2 *AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.*
3 *Florida Department of Transportation, District Two, Level of Service Reporting Tool 2019, accessed April 7, 2021*
4 *Source: City of Alachua December 2024 Development Monitoring Report.*
5 *The application is for a Final Development Order. Concurrency will be reserved.*

Evaluation: As shown in Table 5, affected segment 3 will not be deficient after the proposed preliminary plat.

<u>Potable Water Impacts</u>

Table 6. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity*	2,300,000
Less Actual Potable Water Flows*	1,548,250
Reserved Capacity*	468,945
Potential Potable Water Demand from Proposed Preliminary Plat **	51,700
Residual Capacity	**231,105**
Percentage of Permitted Design Capacity Utilized	**89.95%**
Sources: ** City of Alachua December 2024 Development Monitoring Report* ***City of Alachua Comprehensive Plan Potable Water Level of Service of 275 gallons/du/ day x 188 units*	

Evaluation: The proposed development would increase the maximum potential demand from the development of the subject property by 51,700 gallons per day at build out. This analysis is based on the development potential of 188 residential dwellings that would be permitted by the proposed preliminary plat. Policy 4.1.c.3, of the Community Facilities Element of the City's Comprehensive Plan requires that no development orders be issued until additional capacity becomes available or funds to increase facility capacity are committed. The City is currently working on a new well-field project that has been funded and has initiated the process to increase permitted design capacity. It is anticipated that the proposed development will not adversely affect the Level of Service ("LOS") for potable water facilities, and the impacts are therefore acceptable.

Sanitary Sewer Impacts

Table 7. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity*	1,500,000
Less Actual Treatment Plant Flows*	764,000
Reserved Capacity*	437,084
Projected Potential Wastewater Demand from Proposed Application **	47,000
Residual Capacity	**251,916**
Percentage of Permitted Design Capacity Utilized	**83.21%**
Sources: ** City of Alachua December 2024 Development Monitoring Report* ***City of Alachua Comprehensive Plan Potable Water Level of Service of 250 gallons/du/ day x 188 units*	

Evaluation: The proposed development would increase the maximum potential demand from the development of the subject property by 47,000 gallons per day. This analysis is based on the development potential of 188 residential dwellings that would be permitted by the proposed preliminary plat. It is anticipated that the proposed development will not adversely affect the Level of Service ("LOS") for sanitary sewer facilities, and the impacts are therefore acceptable.

Recreational Impacts

Table 8a. Recreational Impacts

System Category	Acreage
Existing City of Alachua Recreation Acreage[1]	135.48
Acreage Required to Serve Existing Population[2]	55.08
Reserved Capacity[1]	13.84
Potential Demand Generated by Development[3]	2.6
Residual Recreational Capacity After Impacts	**63.96**

Sources:
1 *City of Alachua December 2024 Development Monitoring Report.*
2 *University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2016; Policy 1.2.b, Recreation Element (Formula: 11,015 persons / [5 acres/1,000 persons])*
3 *US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.76 persons per dwelling x 188 dwellings / [5 acres/1,000 persons])*

Table 8b. Improved Passive Park Space Analysis

Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity[1]	13.78 acres
Acreage Required to Serve Demand Generated by Development[2]	0.52 acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development	14.3 acres
Existing Improved Passive Park Space[1]	34.82 acres
Improved, Passive Park Space Utilized by Existing Population, Reserved Capacity, & Demand Generated by Development[3]	**41.07 %**

1 *Source: City of Alachua December 2024 Development Monitoring Report.*
2 *Formula: Recreation Demand Generated by Development (2.6 acres) x 20%.*
3 *Formula: Total Improved Passive Park Space / (Acreage Required to Serve Existing Population + Reserved Capacity + Acreage Required to Serve Demand Generated by Development.)*

Evaluation: The proposed development would increase the maximum potential demand from the development of the subject property by 2.6 recreational acres, and for passive park space by .52 acres. It is anticipated that the proposed preliminary plat will not adversely affect the Level of Service ("LOS") of recreational facilities; therefore, the impacts are acceptable.

Solid Waste Impacts

Table 9. Solid Waste Impacts

System Category	Lbs Per Day	Tons Per Year
Existing Demand[1]	44,060.00	8,040.95
Reserved Capacity[2]	50,407.82	9,199.43
Projected Solid Waste Demand from Application[3]	2,076	378.87
New River Solid Waste Facility Capacity[4]	**50 years**	

Sources:
1 *University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2016; Policy 2.1.a, CFNGAR Element (Formula: 11,015 persons x 0.73 tons per year)*
2 *City of Alachua December 2024 Development Monitoring Report*
3 *Policy 2.1.a, CFNGAR Element (Formula: .73 tons x 188 dwellings)*
4 *New River Solid Waste Facility, April 2024*

Evaluation: The proposed development would increase the maximum potential demand from the development of the subject property by 378.87 tons per year. It is anticipated that the proposed

preliminary plat will not adversely affect the Level of Service ("LOS") of solid waste facilities; therefore, the impacts are acceptable.

Public School Impact

The School Board of Alachua County (SBAC) has issued a preliminary School Capacity Review determination for the proposed preliminary plat dated December 12, 2024. At this time, the SBAC has determined that there is adequate capacity for the proposed preliminary plat. The development is anticipated to generate a total of 52 student stations (23 for elementary, 12 for middle, and 17 for high school).

Upon submittal of any final subdivision plat, the development will be subject to a concurrency review and determination of the availability of school capacity at the time of such review.

EXHIBIT "A"

TO

DM ALACHUA INVESTMENTS, LLC
(SCHMIDT FARMS SUBDIVISION)
PRELIMINARY PLAT
STAFF REPORT

CONDITIONS:

1. The applicant agrees that if any gopher tortoises or gopher tortoise burrows are discovered on site, it shall provide a 100% gopher tortoise survey for the subject property, which shall include a list of all local, state, and federal permits required for relocation of any gopher tortoises on site. Surveys shall be valid for a period of 3 years from original date of survey.

2. The applicant agrees that if any killdeer or killdeer nests are discovered on site, it shall provide a 100% killdeer survey for the subject property. Surveys shall be valid for a period of 3 years from original date of survey.

3. The applicant agrees it shall utilize the standard measures for protection for the Eastern Indigo Snake as outlined in the latest snake protection/ education plan developed by the U.S. Fish and Wildlife Service.

4. The applicant agrees it shall obtain all other applicable local, state, and federal permits before the commencement of site work.

5. If any development is proposed to take place within a Special Flood Hazard Area, base flood elevations will be required to be established in accordance with Section 6.9.4 (E)(1)(b) at time of Construction Plans.

6. At time of final plat, the applicant shall provide declarations and covenants showing compliance with all applicable conditions of the PD Ordinance (Ordinance 22-09), including limitations on fertilizers and wells on the property.

7. At time of construction plans, the applicant agrees to address all comments as outlined in a memo dated October 31, 2024 from Michael Carrillo, P.E., Public Services Director, and Tom Ridgik, P.E., Engineering Supervisor.

8. The applicant agrees that the provided wetland and surface water boundaries are preliminary and subject to final review by the SRRWMD. The applicant shall notify the City at time of application for ERP through SWRMD.

9. The applicant agrees that Conditions 1 – 8 as stated above do not inordinately burden the land and shall run with the land and be binding upon the property owner, including any subsequent property owners, successors, or assigns, and that the development shall comply with Conditions 1 – 8 as stated herein.

EXHIBIT "B"

TO

DM ALACHUA INVESTMENTS, LLC
(SCHMIDT FARMS SUBDIVISION)
PRELIMINARY PLAT
STAFF REPORT

SUPPORTING APPLICATION MATERIALS SUBMITTED BY CITY STAFF TO THE PLANNING AND ZONING BOARD

City of Alachua

PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM

PROJECT # | **APPLICATION DATE** 12-11-2024

NAME & DESCRIPTION OF PROJECT Schmidt Farms Preliminary Plat - a proposed development with 188 single family residential units with associate infrastructure improvements

PROJECT ADDRESS (Contact 911 Addressing @ 352.338.7361) 10100 NW US HWY 441

Tax Parcel Numbers 05936-001-000, 05936-007-000, 05936-007-002, 05936-007-001, 05945-000-000

Acreage 121.1

DEVELOPMENT DATA (check all that apply)

- [x] Single Family — Number of Units: 188
- [ ] Multi Family — Number of Units:
- [ ] Exempt (See exemptions on page 2)

Level of Review

- [ ] Pre-Application Conference
- [x] Preliminary
- [ ] Final
- [ ] Revised
- [ ] Staff Administrative Review

A determination that there is adequate school capacity for a specific project will satisfy requirements for review for school concurrency for the periods of time consistent with the Interlocal Agreement and specified in local government land development regulations; an agreement by the School Board with the developer and local government is required to extend the period for approvals for phased projects beyond the generally applicable time period

EXPLANATION OF STUDENT GENERATION CALCULATION

Student Generation is calculated based on the type of residential development and the type of schools. The number of student stations (by school type - Elementary, Middle and High School) used for calculating the school concurrency impacts is equal to the number of dwelling units by housing type multiplied by the student generation multiplier (for housing type & school type) established by the School Board. Calculations are rounded to the nearest whole number. Student Generation for each school type is calculated individually to assess the impact on the **School Concurrency Service Area (SCSA)** for each school type (Elementary, Middle and High School).

SCHOOL CONCURRENCY SERVICE AREAS (SCSA) FOR PROJECT LOCATION

Based on the project location, please identify the corresponding School Concurrency Service Areas for each school type. Maps of the SCSAs may be viewed on the Alachua County Public Schools website.

SCHOOL CONCURRENCY SERVICE AREAS (SCSA)

Elementary Northwest Alachua | **Middle** Mebane | **High** Santa Fe

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	188	**units X 0.12 Elementary School Multiplier**	23	**Student Stations**
MIDDLE	188	**units X 0.06 Middle School Multiplier**	12	**Student Stations**
HIGH	188	**units X 0.09 High School Multiplier**	17	**Student Stations**

MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY		**units X 0.06 Elementary School Multiplier**		**Student Stations**
MIDDLE		**units X 0.03 Middle School Multiplier**		**Student Stations**
HIGH		**units X 0.03 High School Multiplier**		**Student Stations**

Source: School Board of Alachua County 2021 Student Generation Multiplier Analysis

EXEMPT DEVELOPMENTS (click all that apply)

☐ *Existing legal lots eligible for a building permit*

☐ *Development that includes residential uses that has received final development plan approval prior to the effective date for public school concurrency, or has received development plan approval prior to June 24, 2008, provided the development approval has not expired*

☐ *Amendments to final development orders for residential development approved prior to the effective date for public school concurrency, and which do not increase the number of students generated by the development*

☐ *Age-restricted developments that prohibit permanent occupancy by persons of school age, provided this condition is satisfied in accordance with the standards of the Public School Facilities Element or the ILA*

☐ *Group quarters that do not generate public school students, as described in the ILA*

AUTHORIZED AGENT

Name: Timothy Boehlein, PE
Mailing Address: 3530 NW 43rd Street
Gainesville, FL 32606
Phone: 352-375-8999
Email: tim.boehlein@jbpro.com

PROPERTY OWNER

Name: DM Alachua Investments LLC
Mailing Address 4045 NW 43rd Street
Gainesville, FL 32609
Phone: 352-222-4088
Email david.meeks3@gmail.com

CERTIFICATION

PROJECT NAME : Schmidt Farms Prelim Plat **PROJECT #:**

This application for a determination of the adequacy of public schools to accommodate the public school students generated by the subject development has been reviewed for compliance with the school concurrency management program and in accordance with the ILA. The following determinations have been made:

☑ **Approved** based upon the following findings (see 09.14.2022 Capacity Table)

Elementary SCSA Northwest Alachua — Capacity Required 23

- ☑ Capacity Available — Available Capacity 368
- ☐ Capacity Available in 5 yrs* — Available Capacity
- ☐ Capacity Available in Adjacent SCSA — Available Capacity

Middle SCSA Mebane — Capacity Required 12

- ☑ Capacity Available — Available Capacity 406
- ☐ Capacity Available in 5 yrs* — Available Capacity
- ☐ Capacity Available in Adjacent SCSA — Available Capacity

High SCSA Santa Fe — 17

- ☑ Capacity Available — Available Capacity 142
- ☐ Capacity Available in 5 yrs* — Available Capacity
- ☐ Capacity Available in Adjacent SCSA — Available Capacity

☐ **Denial** for reasons stated

Approved by

School Board Staff Certification

Suzanne M. Wynn
Director, Facilities Planning and Construction
Alachua County Public Schools
352.955.7400 x 1445

Date: 12/12/2024

City of Alachua Staff

A complete application for the development project was accepted on

Date: April 1, 2024

Signed: Adam Hall

Printed Name: Adam Hall

*163.3180(6)(g), F.S. (2023)

Page 3

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

December 18, 2024

Sent by electronic mail to tim.boehlein@jbpro.com

Timothy J. Boehlein, P.E.
Project Manager
JBPro Inc.
3530 NW 43rd Street
Gainesville, FL 32606

RE: Planning & Zoning Board (PZB) Public Hearing: Schmidt Farms Preliminary Plat and Final PD Plan

Dear Mr. Boehlein:

On November 27, 2024, the City of Alachua received your revised application submitted on behalf of DM Alachua Investments, LLC. for the Preliminary Plat and Final PD Plan for the Schmidt Farms Preliminary Plat subdivision project, which proposes the development of 188 single family lots on a ±120.63 acre subject property (Alachua County Tax Parcels 05936-001-000, 05936-007-000, 05936-007-002, 05936-007-001, and 05945-000-000).Based upon a review of the revised application, the City has determined that the application can now be scheduled for a hearing before the Planning and Zoning Board (PZB).

You must provide two (2) *double-sided, three-hole punched, color sets* of the **complete** application package **(including all attachments, reports, memos, etc)**, seven (7) sets of plans, and a digital copy of all materials in PDF format on a CD or by emailing a Cloud / FTP link to download the materials to planning@cityofalachua.com *no less than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard.* The application has been scheduled for the **January 14, 2025** PZB Meeting, therefore, the above referenced materials must be submitted to the City no later than ***Monday, December 30, 2024.*** Materials may be submitted earlier than this date.

In addition, Section 2.2.9(D) of the Land Development Regulations requires the applicant to place posted notice signs on the subject property at least 14 days prior to the public hearing. Therefore, posted notice signs must be placed on the property no later than ***Monday, December 30, 2024***. Staff will notify you when the signs are available for pick up at City Hall.

If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public hearing, please submit the presentation or materials no later than 12:00 PM on the last business day prior the PZB meeting (no later than ***Monday, January 13, 2025***). Any presentation or materials may be submitted by emailing them to planning@cityofalachua.com.

Failure to provide the material within the timeframes noted above may result in postponement of the hearing for this item. Should you have any questions, please feel free to contact me at (386) 418-6100 x 1603 or via email at ahall@cityofalachua.com.

Sincerely,



Adam Hall, AICP
Principal Planner

c: Kathy Winburn, Planning & Community Development Director *(by electronic mail)*
Justin Tabor, AICP, Principal Planner *(by electronic mail)*
Carson Crocket, AICP Candidate, Planner (*by electronic mail)*
Project File

Adam Hall

From: Adam Hall
Sent: Tuesday, November 26, 2024 2:35 PM
To: 'Brett Bartek'; Jessica Junkin; Randy Olney; Austin Blazs
Cc: Andy Woodruff
Subject: RE: Request for Outside Review of Preliminary Plat for Schmidt Farms

Brett,

Thank you! This email will suffice for comment.

Hope everyone has a wonderful Thanksgiving !

Adam Hall

City of ALACHUA
the good life community

ADAM HALL
Principal Planner
386.418.6125
ahall@cityofalachua.org
www.cityofalachua.org

From: Brett Bartek <Brett.Bartek@nv5.com>
Sent: Monday, November 25, 2024 1:41 PM
To: Adam Hall <ad_hall@cityofalachua.org>; Jessica Junkin <Jessica.Junkin@nv5.com>; Randy Olney <Randy.Olney@nv5.com>; Austin Blazs <Austin.Blazs@nv5.com>
Cc: Andy Woodruff <Andy.Woodruff@nv5.com>
Subject: RE: Request for Outside Review of Preliminary Plat for Schmidt Farms

Hi Adam. As we discussed in our meeting, the last comment we have for this project is that we recommend language such as "Wetland and surface water boundaries are preliminary and subject to review by the SRWMD" in the notes section of their plan set. Let me know if this email will suffice as our final review or if you would like us to submit a formal letter. Thanks!

Brett Bartek | Ecologist | **CHW, an NV5 company**
11801 Research Drive, Alachua, FL 32615 | P: (352) 331-1976 | D: (352) 443-3280
IMPORTANT: Please note that my email address has changed to brett.bartek@nv5.com, please update your contact information accordingly.

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

November 6, 2024

Sent by electronic mail to tim.boehlein@jbpro.com

Timothy J. Boehlein, P.E.
Project Manager
JBPro Inc.
3530 NW 43rd Street
Gainesville, FL 32606

RE: **Planning Assistance Team (PAT) Summary: Schmidt Farms Final PD Plan/ Preliminary Plat (PPP24-0002)**

Dear Mr. Boehlein:

On October 16, 2024 the City of Alachua received your revised application for the Schmidt Farms Preliminary Plat subdivision project, which proposes the development of 188 single family lots on a ±86.69 acre subject property (Alachua County Tax Parcels 05936-001-000, 05936-007-000, and 05945-000-000).

The application has been reviewed by the City's Planning Assistance Team (PAT). Upon review of the application and materials, the following insufficiencies must be addressed.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM** on **Wednesday, November 13, 2024**. The resubmittal may be submitted electronically to the project planner.

Please address the following:

1. *Schmidt Farms PD Ordinance*
   a. Condition 1 – Development Area standards table – Cottage lots within Development Area C must meet the Common Greens standards found in Section 4.3.1(A)(5)(d).
   New Comment: Layout acceptable; add note that the alleys shall be privately maintained roadways.

5. *Comprehensive Plan Analysis*
   NEW COMMENT 11/06/24: New areas are now labelled as surface waters and appear to be impacted. Revise response to Policy 1.12.d to address the required setbacks from surface waters. Appropriate buffers from surface waters must be depicted. The City's definition of surface waters is as follows:

   Surface water means water above the surface of the ground whether or not flowing through definite channels, including the following: 1. Any natural or artificial pond, lake, reservoir or other area that ordinarily or intermittently contains water and that has a discernible shoreline;

2. Any natural or artificial stream, river, creek, channel, ditch, canal, conduit culvert, drain, waterway, gully, ravine, street, roadway, swale or wash in which water flows in a definite direction, either continuously or intermittently and that has a definite channel, bed or banks; or 3. Any wetland.

If revised jurisdictional determination is made at time of construction plans, significant revisions to preliminary plat may be needed that would require the preliminary plat to go back to the Planning and Zoning Board and City Commission for reconsideration.

7. *Public Services / Fire Rescue / Engineering Review Comments*
   a. Acknowledge receipt of informational comments provided by the Public Services Department in a memorandum dated October 31, 2024 (attached).
   b. The applicant must address the comments provided by Randall Olney, P.E., and Austin Blazs, PSM, of CHW, Inc., as provided in a letter dated October 30, 2024 (attached).

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1603 or via e-mail at ahall@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,

Adam Hall, AICP
Principal Planner

Attachments

c: Kathy Winburn, Planning & Community Development Director *(by electronic mail)*
Justin Tabor, AICP, Principal Planner *(by electronic mail)*
Carson Crocket, AICP Candidate, Planner (*by electronic mail)*
Project File

City of
ALACHUA
the good life community

City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
ASSISTANT CITY MANAGER

INTER-OFFICE COMMUNICATION

DATE: **Oct 31, 2024**

TO: **Kathy Winburn, AICP**
Planning & Community Development Director

FROM: **Michael Carrillo, P.E.**
Public Services Director
Tom Ridgik, P.E.
Engineering Supervisor

TR 10/31/2024

RE: **Schmidt Farms Preliminary Plat**

Public Services has reviewed the subject project (Oct Submittal) and offer the following comments. Review was specific to the Public Services utilities.

NO.	COMMENTS
A.	**Meaning of Conditional Approval** Please address the following comments. Rather than submitting a complete hard copy set, the design engineer has the option of (1) to instead forward to Public Services and Planning by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua. org) or (2) to provide a link so Public Services and Planning can download the complete PDF set. Public Services would then review this sheet, presumably approve it and so notify the Planning Department.)
1.	**Comment on March Submittal** **Sheet C4.00** Please change General Note 3 to: "3. ALL POTABLE WATER MAINS NOT UNDER ROADS SHALL BE AWWA C900 PVC DR-18. ALL POTABLE WATER MAINS UNDER ROADS SHALL BE DUCTILE IRON CEMENT-LINED."

NO.	COMMENTS
	Conditional Approval **Comment on July Submittal** **Approved**
2	**Comment on March Submittal** **Sheet C4.00** The lift station is shown as being deeded to the City, meaning the lift station will be public. As a rule, for a lift station to be public, it must serve at least two subdivisions. One of these subdivisions can be future. Please perform a basin study to determine which lands are suitable service areas for the lift station. Also, show the area dedicated for installing a future gravity main to collect wastewater from the future subdivision(s). Specifically, show a 30-foot wide PUE for this future gravity main segment. **Conditional Approval** **Comment on July Submittal** Engineer indicated that a study previously conducted and approved has been attached. The reviewer could not find this attached study. Please **submit** this study. (Forwarding via email as a PDF attachment is sufficient.) **Comment on Oct Submittal** When appropriate, please update this Infrastructure Improvement Area Report. For example. If the transfer of the GRU water main to COA does NOT happen, then an alternative means of water supply will need to be designed and constructed. Confirm that this alternative means of water supply delivers adequate fire flow. Lift Station Evaluate the FM size and length. Evaluate the termination location of the FM. The lift station serving Turkey Creek probably will NOT be able to accept the quantity of flow from the proposed lift station. The assumption is that the proposed lift station is "regional" and thus will eventually accept flow from more than Schmidt Farms. Evaluate the lift station to ensure it can readily serve as a "regional" lift station. Identify possible WW flow paths from other subdivisions. Evaluate the depth of the proposed lift station to ensure it can accept gravity flow from

NO.	COMMENTS
	other subdivisions. The preliminary infrastructure improvements costs may be low. Reasons include: (1) lift station diameter and depth (2) generator for lift station (3) size and length of FM (where should it terminate?) and (4) source of water supply if GRU existing WM not available. This is a **FYI**, and does not need to be completed as part of the Prelim Plat. But it should be done prior to preparing the Construction Documents. Suggest discussing with COA.
3	**Comment on March Submittal** **General and Sheet C0.00** Preliminary plat approval is contingent on the water main being available to meet the requirements for the proposed development. Please **submit** response. **Conditional Approval** **Comment on July Submittal** "Noted, thank you" is the Engineer's response. COA takes **No Exception** to this response.
4	**New Comment on July Submittal** The submittal indicates that cottage style lots will be built in Phase 4. Such lots are small – the submitted info indicates that side setbacks are only 2.5 feet. Please be aware that the City has previously reviewed cottage style construction plans. The City concluded that there was insufficient space to meet City standards for water and wastewater infrastructure. Thus, the developer agreed to privatize water and wastewater infrastructure. This is not definitive for this project, but privatizing water and wastewater infrastructure for the Schmidt Farms cottages likely will be required. Please **submit** response. **Comment on Oct Submittal** The Engineer does not appear to have responded to the above comment. However, COA waives the need for a response. This still remains a future issue. Suggest that this issue be discussed with COA staff. This is now rated a **FYI.**

NO.	COMMENTS
5	**New Comment on Oct Submittal** Lot PUEs do not appear to be shown. Please show these PUEs on both the Construction Plans and the Final Plat. Suggest discussing with COA. **FYI**
6	**New Comment on Oct Submittal** As reminder, if possible, COA preference is to install water meters and cleanouts at lot corners; namely, within PUEs at intersection of front and side setbacks. Early during design of Construction Plans, suggest contacting COA for the appropriate details. Suggest discussing above issues with COA. **FYI**
7	
8	
9	
10	
END OF COMMENTS	

Please advise if you have any questions or require additional information.
cc: Justin Tabor – AICP Principal Planner
Adam Hall – AICP Principal Planner

To: Adam Hall, AICP

From: *Brett Bartek, Ecologist III*

Date: 10/30/2024

RE: *Schmidt Farms Crossing – Ecological Review*

This memo is for the ecological review for Schmidt Farms Crossings.

1. Absent a current wetland and surface water review per 62-340, the preliminary plat and the conceptual construction plans should depict all previous limits of jurisdiction as determined in the 2008 ERP along with the lines depicted in the 2021 environmental report. Non-wetland swales 1 and 2 as described in the environmental report are still not shown in the plan set. These swales are described as jurisdictional features on Figure 66 of the environmental report and as such are potentially subject to regulation and should be shown in the preliminary plat and conceptual construction drawings. Please include a note on all plans that explain the determination and limits of wetlands and surface waters are preliminary and subject to a valid 62-340 determination by the SRWMD.

2. Please account for wetland, surface water, and buffer impacts associated with the creek crossing on the wetland buffer map. Please include non-wetland swales 1 and 2. Please include a note on the buffer plan that explains the determination and limits of wetlands and surface waters are preliminary and subject to a valid 62-340 determination by the SRWMD.

3. Please label the creek setback line on the wetland buffer exhibit. Please clarify why the creek setback line overlaps the 75 foot average wetland buffer, encroaches into Schmidt Creek, and is not depicted in the area of Schmidt Creek.

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

October 03, 2024

Sent by electronic mail to tim.boehlein@jbpro.com

Timothy J. Boehlein, P.E.
Project Manager
JBPro Inc.
3530 NW 43rd Street
Gainesville, FL 32606

RE: Planning Assistance Team (PAT) Summary: Schmidt Farms Final PD Plan/ Preliminary Plat (PPP24-0002)

Dear Mr. Boehlein:

On September 16, 2024 the City of Alachua received your revised application for the Schmidt Farms Preliminary Plat subdivision project, which proposes the development of 188 single family lots on a ±86.69 acre subject property (Alachua County Tax Parcels 05936-001-000, 05936-007-000, and 05945-000-000).

The application has been reviewed by the City's Planning Assistance Team (PAT). Upon review of the application and materials, the following insufficiencies must be addressed.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM** on **Thursday, October 17, 2024**. A total of four (4) copies of the application package, plans, and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud / FTP link must be provided by this date.

Please note that as a third PAT review will be required, Resolution 24-05 states that a resubmittal fee in the amount of 25% of the original application shall be paid prior to review of resubmission. The original application fee for the Preliminary Plat application was $2,880. Therefore, a total of **$720.00** will be required to be submitted along with next resubmittal package or paid prior.

Please address the following:

1. *Schmidt Farms PD Ordinance*
   a. Condition 1 – Development Area standards table – Cottage lots within Development Area C must meet the Common Greens standards found in Section 4.3.1(A)(5)(d).
   New Comment: Revised plans do not meet standards for clustering around common green. Proposed cottage lots must be clustered around common green in order to meet standards found in Section 4.3.1 (A)(5)(d). Please see code excerpt below:

(d)*Common greens.* Each cottage neighborhood shall have one or more common greens. Common greens may be counted toward the open space required by Section 6.7 of these LDRs. Common greens shall be designed to meet the following:

(i)Common greens shall include at least 400 square feet per cottage home.

(ii)A minimum of four and a maximum of 12 cottage homes shall be **clustered** around a common green.

(iii)Common greens may include stormwater management facilities incorporating low impact development designs as long as a minimum of 400 square feet per cottage home remains usable for active or passive recreation during rain events.

(iv)A minimum of 80% of the cottage homes within a cottage neighborhood shall be clustered around and shall directly front a common green.

(v)Amenities such as those identified in Subsection 4.3.1(A)(5)(b), Common buildings, are allowed in common greens.

NEW COMMENT 10/03/24: Open Space area appears to have been met, but design requirement is for the units to be "clustered" around the common green and not just adjacent to. Lots 144-157, Lots 174-181 and Lots 182-188 are adjacent to, but not clustered around a common green.

5. *Comprehensive Plan Analysis*
   b. Revise response to Policy 2.10.b of the Conservation and Open Space Element to address isolated wetland impacts.

   New Comment: Please identify where on-site mitigation has been accomplished and provide total acreage of impacted and mitigated wetland areas.

   NEW COMMENT 10/03/24: Sheet C2.00 shows impacts to wetlands (identified as impacts to isolated wetlands areas). While the impacts may be permitted to these areas, the mitigation requirement remains in Policy. Please see additional comments from CHW/NV5 Ecology attached.

7. *Public Services / Fire Rescue / Engineering Review Comments*
   a. The applicant must address all comments provided by the Public Services Department in a memorandum anticipated to be received by October 9, 2024.
   b. The applicant must address the comments provided by Randall Olney, P.E., and Austin Blazs, PSM, of CHW, Inc., as provided in a letter dated October 1, 2024 (attached).

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1603 or via e-mail at ahall@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,

Adam Hall, AICP
Principal Planner

Attachments

c: Kathy Winburn, Planning & Community Development Director *(by electronic mail)*
Justin Tabor, AICP, Principal Planner *(by electronic mail)*
Carson Crocket, AICP Candidate, Planner (*by electronic mail)*
Project File

To:	Adam Hall, AICP
From:	*Randall Olney, P.E. & Austin Blazs, PSM*
Date:	10/1/2024
RE:	*Schmidt Farms Preliminary Plat – Second Review*

Civil Review

1. The lots are not labeled on sheet C2.00 nor C4.00.
2. On sheet C1.00, the Road D connection just southwest of the intersection with Road B appears to show a phase line. However, the phase for the Road D connection to NW 43rd Street is not identified. Please clarify which phase the Road D connection to NW 43rd Street will be constructed.
3. In the Lot Breakdown by Phase column in the table on C1.00, phase 4 is only shown as lots 144-185 for a total of 42 lots. However, the plans depict phase 4 as lots 144-188 for a total of 45 lots. Please clarify this discrepancy between the table and what is depicted on the plan.
4. The line type for the FEMA Floodplain and Soil Group in the legend does not appear to match the depicted line types on C2.00. Please clarify and/or revises.

Survey Review

1. There is a typo in Note #1 0 “EXCEED 1:5,000 vALL”.
2. “C1” and “C3” are repeated on sheet 10.

Ecology Review

1. Verification of wetland limits prior to project construction does not address how the applicant intends to comply with City Comp Plan objectives at time of Preliminary Plat. Wetland and other surface water lines as defined by City Ordinance are omitted from the Preliminary Plat; including wetlands and surface water identified by the Applicants consultant and previously field delineated by SRWMD.

   Per Code of Ordinances Article 10 Section 10.2
   Surface water means water above the surface of the ground whether or not flowing through definite channels, including the following:
   1.Any natural or artificial pond, lake, reservoir or other area that ordinarily or intermittently contains water and that has a discernible shoreline;
   2.Any natural or artificial stream, river, creek, channel, ditch, canal, conduit culvert, drain, waterway, gully, ravine, street, roadway, swale or wash in which water flows in a definite direction, either continuously or intermittently and that has a definite channel, bed or banks; or
   3.Any wetland.

   At minimum the Preliminary Plat should depict the full extent of all potentially regulated surface waters including wetlands or intermittent surface water features regardless if natural or artificial. They remain potentially regulated and subject to buffering requirements. Site improvements depicted on the Preliminary Plat that overlay these features should evidence buffering requirements; absence of 62-340 FAC jurisdiction as determined by valid state agency review; exemption criteria status; or justification that impacts are either individually or cumulatively consistent with objectives and policies as described in the Conservation and Open Space Element.

2. The wetland buffer exhibit (“Preliminary Plat EX-1”?) depicts acreage of wetland buffer area but does not include all potentially regulated resources or demonstrate it meets or exceeds the required acreage. The wetland buffer exhibit is depicting locations less than 50-foot minimum set back, please clarify. Creek Buffer line and 75-foot wetland buffer lines appear to be describing the same line type, please clarify

3. (City’s PAT 5A) - Wetland Exhibit depicts two (2) 75-foot wetland buffers along property boundary, please clarify.

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

August 22, 2024

Sent by electronic mail to tim.boehlein@jbpro.com

Timothy J. Boehlein, P.E.
Project Manager
JBPro Inc.
3530 NW 43rd Street
Gainesville, FL 32606

RE: Planning Assistance Team (PAT) Summary: Schmidt Farms Final PD Plan/ Preliminary Plat (PPP24-0002)

Dear Mr. Boehlein:

On July 9, 2024 the City of Alachua received your revised application for the Schmidt Farms Preliminary Plat subdivision project, which proposes the development of 188 single family lots on a ±86.69 acre subject property (Alachua County Tax Parcels 05936-001-000, 05936-007-000, and 05945-000-000).

The application has been reviewed by the City's Planning Assistance Team (PAT). Upon review of the application and materials, the following insufficiencies must be addressed.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM** on **Monday, September 9, 2024**. A total of four (4) copies of the application package, plans, and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud / FTP link must be provided by this date.

Please address the following:

1. *Schmidt Farms PD Ordinance*
   a. Condition 1 – Development Area standards table – Cottage lots within Development Area C must meet the Common Greens standards found in Section 4.3.1(A)(5)(d).

   New Comment: Proposed cottage lots must be clustered around common green in order to meet standards found in Section 4.3.1 (A)(5)(d). Please see code excerpt below:

(d)*Common greens.* Each cottage neighborhood shall have one or more common greens. Common greens may be counted toward the open space required by Section 6.7 of these LDRs. Common greens shall be designed to meet the following:

(i)Common greens shall include at least 400 square feet per cottage home.

(ii)A minimum of four and a maximum of 12 cottage homes shall be clustered around a common green.

(iii)Common greens may include stormwater management facilities incorporating low impact development designs as long as a minimum of 400 square feet per cottage home remains usable for active or passive recreation during rain events.

(iv)A minimum of 80% of the cottage homes within a cottage neighborhood shall be clustered around and shall directly front a common green.

(v)Amenities such as those identified in Subsection 4.3.1(A)(5)(b), Common buildings, are allowed in common greens.

b. Condition 5 – The provided geotechnical report does not address any potential karst or ground loss areas. The report also appears to be consider a previous plan with stormwater facilities in different locations.

f. New Comment: What are proposed uses for lots 168-175. Response states that lots 171 through 179 are located within Development Area B, but 176 through 179 do not appear to be within Area B. Lots 168 through 175 appear to be within Development Area B.

2. *Article 5, Density, Intensity, and Dimensional Standards*
   a. Provide typical dimensions for lot setback lines. Provide atypical dimensions for lot setback lines.
   New Comment: Not identified on plat and plan sheets.

5. *Comprehensive Plan Analysis*
   a. Lots 14-16, 25-28, 35, 42, 45, 47-48, 91-93, 102, 136-137, and 141 appear to encroach into a wetland buffer line. This buffer line appears to be the 75' minimum required average buffer. Demonstrate average of 75' has been meet in accordance with Policy 2.10 of the Conservation and Open Space Element of the City's Comprehensive Plan.
   New Comment: Provide area of encroachment into 75' buffer and provide area of separation between development and 75' buffer to demonstrate compliance.
   b. Revise response to Policy 2.10.b of the Conservation and Open Space Element to address isolated wetland impacts.
   New Comment: Please identify where on-site mitigation has been accomplished and provide total acreage of impacted and mitigated wetland areas.

6. *Concurrency Impact Analysis*
   b. Identify data source for New River Solid Waste Facility utilization rate.
   New Comment: Data source not identified.

7. *Public Services / Fire Rescue / Engineering Review Comments*
   a. The applicant must address all comments provided by the Public Services Department in a memorandum dated July 25, 2024 (attached).
   b. The applicant must address the comments provided by Randall Olney, P.E., and Austin Blazs, PSM, of CHW, Inc., as provided in a letter dated July 24, 2024 (attached).
   c. Applicant must address the comments provided by Brett Bartek of CHW, Inc., as provided in a memo dated August 15, 204 (attached).

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1603 or via e-mail at ahall@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,

Adam Hall, AICP
Principal Planner

Attachments

c: Kathy Winburn, Planning & Community Development Director *(by electronic mail)*
Justin Tabor, AICP, Principal Planner *(by electronic mail)*
Carson Crocket, AICP Candidate, Planner (*by electronic mail)*
Project File

City of ALACHUA
the good life community

City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
ASSISTANT CITY MANAGER

INTER-OFFICE COMMUNICATION

DATE: **July 25, 2024**

TO: **Kathy Winburn, AICP**
Planning & Community Development Director

FROM: **Michael Carrillo, P.E.**
Public Services Director
Tom Ridgik, P.E.
Engineering Supervisor

TR 7/23/2024

RE: **Schmidt Farms Preliminary Plat**

Public Services has reviewed the subject project (July Submittal) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
A.	**Meaning of Conditional Approval** Please address the following comments. Rather than submitting a complete hard copy set, the design engineer has the option of (1) to instead forward to Public Services and Planning by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua. org) or (2) to provide a link so Public Services and Planning can download the complete PDF set. Public Services would then review this sheet, presumably approve it and so notify the Planning Department.)
1.	**Comment on March Submittal** **Sheet C4.00** Please change General Note 3 to: "3. ALL POTABLE WATER MAINS NOT UNDER ROADS SHALL BE AWWA C900 PVC DR-18. ALL POTABLE WATER MAINS UNDER ROADS SHALL BE DUCTILE IRON CEMENT-LINED."

NO.	COMMENTS
	Conditional Approval **Comment on July Submittal** **Approved**
2	**Comment on March Submittal** **Sheet C4.00** The lift station is shown as being deeded to the City, meaning the lift station will be public. As a rule, for a lift station to be public, it must serve at least two subdivisions. One of these subdivisions can be future. Please perform a basin study to determine which lands are suitable service areas for the lift station. Also, show the area dedicated for installing a future gravity main to collect wastewater from the future subdivision(s). Specifically, show a 30 foot wide PUE for this future gravity main segment. **Conditional Approval** **Comment on July Submittal** Engineer indicated that a study previously conducted and approved has been attached. The reviewer could not find this attached study. Please **submit** this study. (Forwarding via email as a PDF attachment is sufficient.)
3	**Comment on March Submittal** **General and Sheet C0.00** Preliminary plat approval is contingent on the water main being available to meet the requirements for the proposed development. Please **submit** response. **Conditional Approval** **Comment on July Submittal** "Noted, thank you" is the Engineer's response. COA takes **No Exception** to this response.
4	**New Comment on July Submittal** The submittal indicates that cottage style lots will be built in Phase 4. Such lots are small – the submitted info indicates that side setbacks are only 2.5 feet.

NO.	COMMENTS
	Please be aware that the City has previously reviewed cottage style construction plans. The City concluded that there was insufficient space to meet City standards for water and wastewater infrastructure. Thus, the developer agreed to privatize water and wastewater infrastructure. This is not definitive for this project, but privatizing water and wastewater infrastructure for the Schmidt Farms cottages likely will be required. Please **submit** response.
	END OF COMMENTS

Please advise if you have any questions or require additional information.
cc: Justin Tabor – AICP Principal Planner
Adam Hall – AICP Principal Planner

To:	Adam Hall, AICP
From:	*Randall Olney, P.E. & Austin Blazs PSM*
Date:	7/24/2024
RE:	*Schmidt Farms Preliminary Plat – Second Review*

1. The labeling for lots 157 to 167 is missing from sheets C1.00 and C4.00. This can be addressed with the construction plan submittal.
2. Surveyor's Note 4 should say "10 sheets", not "11 sheets".
3. Lot 159 is incorrectly labeled as '149'.
4. There is a line through the text in the "NOTICE" box at the top of sheet 6.
5. Missing bearing/distance information on the following lots:
    a. 4-7, 18-26, 36-37, 84-87,
    b. Along the right of way for Road A between C98 and C99, and between C178 and C191.
    c. Along the right of way for Road B between C12 and C13, and between C184 and C183.
6. Check bearing and distance information for lots 31-33: the distances for the front and rear lot lines should be the same, or the bearings for the side lines should be different.
7. Label for "Road E" on sheet 7 should be in the road.
8. "C1" is repeated on sheet 10.
9. Curve table missing C156 on sheet 3.
    a. Sheet 3
        i. Missing C156
    b. Sheet 4
        i. It appears C54 was skipped
        ii. C53 is repeated in table
        iii. Missing C146
        iv. Missing C177
    c. Sheet 6
        i. Missing C217
    d. Sheet 7
        i. Missing C178-C180
        ii. Missing C185-C188
        iii. Missing C239
    e. Sheet 8
        i. Missing C124
    f. Sheet 9
        i. Missing C194
        ii. Missing C209
        iii. Missing C124

To:	Adam Hall, AICP
From:	*Brett Bartek, Ecologist III*
Date:	8/15/2024
RE:	*Schmidt Farms Crossing – Ecological Review*

This memo is for the ecological review for Schmidt Farms Crossings.

1. There are several inconsistencies between the wetland line approved by the SRWMD in 2008 and the wetland line documented in this report. Several features described in the 2008 report provided by ERC are described as "Wetland" while in the 2021 report those same wetland polygons are now described as "Non-Wetland Surface Waters". Descriptions of these features within the 2021 report discuss that they have fluctuated between saturated and inundated since Hurricane Irma. The applicant documentation does not contain current photographs of these features documenting lack of vegetative condition supporting change from "Wetland" to "Non-Wetland Surface Waters". Please provide documentation demonstrating the regulated features to be impacted are, in fact, no longer wetlands and should be characterized as other surface waters based on F.A.C. Chapter 62.340. If these features are, in fact, wetlands, impacts to these features are to be assessed under the City of Alachua Comprehensive Plan Objective 1.10. The 2009 ERP conceptual permit covering the project area has expired and as such the wetland and surface water boundaries will need to be reviewed and approved by the SRWMD prior to project construction.

2. The Preliminary Plat illustrates project related impact within the 75-foot average buffer. Please provide a map documenting where the required buffer acreage is being replaced.

3. The Technical Review Report provided by Wood references protections for killdeer (*Charadrius vociferus*). The City of Alachua Comprehensive Plan Objective 1.3 discusses protecting species listed by state or federal agencies as Threatened or Endangered, not species listed under the Migratory Bird Treaty Act of 1918. The killdeer is not listed as Threatened or Endangered by any state or federal agency, as such it is the applicant's responsibility, not the City's, to ensure that the Project does not cause take to any species listed under the Migratory Bird Treaty Act of 1918.

4. The state endangered Florida spiny-pod (*Matelea sp.*) that was observed on the project site, and it's habitat, are proposed to be protected in the current site plan.

5. The eastern indigo (*Drymarchon couperi*) is a federally threatened species. Eastern indigos are cryptic species that utilize a wide variety of habitats and have exceptionally large home ranges. In this portion of the state, they are know to be associates to gopher tortoise (*Gopherus polyphemus)* burrows. As no gopher tortoises or their burrows were documented on site it is unlikely that the project will result in the take of eastern indigos.

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

April 16, 2024

Sent by electronic mail to tim.boehlein@jbpro.com

Timothy J. Boehlein, P.E.
Project Manager
JBPro Inc.
3530 NW 43rd Street
Gainesville, FL 32606

RE: Planning Assistance Team (PAT) Summary: Schmidt Farms Final PD Plan/ Preliminary Plat (PPP24-0002)

Dear Mr. Boehlein:

On April 9, 2024 the City of Alachua received your completed application for the Schmidt Farms Preliminary Plat subdivision project, which proposes the development of 188 single family lots on a ±86.69 acre subject property (Alachua County Tax Parcels 05936-001-000, 05936-007-000, and 05945-000-000).

The application has been reviewed by the City's Planning Assistance Team (PAT). Upon review of the application and materials, the following insufficiencies must be addressed. A meeting is scheduled for **10:00 AM** on **Tuesday, April 23, 2024** to review these comments.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM** on **Monday, May 6, 2024**. A total of four (4) copies of the application package, plans, and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud / FTP link must be provided by this date.

Please address the following:

1. *Schmidt Farms PD Ordinance*
   a. Condition 1 – Development Area standards table – Cottage lots within Development Area C must meet the Common Greens standards found in Section 4.3.1(A)(5)(d).
   b. Condition 5 – The provided geotechnical report does not address any potential karst or ground loss areas. The report also appears to be consider a previous plan with stormwater facilities in different locations.
   c. Condition 15.c- Confirm with FDOT that no improvement to mast arm of intersection of NW 43rd Street and US Highway 441 will be required.
   d. Condition 22 – Provide calculation of open space that will be provided with proposed development with separate calculations for wetland buffer areas and common areas.
   e. Verify PD Development Area for Lots 171-173. Appears to be in Development Area A.

2. *Article 5, Density, Intensity, and Dimensional Standards*
   a. Provide typical dimensions for lot setback lines. Provide atypical dimensions for lot setback lines.
   b. Display lot area on each lot or provide a table showing the area of each lot.

3. *Article 6, Development Standards*
   a. Provide certification that flood elevations within the City will not increase more than one foot because of any proposed development within the AE flood zone in accordance with Section 6.9.4 (E)(3).
   b. Streets must be 24' wide (12' travel lanes) in the non-residential areas outside of boulevard area.
   c. Per Section 6.9.4 (E)(1)(b), at time of construction plan submittal, base flood elevations will be required for those areas where they are not currently provided.

4. *Article 7, Subdivision Standards*
   a. Verify that proposed streets will conform to the maximum extent practicable to the original topography of the land. Is any substantial cutting or fill of land anticipated?
   b. Section 7.2.4 (B)(2) requires lot depths to not exceed three times the lot width. The lot depth of lots 137, 182 and 183 appear to exceed three times the lot width.
   c. Provide locations of proposed fire hydrants in accordance with Section 7.3.9 (A).
   d. The applicant shall be required to demonstrate compliance with Section 7.3.9(B) and (C), *Fire Protection Improvements*, at the time of Construction Plan review.

5. *Comprehensive Plan Analysis*
   a. Lots 14-16, 25-28, 35, 42, 45, 47-48, 91-93, 102, 136-137, and 141 appear to encroach into a wetland buffer line. This buffer line appears to be the 75' minimum required average buffer. Demonstrate average of 75' has been meet in accordance with Policy 2.10 of the Conservation and Open Space Element of the City's Comprehensive Plan.
   b. Revise response to Policy 2.10.b of the Conservation and Open Space Element to address isolated wetland impacts.
   c. Revise response to Policy 2.1.d of the Future Land Use Element as this development application only includes residential portions of the PD (other than roadways through non-residential areas for access).

6. *Concurrency Impact Analysis*
   a. Final utilization for potable water and wastewater are incorrect. After considering this development's impacts the correct amounts should be 79.48% utilization rate for wastewater and 82.60% utilization rate for potable water.
   b. Identify data source for New River Solid Waste Facility utilization rate.

7. *Public Services / Fire Rescue / Engineering Review Comments*
   a. The applicant must address all comments provided by the Public Services Department in a memorandum dated April 15, 2024 (attached).
   b. The applicant must address the comments provided by Randall Olney, P.E., and Austin Blazs, PSM, of CHW, Inc., as provided in a letter dated April 15, 2024 (attached).
   c. An additional environmental review is being completed as well. Once received, the City will forward.

8. *Neighborhood Workshop*
   a. Electronic submittal of workshop materials differ from hard copy version.

b. An old public notification mailing list was utilized resulting in three individuals at two mailing addresses not receiving notice of the neighborhood workshop. Options to address include:
   i. Contacting each individual and scheduling meetings with them review the proposal and answer any questions or concerns they may have.
   ii. Holding an additional neighborhood workshop with mailed notices being sent all property owners within 400' and the latest public notification mailing list on file with the City.

9. *Miscellaneous*
   a. Please note that street assignments will be made by the Alachua County 9-1-1 Office when an application for Final Plat is submitted.
   b. Sheet after Sheet C.100 is misprinted.
   c. Verify flood zone shading designations on preliminary plat. Legend indicates Zone A, but FEMA flood zone maps appear to show zone AE with established Base Flood Elevations.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1603 or via e-mail at ahall@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,

Adam Hall, AICP
Principal Planner

Attachments

c: Kathy Winburn, Planning & Community Development Director *(by electronic mail)*
Justin Tabor, AICP, Principal Planner *(by electronic mail)*
Carson Crocket, AICP Candidate, Planner (*by electronic mail)*
Project File

City of ALACHUA
the good life community

City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
ASSISTANT CITY MANAGER

INTER-OFFICE COMMUNICATION

DATE: **April 16, 2024**

TO: **Kathy Winburn, AICP**
Planning & Community Development Director

FROM: **Michael Carrillo, P.E.**
Public Services Director
Tom Ridgik, P.E.
Engineering Supervisor

TR
4/16/2024
2

RE: **Schmidt Farms Preliminary Plat**

Public Services has reviewed the subject project (March Submittal) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
A.	**Meaning of Conditional Approval** Please address the following comments. Rather than submitting a complete hard copy set, the design engineer has the option of (1) to instead forward to Public Services and Planning by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua. org) or (2) to provide a link so Public Services and Planning can download the complete PDF set. Public Services would then review this sheet, presumably approve it and so notify the Planning Department.)
1.	**Comment on March Submittal** **Sheet C4.00** Please change General Note 3 to: "3. ALL POTABLE WATER MAINS NOT UNDER ROADS SHALL BE AWWA C900 PVC DR-18. ALL POTABLE WATER MAINS UNDER ROADS SHALL BE DUCTILE IRON CEMENT-LINED."

NO.	COMMENTS
	Conditional Approval
2	**Comment on March Submittal** **Sheet C4.00** The lift station is shown as being deeded to the City, meaning the lift station will be public. As a rule, for a lift station to be public, it must serve at least two subdivisions. One of these subdivisions can be future. Please perform a basin study to determine which lands are suitable service areas for the lift station. Also, show the area dedicated for installing a future gravity main to collect wastewater from the future subdivision(s). Specifically, show a 30-foot wide PUE for this future gravity main segment. **Conditional Approval**
3	**Comment on March Submittal** **General and Sheet C0.00** Preliminary plat approval is contingent on the water main being available to meet the requirements for the proposed development. Please **submit** response. **Conditional Approval**
	END OF COMMENTS

Please advise if you have any questions or require additional information.
cc: Justin Tabor – AICP Principal Planner
Adam Hall – AICP Principal Planner

MEMORANDUM

To:	Adam Hall, AICP
From:	*Randall Olney, P.E. & Austin Blazs PSM*
Date:	4/15/2024
RE:	*Schmidt Farms Preliminary Plat – First Review*

1. C0.00 – The utility providers listed on the cover sheet for water, sewer, and electric are the City of Alachua. Please verify and update the preliminary plat as needed since some these may actually be GRU.

2. C0.0) – The parcel area shown on the cover sheet does not match the areas on the survey or preliminary plat. Please clarify the difference or revise accordingly.

3. C2.00 – FEMA flood plain AE is shown and labeled on both the survey and the plans. However, the flood elevation is not shown, and based on the line, there appears to be multiple impacts to flood plain. Flood plain impacts and associated mitigation will be reviewed during construction plan submittals.

4. C2.00 – There are lots (139 & 140) shown with existing contours at or lwer than the top of basin 3. There will most likely be wetland impacts for fill for these lots. This will be further reviewed duirng construction plan submittals.

5. C2.00 – There are lots (48-53) shown with existing contours at or lower than the PPE for basin 4. There will most likely be wetland impacts for fill in these areas. This will be further reviewed during construction plan submittals.

6. C2.00 – Note: The basin to watershed area appears to be low, especially since flood plain compensation will be needed. Please provide a stormwater design and calculations demonstrating compliance with the WMD and City of Alachua requirements as well as compensation for any flood plain impacts with the construction plans.

7. C4.00 – There are labels for a proposed force main, but the force main is not shown. Please revise the preliminary plat and show the force main.

8. C4.00 – Please provide fire hydrant locations with the construction plans.

9. C4.00 – Please verify that water, wastewater, and electric will be provided by the City of Alachua and not GRU, and update General Notes 7 as needed.

10. Preliminary Plat – Please conduct a thorough review of your plat in accordance with Chapter 177 and the City of Alachua's requirements. The plat contains numerous errors making it impractical to perform a comprehensive review in its current form.

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

April 1, 2024

Sent by electronic mail to tim.boehlein@jbpro.com

Timothy J. Boehlein, P.E.
Project Manager
JBPro Inc.
3530 NW 43rd Street
Gainesville, FL 32606

RE: Conditional Application Acceptance for Schmidt Farms Preliminary Plat

Dear Mr Boehlein:

On March 28, 2024 the City of Alachua received your revised preliminary plat application for the Schmidt Farms Preliminary Plat subdivision project, which proposes the development of 188 single family lots on a ±86.69 acre subject property (Alachua County Tax Parcels 05936-001-000, 05936-007-000, and 05945-000-000).

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned application for completeness and finds that the application is complete, subject to the submission of the following information by **5 PM on Monday, April 8, 2024**.

Provide the following in order to complete your application:

1. Provide revised Preliminary Plat application form with items A.2, and A.3.
2. Confirm project acreage and ensure consistent throughout. Application states 86.69 acres but legal description states 120.63 acres.
3. Complete traffic report. It appears that only the concurrency portion of the study completed by Buckholz Traffic was provided in latest submittal.

Failure to provide the information above by 5 PM on Monday, April 8, 2024 will render the application incomplete. The contents of the application **have not** been thoroughly reviewed. An in-depth review of the content of the application will be performed after receipt of the above information and any further issues with content will be provided to you at the Project Assistance Team (PAT) meeting, which will be scheduled separately from this letter. Should you have any

questions, please feel free to contact me at (386) 418-6100, ext. 1603 or via email at ahall@cityofalachua.com.

Sincerely,



Adam Hall, AICP
Principal Planner

c: Kathy Winburn, Planning Director
Justin Tabor, AICP, Principal Planner
Carson Crocket, AICP Candidate, Planner
File

Adam Hall

From: Peter Wallace <pete@ecosysfl.com>
Sent: Tuesday, March 26, 2024 2:08 PM
To: Mark Brown; A. J. 'Jay' Brown, Jr., PE; Chris Potts, PE; Tim Boehlein, PE; David Meeks
Cc: Justin Tabor; Adam Hall; Jeffrey L. Hays; Chris Dawson; Shane Williams; Stephen Hofstetter
Subject: RE: Information Request - Schmidt Farms

Regarding flood risk, at the Commission meeting I presented info to show that this site is very small in relation to the known contributing area of the drainage basin that occurs from north and east of 441 as well as south and southeast of the site. I have provided info to everyone in the form 0f shapefiles and maps that show all the major surface water systems that contribute to the upstream drainage basin as well as the Brook Pointe Creek that forms the north boundary of this site.

All of these flow-ways were field verified while working on the City Property and Projects Located in the surrounding area to include the Plum Creek 121 Project. All flows are documented in three ERA reports, 1 prepared for the GRU Deerhaven site, the second prepared for the 5000 acres City of Gville Annexation site and the third prepared for the 1700 acres Plum Creek 121 Project Site . Flows from these areas are directed to Turkey Creek at the Project Site.

Recently, I have also discovered that the Turkey Creek downstream of this site was channelized circa 1940-1960 and rerouted and the creek bed was changed in the immediate upstream area of the Turkey Creek development. These man-made changes may have adversely affected the back water flood condition at the project site as flow-ways were blocked and substantial number and acreage of wetlands were by passes due to the drainage. All of these data will show that the project site will have minimal effects on the flood stages of the creek.

These data will also show that in construction of Deer haven about 60 areas of wetlands were removed from the upstream drainage basin of Brook point Creek and the basin that flows across 441 into what I have called Schnidt Creek on the south end of the project site. This would have substantially reduced the historical flood storage that existed in upstream areas of Turkey Creek adjacent to the project site.I can forward these reports if anyone has any interest. pete

From: Mark Brown <mbrown@alachuacounty.us>
Sent: Tuesday, March 26, 2024 10:54 AM
To: A. J. 'Jay' Brown, Jr., PE <jay.brown@jbpro.com>; Chris Potts, PE <chris.potts@jbpro.com>; Tim Boehlein, PE <tim.boehlein@jbpro.com>; Peter Wallace <pete@ecosysfl.com>; David Meeks <david.meeks3@gmail.com>
Cc: Justin Tabor <jtabor@cityofalachua.org>; Adam Hall <ad_hall@cityofalachua.org>; Jeffrey L. Hays <jhays@alachuacounty.us>; Chris Dawson <cdawson@alachuacounty.us>; Shane Williams <eswilliams@alachuacounty.us>; Stephen Hofstetter <SHofstetter@alachuacounty.us>
Subject: Information Request - Schmidt Farms

Gentlemen – EPD has coordinated since 2018 with you, Joe, SRWMD, Justin & Adam in conducting evaluation of natural resources and to date, one CWPC permit application within the proposed project site. As you know and in response to various public inquiries, since the Schmidt project is located with the City of Alachua, Alachua County's environmental review and assistance has been associated with criteria and requirements of three Countywide codes. Two of these include the referenced CWPC and Countywide Natural Resource Protection Code (CNRPC, https://www.alachuacounty.us/Depts/epd/Pages/countywideresources.aspx). The CWPC will continue to be applicable as the project plan progresses, however the natural resources present on the property are not sufficient to achieve the criteria to classify for the four specific CNRPC features (Significant Habitat, Listed Species Habitat, Strategic Ecosystems,

Significant Geologic Features). The other applicable environmental code is the Countywide Stormwater Code (https://alachuacounty.us/Depts/epd/WaterResources/Pages/Stormwater-Management.aspx#). Last year, the COA/EPD and SRWMD concurred the proposed culvert replacement and slope improvements of the Schmidt Creek qualified for exemption (WMD notice below and aerial of culvert location below).

As you know, among other issues associated with the proposed project, the public has expressed concerns about the possibility of increased traffic in the vicinity and higher flood risk associated with Turkey Creek. Issues were relayed at the recent neighborhood workshop (attached PPT) and resulted in inquiries expressed by the Alachua BoCC. Since the potential traffic and flood-related issues may extend to include roadways and properties within the unincorporated, County staff respectfully request electronic copies of information prepared by JBPro that address these issues. Staff recognize some information may be preliminary at this time, such as final traffic study and surface/storm/flood modeling. However considering this information has been or will be necessary for future application reviews by the COA, FDOT and SRWMD; even preliminary info would be helpful for County staffs' ability to provide clarification when receiving inquiries from the public and BoCC members. Please do not hesitate to contact myself and/or other County staff if you have any questions. Respectfully, Mark

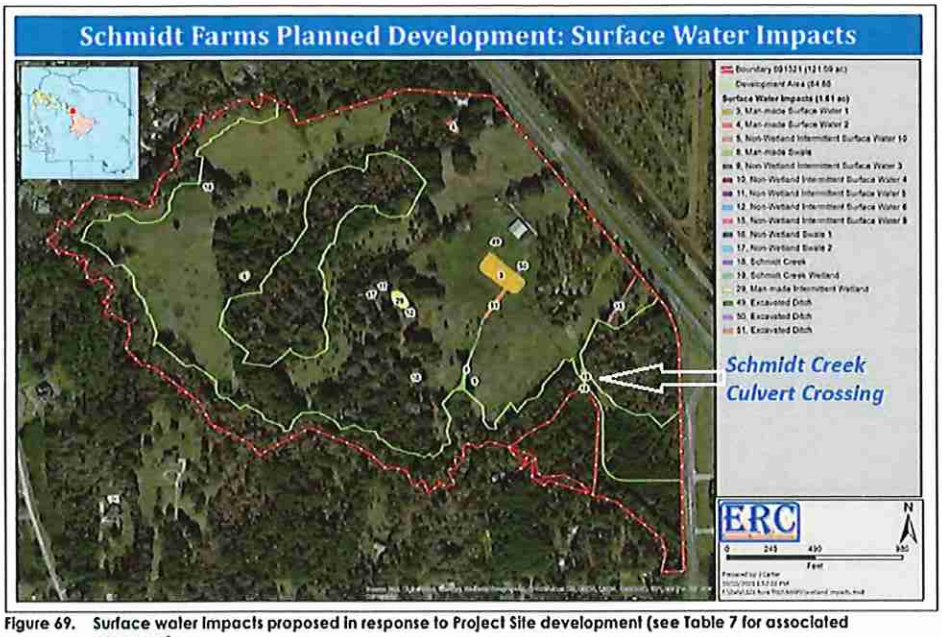


Figure 69. Surface water impacts proposed in response to Project Site development (see Table 7 for associated acreages).

permitting.sjrwmd.com/srep/#/prmtInfo?offcId=211377&seqNo=3

Suwannee River Water Management District — ePermit

Project Information

Information as of 15-Mar-2024 12:17:53 AM

Project Number	211377 - 3	**Project Name**	Schmidt Farms - Wetland Crossing		
Sequence Type	Permit Determination/Exemption	**Permit Type**	ERP Permit Determination/Exemption	**County**	Alachua ( )
Received	11/17/2022	**Decision**	12/06/2022	**Expiration**	12/06/2027
Description	The above referenced proposed project has been determined by the Suwannee River Water Management District (District) to be an exempt activity. This decision was based on the application package and plans submitted and certified by Christopher Potts, P.E., JBrown Professional Group on or before December 5, 2022. The development consists of the widening of an existing agricultural creek road crossing for safety improvements. The proposed activity is exempt when constructed in accordance with Section 62-330.051(2), Florida Administrative Code (F.A.C.).				
Status	Issued	**Recommendation**	Approval	**Current Process Stage**	Compliance
Applicant	DM Alachua Investments, LLC	**Owner**	DM Alachua Investments, LLC	**Agent**	JBrown Professional Group Inc.
Consultant		**Wetlands**	Yes		

Copy Link | District Map | Google Map | Contact Us

Mark Brown, CPSS, Sr. PWS
Natural Resources Program Manager
Environmental Protection Department
14 NE 1st Street • Gainesville • FL • 32601
352-264-6815 (office) • 352-226-2977 (mobile)
mbrown@alachuacounty.us

Alachua County, Florida
WHERE NATURE AND CULTURE MEET

PLEASE NOTE: Florida has a very broad public records law (F.S.119).
All e-mails to and from County Officials and County Staff are kept as public records. Your e-mail communications, including your e-mail address, may be disclosed to the public and media at any time.

Adam Hall

From: Chris Potts, PE <chris.potts@jbpro.com>
Sent: Tuesday, March 26, 2024 4:31 PM
To: Mark Brown; A. J. 'Jay' Brown, Jr., PE; Tim Boehlein, PE; Pete Wallace (Pete@EcoSysFl.com); David Meeks
Cc: Justin Tabor; Adam Hall; Jeffrey L. Hays; Chris Dawson; Shane Williams; Stephen Hofstetter
Subject: Re: Information Request - Schmidt Farms
Attachments: _Schmidt Farms Preliminary Plat.pdf; Schmidt Farms PD Master Plans.pdf; Schmidt Farms_LSCPA_RZ_Determination_2022_05_26.pdf; SS_COMPLETE_Updated_US441_TND_Report.pdf

Hi Mark,

We are currently in the process of having the preliminary plat reviewed by the City of Alachua (a copy of the preliminary plat is attached). This is first step in the subdivision approval process with the City of Alachua, which is similar to the preliminary development plan process of Alachua County.

Also, we went through a rezoning and CPA amendment with the City. A traffic study was prepared and submitted at that time to City.

Those documents are attached as well.

Let us know if you have any questions or need any additional information.

Thank you,

Chris Potts, PE LEED GA
Director of Engineering

o (352) 375-8999 x 1202
c (321) 543-0400

JBPro

Our Locations
Gainesville (HQ)
St. Augustine
Tallahassee

Our Services
Civil Engineering
Surveying
Land Planning
Construction Services

See what we've been up to at jbpro.com.

From: Mark Brown <mbrown@alachuacounty.us>
Sent: Tuesday, March 26, 2024 10:53 AM
To: A. J. 'Jay' Brown, Jr., PE <jay.brown@jbpro.com>; Chris Potts, PE <chris.potts@jbpro.com>; Tim Boehlein, PE <tim.boehlein@jbpro.com>; Pete Wallace (Pete@EcoSysFl.com) <Pete@EcoSysFl.com>; David Meeks <david.meeks3@gmail.com>
Cc: Justin Tabor <jtabor@cityofalachua.org>; Adam Hall <ad_hall@cityofalachua.org>; Jeffrey L. Hays <jhays@alachuacounty.us>; Chris Dawson <cdawson@alachuacounty.us>; Shane Williams

<eswilliams@alachuacounty.us>; Stephen Hofstetter <SHofstetter@alachuacounty.us>
Subject: Information Request - Schmidt Farms

Gentlemen – EPD has coordinated since 2018 with you, Joe, SRWMD, Justin & Adam in conducting evaluation of natural resources and to date, one CWPC permit application within the proposed project site. As you know and in response to various public inquiries, since the Schmidt project is located with the City of Alachua, Alachua County's environmental review and assistance has been associated with criteria and requirements of three Countywide codes. Two of these include the referenced CWPC and Countywide Natural Resource Protection Code (CNRPC, https://www.alachuacounty.us/Depts/epd/Pages/countywideresources.aspx). The CWPC will continue to be applicable as the project plan progresses, however the natural resources present on the property are not sufficient to achieve the criteria to classify for the four specific CNRPC features (Significant Habitat, Listed Species Habitat, Strategic Ecosystems, Significant Geologic Features). The other applicable environmental code is the Countywide Stormwater Code (https://alachuacounty.us/Depts/epd/WaterResources/Pages/Stormwater-Management.aspx#). Last year, the COA/EPD and SRWMD concurred the proposed culvert replacement and slope improvements of the Schmidt Creek qualified for exemption (WMD notice below and aerial of culvert location below).

As you know, among other issues associated with the proposed project, the public has expressed concerns about the possibility of increased traffic in the vicinity and higher flood risk associated with Turkey Creek. Issues were relayed at the recent neighborhood workshop (attached PPT) and resulted in inquiries expressed by the Alachua BoCC. Since the potential traffic and flood-related issues may extend to include roadways and properties within the unincorporated, County staff respectfully request electronic copies of information prepared by JBPro that address these issues. Staff recognize some information may be preliminary at this time, such as final traffic study and surface/storm/flood modeling. However considering this information has been or will be necessary for future application reviews by the COA, FDOT and SRWMD; even preliminary info would be helpful for County staffs' ability to provide clarification when receiving inquiries from the public and BoCC members. Please do not hesitate to contact myself and/or other County staff if you have any questions. Respectfully, Mark



Figure 69. Surface water impacts proposed in response to Project Site development (see Table 7 for associated acreages).

permitting.sjrwmd.com/srep/#/prmtInfo?offcId=211377&seqNo=3

Suwannee River Water Management District — ePermit

Project Information

Information as of 15-Mar-2024 12:17:53 AM

Project Number	211377 - 3	**Project Name**	Schmidt Farms - Wetland Crossing		
Sequence Type	Permit Determination/Exemption	**Permit Type**	ERP Permit Determination/Exemption	**County**	Alachua ( )
Received	11/17/2022	**Decision**	12/06/2022	**Expiration**	12/06/2027
Description	The above referenced proposed project has been determined by the Suwannee River Water Management District (District) to be an exempt activity. This decision was based on the application package and plans submitted and certified by Christopher Potts, P.E., JBrown Professional Group on or before December 5, 2022. The development consists of the widening of an existing agricultural creek road crossing for safety improvements. The proposed activity is exempt when constructed in accordance with Section 62-330.051(2), Florida Administrative Code (F.A.C.).				
Status	Issued	**Recommendation**	Approval	**Current Process Stage**	Compliance
Applicant	DM Alachua Investments, LLC	**Owner**	DM Alachua Investments, LLC	**Agent**	JBrown Professional Group Inc.
Consultant		**Wetlands**	Yes		

Copy Link | District Map | Google Map | Contact Us

Mark Brown, CPSS, Sr. PWS
Natural Resources Program Manager
Environmental Protection Department
14 NE 1st Street • Gainesville • FL • 32601
352-264-6815 (office) • 352-226-2977 (mobile)
mbrown@alachuacounty.us

Alachua County, Florida
WHERE NATURE AND CULTURE MEET

PLEASE NOTE: Florida has a very broad public records law (F.S.119).
All e-mails to and from County Officials and County Staff are kept as public records. Your e-mail communications, including your e-mail address, may be disclosed to the public and media at any time.

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

February 6, 2024

Sent by electronic mail to tim.boehlein@jbpro.com

Timothy J. Boehlein, P.E.
Project Manager
JBPro, Inc.
3530 NW 43rd Street
Gainesville, FL 32606

RE: Completeness Review: Schmidt Farms Preliminary Plat Application

Dear Mr. Boehlein:

On February 1, 2024, the City of Alachua received your application for a Preliminary Plat submitted on behalf of DM Alachua Investments, LLC, property owner. The application proposes the subdivision of land into 192 single family lots with associated site improvements on a ±86.69 acre subject property, located on Tax Parcel Numbers 05936-001-000, 05936-007-000, and 05945-000-000.

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned application for completeness and finds that the following information is needed to begin the review of the application. Please address the following deficiencies no later than **5:00 PM on Thursday, February 29, 2024**.

In accordance with Section 2.2.6(B) of the LDRs, the applicant must correct the deficiencies and resubmit the application for completeness determination. *Plans and application materials may be made available for return in order to revise and resubmit as needed.*

The time frame and cycle for review shall be based upon the date the application is determined to be complete. If the applicant fails to respond to the identified deficiencies within forty-five (45) calendar days, the application shall be considered withdrawn.

Please note that if an additional completeness review is required, a resubmittal fee equal to 10% of the application fee will be assessed for each additional completeness review and must be paid prior to further review of the application.

The comments below are based solely on a preliminary review of your application for completeness. An in-depth review of the content of the application will be performed, and the findings of the in-depth review will be discussed at a Project Assistance Team (PAT) Meeting, which will be scheduled after the application is determined to be complete.

Please address the following:

1. **Preliminary Plat Application A.2. Pre-application conference date.** Pre-application conference is required for preliminary plats, but this meeting has not yet been held. Please contact Staff to schedule pre-application conference.
2. **Preliminary Plat Application A.3. Neighborhood meeting date.** The date and meeting materials appear to be related to the rezoning application previously approved. A separate neighborhood meeting is required for the preliminary plat and is required to be held after pre-application conference.
3. **Preliminary Plat Attachment 2. Concurrency Impact Analysis.** Revise analysis to be specific to application and utilize latest concurrency monitoring data. Concurrency Impact Analysis appears to be from rezoning/ land use map amendment application previously submitted.
4. **Preliminary Plat Attachment 4. Mailing Labels.** Provide two sets of mailing labels for all property owners within 400' of the subject property and those individuals and organizations registered with the City to receive notice. This list can be found on the City's website or provided by staff upon request.
5. **Preliminary Plat Attachment 9. Proof of payment of taxes.** Provide proof of payment of taxes for 2023.
6. **Schmidt Farms PD Conditions (Ordinance 22-09).**
    a. Condition 3 of the approved PD Ordinance and Agreement requires that a listed species and habitat survey be provided with a preliminary plat application.
    b. Condition 4 of the approved PD Ordinance and Agreement requires that a wetland delineation be provided with a preliminary plat application.
    c. Condition 5 of the approved PD Ordinance and Agreement requires that a geotechnical analysis be provided identifying potential karst features and any ground loss areas.
    d. If any change to the traffic signal at NW 43rd Street and US 441 will be needed, Condition 15c of the approved PD Ordinance and Agreement requires that a structural engineering analysis of the traffic signal mast arm be conducted.
    e. Condition 17 of the approved PD Ordinance and Agreement requires that a landscape buffering plan be provided with a preliminary plat application. This plan is not required to show exact tree locations but must identify buffer location and types.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1603 or via e-mail at ahall@cityofalachua.com.

Sincerely,

Adam Hall, AICP
Principal Planner

c: Rodolfo Valladares, P.E., Assistant City Manager (*by electronic mail)*
Kathy Winburn, Planning & Community Development Director *(by electronic mail)*
Justin Tabor, AICP, Principal Planner *(by electronic mail)*
Carson Crocket, AICP Candidate, Planner (*by electronic mail)*
Project File

ORDINANCE 22-09

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM COMMERCIAL INTENSIVE ("CI") AND AGRICULTURAL ("A") TO PLANNED DEVELOPMENT – RESIDENTIAL ("PD-R") AND PLANNED DEVELOPMENT – COMMERCIAL ("PD-COMM") ON AN APPROXIMATELY 121.1 ACRE SUBJECT PROPERTY; LOCATED SOUTHWEST OF THE INTERSECTION OF NW 43RD STREET AND US HWY 441, EAST OF THE MORGAN MANOR SUBDIVISION, NORTH OF THE SANS SOUCI SUBDIVISION AND SOUTH OF THE BROOKE POINTE SUBDIVISION; TAX PARCEL NUMBERS 05936-001-000, 05936-007-000, 05936-007-002, 05936-007-001, AND 05945-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, an application for a Site-Specific Amendment to the Official Zoning Atlas ("Amendment"), as described below, has been filed with the City by DM Alachua Investments, LLC, a Florida corporation ("Owner"); and

WHEREAS, the Owner desires to obtain approval for a Planned Development ("PD") in the City known as Schmidt Farms Planned Development ("PD-R", "PD-Comm" or "Project"); and

WHEREAS, the Owner wishes to construct the Project, consisting of a maximum of 472 residential units and a maximum of 489,400 square feet of non-residential uses on the subject property, the legal description for which is attached hereto as Exhibit "A" and is herein referred to as the "Property"; and

WHEREAS, the City advertised a public hearing to be held before the Planning and Zoning Board, sitting as the Local Planning Agency ("LPA"), on February 24, 2022; and

WHEREAS, the LPA conducted a quasi-judicial public hearing on the proposed Amendment on March 8, 2022 , and the LPA reviewed and considered all comments received during the public hearing concerning the proposed Amendment and made its recommendation to the City Commission; and

WHEREAS, the City advertised public hearings to be held before the City Commission on March 17, 2022 and on May 12, 2022 and

WHEREAS, the City Commission conducted quasi-judicial public hearings on the proposed Amendment on March 28, 2022, and May 23, 2022, and provided for and received public participation at both public hearings; and

WHEREAS, the City Commission has determined and found the proposed Amendment to be consistent with the City's Comprehensive Plan and the City's Land Development Regulations ("LDRs"); and

WHEREAS, for reasons set forth in this ordinance that is hereby adopted and incorporated as findings of fact, the Alachua City Commission finds and declares that the enactment of this Amendment is in the furtherance of the public health, safety, morals, order, comfort, convenience, appearance, prosperity, or general welfare.

NOW THEREFORE BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.

Section 1. Findings of Fact and Conclusions of Law

1. The above recitals are true and correct and are incorporated herein by reference.
2. The proposed Amendment is in compliance with the City's LDRs.
3. The proposed Amendment will not cause a reduction in the adopted level of service standards for transportation, water, sewer, waste, stormwater, recreation, and public schools.

Section 2. Official Zoning Atlas Amended

The Official Zoning Atlas is hereby amended from Commercial Intensive ("CI") and Agricultural ("A") to Planned Development–Residential ("PD-R") and Planned Development – Commercial ("PD-COMM") for Tax Parcel Numbers 05936-001-000, 05936-007-000, 05936-007-002, 05936-007-001, AND 05945-000-000 ("Property"), in accordance with the legal description found in Exhibit "A" and map found in Exhibit "B" attached hereto and incorporated herein.

Section 3. Development Parameters

The development shall consist of single-family and multiple-family residential development, community recreation, non-residential development and stormwater/open space development areas as shown on the PD Master Plan. The density, intensity, allowable uses, acreage, and dimensional standards, where applicable, for each Development Area are as follows:

1. The development shall consist of single-family attached and detached, townhouses, 2 to 4 family, cottage residential, multiple family residential, community recreation, non-residential and stormwater/open space development areas as shown on the PD Master Plan. The density, intensity, allowable uses, acreage, and dimensional standards, where applicable, for each Development Area are as follows:

Maximum Development Area & Density/ Intensity	Allowable Uses[1, 2]	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
Development Area 'A'	• All allowable uses within the PD-Comm Zoning	489,400 square feet	±11.3		±9.3%

Maximum Development Area & Density/ Intensity	Allowable Uses[1, 2]	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
15 du/acre .5 FAR for Parcels greater than or equal to 5 acres .75 FAR for Parcels less than 5 acres but more than 1 acre 1.0 FAR for Parcels less than 1 acre	District, per the City of Alachua LDRs • Common area and open space • Stormwater Management Facilities	259 dwelling units 2,500 square feet neighborhood amenity center		*Minimum Lot Area* None *Minimum Lot Width* None *Setbacks, Building* Front (Primary) = 5' Side = 5' Rear=10' *Setbacks, Overall* Front (Primary) = 5' Side = 5' Rear=5'	

Maximum Development Area & Density/ Intensity	Allowable Uses[1, 2]	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
				Maximum Building Height 65 feet *Maximum Lot Coverage* None *Minimum Parking Spaces* As required by Section 6.1, LDRs Amenity Center: 4 spaces per 1,000 square feet of gross floor area	
Development Area 'B' 15du/acre .5 FAR for Parcels greater than	• All allowable uses within PD-COMM zoning district, except the following: automobile rental and sales, automobile repair and		±17.3	*Minimum Lot Area* 2,000 square feet (single family attached (interior lot), townhouse, and 2-4 family),	±14.3%

Maximum Development Area & Density/ Intensity	Allowable Uses[1, 2]	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
or equal to 5 acres .75 FAR for Parcels less than 5 acres but more than 1 acre 1.0 FAR for Parcels less than 1 acre	services, automobile service station, boat and marine rental and sales, carwash and auto detailing, recreation vehicle rental and sales, taxicab service, towing service, tire sales and mounting, transmission or muffler shop, pawn shop, light manufacturing, airplane landing strip, helicopter land facilities. • Common area and open space			4,000 square feet (single family attached (end cap lot), 10,000 square feet (multiple- family) None (nonresidential) *Minimum Lot Width* 20 feet (single family attached, townhouse, and 2-4 family) 80 feet (multiple-family) *Setbacks from lot lines (single family attached, townhouse, and 2-4 family)* Front (Primary) = 5' Side = 0' Rear=5'	

Maximum Development Area & Density/ Intensity	Allowable Uses[1, 2]	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
	• Neighborhood amenity center building • Stormwater management facilities			*Setbacks from lot lines (multiple -family)* Front (Primary) = 15' Side = 10' Rear=15' *Setbacks from lot lines (non-residential* Front (Primary) = 5' Side = 5' Rear=10' *Maximum Building Height* 45 feet (single family attached, townhouse, and 2-4 family) 55 feet (multiple- family) 65 feet (non-residential)	

Maximum Development Area & Density/ Intensity	Allowable Uses[1, 2]	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
				Maximum Lot Coverage 90% (single family attached, townhouse, and 2-4 family) 60% (multiple- family) None (non-residential) *Minimum Living Area* 600 square feet (per dwelling unit) *Minimum Parking Spaces* As required by Section 6.1, LDRs	
Development Area 'C' 4du/acre	• All allowed residential uses within the PD-R Zoning District • Common Area/ Open Space	164 dwelling units (82 of which may be "cottage style") 2,500 square feet	±41.3	*Minimum Lot Area* 2,000 square feet (single family attached (interior lot), townhouse, and 2-4 family),	±34.1%

Maximum Development Area & Density/ Intensity	Allowable Uses[1, 2]	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
	• Neighborhood amenity center building • Stormwater management facilities	neighborhood amenity center		4,000 square feet (single family attached (end cap lot), 5,000 square feet (single family detached 2,250 square feet (cottage) 10,000 square feet (multiple-family) *Minimum Lot Width* 20 feet (single family attached, townhouse, and 2-4 family) 50 feet (single family detached) 25 feet (cottage) 80 feet (multiple family)	

Maximum Development Area & Density/ Intensity	Allowable Uses[1, 2]	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
				Setbacks from lot lines (single family attached, townhouse, and 2-4 family) Front = 5' Side = 0' Rear=5' *Setbacks from lot lines (single family detached)* Front = 20' Side = 7.5' Rear=10' *Setbacks from lot lines (cottage)* Front = 10' Side = 2.5' Rear=10'	

Maximum Development Area & Density/ Intensity	Allowable Uses[1, 2]	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
				Setbacks from lot lines (multiple -family) Front = 15' Side = 10' Rear=15' *Maximum Building Height* 45 feet (single family attached, townhouse, and 2-4 family, cottage, and single family detached) 55 feet (multiple- family) *Maximum Lot Coverage* 90% (single family attached, townhouse, and 2-4 family) 50% (single family detached and cottage)	

Maximum Development Area & Density/ Intensity	Allowable Uses[1, 2]	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
				60% (multiple- family) *Minimum Living Area* 800 square feet (per dwelling unit) (single family attached, townhouse, 2 to 4 family, single family attached, and multiple - family) 600 square feet (cottage) *Minimum Parking Spaces* As required by Section 6.1, LDRs 1.5 spaces per Cottage unit *Cottage Home Common Greens Standards* Must meet Standards for Section 4.3.1 (A)(5)(d)	

Maximum Development Area & Density/ Intensity	Allowable Uses[1, 2]	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
				regarding provision of common greens	
Development Area 'D' N/A	• Roadways • Parking • Driveways • Bicycle and pedestrian pathways • Supportive infrastructure such as stormwater management facilities	N/A	±3.6	**Public Streets** Per Article 7 of LDRs other than as varied in Condition 14 **Private Alleys** Access Width - 20' Paved Surface Width - 12'	±3.00%
Development Area 'E' N/A	• Public or Private Parks • Recreational Trails • Resource based recreation • Preserved environmentally sensitive wildlife habitat and	N/A	±35.7	N/A	29.5%

Maximum Development Area & Density/ Intensity	Allowable Uses[1, 2]	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
	stream corridors				
Development Area 'F' 4du/acre	Single family detached, Stormwater Management Facilities	49 dwelling units	11.8	*Minimum Lot Area* 10,000 square feet *Minimum Lot Width* 80 feet *Setbacks* Front = 20' Side = 5' Rear=10' *Maximum Building Height* 45 feet	9.8%

Maximum Development Area & Density/ Intensity	Allowable Uses[1, 2]	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
				Maximum Lot Coverage 50% *Minimum Living Area* 800 square feet (per dwelling unit) *Minimum Parking Spaces* As required by Section 6.1, LDRs	

1 Development within Development Areas A and B are subject to the following limitation and conditions:

i. A limit of 1 use that includes gasoline sales located within Development Areas located within PD-COMM district.

ii. A maximum 15,000 square feet of restaurant with drive-through use shall be permitted in PD-COMM development areas.

iii. No more than 225,000 square feet of non-residential shall be permitted through site plan until Certificates of Occupancy on 100 residential dwelling units have been issued within the PD-R or PD-COMM districts located on the subject property. A minimum of 25,000 square feet non-residential uses must be constructed with a Certificate of Occupancy prior to issuance of any development order for more than 100 dwelling units within the PD-COMM district.

2 Development within Development Area C is subject to the following limitations and conditions:

i. The residential cottage is a group of two or more detached residential units located on individual lots

Maximum Development Area & Density/ Intensity	Allowable Uses[1, 2]	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
ii. For purposes of perimeter buffering requirements, the cottage units shall be considered multiple family uses. 3 Within the PD-COMM area, all uses are interchangeable and each allowable use can be located in the specified development areas "A", "B", and "D", except for those uses specifically prohibited in Development Area "B" above.					

2. The Project shall be developed in one or more phases. The Planned Development Ordinance and Agreement shall be valid for 10 years from the date of final approval by City Commission.
3. The applicant shall provide a listed species and habitat survey as part of any Final PD Plan for the Project. The survey shall document if any listed species are observed on the Property. If a listed species is observed on the Property, the updated survey shall provide recommendations to address potential impacts to the listed species and to identify any permitting requirements of any local, State, or Federal governmental agencies. Any submitted listed species and habitat survey shall be acceptable to the City for a period of no more than three years from the original date of the survey. All listed species shall be identified, but the survey shall specifically include analysis of the following plants and animals: killdeer (*Charadrius vociferus),* Florida spiny-pod (*Matelea floridana),* and eastern indigo snake (*Drymarchon couperi*).
4. If any wetlands are identified on the Property described in Exhibit "A", such areas shall be field-delineated using professionally accepted methodology. All development in and/or near wetland areas shall be consistent with the City's Comprehensive Plan and in compliance with the City's LDRs, as may be amended from time to time, and shall grant conservation easements or other appropriate protective mechanisms, as determined by the City, to protect wetland areas. Any submitted wetlands delineation shall be acceptable to the City for a period of no more than three years from the original date of the delineation.

5. Any Final PD plan shall include detailed geotechnical mapping and evaluation to identify and address any potential karst features or active ground loss areas.
6. All Final PD Plans shall be consistent with the Goals, Objectives, and Policies of the Comprehensive Plan, as it may be amended from time to time, including, but not limited to those Goals, Objectives, and Policies related to the eradication of invasive exotic plant species.
7. The Owner, or its successors and/or assigns, shall, concurrent with development of the Project, remove and destroy all Category I and II exotic plant species, as published in the most current version of the Florida Exotic Plant Council's List of Invasive Plant Species, located on the Property described in Exhibit "A". Thereafter, the Owner, or its successors and/or assigns, shall assure long-term implementation of an exotic plants management plan approved with the new final development order and which shall be included in covenants and restrictions to be implemented by a properly structured property owner's association or other mechanism acceptable to the City.
8. The planting of any species identified in the most current version of the Florida Exotic Pest Plant Council's List of Invasive Plant Species shall be prohibited. Grasses and sods shall be certified free of noxious weeds by the Florida Department of Agriculture and Consumer Services, Division of Plant Industry.
9. The Owner, or its successors and/or assigns, shall utilize methods of minimizing impacts, such as appropriate Best Management Practices of the Suwannee River Water Management District, in order to reduce the potential for flash flooding, to avoid adverse impacts to water quality, and to incorporate existing drainage patterns to the greatest extent practicable. Upon approval from the City of Alachua and the Suwannee River Water Management District, enhancements may be permitted to the existing, natural conveyance system to mitigate for existing erosion and sedimentation, restoration of historical erosion and sedimentation damage, and preventing future adverse erosion and sedimentation. Because of the location in relation to surrounding water features, sustainable landscaping practices including limitations on use of pesticides and irrigation systems must be considered. These practices include:
    a. Requiring Compost fertilizing (as opposed to traditional/ synthetic fertilizers)
    b. No new wells permitted on the property
    c. All non-residential development shall be required to utilize Florida Friendly Landscaping practices

10. A Final PD Plan consists of development requiring Preliminary Plat or Site Plan review. The Owner, or its successors and/or assigns, shall submit a utility system plan as part of the Construction Plans for the proposed subdivision or site plan.
11. Development on the Property described in Exhibit "A" shall be consistent with PD Master Plan for the Project, and includes the following requirements:
    a. The ingress/egress points to the Property described in Exhibit "A" shall be located as depicted on the PD Master Plan. The design of all proposed roadways shall be consistent with the applicable standards of Article 7 of the City's LDRs and the City's Design and Construction Requirements (latest edition at the time of review of Construction Plans) and the PD Master Plan. The design of the proposed roadway shall be reviewed and approved as part of Construction Plans submitted for the subdivision review process, as further defined in Section 2.4.10 of the City's LDRs, or site plan review process or infrastructure plan review process, as further defined in Section 2.4.9 of the City's LDRs.
    b. The Owner, or its successors and/or assigns, shall design, obtain all applicable permits, and construct a stormwater management system necessary to serve the development. Stormwater management facilities shall be constructed concurrent with development of the Project. Sufficient stormwater capacity consistent with Section 6.9.3 of the City's LDRs must be provided concurrent with site improvements of the Project. On-site soil shall be appropriately prepared so as to alleviate any drainage issues.
    c. Utilities shall be extended throughout the Project within areas designated as public right-of-ways, where practical. Utility infrastructure which must run outside the right-of-way, and which will be maintained by the City, shall be located in easements approved and accepted by the City granting access and maintenance of such infrastructure.
    d. The Owner, or its successors and/or assigns, shall be responsible for the provision of infrastructure for the Project. This shall include all on-site improvements and off-site improvements, including transportation infrastructure improvements, deemed necessary to support the development by the City in the City's sole discretion. Offsite improvements, including transportation infrastructure improvements deemed necessary by the City, shall

be consistent with City's Comprehensive Plan and Land Development Regulations in existence at the time of the proposed development requiring the infrastructure, and shall be supported by appropriate data and analysis that identifies a specific impact from the proposed development. If offsite improvements are required by the City, it shall be limited to the areas or infrastructure impacted by the proposed development. The data and analysis used to justify the requirement for offsite improvements will be provided by traffic study data, reports, or other infrastructure analysis that identifies the development's impact on the affected infrastructure, and determines a reasonable proportional impact from the proposed development. The data and analysis will be provided by the Developer and reviewed by the City. The Developers shall pay for any consultants or experts the City deems necessary to review the data and analysis provided by the Developer.

e. Facilities constructed on-site that are not dedicated to the City for maintenance shall be the responsibility of a legally established property owners' association. The property owners' association shall have the responsibility of maintenance of all common areas. In the event that common areas and required open space areas, as mandated by Sections 6.7.6, 6.9.3(E)(2), and 7.8.1 of the City's LDRs, or any amendments thereto, are not owned by a property owner's association, such areas shall be burdened by an easement that requires a property owner's association or another entity approved by the City to maintain such areas, and that restricts such areas in accordance with the City's requirements for such areas.

12. Electric System Requirements:

a. The Owner, or its successors and/or assigns, shall be responsible for all costs associated with connection to the electric system of the electric service provider as necessary to serve the Project.

13. Water System Requirements:

a. The Owner, or its successors and/or assigns, shall be responsible for all costs associated with connection to the City's potable water system as necessary to serve the Project.

b. Water systems shall be designed to provide fire flow rates that conform to the current standards of the Florida Fire Prevention Code, Chapter 633, Florida Statutes, and the Florida Building Code.

14. Wastewater System Requirements:

a. The Owner, or its successors and/or assigns, shall be responsible to design, permit, and construct wastewater main extensions and any other improvements, including but not limited to any lift station required and necessary to serve the Project.

15. Pedestrian and Street Improvements:

a. The Owner, or its successors and/or assigns, shall be responsible to design, obtain all applicable permits, and construct all pedestrian and street improvements in accordance with Section 7.3, *Required Improvements*, Section 7.2.3, *Block Standards,* and any other pertinent section of the City's LDRs subject to the following:

i. Block lengths may exceed 900 feet when all of the following conditions are met:

1. An easement permitting pedestrian access through blocks longer than 900 feet is provided. This easement shall be a minimum of 10 feet in width and recorded in the Public Records of Alachua County.
2. Where these means of pedestrian access intersect with any rights-of-way, a pedestrian crossing shall be provided across the right-of-way that includes one or more of the following elements intended to serve as traffic calming and clearly delineate pedestrian space: change in materials, bulb-outs, or a raised pedestrian crossing.
3. Any easement intended for pedestrian access through a block shall be improved with concrete, brick pavers, asphalt or similar hard material.
4. In no instance, shall a block length or length of travel through an easement exceed 900 feet.

ii. Pavement widths may not be less than 20 feet, except for privately maintained alleys, which may not be less than 12 feet. Where on street parking is provided, pavement width must be at least 24 feet.

iii. A minimum 5 foot wide sidewalk shall be provided on both sides of all public streets, except where there are no residential lots with frontage along the street.

iv. Minimum curb return radius shall be a minimum of 15' and minimum street centerline shall be a minimum of 50'.

v. Miami curb is permitted in residential areas where lot widths are less than 40' minimum.

b. All roadway improvements to US HWY 441 and NW 43rd Street noted in the submitted traffic study shall be permitted and completed in conjunction with any subdivision, site plan, or infrastructure plan proposed for the subject property. Revised traffic studies shall be submitted as a part of any development application that meets the conditions in accordance with the schedule below.

Study	Cumulative Non-Residential Floor Area Exceeds (square feet)	Cumulative Residential Units Exceeds (Dwelling units)	Date Development Application Submitted
Initial	NA	NA	NA
Update 1	125,000	200	01/01/2025
Update 2	250,000	400	01/01/2028

The traffic study shall be valid for a period of 3 years or until the next Update is required. Unless otherwise required by the City's Land Development Regulations, Alachua County, or Florida Department of Transportation, no more than 2 additional traffic studies shall be required.

c. Per the Independent Review of the Schmidt Farms Traffic Study provided by Brian Kanely, P.E., and communication from the Florida Department of Transportation, a structural analysis of the traffic signal mast arms at the intersection of US Highway 441 and NW 43rd Street must be performed. This analysis shall be performed and submitted in conjunction with a final PD Plan application.

d. Sidewalks will be provided along or within US Highway 441 right-of-way and NW 43rd Street right-of-way. Such sidewalks will be extended to NW 102nd Place and

NW 93rd Ave. Sidewalks shall be installed as adjacent property within the project is developed. Sidewalks within the rights-of-way shall be permitted through the Florida Department of Transportation or Alachua County Public Works, as applicable. If necessary, sidewalks or pedestrian connections may be provided on the subject property with provision of public access/sidewalk easement.

e. The roadway crossing connecting Development Areas A and B is subject to applicable County regulations regarding wetland buffer impacts.

16. Prior to demolition of the existing structures on the property greater than 100 years old, the applicant must provide evidence from a licensed architect or structural engineer that rehabilitating the structures would not be cost feasible. Prior to demolition, the applicant shall supply a historic structure report that includes photos, architectural descriptions of the interior and exterior of the structure, known history of the structures and sites, and locations (longitude/latitude) of the structures.

17. The Owner, or its successors and/or assigns, shall submit a landscaping and buffering plan as part of any Final PD Plan. The landscaping and buffering plan shall meet the requirements established by the adopted PD Master Plan, Section 6.2.2, Landscaping Standards or Section 6.3, Fencing Standards, of the City's LDRs, or any amendments thereto.

18. The Owner, or its successors and/or assigns, shall submit an open space plan as part of any new Final PD Plan. The open space plan shall meet the minimum requirements established by Section 6.7, *Open Space Standards*, of the City's LDRs, or any amendments thereto.

19. Open spaces and conservation areas shall account for a minimum of twenty-five percent (25%) of the complete project.

20. The Owner, or its successors and/or assigns, shall obtain all applicable permits from the Suwannee River Water Management District, Alachua County Public Works, the Florida Department of Environmental Protection, the Florida Fish and Wildlife Commission, and any other Federal, State, or Local agency before the commencement of any development in the Project.

21. The Final PD Plan shall be a Preliminary Plat for single-family detached on platted lots or a Site Plan for single-family detached on unplatted lots and shall adhere to all requirements of this PD Ordinance, the City's Comprehensive Plan, and the City's LDRs. The Final PD Plan shall also adhere to all requirements of the PD Master Plan and the PD Agreement for this Project.
22. Any Final PD Plan shall include the exact number of residential dwelling units, as well as precise information regarding the layout of open space, circulation, and stormwater management.
23. A valid Planned Development Agreement shall be adopted concurrent with the approval of this ordinance and the PD Master Plan.
24. The development parameters defined herein do not inordinately burden the development of the Property described in Exhibit "A", the PD, or the Project.
25. The rezoning of the Property described in Exhibit "A" does not reserve concurrency for the Project.
26. The adoption of this Ordinance does not guarantee the approval of any development permits, including but not limited to, a Preliminary Plat, Construction Plans, Site Plan or a Final Plat for the Project, or for any part or section thereof, for the Owner/Developer or its successors or assigns.
27. All development, including but not limited to any Final PD Plan for the Project, shall be governed by the laws, regulations, comprehensive plan and ordinances in effect at the time of the specific proposed development, and not as of the date of this ordinance.

Section 4. Ordinance to be Construed Liberally

This ordinance shall be liberally construed in order to effectively carry out the purposes hereof which are deemed to be in the best interest of the public health, safety, and welfare of the citizens and residents of Alachua, Florida.

Section 5. Repealing Clause

All ordinances or parts of ordinances in conflict with this ordinance are, to the extent they conflict with this ordinance, repealed.

Section 6. Providing for Severability

It is the declared intent of the Alachua City Commission that, if any section, sentence, clause, phrase, or provision of this ordinance is for any reason held or declared to be unconstitutional, void, or inoperative by a court

or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this ordinance and the remainder of this ordinance, after the exclusion of such part or parts, shall be deemed to be valid.

Section 7. Effective Date

This Ordinance shall be effective upon its passage and adoption on the second and final reading.

PASSED on first reading on the 28th day of March, 2022.

PASSED and **DULY ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon second reading this 23rd day of May, 2022.

(Signatures next page)

CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

Gib Coerper, Mayor

SEAL

ATTEST:

Mike DaRoza , City Manager/Clerk

APPROVED AS TO FORM

Marian B. Rush, City Attorney

EXHIBIT "A"

Tax Parcel Numbers 05936-001-000, 05936-007-000, 05936-007-002, 05936-007-001, AND 05945-000-000

Legal Description of Subject Property

A TRACT OF LAND SITUATED IN SECTIONS 34 AND 35, TOWNSHIP 08 SOUTH, RANGE 19 EAST AND FRACTIONAL SECTIONS 02 AND 03, TOWNSHIP 09 SOUTH, RANGE 19 EAST BEING MORE PARTICULARLY DESCRIBED AS: COMMENCE AT
THE SOUTHEAST CORNER OF STAGHORN UNIT NO. 1 AS RECORDED IN PLAT BOOK J, PAGES 93 AND 94 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID POINT BEING A POINT ON THE WEST RIGHT LINE OF WAY OF U.S.
HIGHWAY 441; THENCE SOUTH 39° 18' 51" EAST, A DISTANCE OF 496.87 FEET TO THE POINT OF BEGINNING; THENCE RUN ALONG SAID WESTERLY RIGHT OF WAY SOUTH 39° 18' 51" EAST, A DISTANCE OF 1519.87 FEET TO THE WESTERLY
RIGHT OF WAY OF NW 43RD STREET AND A POINT ON A CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 29° 00' 03", HAVING A RADIUS OF 522.00 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 15° 30' 28" EAST
AND 261.40 FEET; THENCE RUN ALONG SAID WESTERLY RIGHT OF WAY AND THE ARC OF SAID CURVE A DISTANCE OF 264.22 FEET; THENCE CONTINUE ALONG SAID WESTERLY RIGHT OF WAY SOUTH 01° 00' 27" EAST, A DISTANCE OF
1209.59 FEET; THENCE SOUTH 89° 00' 24" WEST, A DISTANCE OF 124.94 FEET; THENCE NORTH 14° 06' 37" EAST, A DISTANCE OF 100.64 FEET; THENCE NORTH 14° 26' 56" WEST, A DISTANCE OF 87.09 FEET; THENCE NORTH 50° 46' 11" WEST,
A DISTANCE OF 324.19 FEET; THENCE NORTH 72° 20' 54" WEST, A DISTANCE OF 141.36 FEET; THENCE NORTH 12° 11' 29" EAST, A DISTANCE OF 65.09 FEET; THENCE NORTH 03° 27' 56" EAST, A DISTANCE OF 402.32 FEET; THENCE NORTH 29°
23' 12" WEST, A DISTANCE OF 88.37 FEET; THENCE NORTH 34° 02' 15" WEST, A DISTANCE OF 80.23 FEET; THENCE SOUTH 43° 57' 19" WEST, A DISTANCE OF 62.87 FEET; THENCE SOUTH 70° 44' 42" WEST, A DISTANCE OF 32.24 FEET; THENCE
SOUTH 34° 52' 41" WEST, A DISTANCE OF 174.06 FEET; THENCE SOUTH 61° 29' 17" WEST, A DISTANCE OF 158.59 FEET; THENCE SOUTH 50° 50' 36" WEST, A DISTANCE OF 113.82 FEET; THENCE SOUTH 66° 13' 16" EAST, A DISTANCE OF 46.47
FEET; THENCE SOUTH 72° 28' 16" EAST, A DISTANCE OF 95.73 FEET; THENCE SOUTH 09° 22' 38" EAST, A DISTANCE OF 95.12 FEET; THENCE SOUTH 54° 36' 38" EAST, A DISTANCE OF 41.71 FEET; THENCE NORTH 84° 08' 05" EAST, A DISTANCE
OF 110.34 FEET; THENCE SOUTH 62° 59' 51" EAST, A DISTANCE OF 110.03 FEET; THENCE SOUTH 44° 29' 36" EAST, A DISTANCE OF 62.76 FEET; THENCE SOUTH 19° 54' 39" WEST, A DISTANCE OF 7.85 FEET; THENCE NORTH 72° 20' 54" WEST,

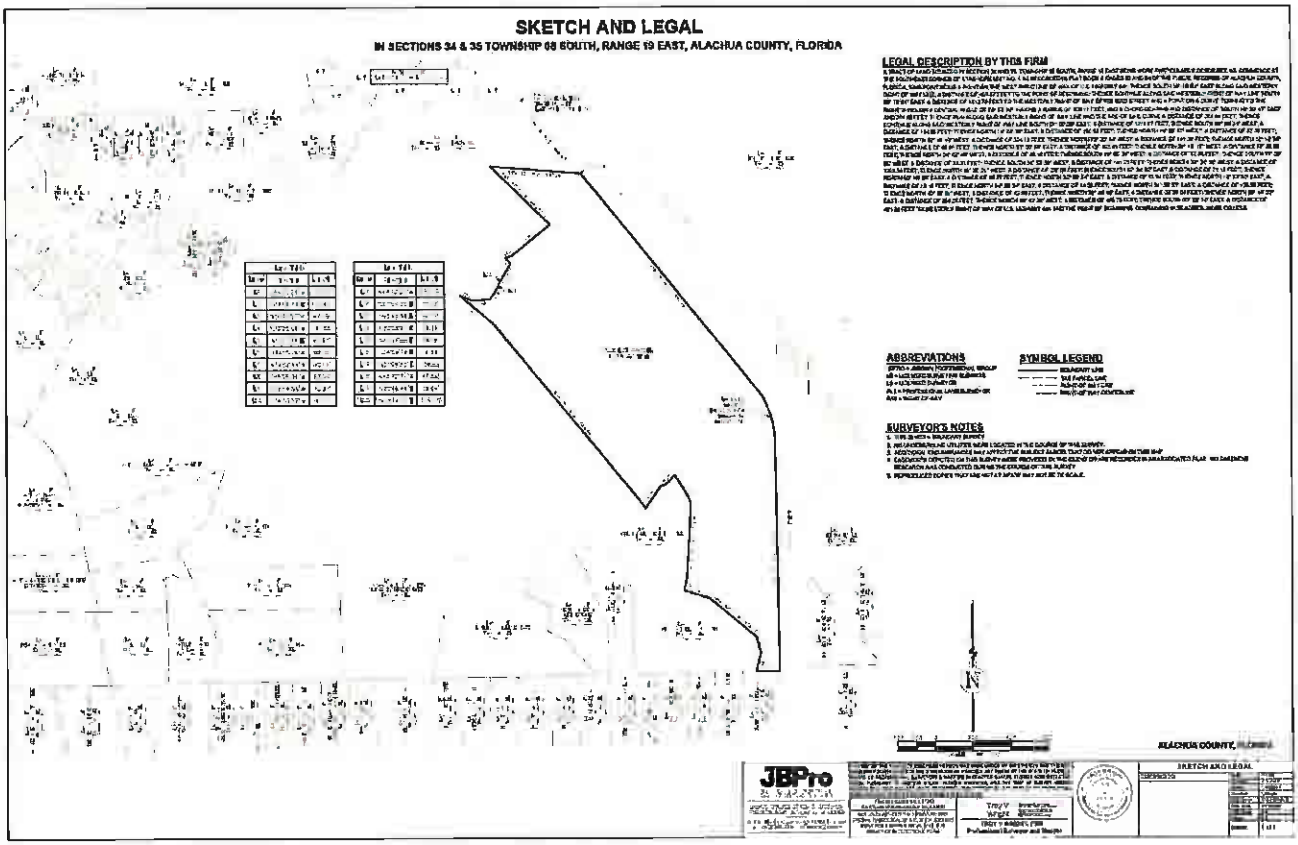
A DISTANCE OF 203.75 FEET; THENCE NORTH 66° 19' 45" WEST, A DISTANCE OF 28.79 FEET; THENCE SOUTH 43° 58' 39" WEST, A DISTANCE OF 38.00 FEET; THENCE NORTH 55° 15' 08" WEST, A DISTANCE OF 81.04 FEET; THENCE NORTH 01°
30' 12" EAST, A DISTANCE OF 96.25 FEET; THENCE SOUTH 53° 05' 42" WEST, A DISTANCE OF 82.03 FEET; THENCE NORTH 33° 40' 18" EAST, A DISTANCE OF 33.54 FEET; THENCE NORTH 27° 50' 01" EAST, A DISTANCE OF 39.55 FEET; THENCE
SOUTH 43° 58' 40" WEST, A DISTANCE OF 22.00 FEET; THENCE NORTH 72° 04' 33" WEST, A DISTANCE OF 50.18 FEET; THENCE NORTH 36° 57' 55" WEST, A DISTANCE OF 69.86 FEET; THENCE NORTH 76° 09' 44" WEST, A DISTANCE OF 35.84
FEET; THENCE NORTH 70° 12' 04" WEST, A DISTANCE OF 29.30 FEET; THENCE NORTH 75° 47' 57" WEST, A DISTANCE OF 51.44 FEET; THENCE SOUTH 54° 24' 40" WEST, A DISTANCE OF 46.06 FEET; THENCE SOUTH 73° 02' 15" WEST, A
DISTANCE OF 30.02 FEET; THENCE NORTH 46° 56' 43" WEST, A DISTANCE OF 32.00 FEET; THENCE SOUTH 89° 13' 23" WEST, A DISTANCE OF 34.66 FEET; THENCE SOUTH 43° 03' 17" WEST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 10° 01'
46" WEST, A DISTANCE OF 23.85 FEET; THENCE SOUTH 24° 33' 55" EAST, A DISTANCE OF 18.38 FEET; THENCE SOUTH 21° 36' 26" WEST, A DISTANCE OF 30.08 FEET; THENCE NORTH 63° 30' 10" WEST, A DISTANCE OF 38.59 FEET; THENCE
SOUTH 08° 56' 12" WEST, A DISTANCE OF 37.44 FEET; THENCE SOUTH 29° 50' 46" EAST, A DISTANCE OF 27.20 FEET; THENCE SOUTH 33° 35' 22" WEST, A DISTANCE OF 12.17 FEET; THENCE SOUTH 83° 09' 05" WEST, A DISTANCE OF 49.68
FEET; THENCE SOUTH 27° 30' 34" EAST, A DISTANCE OF 90.14 FEET; THENCE SOUTH 83° 25' 53" WEST, A DISTANCE OF 66.21 FEET; THENCE NORTH 48° 24' 16" WEST, A DISTANCE OF 32.14 FEET; THENCE SOUTH 01° 34' 33" EAST, A
DISTANCE OF 18.00 FEET; THENCE SOUTH 52° 27' 04" WEST, A DISTANCE OF 76.61 FEET; THENCE NORTH 18° 16' 33" WEST, A DISTANCE OF 73.08 FEET; THENCE SOUTH 88° 25' 27" WEST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 34° 40'
38" WEST, A DISTANCE OF 37.20 FEET; THENCE NORTH 71° 12' 58" WEST, A DISTANCE OF 28.81 FEET; THENCE NORTH 20° 18' 23" WEST, A DISTANCE OF 83.99 FEET; THENCE NORTH 77° 57' 18" WEST, A DISTANCE OF 94.70 FEET; THENCE
SOUTH 39° 05' 49" WEST, A DISTANCE OF 21.06 FEET; THENCE NORTH 47° 01' 37" WEST, A DISTANCE OF 106.98 FEET; THENCE NORTH 57° 31' 10" WEST, A DISTANCE OF 102.70 FEET; THENCE NORTH 69° 03' 37" WEST, A DISTANCE OF 290.00
FEET; THENCE SOUTH 62° 20' 21" WEST, A DISTANCE OF 311.29 FEET; THENCE SOUTH 02° 52' 15" EAST, A DISTANCE OF 7.41 FEET; THENCE NORTH 44° 01' 21" WEST, A DISTANCE OF 101.79 FEET; THENCE NORTH 63° 35' 40" WEST, A
DISTANCE OF 223.05 FEET; THENCE NORTH 27° 23' 06" WEST, A DISTANCE OF 134.71 FEET; THENCE NORTH 51° 26' 25" WEST, A DISTANCE OF 314.59 FEET; THENCE NORTH 73° 43' 01" WEST, A DISTANCE OF 42.55 FEET; THENCE NORTH 82°

00' 33" WEST, A DISTANCE OF 35.18 FEET; THENCE NORTH 44° 01' 42" WEST, A DISTANCE OF 120.17 FEET; THENCE NORTH 05° 36' 16" WEST, A DISTANCE OF 38.74 FEET; THENCE NORTH 41° 39' 11" EAST, A DISTANCE OF 33.37 FEET;
THENCE NORTH 05° 47' 12" WEST, A DISTANCE OF 83.95 FEET; THENCE NORTH 67° 32' 26" WEST, A DISTANCE OF 39.58 FEET; THENCE NORTH 51° 13' 12" WEST, A DISTANCE OF 59.93 FEET; THENCE SOUTH 64° 08' 19" WEST, A DISTANCE OF
29.28 FEET; THENCE NORTH 48° 25' 38" WEST, A DISTANCE OF 27.34 FEET; THENCE NORTH 22° 25' 37" EAST, A DISTANCE OF 51.41 FEET; THENCE NORTH 72° 40' 10" WEST, A DISTANCE OF 30.06 FEET; THENCE NORTH 35° 17' 14" EAST, A
DISTANCE OF 27.44 FEET; THENCE NORTH 51° 04' 43" EAST, A DISTANCE OF 66.62 FEET; THENCE NORTH 40° 42' 56" WEST, A DISTANCE OF 94.72 FEET; THENCE SOUTH 73° 55' 36" WEST, A DISTANCE OF 66.13 FEET; THENCE NORTH 59° 00'
09" WEST, A DISTANCE OF 34.99 FEET; THENCE NORTH 11° 56' 04" WEST, A DISTANCE OF 57.12 FEET; THENCE NORTH 13° 07' 52" EAST, A DISTANCE OF 37.51 FEET; THENCE NORTH 45° 29' 32" WEST, A DISTANCE OF 20.41 FEET; THENCE
SOUTH 51° 27' 48" WEST, A DISTANCE OF 31.77 FEET; THENCE NORTH 43° 03' 54" WEST, A DISTANCE OF 21.23 FEET; THENCE NORTH 07° 24' 48" EAST, A DISTANCE OF 23.82 FEET; THENCE NORTH 83° 43' 02" WEST, A DISTANCE OF 46.76
FEET; THENCE NORTH 66° 12' 09" WEST, A DISTANCE OF 49.69 FEET; THENCE SOUTH 32° 42' 35" WEST, A DISTANCE OF 28.26 FEET; THENCE NORTH 31° 06' 20" WEST, A DISTANCE OF 73.12 FEET; THENCE NORTH 78° 18' 16" WEST, A
DISTANCE OF 22.52 FEET; THENCE NORTH 11° 43' 08" WEST, A DISTANCE OF 12.75 FEET; THENCE NORTH 51° 18' 50" EAST, A DISTANCE OF 67.14 FEET; THENCE NORTH 09° 44' 37" EAST, A DISTANCE OF 55.57 FEET; THENCE NORTH 26° 25'
45" EAST, A DISTANCE OF 13.00 FEET; THENCE NORTH 75° 36' 56" EAST, A DISTANCE OF 11.18 FEET; THENCE SOUTH 51° 54' 02" EAST, A DISTANCE OF 52.66 FEET; THENCE NORTH 36° 05' 41" EAST, A DISTANCE OF 51.31 FEET; THENCE
NORTH 57° 08' 08" EAST, A DISTANCE OF 19.19 FEET; THENCE NORTH 22° 37' 50" EAST, A DISTANCE OF 35.61 FEET; THENCE NORTH 33° 05' 11" EAST, A DISTANCE OF 52.00 FEET; THENCE SOUTH 81° 33' 11" EAST, A DISTANCE OF 25.81 FEET;
THENCE NORTH 54° 05' 02" WEST, A DISTANCE OF 5.72 FEET; THENCE NORTH 43° 17' 18" EAST, A DISTANCE OF 50.12 FEET; THENCE NORTH 68° 45' 44" EAST, A DISTANCE OF 28.18 FEET; THENCE SOUTH 74° 40' 29" EAST, A DISTANCE OF
50.64 FEET; THENCE SOUTH 86° 37' 36" EAST, A DISTANCE OF 100.12 FEET; THENCE SOUTH 72° 27' 14" EAST, A DISTANCE OF 50.99 FEET; THENCE SOUTH 58° 07' 28" EAST, A DISTANCE OF 55.46 FEET; THENCE NORTH 85° 33' 53" EAST, A
DISTANCE OF 53.89 FEET; THENCE NORTH 05° 45' 54" WEST, A DISTANCE OF 40.92 FEET; THENCE NORTH 33° 36' 06" EAST, A DISTANCE OF 50.36 FEET; THENCE NORTH 09° 00' 55" EAST, A DISTANCE OF 52.50 FEET; THENCE NORTH 38° 04'

12" EAST, A DISTANCE OF 50.99 FEET; THENCE NORTH 60° 46' 01" EAST, A DISTANCE OF 58.67 FEET; THENCE NORTH 29° 18' 53" EAST, A DISTANCE OF 50.01 FEET; THENCE NORTH 19° 02' 03" WEST, A DISTANCE OF 73.58 FEET; THENCE
NORTH 48° 43' 21" EAST, A DISTANCE OF 8.54 FEET; THENCE NORTH 61° 51' 27" EAST, A DISTANCE OF 50.48 FEET; THENCE NORTH 30° 27' 36" EAST, A DISTANCE OF 50.04 FEET; THENCE NORTH 25° 52' 38" EAST, A DISTANCE OF 50.04 FEET;
THENCE NORTH 56° 29' 37" EAST, A DISTANCE OF 24.14 FEET; THENCE SOUTH 63° 18' 22" EAST, A DISTANCE OF 33.24 FEET; THENCE NORTH 03° 26' 18" EAST, A DISTANCE OF 64.08 FEET; THENCE NORTH 15° 28' 02" EAST, A DISTANCE OF
12.21 FEET; THENCE SOUTH 58° 10' 57" EAST, A DISTANCE OF 12.81 FEET; THENCE SOUTH 64° 31' 32" EAST, A DISTANCE OF 52.33 FEET; THENCE NORTH 42° 07' 30" EAST, A DISTANCE OF 63.18 FEET; THENCE NORTH 69° 58' 55" EAST, A
DISTANCE OF 43.82 FEET; THENCE NORTH 53° 25' 47" EAST, A DISTANCE OF 55.46 FEET; THENCE NORTH 82° 30' 15" EAST, A DISTANCE OF 50.09 FEET; THENCE NORTH 58° 30' 49" EAST, A DISTANCE OF 17.09 FEET; THENCE SOUTH 50° 06'
15" EAST, A DISTANCE OF 34.83 FEET; THENCE SOUTH 39° 32' 23" EAST, A DISTANCE OF 25.06 FEET; THENCE SOUTH 83° 11' 04" EAST, A DISTANCE OF 26.25 FEET; THENCE NORTH 25° 19' 25" EAST, A DISTANCE OF 37.20 FEET; THENCE
NORTH 10° 44' 42" WEST, A DISTANCE OF 37.57 FEET; THENCE SOUTH 65° 31' 20" EAST, A DISTANCE OF 183.96 FEET; THENCE SOUTH 22° 57' 20" EAST, A DISTANCE OF 96.98 FEET; THENCE NORTH 72° 23' 52" EAST, A DISTANCE OF 638.40
FEET; ; THENCE SOUTH 85° 22' 03" EAST, A DISTANCE OF 483.70 FEET TO THE WESTERLY RIGHT OF WAY OF U.S. HIGHWAY 44 AND THE POINT OF BEGINNING. CONTAINING 121.09 ACRES, MORE OR LESS

Legal Description of PD-COMM Area

A TRACT OF LAND SITUATED IN SECTION 34 AND 35, TOWNSHIP 08 SOUTH, RANGE 19 EAST BEING MORE PARTICULARLY DESCRIBED AS: COMMENCE AT
THE SOUTHEAST CORNER OF STAGHORN UNIT NO. 1 AS RECORDED IN PLAT BOOK J, PAGES 93 AND 94 OF THE PUBLIC RECORDS OF ALACHUA COUNTY,
FLORIDA, SAID POINT BEING A POINT ON THE WEST RIGHT LINE OF WAY OF U.S. HIGHWAY 441; THENCE SOUTH 39° 18' 51" EAST ALONG SAID WESTERLY
RIGHT OF WAY LINE, A DISTANCE OF 496.87 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WESTERLY RIGHT OF WAY LINE SOUTH
39° 18' 51" EAST, A DISTANCE OF 1512.79 FEET TO THE WESTERLY RIGHT OF WAY OF NW 43RD STREET AND A POINT ON A CURVE TURNING TO THE
RIGHT THROUGH A CENTRAL ANGLE OF 29° 53' 30", HAVING A RADIUS OF 506.11 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 16° 30' 47" EAST
AND 261.06 FEET; THENCE RUN ALONG SAID WESTERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE A DISTANCE OF 264.04 FEET; THENCE
CONTINUE ALONG SAID WESTERLY RIGHT OF WAY LINE SOUTH 01° 00' 35" EAST, A DISTANCE OF 1216.67 FEET; THENCE SOUTH 89° 00' 24" WEST, A
DISTANCE OF 124.95 FEET; THENCE NORTH 14° 06' 38" EAST, A DISTANCE OF 100.64 FEET; THENCE NORTH 14° 26' 57" WEST, A DISTANCE OF 87.09 FEET;
THENCE NORTH 50° 46' 10" WEST, A DISTANCE OF 324.19 FEET; THENCE NORTH 72° 20' 54" WEST, A DISTANCE OF 141.36 FEET; THENCE NORTH 12° 19' 26"
EAST, A DISTANCE OF 65.61 FEET; THENCE NORTH 03° 30' 59" EAST, A DISTANCE OF 402.40 FEET; THENCE NORTH 29° 15' 15" WEST, A DISTANCE OF 88.36
FEET; THENCE NORTH 34° 02' 49" WEST, A DISTANCE OF 80.16 FEET; THENCE SOUTH 44° 05' 34" WEST, A DISTANCE OF 62.96 FEET; THENCE SOUTH 70° 59'
55" WEST, A DISTANCE OF 32.31 FEET; THENCE SOUTH 34° 53' 59" WEST, A DISTANCE OF 141.75 FEET; THENCE NORTH 39° 31' 18" WEST, A DISTANCE OF
1264.84 FEET; THENCE NORTH 49° 32' 21" WEST, A DISTANCE OF 235.59 FEET; THENCE SOUTH 67° 54' 32" EAST, A DISTANCE OF 71.13 FEET; THENCE
NORTH 85° 40' 34" EAST, A DISTANCE OF 96.77 FEET; THENCE NORTH 32° 09' 51" EAST, A DISTANCE OF 72.94 FEET; THENCE NORTH 19° 53' 50" EAST, A
DISTANCE OF 19.18 FEET; THENCE NORTH 24° 59' 34" EAST, A DISTANCE OF 14.59 FEET; THENCE NORTH 31° 08' 53" EAST, A DISTANCE OF 108.05 FEET;
THENCE NORTH 40° 42' 31" WEST, A DISTANCE OF 42.50 FEET; THENCE NORTH 70° 46' 46" EAST, A DISTANCE OF 38.04 FEET; THENCE NORTH 50° 44' 20"
EAST, A DISTANCE OF 259.25 FEET; THENCE NORTH 45° 43' 20" WEST, A DISTANCE OF 440.76 FEET; THENCE SOUTH 85° 22' 14" EAST, A DISTANCE OF
481.24 FEET TO WESTERLY RIGHT OF WAY OF U.S. HIGHWAY 441 AND THE POINT OF BEGINNING.
CONTAINING 41.55 ACRES, MORE OR LESS


SKETCH AND LEGAL
IN SECTIONS 34 & 35 TOWNSHIP 08 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA
LEGAL DESCRIPTION BY THIS FIRM
ABBREVIATIONS
SYMBOL LEGEND
SURVEYOR'S NOTES
N
ALACHUA COUNTY, FLORIDA
JBPro
SKETCH AND LEGAL

Legal Description of PD-R Area

A TRACT OF LAND SITUATED IN SECTION 34 AND 35, TOWNSHIP 08 SOUTH, RANGE 19 EAST BEING MORE PARTICULARLY DESCRIBED AS: COMMENCE AT THE SOUTHEAST CORNER OF STAGHORN UNIT NO. 1 AS RECORDED IN PLAT BOOK J, PAGES 93 AND 94 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID POINT BEING A POINT ON THE WEST RIGHT LINE OF WAY OF U.S. HIGHWAY 441; THENCE SOUTH 39° 18' 51" EAST ALONG SAID WESTERLY RIGHT OF WAY
LINE, A DISTANCE OF 496.87 FEET; THENCE NORTH 85° 22' 14" WEST, A DISTANCE OF 481.24 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 45° 43' 20" EAST, A DISTANCE OF 440.76 FEET; THENCE SOUTH 50° 44' 20" WEST, A DISTANCE OF 259.25 FEET; THENCE SOUTH 70° 46' 46" WEST, A DISTANCE OF 38.04 FEET; THENCE SOUTH 40° 42' 31" EAST, A DISTANCE OF 42.50 FEET; THENCE SOUTH 31° 08' 53" WEST, A DISTANCE OF 108.05 FEET; THENCE SOUTH 24° 59' 34" WEST, A
DISTANCE OF 14.59 FEET; THENCE SOUTH 19° 53' 50" WEST, A DISTANCE OF 19.18 FEET; THENCE SOUTH 32° 09' 51" WEST, A DISTANCE OF 72.94 FEET; THENCE SOUTH 85° 40' 34" WEST, A DISTANCE OF 96.77 FEET; THENCE NORTH 67° 54' 32" WEST, A DISTANCE OF 71.13 FEET; THENCE SOUTH 49° 32' 21" EAST, A DISTANCE OF 235.59 FEET; THENCE SOUTH 39° 31' 18" EAST, A DISTANCE OF 1264.84 FEET; THENCE SOUTH 35° 16' 21" WEST, A DISTANCE OF 32.12 FEET; THENCE SOUTH
62° 59' 52" WEST, A DISTANCE OF 78.54 FEET; THENCE SOUTH 60° 03' 42" WEST, A DISTANCE OF 80.11 FEET; THENCE SOUTH 50° 51' 25" WEST, A DISTANCE OF 113.85 FEET; THENCE SOUTH 65° 07' 35" EAST, A DISTANCE OF 46.44 FEET; THENCE SOUTH 72° 28' 16" EAST, A DISTANCE OF 95.73 FEET; THENCE SOUTH 09° 39' 20" EAST, A DISTANCE OF 94.49 FEET; THENCE SOUTH 53° 33' 28" EAST, A DISTANCE OF 41.83 FEET; THENCE NORTH 83° 50' 03" EAST, A DISTANCE OF 110.70 FEET;
THENCE SOUTH 62° 38' 36" EAST, A DISTANCE OF 110.05 FEET; THENCE SOUTH 44° 29' 37" EAST, A DISTANCE OF 62.76 FEET; THENCE SOUTH 19° 54' 28" WEST, A DISTANCE OF 7.85 FEET; THENCE NORTH 72° 20' 54" WEST, A DISTANCE OF 203.75 FEET; THENCE NORTH 66° 19' 45" WEST, A DISTANCE OF 28.79 FEET; THENCE SOUTH 43° 58' 38" WEST, A DISTANCE OF 37.99 FEET; THENCE NORTH 55° 15' 10" WEST, A DISTANCE OF 81.04 FEET; THENCE NORTH 02° 20' 37" EAST, A
DISTANCE OF 48.16 FEET; THENCE NORTH 00° 39' 46" EAST, A DISTANCE OF 48.09 FEET; THENCE SOUTH 53° 05' 43" WEST, A DISTANCE OF 82.03 FEET; THENCE NORTH 33° 40' 21" EAST, A DISTANCE OF 33.54 FEET; THENCE NORTH 27° 49' 58" EAST, A DISTANCE OF 39.55 FEET; THENCE SOUTH 43° 58' 38" WEST, A DISTANCE OF 22.00 FEET; THENCE NORTH 72° 04' 34" WEST, A DISTANCE OF 50.18 FEET; THENCE NORTH 36° 57' 54" WEST, A DISTANCE OF 69.86 FEET; THENCE NORTH 76°
09' 50" WEST, A DISTANCE OF 35.84 FEET; THENCE NORTH 70° 11' 59" WEST, A DISTANCE OF 29.30 FEET; THENCE NORTH 75° 47' 57" WEST, A DISTANCE OF 51.44 FEET; THENCE SOUTH 54° 24' 41" WEST, A DISTANCE OF 46.06 FEET; THENCE SOUTH 73° 02' 11" WEST, A DISTANCE OF 30.02 FEET; THENCE NORTH 46° 56' 44" WEST, A DISTANCE OF 32.00 FEET; THENCE SOUTH 89° 13' 26" WEST, A DISTANCE OF 34.66 FEET; THENCE SOUTH 43° 03' 17" WEST, A DISTANCE OF 20.00 FEET;
THENCE SOUTH 10° 01' 51" WEST, A DISTANCE OF 23.85 FEET; THENCE SOUTH 24° 33' 56" EAST, A DISTANCE OF 18.38 FEET; THENCE SOUTH 21° 36' 24" WEST, A DISTANCE OF 30.08 FEET; THENCE NORTH 63° 30' 09" WEST, A DISTANCE OF 38.59 FEET; THENCE SOUTH 08° 56' 10" WEST, A DISTANCE OF

37.44 FEET; THENCE SOUTH 29° 50' 48" EAST, A DISTANCE OF 27.20 FEET; THENCE SOUTH 33° 35' 16" WEST, A DISTANCE OF 12.17 FEET; THENCE SOUTH 83° 09' 05" WEST, A DISTANCE OF 49.68 FEET; THENCE SOUTH 27° 30' 34" EAST, A DISTANCE OF 90.14 FEET; THENCE SOUTH 83° 25' 52" WEST, A DISTANCE OF 66.21 FEET; THENCE NORTH 48° 24' 17" WEST, A DISTANCE OF 32.14 FEET; THENCE SOUTH 01° 34' 35" EAST, A DISTANCE OF 18.00 FEET; THENCE SOUTH 52° 27' 03" WEST, A DISTANCE OF 76.61 FEET; THENCE NORTH 18° 16' 33" WEST, A DISTANCE OF 73.08 FEET; THENCE SOUTH 88° 25' 24" WEST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 34° 40' 38" WEST, A DISTANCE OF 37.20 FEET; THENCE NORTH 71° 12' 59" WEST, A DISTANCE OF 28.81 FEET; THENCE NORTH 20° 18' 24" WEST, A DISTANCE OF 83.99 FEET; THENCE NORTH 77° 57' 17" WEST, A DISTANCE OF 94.70 FEET; THENCE SOUTH 39° 05' 40" WEST, A DISTANCE OF 21.06 FEET; THENCE NORTH 47° 01' 36" WEST, A DISTANCE OF 106.98 FEET; THENCE NORTH 57° 31' 11" WEST, A DISTANCE OF 102.70 FEET; THENCE NORTH 69° 03' 37" WEST, A DISTANCE OF 290.00 FEET; THENCE SOUTH 62° 20' 21" WEST, A DISTANCE OF 311.29 FEET; THENCE SOUTH 02° 52' 15" EAST, A DISTANCE OF 7.41 FEET; THENCE NORTH 44° 01' 21" WEST, A DISTANCE OF 101.79 FEET; THENCE NORTH 63° 35' 40" WEST, A DISTANCE OF 223.05 FEET; THENCE NORTH 27° 23' 06" WEST, A DISTANCE OF 134.71 FEET; THENCE NORTH 51° 26' 25" WEST, A DISTANCE OF 314.59 FEET; THENCE NORTH 73° 43' 01" WEST, A DISTANCE OF 42.55 FEET; THENCE NORTH 82° 00' 35" WEST, A DISTANCE OF 35.18 FEET; THENCE NORTH 44° 01' 43" WEST, A DISTANCE OF 120.17 FEET; THENCE NORTH 05° 36' 13" WEST, A DISTANCE OF 38.74 FEET; THENCE NORTH 41° 39' 06" EAST, A DISTANCE OF 33.37 FEET; THENCE NORTH 05° 47' 11" WEST, A DISTANCE OF 83.95 FEET; THENCE NORTH 67° 32' 23" WEST, A DISTANCE OF 39.58 FEET; THENCE NORTH 51° 13' 13" WEST, A DISTANCE OF 59.93 FEET; THENCE SOUTH 64° 08' 23" WEST, A DISTANCE OF 29.28 FEET; THENCE NORTH 48° 25' 45" WEST, A DISTANCE OF 27.34 FEET; THENCE NORTH 22° 25' 40" EAST, A DISTANCE OF 51.41 FEET; THENCE NORTH 72° 40' 09" WEST, A DISTANCE OF 30.06 FEET; THENCE NORTH 35° 17' 11" EAST, A DISTANCE OF 27.44 FEET; THENCE NORTH 51° 04' 45" EAST, A DISTANCE OF 66.62 FEET; THENCE NORTH 40° 42' 57" WEST, A DISTANCE OF 94.72 FEET; THENCE SOUTH 73° 55' 36" WEST, A DISTANCE OF 66.13 FEET; THENCE NORTH 59° 00' 07" WEST, A DISTANCE OF 34.99 FEET; THENCE NORTH 11° 56' 03" WEST, A DISTANCE OF 57.12 FEET; THENCE NORTH 13° 07' 55" EAST, A DISTANCE OF 37.51 FEET; THENCE NORTH 45° 29' 39" WEST, A DISTANCE OF 20.41 FEET; THENCE SOUTH 51° 27' 45" WEST, A DISTANCE OF 31.77 FEET; THENCE NORTH 43° 03' 51" WEST, A DISTANCE OF 21.23 FEET; THENCE NORTH 07° 24' 50" EAST, A DISTANCE OF 23.82 FEET; THENCE NORTH 83° 43' 03" WEST, A DISTANCE OF 46.76 FEET; THENCE NORTH 66° 12' 11" WEST, A DISTANCE OF 49.69 FEET; THENCE SOUTH 32° 42' 37" WEST, A DISTANCE OF 28.26 FEET; THENCE NORTH 31° 06' 21" WEST, A DISTANCE OF 73.12 FEET; THENCE NORTH 78° 18' 20" WEST, A DISTANCE OF 22.52 FEET; THENCE NORTH 11° 43' 03" WEST, A DISTANCE OF 12.75 FEET; THENCE NORTH 51° 18' 51" EAST, A DISTANCE OF 67.14 FEET; THENCE NORTH 09° 44' 38" EAST, A DISTANCE OF 55.57 FEET; THENCE NORTH 26° 25' 39" EAST, A DISTANCE OF 13.00 FEET; THENCE NORTH 75° 36' 47" EAST, A DISTANCE OF 11.18 FEET; THENCE SOUTH 51° 53' 58" EAST, A DISTANCE OF 52.66 FEET; THENCE NORTH 36° 05' 41" EAST, A DISTANCE OF 51.31 FEET; THENCE NORTH 57° 08' 08" EAST, A DISTANCE OF 19.19 FEET; THENCE NORTH 22° 37' 50" EAST, A DISTANCE OF 35.61 FEET; THENCE

NORTH 33° 05' 13" EAST, A DISTANCE OF 52.00 FEET; THENCE SOUTH 81° 33' 14" EAST, A DISTANCE OF 25.81 FEET; THENCE NORTH 54° 05' 29" WEST, A DISTANCE OF 5.72 FEET;
THENCE NORTH 43° 17' 18" EAST, A DISTANCE OF 50.12 FEET; THENCE NORTH 68° 45' 40" EAST, A DISTANCE OF 28.18 FEET; THENCE SOUTH 74° 40' 27" EAST, A DISTANCE OF 50.64 FEET; THENCE SOUTH 87° 11' 53" EAST, A DISTANCE OF 50.09 FEET; THENCE SOUTH 86° 03' 18" EAST, A DISTANCE OF 50.04 FEET; THENCE SOUTH 72° 27' 16" EAST, A DISTANCE OF 50.99 FEET; THENCE SOUTH 58° 07' 24" EAST, A DISTANCE OF 55.46 FEET; THENCE NORTH 85° 33' 50" EAST, A DISTANCE OF
53.89 FEET; THENCE NORTH 05° 45' 54" WEST, A DISTANCE OF 40.92 FEET; THENCE NORTH 33° 36' 09" EAST, A DISTANCE OF 50.36 FEET; THENCE NORTH 09° 00' 54" EAST, A DISTANCE OF 52.50 FEET; THENCE NORTH 38° 04' 11" EAST, A DISTANCE OF 50.99 FEET; THENCE NORTH 60° 46' 03" EAST, A DISTANCE OF 58.67 FEET; THENCE NORTH 29° 18' 50" EAST, A DISTANCE OF 50.01 FEET; THENCE NORTH 19° 02' 03" WEST, A DISTANCE OF 73.58 FEET; THENCE NORTH 48° 43' 27" EAST, A DISTANCE OF 8.54 FEET; THENCE NORTH 61° 51' 31" EAST, A DISTANCE OF 50.48 FEET; THENCE NORTH 30° 27' 32" EAST, A DISTANCE OF 50.04 FEET; THENCE NORTH 25° 52' 40" EAST, A DISTANCE OF 50.04 FEET; THENCE NORTH 56° 29' 35" EAST, A DISTANCE OF 24.14 FEET; THENCE SOUTH 63° 18' 22" EAST, A DISTANCE OF 33.24 FEET; THENCE NORTH 03° 26' 19" EAST, A DISTANCE OF 64.07 FEET; THENCE NORTH 15° 28' 02" EAST, A DISTANCE OF 12.21 FEET; THENCE SOUTH 58° 11'
06" EAST, A DISTANCE OF 12.81 FEET; THENCE SOUTH 64° 31' 31" EAST, A DISTANCE OF 52.33 FEET; THENCE NORTH 42° 07' 30" EAST, A DISTANCE OF 63.18 FEET; THENCE NORTH 69° 58' 56" EAST, A DISTANCE OF 43.82 FEET; THENCE NORTH 53° 25' 46" EAST, A DISTANCE OF 55.46 FEET; THENCE NORTH 82° 30' 14" EAST, A DISTANCE OF 50.09 FEET; THENCE NORTH 58° 30' 50" EAST, A DISTANCE OF 17.09 FEET; THENCE SOUTH 50° 06' 12" EAST, A DISTANCE OF 34.83 FEET; THENCE
SOUTH 39° 32' 25" EAST, A DISTANCE OF 25.06 FEET; THENCE SOUTH 83° 11' 06" EAST, A DISTANCE OF 26.25 FEET; THENCE NORTH 25° 19' 27" EAST, A DISTANCE OF 37.20 FEET; THENCE NORTH 10° 44' 43" WEST, A DISTANCE OF 37.57 FEET; THENCE SOUTH 65° 31' 20" EAST, A DISTANCE OF 183.96 FEET; THENCE SOUTH 22° 55' 21" EAST, A DISTANCE OF 97.26 FEET; THENCE NORTH 72° 23' 52" EAST, A DISTANCE OF 638.32 FEET; ; THENCE SOUTH 85° 22' 35" EAST, A DISTANCE OF 2.53
FEET TO THE POINT OF BEGINNING. CONTAINING 79.52 ACRES, MORE OR LESS.

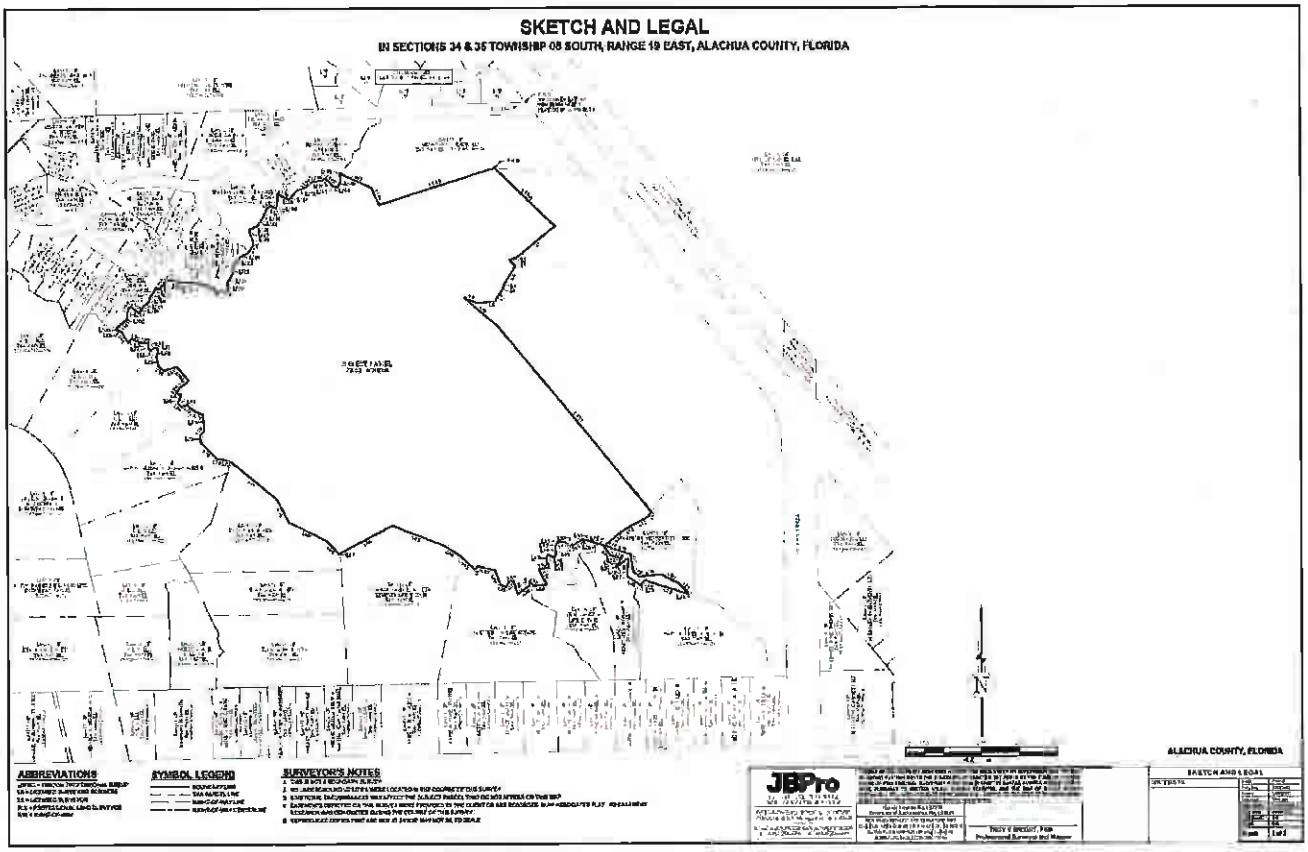
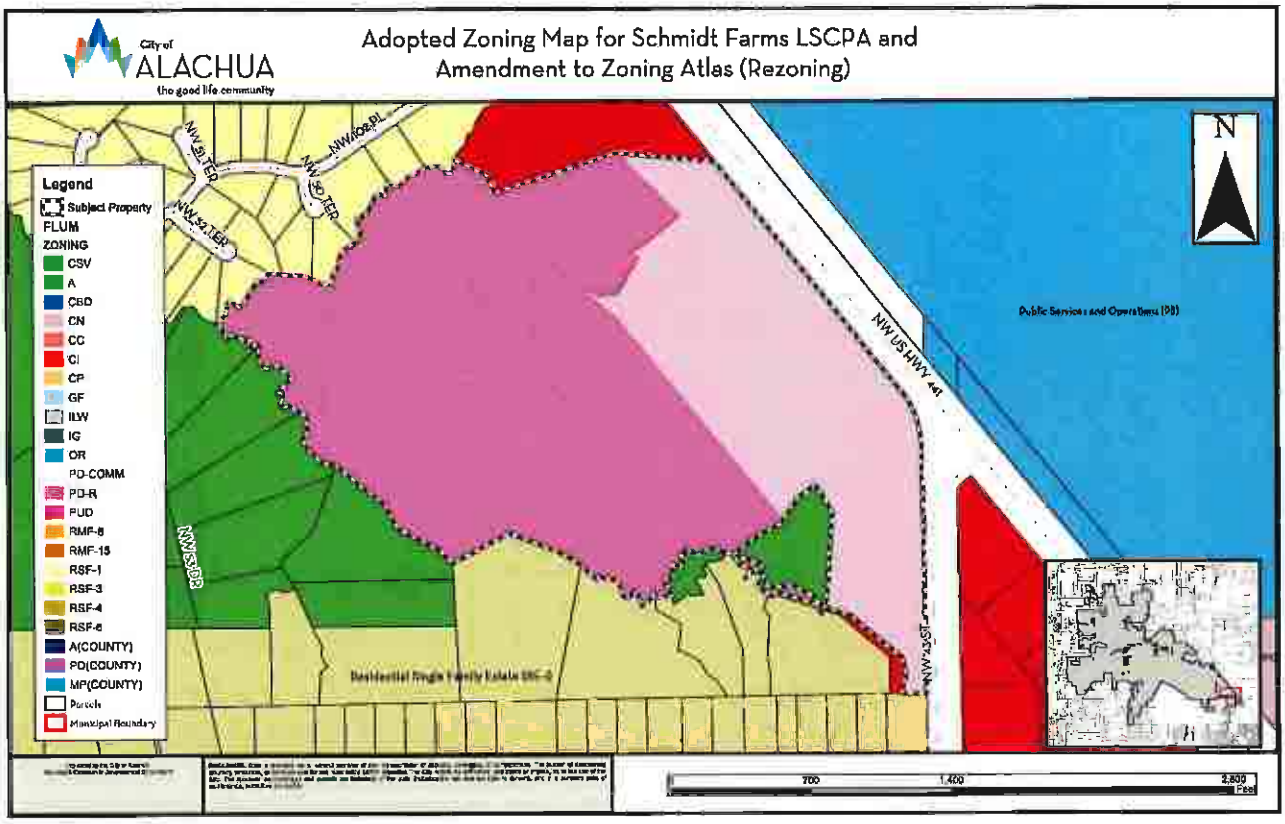

SKETCH AND LEGAL
IN SECTIONS 34 & 35 TOWNSHIP 08 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA
ABBREVIATIONS
SYMBOL LEGEND
SURVEYOR'S NOTES
ALACHUA COUNTY, FLORIDA

EXHIBIT "B"


City of ALACHUA
the good life community
Adopted Zoning Map for Schmidt Farms LSCPA and
Amendment to Zoning Atlas (Rezoning)
Legend
Subject Property
PLUM
ZONING
CSV
A
CBD
CN
CC
CI
CP
GF
ILW
IG
OR
PD-COMM
PD-R
PUD
RMF-8
RMF-15
RSF-1
RSF-3
RSF-4
RSF-6
A(COUNTY)
PD(COUNTY)
MP(COUNTY)
Parcels
Municipal Boundary
NW 91TER
NW 90 PL
NW 91 TER
NW 91 TER
NW 93RD
NW US HWY 441
N
Public Services and Operations (PS)
Residential Single Family Estate (RE-1)
700
1,400
2,800
Feet

Gainesville
3530 NW 43rd Street
Gainesville, FL 32606
St. Augustine
4420 US-1 S, Suite 1
St. Augustine, FL 32086
jbpro.com
(844) Go-JBPro
contact@jbpro.com

November 27, 2024

Adam Hall, AICP
Principal Planner
City of Alachua
PO Box 9
Alachua, Florida 32616

RE: Planning Assistance Team (PAT) Summary: Schmidt Farms Final / Preliminary Plat (PPP24-0002)

Dear Mr. Hall,

Please find attached a resubmittal package for **Schmidt Farms Preliminary Plat Application**. This resubmittal package is provided to address the comments provided by the City of Alachua on November 6, 2024.

Attached is a digital copy of the preliminary plat application package. Please find below responses to the comments for the above referenced project. The comments have been replicated below followed by responses in bold.

City's Planning Assistance Team (PAT)

1. Schmidt Farms PD Ordinance:
   Condition 1 – Development Area standards table – Cottage lots within Development Area C must meet the Common Greens standards found in Section 4.3.1(A)(5)(d).
   New Comment: Layout acceptable; add note that the alleys shall be privately maintained roadways.
   Response: The note for privately maintained roadways has been added to the preliminary plat as requested.

1. Comprehensive Plan Analysis:
   NEW COMMENT 11/06/24: New areas are now labelled as surface waters and appear to be impacted. Revise response to Policy 1.12.d to address the required setbacks from surface waters. Appropriate buffers from surface waters must be depicted. The City's definition of surface waters is as follows: Surface water means water above the surface of the ground whether or not flowing through definite channels, including the following:
   1. Any natural or artificial pond, lake, reservoir or other area that ordinarily or intermittently contains water and that has a discernible shoreline;

2. Any natural or artificial stream, river, creek, channel, ditch, canal, conduit culvert, drain, waterway, gully, ravine, street, roadway, swale or wash in which water flows in a definite direction, either continuously or intermittently and that has a definite channel, bed or banks;
3. Any wetland.

If revised jurisdictional determination is made at time of construction plans, significant revisions to preliminary plat may be needed that would require the preliminary plat to go back to the Planning and Zoning Board and City Commission for reconsideration.

Response: It is understood that if a jurisdictional determination is made at time of construction plans, that the preliminary plat would need to go back to the planning and zoning board for reconsideration. Based on the findings of the environmental consultant and conversations with the Suwannee River Water Management District, it is not anticipated that these would be revised. The comprehensive plan response has been updated to further explain the definition of the surface waters and how this element of the comprehensive plan has been met. Although the City of Alachua's Land Development Code Definition refers to a surface water as an artificial pond, natural pond, or wetland, the comprehensive plan then breaks the natural resources down between surface waters and wetlands in separate sections.
Objective 1.12 states that the City shall protect and conserve water resources for the benefit of all connected springs, streams, and rivers. Springs, streams and rivers are consistent with what the state and other City and County jurisdictions recognize as surface waters, which appears to be the intent of the Comprehensive Plan Element. The state does not require any buffers or mitigation on manmade ditches which were previously constructed for agricultural purposes. These small non-wetland surface waters do not provide any impact to the Floridian Aquifer and are simply small depressions which may hold water for a short period after heavy rainfall events (see photos below for reference).



Photo 5. View of a Non-Wetland Surface Water Depression at GPS location 250 (polygon 9) as seen looking east on 4 November 2019.



Photo 109. Panoramic view of Non-Wetland Surface Water 4 (polygon 10) at GPS location 2101 as seen on 3 December 2019.

Public Services / Fire Rescue / Engineering Review Comments:

a. The applicant must address all comments provided by the Public Services Department in a memorandum anticipated to be received by October 9, 2024.
Response: So noted, all remaining responses are listed as "approved" or "FYI". All elements of the remaining comments will be addressed during the construction plan phase.

b. The applicant must address the comments provided by Randall Olney, P.E., and Austin Blazs, PSM, of CHW, Inc., as provided in a letter dated October 30th, 2024 (attached).
Response: So noted, thank you.

CHW - Ecology Review

1. Absent a current wetland and surface water review per 62-340, the preliminary plat and the conceptual construction plans should depict all previous limits of jurisdiction as determined in the 2008 ERP along with the lines depicted in the 2021 environmental report. Non-wetland swales 1 and 2 as described in the environmental report are still not shown in the plan set. These swales are described as jurisdictional features on Figure 66 of the environmental report and as such are potentially subject to regulation and should be shown in the preliminary plat and conceptual construction drawings. Please include a note on all plans that explain the determination and limits of wetlands and surface waters are preliminary and subject to a valid 62-340 determination by the SRWMD.
Response: Non-Wetland Swales 1 and 2 have been added to the plans and are indicated as non-wetland. They are overflow channels which are considered non-wetland (see photos below). A full environmental assessment was completed in 2021 and is what is referenced in this project and what would be presented to the state for the full surface water review. Due to changes in methodology and district rules, the 2021 report is the most current and is what is shown on the plans.



Photo 4. View of Non-Wetland Swale 2 at GPS location 20 (polygon 17) as seen looking southwest on 4 November 2019. This is overflow channel from polygon 11 that flows into the ground.



Photo 60. View of Non-Wetland Swale 1 (polygon 16) as seen looking east from GPS location 1015 on 6 November 2019.

2. Please account for wetland, surface water, and buffer impacts associated with the creek
crossing on the wetland buffer map. Please include non-wetland swales 1 and 2. Please

include a note on the buffer plan that explains the determination and limits of wetlands
and surface waters are preliminary and subject to a valid 62-340 determination by the
SRWMD.
Response: The wetland impacts which would be associated with the creek crossing are not included as a part of this project. The limits of the preliminary plat are defined by the phase lines and additional clarification has been added to areas which are not a part of the preliminary plat.

3. Please label the creek setback line on the wetland buffer exhibit. Please clarify why the
creek setback line overlaps the 75 foot average wetland buffer, encroaches into Schmidt
Creek, and is not depicted in the area of Schmidt Creek.
Response: Creek setback lines and overlapping setback lines have been updated on the wetland buffer exhibit. The areas in the vicinity of Schmidt Creek where the creek crossing would be located are not a part of this preliminary plat.

Sincerely,

Tim Boehlein, PE
Project Manager, JBPro

City of ALACHUA
THE GOOD LIFE COMMUNITY

FOR OFFICE USE ONLY
Case #: _____
Application Fee: $_____
Filing Date: _____
Completeness Date: _____
Review Type: P&Z; CC

Major Subdivision – Preliminary Plat Application

Reference City of Alachua Land Development Regulations (LDRs) Section 2.4.10

A. PROJECT

1. Project Name: Schmidt Farms
2. Pre-Application Conference Date: 02/09/2024
3. Neighborhood Meeting Date: 03/11/2024
4. Phase/Unit Number (if applicable): _____
5. Number of proposed lots/dwelling units: 188
6. Housing Type (i.e., attached/detached units): Detached Units
7. Address of Subject Property: 9900 NW US HWY 441, Alachua, FL 32653
8. Parcel ID Number(s): 05936-001-000, 05936-007-000, 05945-000-000
9. Existing Use of Property: Single Family Residential
10. Future Land Use Map Designation: Commercial, Conservation, High Density Residential, Moderate Density Residential
11. Zoning Designation: PD-R, PD-COMM
12. Acreage: 120.63

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ■ Agent
2. Name of Applicant(s) or Contact Person(s): Timothy J. Boehlein, PE Title: Project Manager
   Company (if applicable): JBPro
   Mailing address: 3530 NW 43rd Street
   City: Gainesville State: FL ZIP: 32606
   Telephone: (352) 375-8999 FAX: _____ e-mail: tim.boehlein@jbpro.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): David Meeks
   Mailing Address: 914 SW 131st Street
   City: Newberry State: FL ZIP: 32669

   ** Must provide executed Authorized Agent Affidavit or other acceptable documentation (as deemed acceptable by the City in its sole discretion) which authorizes the agent to act on behalf of the property owner.*

C. ADDITIONAL INFORMATION

1. Is there any additional contact for sale of, or options to purchase, the subject property? ☐ Yes ■ No
   If yes, list names of all parties involved: _____
2. Has the applicant discussed possible utility/infrastructure fees with the Public Services Department?
   If no, contact the Public Services Department at 386-418-6140. ■ Yes ☐ No

D. ATTACHMENTS

1. Plans, to include the following information and be prepared in accordance with the following criteria:
   a. Sheet Size: 24" X 36" with 3" left margin and ½" top, bottom, and right margins.
   b. Graphic scale, not to exceed one (1) inch equal to 200 feet and one (1) inch equal to 50 feet for detailed plan sheets.
   c. Proposed name of subdivision.
   d. Name, address, telephone number, and email address of the property owner, agent (if applicable), and developer.
   e. Name, address, telephone number, email address, and registration numbers of surveyor of record and professional engineer of record.
   f. Boundary and topographic survey. Survey shall be signed and sealed by the surveyor, and shall be no older than two (2) years.
   g. Vicinity map - indicating general location of the site and major adjacent streets and all adjacent properties, section lines and quarter section lines. The vicinity map shall be drawn to show clearly the information required, but not less than one (1) inch to 2,000 feet.
   h. Legal description of the property to be subdivided.
   i. Zoning of all adjacent property.
   j. Acreage of adjacent land. If adjacent land is within a subdivision, identify the subdivision name, and recording information.
   k. Preliminary layout of subdivision including, at a minimum, the location of streets, easements, lot lines with approximate dimensions, building setbacks for all lots, and land to be reserved or dedicated for public or common uses.
   l. Lot numbers. Additional phases of existing subdivisions shall continue numbering from previous phases.
   m. Proposed method of water supply, sanitary sewer disposal, and electric service.
   n. Natural features, including streams; lakes; wetlands; water courses; and required buffers from such features dimensioned on the preliminary plat; wooded areas; and land designated as a special flood hazard area on FEMA FIRM panels.
   o. Surface drainage and direction of flow and method of detention and retention.
   p. Inscription stating "NOT FOR FINAL RECORDING".

2. Concurrency Impact Analysis showing the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation (for residential development), stormwater, and public schools (for residential development) in accordance with Section 2.4.14 of the LDRs.

3. Analysis of Consistency with the City of Alachua Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy).

4. Two (2) sets of mailing labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits (obtain from the Alachua County Property Appraiser's web site) – and all persons/organizations registered to receive notice of development applications (current list may be obtained from the Planning & Community Development Department).

5. Neighborhood Meeting Materials, including:
   i. Copy of the required published notice (advertisement) – must be published a newspaper of general circulation, as defined in Article 10 of the City's Land Development Regulations;
   ii. Copy of written notice (letter) sent to all property owners within 400 feet and to all persons/organizations registered with the City to receive notice, and a copy of the mailing labels or list of those who received written notice; and,
   iii. Written summary of meeting – must include (1) those in attendance; (2) a summary of the issues related to the development proposal discussed; (3) comments by those in attendance about the development proposal; and, (4) any other information deemed appropriate.

6. If the development will include single family or multifamily residential uses, City of Alachua Public School Student Generation Form.

7. Legal description with tax parcel number: (1) on 8.5" x 11" paper; and (2) electronic file in Word format.

8. Proof of ownership (i.e., copy of deed).

9. Proof of payment of taxes.

10. Traffic Impact Analysis or Statement, as deemed applicable to the project by the City of Alachua in its sole discretion.

11. Environmental Assessment or Study, as deemed applicable to the project by the City of Alachua in its sole discretion.

12. **Fee.** Please see fee schedule for fee determination. No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any costs associated with outside professional consulting services deemed necessary by the City in its sole discretion will be billed to the applicant at the rate of the consultant. The invoice for such services shall be paid in full prior to any public hearings on the application.

All applicable attachments are required for a complete application. A completeness review of the application will be conducted within five (5) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

Under penalty of perjury, I/we certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge.

Signature of Applicant

Timothy J. Boehlein, PE

Typed or printed name *and title* of applicant

Signature of Co-applicant

N/A

Typed or printed name *and title* of co-applicant

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this day of March 26, 2024, by Timothy Boehlein who executed the same and has _____ produced _____ as identification or [X] is personally known to me.

Signature of Notary

Print Name: Jennifer Newbegin

Notary Public, State of Florida

My Commission Expires: 12/29/24

Jennifer Newbegin
Notary Public
State of Florida
Comm# HH075654
Expires 12/29/2024

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 9900 NW US HWY 441

Parcel ID Number(s): 05945-000-000 and 05936-001-000

Acreage: 121.10

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: David Meeks Title: _____

Company (if applicable): DM ALACHUA INVESTMENTS LLC

Mailing Address: 914 SW 131 ST

City: Newberry State: FL ZIP: 32669

Telephone: _____ FAX: _____ e-mail: david.meeks3@gmail.com

C. AUTHORIZED AGENT

Name: Timothy J. Boehlein Title: Professional Engineer

Company (if applicable): JBPro

Mailing address: 3530 NW 43rd Street

City: Gainesville State: FL ZIP: 32606

Telephone: 352-375-8999 FAX: _____ e-mail: tim.boehlein@jbpro.com

D. REQUESTED ACTION:

This affidavit authorizes JBPro to act on DM Alachua Investments LLC's behalf to submit a preliminary plat application for the above referenced project.

I hereby certify that I am the property owner of record, or I have received authorization from the property owner of record to file an application for a development permit related to the property identified above. I authorize the agent listed above to act on my behalf for purposes of this application.

David Meeks

Signature of Applicant

_____

Signature of Co-applicant

David Meeks, Manager

Typed or printed name and title of applicant

_____

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 5th day of October, 2023, by David Meeks, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

Jennifer Newbegin
Notary Public
State of Florida
Comm# HH075654
Expires 12/29/2024

Jennifer Newbegin

Signature of Notary Public, State of FL

JBPro

Gainesville
3530 NW 43rd Street
Gainesville, FL 32606

St. Augustine
4420 US-1 S, Suite 1
St. Augustine, FL 32086

jbpro.com
(844) Go-JBPro
contact@jbpro.com

Schmidt Farms Preliminary Plat – Concurrency Analysis

The City of Alachua Comprehensive Plan establishes concurrency standards that ensure that the city is able to provide public facilities to new developments without constraining adopted local levels of service. The following assessment examines how this application impacts public service demands related to transportation, potable water, sanitary sewage, solid waste, stormwater, recreation, and public-school facilities. All data provided in this report comes from the City of Alachua 2024 March Monitoring Report. The proposed preliminary plat proposes a total of 188 lots. The US Census Bureau estimates the number of persons per household for the City to be 2.76 persons per household (2015-2019). Therefore, the proposed development would provide housing for a total of 519 residents.

A. Transportation Mobility

The City of Alachua Comprehensive Plan Transportation Element Objective 1.1 establishes level of service standards (LOS) for all roadways.

Segment #3	**US 441 From MPO Boundary to CR 25A East Intersection**	**Level of Service: D**
Daily Trip Generation	**AADT (Trips)**	**Peak Hour (Trips)**
Max Service	43,000	3,870
Existing Traffic	22,000	1,980
Reserved	6,665	623
Available	20,449	1,711
New Net Trips	1,774	188
Remaining Capacity	18,674	1,523

Concurrence Assessment: As shown in the table above, the City LOS will be maintained

B. Potable Water

The City of Alachua Comprehensive Plan Capital Improvements Element Policy 1.2.a.5 establishes Potable Water LOS. Projected water demand is based on 275 gallons per day per each residential unit.

Potable Water Impact	**Gallons Per Day**
Current Permitted Capacity	2,300,000
Less Actual Potable Water Flows	1,390,833
Reserved Capacity	457,316
Residual Capacity	451,851
Projected Water Demand	51,700
Percent Utilization (Including this project)	82.60%

Concurrence Assessment: As shown in the table above, the City LOS will be maintained

C. Sanitary Sewer

The City of Alachua Comprehensive Plan Capital Improvements Element Policy 1.2.a.2 establishes LOS for Wastewater. Projected wastewater demand is based on 250 gallons per day per dwelling unit.

Wastewater Impact	Gallons Per Day
Current Permitted Capacity	1,500,000
Less Actual Wastewater Flows	719,250
Reserved Capacity	425,910
Residual Capacity	354,840
Projected Wastewater Demand	47,000
Percent Utilization (Including this project)	79.48%

Concurrence Assessment: As shown in the table above, the City LOS will be maintained

D. Solid Waste

The City of Alachua Comprehensive Plan Capital Improvements Element Policy 1.2.a.3 establishes LOS for Solid Waste. Project Solid Waste is defined by the Bureau of Economic & Business Research, University of Florida, Estimates of Population (2023); Policy 2.1.a, CFNGAR Element. This estimates 0.73 tons per capita per year. Existing Demand and Reserved capacity is based on the City of Alachua June 2024 Monitoring Report.

Solid Waste Impact	Tons Per Year
Existing Demand	8,040.95
Reserved Capacity	8,738.87
Projected Solid Waste Demand	378.87
New River Solid Waste Percent Utilization	96.35%

Concurrence Assessment: As shown in the table above, the City LOS will be maintained

E. Stormwater

The City of Alachua Comprehensive Plan Capital Improvements Element Policy 1.2.a.4 establishes LOS for Stormwater. The policy establishes the standard as follows, “A design storm with 100-year critical duration rainfall depth for projects serving any land use other than agricultural, silvicultural, conservation, or recreational uses. The level of service standard for water quality treatment shall be treatment for the “first one inch” of runoff, and shall be in compliance with the design and performance standards established in Rules 40C42.025, and 40C-42.035, Florida Administrative Code, to ensure that the receiving water quality standards of Rule 62.302.500, Florida Administrative Code, are met and to ensure their water quality is not degraded below the minimum conditions necessary to maintain their classifications as established in Rule 62-302, Florida Administrative Code. These standards shall apply to all new development and redevelopment.”

Concurrence Assessment: This project has been designed to maintain the City LOS with a master stormwater system designed to meet a 100-year critical duration rainfall.

F. Recreation

Policy 1.2.b of the Recreation Element of the Comprehensive Plan establishes a LOS Standard for recreational facilities of five (5) acres of community, neighborhood, or pocket park area per 1,000 persons, with a minimum of 20 percent of the required acreage consisting of improved, passive parks.

Recreation Impact	Acres
Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity	13.72
Proposed demand Passive Park Space	2.595
Existing Improved Passive Park Space Provided	34.82
Improved Passive Park Space Utilized by Existing Population & Reserved Capacity	46.85%

Concurrence Assessment: As shown in the table above, the City LOS will be maintained

G. Public-School Facilities

The proposed development in in the following school concurrency areas. The Elementary School is NW Alachua, the Middle School is Mebane the High School, and the High School is Santa Fe concurrency area. The proposed development shows a generation rate for total students at 71. The greatest need will be at the middle school level at 30 students.

Public Schools Facility Impacts	
Total Single Family Units	188
Elementary School (0.14 students per household)	26
Middle School (0.16 students per household))	30
High School (0.08 students per household)	15
Grand Total (students per household)	71

Concurrence Assessment: As shown in the table above, the City LOS will be maintained

Comprehensive Plan Consistency:

Future Land Use Element

Objective 1.2: Residential: The City shall establish four Residential land use categories to ensure an orderly urban growth pattern that will provide a variety of housing options to its residents and provides for the best use of available lands for residential development.

Response: The proposed development is requesting Moderate Density Residential, which allows for 0 to 4 units per acre, High-Density Residential, which allows for 8 to 15 units per acre, and will be in accordance with the City of Alachua Comprehensive Plan.

Policy 1.2b: Moderate Density Residential (0 to 4 dwelling units per acre): The Moderate Density Residential land use category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are allowed in the Moderate Density Residential land use category: 1. Single family detached dwelling units; 2. Accessory dwelling units; 3. Manufactured or modular homes meeting certain design criteria; 4. Mobile homes only within mobile home parks; 5. Duplexes and quadplexes; 6. Townhomes; 7. Residential Planned Developments; and 8. Supporting community services such as schools, houses of worship, parks, and community centers.

Response: The proposed development is requesting moderate density residential, which allows for 0 to 4 units per acre and will be in accordance with the City of Alachua Comprehensive Plan.

Policy 1.2.d: High Density Residential (8 to 15 dwelling units per acre): The High Density Residential land use category allows residential development at a density of 8 dwelling units per acre to 15 dwelling units per acre, as well as certain complementary uses, such as a low intensity neighborhood-scale Future Land Use Element | 4-4 City of Alachua Comprehensive Plan Effective July 31, 2020 retail and services. The following uses are allowed within the High Density Residential land use category: 1. Single family attached and detached dwelling units ; 2. Accessory dwelling units; 3. Apartments and townhomes; 4. Duplexes and quadplexes; 5. Live/work units; 6. Residential Planned Developments; 7. Traditional Neighborhood Planned Developments; 8. Group living; 9. Neighborhood-scale retail and services, where the area dedicated to such uses is less than or equal to 30,000 square feet of floor area and is designed specifically to serve the surrounding neighborhood, including, but not limited to, a convenience stores without gas pumps, dry cleaners, pharmacies, local markets, restaurants, personal services, and professional offices; and, 10.Supporting community services, such as schools, houses of worship, parks, and community centers.

Response: The proposed development is requesting high-density residential, which allows for 8 to 15 units per acre and will be in accordance with the City of Alachua Comprehensive Plan.

Objective 1.3: Commercial: The City shall establish three commercial land use categories: Community Commercial, Commercial, and Central Business District. These land use categories shall provide a broad range of commercial uses, including retail sales and services, personal services, offices, and tourist-oriented uses, to provide for the availability of goods and services, both to the citizens and visitors of Alachua and to the citizens of the North Central Florida region.

Response: The proposed development is requesting Commercial in accordance with the City of Alachua Comprehensive Plan.

Policy 1.3.b: Commercial: The Commercial land use category is established to provide for general commercial uses, as well as more intense commercial and highway commercial uses. This is the land use category in which largescale, regional commercial uses may locate. The following uses are allowed within the Commercial land use category: 1. Retail sales and services; 2. Personal services; 3. Financial institutions; 4. Outdoor recreation and entertainment; 5. Tourist-related uses; 6. Hotels and motels; 7. Commercial shopping centers; 8. Auto-oriented uses; 9. Traditional Neighborhood Planned Developments;

10.Employment Center Planned Developments; 11.Commercial recreation centers; 12.Office/business parks; 13.Limited industrial services; and, 14.Eating establishments.

Response: The proposed development will be compliance with the uses that are allowed under the Commercial Land Use Category and in accordance with the City of Alachua Comprehensive Plan.

Policy 1.3.d: Design and performance standards: The following criteria shall apply when evaluating commercial development proposals:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
2. Buffering from adjacent existing/potential uses;
3. Open space provisions and balance of proportion between gross floor area and site size;
4. Adequacy of pervious surface area in terms of drainage requirements;
5. Placement of signage;
6. Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts to preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at appropriate intensities, directions and times to ensure light is not overused or impacting areas where it is not intended;
7. Safety of on-site circulation patterns (patron, employee, and delivery vehicles), including parking layout, drive aisles, and points of conflict;
8. Landscaping, as it relates to the requirements and goals of the Comprehensive Plan and Land Development Regulations;
9. Unique features and resources which may constrain site development such as soils, existing vegetation, and historic significance;
10. Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design; and,
11. Commercial uses shall be limited to an intensity of less than or equal to 0.50 floor area ratio for parcels 5 acres or greater, 0.75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less.

Response: All the standards will be evaluated and met when the proposed development will submit for Site Plan Review of Phase 1 of the project.

Goal 2: Innovative Design Standards: The City shall utilize innovative design standards to discourage urban sprawl, provide aesthetic standards, promote open space, and preserve rural character.
Response: Planned Development by their very nature allows for more creative design that will still have to comply with the land development regulations.

Objective 2.1: Planned Development (PD) Standards In an effort to reduce the impacts of urban sprawl on the community and the region, the City shall provide for a wide array of planned developments to encourage the creation of interrelated neighborhoods and districts to increase the quality of life for all residents of the City
Response: The applicant is proposing a mixed-use development that will be rezoned to Planned Development. The mixed use, walkable communities character creates and external and internal interrelated neighborhood.

Policy 2.1.a: Residential Planned Developments (PD): The City shall establish flexible development and use regulations for residential PDs for use within residential land use categories. Those regulations shall be developed to achieve the following:
1. Residential development through a mixture of housing types, prices, and densities. The allowed uses within a residential PD are not subject to the permitted uses in the underlying land use category but shall be subject to the permitted uses as set forth in the Land Development Regulations or Ordinance adopting the PD. Single-family homes, zero lot line homes, and townhomes are examples of the allowable housing types within residential PDs.
2. The opportunity to improve quality of life by placing activities necessary for daily living in close proximity to residences through the allowance of a limited amount of neighborhood commercial uses, and with special design criteria, community commercial uses, within the residential PD at appropriate densities and intensities.
3. A range of parks and open space, from playgrounds to community gardens to active recreation facilities within the neighborhood.
4. Streets and public spaces that are safe, comfortable, and designed to respect pedestrians, non-vehicular and vehicular modes of transportation.

Response: The proposed development will be a mixed-use development that will provide high-density residential and commercial use near residential uses. The proposed development will also have open spaces and passive uses for the enjoyment to the residents.

5. Conservation of materials, financial resources, and energy through efficient design of infrastructure
Response: The applicant is proposing a mixed-use development that will be rezoned to Planned Development. The mixed use, walkable communities character creates walkability to different land uses such as residential, commercial, conservation, open space areas, which not only improves the quality for internal residents, but also improves the quality of life for the City of Alachua by reducing dependency on vehicles and allows residents to walk to adjacent uses, provides job creation and economic development opportunities, as well as the ability for residents to work from home.

Policy 2.1.d: Commercial Planned Development: The City shall establish commercial planned development (PD) zoning district regulations as a development option for planned commercial development within commercial and high-density residential land use categories. Those regulations shall be developed to achieve the following: 1. A functional mix of mixed-use retail, commercial, and office development. A limited amount of medium to high density residential development may be integrated with commercial and retail uses.
Response: This preliminary plat shall define residential areas only, however the PUD has denoted specific areas for mixed-use development that will provide variety of commercial and residential uses.

Objective 2.5: Open Space Standards: The City shall utilize open space requirements to preserve the rural character of Alachua, protect natural resources, and provide spaces for people to recreate and gather.
Response: The proposed development will provide the 10% Open Space as provided by Section 6.7.

Policy 2.5.a: There shall be a minimum of 10% percent open space required. The City shall establish incentives for the provision of open space beyond minimum requirements.

Response: The proposed development will provide the 10% Open Space as provided by Section 6. 7 of the City of Alachua Land Development Regulations.

Policy 2.5.b: Open space shall not be limited to unusable portions of project sites. A portion of open space shall be usable and functional.
Response: The proposed development will comply all sections of Section 6.7 of the City of Alachua Land Development Regulations.

Objective 2.4: Landscaping and Tree Protection Standards: The City shall adopt landscaping and tree protection standards in order to achieve the aesthetic design values of the community and preserve tree canopies, as well as to protect exceptional specimens and champion trees.
Response: The proposed development has acknowledged and will comply.

Policy 2.4.a: Landscaping: General – The City shall require landscaping plans to be submitted with each nonresidential and multiple family residential site plan. The minimum landscaped area shall be 10% of the development site, not inclusive of any designated open space areas. Landscaping designs shall incorporate principles of xeriscaping, where feasible. The City shall develop a list of preferred planting materials to assist in the landscape design. Landscape plans shall include perimeter and internal site landscaping.
Response: The proposed development has acknowledged and will comply with this requirement.

Policy 2.4.b: Landscaping: Buffering – A buffer consists of horizontal space (land) and vertical elements (plants, berms, fences, walls) that physically separate and visually screen adjacent land uses. The City shall establish buffer yard requirements that are based on the compatibility of the adjacent uses and the desired result of the buffer.
Response: The property abuts RSF-1, Agriculture and property that is located in Alachua County. A wetland buffer is being proposed along the perimeter abutting adjacent residential and agriculture zoning.

Policy 2.4.c: Tree Protection: Heritage Trees and Champion Trees – The City shall require the preservation of heritage trees and champion trees when possible. Standards shall be set for determining the health and safety risks associated with heritage and champion trees both on individual residential lots, and existing and proposed developments.

Response: The proposed development has acknowledged and will comply with the requirement.

Policy 2.4.d: Tree Protection: Regulated Trees – The City shall establish standards for the preservation of regulated trees. Particular attention shall be given to preserving specimen and preferred species of regulated trees, where feasible.
Response: The proposed development has acknowledged and will comply with the requirement.

Policy 2.4.e Tree Protection: Removal and Mitigation – Along with establishing standards for tree removal and mitigation, the City shall establish a tree banking program to provide flexibility for re-planting trees through the mitigation process. Funds within the tree bank may be utilized to plant landscaping on city-owned properties, in public parks, and in road rights of way, where appropriate.
Response: The proposed development has acknowledged and will comply with the requirement.

Objective 2.7: Discouragement of Urban Sprawl: The City shall discourage the proliferation of urban sprawl as set for the in Chapter 163, Florida Statutes.
Response: The project is proposed as a mixed used development. By virtue of its nature, a mixed used development is a planning principle to deter Urban Sprawl.

Policy 2.7.a.: The City shall discourage the proliferation of urban sprawl. Applications for an amendment to the land use category of a property shall include an analysis of the application's discouragement of the proliferation of urban sprawl. Such analysis shall consider the primary indicators or the urban form criteria as set forth in Chapter 163.317(6)(a) 9.a. and b., Florida Statutes, respectively.
Response: The proposed development has acknowledged and will comply with the requirement and State Statute 163.317(6)(a) 9.a. and b.

Objective 5.2: Availability of facilities and services The City shall utilize a concurrency management system to ensure that the adopted levels of service standards are maintained. Policy 5.2.a: All new development shall meet level of service requirements for roadways, potable water, sanitary sewer, stormwater, solid waste, and public schools in accordance with LOS standards adopted in the

elements addressing these facilities. Policy 5.2.b: The concurrency management system shall specify the period for which certification of level of service compliance shall be valid until actual development pursuant to a final development order or Chapter 163 Development Agreement has commenced. Policy 5.2.c: The City shall prepare and annually update the 5-year Capital Improvement Program as an implementation mechanism of this document in accordance with the Capital Improvements Element of this Plan. The 5-year Capital Improvement Program shall be incorporated by reference into the Capital Improvements Element.
Response: The proposed development will meet the level of service of the City of Alachua.

Goal 9: Water and Wastewater Service: The City will ensure that new development and redevelopment within the corporate limits shall connect to the City's potable water and wastewater systems, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.b of the Community Facilities Element of the Comprehensive Plan.
Response: The proposed mixed-use development will connect to the City's water and wastewater systems.

Economic Development Element

Objective 1.6: Mixed Use, Workforce Housing: The City shall encourage the development of quality workforce housing, proximate to employment locations, at affordable prices to create opportunities for corporate investment in the City of Alachua. In order to accomplish this goal, the City of Alachua may, by way of illustration, but not by way of limitation:
Response: The proposed mixed-use development will provide a variety of housing and adjacent commercial uses that will generate new employment opportunities.

Policy 1.6.b: Consider a mix of owner-occupied and rental housing for employees that will maintain the neighborhood character and community fabric.

Response: The Development is proposing a variety of housing types, single family detached, townhomes multifamily and perhaps live work units. This will allow for ownership and rental opportunities.

Policy 1.6.c: Allow single-family and multi-family residential housing in close proximity to employment centers within appropriate land use categories and zoning districts.
Response: The proposed mixed-use development will provide a variety of housing and adjacent commercial uses that will generate new employment opportunities. The commercial uses withing the Planned development could be considered an employment center, upon full build out.

Policy 1.6.d: Encourage planned neighborhoods that have amenities such as sidewalks and other recreational opportunities that achieve walkable communities in close proximity to employers.
Response: The proposed development will provide passive recreational opportunities.

Policy 1.6.e: Forge partnerships with private and public sectors to create an atmosphere that attracts employers to our community by planning for the availability of safe and energy efficient workforce housing.
Response: The Developer is currently marketing for tenants for commercial out parcels and will have a variety of housing types.

Policy 1.6.f: Consider incentives for investors, who develop workforce housing for diverse housing types and prices, by supporting grant proposals and funding requests to various agencies and organizations.
Response: The developer has acknowledged this statement. Market demand and other factors will influence the price and housing types as well as commercial tenant.

Conservation and Open Space Element

Objective 1.3: Listed Species The City shall protect species listed by State and Federal agencies as endangered, threatened or of special concern, and their habitats.

Response: An environmental assessment has been performed on the mixed-use development and the proposed development will protect all listed species. The existing regulated wetlands and upland buffers will be protected and remain undisturbed.

Policy 1.3.d: The City shall require prior to development approval, an inventory of listed species for all new developments in areas identified as known habitat for listed species. The inventory shall include detailed information regarding type, quantity, location and habitat requirements for any listed species identified. De minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.
Response: An environmental assessment has been performed on the mixed-use development which will identify all listed species that shall be protected.

Objective 1.8: Conservation: The City shall create a Conservation land use category for lands on which certain identifiable features, such as flowing surface water bodies, wetland systems, flood plains, wellfield protection areas, unique geologic characteristics, and listed plant and wildlife habitat require enhanced oversight and regulatory protection. Land use regulations for designated conservation areas will consider the vulnerability of susceptible features and vary accordingly. Conservation areas will allow a diverse range of activities and opportunities, depending on the nature and degree of vulnerability of the susceptible features present.
Response: There are four (4) wetlands along with required buffer along Turkey Creek. The proposed development will follow State procedures for wetlands preservation and water of the State.

Policy 1.8.a: Conservation uses: Conservation uses shall be limited to public access, low-intensity resource-based recreation, (i.e., greenways and trails), native vegetative community restoration, residential and non-residential uses necessary to manage such conservation lands (i.e., ranger stations, research stations, and park amenities).
Response: The proposed development acknowledged this regulation and will comply. The proposed development will have 36.7 acres of open spaces that will include conservation areas.

Objective 1.10: Wetlands
The City shall protect and preserve wetland values and functions from adverse, human caused, physical and hydrologic disturbances.
Policy 1.10.a: The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code and regulations adopted by the DEP and the Suwannee River Water Management District.

Policy 1.10.b: The City shall conserve wetlands by prohibiting, where the alternative of clustering all structures in the non-wetland portion of the site exists, any development or dredging and filling which would alter their natural functions. If no other alternative for development exists, the City shall allow only minimal development activity in those areas designated as wetlands within this Comprehensive Plan and that such development activity comply with the following performance standards:

I. Residential dwelling units no denser than 1 dwelling unit per 5 acres, subject to the following minimum performance standards:
a. Residences and any support buildings must be built on pilings of sufficient height to exceed by 1 foot the highest recorded flood level in the wetland. If there is not flooding data available, residences and any support buildings must be built at least 2 feet above the highest seasonal water level.
b. Clearing or removal of native vegetation shall not exceed 1/2 acre per 5 acres, except that where a ratio of 1 dwelling unit per 5 acres is utilized, the clearing or removal of native vegetation shall not exceed a total of 1/4 acre per 5 acres. Exotic vegetation may be removed without regard to this limitation provided that, of the area cleared of exotic vegetation exceeds the applicable 1/2 acre or 1/4 acre limitation or is replanted with native wetland vegetation.
c. No dredging or filling (except for pilings to support the residence and support buildings or poles providing utility services) shall be allowed, except that a walking path or driveway to the residence may use permeable fill of it is designed with a sufficient number and size of culverts to allow the natural flow of water to continue.
d. Drain fields for septic tanks and gray water shall be located outside the wetland.
e. Where a ratio of 1 dwelling unit per 5 acres is employed the following provisions shall also apply:

i. Clustering of units shall be located in the perimeter areas of the wetlands; and
ii. A restrictive or conservation easement to preserve open space shall be established.

OR:

II. Residential dwelling units not more dense that 1 dwelling unit per 3 acres such to the following minimum performance standards:

a. Residences must be built on pilings of sufficient height to exceed by 1 foot the highest recorded flood level in the wetland. If there is no flooding data available, residences must be built at least 2 feet above the highest seasonal water level.
b. All support buildings and other support facilities shall be constructed outside the wetland.
c. Clearing or removal of vegetation shall not exceed 1/4 acre per 3 acres, except that where a ratio of 1 dwelling unit per 3 acres is employed, the clearing or removal of native vegetation shall not exceed a total of 1/8 acre per 3 acres. Exotic vegetation may be removed without regard to this limitation provided that, if the area is cleared of exotic vegetation exceeds the applicable 1/4 or 1/8 acre limitation, it is replanted with native wetland vegetation.
d. No driveways, paths or other construction requiring fill (other than pilings for the residence or poles for utilities) will be allowed within the wetland.
e. All residences shall be connected to a central sewage system owned and operated by the City.
f. Where a ratio of 1 dwelling unit per 3 acres is utilized, the following provisions shall also apply:

i. Clustering of units shall be located along the perimeter area of the wetland; and
ii. A restrictive or conservation easement to preserve the open space shall be required.
OR:

III. Limited development activity with impacts to isolated wetlands (and/or associated buffers) that meet all of the following conditions: a. Less than .25 acres in size; and, b. Determined to be of poor quality by a certified environmental specialist; and, c. The applicant has demonstrated that every reasonable step has been taken to minimize impact to wetland; and, d. The applicant has provided for appropriate on-site or off-site mitigation for impact to wetland. Limited development activity includes, but is not limited to, park amenities such as trails or boardwalks, minimum necessary roadways and/or sidewalks for access or internal site connectivity, and underground utility line crossings.
Response: Policy 1.10.a specifically refers to Wetlands as those areas that would be identified using the Statewide Delineation Methodology that is defined in Rule 62-340, FAC. Delineation of the Landward Extent of Wetlands and Surface Waters. This methodology and its associated definitions are binding on all Municipal and County governments in the State of Florida. The regulations defined in: Objective 1.10: Wetlands specifically refers to Regulation of Wetlands." Wetlands in Chapter 62-340 are defined differently and delineated

differently than Surface Waters. Within this chapter it is specifically stated that "all Wetlands are Surface Waters but not all Surface Waters are Wetlands." Wetlands are a specifically defined subset of surface waters that have different delineation procedures, different permitting exemptions, and very different regulatory treatment throughout the Florida Administrative Code.

Policy 1.12.d: The City shall require the following buffers for development along surface water bodies. Buffers shall be measured from the outer edge of the water body, and created as established in the following table.

Resource Addressed	Required Buffer (feet)
Surface waters less than or equal to 0.5 acre that do not support federally and/or state regulated vertebrate wetland/aquatic dependent animal species.	50' average 35' minimum
Surface waters greater than 0.5 acre that do not support the animal species described above.	75' average 50' minimum
Areas where the animal species described above have been documented within 300 feet of a surface water.	100' average 75' minimum

Response: The proposed development will comply with the City's wetland buffers and will provide a minimum 50' buffer and average 75' buffer from all wetlands. With respect to Surface Waters, the land development code defines surface waters as both artificial and natural ponds as well as wetlands. The Conservation and Open Space Element of the Comprehensive Plan and the State Guidelines differentiate wetlands, surface waters, and artificial surface waters (in the form of manmade ditches for agricultural purposes. In addition, the wording of the policies with respect to Surface Water Bodies and the use of USGS maps to identify these features again suggests an emphasis of Waters of the State, not artificial surface waters. For reference; Alachua County, the City of Gainesville, the Water Management Districts, and the State of Florida exempt regulation of created or artificial Surface Waters, as this would prohibit construction of anything within 75' of a roadside ditch or swale used for drainage purposes.

Recreation Element

Objective 1.3: New Development Recreation Requirements: The City shall consider providing incentives for new development to enhance the City's recreation lands and facilities.
Response: The proposed development acknowledges this statement and will comply with the City's recommendations.

Policy 1.3.a: The City may investigate using recreation impact fees on new residential developments to offset the demand created by the new development to the extent allowed in 163.31801.
Response: The proposed development acknowledges this statement and will comply with the City's recommendations.

Policy 1.3.b: The City shall consider incentives for new industrial, institutional, and commercial development to encourage the inclusion of linear and pocket parks, particularly within proximity to the downtown core.
Response: The proposed development will provide commercial uses and will include a pocket park.

Policy 1.3.c: The City shall consider incentives for new development to provide pedestrian and bicycle paths, connecting to a network of like paths, wherever possible. The City shall consider establishing a sidewalk/pathway fund as an alternative to the provision of onsite paths within new developments. Policy 1.3.d: The City shall consider providing a density bonus for developments that include onsite recreation set asides and/or developed recreation.
Response: The proposed development will provide walking path and sidewalks and passive recreation uses that can be utilized by the citizen of the City of Alachua.

Lynn Horton
19005 NW 138th Avenue
Alachua, FL 32615

Joseph and Phyllis Strickland
14103 NW 156th Place
Alachua, FL 32615

JBPro
Civil Engineering | Land Planning
Surveying | Construction Services

Gainesville | St. Augustine
3530 NW 43rd Street
Gainesville, FL 32606

Schmidt Farms – Neighborhood Workshop Summary

A neighborhood workshop was conducted at the Swick House on 3/11/2024 for the Schmidt Farms Preliminary Plat. Included in this summary of the are the following;

It was brought to the attention of JBPro after the workshop that two individuals were missed on the original mailer list. These individuals were sent a notice (referenced in Attachment H.)

A. Mailing Labels List (Including additional 2 individuals)
B. A copy of the postmarked mailer which was sent
C. The newspaper publication in the Alachua County Today
D. The presentation from the neighborhood workshop.
E. Sign In Sheet
F. Meeting Minutes
G. Email Correspondence from Public
H. Notice to previously missed individuals

ANDRIETTA NATALIE
4609 NW 103RD LN
GAINESVILLE, FL 32653

BEARDSLEY RICHARD T LIFE ESTATE
4416 NW 93RD AVE
GAINESVILLE, FL 32653

BURGER BRYCE A & TRACY A
5001 NW 102ND PL
GAINESVILLE, FL 32653

BURGER WILLIAM H & CELIA R LIFE ES
10008 NW 50TH TER
GAINESVILLE, FL 32653

CITY OF GAINESVILLE
% LAND RIGHTS COORDINATOR
PO BOX 490 MS 58
GAINESVILLE, FL 32627

COBURN JIMMY A
5211 NW 102ND PL
GAINESVILLE, FL 32653

COLEMAN & JOHNS & JOHNS LIFE
PO BOX 986
ALACHUA, FL 32616

COLERIDGE THOMAS & VICKIE
4322 NW 93RD AVE
GAINESVILLE, FL 32653

CSX TRANSPORTATION INC
500 WATER ST TAX DEPARTMENT J-910
JACKSONVILLE, FL 32202

CUMBAA DAVID L & VETA CLEMENTS LI
4916 NW 93RD AVE
GAINESVILLE, FL 32653

CURINGTON JAMES E JR & CHERYL W
10015 NW 52ND TER
GAINESVILLE, FL 32653

D H CUSTOM CABINETS LLC
2302 NW 71ST PL
GAINESVILLE, FL 32653

DEERHAVEN LLC
504 SE WILLISTON RD
GAINESVILLE, FL 32641

DM ALACHUA INVESTMENTS LLC
C/O DAVID W MEEKS
914 SW 131 ST
NEWBERRY, FL 32669

EGGERKING LINDA D TRUSTEE
4713 NW 104TH LN
GAINESVILLE, FL 32653

FENNELL CHAKA A
10014 NW 52ND TER
GAINESVILLE, FL 32653

FRAZER THOMAS K & CHARLENE M
10009 NW 50TH TER
GAINESVILLE, FL 32653

G L D LLC
4190 NW 93RD AVE
GAINESVILLE, FL 32653

GASTON WILLIAM G & MARGARET F
9691 NW 53RD DR
GAINESVILLE, FL 32653

GRIGGS CHARLES M
10028 NW 52ND TER
GAINESVILLE, FL 32653

HERRING IV WILLIAM CARL
4605 NW 103RD LN
GAINESVILLE, FL 32653

HOPKINS JOHN S TRUSTEE
10011 NW 50TH TER
GAINESVILLE, FL 32653

HOUSTON MARK & LORNA M
5107 NW 102ND PL
GAINESVILLE, FL 32653

JOHNSON CARL L TRUSTEE
PO BOX 357133
GAINESVILLE, FL 32635

KOCHERT DAVID W & MARGARET J
4928 NW 102ND PL
GAINESVILLE, FL 32653

MACEO SARAH KATHARINA
10022 NW 52ND TER
GAINESVILLE, FL 32653

MATILSKY HERBERT TRUSTEE
15505 NW 202ND ST
ALACHUA, FL 32615

MCCLEERY ALICE LEONA
5200 NW 43RD ST STE 103
GAINESVILLE, FL 32606

MCKINNEY INVESTMENTS LTD
9417 NW 43RD ST
GAINESVILLE, FL 32653

MESA-SAND REALTY LLC
10689 N PENNSYLVANIA ST STE 100
INDIANAPOLIS, IN 46280

MILLER TERRELL R & ADELITA T
4721 NW 104TH LN
GAINESVILLE, FL 32653

MURPHY RUPERT LEO II
4330 NW 93RD AVE
GAINESVILLE, FL 32653

POPE TEIKO N LIFE ESTATE
4622 NW 93RD AVE
GAINESVILLE, FL 32653

RASNICK KENNETH M JR & CLAUDIA E
10016 NW 52ND TER
GAINESVILLE, FL 32653

REGAN MICHAEL
4820 NW 102ND PL
GAINESVILLE, FL 32653

RICH DANNY R & RUTH A
4326 NW 93RD AVE
GAINESVILLE, FL 32653

ROGALSKI ROY
PO BOX 46
LACROSSE, FL 32658

TATE DAVID KELLY & AMY MCBRIDE
4314 NW 93RD AVE
GAINESVILLE, FL 32653

THOMAS JUSTIN & ADRIANA L
4813 NW 102ND PL
GAINESVILLE, FL 32653

TORO JUAN & RITA
5208 NW 93RD AVE
GAINESVILLE, FL 32653

TORO, JUAN & RITA
5208 NW 93RD AVE
GAINESVILLE, FL 32653

WATSON NIGEL G & RUTH J
431 CHAPEL HILL RD
HANCOCK, NY 13783

YESH JANET A LIFE ESTATE
4420 NW 93RD AVE
GAINESVILLE, FL 32653

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville FL 32653

Dan Rhine
288 Turkey Creek
Alachua FL 32615

Tom Gorman
9210 NW 59th Street
Alachua FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua FL 32653

Peggy Arnold
410 Turkey Creek
Alachua FL 32615

David Forest
23 Turkey Creek
Alachua FL 32615

President
TCMOA
1000 Turkey Creek
Alachua FL 32615

Linda Dixon, AICP
Assistant Director Planning
PO Box 115050
Gainesville FL 32611

Craig Parenteau
FL Deptarment of Environmental Protection
4801 Camp Ranch Road
Gainesville FL 32641

Jeannette Hinsdale
P.O. Box 1156
Alachua FL 32616

Lynn Coullias
7406 NW 126th Ave
Alachua FL 32615

Lynda Coon
7216 NW 126 Avenue
Alachua FL 32615

Tamara Robbins
PO Box 2317
Alachua FL 32616

Michele L. Lieberman
County Manager
12 SE 1st Street
Gainesville FL 32601

Bonnie Flynn
16801 NW 166th Drive
Alachua FL 32615

Hugh & Jean Calderwood
P.O. Box 2307
Alachua FL 32616

Lisia Jenkins
P.O. Box 1071
Alachua FL 32616

Lynn Horton
19005 NW 138th Avenue
Alachua, FL 32615

Joseph and Phyllis Strickland
14103 NW 156th Place
Alachua, FL 32615

JBPro
Civil Engineering | Land Planning
Surveying | Construction Services

Gainesville | St. Augustine
3530 NW 43rd Street
Gainesville, FL 32606

Neighborhood Meeting Notice

Please disregard the previously published Neighborhood Meeting Notice. The meeting has been moved to Monday March 11th, 2024 at 6:00PM to 7:00PM at the Swick House. Please see below for details.

You are cordially invited to attend a Neighborhood Meeting as described below.



As a property owner located within the required 400-foot radius of a proposed development, you are hereby being notified of a proposal for a Preliminary Plat as required by, Section 2.2.4 Neighborhood Meetings, of the City of Alachua Land Development Regulations.

DM Alachua Investments, LLC, 914 SW 131 ST, Newberry, FL, 32669 is requesting a Preliminary Plat for 121.56 acres located at the intersection of 441 and NW 43rd Street in the City of Alachua. The proposed Preliminary Plat will encompass, parcels numbers 05936-001-000, 05936-007-000, 05936-007-002, 05936-007-001 and 05945-000-000.

The neighborhood meeting will be held at City of Alachua Swick House located at 15100 NW 142nd Terrace, Alachua, FL on March 11th , 2024 from 6:00PM to 7:00PM.

You may submit comments electronically to tim.boehlein@jbpro.com

Contact Person: Timothy Boehlein, PE
tim.boehlein@jbpro.com
(352) 375-8999

JBrown Professional Group Inc.
3530 NW 43rd Street
Gainesville, FL 32606

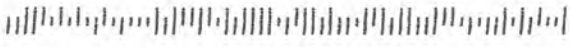
JACKSONVILLE FL 320
21 FEB 2024 PM 3 L

B36488.06
$0.64 0
US POSTAGE
FIRST-CLASS
062S0001443227
FROM 32606



JBrown Professional Group Inc.
3530 NW 43rd Street
Gainesville, FL 32606

32606-610430



Community Corner

Meetings & Events in the Heartlands

Community Calendar event submissions

Want to place your upcoming event(s) in our weekly Community Calendar?
Email your events to: editor@alachuatoday.com
Include basic details such as who, what, where and when.
Deadline for submission is Monday at 2 p.m.

Please note: Profitable events are handled through our advertising department. Contact: ads@alachuatoday.com

PUBLIC MEETINGS

EDITOR'S NOTE: Municipal meetings may be rescheduled or cancelled from time to time, especially during the holiday season. Please check with your local city clerk or city website to verify the schedule of upcoming meetings.

■**Alachua** (City) – Meets the 2nd and 4th Monday of each month at 6 p.m. at City Hall.

■**Alachua County** - Meets the 2nd and 4th Tuesday of each month at 9 a.m. at the County Administration Building, 12 SE 1st Street, Room 209, Gainesville. Citizen comments are taken at 9:30 a.m. and 5:30 p.m.

■**Archer** - Meets the 2nd Monday of each month at 6 p.m. at City Hall, 16870 SW 134 Ave.

■**Gainesville** - Meets the 1st and 3rd Thursday of each month at 1 p.m. at City Commission Chamber, 200 East University Avenue.

■**Hawthorne** - Meets the 1st and 3rd Tuesdays of each month at 6:30 p.m. at City Hall.■**High Springs** – Meets the 2nd and 4th Thursday of each month at 6:30 p.m. in City Hall.

■**LaCrosse** – **September** Town Meeting to be held **Wednesday, Sept. 13 at 6 p.m.** Town Meetings are regularly scheduled for the 2nd Tuesday of each month at 6 p.m. at Town Hall.

■**Micanopy** - Meets the 2nd Tuesday of each month at 7:30 p.m. at Town Hall.

■**Newberry** – Meets the 2nd and 4th Monday of each month at 7 p.m. at City Hall

■**Waldo** - Meets the 2nd Tuesday of each month at 7 p.m. at Waldo City Square, 14450 NE 148th Ave, Room 02-003

■**Alachua County League of Cities Meeting** -Tuesday, Feb. 27, 2024, 7 p.m., Hosted by Town of Micanopy,Thrasher Warehouse (across street from Micanopy Town Hall), 607 N.E. Cholokka Blvd. Micanopy, Florida 32667

■ **Feb. 2-25: Boeing, Boeing** at the High Springs Playhouse, 23416 W. U.S. Highway 27, High Springs. This 1960s French farce features self-styled Parisian Lothario Bernard, who has Italian, German and American fiancées, each a beautiful airline hostess with frequent "layovers." He keeps "one up, one down and one pending" until unexpected schedule changes bring all three to Paris and Bernard's apartment, at the same time. Performances on Fridays and Saturdays are at 8 p.m. with Sunday matinees at 2 p.m. Tickets are available at highspringsplayhouse.com or call 386-454-3525.

■ **Feb. 23 – March 28: Call for Vendors –** Vendors are encouraged to contact Deeper Purpose Community Church for a Springs Fest and Easter Egg Hunt on March 30. The event will run from 1 – 4 p.m. at the Deeper Purpose Community Complex church property located at 16779 N.W. U.S. Highway 441, High Springs. This is a free event for families with music, food trucks, prizes, give-a-ways and much more. Anyone interested in vendor opportunities may email deeperpurposecc@yahoo.com and include the words "SPRING FEST" in the subject line.

■ **Feb. 23 – April 11: Call for Vendors** for the High Springs Chamber of Commerce Pioneer Days Festival. The outside event will take place on April 27 – 28 at James Paul Park behind High Springs City Hall. Show hours are 10 a.m. – 5 p.m. This is a juried festival. Arts, crafts, food, civic, commercial and business vendors are encouraged to participate. Vendor spaces are 12 ft. x 12 ft. with setup on Friday, April 26, from 1 – 6 p.m. Interested vendors should contact Sharon Decker at 386-454-3120 or Andrew Miller at 352-231-1198. Email: chamber@highsprings.com. The event website is highsprings.com/high-springs-pioneer-days-festival/.

■ **Feb. 23, March 1, 8, 15, 22: Lenten Fish Fry at** St. Madeleine Catholic Church, open to the public on Fridays from 4 to 6:30 p.m. St. Madeleine Catholic Church is located at 17155 NW US Hwy 441, High Springs, FL 32643.

■ **Feb. 23: "Real Men Make Soup"** is sponsored by the GFWC High Springs New Century Woman's Club from 5 – 7 p.m. at the clubhouse, 23674 West U.S. Highway 27, High Springs. The menu will be homemade soups, sandwiches, rolls, crackers, beverages and desserts all for $15. Tickets are limited. Credit cards accepted. This fundraiser will benefit the High Springs Community School's Technology Department. For information and to purchase tickets call 386-518-3276, Ext. 2.

■ **Feb. 24: Newnansville African American Cemetery –** Preservation and public cleaning of African American Cemetery will take place from 9 a.m. – 12 p.m. at Newnansville African American Cemetery located at Northwest 121st Street, Alachua. This is a community project and public assistance is needed to help preserve local history.

■ **Feb. 24: Okito Tech City Fun Fest** - Okito America has partnered with San Felasco Tech City and Fun 4 Gator Kids to bring a day full of vendors, rides, food, raffles and more to the city of Alachua. These thrilling activities are free for the whole family and are designed to bring the community together for a day of pure fun and camaraderie. Expect more than 75 vendors, music, food options, interactive games and raffles, including a $1,000 scholarship for school supplies for one lucky teacher. The time is 10 a.m. – 2 p.m. at Okito America's location in San Felasco Tech City in Alachua. Those interested in being a vendor can go to www.tinyurl.com/OkitoFunFest to register. Registration is free with the donation of a raffle prize or for those providing free activities for kids.

■ **Feb. 24: Children's Gun Safety Class –**Deeper Purpose Community Church is sponsoring the Focused Fire Training Kids' Firearms Safety Program to empower children aged 6 – 12, along with their parents, with crucial firearms safety education. At Focused Fire Training, firearms safety is of paramount concern to ensure every child is equipped to manage it if they find themselves in an unsafe situation with a firearm involved. Firearm injuries have become the leading cause of death among children and teens. This program is here to change that narrative by instilling a solid foundation of firearms safety. To read more about this course, go to Facebook Events and search for the class. This event has two different timeslots from 9 a.m. – 3 p.m. For tickets go to: www.focusedfire-training.com/event/childrens-gun-safety-class-at-deeper-purpose-church-high-springs-fl.

■ **Feb. 24: 2024 North Florida Outdoor Expo** - This event is sponsored by UF IFAS Extension North Florida Livestock Agents Group, 210 S.E. 134th Avenue, Micanopy. This is a family fun event for outdoor enthusiasts including hunters, fishermen, hikers, campers, water recreation and anything in between. Visit with vendors to find all of the outdoor products you could want, and purchase them on location. This event will offer natural resource education, guided nature walks and some Florida history sprinkled in. Food trucks available on site. Enter to win a lifetime fishing or hunting license. Tickets can be obtained at nfloutdoorexpotickets.eventbrite.com.

■ **Feb. 26: Alachua Soil and Water District** meeting on Monday, Feb. 26 at 5:30 p.m. at the Alachua Chamber of Commerce located at 14801 Main Street, Alachua. The meeting is open to the public.

■ **Feb. 29-March 5: 2024 Alachua County Youth Fair & Livestock Show –** This year's show will be held at the Alachua County Agriculture and Equestrian Center, 23100 W. Newberry Road, Newberry. Alachua County and FFA youth ranging in age from 8 – 18 will be participating. A schedule of events can be found at acyfls.com. This event is free and open to the public.

■ **March 1: Signup for Day Camp Cuscowilla Nature and Retreat Center –** Signup for children between the ages of 7 and 12 years of age begins at 8 a.m. The day camp runs weekdays from June 10 – July 26. Campers will get the chance to engage with nature and visit several unique places within Alachua County. Specialty camps are offered for ages 10 to 14 and an all-new Teen Week from July 29 – Aug. 2. Teen camp allows campers to choose a track based on their interest, such as art and music, leadership skills, or outdoor adventure. Those registering for summer camps should visit the Camp Cuscowilla program page at https://alachua.recdesk.com/Community/Program.

■ **March 2: Bingo Night at** St. Madeleine Catholic Church, open to the public once a month, beginning Saturday, March 2, 6 - 9:30 p.m. Food and Prizes, Cash only. St. Madeleine Catholic Church is located at 17155 NW US Hwy 441, High Springs, FL 32643

■ **March 2-3: Second Annual High Springs Art Fair on the Green –** This is a juried show, which will be held in downtown High Springs from 10 a.m. – 5 p.m. In addition to the finest in many areas of the arts, expect to find food vendors, a Childrens' Mural Participation area, mural tours and more. For updates and additional information go to www.facebook.com/artfaironthegreen/.

■ **March 7: High Springs Dance Club** - This is a 12-week beginning class in modern square dancing. Classes are free and will take place at the High Springs Civic Center, 19107 N.W. 240th Street, High Springs. This event is being offered to help promote physical fitness and mental agility. These classes are designed for individuals of all ages and abilities. Class participants will have the opportunity to learn the basic steps, formations and calls of modern square dance in a supportive and enjoyable atmosphere. No previous dance experience is required, making this a perfect opportunity for those looking to try something new and stay active in a friendly community setting. To register for the beginner classes or for more information, join the High Springs Dance Club Facebook group, or contact Debbie Cassidy at 352-262-0760 or email emeraldoks@gmail.com.

Neighborhood Meeting Advertisement For Schmidt Farms Preliminary Plat

Please disregard the previously published Neighborhood Meeting Advertisement. The meeting has been moved to Monday March 11th, 2024 at 6:00PM to 7:00PM at the Swick House. Please see below for details.

As a property owner located within the required 400-foot radius of a proposed development, you are hereby being notified of a proposal for a Preliminary Plat as required by, Section 2.2.4 Neighborhood Meetings, of the City of Alachua Land Development Regulations. DM Alachua Investments, LLC, 914 SW 131 ST, Newberry, FL, 32669 is requesting a Preliminary Plat for 121.56 acres, located the intersection of 441 and NW 43rd Street in the City of Alachua. The proposed Preliminary Plat encompass, parcels numbers 05936-001-000, 05936-007-000, 05936-007-002, 05936-007-001 and 05945-000-000.

The Neighborhood Meeting will discuss the proposed development, share a conceptual plan, and receive comments from the public and adjacent property owners. The neighborhood meeting will be held at City of Alachua Swick House located at 15100 NW 142nd Terrace, Alachua, FL on March 11th , 2024 from 6:00PM to 7:00PM. You may also submit your comments electronically to the Representative for the Developer of the project, JBPro, Timothy Boehlein, PE, Project Manger, 3530 NW 43rd Street Gainesville FL 32606, 352-375-8999 or by email at tim.boehlein@jbpro.com.

(Published: Alachua County Today - February 22, 2024)

PUBLIC NOTICE The Town of LaCrosse Election Cancellation

The Town of LaCrosse election scheduled for Tuesday March 12th, 2024 has been cancelled.

The incumbents for Seat 1 and Mayor were returned to the office unopposed.

Seat One	Scott Swindle
Seat Two	------
Mayor	Dianne Dubberly

Crystal Phillips, Town Clerk
Town of LaCrosse
P.O. Drawer D
20613 N SR 121
LaCrosse, Florida 32658
386-462-2784
clerk@townoflacrosse.net

(Published: Alachua County Today - February 22, 2024 and February 29, 2024)

The Heartland Places of Worship

Alachua Church of Christ
14505 NW 145th Avenue

Sunday Bible Classes 9:00a.m.
Morning Worship at 10:00 a.m.
Wednesday Bible Class 7:00 p.m.
(386) 462-3326

PLACE YOUR PLACE OF WORSHIP HERE
386.462.3355

Forest Grove Baptist Church
Forest Grove Baptist Church
Glorify • Grow • Go
Worship with us
Sunday 9:00 am – Sunday School (onsite only)
10:15 am Morning Worship (onsite & live stream)
Wednesday 6:00 pm – Prayer & Bible Study
For children, youth, and adults (on-site only)
22575 NW 94th Ave, Alachua, Florida 32615
386-462-3921
www.forestgrovebaptistchurch.org

St. Madeleine Catholic Church
17155 NW US HWY 441
High Springs, FL 32643
386-454-2358
Mass Times
Sunday: 7:30 a.m. & 11:30 a.m.
Saturday Vigil: 5:00 p.m.
www.stmadeleinecatholicchurch.com

New St. Mary Missionary Baptist Church
13800 NE 158th Avenue, Alachua 32616
Rev. Daniel H. McNish, Pastor
Phone & Fax (386) 462-7129
Services: Sunday School 9:30 a.m.
Morning Worship 11 a.m.-1st, 2nd, 3rd Sunday
Quarterly 11 a.m. 4th Sun. Birthday Rally
Service; Tuesday Evening 7 p.m.
Prayer Meeting & Bible Study

St. Luke A.M.E. Church
Rev. Mikel J. James, Pastor
14950 Martin Luther King Blvd/Hwy 441
Alachua 32616
386.462.2732(church) 386.462.4396 (Fax)
Email: stlukeamechurch@windstream.net
Morning Worship: 11 a.m.;
Church School 9:45 a.m.
Bible Study: 7 p.m. weekly
Theme: "Fresh Start"

Neighborhood Workshop

FOR

The Schmidt Farms Preliminary Plat

West of the NW 43rd St & US HWY 441 Intersection

March 11, 2024

Presentation Outline

1. Project Location
2. Project Zoning
3. Preliminary Plat
4. Questions & Comments

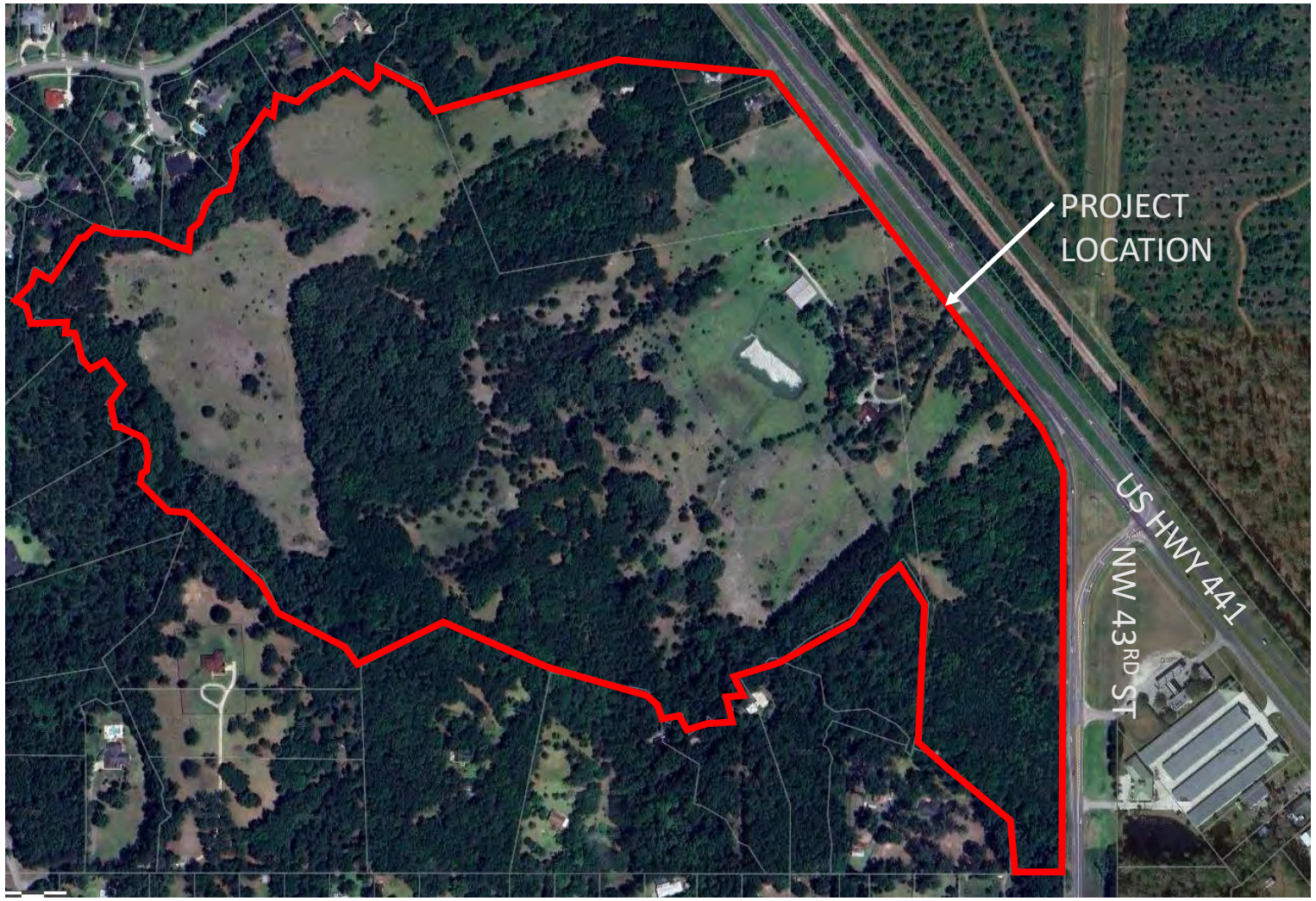
Project Location

General Information

- Parcel ID's
  - 05936-007-000
  - 05945-000-000
  - 05936-001-000
- 86.69 +/- total acres

Surrounding Properties

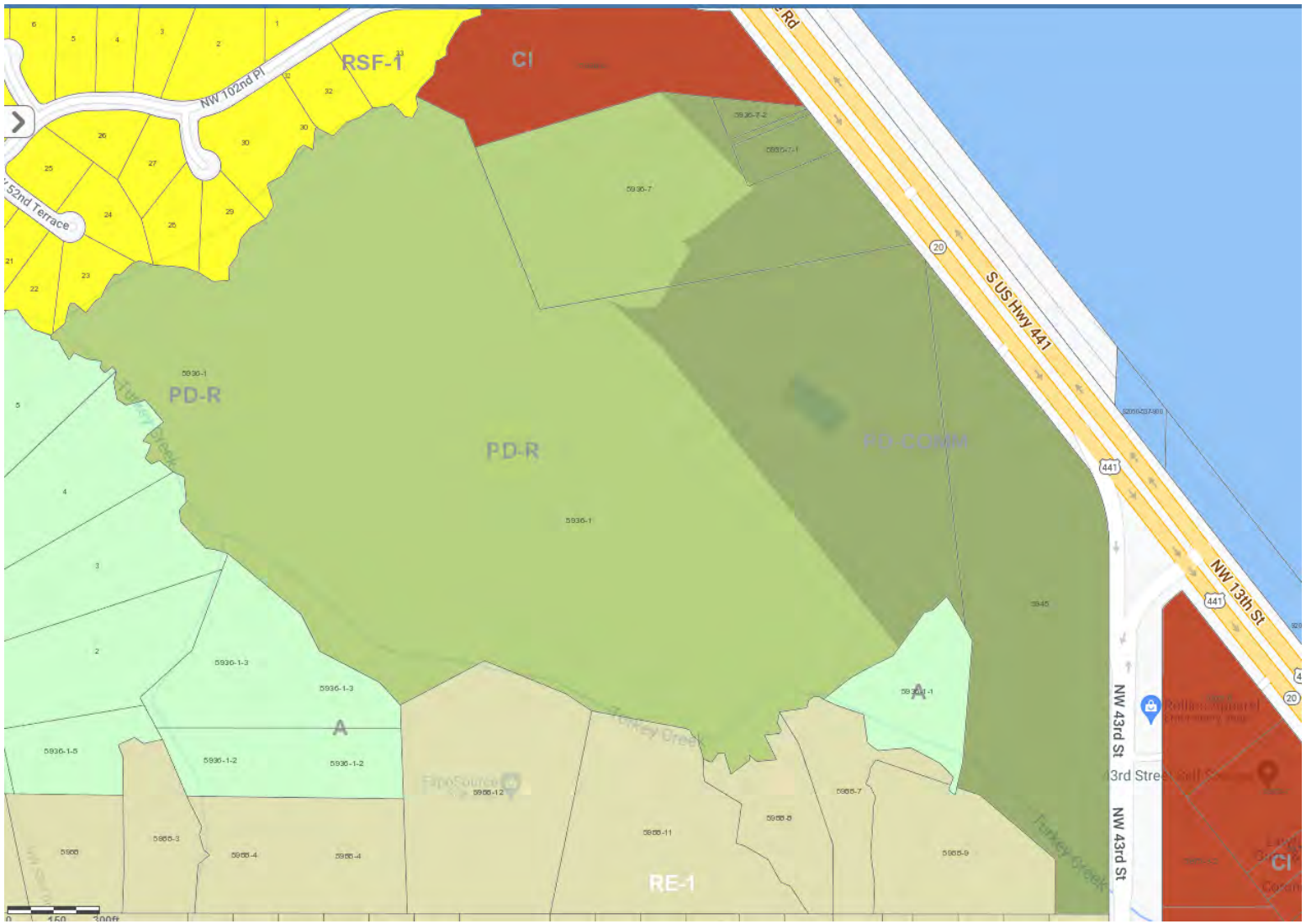
- Brooke Pointe Subdivision
- GRU Deerhaven Plant



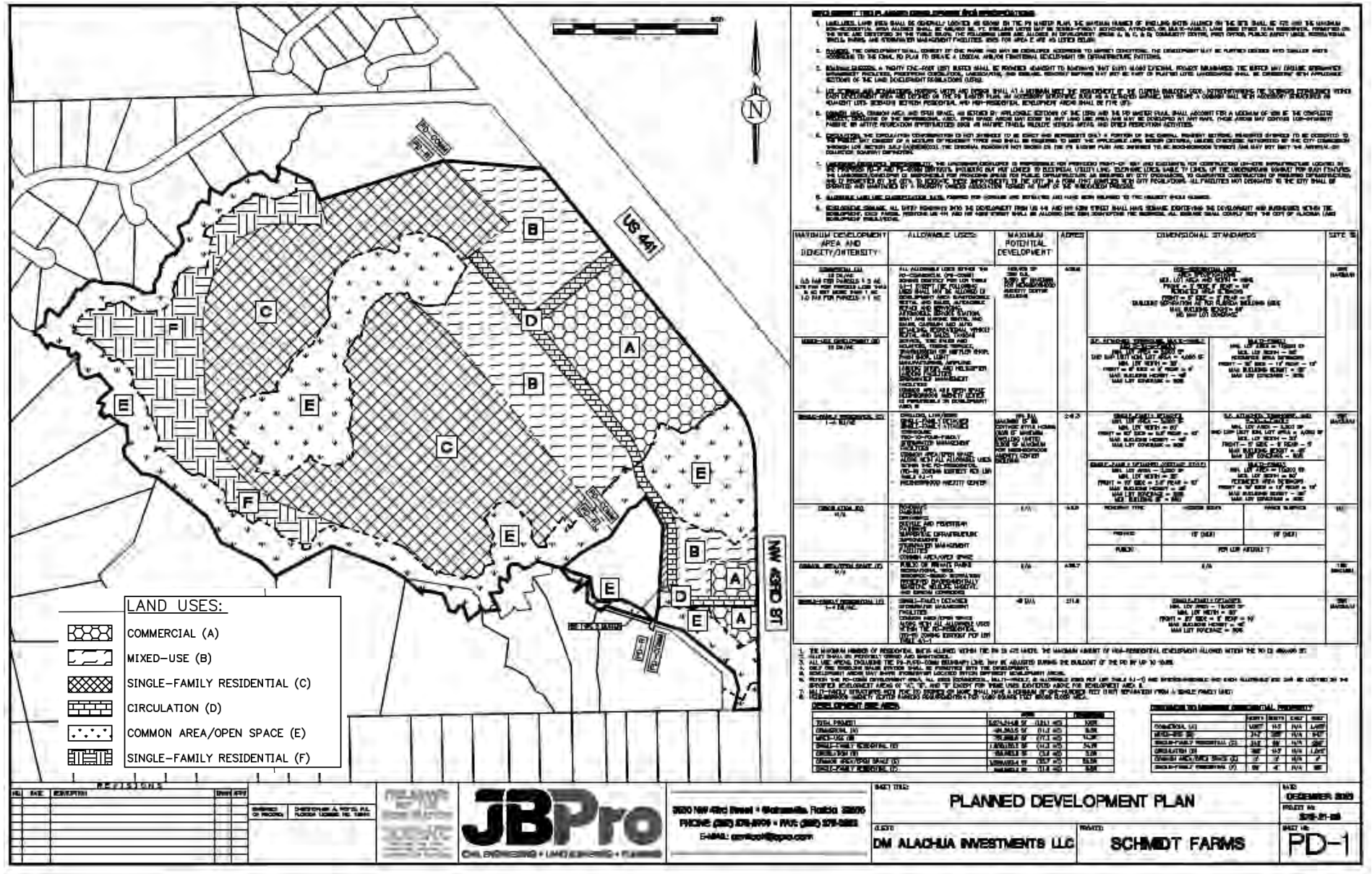
Project Zoning

- Planned Development - Residential
- Planned Development - Commercial

- Future Land Use:
  - Moderate Density Residential
  - High Density Residential
  - Commercial
  - Conservation

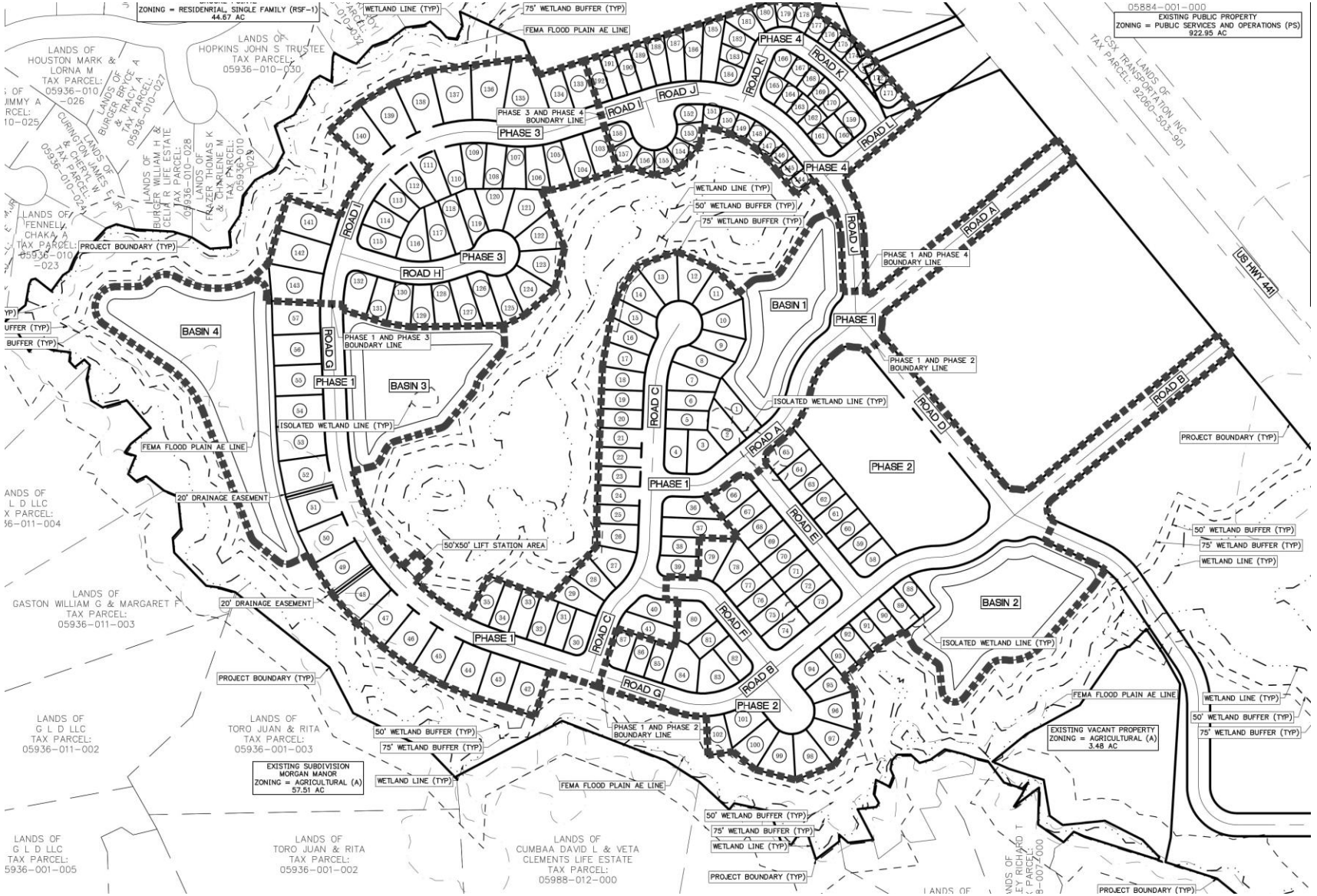


Approved PD Master Plan

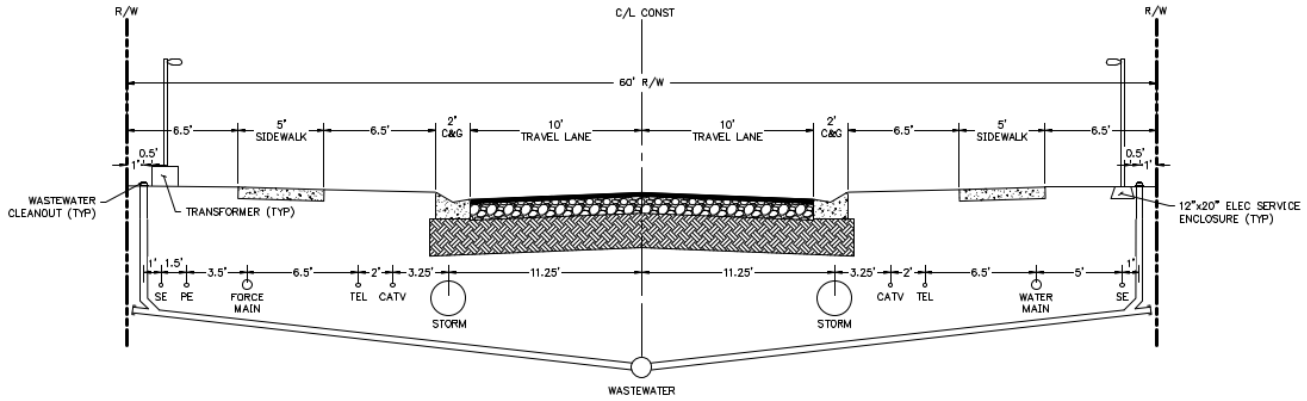


Preliminary Plat

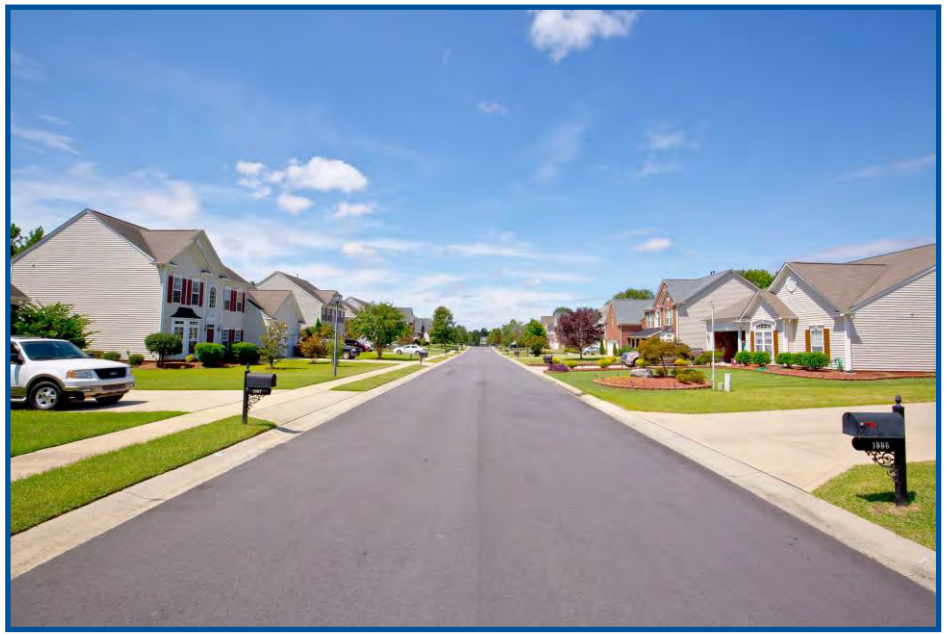
- Various Lot Sizes
  - 50’ wide
  - 80’ wide (along creek)
- 192 total lots
- 4 Phases
- 2 access points to US HWY 441
- Connected to public utilities



Typical Roadway Section



TYPICAL ROADWAY SECTION AND UTILITY ALLOCATIONS
NTS



Proposed Next Steps

- Listen to your comments
- City Staff review of Preliminary Plat application
- Planning & Zoning Board
- City Commission Meeting

Questions & Comments

Chris Potts, P.E. – chris.potts@jbpro.com
(352) 375-8999 x 1202

Tim Boehlein, P.E. – tim.boehlein@jbpro.com
(352) 375-8999 x 1205

JBPro
Civil Engineering | Land Planning
Surveying | Construction Services

Gainesville | St. Augustine
3530 NW 43rd Street
Gainesville, FL 32606

Schmidt Farms - Preliminary Plat
Neighborhood Meeting
Sign-In Sheet – 3/11/2024

Name	Address	Phone	Email
Virginia Johns	4407 NW 93rd Ave	386 462 2047	vjhipp@gmail.com
M. Kavanaugh	5204 NW 93rd AVE	352-727-0736	martinkavanaugh@gmail.com
Donna Gocek	9417 NW 43rd Street	352-3774321	gocekdonna@gmail.com
Mark McKinney	9417 N.W 43rd STR.	352-258-0655	mwm1222@Gmail.com
Tray Burger	5001 NW 10th Pl	352 256 5503	taburger1@gmail.com
Celia Burger	10008 NW 50th Terrace	319-331-5588	Celiaburger@gmail.com
William Burger	10008 NW 50th Terrace	319-331-9850	billb1956@gmail.com

JBPro
Civil Engineering | Land Planning
Surveying | Construction Services

Gainesville | St. Augustine
3530 NW 43rd Street
Gainesville, FL 32606

Name	Address	Phone	Email
Richard Beardsley	4446 NW 93rd AVE EVL FL	352 514 5746	beardsleyrt@gmail.com
Thomas Coleridge	4322 NW 93rd Ave 32653	4052009612	Tom_coleridge@hotmail.com
Dan Rich	4326 NW 93rd Ave. 32653	352-213-7479	danrich4@gmail.com
Nigel Watson	4412 NW 93RD Ave 32653	215-460-4609	nigel@fwsportsarts.com
RAY BRIEL	4408 NW 93 AVE 32653	352 372-5705	RHBRIEL@GMAIL.COM
Tamara Robbins	P.O Box 2317, Alachua FL		
JAMES CURRINGTON	10015 N.W 52ND TERR 32653	352-538-2636	
Charles Chestnut IV	11827 N.W. 71st Alachua Tor. FL	352-215-065	charleschestnutiv@gmail.com
Linda & Howard Echenrode	9017 NW 64th Ter	352-514-9940 352-275-2566	ebbellc@cox.net rainbrugs1@gmail.com
Chris POTTS	3530 NW 43rd ST	352-875-8999	Chris.POTTS@JBPro.com
Tim Boehlein	3530 NW 43rd ST	"	Tim.Boehlein@JBPro.com

JBPro
Civil Engineering | Land Planning
Surveying | Construction Services

Gainesville | St. Augustine
3530 NW 43rd Street
Gainesville, FL 32606

Name	Address	Phone	Email

JBPro
Civil Engineering | Land Planning
Surveying | Construction Services

Gainesville | St. Augustine
3530 NW 43rd Street
Gainesville, FL 32606

Name	Address	Phone	Email

JBPro
Civil Engineering | Land Planning
Surveying | Construction Services

Gainesville | St. Augustine
3530 NW 43rd Street
Gainesville, FL 32606

Schmidt Farms – Meeting Minutes

- **General Summary:**
  - Christopher Potts, PE (JBPro) began the meeting at 6:05pm as neighbors continued to make their way in. There were approximately 19 neighbors / members of the public in attendance.
  - Christopher Potts, PE (JBPro) began the meeting by going through the presentation as attached. At the end of the presentation, questions were raised by neighbors.

- **Traffic Concerns:**
  - There were many questions concerning the exact distance from the proposed driveway connections to the intersection of US-441. It was explained that although we did not have this exact information on hand that this would be designed per FDOT spacing standards.
  - Residents were concerned that the right-out only configuration would lead to issues. Concerns were raised that this would lead to vehicles having to make a U-Turn on US-441 to go north or that they would travel along 93rd Ave and then travel north from there to get back to US-441.
    - Neighbors conceded that not allowing a left-turn out of the development would make things safer, however that it was simply not a good location for a development due to traffic on US-441. They stated that "people will die" as a result of the traffic generated by the project.
  - Residents were concerned of semi-truck traffic for potential future big-box stores. It was explained that the entrances would be sized appropriately for semi-trucks to come in, and that they would not be utilizing the local road to make U-turns after deliveries.
  - Residents said that they would want to see a light at this parcel. They also demanded that a light be placed at NW 93rd Ave and NW 43rd St, as well as NW 59th Terr and US-441. They said that this light would be required due to the additional traffic that would be generated. It was explained that a traffic light is not proposed based on the findings of the traffic report.
  - Residents complained that the traffic report is not truly valid and is "someone being paid by the developer to put a number and is not real data".
  - They wanted to know what this project would do to traffic and the intersection at Brooke Pointe. They stated that it would lead to additional traffic and deaths at this intersection. Due to a misunderstanding of a question, it was said that there would be additional U-Turns at this open median. It was later clarified that this was not the case and that there would be a directional left turn into the development.
  - Residents asked who with the FDOT was in charge of this project and who JBPro would coordinate with. It was explained that this would be routed through the FDOT review process and coordination has begun with all relevant departments.
  - Residents also asked if the County Public Works was involved. It was explained that there are future plans of a connection to NW 43rd Street and that the county is aware of this and has already preliminary reviewed the concept. It was also explained that this connection will not be a part of the preliminary plat.

- Want to know the final proposed uses of the other zoned areas, whether these may be multi-family or commercial. They stated that because we did not have an answer, they are certain that we will max out density to 500 units. It was explained that although this would be allowable by code, this was not necessarily the intention.

- **Environmental Concerns**
  - There were major concerns of flooding in the area. They stated that there are major issues to the south of the creek and that they believe this will make it worse. It was explained that the property would treat all proposed runoff to reduce flooding impacts and ensure the post-development condition is better than that of pre-development.
  - Neighbors to the south were concerned about the surveyed creek boundary and stated that it did not seem accurate. It was explained that the property line was generally the centerline of the creek and that the wetland lines would contain a buffer to any development.
  - Neighbors asked if the county was involved with the environmental review and wetland delineation. It was explained that original wetland delineation was performed by a licensed environmentalist and approved by the county.
  - There were major concerns of the stormwater pond and how it will damage environmental species in the area. Neighbors were concerned for the species not having a spot to live with this development, especially with this property being near the preserve.
  - Concerns from neighbors that the ponds holds the runoff from the site that is polluted (with oils and fertilizer runoff) and that then birds come down to the ponds and get sick from the water and that there are no fish. It was explained that the ponds are designed in that manner so that it does not damage the creek. The neighbor then stated that this did not actually work.
  - Concerns that the conservational area will end up being treated solely as stormwater. It was explained that this would not be the case and that it would remain conservation.
  - Concerns that there will not be enough open area. Would like to see ponds be unfenced natural areas and contain playgrounds in the greenspace.
  - Questions were asked whether there was a tree inventory done. It was explained that this was the case. Neighbors insisted that we would end up clear-cutting all trees down and ruining population for wildlife. It was explained that this was not the case and that the design aims to save trees where possible. The tree mitigation and replacement requirements were explained, however the neighbors stated that these measures do not actually work.

- **Other concerns raised**
  - Tamara Robbins called and emailed several times prior to the meeting voicing concerns as attached to this workshop summary. These same concerns were raised at the end of the meeting. She stated that the 400' radii and demanded that a new workshop be conducted. She also objected to the date stating that we intentionally scheduled this at a time of commission meeting so that residents could not attend both. She stated that the tri-fold mailers were simply disrespectful. She also stated that the fact that we did not have a large sign

outside directing people to the door was very rude. She objected to the location stating that this was an unnecessary burden on the residents being "nearly 9 miles away". She demanded that the workshop be rescheduled and stated that she would be filing a complaint.
  - Questions were raised on the lift station and the proposed location. They also wanted confirmation that this lift station was approved by the city. It was explained that a lift station is required and that the design would be approved with the construction plans.
  - It was confirmed that there would be an HOA
  - It was confirmed that the applicant is a citizen and not from out of state.
  - Residents stated that this project needs to go to Alachua County Growth Management as it is close to county jurisdiction. When it was stated that it was not a part of the County's jurisdiction for plan review, neighbors stated that they would take it upon themselves to put it before all county commissioners.

- Workshop commenced at 7:30 PM.

Tim Boehlein, PE

From: Tamara Robbins <tamararobbinsjm@cox.net>
Sent: Monday, March 11, 2024 9:36 AM
To: Tim Boehlein, PE
Subject: Neighborhood meeting notice

Mr. Boehlein,

As a recipient of the mail out notice of legally required “neighborhood meetings” per Section 2.2.4 of the City of Alachua Land Development Regulations, I offer the following comments for the record.
1. The first notice I received was not date stamped, was not dated internally on the notice and was printed on a basic 8.5x11 paper, tri-folded and secured with a small sticker. The notice can not be verified as to the 10 business day requirement of notice and the single paper method, is easily lost or mistaken for junk mail.

2. I called your office requesting a copy of your notification mail out list on February 19, 2024. I received a voice message same day from Lauren stating the list had some “discrepancies and needed to be redone”. After which, she stated, I would be contacted so I could receive my requested copy. This did not occur and my follow up phone calls were not returned.
I did receive a “new” notice with a new meeting date using the same single piece folded paper method. The notice had been damaged in mail process appearing to have been stuck in a machine(?).

3. I object to the location of the Neighborhood meeting being held at the Swick House in downtown City of Alachua. The LDR Section 2.2.4 states the meeting shall be held at a place that is generally accessible to neighbors that reside in the close proximity to the land subject to the application.
The Swick House is approximately 9 miles one way from the subject property. This is not “generally accessible to the neighbors”.

I believe the mail out notice did not include all property owners located within the 400ft distance from the subject property as required by COA code.

Tamara Robbins

Sent from my iPad

Tim Boehlein, PE

From: Tamara Robbins <tamararobbinsjm@cox.net>
Sent: Monday, March 11, 2024 12:26 PM
To: Tim Boehlein, PE
Subject: Neighborhood meeting notice

Also, scheduling the Neighborhood Meeting for today, March 11, 2024 at 6:00pm, is a direct conflict with a scheduled City of Alachua Commission meeting and public hearing. Forcing the public to choose, when your options are flexible, is not in the best interest of the public.

Mr. Boehlein,

As a recipient of the mail out notice of legally required “neighborhood meetings” per Section 2.2.4 of the City of Alachua Land Development Regulations, I offer the following comments for the record.
1. The first notice I received was not date stamped, was not dated internally on the notice and was printed on a basic 8.5x11 paper, tri-folded and secured with a small sticker. The notice can not be verified as to the 10 business day requirement of notice and the single paper method, is easily lost or mistaken for junk mail.

2. I called your office requesting a copy of your notification mail out list on February 19, 2024. I received a voice message same day from Lauren stating the list had some “discrepancies and needed to be redone”. After which, she stated, I would be contacted so I could receive my requested copy. This did not occur and my follow up phone calls were not returned.
I did receive a “new” notice with a new meeting date using the same single piece folded paper method. The notice had been damaged in mail process appearing to have been stuck in a machine(?).

3. I object to the location of the Neighborhood meeting being held at the Swick House in downtown City of Alachua. The LDR Section 2.2.4 states the meeting shall be held at a place that is generally accessible to neighbors that reside in the close proximity to the land subject to the application.
The Swick House is approximately 9 miles one way from the subject property. This is not “generally accessible to the neighbors”.

I believe the mail out notice did not include all property owners located within the 400ft distance from the subject property as required by COA code.

Tamara Robbins

Sent from my iPad

Tim Boehlein, PE

From: Chris Potts, PE
Sent: Tuesday, March 12, 2024 1:26 PM
To: Lin Eckenrode
Cc: Tim Boehlein, PE
Subject: Re: DM Alachua Investments Property
Attachments: Power Point Presentation.pdf

Hi Linda,

A copy of the power point presentation is attached per your request.

Thank you for joining us last night.

Thank you,

Chris Potts, PE LEED GA
Director of Engineering

o (352) 375-8999 x 1202
c (321) 543-0400

JBPro

Our Locations
Gainesville (HQ)
St. Augustine
Tallahassee

Our Services
Civil Engineering
Surveying
Land Planning
Construction Services

See what we've been up to at jbpro.com.

From: Lin Eckenrode <ebbellc@cox.net>
Sent: Tuesday, March 12, 2024 10:01 AM
To: Chris Potts, PE <chris.potts@jbpro.com>
Subject: DM Alachua Investments Property

Chris,
Thank you for your presentation last evening on this project. Would you please send me a copy of the powerpoint so that I can share it with my neighbors who were either unable to attend or did not get notified. If there is an additional neighborhood meeting due to the concerns brought up last night, it would be helpful to see a map with the layout of the property within the borders of all the main roads around the project (441, NW 43rd ST, NW 93rd Ave, and NW 56th Ter). The effects on the surrounding land and wildlife, as well as the increased risky traffic patterns are our biggest concerns.

Thank you,
Linda Eckenrode

Sent from Mail for Windows

Tim Boehlein, PE

From: Ben Chumley <bdchumley@alachuacounty.us>
Sent: Tuesday, March 12, 2024 1:23 PM
To: Tim Boehlein, PE
Subject: Preliminary Plat at 441 & NW 43rd Street

Mr. Boehlein,

Alachua County staff received your notice about the neighborhood meeting that was held yesterday evening (March 11th) about the proposed preliminary plat near the intersection of 441 and NW 43rd Street in the City of Alachua. Was there a powerpoint presentation or any handouts provided at the meeting that you could possibly forward to me?

This came up today at the County Commission meeting today during public comment, and I'm just looking for any general facts about the proposed development that are known at this point (e.g. number of lots, size of lots, access point locations, and whether it would be served by City of Alachua water & sewer). Any information you can share would be much appreciated.

Thanks,
Ben Chumley

Ben Chumley
Principal Planner
Growth Management
10 SW 2nd Avenue • Gainesville • Florida • 32601
352-374-5249 (office)

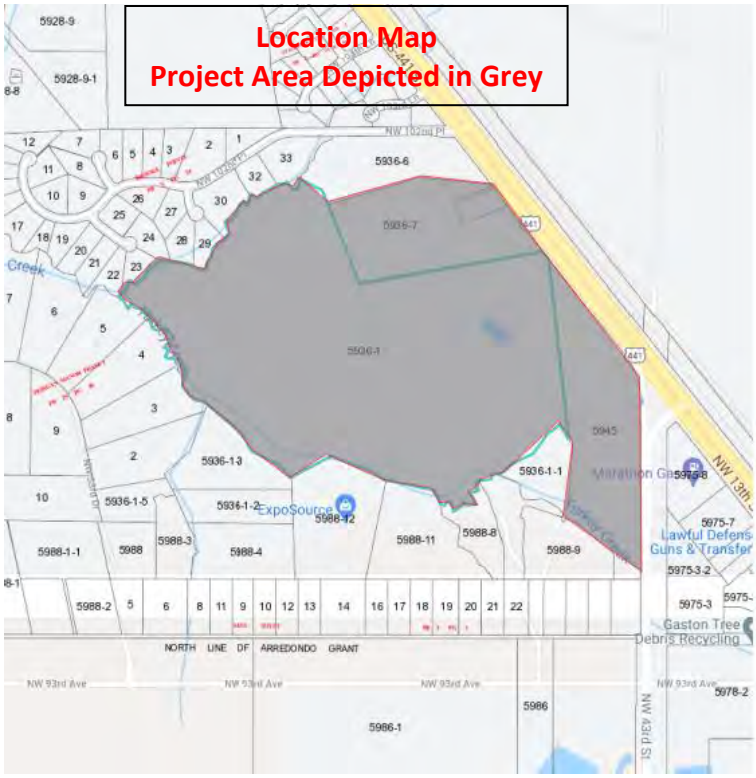
PLEASE NOTE: Florida has a very broad public records law (F.S.119).
All e-mails to and from County Officials and County Staff are kept as public records. Your e-mail communications, including your e-mail address, may be disclosed to the public and media at any time.

JBPro
Civil Engineering | Land Planning
Surveying | Construction Services

Gainesville | St. Augustine
3530 NW 43rd Street
Gainesville, FL 32606

Neighborhood Meeting Notice

A neighborhood workshop for a preliminary plat application as described below was held on Monday March 11th at the Swick House in Alachua, FL.



DM Alachua Investments, LLC, 914 SW 131 ST, Newberry, FL, 32669 is requesting a Preliminary Plat for 121.56 acres located at the intersection of 441 and NW 43rd Street in the City of Alachua. The proposed Preliminary Plat will encompass, parcels numbers 05936-001-000, 05936-007-000, 05936-007-002, 05936-007-001 and 05945-000-000.

Your name was inadvertently left off the mailer list for the neighborhood workshop and thus we would like to extend an invitation for you to meet with us personally to discuss any concerns you may have with the proposed development. Please send me an email or give me a call and we can either schedule a time for you to meet at our office, or we can provide you with the materials distributed at the initial workshop.

Contact Person: Timothy Boehlein, PE
tim.boehlein@jbpro.com
(352) 375-8999

JBrown Professional Group Inc.
3530 NW 43rd Street
Gainesville, FL 32606

City of Alachua

PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM

PROJECT # | **APPLICATION DATE** 03-26-2024

NAME & DESCRIPTION OF PROJECT Schmidt Farms

development with 188 single family residential units with associate infrastructure improvements

PROJECT ADDRESS (Contact 911 Addressing @ 352.338.7361) 10100 NW US HWY 441

Tax Parcel Numbers 05936-001-000, 05936-007-000, 05936-007-002, 05936-007-001

05945-000-000

Acreage 121.1

DEVELOPMENT DATA (check all that apply)

- [x] Single Family — Number of Units: 188
- [ ] Multi Family — Number of Units:
- [ ] Exempt (See exemptions on page 2)

Level of Review

- [ ] Pre-Application Conference
- [x] Preliminary
- [ ] Final
- [ ] Revised
- [ ] Staff Administrative Review

A determination that there is adequate school capacity for a specific project will satisfy requirements for review for school concurrency for the periods of time consistent with the Interlocal Agreement and specified in local government land development regulations; an agreement by the School Board with the developer and local government is required to extend the period for approvals for phased projects beyond the generally applicable time period

EXPLANATION OF STUDENT GENERATION CALCULATION

Student Generation is calculated based on the type of residential development and the type of schools. The number of student stations (by school type - Elementary, Middle and High School) used for calculating the school concurrency impacts is equal to the number of dwelling units by housing type multiplied by the student generation multiplier (for housing type & school type) established by the School Board. Calculations are rounded to the nearest whole number. Student Generation for each school type is calculated individually to assess the impact on the **School Concurrency Service Area (SCSA)** for each school type (Elementary, Middle and High School).

SCHOOL CONCURRENCY SERVICE AREAS (SCSA) FOR PROJECT LOCATION

Based on the project location, please identify the corresponding School Concurrency Service Areas for each school type. Maps of the SCSAs may be viewed on the Alachua County Public Schools website.

SCHOOL CONCURRENCY SERVICE AREAS (SCSA)

Elementary Northwest Alachua | **Middle** Mebane | **High** Santa Fe

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	188	**units X 0.12 Elementary School Multiplier**	23	**Student Stations**
MIDDLE	188	**units X 0.06 Middle School Multiplier**	12	**Student Stations**
HIGH	188	**units X 0.09 High School Multiplier**	17	**Student Stations**

MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY		**units X 0.06 Elementary School Multiplier**		**Student Stations**
MIDDLE		**units X 0.03 Middle School Multiplier**		**Student Stations**
HIGH		**units X 0.03 High School Multiplier**		**Student Stations**

Source: School Board of Alachua County 2021 Student Generation Multiplier Analysis

EXEMPT DEVELOPMENTS (click all that apply)

- ☐ *Existing legal lots eligible for a building permit*
- ☐ *Development that includes residential uses that has received final development plan approval prior to the effective date for public school concurrency, or has received development plan approval prior to June 24, 2008, provided the development approval has not expired*
- ☐ *Amendments to final development orders for residential development approved prior to the effective date for public school concurrency, and which do not increase the number of students generated by the development*
- ☐ *Age-restricted developments that prohibit permanent occupancy by persons of school age, provided this condition is satisfied in accordance with the standards of the Public School Facilities Element or the ILA*
- ☐ *Group quarters that do not generate public school students, as described in the ILA*

AUTHORIZED AGENT

Name: Timothy Boehlein, PE
Mailing Address: 3530 NW 43rd Street
Gainesville, FL 32606
Phone: 352-375-8999
Email: tim.boehlein@jbpro.com

PROPERTY OWNER

Name: DM Alachua Investments LLC
Mailing Address 4045 NW 43rd Street
Gainesville, FL 32609
Phone: 352-222-4088
Email david.meeks3@gmail.com

CERTIFICATION

PROJECT NAME : _____ **PROJECT #:** _____

This application for a determination of the adequacy of public schools to accommodate the public school students generated by the subject development has been reviewed for compliance with the school concurrency management program and in accordance with the ILA. The following determinations have been made:

☐ **Approved** based upon the following findings (see 09.14.2022 Capacity Table)

Elementary SCSA _____ Capacity Required _____

☐ Capacity Available — Available Capacity _____
☐ Capacity Available in 5 yrs* — Available Capacity _____
☐ Capacity Available in Adjacent SCSA — Available Capacity _____

Middle SCSA _____ Capacity Required _____

☐ Capacity Available — Available Capacity _____
☐ Capacity Available in 5 yrs* — Available Capacity _____
☐ Capacity Available in Adjacent SCSA — Available Capacity _____

High SCSA _____ _____

☐ Capacity Available — Available Capacity _____
☐ Capacity Available in 5 yrs* — Available Capacity _____
☐ Capacity Available in Adjacent SCSA — Available Capacity _____

☐ **Denial** for reasons stated _____

_____

Approved by

School Board Staff Certification

_____

Suzanne M. Wynn
Director, Facilities Planning and Construction
Alachua County Public Schools
352.955.7400 x 1445

Date: _____

City of Alachua Staff

A complete application for the development project was accepted on

Date: _____

Signed: _____

Printed Name: _____

*163.3180(6)(g), F.S. (2023)

Gainesville | St. Augustine
3530 NW 43rd Street
Gainesville, FL 32606

DESCRIPTION BY THIS FIRM

A PARCEL OF LAND SITUATED IN SECTIONS 34 AND 35, TOWNSHIP 8 SOUTH, RANGE 19 EAST, AND IN FRACTIONAL SECTIONS 2 AND 3, TOWNSHIP 9 SOUTH, RANGE 19 EAST, ALACHUA COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE THE SOUTHEAST CORNER OF LOT 40 OF STAGHORN UNIT 1, AS PER THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK J, PAGE 94 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY BOUNDARY OF U.S. HIGHWAY 441; THENCE RUN SOUTH 39°20'28" EAST ALONG SAID WESTERLY RIGHT-OF-WAY BOUNDARY A DISTANCE OF 496.69 FEET TO A 5/8" REBAR WITH CAP STAMPED "LB 2856", ALSO BEING THE POINT OF BEGINNING; THENCE RUN SOUTH 39°19'09" EAST ALONG SAID WESTERLY RIGHT-OF-WAY BOUNDARY A DISTANCE OF 1520.12 FEET TO A 5/8" REBAR WITH CAP STAMPED "LB 2856", AND THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, WITH A RADIUS OF 526.89 FEET, THROUGH A CENTRAL ANGLE OF 28°43'02", FOR AN ARC DISTANCE OF 264.08 FEET (THE CHORD OF SAID ARC BEING SOUTH 15°32'21" EAST, 261.33 FEET), TO A 5/8" REBAR WITH CAP STAMPED "LB 2856" LYING ON THE WEST RIGHT-OF-WAY BOUNDARY OF NORTHWEST 43RD STREET; THENCE RUN SOUTH 00°59'45" EAST ALONG SAID WEST RIGHT-OF-WAY BOUNDARY OF NORTHWEST 43RD STREET A DISTANCE OF 1209.62 FEET TO A NAIL, NO IDENTIFICATION; THENCE LEAVING SAID WEST RIGHT-OF-WAY BOUNDARY, RUN SOUTH 89°00'24" WEST A DISTANCE OF 124.94 FEET TO A SET 5/8" REBAR WITH CAP STAMPED "JBPRO PCP PRM LB8031"; THENCE RUN NORTH 14°06'37" EAST A DISTANCE OF 100.64 FEET TO A SET 5/8" REBAR WITH CAP STAMPED "JBPRO PCP PRM LB8031"; THENCE RUN NORTH 14°26'56" WEST A DISTANCE OF 87.09 FEET TO A SET 5/8" REBAR WITH CAP STAMPED "JBPRO PCP PRM LB8031"; THENCE RUN NORTH 50°46'11" WEST A DISTANCE OF 324.19 TO A SET 5/8" REBAR WITH CAP STAMPED "JBPRO PCP PRM LB8031"; THENCE RUN NORTH 72°20'54" WEST A DISTANCE OF 141.36' TO A SET 5/8" REBAR WITH CAP STAMPED "JBPRO PCP PRM LB8031"; THENCE RUN NORTH 12°11'29" EAST A DISTANCE OF 65.09 FEET TO A SET 5/8" REBAR WITH CAP STAMPED "JBPRO PCP PRM LB8031"; THENCE RUN NORTH 03°27'56" EAST A DISTANCE OF 402.32 FEET TO A 5/8" REBAR, NO CAP; THENCE RUN NORTH 31°35'18" WEST A DISTANCE OF 168.41 FEET TO A 5/8" REBAR, NO IDENTIFICATION; THENCE RUN SOUTH 44°00'37" WEST A DISTANCE OF 62.89 FEET TO A 5/8" REBAR WITH CAP STAMPED "PLS 2228"; THENCE RUN SOUTH 70°44'42" WEST A DISTANCE OF 32.24 TO A SET 5/8" REBAR WITH CAP STAMPED "JBPRO PCP PRM LB8031"; THENCE RUN SOUTH 34°56'14" WEST A DISTANCE OF 174.07 FEET TO A 5/8" REBAR WITH CAP STAMPED "LB 2856"; THENCE RUN SOUTH 61°27'30" WEST A DISTANCE OF 158.44 FEET TO A 5/8" REBAR, NO IDENTIFICATION; THENCE RUN SOUTH 54°47'04" WEST A DISTANCE OF 116.37 FEET TO A 5/8" REBAR WITH CAP

Gainesville | St. Augustine
3530 NW 43rd Street
Gainesville, FL 32606

STAMPED "JBPRO REF PT LB 8031"; THENCE RUN SOUTH 54°19'02" WEST A DISTANCE OF 6.52 FEET TO THE APPROXIMATE CENTERLINE OF TURKEY CREEK; THENCE RUN ALONG THE APPROXIMATE CENTERLINE OF TURKEY CREEK THE FOLLOWING COURSES: NORTH 76°09'44' WEST, 35.84 FEET; NORTH 70°12'04" WEST, 29.30 FEET; NORTH 75°47'57" WEST, 51.44 FEET; SOUTH 54°24'40" WEST, 46.06' FEET; SOUTH 73°02'15" WEST, 30.02 FEET; NORTH 46°56'43" WEST, 32.00 FEET; SOUTH 89°13'23" WEST, 34.66 FEET; SOUTH 43°03'17" WEST, 20.00 FEET; SOUTH 10°01'46" WEST, 23.85 FEET; SOUTH 24°33'55" EAST, 18.38 FEET; SOUTH 21°36'26" WEST, 30.08 FEET; NORTH 63°30'10" WEST, 38.59 FEET; SOUTH 08°56'12", 37.44 FEET; SOUTH 29°50'46" EAST, 27.20 FEET; SOUTH 33°35'22" WEST, 12.17 FEET; SOUTH 83°09'05" WEST, 49.68 FEET; SOUTH 27°30'34" EAST, 90.14 FEET; SOUTH 83°25'53" WEST, 66.21 FEET; NORTH 48°24'16" WEST, 32.14 FEET; SOUTH 01°34'33" EAST, 18.00 FEET; SOUTH 52°27'04" WEST, 76.61 FEET; NORTH 18°16'33" WEST, 73.08 FEET; SOUTH 88°25'27" WEST, 20.00 FEET; SOUTH 34°40'38" WEST, 37.20 FEET; NORTH 71°12'58" WEST, 28.81 FEET; NORTH 20°18'23" WEST, 83.99 FEET; NORTH 77°57'18" WEST, 94.70 FEET; SOUTH 39°05'49" WEST, 21.06 FEET; NORTH 47°01'37" WEST, 106.98 FEET; NORTH 57°31'10" WEST, 102.70 FEET; NORTH 69°03'37" WEST, 290.00 FEET; SOUTH 62°20'21" WEST, 311.29 FEET; SOUTH 02°52'15" EAST, 7.41 FEET; NORTH 44°01'21" WEST, 101.79 FEET; NORTH 63°35'40" WEST, 223.05 FEET; NORTH 27°12'49" WEST, 134.55 FEET TO A 1/2 INCH REBAR WITH CAP STAMPED "LB 4665"; NORTH 51°09'00" WEST, 314.32 FEET TO A 4"X4" CONCRETE MONUMENT STAMPED "C&E LB5075"; NORTH 75°42'53" WEST, 43.84 FEET; NORTH 82°00'33" WEST, 35.18 FEET; NORTH 44°01'42" WEST, 120.17 FEET; NORTH 05°36'16" WEST, 38.74 FEET; NORTH 41°39'11" EAST, 33.37 FEET; NORTH 05°47'12" WEST, 83.95 FEET; NORTH 67°32'26" WEST, 39.58 FEET; NORTH 51°13'12" WEST, 59.93 FEET; SOUTH 64°08'19" WEST, 29.28 FEET; NORTH 48°25'38" WEST, 27.34 FEET; NORTH 22°25'37" EAST, 51.41 FEET; NORTH 72°40'10" WEST, 30.06 FEET; NORTH 35°17'14" EAST, 27.44 FEET; NORTH 51°04'43" EAST, 66.62 FEET; NORTH 40°42'56" WEST, 94.72 FEET; SOUTH 73°55'36" WEST, 66.13 FEET; NORTH 59°00'09" WEST, 34.99 FEET; NORTH 11°56'04" WEST, 57.12 FEET; NORTH 13°07'52" EAST, 37.51 FEET; NORTH 45°29'32" WEST, 20.41 FEET; SOUTH 51°27'48" WEST, 31.77 FEET; NORTH 43°03'54" WEST, 21.23 FEET; NORTH 07°24'48" EAST, 23.82 FEET; NORTH 83°43'02" WEST, 46.76 FEET; NORTH 66°12'09" WEST, 49.69 FEET; SOUTH 32°42'35" WEST, 28.26 FEET; NORTH 31°06'20" WEST, 73.12 FEET; NORTH 78°18'16" WEST, 22.52 FEET; NORTH 11°43'08" WEST, 12.75 FEET TO THE INTERSECTION OF THE APPROXIMATE CENTERLINE OF BROOKE POINTE CREEK; THENCE LEAVING THE APPROXIMATE CENTERLINE OF TURKEY CREEK, RUN ALONG THE APPROXIMATE CENTERLINE OF BROOKE POINTE CREEK THE FOLLOWING COURSES: NORTH 51°18'50" EAST, 67.14 FEET; NORTH 09°44'37" EAST, 55.57 FEET; NORTH 26°25'45" EAST, 13.00 FEET; NORTH 75°36'56" EAST, 11.18 FEET; SOUTH 51°54'02" EAST, 52.66 FEET; NORTH 36°05'41" EAST, 51.31 FEET; NORTH

Gainesville | St. Augustine
3530 NW 43rd Street
Gainesville, FL 32606

57°08'08" EAST, 19.19 FEET; NORTH 22°37'50" EAST, 35.61 FEET; NORTH 33°05'11" EAST, 52.00 FEET; SOUTH 81°33'11" EAST, 25.81 FEET; NORTH 54°05'02" WEST, 5.72 FEET; NORTH 43°17'18" EAST, 50.12 FEET; NORTH 68°45'44" EAST, 28.18 FEET; SOUTH 74°40'29" EAST, 50.64 FEET; SOUTH 86°37'36" EAST, 100.12 FEET; SOUTH 72°27'14" EAST, 50.99 FEET; SOUTH 58°07'28" EAST, 55.46 FEET; NORTH 85°33'53" EAST, 53.89 FEET; NORTH 05°45'54" WEST, 40.92 FEET; NORTH 33°36'06" EAST, 50.36"; NORTH 09°00'55" EAST, 52.50 FEET; NORTH 38°04'12" EAST, 50.99 FEET; NORTH 60°46'01" EAST, 58.67 FEET; NORTH 29°18'53" EAST, 50.01 FEET; NORTH 19°02'03" WEST, 73.58 FEET; NORTH 48°43'21" EAST, 8.54 FEET; NORTH 61°51'27" EAST, 50.48 FEET; NORTH 30°27'36" EAST, 50.04 FEET; NORTH 25°52'38" EAST, 50.04 FEET; NORTH 56°29'37" EAST, 24.14 FEET; SOUTH 63°18'22" EAST, 33.24 FEET; NORTH 03°26'18" EAST, 64.08 FEET; NORTH 15°28'02" EAST, 12.21 FEET; SOUTH 58°10'57" EAST, 12.81 FEET; SOUTH 64°31'32" EAST, 52.33 FEET; NORTH 42°07'30" EAST, 63.18 FEET; NORTH 69°58'55" EAST, 43.82 FEET; NORTH 53°25'47" EAST, 55.46 FEET; NORTH 82°30'15" EAST, 50.09 FEET; NORTH 58°30'49" EAST, 17.09 FEET; SOUTH 50°06'15 EAST, 34.83 FEET; SOUTH 39°32'23" EAST, 25.06 FEET; SOUTH 83°11'04" EAST, 26.25 FEET; NORTH 25°19'25" EAST, 37.20 FEET; NORTH 10°44'42" WEST, 37.57 FEET; THENCE LEAVING THE APPROXIMATE CENTERLINE OF BROOKE POINT CREEK, RUN SOUTH 65°32'40" EAST A DISTANCE OF 184.03 FEET TO A 4"X4" CONCRETE MONUMENT STAMPED "LB 2678"; THENCE RUN SOUTH 22°55'50" EAST A DISTANCE OF 97.05 FEET TO A 4"X4" CONCRETE MONUMENT, NO IDENTIFICATION; THENCE RUN NORTH 72°21'34" EAST A DISTANCE OF 637.52 FEET; THENCE RUN SOUTH 85°15'42" EAST A DISTANCE OF 175.53 FEET; THENCE RUN SOUTH 85°25'33" EAST A DISTANCE OF 308.92 FEET TO THE WESTERLY RIGHT-OF-WAY BOUNDARY OF U.S. HIGHWAY 441 AND THE POINT OF BEGINNING.

CONTAINING 120.63 ACRES, MORE OR LESS.

AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED

Parcel Summary

Parcel ID	05936-007-000
Prop ID	29942
Location Address	
Neighborhood/Area	COMM 8 19 & 8 18 (233300.55)
Subdivision	
Brief Legal Description*	COM SE COR STAGHORN UNIT 1 PB J-94 S 38 DEG E 496.80 FT POB S 38 DEG E 575 FT S 79 DEG W 1251.91 FT N 22 DEG W 575 FT N 72 DEG E 637.41 FT S 84 DEG E 483.70 FT POB (LESS COM SE COR STAGHORN UNIT 1 PB J-94 S 38 DEG E 527.80 FT POB S 38 DEG E 150 FT S 67 DE (Note: *The Description above is not to be used on legal documents.)
Property Use Code	GRZGSOIL CLASS2 (06100)
Sec/Twp/Rng	34-08-19
Tax District	ALACHUA (District 1700)
Millage Rate	22.1970
Acreage	14.180
Homestead	N

View Map



Owner Information

DM ALACHUA INVESTMENTS LLC
C/O DAVID W MEEKS
914 SW 131 ST
NEWBERRY, FL 32669

Valuation

	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values	2016 Certified Values
Improvement Value	$4,200	$4,200	$4,200	$4,200	$4,200
Land Value	$0	$0	$1,235,100	$0	$0
Land Agricultural Value	$3,120	$3,120	$0	$2,100	$2,100
Agricultural (Market) Value	$1,235,078	$1,235,078	$0	$1,235,100	$1,235,100
Just (Market) Value	**$1,239,278**	**$1,239,278**	**$1,239,300**	**$1,239,300**	**$1,239,300**
Assessed Value	$7,320	$7,320	$4,620	$6,300	$6,300
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$7,320	$7,320	$4,620	$6,300	$6,300
Maximum Save Our Homes Portability	$0	$0	$1,234,680	$0	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2020 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
6100	PASTURE 2	14.18	617680.8	0	0	CI

Building Information

Type	SOH MISC	**Heat**	
Total Area	4,160	**HC&V**	
Heated Area		**HVAC**	
Exterior Walls		**Bathrooms**	
Interior Walls		**Bedrooms**	
Roofing		**Total Rooms**	
Roof Type		**Stories**	1.0
Frame		**Actual Year Built**	0
Floor Cover		**Effective Year Built**	1920

Sub Area

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr	Value
2020	SHED	4,160	1920		R2	RES	$4,200

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
5/10/2017	$2,500,000	MS	4514	1350	05 - QUALIFIED, MULTI TRANS	Improved			Link (Clerk)
5/26/1992	$100	QD	1890	91	U - UNQUALIFIED	Improved	JULE E & ANN LEE SCHMIDT	SCHMIDT, JULE E TRUSTEE	Link (Clerk)

Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Map



Photos

No data available for the following modules: Extra Features, Permits, Sketches.

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.
User Privacy Policy
GDPR Privacy Notice

Developed by Schneider GEOSPATIAL

Last Data Upload: 7/20/2021, 5:24:56 AM

Version 2.3.132

AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED

Parcel Summary

Parcel ID	05936-007-001
Prop ID	29943
Location Address	10100 NW US HWY 441 GAINESVILLE, FL 32653
Neighborhood/Area	ALACHUA COMMERCIAL (233200.50)
Subdivision	
Brief Legal Description*	COM SE COR STAGHORN UNIT 1 PB J-94 S 38 DEG E 527.80 FT POB S 38 DEG E 150 FT S 67 DEG W 324.20 FT N 22 DEG W 143.94 FT N 67 DEG E 281.98 FT POB OR 4490/1709 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	STORES (01100)
Sec/Twp/Rng	34-08-19
Tax District	ALACHUA (District 1700)
Millage Rate	22.1970
Acreage	1.000
Homestead	N

View Map

Owner Information

DM ALACHUA INVESTMENTS LLC
C/O DAVID W MEEKS
914 SW 131 ST
NEWBERRY, FL 32669

Valuation

	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values	2016 Certified Values
Improvement Value	$3,606	$3,606	$1,800	$800	$76,200
Land Value	$130,881	$130,881	$130,900	$130,900	$109,100
Land Agricultural Value	$0	$0	$0	$0	$0
Agricultural (Market) Value	$0	$0	$0	$0	$0
Just (Market) Value	**$134,487**	**$134,487**	**$132,700**	**$131,700**	**$185,300**
Assessed Value	$133,059	$132,861	$132,700	$131,700	$185,300
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$133,059	$132,861	$132,700	$131,700	$185,300
Maximum Save Our Homes Portability	$1,428	$1,626	$0	$0	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2020 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
1100	STORE 1 FLOOR	1.00	43627	0	0	CI

Building Information

Type	NO VALUE	**Heat**	04-ELECTRIC
Total Area	3,485	**HC&V**	04-FORCED AIR
Heated Area	2,135	**HVAC**	03-CENTRAL
Exterior Walls	05-AVERAGE	**Bathrooms**	1.0-Baths
Interior Walls	02-WALL BOARD/WD	**Bedrooms**	
Roofing	03-ASPHALT	**Total Rooms**	
Roof Type	04-WOOD TRUSS	**Stories**	1.0
Frame		**Actual Year Built**	1920
Floor Cover	09-PINE/SOFT WOOD	**Effective Year Built**	1975

Type	SOH MISC	**Heat**	
Total Area	999	**HC&V**	
Heated Area		**HVAC**	
Exterior Walls		**Bathrooms**	
Interior Walls		**Bedrooms**	
Roofing		**Total Rooms**	
Roof Type		**Stories**	1.0
Frame		**Actual Year Built**	0
Floor Cover		**Effective Year Built**	1975

Sub Area

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr	Value
BAS	BASE AREA	2,135	1975	3	0500	NO VALUE	$0

FSP	FIN SCREENED PORCH	250	1975	3	0500	NO VALUE	$0
FSP	FIN SCREENED PORCH	160	1975	3	0500	NO VALUE	$0
UOP	UNFIN OPEN PORCH	270	1975	3	0500	NO VALUE	$0
UOP	UNFIN OPEN PORCH	400	1975	3	0500	NO VALUE	$0
UOP	UNFIN OPEN PORCH	270	1975	3	0500	NO VALUE	$0

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr	Value
3721	DECK 1	128	1992		C2	COMM	$496
3721	DECK 1	110	1992		C2	COMM	$426
3884	FENCE WD	360	1992		C1	COMM	$274
4321	HOUSE SAL	1	1975		C2	COMM	$1,000
5221	STG 1	400	1950		C2	COMM	$1,410

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
1/19/2017	$155,000	MS	4490	1709	12 - FINANCIAL INST DEED	Improved		DM ALACHUA INVESTMENTS LLC	Link (Clerk)
1/17/2012	$100	MS	4080	1080	11 - CORRECTIVE DEED	Improved	HARMONY GARDENS INC	FLORIDA CREDIT UNION	Link (Clerk)
12/27/2006	$650,000	MS	3522	1449	U - UNQUALIFIED	Improved	GREENEWALD JAMES A PAMELA S	HARMONY GARDENS INC	Link (Clerk)
10/10/1995	$100	QD	2033	926	U - UNQUALIFIED	Vacant	SCHMIDT JULE E ANN LEE TRUSTEE	GREENEWALD JAMES A PAMELA S	Link (Clerk)
9/30/1992	$70,000	WD	1883	2465	Q - QUALIFIED	Improved	JULE E & ANN LEE SCHMIDT	SCHMIDT JULE E ANN LEE TRUSTEE	Link (Clerk)

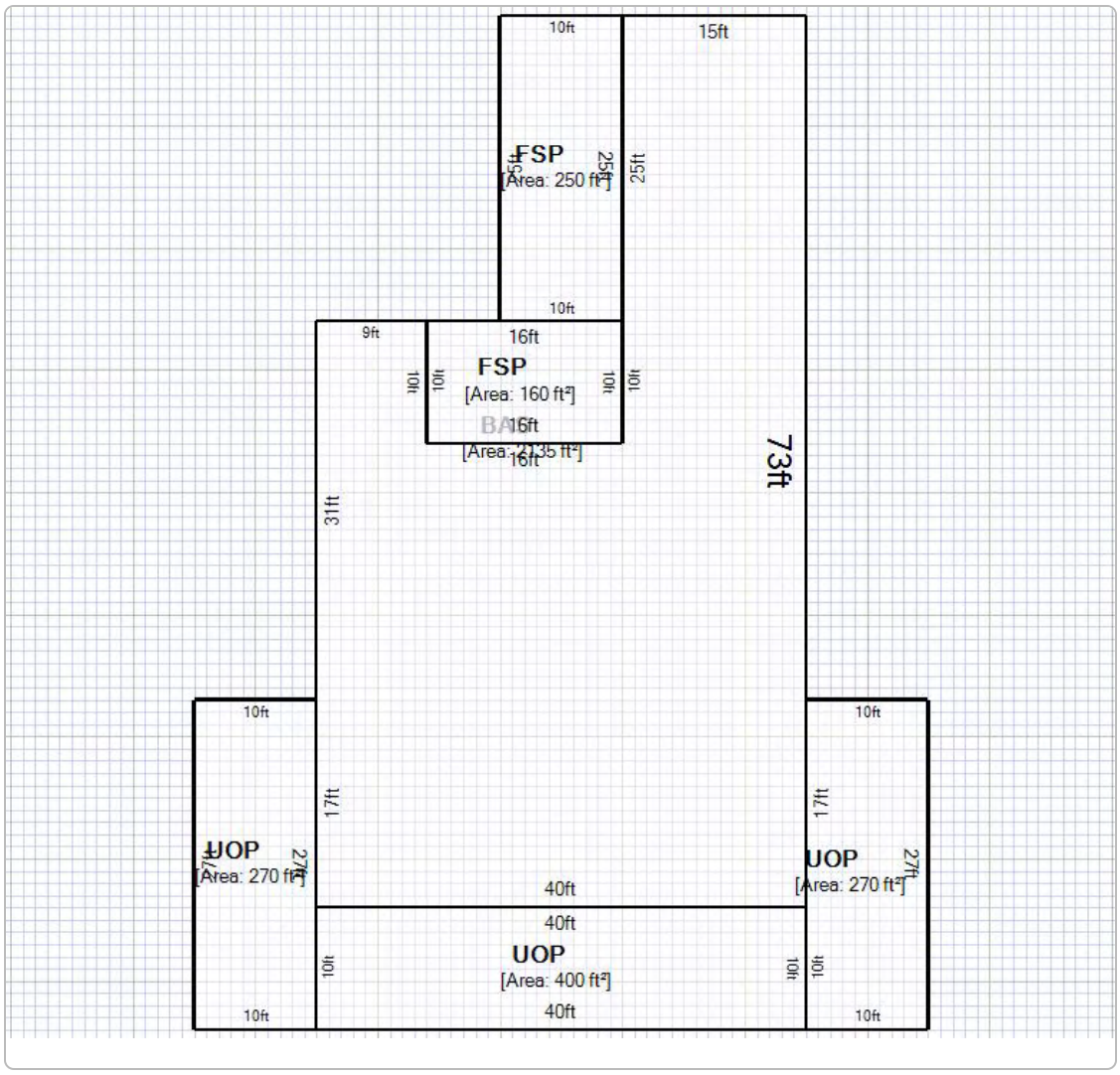
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Permits

Permit Number	Type	Primary	Active	Issue Date	Value
06-10846	MISCELLANEOUS	Yes	No	12/28/2006	$0
5614	NON-RES ADDN/ALT CONVERT	Yes	No	3/1/1995	$0

Our permitting information is pulled from the Alachua County Permitting Offices. Permitting information shown here is all the Property Appraiser has on file for this property. Any detailed questions about permits should be directed to the Permitting Offices.

Sketches



Map



No data available for the following modules: Extra Features, Photos.

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.
User Privacy Policy
GDPR Privacy Notice

Developed by Schneider GEOSPATIAL

Last Data Upload: 7/21/2021, 5:21:36 AM

Version 2.3.133

AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED

Parcel Summary

Parcel ID	05936-007-002
Prop ID	29944
Location Address	10110 NW US HWY 441 GAINESVILLE, FL 32653
Neighborhood/Area	ALACHUA COMMERCIAL (233200.50)
Subdivision	
Brief Legal Description*	COM INT N LINE GOV'T LOT 8 & W R/W LINE 441 S 38 DEG E 496.80 FT POB S 67 DEG W 273.26 FT N 22 DEG W 142.79 FT S 84 DEG E 308.31 FT POB OR 4490/1709 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	RESTAURANT (02100)
Sec/Twp/Rng	34-08-19
Tax District	ALACHUA (District 1700)
Millage Rate	22.1970
Acreage	0.440
Homestead	N

View Map

Owner Information

DM ALACHUA INVESTMENTS LLC
C/O DAVID W MEEKS
914 SW 131 ST
NEWBERRY, FL 32669

Valuation

	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values	2016 Certified Values
Improvement Value	$2,171	$2,178	$1,300	$300	$69,700
Land Value	$57,498	$57,498	$57,500	$57,500	$47,900
Land Agricultural Value	$0	$0	$0	$0	$0
Agricultural (Market) Value	$0	$0	$0	$0	$0
Just (Market) Value	**$59,669**	**$59,676**	**$58,800**	**$57,800**	**$117,600**
Assessed Value	$59,071	$58,928	$58,800	$57,800	$117,600
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$59,071	$58,928	$58,800	$57,800	$117,600
Maximum Save Our Homes Portability	$598	$748	$0	$0	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2020 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
2100	RESTAURANT	0.44	19166	0	0	CI

Building Information

Type	NO VALUE	**Heat**	04-ELECTRIC
Total Area	2,289	**HC&V**	04-FORCED AIR
Heated Area	1,444	**HVAC**	03-CENTRAL
Exterior Walls	04-SINGLE SIDING	**Bathrooms**	2.0-Baths
Interior Walls	03-PLASTER	**Bedrooms**	
Roofing	01-MINIMUM	**Total Rooms**	
Roof Type	03-GABLE/HIP	**Stories**	1.0
Frame		**Actual Year Built**	1900
Floor Cover	12-HARDWOOD	**Effective Year Built**	1975

Type	SOH MISC	**Heat**	
Total Area	518	**HC&V**	
Heated Area		**HVAC**	
Exterior Walls		**Bathrooms**	
Interior Walls		**Bedrooms**	
Roofing		**Total Rooms**	
Roof Type		**Stories**	1.0
Frame		**Actual Year Built**	1975
Floor Cover		**Effective Year Built**	1975

Sub Area

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr	Value
BAS	BASE AREA	1,444	1975	3	0500	NO VALUE	$0
FOP	FINISHED OPEN PORCH	713	1975	3	0500	NO VALUE	$0
UEP	UNFIN ENCL PORCH	132	1975	3	0500	NO VALUE	$0

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr	Value
3722	DECK 2	228	1996		C2	COMM	$953
4321	HOUSE SAL	1	1975		C2	COMM	$1,000
5080	SLAB	289	1996		C1	COMM	$212

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
1/19/2017	$155,000	MS	4490	1709	12 - FINANCIAL INST DEED	Improved		DM ALACHUA INVESTMENTS LLC	Link (Clerk)
1/17/2012	$100	MS	4080	1080	11 - CORRECTIVE DEED	Improved	HARMONY GARDENS INC	FLORIDA CREDIT UNION	Link (Clerk)
12/27/2006	$650,000	MS	3522	1449	U - UNQUALIFIED	Improved	GREENEWALD JAMES A PAMELA S	HARMONY GARDENS INC	Link (Clerk)
10/10/1995	$20,160	WD	2033	928	Q - QUALIFIED	Vacant	JULE E SCHMIDT TRUSTEE/INDV AN	GREENEWALD JAMES A & PAMELA S	Link (Clerk)

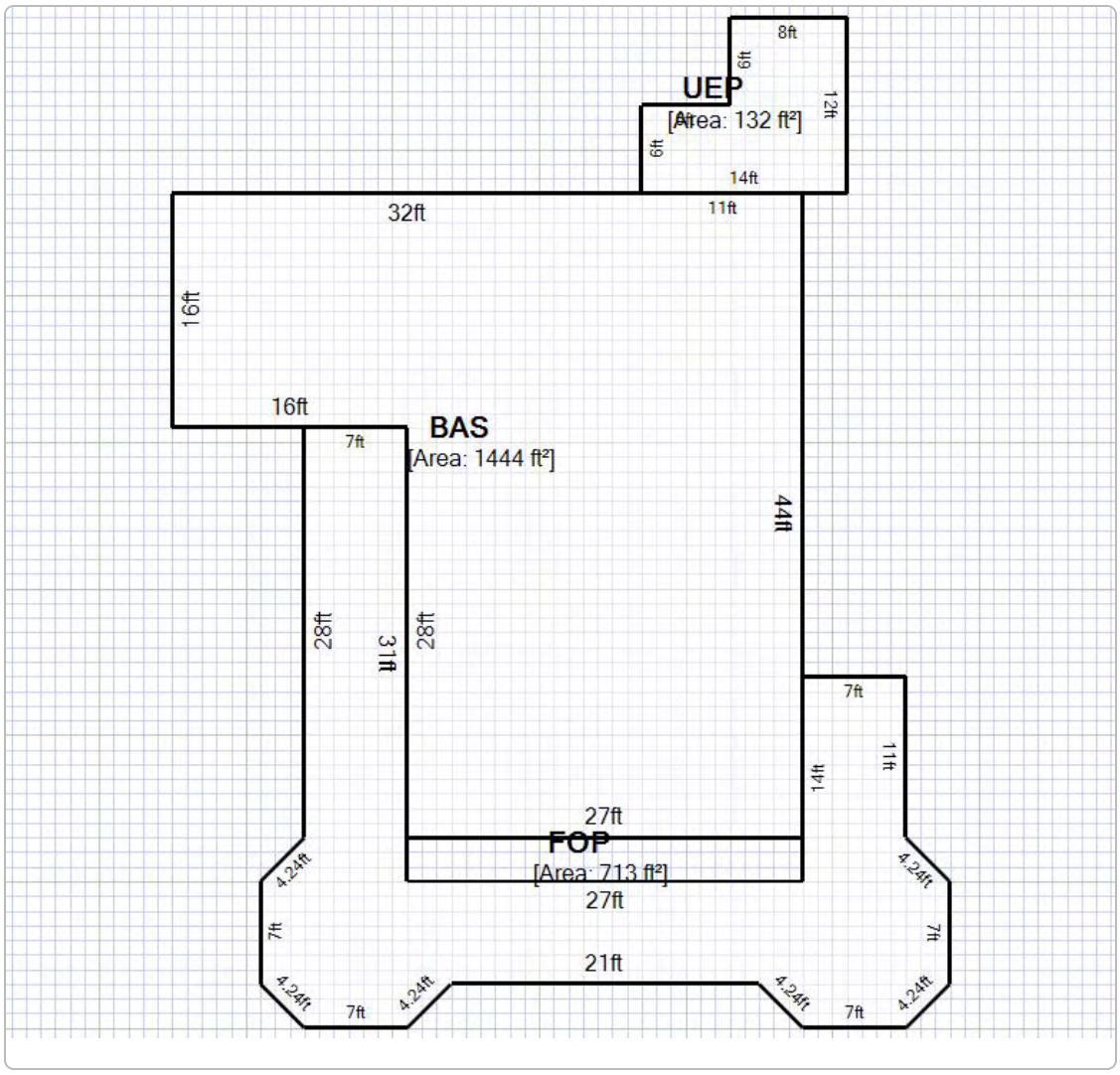
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Permits

Permit Number	Type	Primary	Active	Issue Date	Value
98-00000	OVER THE COUNTER INSPECT	Yes	No	4/2/1998	$0
05914	REMODEL COMMERCIAL	Yes	No	1/30/1996	$0
5614	NON-RES ADDN/ALT CONVERT	Yes	No	12/30/1995	$0
5731	RL COM.	Yes	No	6/1/1995	$0

Our permitting information is pulled from the Alachua County Permitting Offices. Permitting information shown here is all the Property Appraiser has on file for this property. Any detailed questions about permits should be directed to the Permitting Offices.

Sketches



Map



No data available for the following modules: Extra Features, Photos.

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.
User Privacy Policy
GDPR Privacy Notice

Developed by Schneider GEOSPATIAL

Last Data Upload: 7/21/2021, 5:21:36 AM

Version 2.3.133

AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED

Parcel Summary

Parcel ID	05945-000-000
Prop ID	29994
Location Address	
Neighborhood/Area	441 COMMERCIAL (174300.50)
Subdivision	
Brief Legal Description*	COM INT W LINE SEC & WLY R/W US 441 POB SELY ALONG R/W TO W R/W CITY OF GNV PUB UTIL R/W S ALONG SAID W R/W TO S LINE SEC WLY ALONG S LINE TO SW COR SEC NLY ALONG W LINE SEC TO POB ALSO COM NW COR OF SEC 2-9-19 INSIDE ARREDONDO GRT FOR POB W 70 FT M/L N 5 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	GRZGSOIL CLASS2 (06100)
Sec/Twp/Rng	35-08-19
Tax District	ALACHUA (District 1700)
Millage Rate	22.1970
Acreage	15.470
Homestead	N

View Map

Owner Information

DM ALACHUA INVESTMENTS LLC
C/O DAVID W MEEKS
914 SW 131 ST
NEWBERRY, FL 32669

Valuation

	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values	2016 Certified Values
Improvement Value	$0	$0	$0	$0	$0
Land Value	$0	$0	$1,758,100	$0	$0
Land Agricultural Value	$3,403	$3,403	$0	$2,400	$2,400
Agricultural (Market) Value	$3,032,429	$3,032,429	$0	$1,758,100	$1,758,100
Just (Market) Value	**$3,032,429**	**$3,032,429**	**$1,758,100**	**$1,758,100**	**$1,758,100**
Assessed Value	$3,403	$3,403	$1,758,100	$2,400	$2,400
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$3,403	$3,403	$1,758,100	$2,400	$2,400
Maximum Save Our Homes Portability	$0	$0	$0	$0	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2020 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
6100	PASTURE 2	15.47	673873.2	0	0	CI

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
5/10/2017	$2,500,000	MS	4514	1350	05 - QUALIFIED, MULTI TRANS	Improved			Link (Clerk)

Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Map



No data available for the following modules: Building Information, Sub Area, Extra Features, Permits, Sketches, Photos.

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.
User Privacy Policy
GDPR Privacy Notice

Developed by Schneider GEOSPATIAL

Last Data Upload: 7/20/2021, 5:24:56 AM

Version 2.3.132

AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED

Parcel Summary

Parcel ID	05936-001-000
Prop ID	29931
Location Address	9900 NW US HWY 441 GAINESVILLE, FL 32653
Neighborhood/Area	8-19 RURAL (233300.00)
Subdivision	
Brief Legal Description*	GOVT LOTS 6 7 8 W OF R/W LESS OR 608/45 & 206 LESS PART IN OR 662/295 AND LESS PART OF TRACT DESCRIBED IN OR 1019/90 LESS COM SW COR OF GOV LOT 6 THE POB E 497.88 FT N 937.31 FT S 52 DEG W 634.91 FT S 559.59 FT TO POB LESS N 54.32 ACRES IN SE COR G L 8 PE (Note: *The Description above is not to be used on legal documents.)
Property Use Code	GRZGSOIL CLASS2 (06100)
Sec/Twp/Rng	34-08-19
Tax District	ALACHUA (District 1700)
Millage Rate	22.1970
Acreage	86.690
Homestead	N

View Map

Owner Information

DM ALACHUA INVESTMENTS LLC
C/O DAVID W MEEKS
914 SW 131 ST
NEWBERRY, FL 32669

Valuation

	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values	2016 Certified Values
Improvement Value	$234,920	$240,621	$250,300	$255,100	$239,000
Land Value	$9,000	$9,000	$780,200	$9,000	$9,000
Land Agricultural Value	$18,712	$18,712	$0	$12,700	$12,700
Agricultural (Market) Value	$771,210	$771,210	$0	$771,200	$771,200
Just (Market) Value	**$1,015,130**	**$1,020,831**	**$1,030,500**	**$1,035,300**	**$1,019,200**
Assessed Value	$262,632	$268,333	$290,510	$276,800	$260,700
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$262,632	$268,333	$290,510	$276,800	$260,700
Maximum Save Our Homes Portability	$0	$0	$739,990	$0	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2020 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
6100	PASTURE 2	78.69	3427736.4	0	0	A
5900	PINE/HARDWOOD	7.00	304920	0	0	A
0100	SFR	1.00	43560	0	0	A

Building Information

Type	SINGLE FAMILY	**Heat**	04-ELECTRIC
Total Area	3,945	**HC&V**	04-FORCED AIR
Heated Area	3,152	**HVAC**	03-CENTRAL
Exterior Walls	11-BD AND BAT AAV; 20-FACE BRICK	**Bathrooms**	4.0-Baths
Interior Walls	05-DRYWALL	**Bedrooms**	4-4 BEDROOMS
Roofing	03-ASPHALT	**Total Rooms**	
Roof Type	03-GABLE/HIP	**Stories**	1.0
Frame		**Actual Year Built**	1967
Floor Cover	12-HARDWOOD; 14-CARPET	**Effective Year Built**	1975

Type	WAREHOUSE STORAGE	**Heat**	01-NONE
Total Area	5,625	**HC&V**	01-NONE
Heated Area	2,850	**HVAC**	01-NONE
Exterior Walls	15-CONCRETE BLOCK	**Bathrooms**	
Interior Walls	07-NONE	**Bedrooms**	
Roofing	01-MINIMUM	**Total Rooms**	1-Rooms
Roof Type	10-STEEL FR/TRUSS	**Stories**	1.0
Frame	05-STEEL	**Actual Year Built**	1993
Floor Cover	03-FIN CONCRETE	**Effective Year Built**	1993

Type	SOH MISC	**Heat**	
Total Area	9,827	**HC&V**	
Heated Area		**HVAC**	
Exterior Walls		**Bathrooms**	
Interior Walls		**Bedrooms**	
Roofing		**Total Rooms**	
Roof Type		**Stories**	1.0
Frame		**Actual Year Built**	0
Floor Cover		**Effective Year Built**	1980

Type	NSOH MISC	**Heat**	
Total Area	1,392	**HC&V**	
Heated Area		**HVAC**	
Exterior Walls		**Bathrooms**	
Interior Walls		**Bedrooms**	
Roofing		**Total Rooms**	
Roof Type		**Stories**	1.0
Frame		**Actual Year Built**	0
Floor Cover		**Effective Year Built**	1967

Sub Area

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr	Value
BAS	BASE AREA	1,977	1975	3	0100	SINGLE FAMILY	$92,204
BAS	BASE AREA	375	1975	3	0100	SINGLE FAMILY	$17,490
FGR	FINISHED GARAGE	673	1975	3	0100	SINGLE FAMILY	$17,265
FOP	FINISHED OPEN PORCH	120	1975	3	0100	SINGLE FAMILY	$1,679
SFB	SEMI-FINISHED BASE	425	1975	3	0100	SINGLE FAMILY	$15,857
SFB	SEMI-FINISHED BASE	375	1975	3	0100	SINGLE FAMILY	$13,992

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr	Value
BAS	BASE AREA	2,850	1993	3	8400	WAREHOUSE STORAGE	$40,135
CAN	CANOPY (NO SIDES)	2,775	1993	3	8400	WAREHOUSE STORAGE	$7,822

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr	Value
0200	A/C 1	1	1980		R7	RES	$145
0661	CP 1	405	1980		R2	RES	$778
0800	DRIVE/WALK	250	1967		R1	RES	$200
0800	DRIVE/WALK	6,670	1984		R1	RES	$5,336
0959	FP 2	1	1967		R7	RES	$1,310
1643	PATIO 3	1,700	1980		R1	RES	$4,318
1762	POOL 2	800	1980		R3	RES	$6,288

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr	Value
2181	STABLE 1	672	1967		R2	RES	$3,199
2221	STG 1	720	1967		R2	RES	$2,030

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
5/10/2017	$2,500,000	MS	4514	1350	05 - QUALIFIED, MULTI TRANS	Improved			Link (Clerk)

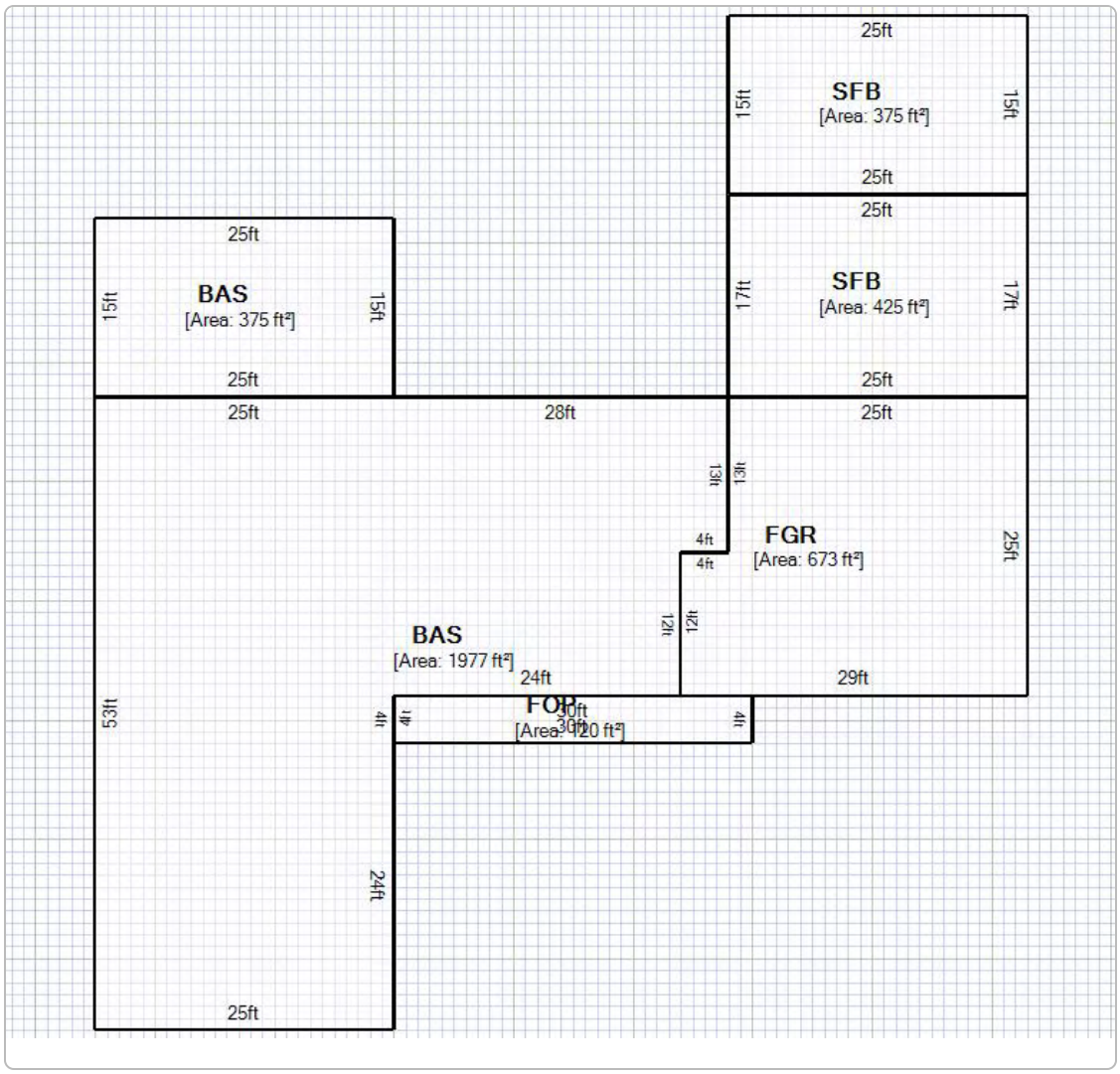
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

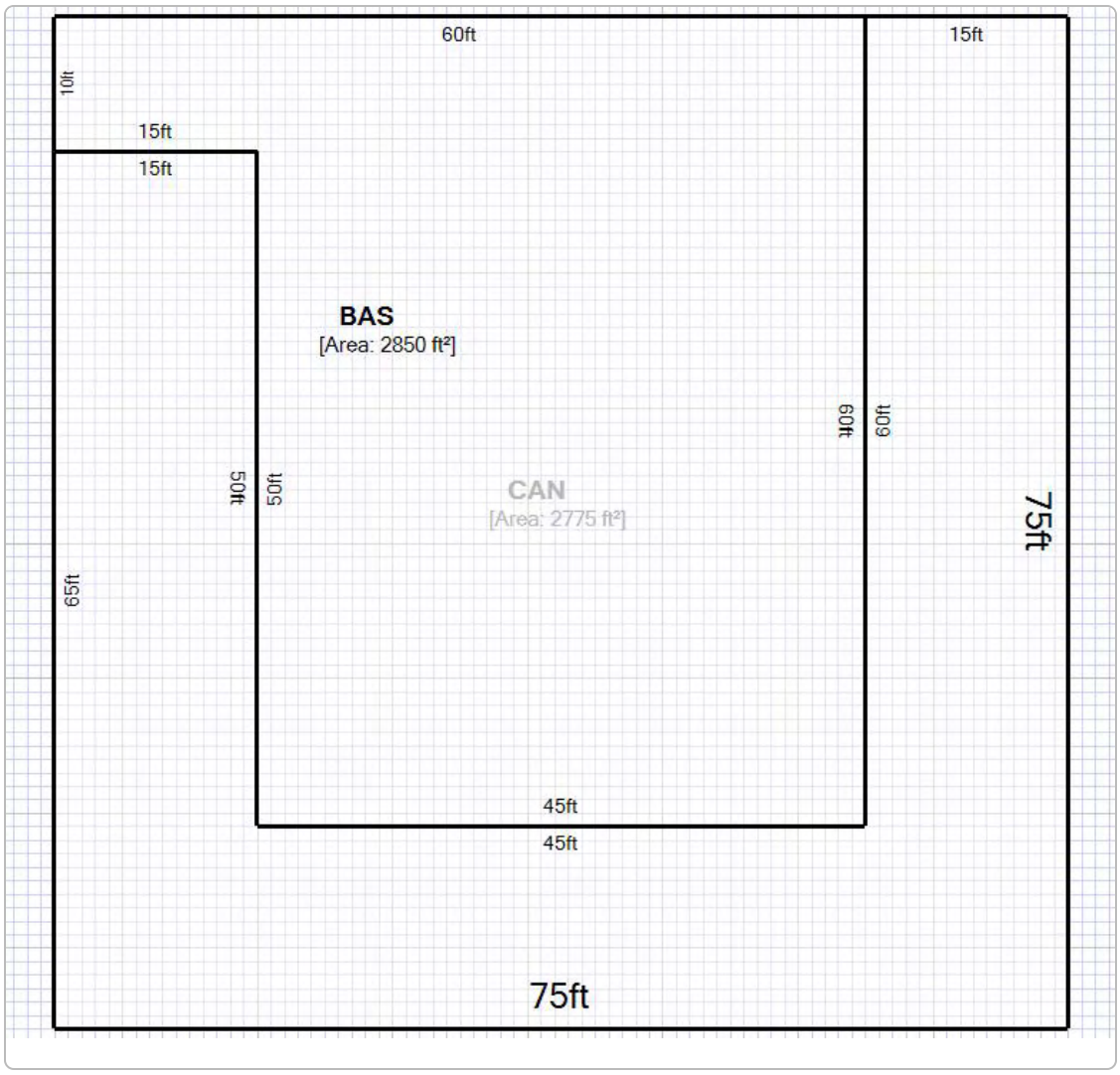
Permits

Permit Number	Type	Primary	Active	Issue Date	Value
97-6235	MISCELLANEOUS	Yes	No	2/3/1997	$0
000005141	STORAGE BUILDING	Yes	No	10/5/1992	$61,000

Our permitting information is pulled from the Alachua County Permitting Offices. Permitting information shown here is all the Property Appraiser has on file for this property. Any detailed questions about permits should be directed to the Permitting Offices.

Sketches


25ft
SFB
[Area: 375 ft²]
15ft
15ft
25ft
25ft
SFB
[Area: 425 ft²]
17ft
17ft
25ft
25ft
BAS
[Area: 375 ft²]
15ft
15ft
25ft
25ft
28ft
25ft
13ft
13ft
4ft
4ft
FGR
[Area: 673 ft²]
25ft
12ft
12ft
BAS
[Area: 1977 ft²]
24ft
29ft
53ft
4ft
4ft
FOP
30ft
[Area: 120 ft²]
24ft
25ft



Map



No data available for the following modules: Extra Features, Photos.

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.
User Privacy Policy
GDPR Privacy Notice

Developed by Schneider GEOSPATIAL

Last Data Upload: 7/20/2021, 5:24:56 AM

Version 2.3.132

Prepared by and Return to:
Haile Title Company
Carlene Cross
4739-B NW 53rd Avenue
Gainesville, Florida 32653
Our File Number: 17-014

3690611

Recorded Electronically
ID 3039121
County Alachua
Date 1-26-17 Time 3:29p

Tax **Parcel 05936-007-001 & 05936-007-002**

$155,000.00

For official use by Clerk's office only

STATE OF Florida)
COUNTY OF Alachua)
)

SPECIAL WARRANTY DEED

THIS INDENTURE, made this January 20, 2017, between Florida Credit Union, whose mailing address is: P.O. Box 5158, Gainesville, Florida 32627, party of the first part, and DM Alachua Investments LLC, a Florida Limited Liability Company whose mailing address is: P.O. Box 171, Suwannee, Florida 32692, party/parties of the second part,

WITNESSETH:

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, towit:

PARCEL A:

THAT PART OF GOVERNMENT LOT 8 IN SECTION 34, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT MARKING THE INTERSECTION OF THE NORTH LINE OF GOVERNMENT LOT 8 IN SECTION 34, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, WITH THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 441, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 40 OF STAGHORN UNIT 1 AS PER PLAT RECORDED IN PLAT BOOK J, PAGE 94 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 38 DEG. 41 MIN. 12 SEC. EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 496.80 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 67 DEG. 39 MIN. 31 SEC. WEST, A DISTANCE OF 273.26 FEET; THENCE NORTH 22 DEG. 20 MIN. 29 SEC. WEST, A DISTANCE OF 142.79 FEET; THENCE SOUTH 84 DEG. 45 MIN. 07 SEC. EAST, A DISTANCE OF 308.31 FEET TO AN INTERSECTION WITH THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE AND THE AFOREMENTIONED POINT OF BEGINNING.

PARCEL B-EASEMENT PARCEL:

THAT PART OF GOVERNMENT LOT 8 IN SECTION 34, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT MARKING THE INTERSECTION OF THE NORTH LINE OF GOVERNMENT LOT 8 IN SECTION 34, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, WITH THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 441; SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 40 OF STAGHORN UNIT 1 AS PER PLAT RECORDED IN PLAT BOOK J, PAGE 94 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 38 DEG. 41 MIN. 12 SEC. EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 496.80 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 38 DEG. 41 MIN. 12 SEC. EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 31.00 FEET; THENCE SOUTH 67 DEG. 39 MIN. 31 SEC. WEST, A DISTANCE OF 281.98 FEET; THENCE NORTH 22 DEG. 20 MIN. 29 SEC. WEST, A DISTANCE OF 31.00 FEET; THENCE NORTH 67 DEG. 39 MIN. 31 SEC. EAST, A DISTANCE OF 273.26 FEET TO AN INTERSECTION WITH SAID WESTERLY RIGHT OF WAY LINE AND THE AFOREMENTIONED POINT OF BEGINNING.

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3039121 2 PG(S)
1/26/2017 3:29 PM
BOOK 4490 PAGE 1709
J.K."JESS" IRBY
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 753920
Doc Stamp-Mort: $0.00
Doc Stamp-Deed: $1,085.00
Intang. Tax: $0.00

Prepared by and Return to:
Haile Title Company
Carlene Cross
4739-B NW 53rd Avenue
Gainesville, Florida 32653
Our File Number: 17-014

3690611

Tax Parcel 05936-007-001 & 05936-007-002

$155,000.00

For official use by Clerk's office only

STATE OF Florida)
COUNTY OF Alachua)
)

SPECIAL WARRANTY DEED

THIS INDENTURE, made this January 20, 2017, between Florida Credit Union, whose mailing address is: P.O. Box 5158, Gainesville, Florida 32627, party of the first part, and DM Alachua Investments LLC, a Florida Limited Liability Company whose mailing address is: P.O. Box 171, Suwannee, Florida 32692, party/parties of the second part,

WITNESSETH:

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, towit:

PARCEL A:

THAT PART OF GOVERNMENT LOT 8 IN SECTION 34, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT MARKING THE INTERSECTION OF THE NORTH LINE OF GOVERNMENT LOT 8 IN SECTION 34, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, WITH THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 441, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 40 OF STAGHORN UNIT 1 AS PER PLAT RECORDED IN PLAT BOOK J, PAGE 94 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 38 DEG. 41 MIN. 12 SEC. EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 496.80 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 67 DEG. 39 MIN. 31 SEC. WEST, A DISTANCE OF 273.26 FEET; THENCE NORTH 22 DEG. 20 MIN. 29 SEC. WEST, A DISTANCE OF 142.79 FEET; THENCE SOUTH 84 DEG. 45 MIN. 07 SEC. EAST, A DISTANCE OF 308.31 FEET TO AN INTERSECTION WITH THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE AND THE AFOREMENTIONED POINT OF BEGINNING.

PARCEL B-EASEMENT PARCEL:

THAT PART OF GOVERNMENT LOT 8 IN SECTION 34, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT MARKING THE INTERSECTION OF THE NORTH LINE OF GOVERNMENT LOT 8 IN SECTION 34, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, WITH THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 441; SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 40 OF STAGHORN UNIT 1 AS PER PLAT RECORDED IN PLAT BOOK J, PAGE 94 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 38 DEG. 41 MIN. 12 SEC. EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 496.80 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 38 DEG. 41 MIN. 12 SEC. EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 31.00 FEET; THENCE SOUTH 67 DEG. 39 MIN. 31 SEC. WEST, A DISTANCE OF 281.98 FEET; THENCE NORTH 22 DEG. 20 MIN. 29 SEC. WEST, A DISTANCE OF 31.00 FEET; THENCE NORTH 67 DEG. 39 MIN. 31 SEC. EAST, A DISTANCE OF 273.26 FEET TO AN INTERSECTION WITH SAID WESTERLY RIGHT OF WAY LINE AND THE AFOREMENTIONED POINT OF BEGINNING.

PARCEL C:

THAT PART OF GOVERNMENT LOT 8 IN SECTION 34, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT MARKING THE INTERSECTION OF THE NORTH LINE OF GOVERNMENT LOT 8 IN SECTION 34, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, WITH THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 441, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 40 OF STAGHORN UNIT 1 AS PER PLAT RECORDED IN PLAT BOOK "J", PAGE 94 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 38 DEG. 41 MIN. 12 SEC. EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 527.80 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 38 DEG. 41 MIN. 12 SEC. EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 150.00 FEET; THENCE SOUTH 67 DEG. 39 MIN. 31 SEC. WEST, A DISTANCE OF 324.20 FEET; THENCE NORTH 22 DEG. 20 MIN. 29 SEC. WEST, A DISTANCE OF 143.94 FEET; THENCE NORTH 67 DEG. 39 MIN. 31 SEC. EAST, A DISTANCE OF 281.98 FEET TO AN INTERSECTION WITH THE AFOREMENTIONED RIGHT OF WAY LINE AND THE AFOREMENTIONED POINT OF BEGINNING.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/and restrictions and prohibitions imposed by governmental authorities, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple: that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the party of the first part.

IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on January 19th, 2017.

Signed, sealed and delivered
in the presence of:

#1 _____
Witness signature
Nocky Wacker
Print witness name

#2 _____
Witness signature
Jennifer Murryan
Print witness name

Florida Credit Union

By: _____
Print Name: Christine Suarez-Jenkins
Title: Svp Chief Lending Officer

State of Florida
County of Alachua

THE FOREGOING INSTRUMENT was acknowledged before me this 19th day of January, 2017 by Christine Suarez Jenkins of Florida Credit Union who is personally known to me or who has produced _____ as identification.

Melonice Lindsey
Notary Public
Melonice Lindsey
Print Notary Name

My Commission Expires: _____

Notary Seal

MELONICE LINDSEY
MY COMMISSION # EE 883386
EXPIRES: July 12, 2017
Bonded Thru Notary Public Underwriters

DEED - Special Warranty Deed

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3058066 7 PG(S)
May 10, 2017 12:16:10 PM
Book 4514 Page 1350
J.K.'JESS' IRBY Clerk Of Court
ALACHUA COUNTY, Florida

Doc Stamp-Deed: $17,500.00

Prepared by and return to:
Patrice Boyes, P.A.
5700 SW 34th Street Suite 1120
Gainesville, FL 32608
352-372-2684
File Number: **17-01**
Will Call No.: **352-372-2684**

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **10th** day of **May, 2017** between **Jule L. Schmidt, a single man,** whose post office address is **960 Oak Street, Merritt Island, FL 32953, Thomas Alan Schmidt and Mary Lynn Schmidt, his wife**, whose post office address is **1103 North Washington, Nevada, MO 64772**, and **Patricia M. Schmidt Richard and Shepherd Richard, her husband**, whose post office address is **7305 Mystic Way, Port St. Lucie, FL 34986**, together, grantor, and **DM Alachua Investments, LLC, a Florida limited liability company,** whose post office address is **4045 NW 43rd St, Gainesville, FL 32606**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Alachua County, Florida** to-wit:

See legal description attached as Exhibit A.

NOTE: The property herein described is not the homestead of the grantor(s) and neither the grantor(s) nor the grantor(s) spouse(s), nor anyone for whose support the grantor is responsible, resides on or adjacent to said land. AND, THE DEED WAS PREPARED WITHOUT BENEFIT OF A SURVEY.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2016**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

(SIGNATURES BEGIN ON THE NEXT PAGE)

DoubleTime®

Signed, sealed and delivered in our presence:

Witness

DOROTHY SAUTER
Printed Name

Witness

Maria Coriell
Printed Name

Nancy S Martin POA
Jule L. Schmidt, a single man

State of Florida
County of Brevard

The foregoing instrument was sworn to and subscribed before me the 2 day of MAY, 2017 ~~by Jule L. Schmidt who [ ] is personally known or [ ] has produced a driver's license as identification.~~ POA Nancy Schmidt MARTIN Appeared before me and produced FLORIDA Drivers License as Identification

[Notary Seal]

DOROTHY SAUTER
MY COMMISSION # GG047194
EXPIRES November 14, 2020

Notary Public

Printed Name: DOROTHY SAUTER

My Commission Expires: 11-14-2020

(SIGNATURES CONTINUE ON THE NEXT PAGE)

Witness

Patrick Renwick
Printed Name

Witness

Amber Reasoner
Printed Witness Name

Witness

Patrick Renwick
Printed Name

Witness

Amber Reasoner
Printed Name

Thomas Alan Schmidt, husband

Mary Lynn Schmidt, wife

State of Missouri
County of Vernon

The foregoing instrument was sworn to and subscribed before me the 2nd day of May, 2017 by Thomas Alan Schmidt and Mary Lynn Schmidt, husband and wife, who [X] are personally known or [ ] have produced a driver's license as identification.

[Notary Seal]
SEAN M BUEHLER
Notary Public – Notary Seal
State of Missouri, Vernon County
Commission # 15633621
My Commission Expires Mar. 1, 2019

Notary Public

Printed Name: Sean M. Buehler

My Commission Expires: Mar. 1st 2019

(SIGNATURES CONTINUE ON THE NEXT PAGE)

Witness

Printed Name

Witness

Yenia Noy-Barrios
Printed Name

Witness

Printed Name

Witness

Yenia Noy-Barrios
Printed Name

Patricia M. Schmidt Richard, wife

Shepherd Richard, husband

State of Florida
County of St. Lucie

The foregoing instrument was sworn to and subscribed before me the 3 day of May, 2017 by Patricia M. Schmidt Richard and Shepherd Richard, husband and wife, who [ ] are personally known or [X] have produced a driver's license as identification.

[Notary Seal]

SOMPHAVANH INTHISANE-LOVANH
Notary Public, State of Florida
Commission# FF 92072
My comm. expires Feb. 11, 2018

Notary Public

Printed Name: Somphavanh Inthisane-Lovanh

My Commission Expires: 2/11/2018

Exhibit A

The land referred to herein below is situated in the County of Alachua, State of Florida, and is described as follows:

WEST HALF (W 1/2) OF FRACTIONAL SECTION 2, TOWNSHIP 9 SOUTH, RANGE 19 EAST, LESS LAND EAST OF ATLANTIC COAST LINE RAILROAD SOLD TO J.J. HARTLEY, AS PER DEED BOOK 111, PAGE 357, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

LOTS 6, 7, AND THE SOUTH HALF (S 1/2) OF LOT 8, ALSO THAT PART OF THE NORTHEAST QUARTER OF SOUTHEAST QUARTER (NE 1/4 OF SE 1/4) (OR THE NORTH HALF (N 1/2) OF LOT 8) LYING WEST OF THE RIGHT-OF-WAY OF THE ATLANTIC COAST LINE RAILROAD IN SECTION 34, TOWNSHIP 8 SOUTH, RANGE 19 EAST.

ALL OF LOT 1 AND THE EAST HALF (E 1/2) OF LOT 2, OF FRACTIONAL SECTION 3, TOWNSHIP 9 SOUTH, RANGE 19 EAST.

THAT PART OF SECTION 35, SOUTHWEST OF S.F. & W. RR (NOW THE A.C.L. RR) BEING IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 35, TOWNSHIP 8 SOUTH, RANGE 19 EAST, EXCEPT THE RIGHT-OF-WAY OF RAILROAD.

LESS: RIGHT-OF-WAY FOR STATE ROAD, AS PER DEED BOOK 283, PAGE 431.

LESS: RIGHT-OF-WAY FOR RAILROAD.

ALSO:

THAT PART OF SECTIONS 34 AND 35, TOWNSHIP 8 SOUTH, RANGE 19 EAST, AND FRACTIONAL SECTION 2, TOWNSHIP 9 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 22 OF SANS SOUCI, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK "I", PAGE 1 OF THE PUBLIC RECORDS OF SAID ALACHUA COUNTY FOR A POINT OF REFERENCE; THENCE N 87°48'23" E ALONG THE EASTERLY PROLONGATION OF THE NORTH LINE OF SAID SUBDIVISION (SAID NORTH LINE BEING THE BEARING REFERENCE), A DISTANCE OF 630 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE CENTERLINE OF AN EXISTING CREEK FOR THE POINT OF BEGINNING; THENCE CONTINUE N 87°48'23" E ALONG SAID EASTERLY PROLONGATION, A DISTANCE OF 120 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF NORTHWEST 43RD STREET; THENCE N 02°12'37" W ALONG SAID WEST RIGHT OF WAY LINE, DISTANCE OF 806.29 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 390.00 FEET,

SAID POINT ALSO BEING THE SOUTHERLY MOST CORNER OF THE NORTHWEST 43RD STREET RIGHT OF WAY ADDITION; THENCE N 05°12'56" W ALONG THE WESTERLY BOUNDARY OF SAID RIGHT OF WAY ADDITION, A DISTANCE OF 418.36 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 542.37 FEET, A CENTRAL ANGLE OF 26°34'17", AND A CHORD BEARING AND DISTANCE OF N 18°30'05" W, 249.28 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID WESTERLY BOUNDARY, AN ARC DISTANCE 251.53 FEET; THENCE S 51°25'33" W, A DISTANCE OF 559.40 FEET; THENCE S 19°19'27" E, A DISTANCE OF 160 FEET; THENCE S 30°27'18" E, A DISTANCE OF 116.07 FEET; THENCE S 02°18'51" W, A DISTANCE OF 380.23 FEET; THENCE S 11°02'48" W, A DISTANCE OF 68 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE AFOREMENTIONED CENTERLINE OF THE EXISTING CREEK; THENCE SOUTHEASTERLY AND SOUTHERLY ALONG SAID CENTERLINE, A DISTANCE OF 632 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

LESS AND EXCEPT RIGHT-OF-WAY FOR NW 93RD AVENUE.

ALSO LESS AND EXCEPT FROM ABOVE DESCRIBED PARCELS, THE PROPERTY DESCRIBED IN THE FOLLOWING INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA:

BOOK 154, PAGE 305; BOOK 331, PAGE 205; BOOK 335, PAGE 112; BOOK 363, PAGE 361; BOOK 505, PAGE 396; BOOK 526, PAGE 230; BOOK 578, PAGE 339; BOOK 608, PAGE 206;
BOOK 608, PAGE 45, RE-RECORDED IN BOOK 612, PAGE 71; BOOK 635, PAGE 399; BOOK 638, PAGE 177 (RE-RECORDED IN BOOK 662, PAGE 295); BOOK 665, PAGE 265; BOOK 679, PAGE 373 (CORRECTED IN BOOK 751, PAGE 311); BOOK 756, PAGE 325; BOOK 786, PAGE 351; BOOK 812, PAGE 791; BOOK 817, PAGE 708; BOOK 826, PAGE 816; BOOK 899, PAGE 630; BOOK 1019, PAGE 90; BOOK 1157, PAGE 837 (CORRECTED IN BOOK 1411, PAGE 240); BOOK 1162, PAGE 322; BOOK 1223, PAGE 389; BOOK 1225, PAGE 244; BOOK 1228, PAGE 417; BOOK 1253, PAGE 955; BOOK 1368, PAGE 488; BOOK 1535, PAGE 69; BOOK 1633, PAGE 2786; BOOK 1661, PAGE 1540; BOOK 1661, PAGE 1542; BOOK 1763, PAGE 586; BOOK 1877, PAGE 2599; BOOK 1883, PAGE 2465; BOOK 1890, PAGE 82; BOOK 2033, PAGE 926; BOOK 2033, PAGE 928; BOOK 2091, PAGE 189; BOOK 2171, PAGE 2999; BOOK 2226, PAGE 2872; BOOK 2504, PAGE 271; AND BOOK 2899, PAGE 1097 (CORRECTED IN BOOK 3080, PAGE 498).

TOGETHER WITH:

That part of Government Lot 8 of Section 34, Township 8 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:
Commence at the Southeast corner of Staghorn Unit 1, a subdivision as per plat thereof recorded in Plat Book J, Page 94, of the Public Records of Alachua County, Florida for a point of reference (said point also being the intersection of the North line of said Government Lot 8 with the Westerly right of way line of U.S. Highway No. 441), thence S.38°41'12"E., along said

Westerly right of way line as a bearing reference, a distance of 496.80 feet to the POINT OF BEGINNING; thence continue S.38°41'12"E., along said Westerly right of way line, a distance of 575.00 feet, thence S.79°35'17"W. a distance of 1251.91 feet, thence N.22°22'56"W. a distance of 575.00 feet, thence N.72°52'46"E. a distance of 637.41 feet, thence S.84°45'07"E. a distance of 483.70 feet to the POINT OF BEGINNING.

LESS AND EXCEPT the following 2 parcels:
PARCEL A:
That part of Government Lot 8 in Section 34, Township 8 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:
Commence at a point marking the intersection of the North line of Government Lot 8 in Section 34, Township 8 South, Range 19 East, Alachua County, Florida, with the Westerly right of way line of U.S. Highway No. 441, said point also being the Southeast corner of Lot 40 of Staghorn Unit 1, as per plat recorded in Plat Book J, Page 94, of the Public Records of Alachua County, Florida, thence S.38°41'12"E., along said Westerly right of way line, a distance of 527.80 feet to the POINT OF BEGINNING; thence continue S.38°41'12"E., along said Westerly right of way line, a distance of 150.00 feet, thence S.67°39'31"W. a distance of 324.20 feet, thence N.22°20'29"W. a distance of 143.94 feet, thence N.67°39'31"E. a distance of 281.98 feet to an intersection with the aforementioned Westerly right of way line and the aforementioned POINT OF BEGINNING.
PARCEL B:
That part of Government Lot 8 in Section 34, Township 8 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:
Commence at a point marking the intersection of the North line of Government Lot 8 in Section 34, Township 8 South, Range 19 East, Alachua County, Florida, with the Westerly right of way line of U.S. Highway No. 441, said point also being the Southeast corner of Lot 40 of Staghorn Unit 1, as per plat recorded in Plat Book J, Page 94 of the Public Records of Alachua County, Florida, thence S.38°41'12"E., along said Westerly right of way line, a distance of 496.80 feet to the POINT OF BEGINNING; thence S.67°39'31"W. a distance of 273.26 feet, thence N.22°20'29"W. a distance of 142.79 feet, thence S.84°45'07"E. a distance of 308.31 feet to an intersection with the aforementioned Westerly right of way line and the aforementioned POINT OF BEGINNING.

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3058066 7 PG(S)
May 10, 2017 12:16:10 PM
Book 4514 Page 1350
J.K.'JESS' IRBY Clerk Of Court
ALACHUA COUNTY, Florida

Doc Stamp-Deed: $17,500.00

Prepared by and return to:
Patrice Boyes, P.A.
5700 SW 34th Street Suite 1120
Gainesville, FL 32608
352-372-2684
File Number: **17-01**
Will Call No.: **352-372-2684**

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **10th** day of **May, 2017** between **Jule L. Schmidt, a single man,** whose post office address is **960 Oak Street, Merritt Island, FL 32953, Thomas Alan Schmidt and Mary Lynn Schmidt, his wife**, whose post office address is **1103 North Washington, Nevada, MO 64772**, and **Patricia M. Schmidt Richard and Shepherd Richard, her husband**, whose post office address is **7305 Mystic Way, Port St. Lucie, FL 34986**, together, grantor, and **DM Alachua Investments, LLC, a Florida limited liability company,** whose post office address is **4045 NW 43rd St, Gainesville, FL 32606**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Alachua County, Florida** to-wit:

See legal description attached as Exhibit A.

NOTE: The property herein described is not the homestead of the grantor(s) and neither the grantor(s) nor the grantor(s) spouse(s), nor anyone for whose support the grantor is responsible, resides on or adjacent to said land. AND, THE DEED WAS PREPARED WITHOUT BENEFIT OF A SURVEY.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2016**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

(SIGNATURES BEGIN ON THE NEXT PAGE)

DoubleTime®

Signed, sealed and delivered in our presence:

Witness

Printed Name

Witness

Printed Name

Jule L. Schmidt, a single man

State of Florida
County of Brevard

The foregoing instrument was sworn to and subscribed before me the 2 day of MAY, 2017 ~~by Jule L. Schmidt who [ ] is personally known or [ ] has produced a driver's license as identification.~~ POA Nancy Schmidt MARTIN Appeared before me and produced FLORIDA Drivers License as Identification

[Notary Seal]

Notary Public

Printed Name: DOROTHY SAUTER

My Commission Expires: 11-14-2020

DOROTHY SAUTER
MY COMMISSION # GG047194
EXPIRES November 14, 2020

(SIGNATURES CONTINUE ON THE NEXT PAGE)

Witness

Patrick Renwick
Printed Name

Witness

Amber Reasoner
Printed Witness Name

Witness

Patrick Renwick
Printed Name

Witness

Amber Reasoner
Printed Name

Thomas Alan Schmidt, husband

Mary Lynn Schmidt, wife

State of Missouri
County of Vernon

The foregoing instrument was sworn to and subscribed before me the 2nd day of May, 2017 by Thomas Alan Schmidt and Mary Lynn Schmidt, husband and wife, who [X] are personally known or [ ] have produced a driver's license as identification.

[Notary Seal]
SEAN M BUEHLER
Notary Public – Notary Seal
State of Missouri, Vernon County
Commission # 15633621
My Commission Expires Mar. 1, 2019

Notary Public

Printed Name: Sean M. Buehler

My Commission Expires: Mar. 1st 2019

(SIGNATURES CONTINUE ON THE NEXT PAGE)

Witness

Printed Name

Witness

Yenia Noy-Barrios
Printed Name

Witness

Printed Name

Witness

Yenia Noy-Barrios
Printed Name

Patricia M. Schmidt Richard, wife

Shepherd Richard, husband

State of Florida
County of St. Lucie

The foregoing instrument was sworn to and subscribed before me the 3 day of May, 2017 by Patricia M. Schmidt Richard and Shepherd Richard, husband and wife, who [__] are personally known or [X] have produced a driver's license as identification.

[Notary Seal]

SOMPHAVANH INTHISANE-LOVANH
Notary Public, State of Florida
Commission# FF 92072
My comm. expires Feb. 11, 2018

Notary Public

Printed Name: Somphavanh Inthisane-Lovanh

My Commission Expires: 2/11/2018

Exhibit A

The land referred to herein below is situated in the County of Alachua, State of Florida, and is described as follows:

WEST HALF (W 1/2) OF FRACTIONAL SECTION 2, TOWNSHIP 9 SOUTH, RANGE 19 EAST, LESS LAND EAST OF ATLANTIC COAST LINE RAILROAD SOLD TO J.J. HARTLEY, AS PER DEED BOOK 111, PAGE 357, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

LOTS 6, 7, AND THE SOUTH HALF (S 1/2) OF LOT 8, ALSO THAT PART OF THE NORTHEAST QUARTER OF SOUTHEAST QUARTER (NE 1/4 OF SE 1/4) (OR THE NORTH HALF (N 1/2) OF LOT 8) LYING WEST OF THE RIGHT-OF-WAY OF THE ATLANTIC COAST LINE RAILROAD IN SECTION 34, TOWNSHIP 8 SOUTH, RANGE 19 EAST.

ALL OF LOT 1 AND THE EAST HALF (E 1/2) OF LOT 2, OF FRACTIONAL SECTION 3, TOWNSHIP 9 SOUTH, RANGE 19 EAST.

THAT PART OF SECTION 35, SOUTHWEST OF S.F. & W. RR (NOW THE A.C.L. RR) BEING IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 35, TOWNSHIP 8 SOUTH, RANGE 19 EAST, EXCEPT THE RIGHT-OF-WAY OF RAILROAD.

LESS: RIGHT-OF-WAY FOR STATE ROAD, AS PER DEED BOOK 283, PAGE 431.

LESS: RIGHT-OF-WAY FOR RAILROAD.

ALSO:

THAT PART OF SECTIONS 34 AND 35, TOWNSHIP 8 SOUTH, RANGE 19 EAST, AND FRACTIONAL SECTION 2, TOWNSHIP 9 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 22 OF SANS SOUCI, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK "I", PAGE 1 OF THE PUBLIC RECORDS OF SAID ALACHUA COUNTY FOR A POINT OF REFERENCE; THENCE N 87°48'23" E ALONG THE EASTERLY PROLONGATION OF THE NORTH LINE OF SAID SUBDIVISION (SAID NORTH LINE BEING THE BEARING REFERENCE), A DISTANCE OF 630 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE CENTERLINE OF AN EXISTING CREEK FOR THE POINT OF BEGINNING; THENCE CONTINUE N 87°48'23" E ALONG SAID EASTERLY PROLONGATION, A DISTANCE OF 120 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF NORTHWEST 43RD STREET; THENCE N 02°12'37" W ALONG SAID WEST RIGHT OF WAY LINE, DISTANCE OF 806.29 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 390.00 FEET,

SAID POINT ALSO BEING THE SOUTHERLY MOST CORNER OF THE NORTHWEST 43RD STREET RIGHT OF WAY ADDITION; THENCE N 05°12'56" W ALONG THE WESTERLY BOUNDARY OF SAID RIGHT OF WAY ADDITION, A DISTANCE OF 418.36 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 542.37 FEET, A CENTRAL ANGLE OF 26°34'17", AND A CHORD BEARING AND DISTANCE OF N 18°30'05" W, 249.28 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID WESTERLY BOUNDARY, AN ARC DISTANCE 251.53 FEET; THENCE S 51°25'33" W, A DISTANCE OF 559.40 FEET; THENCE S 19°19'27" E, A DISTANCE OF 160 FEET; THENCE S 30°27'18" E, A DISTANCE OF 116.07 FEET; THENCE S 02°18'51" W, A DISTANCE OF 380.23 FEET; THENCE S 11°02'48" W, A DISTANCE OF 68 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE AFOREMENTIONED CENTERLINE OF THE EXISTING CREEK; THENCE SOUTHEASTERLY AND SOUTHERLY ALONG SAID CENTERLINE, A DISTANCE OF 632 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

LESS AND EXCEPT RIGHT-OF-WAY FOR NW 93RD AVENUE.

ALSO LESS AND EXCEPT FROM ABOVE DESCRIBED PARCELS, THE PROPERTY DESCRIBED IN THE FOLLOWING INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA:

BOOK 154, PAGE 305; BOOK 331, PAGE 205; BOOK 335, PAGE 112; BOOK 363, PAGE 361; BOOK 505, PAGE 396; BOOK 526, PAGE 230; BOOK 578, PAGE 339; BOOK 608, PAGE 206;
BOOK 608, PAGE 45, RE-RECORDED IN BOOK 612, PAGE 71; BOOK 635, PAGE 399; BOOK 638, PAGE 177 (RE-RECORDED IN BOOK 662, PAGE 295); BOOK 665, PAGE 265; BOOK 679, PAGE 373 (CORRECTED IN BOOK 751, PAGE 311); BOOK 756, PAGE 325; BOOK 786, PAGE 351; BOOK 812, PAGE 791; BOOK 817, PAGE 708; BOOK 826, PAGE 816; BOOK 899, PAGE 630; BOOK 1019, PAGE 90; BOOK 1157, PAGE 837 (CORRECTED IN BOOK 1411, PAGE 240); BOOK 1162, PAGE 322; BOOK 1223, PAGE 389; BOOK 1225, PAGE 244; BOOK 1228, PAGE 417; BOOK 1253, PAGE 955; BOOK 1368, PAGE 488; BOOK 1535, PAGE 69; BOOK 1633, PAGE 2786; BOOK 1661, PAGE 1540; BOOK 1661, PAGE 1542; BOOK 1763, PAGE 586; BOOK 1877, PAGE 2599; BOOK 1883, PAGE 2465; BOOK 1890, PAGE 82; BOOK 2033, PAGE 926; BOOK 2033, PAGE 928; BOOK 2091, PAGE 189; BOOK 2171, PAGE 2999; BOOK 2226, PAGE 2872; BOOK 2504, PAGE 271; AND BOOK 2899, PAGE 1097 (CORRECTED IN BOOK 3080, PAGE 498).

TOGETHER WITH:

That part of Government Lot 8 of Section 34, Township 8 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:
Commence at the Southeast corner of Staghorn Unit 1, a subdivision as per plat thereof recorded in Plat Book J, Page 94, of the Public Records of Alachua County, Florida for a point of reference (said point also being the intersection of the North line of said Government Lot 8 with the Westerly right of way line of U.S. Highway No. 441), thence S.38°41'12"E., along said

Westerly right of way line as a bearing reference, a distance of 496.80 feet to the POINT OF BEGINNING; thence continue S.38°41'12"E., along said Westerly right of way line, a distance of 575.00 feet, thence S.79°35'17"W. a distance of 1251.91 feet, thence N.22°22'56"W. a distance of 575.00 feet, thence N.72°52'46"E. a distance of 637.41 feet, thence S.84°45'07"E. a distance of 483.70 feet to the POINT OF BEGINNING.

LESS AND EXCEPT the following 2 parcels:
PARCEL A:
That part of Government Lot 8 in Section 34, Township 8 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:
Commence at a point marking the intersection of the North line of Government Lot 8 in Section 34, Township 8 South, Range 19 East, Alachua County, Florida, with the Westerly right of way line of U.S. Highway No. 441, said point also being the Southeast corner of Lot 40 of Staghorn Unit 1, as per plat recorded in Plat Book J, Page 94, of the Public Records of Alachua County, Florida, thence S.38°41'12"E., along said Westerly right of way line, a distance of 527.80 feet to the POINT OF BEGINNING; thence continue S.38°41'12"E., along said Westerly right of way line, a distance of 150.00 feet, thence S.67°39'31"W. a distance of 324.20 feet, thence N.22°20'29"W. a distance of 143.94 feet, thence N.67°39'31"E. a distance of 281.98 feet to an intersection with the aforementioned Westerly right of way line and the aforementioned POINT OF BEGINNING.
PARCEL B:
That part of Government Lot 8 in Section 34, Township 8 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:
Commence at a point marking the intersection of the North line of Government Lot 8 in Section 34, Township 8 South, Range 19 East, Alachua County, Florida, with the Westerly right of way line of U.S. Highway No. 441, said point also being the Southeast corner of Lot 40 of Staghorn Unit 1, as per plat recorded in Plat Book J, Page 94 of the Public Records of Alachua County, Florida, thence S.38°41'12"E., along said Westerly right of way line, a distance of 496.80 feet to the POINT OF BEGINNING; thence S.67°39'31"W. a distance of 273.26 feet, thence N.22°20'29"W. a distance of 142.79 feet, thence S.84°45'07"E. a distance of 308.31 feet to an intersection with the aforementioned Westerly right of way line and the aforementioned POINT OF BEGINNING.



UPDATED US 441 TRADITIONAL NEIGHBORHOOD TRAFFIC STUDY

ALACHUA COUNTY, FLORIDA

September 2021

BUCKHOLZ TRAFFIC



BUCKHOLZ TRAFFIC
3585 KORI ROAD
JACKSONVILLE, FLORIDA 32257
(904) 886-2171 jwbuckholz@aol.com

September 6, 2021

Mr. Chris Potts, P.E.
Director of Engineering, JB Pro
3530 NW 43rd Street
Gainesville, Florida 32606

Re: **Updated US 441 Traditional Neighborhood Development Traffic Study; Alachua County, Florida**

Dear Mr. Potts:

Attached is the requested traffic study. If you have any questions or comments regarding this study, please contact me.

Sincerely,

Jeffrey W. Buckholz, P.E., PTOE
Principal

This item has been digitally signed and sealed by Jeffrey W. Buckholz, P.E. on 9/6/21. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

INTRODUCTION

This Traditional Neighborhood Development (TND) will contain 214 single family homes, 130 apartment units, 171 ñresidential-over-commercialò residential units, and 300,000 gsf of retail space. The site plan is provided in Appendix A.

The development will be located in the southwest quadrant of the US 441/NW 43rd Street intersection in northern Alachua County, Florida and it is currently anticipated that there will be two site drives. The North Drive will be a full access driveway on US 441 located north of the US 441/NW 43rd Street intersection and the South Drive will form the fourth (west) leg of the NW 43rd Street/Marathon Gas Station West Driveway intersection. It is proposed that the currently unused median opening on US 441 be moved approximately 250 feet to the south to serve this new development.

US 441 is a four lane divided urban principal arterial with exclusive left turn lanes accommodated within a grass median. It has a posted speed limit of 60 mph in each direction in the vicinity of the site and an FDOT access management classification of 3. NW 43rd Street is a two lane undivided urban minor arterial with a posted speed limit of 50 mph near the site.

Figure 1 shows the site location and surrounding road network while Figure 2 provides the current intersection and mainline lane configuration near the site. The development is expected to be complete and fully occupied by the beginning of 2031, therefore 2031 was chosen as the design year for this study.

EXISTING TRAFFIC VOLUMES

Buckholz Traffic personnel conducted weekday AM peak period (6:45 am to 8:45 am) and PM peak period (3:30 pm to 6:00 pm) turning movement counts at the US 441/NW 43rd Street intersection and the NW 43rd Street/Marathon West Driveway intersection during late August of 2021 with all schools in session. These counts, which were collected at 15-minute intervals, are provided in Appendix B with the peak hour volumes summarized in Figures 3 and 4.

Buckholz Traffic personnel also conducted a set of morning and afternoon directional enter/exit counts at a series of roadways located just north of the US 441/NW 43rd Street intersection. These 2019 counts are included in Appendix B. Three of the roadways serve residential developments while the fourth roadway serves the Gainesville Regional Utilities complex.

TRIP GENERATION OF SITE TRAFFIC

Trip generation calculations were carried out using the 10th edition of ITE's Trip Generation Manual and referencing land use codes 210 (Single Family), 220 (Multi-Family Low Rise), 231 (Mid-Rise Residential with First Floor Commercial) and 820 (Shopping Center).. Tables 1 through 4 contain the daily, AM peak hour, and PM peak hour trip generation calculations while Tables 5 through 7 provide the calculations which estimate the peak hour internal trip-making between the residential, retail and office land uses. Tables 8 through 10 summarize the expected weekday, weekday AM peak hour, and weekday PM peak hour trip generation results.

During an average weekday the development is expected to generate 9918 **external** weekday trips (4959 entering and 4959 exiting) with 491 external trips (206 entering and 285 exiting) occurring during the weekday AM peak hour and 763 external trips (386 entering and 377 exiting) occurring during the weekday PM peak hour. Since the primary goal of this study is to analyze the access situation for the planned development, we are interested in total driveway volumes and thus no adjustment has been made for pass-by capture. This results in site traffic volumes at the US 441/NW 43rd Street intersection that are conservatively high.

DISTRIBUTION AND ASSIGNMENT OF SITE TRAFFIC

Site trips were directionally distributed based on the results of our traffic counts (see Table B2 in Appendix B). The directional enter/exit counts taken at nearby side roads along US 441 were used to determine that, in the morning, 26% of the site trips are expected to be oriented to the north with the remaining 74% oriented to the south. In the afternoon, 21% of site trips are expected to be oriented towards the north with 79% oriented towards the south.

These trip distribution percentages were multiplied by the weekday AM and PM peak hour trip generation results to produce the site traffic assignment for external trips shown in Figures 5 and 6.

FUTURE TRAFFIC VOLUMES

The expected weekday AM and PM peak hour background (No Build) traffic volumes and total (Build) traffic volumes near the site are graphically depicted in Figures 7 through 10. The 2029 background traffic volumes were obtained by multiplying the existing traffic volumes by the appropriate FDOT seasonal adjustment factor (0.97) and then by a corresponding average annual growth rate (2.2%) obtained from two nearby historical FDOT counts (see Appendix C). The 2029 total traffic volumes were obtained by adding the external traffic generated by the new development to the 2029 background traffic volumes.

BUCKHOLZ TRAFFIC

TURN LANE ANALYSIS

Using the 2031 Build traffic volumes a formal analysis was be made to determine if a right turn lane is warranted on US 441 at the North Site Entrance or on NW 43rd Street at the South Site Entrance. The methodology contained in NCHRP Report 279 was used to conduct this analysis. As is indicated in Figure 11, right turn volumes into the site will be high enough to warrant a right turn lane on US 441 at the North Site Entrance. This result is supported by NCHRP Report 420 which requires 40 right turns per hour to warrant a right turn lane on a multi-lane roadway with a posted speed greater than 45 mph.

However, Figure 12 reveals that right turn volumes into the site will not be high enough to warrant a right turn lane on NW 43rd Street at the South Site Entrance. This result is also supported by NCHRP Report 420 which requires 30 right turns per hour to warrant a right turn lane on a 2-lane roadway with a posted speed greater than 45 mph.

Using the 2031 Build traffic volumes a formal analysis was also made to determine if a left turn lane is warranted on NW 43rd Street at the South Site Entrance. The methodology contained in a paper written by M.D. Harmelink entitled: "Volume Warrants for Left Turn Storage Lanes at Unsignalized Grade Intersections" was used to conduct this evaluation. The results, which are depicted in Figures 13 and 14, indicate that 2031 Build traffic volumes will be high enough to warrant a left turn lane at the site drive.

SIGNALIZED INTERSECTION CAPACITY ANALYSIS

2021 Existing, 2031 No Build, and 2031 Build weekday AM and PM peak hour signalized intersection capacity analyses were performed for the US 441/NW 43rd Street intersection using the methodology discussed in Chapter 19 of the Sixth Edition of the Highway Capacity Manual. The existing signal timings for this intersection are provided in Appendix D. The intersection capacity results are summarized in Table 11 while Appendix E provides the supporting capacity analysis calculations. The intersection currently operates at level of service B during both weekday peak hours and is expected to continue to operate at level of service B under both 2031 No Build and Build conditions.

UNSIGNALIZED INTERSECTION CAPACITY ANALYSIS

Using 2021 Existing, 2031 No Build, and 2031 Build traffic volumes, capacity analyses for the unsignalized NW 43rd Street/Marathon West Drive/South Site Drive intersection were conducted using the two-way stop control methodology contained in Chapter 20 of the Sixth Edition of the Highway Capacity Manual. 2031 Build analyses were also performed at the new US 441/North Site Drive intersection. Appendix F contains the capacity analysis calculations with the capacity results summarized in Tables 12 through 14.

A review of Table 12 indicates that level of service F operation with moderate queueing and delay will occur for the side street left turn movement during both weekday peak hours if a full median opening is provided at the North Site Entrance. Table 12 also provides capacity analysis results with the installation of a directional median opening. Redirection of the northbound site traffic through the signalized US 441/NW 43rd Street intersection should have minimal impact on this intersection since an exclusive U-turn lane already exists on the north approach.

A review of Table 13 indicates that all minor movements at the US 441/NW 43rd Street intersection currently operate at an acceptable level of service B or higher and, under 2031 No Build conditions, are expected to operate at an acceptable level of service C or higher with minimal queueing and delay. Table 14 shows that, under 2031 Build conditions, all minor movements at this intersection will operate at an acceptable level of service C or better during the weekday AM peak hour. However, during the weekday PM peak hour the westbound approach is expected to operate at level of service F with moderate queueing and delay.

ACCESS MANAGEMENT EVALUATION

Eliminating the unused full median opening located approximately 250 feet north of the proposed North Site Entrance and replacing it with a directional median opening located at this entrance will improve the access management situation along US 441. The existing median opening is only 850 feet from NW 102nd Place to the north and only 1450 feet from NW 43rd Street to the south, both of which are much less than the required 2640 feet for a full median opening. The new median opening will be 1100 feet from NW 102nd Place and 1200 feet from NW 43rd Street and, although it will still violate the 1320 foot required spacing for a directional median opening, it will just barely do so.

RECOMMENDATIONS

The existing full median opening on US 441 should be relocated to the south at the new site entrance and consideration should be given to converting it into a directional median opening. An exclusive southbound right turn lane should be added on US 441 at the new driveway. A northbound left turn lane should be added at the entrance on NW 43rd Street and two egress lanes should be provided at this entrance. Traffic operations at the NW 43rd Street entrance should be monitored and additional measures taken if unsuitable conditions arise. These measures could include the installation of a roundabout at this location.



FIGURE 1

SITE LOCATION

Buckholz Traffic

N:\19-1554\CAD\FIG_01.dwg Date: 03-19-19 T:18:16 By: AVDelacruz

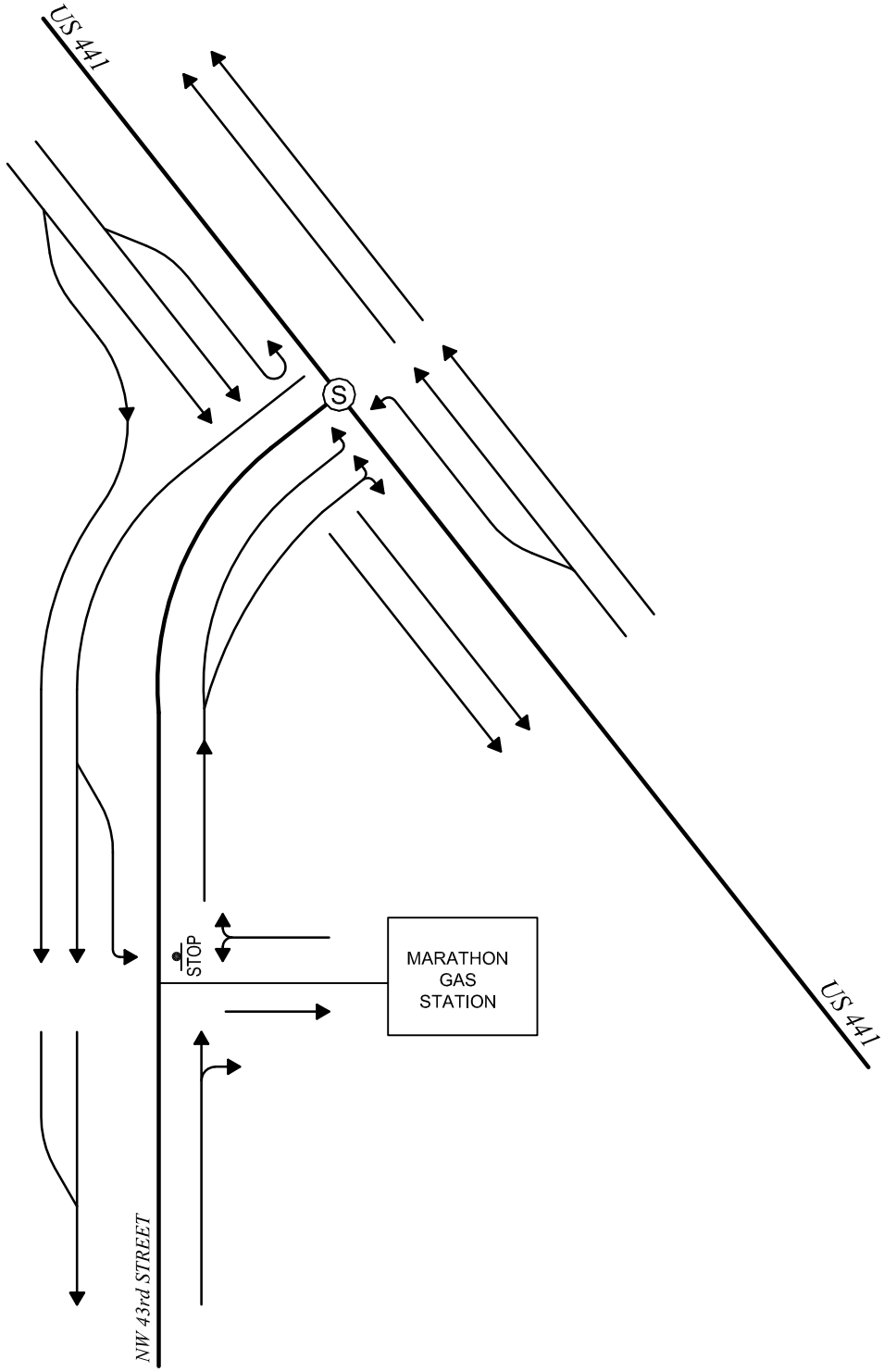
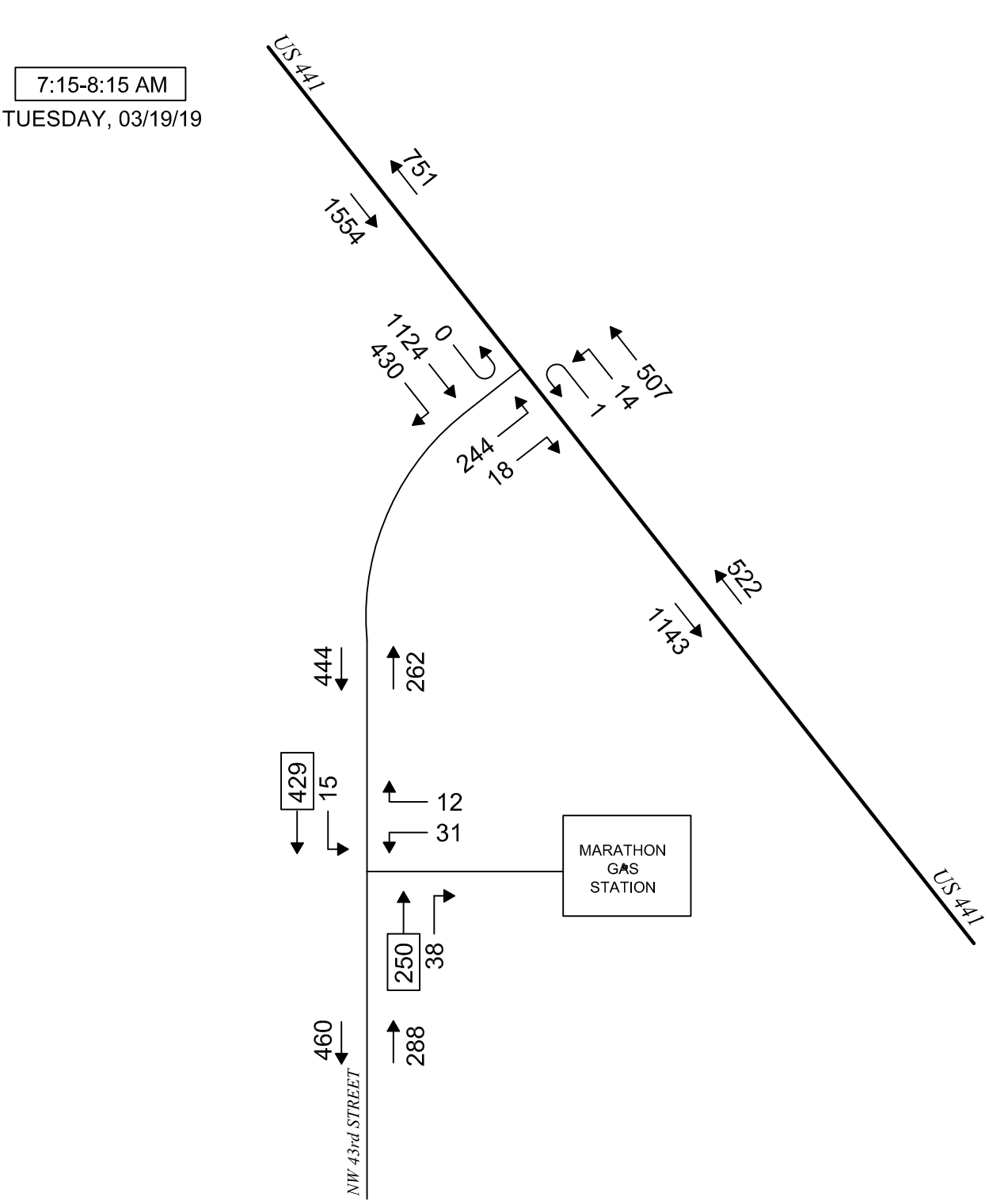


FIGURE 2

LANE CONFIGURATION

Buckholz Traffic

N:\19-1554\CAD\FIG 02.dwg Date:03-26-19 T:16:28 By:AVDelacruz



XXX = CALCULATED VALUE

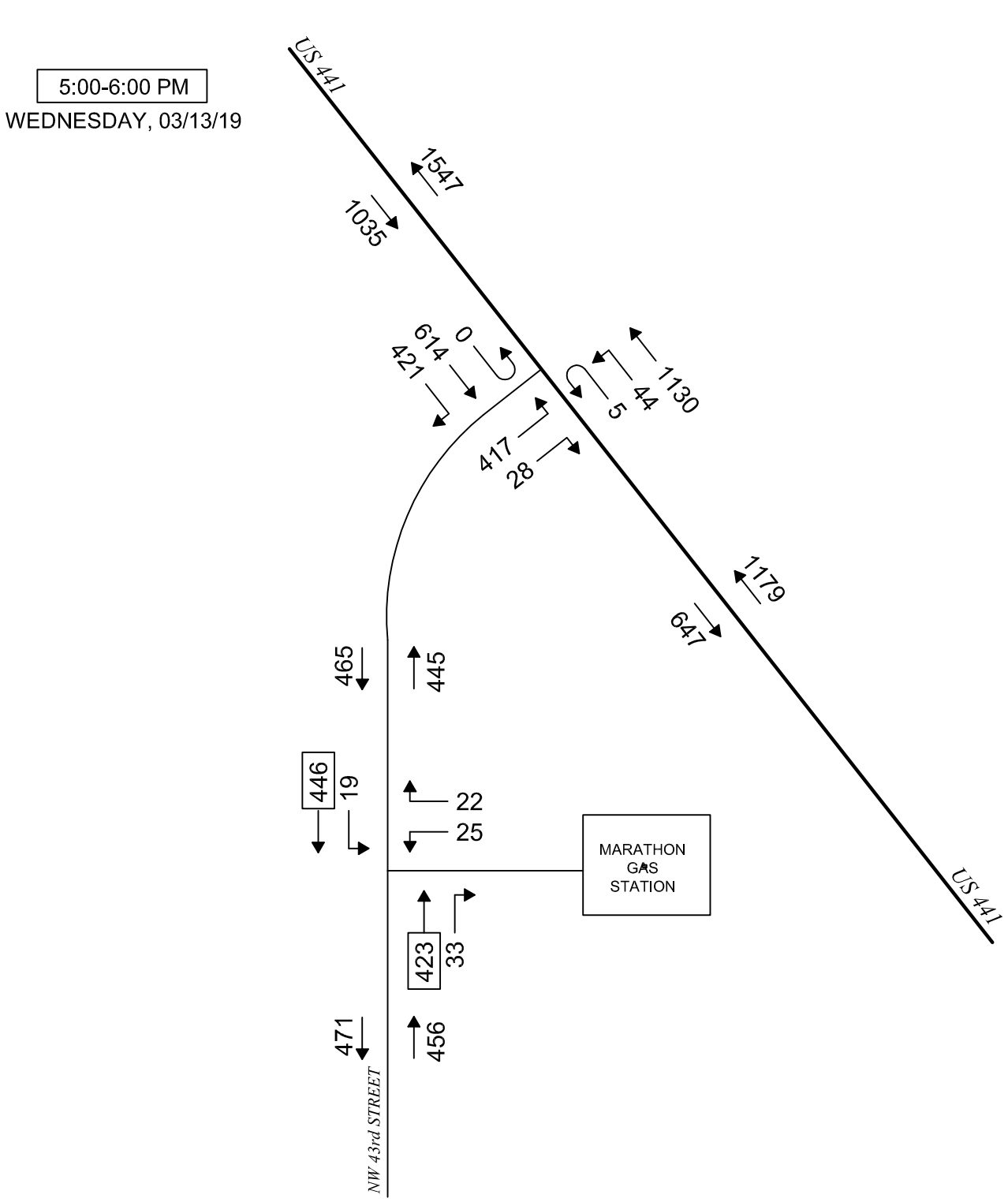
FIGURE 3

TRAFFIC COUNTS

WEEKDAY AM PEAK HOUR

Buckholz Traffic

N:\19-1554\CAD\FIG_03.dwg Date:03-26-19 T:16:26 By:AVDelacruz



XXX = CALCULATED VALUE

FIGURE 4

TRAFFIC COUNTS

WEEKDAY PM PEAK HOUR

Buckholz Traffic

N:\19-1554\CAD\FIG_04.dwg Date:03-26-19 T:16:57 By:AVDelacruz

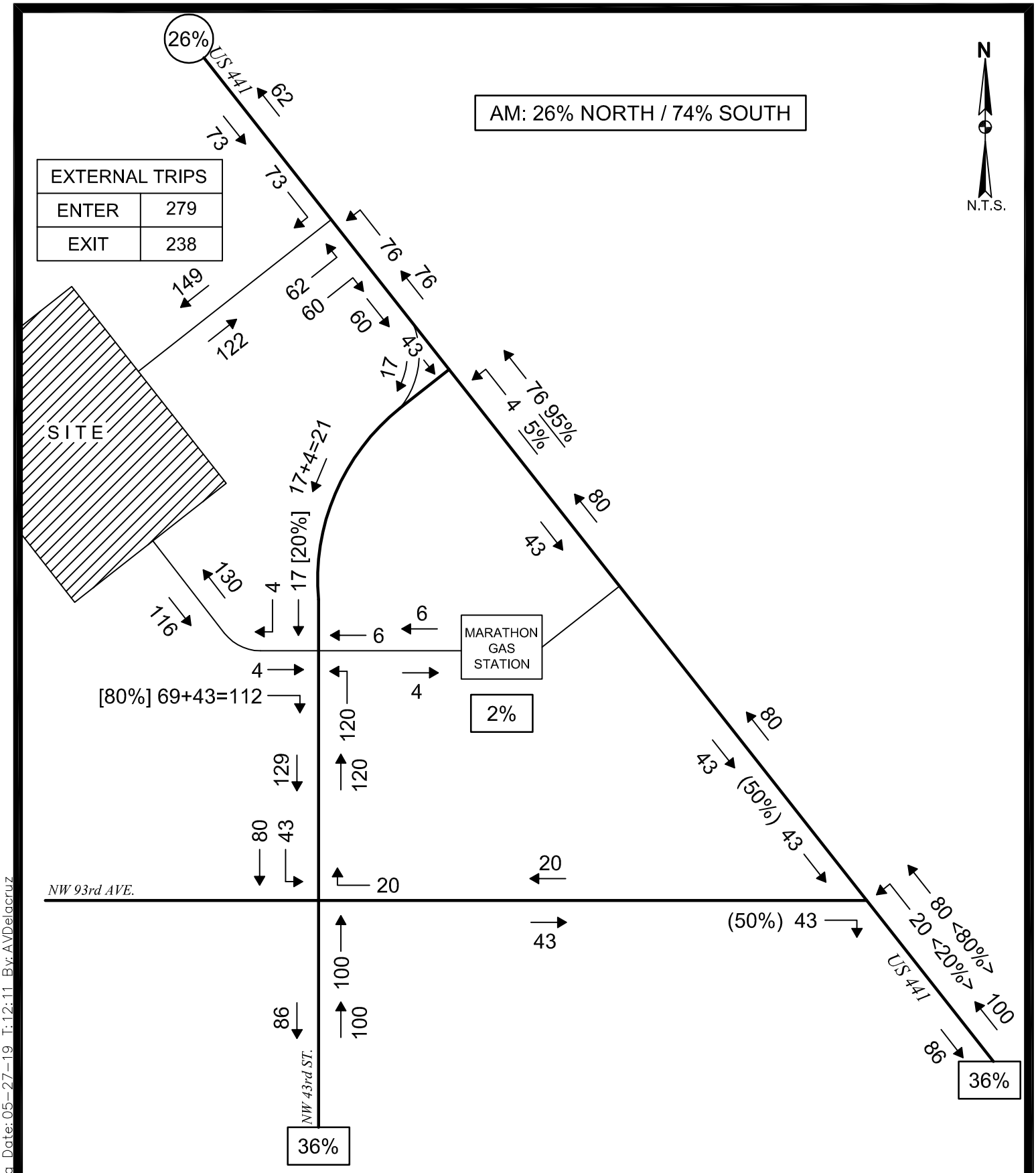


FIGURE 5

SITE TRAFFIC ASSIGNMENT

WEEKDAY AM PEAK HOUR

Buckholz Traffic

N:\19-1554\CAD\FIG_05.dwg Date: 05-27-19 T:12:11 By: AVDelacruz

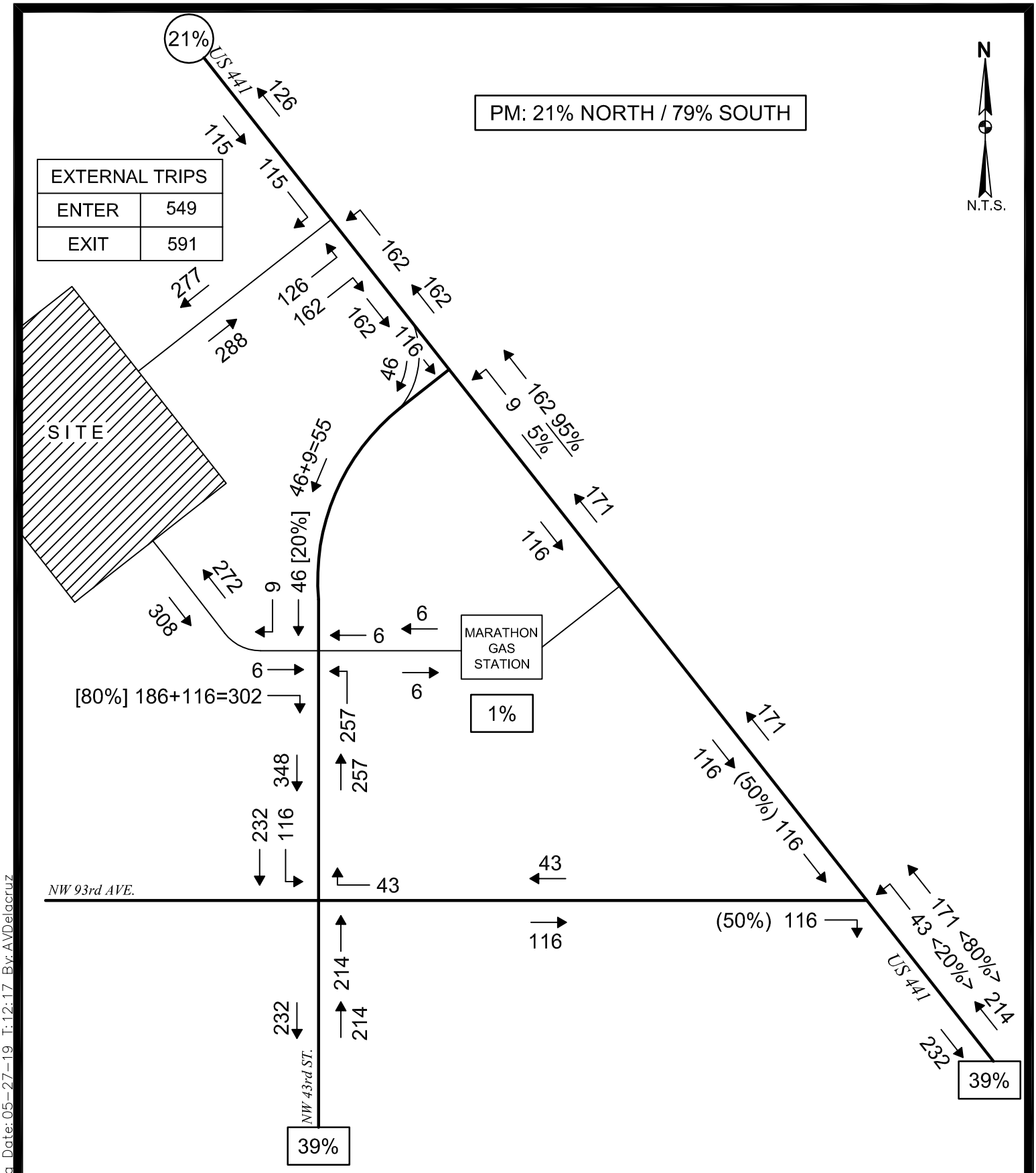


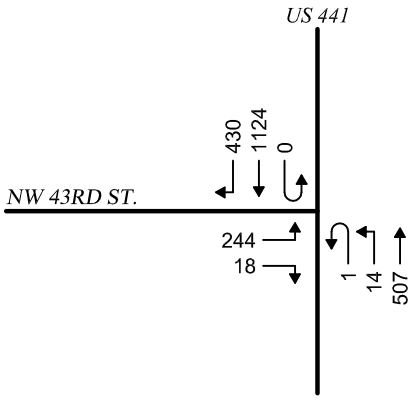
FIGURE 6

SITE TRAFFIC ASSIGNMENT

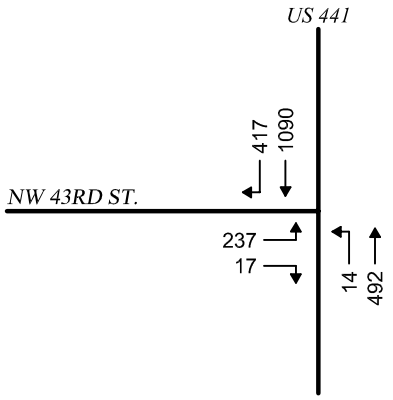
WEEKDAY PM PEAK HOUR

Buckholz Traffic

N:\19-1554\CAD\FIG 06.dwg Date: 05-27-19 T:12:17 By:AVDelacruz

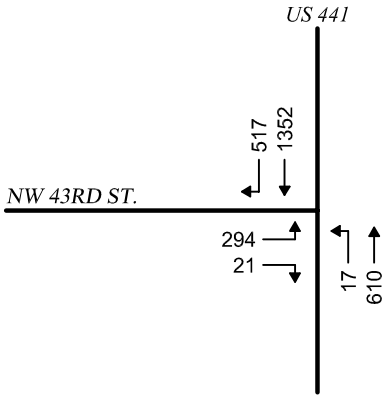


EXISTING TRAFFIC
03/19/19
7:15-8:15 AM

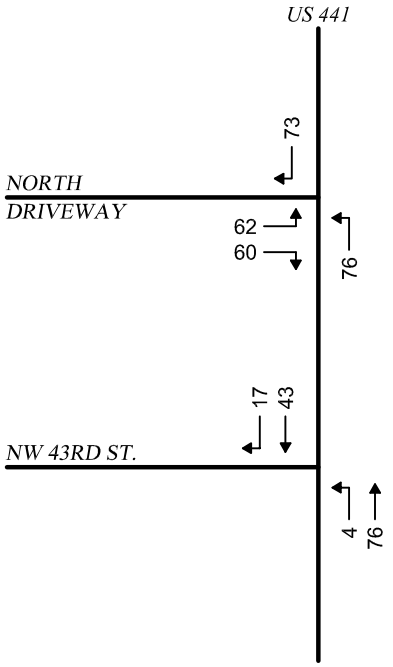




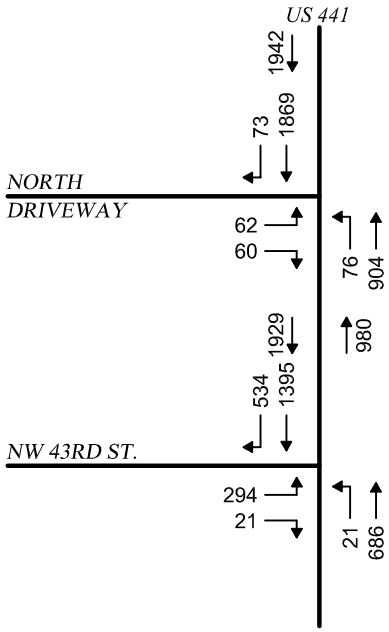
2019 SEASONALLY ADJUSTED TRAFFIC
FDOT SEASONAL CORRECTION FACTOR = 0.97



2029 NO BUILD TRAFFIC
AVERAGE ANNUAL GROWTH RATE = 2.2% (GF=1.24)



SITE TRAFFIC



2029 BUILD TRAFFIC

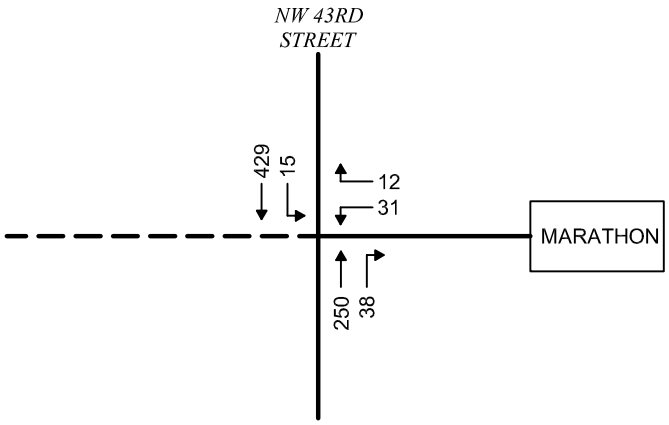
Buckholz Traffic

FIGURE 7

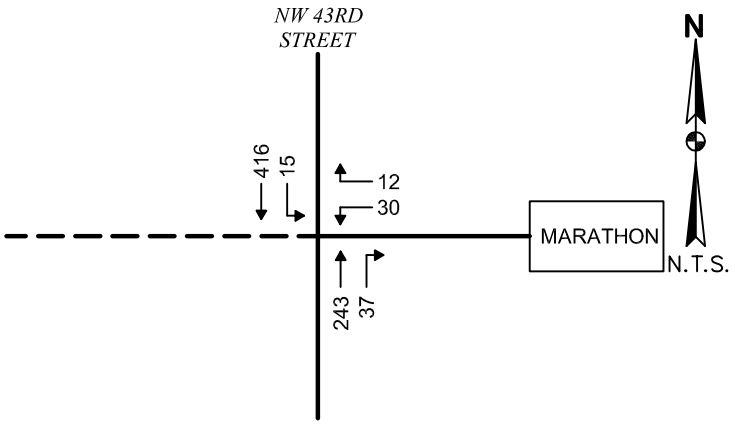
2029 BUILD TRAFFIC
US 441 /NW 43RD STREET

AM PEAK HOUR

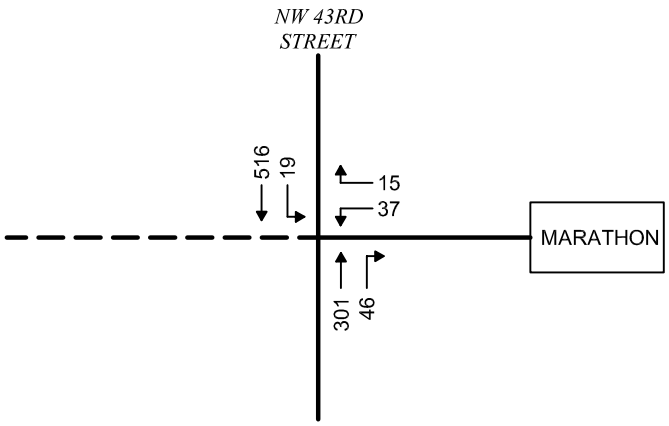
N:\19-1554\CAD\FIG_07.dwg Date: 05-27-19 T:12:24 By: AVDelacruz



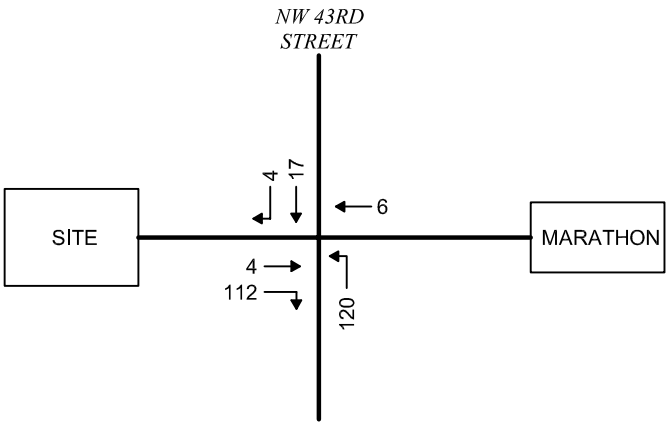
EXISTING TRAFFIC
03/19/19
7:15-8:15 AM



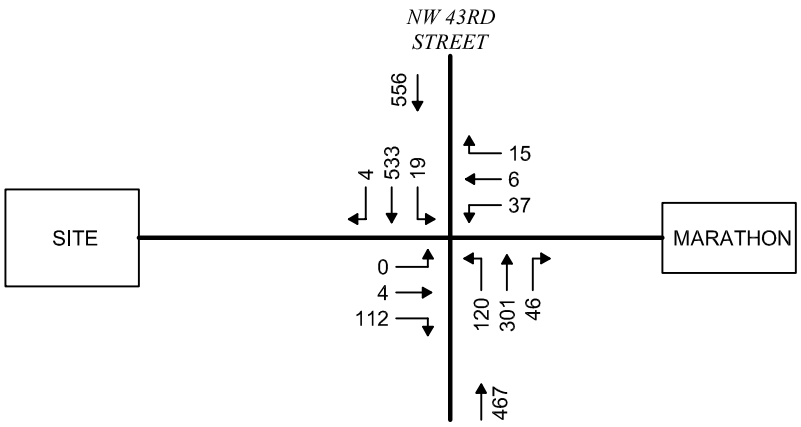
2019 SEASONALLY ADJUSTED TRAFFIC
FDOT SEASONAL CORRECTION FACTOR = 0.97



2029 NO BUILD TRAFFIC
AVERAGE ANNUAL GROWTH RATE = 2.2% (GF=1.24)



SITE TRAFFIC



2029 BUILD TRAFFIC

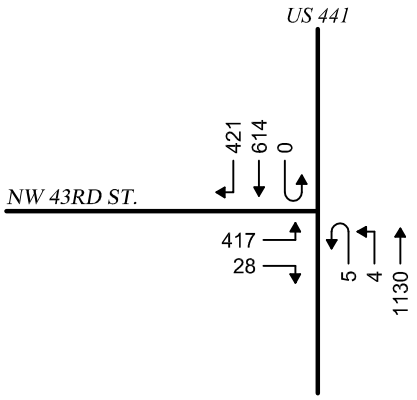
Buckholz Traffic

FIGURE 8

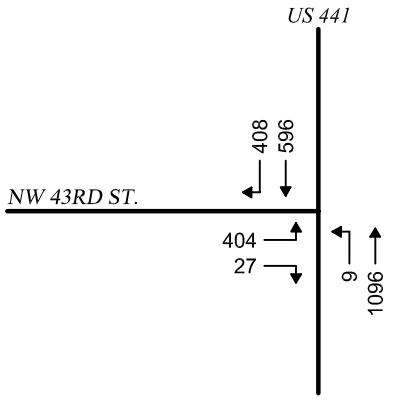
2029 BUILD TRAFFIC
NW 43RD STREET / MARATHON /
SOUTH DRIVEWAY

AM PEAK HOUR

N:\19-1554\CAD\FIG_08.dwg Date:05-27-19 T:12:28 By:AVDelacruz

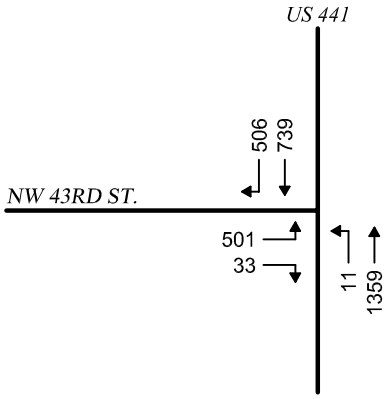


EXISTING TRAFFIC
03/13/19
5:00-6:00 PM

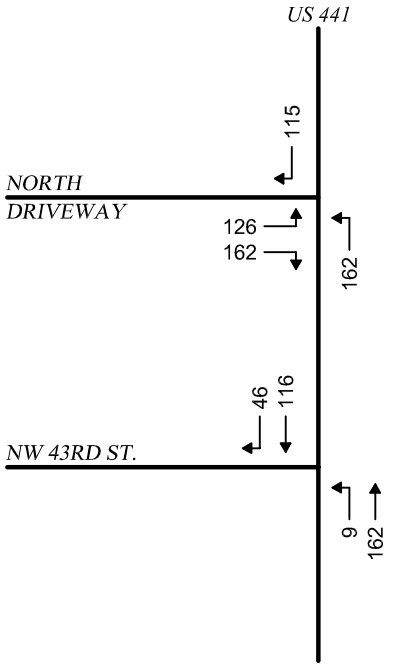


N.T.S.

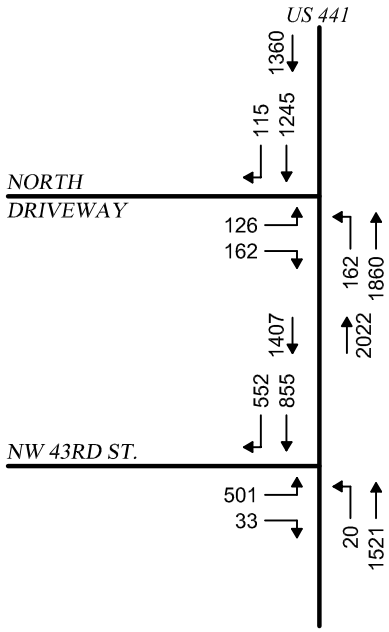
2019 SEASONALLY ADJUSTED TRAFFIC
FDOT SEASONAL CORRECTION FACTOR = 0.97



2029 NO BUILD TRAFFIC
AVERAGE ANNUAL GROWTH RATE = 2.2% (GF=1.24)



SITE TRAFFIC



2029 BUILD TRAFFIC

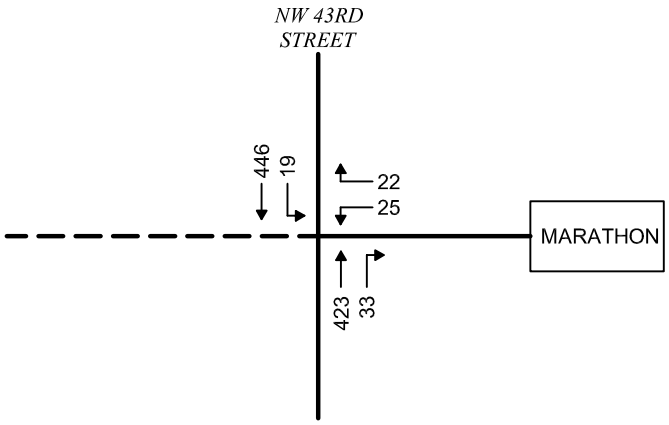
Buckholz Traffic

FIGURE 9

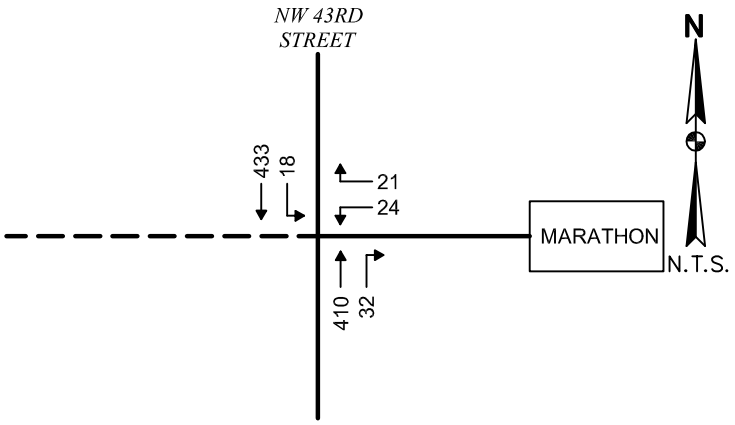
2029 BUILD TRAFFIC
US 441 /NW 43RD STREET

PM PEAK HOUR

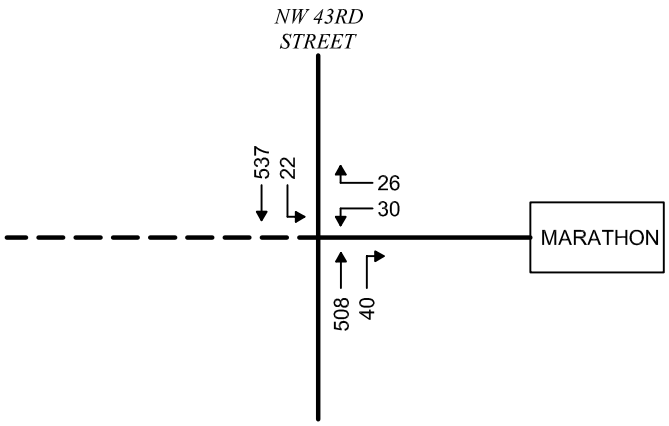
N:\19-1554\CAD\FIG_09.dwg Date:06-04-19 T:17:22 By:AVDelacruz



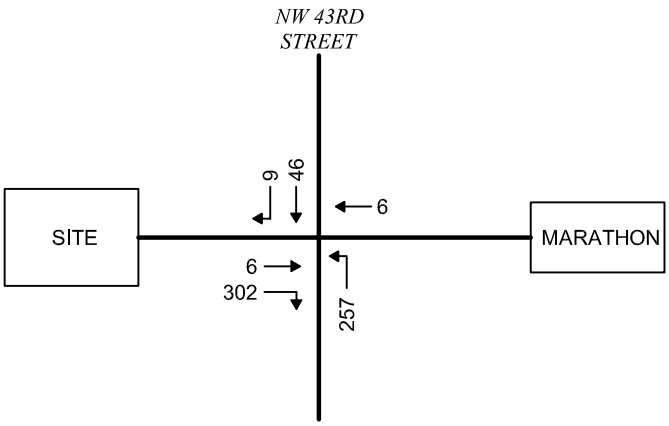
EXISTING TRAFFIC
03/13/19
5:00-6:00 PM



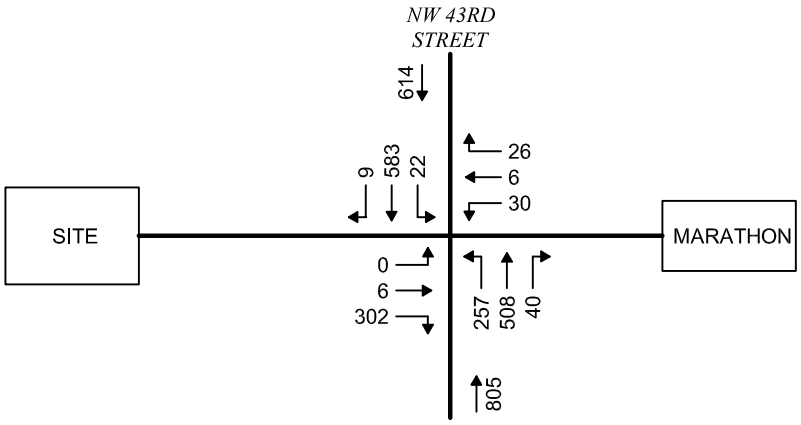
2019 SEASONALLY ADJUSTED TRAFFIC
FDOT SEASONAL CORRECTION FACTOR = 0.97



2029 NO BUILD TRAFFIC
AVERAGE ANNUAL GROWTH RATE = 2.2% (GF=1.24)



SITE TRAFFIC



2029 BUILD TRAFFIC

Buckholz Traffic

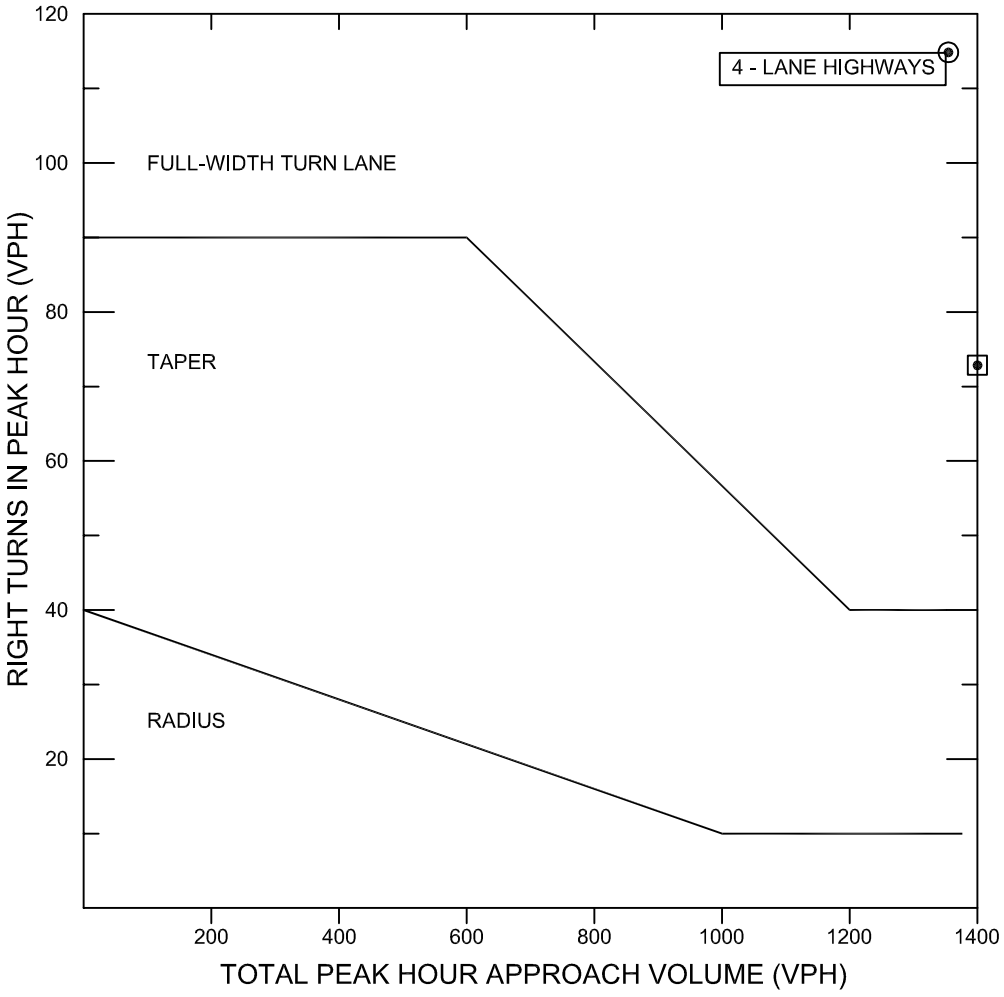
FIGURE 10

2029 BUILD TRAFFIC
NW 43RD STREET / MARATHON /
SOUTH DRIVEWAY

PM PEAK HOUR

N:\19-1554\CAD\FIG_10.dwg Date:05-27-19 T:12:36 By:AVDelacruz

US 441 AT MAIN (NORTH) ENTRANCE



NOMOGRAPH FOR RIGHT TURN LANES

SOURCE: TRANSPORTATION RESEARCH BOARD NCHRP REPORT #279

⊡ AM PEAK HOUR	
V_A	1942
V_R	73

⊙ PM PEAK HOUR	
V_A	1360
V_R	115

NCHRP 420	
> 45 MPH	MULTI-LANE

73 & 115 > 40 REQUIRED

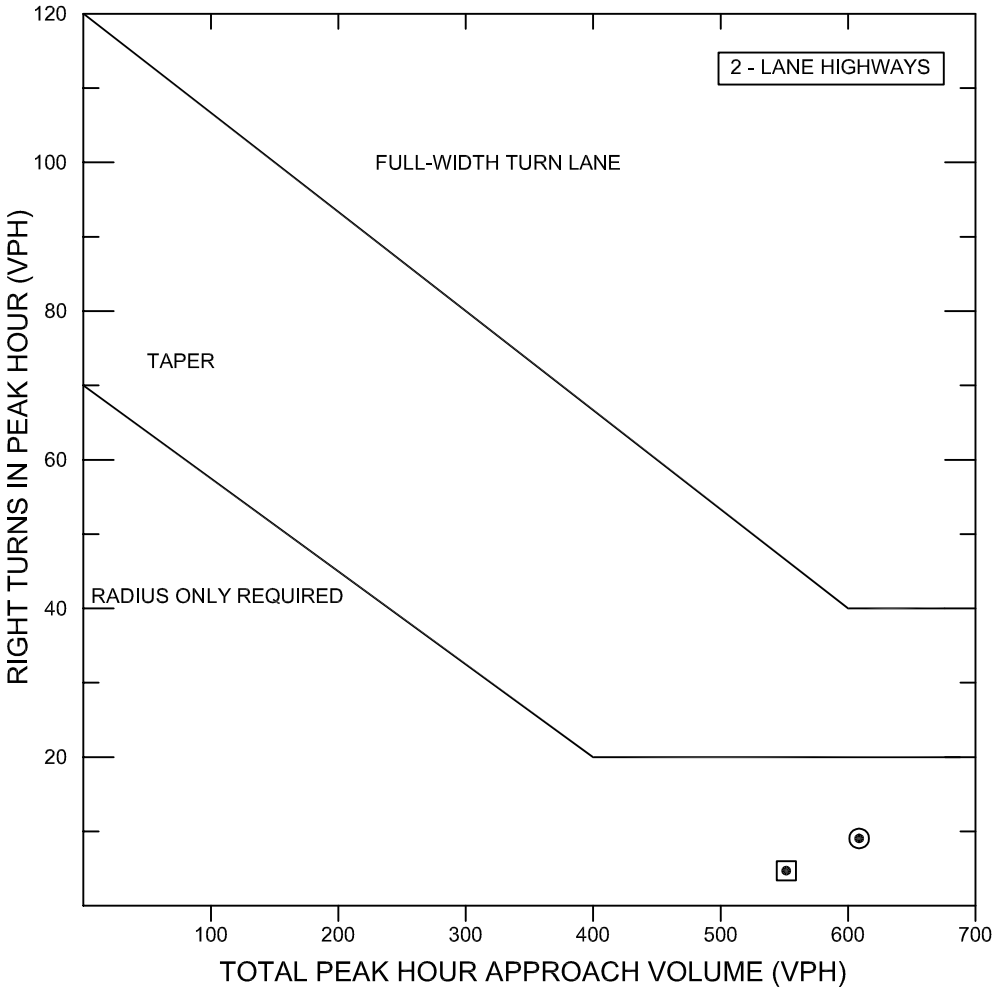
FIGURE 11

RIGHT TURN LANE EVALUATION

Buckholz Traffic

N:\19-1554\CAD\FIG_11.dwg Date: 05-27-19 T:12:38 By: AVDelacruz

NW 43RD STREET AT SOUTH ENTRANCE



NOMOGRAPH FOR RIGHT TURN LANES

SOURCE: TRANSPORTATION RESEARCH BOARD NCHRP REPORT #279

⊡ AM PEAK HOUR

V_A	556
V_R	4

⊙ PM PEAK HOUR

V_A	614
V_R	9

NCHRP 420	
> 45 MPH	2-LANE

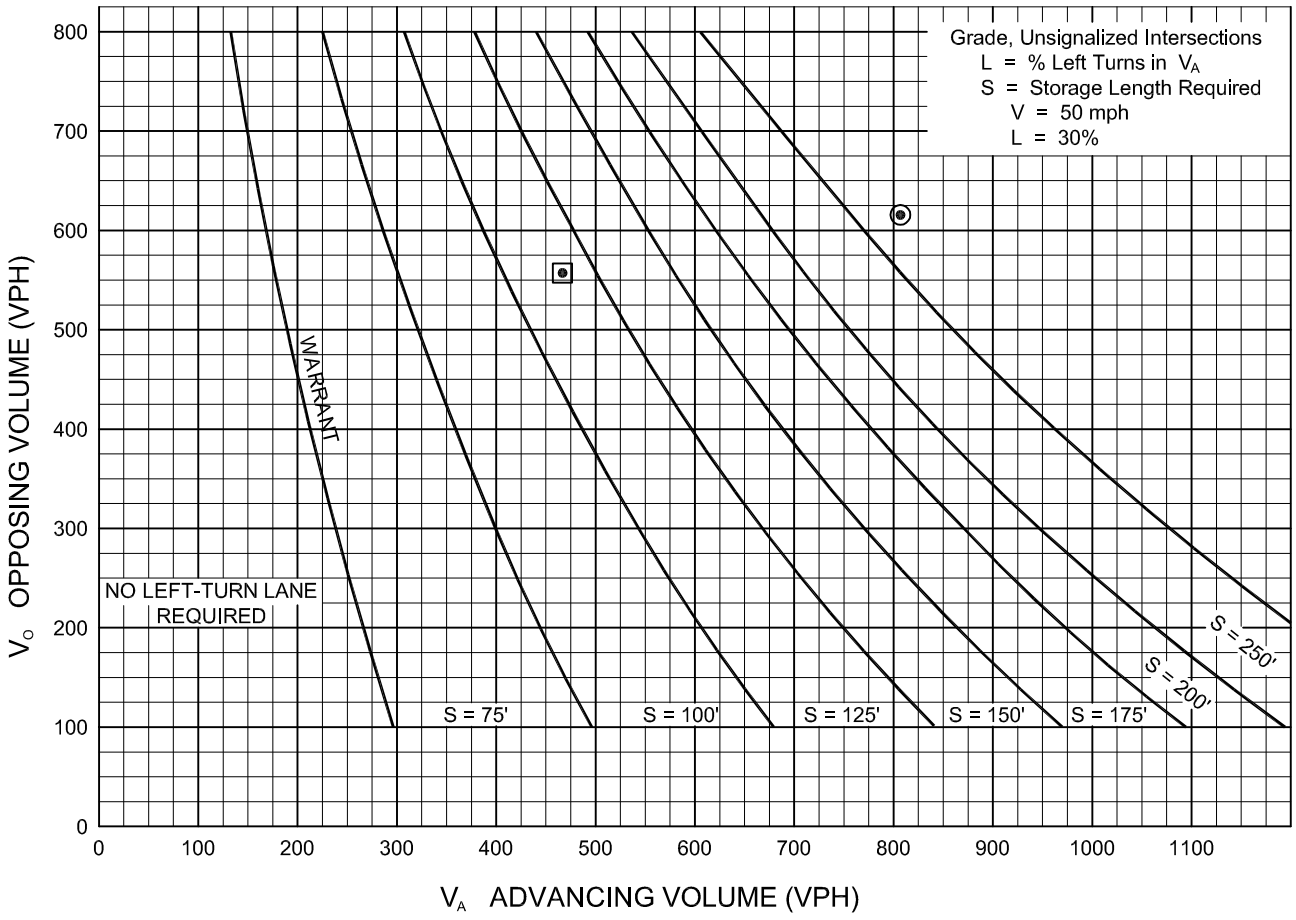
4 & 9 < 30 REQUIRED

FIGURE 12

RIGHT TURN LANE EVALUATION

N:\19-1554\CAD\FIG_12.DWG Date:05-27-19 T:12:43 By:AVDelacruz

NW 43RD STREET AT SOUTH ENTRANCE



WARRANT FOR LEFT-TURN LANES ON TWO-LANE HIGHWAYS

⊡ AM PEAK HOUR	⊙ PM PEAK HOUR
V_A = 467	V_A = 805
V_O = 556	V_O = 614
V_L = 120	V_L = 257
%LT = $\frac{V_L}{V_A}$ = 26%	%LT = $\frac{V_L}{V_A}$ = 32%

FIGURE 13

LEFT TURN LANE EVALUATION

SOURCE: HARMELINK

N:\19-1554\CAD\FIG_13.dwg Date: 05-27-19 T:12:49 By:AVDelacruz

TABLE 1

TRIP GENERATION CALCULATIONS

SINGLE FAMILY DWELLING UNITS

Land Use Code 210

T = Number of Vehicle Trip Ends

X = Number of Dwelling Units = 214

TIME PERIOD	TRIP GENERATION EQUATION	TOTAL TRIP ENDS	PERCENT ENTERING	PERCENT EXITING	TOTAL TRIP ENDS ENTERING	TOTAL TRIP ENDS EXITING
WEEKDAY						
Daily	Ln(T)=0.92Ln(X)+2.71	2094	50%	50%	1047	1047
AM Peak Hour	T = 0.71 (X) + 4.80	157	25%	75%	39	118
PM Peak Hour	Ln(T)=0.96Ln(X)+0.20	211	63%	37%	133	78

SOURCE: Institute of Transportation Engineers, "Trip Generation", 10th Edition (2017)

BUCKHOLZ TRAFFIC

TABLE 2

TRIP GENERATION CALCULATIONS

MULTIFAMILY HOUSING (LOW-RISE)

Land Use Code 220

T = Number of Vehicle Trip Ends

X = Number of Dwelling Units = 130

TIME PERIOD	TRIP GENERATION EQUATION	TOTAL TRIP ENDS	PERCENT ENTERING	PERCENT EXITING	TOTAL TRIP ENDS ENTERING	TOTAL TRIP ENDS EXITING
WEEKDAY						
Daily	T = 7.56 (X) - 40.86	942	50%	50%	471	471
AM Peak Hour	Ln(T) = 0.95Ln(X) - 0.51	61	23%	77%	14	47
PM Peak Hour	Ln(T) = 0.89Ln(X) - 0.02	75	63%	37%	47	28

SOURCE: Institute of Transportation Engineers, "Trip Generation", 10th Edition (2017)

BUCKHOLZ TRAFFIC

TABLE 3

TRIP GENERATION CALCULATIONS

MID-RISE RESIDENTIAL WITH FIRST FLOOR COMMERCIAL

Land Use Code 231

T = Number of Vehicle Trip Ends

X = Number of Dwelling Units = 171

TIME PERIOD	TRIP GENERATION EQUATION	TOTAL TRIP ENDS	PERCENT ENTERING	PERCENT EXITING	TOTAL TRIP ENDS ENTERING	TOTAL TRIP ENDS EXITING
WEEKDAY						
Daily	T = 3.44 (X)	588	50%	50%	294	294
AM Peak Hour	T = 0.30 (X)	51	28%	72%	14	37
PM Peak Hour	T = 0.36 (X)	62	70%	30%	43	19

SOURCE: Institute of Transportation Engineers, "Trip Generation", 10th Edition (2017)

TABLE 4
TRIP GENERATION CALCULATIONS

SHOPPING CENTER
Land Use Code 820
T = Number of Vehicle Trip Ends
Size of Buildings = 150,000 gsf -----> 150.0

TIME PERIOD	TRIP GENERATION EQUATION	TOTAL TRIP ENDS	PERCENT ENTERING	PERCENT EXITING	TOTAL TRIP ENDS ENTERING	TOTAL TRIP ENDS EXITING
AVERAGE WEEKDAY						
Daily	Ln(T) = 0.68Ln(X) + 5.57	7920	50%	50%	3960	3960
AM Peak Hour	T = 0.50(X) + 151.78	227	62%	38%	141	86
PM Peak Hour	Ln(T) = 0.74Ln(X) + 2.89	733	48%	52%	352	381

SOURCE: Institute of Transportation Engineers, "Trip Generation", 10th Edition (2017)

NEW TRIPS PERCENT PASS-BY TRIPS
Ln(T) = -0.29Ln(X)+5.00
34.7%

TIME PERIOD	PERCENT NEW TRIPS	NEW TRIP ENDS	PERCENT ENTERING	PERCENT EXITING	NEW TRIP ENDS ENTERING	NEW TRIP ENDS EXITING
AVERAGE WEEKDAY						
Daily	65.3%	5172	50%	50%	2586	2586
AM Peak Hour	65.3%	148	62%	38%	92	56
PM Peak Hour	65.3%	479	48%	52%	230	249

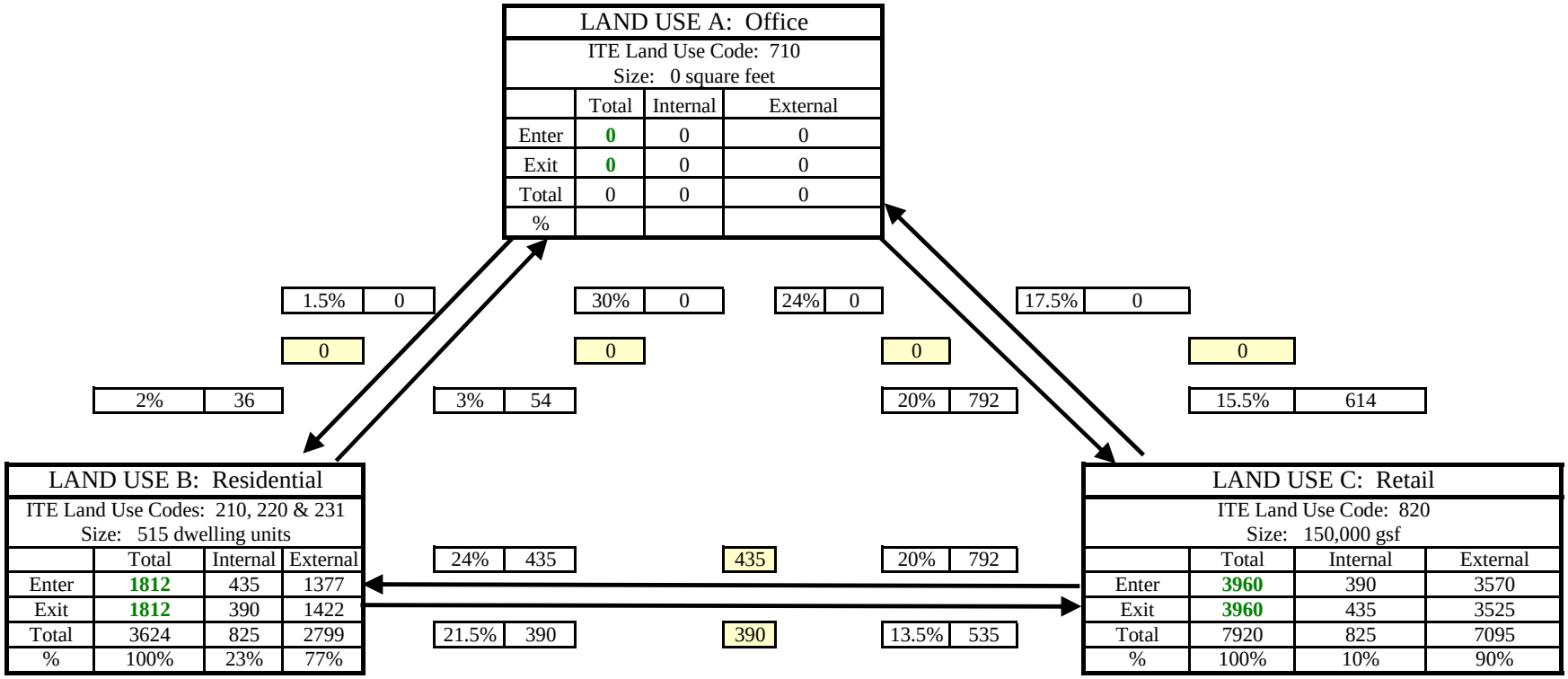
SOURCE: ITE "Trip Generation", 9th Edition, Volume 1, Figure 5.5

BUCKHOLZ TRAFFIC

TABLE 5
MULTI-USE DEVELOPMENT TRIP GENERATION AND INTERNAL CAPTURE SUMMARY

Analyst: J. Buckholz
Date: 8/27/2021

Name of Development: Alachua County TND
Time Period: Daily



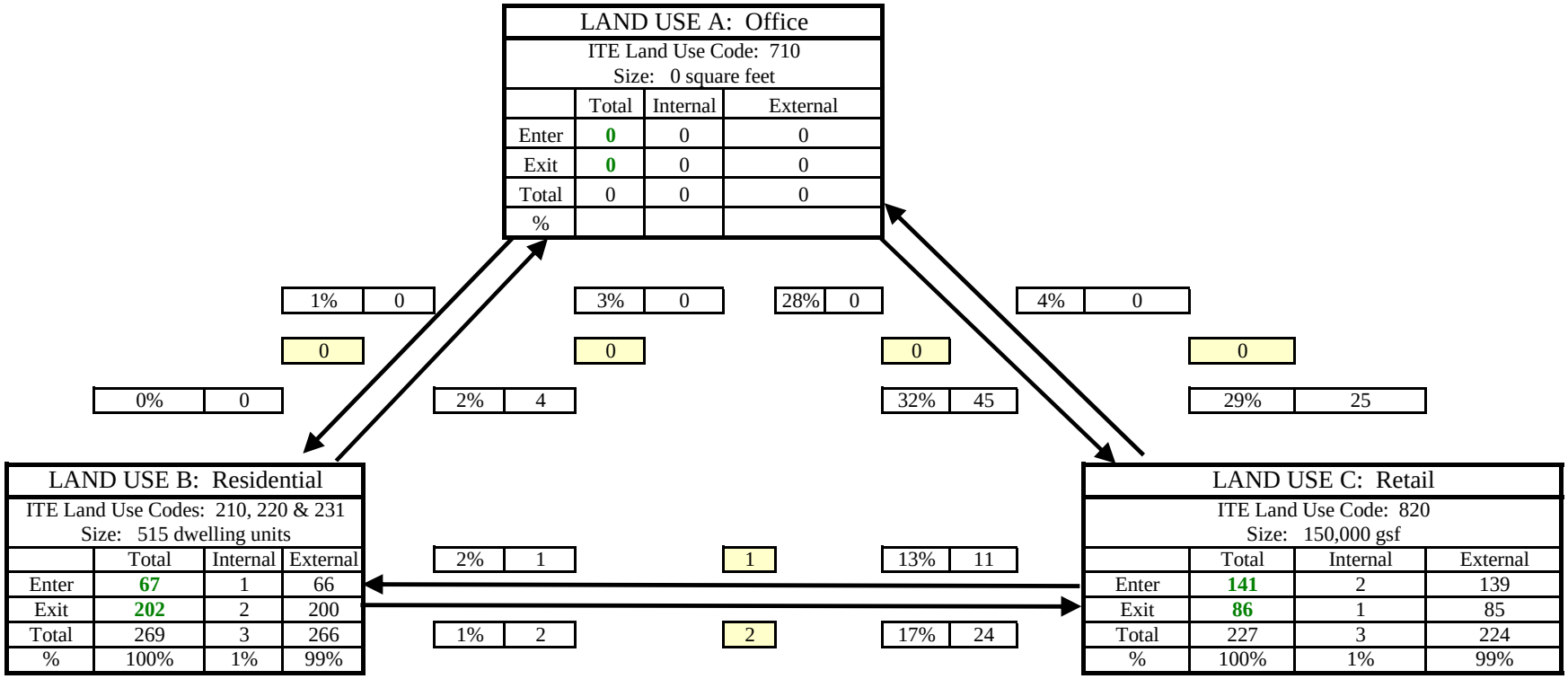
NET EXTERNAL TRIPS FOR MULTI-USE DEVELOPMENT				
	Land Use A	Land Use B	Land Use C	**TOTAL**
Enter	0	1377	3570	4947
Exit	0	1422	3525	4947
Total	0	2799	7095	9894
Single Use Total	0	3624	7920	11544
% Internal		**23%**	**10%**	**14%**

BUCKHOLZ TRAFFIC

TABLE 6
MULTI-USE DEVELOPMENT TRIP GENERATION AND INTERNAL CAPTURE SUMMARY

Analyst: J. Buckholz
Date: 8/27/2021

Name of Development: Alachua Co. TND
Time Period: AM Peak Hour



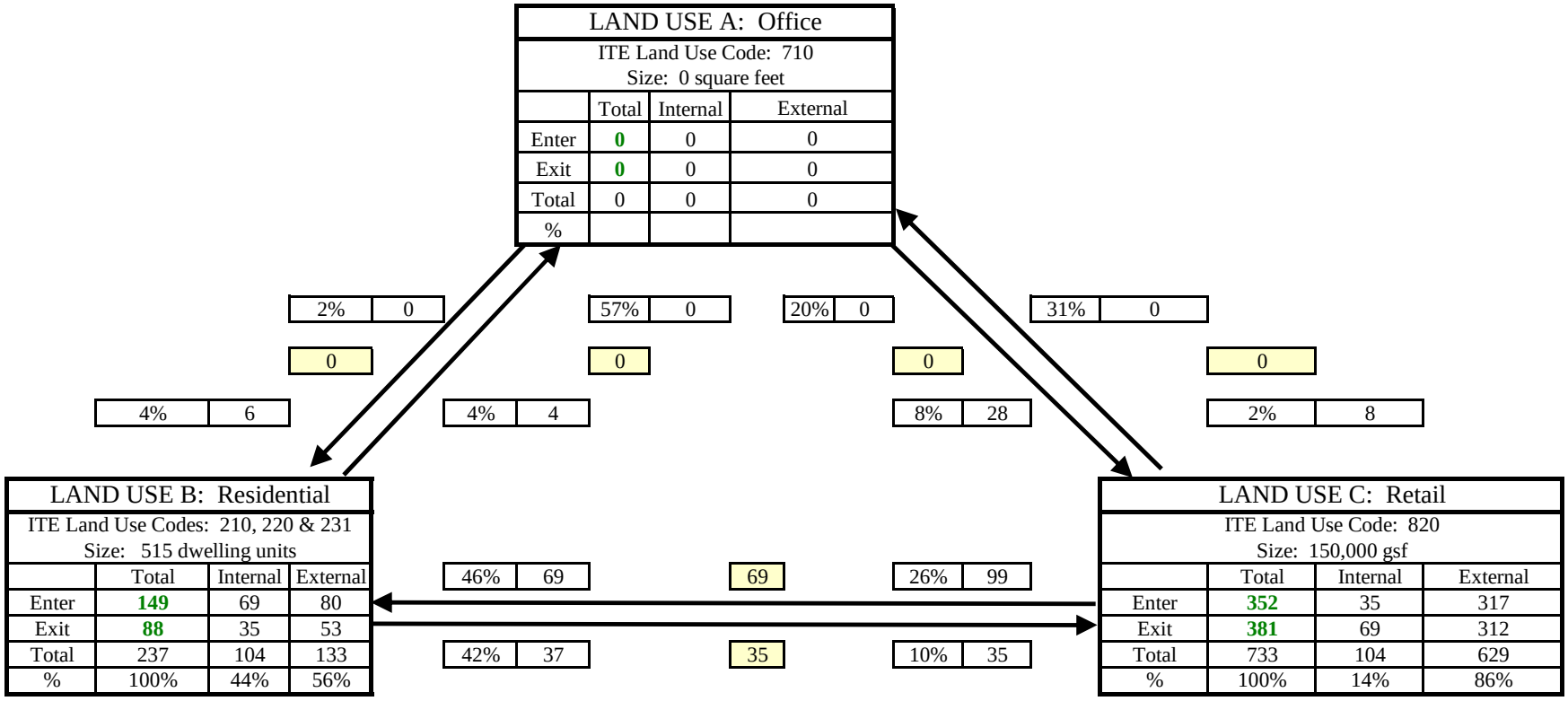
NET EXTERNAL TRIPS FOR MULTI-USE DEVELOPMENT				
	Land Use A	Land Use B	Land Use C	**TOTAL**
Enter	0	66	139	205
Exit	0	200	85	285
Total	0	266	224	490
Single Use Total	0	269	227	496
% Internal		**1%**	**1%**	**1%**

BUCKHOLZ TRAFFIC

TABLE 7
MULTI-USE DEVELOPMENT TRIP GENERATION AND INTERNAL CAPTURE SUMMARY

Analyst: J. Buckholz
Date: 8/27/2021

Name of Development: Alachua Co. TND
Time Period: Weekday PM Peak Hour



NET EXTERNAL TRIPS FOR MULTI-USE DEVELOPMENT				
	Land Use A	Land Use B	Land Use C	**TOTAL**
Enter	0	80	317	397
Exit	0	53	312	365
Total	0	133	629	762
Single Use Total	0	237	733	970
% Internal		**44%**	**14%**	**21%**

BUCKHOLZ TRAFFIC

TABLE 8
TRIP GENERATION CALCULATIONS
AVERAGE WEEKDAY

TOTAL TRIPS

	Residential	Retail	**TOTAL**
ENTER	1812	3960	5772
EXIT	1812	3960	5772
TOTAL	3624	7920	**11544**

EXTERNAL TRIPS

% External Trips:	**77%**	**90%**	
	Residential	Retail	**TOTAL**
ENTER	1395	3564	4959
EXIT	1395	3564	4959
TOTAL	2790	7128	**9918**

NEW EXTERNAL TRIPS

% New Trips:	**100.0%**	**65.3%**	
	Residential	Retail	**TOTAL**
ENTER	1395	2327	3722
EXIT	1395	2327	3722
TOTAL	2790	4654	**7444**

JCKHOLZ TRAFFI(

TABLE 9
TRIP GENERATION CALCULATIONS
WEEKDAY AM PEAK HOUR

TOTAL TRIPS

	Residential	Retail	**TOTAL**
ENTER	67	141	208
EXIT	202	86	288
TOTAL	269	227	**496**

EXTERNAL TRIPS

% External Trips:	**99%**	**99%**	
	Residential	Retail	**TOTAL**
ENTER	66	140	206
EXIT	200	85	285
TOTAL	266	225	**491**

NEW EXTERNAL TRIPS

% New Trips:	**100.0%**	**65.3%**	
	Residential	Retail	**TOTAL**
ENTER	66	91	157
EXIT	200	56	256
TOTAL	266	147	**413**

CKHOLZ TRAFFI

TABLE 10
TRIP GENERATION CALCULATIONS
WEEKDAY PM PEAK HOUR

TOTAL TRIPS

	Residential	Retail	**TOTAL**
ENTER	149	352	501
EXIT	88	381	469
TOTAL	237	733	**970**

EXTERNAL TRIPS

% External Trips:	**56%**	**86%**	
	Residential	Retail	**TOTAL**
ENTER	83	303	386
EXIT	49	328	377
TOTAL	132	631	**763**

NEW EXTERNAL TRIPS

% New Trips:	**100.0%**	**65.3%**	
	Residential	Retail	**TOTAL**
ENTER	84	198	282
EXIT	49	214	263
TOTAL	133	412	**545**

CKHOLZ TRAFFI

TABLE 11
SUMMARY OF SIGNALIZED INTERSECTION CAPACITY RESULTS
US 441/NW 43RD STREET

With Existing Timings	WEEKDAY AM PEAK HOUR				
	Highest v/c Ratio	Highest 95th % Q Storage Ratio	Highest Delay Movement with LOS	Approach LOS	Intersection Delay & LOS
2021 **EXISTING**	0.70 EBLT	0.41 EBLT	NBLT: 27.9 sec/veh LOS C	NB/SB: A/B EB: C	13.1 sec/veh LOS B
With Existing Timings	**WEEKDAY PM PEAK HOUR**				
	Highest v/c Ratio	Highest 95th % Q Storage Ratio	Highest Delay Movements with LOS	Approach LOS	Intersection Delay & LOS
2021 **EXISTING**	0.72 SBT	0.29 EBLT	NBLT: 35.4 sec/veh LOS D	NB/SB: A/B EB: B	13.0 sec/veh LOS B

With Existing Timings	WEEKDAY AM PEAK HOUR				
	Highest v/c Ratio	Highest 95th % Q Storage Ratio	Highest Delay Movement with LOS	Approach LOS	Intersection Delay & LOS
2031 **NO BUILD**	0.87 SBT	0.39 EBLT	NBLT: 36.8 sec/veh LOS D	NB/SB: A/B EB: C	14.9 sec/veh LOS B
With Existing Timings	**WEEKDAY PM PEAK HOUR**				
	Highest v/c Ratio	Highest 95th % Q Storage Ratio	Highest Delay Movements with LOS	Approach LOS	Intersection Delay & LOS
2031 **NO BUILD**	0.74 NBT	0.53 EBLT	NBLT: 29.0 sec/veh LOS C	NB/SB: B EB: C	15.1 sec/veh LOS B

With Existing Timings	WEEKDAY AM PEAK HOUR				
	Highest v/c Ratio	Highest 95th % Q Storage Ratio	Highest Delay Movement with LOS	Approach LOS	Intersection Delay & LOS
2031 **BUILD**	0.87 SBT	0.41 EBLT	NBLT: 37.6 sec/veh LOS D	NB/SB: A/B EB: C	15.1 sec/veh LOS B
With Existing Timings	**WEEKDAY PM PEAK HOUR**				
	Highest v/c Ratio	Highest 95th % Q Storage Ratio	Highest Delay Movements with LOS	Approach LOS	Intersection Delay & LOS
2031 **BUILD**	0.80 NBT	0.54 EBLT	NBLT: 29.0 sec/veh LOS C	NB/SB: B EB: C	15.5 sec/veh LOS B

TABLE 12

UNSIGNALIZED INTERSECTION CAPACITY RESULTS

US 441/NORTH SITE DRIVE

FULL MEDIAN OPENING	**2031 BUILD WEEKDAY AM PEAK HOUR**			
Movement	LOS	Delay	v/c Ratio	95th % Queue (vehicles)
Northbound Left Turn	C	16.6 sec/veh	0.16	1
Eastbound Left Turn	**F**	**71.0 sec/veh**	0.62	3.2
Eastbound Right Turn	C	20.0 sec/veh	0.24	1
	2031 BUILD WEEKDAY PM PEAK HOUR			
Movement	LOS	Delay	v/c Ratio	95th % Queue (vehicles)
Northbound Left Turn	B	14.0 sec/veh	0.23	1
Eastbound Left Turn	**F**	51.8 sec/veh	0.53	2.7
Eastbound Right Turn	C	16.6 sec/veh	0.29	1.2

DIRECTIONAL MEDIAN	**2031 BUILD WEEKDAY AM PEAK HOUR**			
Movement	LOS	Delay	v/c Ratio	95th % Queue (vehicles)
Northbound Left Turn	C	16.6 sec/veh	0.16	1
Eastbound Right Turn	D	26.8 sec/veh	0.49	2.6
	2031 BUILD WEEKDAY PM PEAK HOUR			
Movement	LOS	Delay	v/c Ratio	95th % Queue (vehicles)
Northbound Left Turn	B	14.0 sec/veh	0.23	1
Eastbound Right Turn	C	20.7 sec/veh	0.48	2.5

TABLE 13

UNSIGNALIZED INTERSECTION CAPACITY RESULTS

US 441/NW 43RD STREET

	2021 EXISTING WEEKDAY AM PEAK HOUR			
Movement	LOS	Delay	v/c Ratio	95th % Queue (vehicles)
Southbound Left Turn	A	8.0 sec/veh	0.01	1
Westbound Approach	B	12.5 sec/veh	0.10	1
	2021 EXISTING WEEKDAY PM PEAK HOUR			
Movement	LOS	Delay	v/c Ratio	95th % Queue (vehicles)
Southbound Left Turn	A	8.3 sec/veh	0.02	1
Westbound Approach	B	14.2 sec/veh	0.13	1

	2031 NO BUILD WEEKDAY AM PEAK HOUR			
Movement	LOS	Delay	v/c Ratio	95th % Queue (vehicles)
Southbound Left Turn	A	8.2 sec/veh	0.02	1
Westbound Approach	B	14.2 sec/veh	0.15	1
	2031 NO BUILD WEEKDAY PM PEAK HOUR			
Movement	LOS	Delay	v/c Ratio	95th % Queue (vehicles)
Southbound Left Turn	A	8.6 sec/veh	0.03	1
Westbound Approach	C	17.3 sec/veh	0.19	1

BUCKHOLZ TRAFFIC

TABLE 14

UNSIGNALIZED INTERSECTION CAPACITY RESULTS

US 441/NW 43RD STREET/SOUTH SITE DRIVE

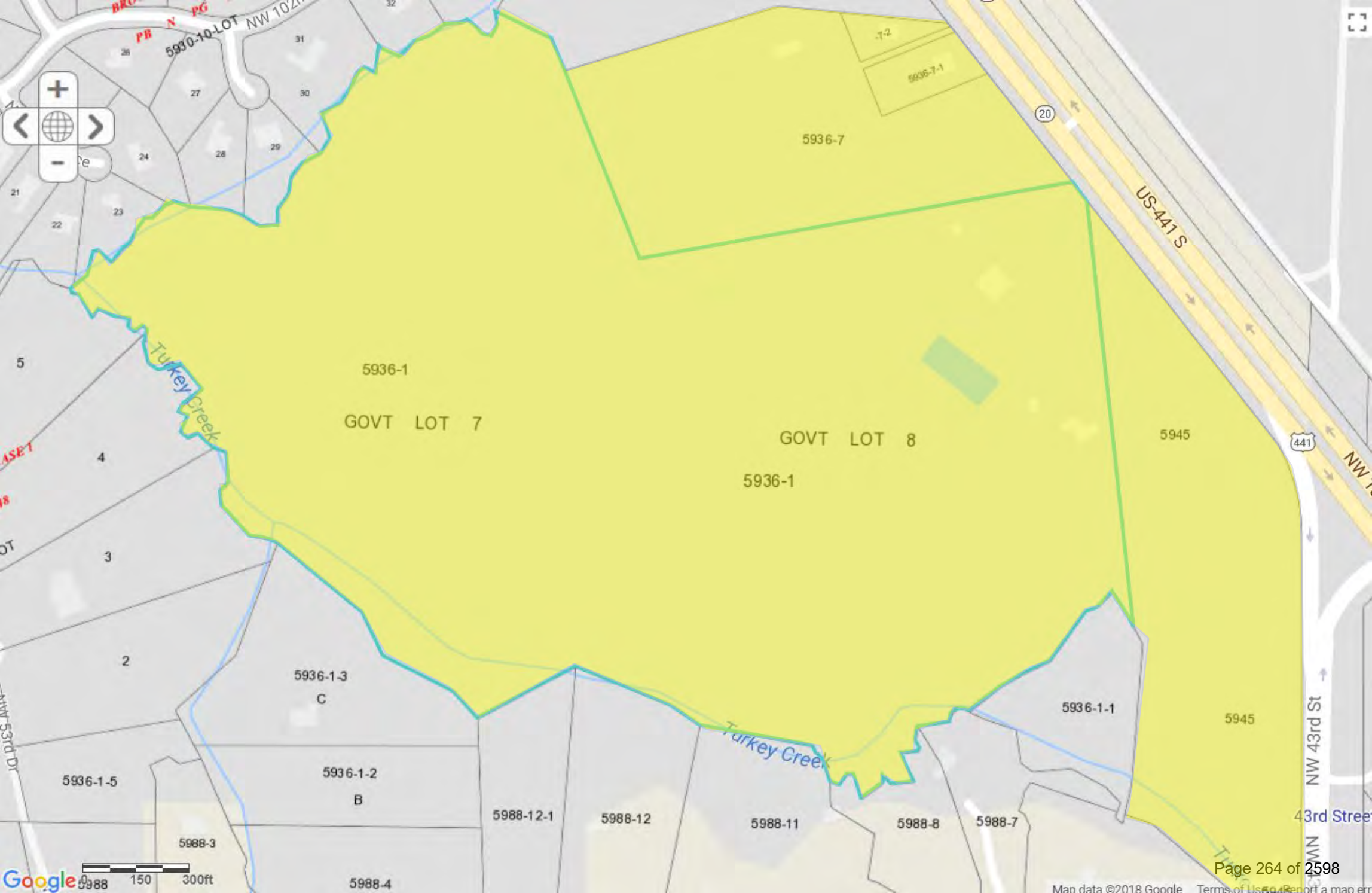
	2031 BUILD WEEKDAY AM PEAK HOUR			
Movement	LOS	Delay	v/c Ratio	95th % Queue (vehicles)
Northbound Left Turn	A	8.3 sec/veh	0.08	1
Southbound Left Turn	A	8.2 sec/veh	0.02	1
Westbound Approach	C	22.7 sec/veh	0.26	1.0
Eastbound Left/Thru	C	22.4 sec/veh	0.03	1
Eastbound Right Turn	B	10.3 sec/veh	0.17	1
	2031 BUILD WEEKDAY PM PEAK HOUR			
Movement	LOS	Delay	v/c Ratio	95th % Queue (vehicles)
Northbound Left Turn	A	9.4 sec/veh	0.19	1
Southbound Left Turn	A	8.6 sec/veh	0.03	1
Westbound Approach	**F**	**75.5 sec/veh**	0.62	3.2
Eastbound Left/Thru	**E**	45.4 sec/veh	0.05	1
Eastbound Right Turn	B	11.7 sec/veh	0.26	1.0

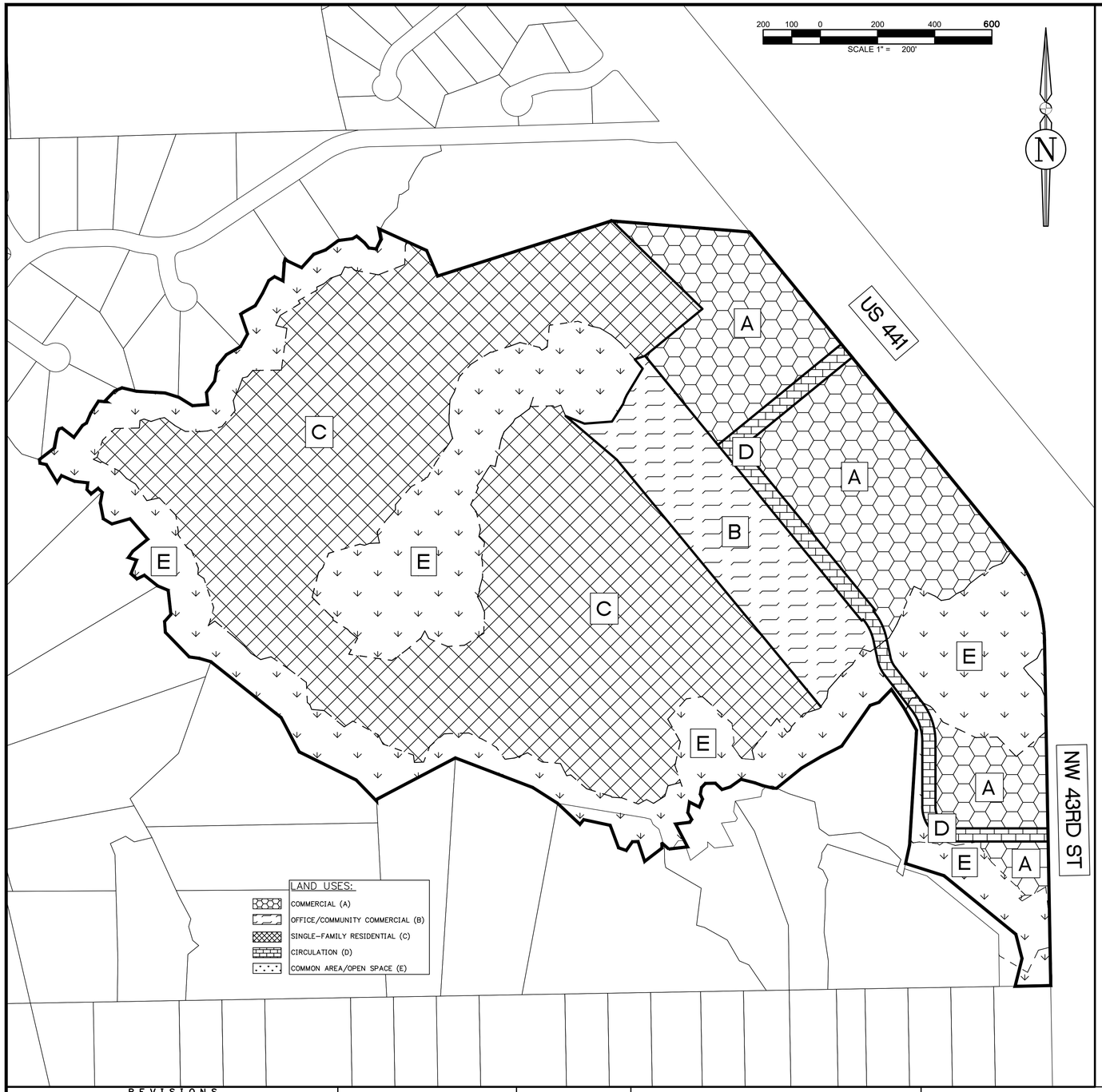
BUCKHOLZ TRAFFIC

APPENDIX A

SITE PLAN




5936-1
GOVT LOT 7
GOVT LOT 8
5936-1
5936-7
5936-7-1
5945
5945
5936-1-1
5936-1-3
C
5936-1-2
B
5936-1-5
5988-12-1
5988-12
5988-11
5988-8
5988-7
5988-3
5988-4
Turkey Creek
Turkey Creek
US-441 S
NW 43rd St
43rd Stree
5930-10-LOT
NW 102
NW 53rd Dr
20
441
0
150
300ft
Google
Map data ©2018 Google



43RD STREET TND PLANNED DEVELOPMENT (PD) SPECIFICATIONS

1. LAND USES. LAND USES SHALL BE GENERALLY LOCATED AS SHOWN ON THE PD MASTER PLAN. THE MAXIMUM NUMBER OF DWELLING UNITS ALLOWED ON THE SITE SHALL BE 515 AND THE MAXIMUM NON-RESIDENTIAL AREA ALLOWED SHALL BE 489,400 SQ. FT. DWELLING UNITS MAY BE SINGLE-FAMILY DETACHED, ATTACHED, OR MULTI-FAMILY. LAND USES OTHER THAN RESIDENTIAL PERMITTED ON THE SITE ARE IDENTIFIED IN THE TABLE BELOW. THE FOLLOWING USES ARE ALLOWED IN DEVELOPMENT AREAS A, B, C, & D; COMMUNITY CENTER, POST OFFICE, PUBLIC SAFETY USES, RECREATIONAL TRAILS, PARKS, AND STORMWATER MANAGEMENT FACILITIES. USES FOR AREA E ARE AS LISTED BELOW.
2. PHASING. THE DEVELOPMENT SHALL CONSIST OF ONE PHASE AND MAY BE DEVELOPED ACCORDING TO MARKET CONDITIONS. THE DEVELOPMENT MAY BE FURTHER DIVIDED INTO SMALLER UNITS ACCORDING TO THE FINAL PD PLAN TO CREATE A LOGICAL AND/OR FUNCTIONAL DEVELOPMENT OR INFRASTRUCTURE PATTERNS.
3. ROADWAY BUFFERS. A TWENTY-FOOT (20') BUFFER SHALL BE PROVIDED ADJACENT TO ROADWAYS THAT EXIST ALONG EXTERNAL PROJECT BOUNDARIES. THE BUFFER MAY INCLUDE STORMWATER MANAGEMENT FACILITIES, PEDESTRIAN CIRCULATION, LANDSCAPING, AND SIGNAGE. ROADWAY BUFFERS MAY NOT BE PART OF PLATTED LOTS. LANDSCAPING SHALL BE CONSISTENT WITH APPLICABLE SECTIONS OF THE LAND DEVELOPMENT REGULATIONS (LDRS).
4. LOT SETBACK AND SEPARATIONS. HOUSING UNITS AND DESIGN SHALL AT A MINIMUM MEET THE REQUIREMENT OF THE FLORIDA BUILDING CODE. NOTWITHSTANDING THE SETBACKS ESTABLISHED WITHIN EACH DEVELOPMENT AREA AND DEFINED ON THE PD MASTER PLAN, AN ACCESSORY STRUCTURE, SUCH AS A DETACHED GARAGE, MAY SHARE A COMMON WALL WITH ACCESSORY STRUCTURES ON ADJACENT LOTS.
5. COMMON AREA. COMMON AREA AND OPEN SPACE, AS DEFINED BY APPLICABLE SECTIONS OF THE LDRS AND THE PD MASTER PLAN, SHALL ACCOUNT FOR A MINIMUM OF 10% OF THE COMPLETED PROJECT, INCLUSIVE OF THE DEPRESSIONAL AREA. OPEN SPACE AREAS MAY EXIST IN ANY LAND USE AREA AND MAY BE DEVELOPED AT ANY RATE. THESE AREAS MAY CONTAIN LOW-INTENSITY PASSIVE OR ACTIVE RECREATION OPPORTUNITIES SUCH AS NATURE TRAILS, WILDLIFE VIEWING AREAS, AND OTHER RECREATION ACTIVITIES.
6. CIRCULATION. THE CIRCULATION CONFIGURATION IS NOT INTENDED TO BE EXACT AND REPRESENTS ONLY A PORTION OF THE OVERALL ROADWAY NETWORK. ROADWAYS INTENDED TO BE DEDICATED TO THE PUBLIC MAY CONSIST OF A MIXTURE OF ROADWAY TYPES AND SHALL BE REQUIRED TO MEET THE APPLICABLE LDRS DESIGN CRITERIA, UNLESS OTHERWISE AUTHORIZED BY THE CITY COMMISSION THROUGH LDR SECTION 3.6.3 (A)(5)(B)(III). THE INTERNAL ROADWAYS NOT SHOWN ON THE PD MASTER PLAN ARE INTENDED TO BE NEIGHBORHOOD STREETS AND MAY NOT MEET THE ARTERIAL OR COLLECTOR ROADWAY DEFINITION.
7. LANDOWNER/DEVELOPER RESPONSIBILITY. THE LANDOWNER/DEVELOPER IS RESPONSIBLE FOR PROVIDING RIGHT-OF-WAY AND EASEMENTS FOR CONSTRUCTING ON-SITE INFRASTRUCTURE LOCATED IN THE PROPOSED PD-R AND PD-COMM DISTRICTS, INCLUDING BUT NOT LIMITED TO ELECTRICAL UTILITY LINE, TELEPHONE LINES, CABLE TV LINES, OR THE UNDERGROUND CONDUIT FOR SUCH FEATURES. THE LANDOWNER/DEVELOPER IS RESPONSIBLE FOR PROVIDING AREAS FOR PUBLIC INFRASTRUCTURE AS REQUIRED BY CITY ORDINANCES. TO GUARANTEE CONSTRUCTION OF REQUIRED INFRASTRUCTURE, AND IF REQUESTED BY THE CITY, TO DEDICATE THESE IMPROVEMENTS TO THE CITY IN A FORM THAT COMPLIES WITH CITY REGULATIONS. ALL FACILITIES NOT DEDICATED TO THE CITY SHALL BE OPERATED AND MAINTAINED BY A PROPERTY OWNERS ASSOCIATION FORMED AS PART OF THE SUBDIVISION PROCESS.
8. ALLOWABLE LAND USE CLASSIFICATION DATA. FIGURES FOR ACREAGE ARE ESTIMATES AND HAVE BEEN ROUNDED TO THE NEAREST WHOLE NUMBER.

MAXIMUM DEVELOPMENT AREA AND DENSITY/INTENSITY[1]	ALLOWABLE USES: COMMON AREA/OPEN SPACE (E), STORMWATER MANAGEMENT FACILITIES (SMF) AND OTHER INFRASTRUCTURE MAY EXIST IN ANY LAND USE DESIGNATION	MAXIMUM POTENTIAL DEVELOPMENT[1]	ACRES	DIMENSIONAL STANDARDS	SITE %
COMMERCIAL (A) 15 DU/AC 0.5 FAR FOR PARCELS ≥ 5 AC 0.75 FAR FOR PARCELS LESS THAN 5 AC BUT MORE THAN 1 AC 1.0 FAR FOR PARCELS < 1 AC	UPPER STORY DWELLINGS, ALLOWED PUBLIC AND PRIVATE PARKS, PUBLIC AND INSTITUTIONAL, AGRICULTURE, AND BUSINESS USES WITHIN THE PD-COMMERCIAL (PD-COMM) ZONING DISTRICT PER LDR TABLE 4.1-1	300,000 SF 171 D.U.	±20.4	NON-RESIDENTIAL USES[2] AREA SPECIFICATIONS MIN. LOT AREA = NONE MIN. LOT WIDTH = NONE FRONT = 5' SIDE 0' REAR = 10' PERIMETER AREA SETBACKS FRONT = 5' SIDE = 5' REAR = 5' BUILDING SEPARATION AS PER FLORIDA BUILDING CODE MAX BUILDING HEIGHT= 65' NO MAX LOT COVERAGE	35% MAXIMUM
B 15 DU/AC 0.5 FAR FOR PARCELS ≥ 5 AC 0.75 FAR FOR PARCELS LESS THAN 5 AC BUT MORE THAN 1 AC 1.0 FAR FOR PARCELS < 1 AC		130 D.U.	±8.7		
SINGLE-FAMILY RESIDENTIAL (C) 4 DU/AC	ALLOWED RESIDENTIAL USES WITHIN PD-R ZONING DISTRICT PER LDR TABLE 4.1-1 INCLUDING DWELLING, LIVE/WORK; SINGLE-FAMILY DETACHED; SINGLE-FAMILY ATTACHED; TOWNHOUSE; TWO-TO-FOUR-FAMILY	214 D.U.	±53.4	SINGLE-FAMILY DETACHED MIN. LOT AREA = 5,000 SF MIN. LOT WIDTH = 50' FRONT = 20' SIDE = 5' REAR = 10' MAX BUILDING HEIGHT = 45' MAX LOT COVERAGE = 50% SINGLE-FAMILY DETACHED (COTTAGE STYLE) MIN. LOT AREA = 2,000 SF MIN. LOT WIDTH = 20' FRONT = 10' SIDE = 0' REAR = 10' MAX BUILDING HEIGHT = 45' MAX LOT COVERAGE = 50%	55% MAXIMUM
CIRCULATION (D) N/A	ROADWAYS, PARKING, DRIVEWAYS, BICYCLE AND PEDESTRIAN PATHWAYS, AND SUPPORTIVE INFRASTRUCTURE IMPROVEMENTS	N/A	±3.1	ROADWAY TYPE / ACCESS WIDTH / PAVED SURFACE PRIVATE: 15' (MIN) / 10' (MIN) PUBLIC: PER LDR ARTICLE 7	N/A
COMMON AREA/OPEN SPACE (E) N/A	PUBLIC OR PRIVATE PARKS, RECREATIONAL TRAIL, RESOURCE-BASED RECREATION, NON-INTENSIVE COMMUNICATION/PUBLIC INFRASTRUCTURE, AND PRESERVED ENVIRONMENTALLY SENSITIVE LANDS, POTENTIAL WILDLIFE HABITAT, STORMWATER MANAGEMENT FACILITIES, AND STREAM CORRIDORS	N/A	±35.1	N/A	10% MINIMUM

1. THE MAXIMUM NUMBER OF RESIDENTIAL UNITS ALLOWED WITHIN THE PD IS 515 UNITS. THE MAXIMUM AMOUNT OF NON-RESIDENTIAL DEVELOPMENT ALLOWED WITHIN THE PD IS 489,400 SF.

DEVELOPMENT SITE AREA

	AREA	PERCENTAGE
TOTAL PROJECT	5,253,131.3 SF (120.6 AC)	100%
COMMERCIAL (A)	886,812.0 SF (20.4 AC)	16.9%
OFFICE/CC (B)	380,609.1 SF (8.7 AC)	7.2%
SINGLE-FAMILY RESIDENTIAL (C)	2,325,873.9 SF (53.4 AC)	44.3%
CIRCULATION (D)	132,724.2 SF (3.1 AC)	2.5%
COMMON AREA/OPEN SPACE (E)	1,527,387.9 SF (35.1 AC)	29.1%

REVISIONS

NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: CHRISTOPHER A. POTTS, P.E. FLORIDA LICENSE NO. 73842

PRELIMINARY NOT FOR CONSTRUCTION

THIS DOCUMENT IS ISSUED FOR THE PURPOSE OF REVIEW ONLY AND IS NOT INTENDED FOR FINAL PERMITTING, BIDDING, OR CONSTRUCTION PURPOSES.

JBPro
CIVIL ENGINEERING • LAND SURVEYING • PLANNING
3530 NW 43rd Street • Gainesville, Florida 32606
PHONE: (352) 375-8999 • FAX: (352) 375-0833
E-MAIL: contact@jbpro.com

SHEET TITLE: PLANNED DEVELOPMENT PLAN

DATE: JULY 2021

PROJECT NO: 373-21-03

CLIENT: DM ALACHUA INVESTMENTS LLC

PROJECT: SCHMIDT FARMS

SHEET NO: PD-1

APPENDIX B

TURNING MOVEMENT COUNTS



JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: TUESDAY
DATE: 08/31/21
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY):06:45 Hrs

MANUAL TURNING MOVEMENT COUNTS
US 441 @ NW 43RD STREET
ALACHUA COUNTY, FLORIDA

Site Code : 77776666
Start Date: 08/31/21
File I.D. : 83121AM1
Page : 1

AUTOMOBILES, COMMERCIAL VEHICLES

	US 441 From North				From East				US 441 From South				NW 43RD STREET From West				
	Left	Thru	Right	U-TURN	Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Left	Thru	Right	Other	Total
Date 08/31/21																	
06:45	0	224	55	0	0	0	0	0	2	110	0	0	41	0	3	0	435
07:00	0	231	80	0	0	0	0	0	2	89	0	4	42	0	1	0	449
07:15	0	314	92	0	0	0	0	0	6	114	0	5	41	0	0	0	572
07:30	0	278	98	0	0	0	0	0	0	107	0	0	66	0	3	0	552
Hr Total	0	1047	325	0	0	0	0	0	10	420	0	9	190	0	7	0	2008
07:45	0	247	77	0	0	0	0	0	2	161	0	1	73	0	1	0	562
08:00	0	182	100	1	0	0	0	0	3	152	0	1	80	0	2	0	521
08:15	0	195	91	1	0	0	0	0	5	119	0	7	62	0	2	0	482
08:30	0	177	98	0	0	0	0	0	5	102	0	1	60	0	3	0	446
Hr Total	0	801	366	2	0	0	0	0	15	534	0	10	275	0	8	0	2011
TOTAL	0	1848	691	2	0	0	0	0	25	954	0	19	465	0	15	0	4019

Peak Hour Analysis By Entire Intersection for the Period: 07:30 to 08:30 on 08/31/21

Peak start	07:30				07:30				07:30				07:30				
Volume	0	902	366	2	0	0	0	0	10	539	0	9	281	0	8	0	
Percent	0%	71%	29%	0%	0%	0%	0%	0%	2%	97%	0%	2%	97%	0%	3%	0%	
Pk total	1270				0				558				289				
Highest	07:30				06:45				07:45				08:00				
Volume	0	278	98	0	0	0	0	0	2	161	0	1	80	0	2	0	
Hi total	376				0				164				82				
PHF	.84				.0				.85				.88				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: TUESDAY
DATE: 08/31/21
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY):06:45 Hrs

MANUAL TURNING MOVEMENT COUNTS
US 441 @ NW 43RD STREET
ALACHUA COUNTY, FLORIDA

Site Code : 77776666
Start Date: 08/31/21
File I.D. : 83121AM1
Page : 1

AUTOMOBILES

	US 441 From North				From East				US 441 From South				NW 43RD STREET From West				
	Left	Thru	Right	U-TURN	Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Left	Thru	Right	Other	Total
Date 08/31/21																	
06:45	0	213	47	0	0	0	0	0	1	98	0	0	41	0	3	0	403
07:00	0	216	77	0	0	0	0	0	1	72	0	4	40	0	1	0	411
07:15	0	296	87	0	0	0	0	0	4	102	0	1	38	0	0	0	528
07:30	0	263	95	0	0	0	0	0	0	97	0	0	66	0	1	0	522
Hr Total	0	988	306	0	0	0	0	0	6	369	0	5	185	0	5	0	1864
07:45	0	228	72	0	0	0	0	0	2	142	0	1	70	0	1	0	516
08:00	0	156	98	1	0	0	0	0	0	129	0	1	75	0	2	0	462
08:15	0	178	83	1	0	0	0	0	3	97	0	3	57	0	2	0	424
08:30	0	157	93	0	0	0	0	0	4	85	0	0	53	0	3	0	395
Hr Total	0	719	346	2	0	0	0	0	9	453	0	5	255	0	8	0	1797
TOTAL	0	1707	652	2	0	0	0	0	15	822	0	10	440	0	13	0	3661

Peak Hour Analysis By Entire Intersection for the Period: 07:30 to 08:30 on 08/31/21

Peak start	07:30				07:30				07:30				07:30				
Volume	0	825	348	2	0	0	0	0	5	465	0	5	268	0	6	0	
Percent	0%	70%	30%	0%	0%	0%	0%	0%	1%	98%	0%	1%	98%	0%	2%	0%	
Pk total	1175				0				475				274				
Highest	07:30				06:45				07:45				08:00				
Volume	0	263	95	0	0	0	0	0	2	142	0	1	75	0	2	0	
Hi total	358				0				145				77				
PHF	.82				.0				.82				.89				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: TUESDAY
DATE: 08/31/21
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY): 06:45 Hrs

MANUAL TURNING MOVEMENT COUNTS
US 441 @ NW 43RD STREET
ALACHUA COUNTY, FLORIDA

Site Code : 77776666
Start Date: 08/31/21
File I.D. : 83121AM1
Page : 1

COMMERCIAL VEHICLES

	US 441 From North				From East				US 441 From South				NW 43RD STREET From West				
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Total
Date 08/31/21																	
06:45	0	11	8	0	0	0	0	0	1	12	0	0	0	0	0	0	32
07:00	0	15	3	0	0	0	0	0	1	17	0	0	2	0	0	0	38
07:15	0	18	5	0	0	0	0	0	2	12	0	4	3	0	0	0	44
07:30	0	15	3	0	0	0	0	0	0	10	0	0	0	0	2	0	30
Hr Total	0	59	19	0	0	0	0	0	4	51	0	4	5	0	2	0	144
07:45	0	19	5	0	0	0	0	0	0	19	0	0	3	0	0	0	46
08:00	0	26	2	0	0	0	0	0	3	23	0	0	5	0	0	0	59
08:15	0	17	8	0	0	0	0	0	2	22	0	4	5	0	0	0	58
08:30	0	20	5	0	0	0	0	0	1	17	0	1	7	0	0	0	51
Hr Total	0	82	20	0	0	0	0	0	6	81	0	5	20	0	0	0	214
TOTAL	0	141	39	0	0	0	0	0	10	132	0	9	25	0	2	0	358

Peak Hour Analysis By Entire Intersection for the Period: 07:30 to 08:30 on 08/31/21

Peak start	07:30				07:30				07:30				07:30				
Volume	0	77	18	0	0	0	0	0	5	74	0	4	13	0	2	0	
Percent	0%	81%	19%	0%	0%	0%	0%	0%	6%	89%	0%	5%	87%	0%	13%	0%	
Pk total	95				0				83				15				
Highest	08:00				06:45				08:15				08:00				
Volume	0	26	2	0	0	0	0	0	2	22	0	4	5	0	0	0	
Hi total	28				0				28				5				
PHF	.85				.0				.74				.75				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: TUESDAY | MANUAL TURNING MOVEMENT COUNTS | Site Code : 22223333

DATE: 08/31/21 | NW 43RD STREET @ MARATHON DRIVEWAY | Start Date: 08/31/21

WEATHER: CLEAR & DRY | ALACHUA COUNTY, FLORIDA | File I.D. : 83121AM2

BEGIN TIME (MILITARY):06:45 Hrs | Page : 1

AUTOMOBILES, COMMERCIAL VEHICLES

	NW 43RD STREET From North				MARATHON DRIVEWAY From East				NW 43RD STREET From South				From West				
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Total
Date 08/31/21																	
06:45	2	0	0	0	2	0	1	0	0	0	6	0	0	0	0	0	11
07:00	3	0	0	0	2	0	2	0	0	0	2	0	0	0	0	0	9
07:15	4	0	0	0	6	0	3	0	0	0	12	0	0	0	0	0	25
07:30	2	0	0	0	10	0	4	0	0	0	11	0	0	0	0	0	27
Hr Total	11	0	0	0	20	0	10	0	0	0	31	0	0	0	0	0	72
07:45	4	0	0	0	5	0	4	0	0	0	8	0	0	0	0	0	21
08:00	2	0	0	0	6	0	2	0	0	0	10	0	0	0	0	0	20
08:15	6	0	0	0	10	0	8	0	0	0	13	0	0	0	0	0	37
08:30	4	0	0	0	11	0	6	0	0	0	12	0	1	0	0	0	34
Hr Total	16	0	0	0	32	0	20	0	0	0	43	0	1	0	0	0	112
TOTAL	27	0	0	0	52	0	30	0	0	0	74	0	1	0	0	0	184

Peak Hour Analysis By Entire Intersection for the Period: 07:45 to 08:45 on 08/31/21

Peak start	07:45				07:45				07:45				07:45				
Volume	16	0	0	0	32	0	20	0	0	0	43	0	1	0	0	0	
Percent	100%	0%	0%	0%	62%	0%	38%	0%	0%	0%	100%	0%	100%	0%	0%	0%	
Pk total	16				52				43				1				
Highest	08:15				08:15				08:15				08:30				
Volume	6	0	0	0	10	0	8	0	0	0	13	0	1	0	0	0	
Hi total	6				18				13				1				
PHF	.67				.72				.83				.25				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: TUESDAY
DATE: 08/31/21
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY):06:45 Hrs

MANUAL TURNING MOVEMENT COUNTS
NW 43RD STREET @ MARATHON DRIVEWAY
ALACHUA COUNTY, FLORIDA

Site Code : 22223333
Start Date: 08/31/21
File I.D. : 83121AM2
Page : 1

AUTOMOBILES

	NW 43RD STREET From North				MARATHON DRIVEWAY From East				NW 43RD STREET From South				From West				
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Total
Date 08/31/21																	
06:45	2	0	0	0	2	0	1	0	0	0	5	0	0	0	0	0	10
07:00	3	0	0	0	2	0	1	0	0	0	2	0	0	0	0	0	8
07:15	1	0	0	0	5	0	2	0	0	0	9	0	0	0	0	0	17
07:30	2	0	0	0	4	0	2	0	0	0	8	0	0	0	0	0	16
Hr Total	8	0	0	0	13	0	6	0	0	0	24	0	0	0	0	0	51
07:45	3	0	0	0	5	0	4	0	0	0	8	0	0	0	0	0	20
08:00	2	0	0	0	3	0	1	0	0	0	9	0	0	0	0	0	15
08:15	3	0	0	0	8	0	7	0	0	0	12	0	0	0	0	0	30
08:30	4	0	0	0	6	0	4	0	0	0	9	0	1	0	0	0	24
Hr Total	12	0	0	0	22	0	16	0	0	0	38	0	1	0	0	0	89
TOTAL	20	0	0	0	35	0	22	0	0	0	62	0	1	0	0	0	140

Peak Hour Analysis By Entire Intersection for the Period: 07:45 to 08:45 on 08/31/21

Peak start	07:45				07:45				07:45				07:45				
Volume	12	0	0	0	22	0	16	0	0	0	38	0	1	0	0	0	
Percent	100%	0%	0%	0%	58%	0%	42%	0%	0%	0%	100%	0%	100%	0%	0%	0%	
Pk total	12				38				38				1				
Highest	08:30				08:15				08:15				08:30				
Volume	4	0	0	0	8	0	7	0	0	0	12	0	1	0	0	0	
Hi total	4				15				12				1				
PHF	.75				.63				.79				.25				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: TUESDAY
DATE: 08/31/21
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY): 06:45 Hrs

MANUAL TURNING MOVEMENT COUNTS
NW 43RD STREET @ MARATHON DRIVEWAY
ALACHUA COUNTY, FLORIDA

Site Code : 22223333
Start Date: 08/31/21
File I.D. : 83121AM2
Page : 1

COMMERCIAL VEHICLES

	NW 43RD STREET From North				MARATHON DRIVEWAY From East				NW 43RD STREET From South				From West				
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Total
Date 08/31/21																	
06:45	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
07:00	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
07:15	3	0	0	0	1	0	1	0	0	0	3	0	0	0	0	0	8
07:30	0	0	0	0	6	0	2	0	0	0	3	0	0	0	0	0	11
Hr Total	3	0	0	0	7	0	4	0	0	0	7	0	0	0	0	0	21
07:45	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
08:00	0	0	0	0	3	0	1	0	0	0	1	0	0	0	0	0	5
08:15	3	0	0	0	2	0	1	0	0	0	1	0	0	0	0	0	7
08:30	0	0	0	0	5	0	2	0	0	0	3	0	0	0	0	0	10
Hr Total	4	0	0	0	10	0	4	0	0	0	5	0	0	0	0	0	23
TOTAL	7	0	0	0	17	0	8	0	0	0	12	0	0	0	0	0	44

Peak Hour Analysis By Entire Intersection for the Period: 07:45 to 08:45 on 08/31/21

Peak start	07:45				07:45				07:45				07:45				
Volume	4	0	0	0	10	0	4	0	0	0	5	0	0	0	0	0	
Percent	100%	0%	0%	0%	71%	0%	29%	0%	0%	0%	100%	0%	0%	0%	0%	0%	
Pk total	4				14				5				0				
Highest	08:15				08:30				08:30				06:45				
Volume	3	0	0	0	5	0	2	0	0	0	3	0	0	0	0	0	
Hi total	3				7				3				0				
PHF	.33				.50				.42				.0				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: MONDAY
DATE: 08/30/21
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY):15:30 Hrs

MANUAL TURNING MOVEMENT COUNTS
US 441 @ NW 43RD STREET
ALACHUA COUNTY, FLORIDA

Site Code : 66667777
Start Date: 08/30/21
File I.D. : 83021PM1
Page : 1

AUTOMOBILES, COMMERCIAL VEHICLES

	US 441 From North				From East				US 441 From South				MW 43RD STREET From West				
	Left	Thru	Right	U-TURN	Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Left	Thru	Right	Other	Total
Date 08/30/21																	
15:30	0	128	66	0	0	0	0	0	6	199	0	0	78	0	4	0	481
15:45	0	124	65	0	0	0	0	0	6	189	0	2	74	0	6	0	466
16:00	0	134	60	0	0	0	0	0	9	196	0	1	102	0	4	0	506
16:15	0	147	62	0	0	0	0	0	5	210	0	0	92	0	7	0	523
Hr Total	0	533	253	0	0	0	0	0	26	794	0	3	346	0	21	0	1976
16:30	0	148	79	0	0	0	0	0	5	248	0	0	85	0	4	0	569
16:45	0	147	66	0	0	0	0	0	7	271	0	2	96	0	3	0	592
17:00	0	144	125	2	0	0	0	0	11	254	0	1	85	0	6	0	628
17:15	0	151	97	3	0	0	0	0	8	280	0	0	117	0	4	0	660
Hr Total	0	590	367	5	0	0	0	0	31	1053	0	3	383	0	17	0	2449
17:30	0	141	91	0	0	0	0	0	7	289	0	1	89	0	0	0	618
17:45	0	122	81	1	0	0	0	0	3	220	0	1	93	0	6	0	527
Hr Total	0	263	172	1	0	0	0	0	10	509	0	2	182	0	6	0	1145
TOTAL	0	1386	792	6	0	0	0	0	67	2356	0	8	911	0	44	0	5570

Peak Hour Analysis By Entire Intersection for the Period: 16:45 to 17:45 on 08/30/21

Peak start	16:45				16:45				16:45				16:45				
Volume	0	583	379	5	0	0	0	0	33	1094	0	4	387	0	13	0	
Percent	0%	60%	39%	1%	0%	0%	0%	0%	3%	97%	0%	0%	97%	0%	3%	0%	
Pk total	967				0				1131				400				
Highest	17:00				15:30				17:30				17:15				
Volume	0	144	125	2	0	0	0	0	7	289	0	1	117	0	4	0	
Hi total	271				0				297				121				
PHF	.89				.0				.95				.83				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: MONDAY | MANUAL TURNING MOVEMENT COUNTS | Site Code : 66667777

DATE: 08/30/21 | US 441 @ NW 43RD STREET | Start Date: 08/30/21

WEATHER: CLEAR & DRY | ALACHUA COUNTY, FLORIDA | File I.D. : 83021PM1

BEGIN TIME (MILITARY):15:30 Hrs | Page : 1

AUTOMOBILES

	US 441 From North				From East				US 441 From South				MW 43RD STREET From West				
	Left	Thru	Right	U-TURN	Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Left	Thru	Right	Other	Total
Date 08/30/21																	
15:30	0	116	63	0	0	0	0	0	4	185	0	0	75	0	4	0	447
15:45	0	110	62	0	0	0	0	0	5	177	0	2	66	0	3	0	425
16:00	0	126	59	0	0	0	0	0	8	177	0	1	98	0	4	0	473
16:15	0	134	55	0	0	0	0	0	4	196	0	0	89	0	7	0	485
Hr Total	0	486	239	0	0	0	0	0	21	735	0	3	328	0	18	0	1830
16:30	0	132	79	0	0	0	0	0	5	238	0	0	82	0	3	0	539
16:45	0	141	63	0	0	0	0	0	7	255	0	2	90	0	3	0	561
17:00	0	137	125	2	0	0	0	0	10	237	0	1	85	0	5	0	602
17:15	0	148	92	3	0	0	0	0	6	268	0	0	111	0	4	0	632
Hr Total	0	558	359	5	0	0	0	0	28	998	0	3	368	0	15	0	2334
17:30	0	137	90	0	0	0	0	0	6	283	0	1	87	0	0	0	604
17:45	0	116	81	1	0	0	0	0	3	208	0	1	92	0	5	0	507
Hr Total	0	253	171	1	0	0	0	0	9	491	0	2	179	0	5	0	1111
TOTAL	0	1297	769	6	0	0	0	0	58	2224	0	8	875	0	38	0	5275

Peak Hour Analysis By Entire Intersection for the Period: 16:45 to 17:45 on 08/30/21

Peak start	16:45				16:45				16:45				16:45				
Volume	0	563	370	5	0	0	0	0	29	1043	0	4	373	0	12	0	
Percent	0%	60%	39%	1%	0%	0%	0%	0%	3%	97%	0%	0%	97%	0%	3%	0%	
Pk total	938				0				1076				385				
Highest	17:00				15:30				17:30				17:15				
Volume	0	137	125	2	0	0	0	0	6	283	0	1	111	0	4	0	
Hi total	264				0				290				115				
PHF	.89				.0				.93				.84				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: MONDAY
DATE: 08/30/21
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY):15:30 Hrs

MANUAL TURNING MOVEMENT COUNTS
US 441 @ NW 43RD STREET
ALACHUA COUNTY, FLORIDA

Site Code : 66667777
Start Date: 08/30/21
File I.D. : 83021PM1
Page : 1

COMMERCIAL VEHICLES

	US 441 From North				From East				US 441 From South				MW 43RD STREET From West				
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Total
Date 08/30/21																	
15:30	0	12	3	0	0	0	0	0	2	14	0	0	3	0	0	0	34
15:45	0	14	3	0	0	0	0	0	1	12	0	0	8	0	3	0	41
16:00	0	8	1	0	0	0	0	0	1	19	0	0	4	0	0	0	33
16:15	0	13	7	0	0	0	0	0	1	14	0	0	3	0	0	0	38
Hr Total	0	47	14	0	0	0	0	0	5	59	0	0	18	0	3	0	146
16:30	0	16	0	0	0	0	0	0	0	10	0	0	3	0	1	0	30
16:45	0	6	3	0	0	0	0	0	0	16	0	0	6	0	0	0	31
17:00	0	7	0	0	0	0	0	0	1	17	0	0	0	0	1	0	26
17:15	0	3	5	0	0	0	0	0	2	12	0	0	6	0	0	0	28
Hr Total	0	32	8	0	0	0	0	0	3	55	0	0	15	0	2	0	115
17:30	0	4	1	0	0	0	0	0	1	6	0	0	2	0	0	0	14
17:45	0	6	0	0	0	0	0	0	0	12	0	0	1	0	1	0	20
Hr Total	0	10	1	0	0	0	0	0	1	18	0	0	3	0	1	0	34
TOTAL	0	89	23	0	0	0	0	0	9	132	0	0	36	0	6	0	295

Peak Hour Analysis By Entire Intersection for the Period: 16:45 to 17:45 on 08/30/21

Peak start	16:45				16:45				16:45				16:45				
Volume	0	20	9	0	0	0	0	0	4	51	0	0	14	0	1	0	
Percent	0%	69%	31%	0%	0%	0%	0%	0%	7%	93%	0%	0%	93%	0%	7%	0%	
Pk total	29				0				55				15				
Highest	16:45				15:30				17:00				16:45				
Volume	0	6	3	0	0	0	0	0	1	17	0	0	6	0	0	0	
Hi total	9				0				18				6				
PHF	.81				.0				.76				.62				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: MONDAY | MANUAL TURNING MOVEMENT COUNTS | Site Code : 33332222

DATE: 08/30/21 | 43RD STREET @ MARATHON DRIVEWAY | Start Date: 08/30/21

WEATHER: CLEAR & DRY | ALACHUA COUNTY, FLORIDA | File I.D. : 83021PM2

BEGIN TIME (MILITARY):15:30 Hrs | Page : 1

AUTOMOBILES, COMMERCIAL VEHICLES

	43RD STREET From North				MARATHON DRIVEWAY From East				43RD STREET From South				From West				
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Total
Date 08/30/21																	
15:30	1	0	0	0	6	0	7	0	0	0	11	0	0	0	0	0	25
15:45	1	0	0	0	1	0	6	0	0	0	11	0	0	0	0	0	19
16:00	1	0	0	0	4	0	6	0	0	0	13	0	0	0	0	0	24
16:15	3	0	0	0	6	0	7	0	0	0	8	0	0	0	0	0	24
Hr Total	6	0	0	0	17	0	26	0	0	0	43	0	0	0	0	0	92
16:30	3	0	0	0	5	0	1	0	0	0	10	0	0	0	0	0	19
16:45	4	0	0	0	8	0	7	0	0	0	9	0	0	0	0	0	28
17:00	4	0	0	0	8	0	7	0	0	0	12	0	0	0	0	2	33
17:15	6	0	0	0	6	0	4	0	0	0	8	0	0	0	0	3	27
Hr Total	17	0	0	0	27	0	19	0	0	0	39	0	0	0	0	5	107
17:30	8	0	0	0	11	0	3	0	0	0	3	0	0	0	0	0	25
17:45	3	0	0	0	9	0	3	0	0	0	6	0	0	0	0	0	21
Hr Total	11	0	0	0	20	0	6	0	0	0	9	0	0	0	0	0	46
TOTAL	34	0	0	0	64	0	51	0	0	0	91	0	0	0	0	5	245

Peak Hour Analysis By Entire Intersection for the Period: 16:45 to 17:45 on 08/30/21

Peak start	16:45				16:45				16:45				16:45				
Volume	22	0	0	0	33	0	21	0	0	0	32	0	0	0	0	5	
Percent	100%	0%	0%	0%	61%	0%	39%	0%	0%	0%	100%	0%	0%	0%	0%	100%	
Pk total	22				54				32				5				
Highest	17:30				16:45				17:00				17:15				
Volume	8	0	0	0	8	0	7	0	0	0	12	0	0	0	0	3	
Hi total	8				15				12				3				
PHF	.69				.90				.67				.42				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: MONDAY
DATE: 08/30/21
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY):15:30 Hrs

MANUAL TURNING MOVEMENT COUNTS
43RD STREET @ MARATHON DRIVEWAY
ALACHUA COUNTY, FLORIDA

Site Code : 33332222
Start Date: 08/30/21
File I.D. : 83021PM2
Page : 1

AUTOMOBILES

	43RD STREET From North				MARATHON DRIVEWAY From East				43RD STREET From South				From West				
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Total
Date 08/30/21																	
15:30	1	0	0	0	6	0	7	0	0	0	11	0	0	0	0	0	25
15:45	1	0	0	0	1	0	5	0	0	0	11	0	0	0	0	0	18
16:00	1	0	0	0	4	0	6	0	0	0	13	0	0	0	0	0	24
16:15	3	0	0	0	6	0	7	0	0	0	8	0	0	0	0	0	24
Hr Total	6	0	0	0	17	0	25	0	0	0	43	0	0	0	0	0	91
16:30	3	0	0	0	5	0	1	0	0	0	9	0	0	0	0	0	18
16:45	3	0	0	0	7	0	7	0	0	0	9	0	0	0	0	0	26
17:00	4	0	0	0	8	0	7	0	0	0	12	0	0	0	0	2	33
17:15	4	0	0	0	6	0	3	0	0	0	8	0	0	0	0	3	24
Hr Total	14	0	0	0	26	0	18	0	0	0	38	0	0	0	0	5	101
17:30	8	0	0	0	10	0	3	0	0	0	3	0	0	0	0	0	24
17:45	3	0	0	0	9	0	3	0	0	0	6	0	0	0	0	0	21
Hr Total	11	0	0	0	19	0	6	0	0	0	9	0	0	0	0	0	45
TOTAL	31	0	0	0	62	0	49	0	0	0	90	0	0	0	0	5	237

Peak Hour Analysis By Entire Intersection for the Period: 16:45 to 17:45 on 08/30/21

Peak start	16:45				16:45				16:45				16:45				
Volume	19	0	0	0	31	0	20	0	0	0	32	0	0	0	0	5	
Percent	100%	0%	0%	0%	61%	0%	39%	0%	0%	0%	100%	0%	0%	0%	0%	100%	
Pk total	19				51				32				5				
Highest	17:30				17:00				17:00				17:15				
Volume	8	0	0	0	8	0	7	0	0	0	12	0	0	0	0	3	
Hi total	8				15				12				3				
PHF	.59				.85				.67				.42				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: MONDAY
DATE: 08/30/21
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY):15:30 Hrs

MANUAL TURNING MOVEMENT COUNTS
43RD STREET @ MARATHON DRIVEWAY
ALACHUA COUNTY, FLORIDA

Site Code : 33332222
Start Date: 08/30/21
File I.D. : 83021PM2
Page : 1

COMMERCIAL VEHICLES

	43RD STREET From North				MARATHON DRIVEWAY From East				43RD STREET From South				From West				
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Total
Date 08/30/21																	
15:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:45	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hr Total	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
16:30	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
16:45	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	2
17:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:15	2	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	3
Hr Total	3	0	0	0	1	0	1	0	0	0	1	0	0	0	0	0	6
17:30	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1
17:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hr Total	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1
TOTAL	3	0	0	0	2	0	2	0	0	0	1	0	0	0	0	0	8

Peak Hour Analysis By Entire Intersection for the Period: 16:45 to 17:45 on 08/30/21

Peak start	16:45				16:45				16:45				16:45				
Volume	3	0	0	0	2	0	1	0	0	0	0	0	0	0	0	0	
Percent	100%	0%	0%	0%	67%	0%	33%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Pk total	3				3				0				0				
Highest	17:15				16:45				15:30				15:30				
Volume	2	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	
Hi total	2				1				0				0				
PHF	.38				.75				.0				.0				

TABLE B2

US 441, SIDE STREETS NORTH of NW 43RD STREET
MANUAL TURNING MOVEMENT COUNT

Tuesday, March 19, 2019

	NW 102ND PLACE				NW 103RD LANE				NW 104TH LANE				GRU DRIVEWAY				TOTAL			
	To/From SOUTH		To/From NORTH		To/From SOUTH		To/From NORTH		To/From SOUTH		To/From NORTH		To/From SOUTH		To/From NORTH		To/From SOUTH		To/From NORTH	
	LT In	RT Out	LT Out	RT In	UT In	RT Out	UT Out	RT In	LT In	RT Out	LT Out	RT In	RT In	LT Out	RT Out	LT In	In	Out	Out	In
9:30-9:45 AM	0	2	1	0	1	0	0	0	2	1	1	0	2	1	1	0	5	4	3	0
9:45-10:00 AM	2	4	0	0	0	0	0	0	0	1	0	0	1	0	2	0	3	5	2	0
10:00-10:15 AM	2	2	1	0	0	0	0	0	1	1	0	1	0	0	1	1	3	3	2	2
10:15-10:30 AM	1	2	0	1	0	0	0	0	0	0	0	1	0	0	0	0	1	2	0	2
10:30-10:45 AM	1	2	1	0	0	0	0	0	1	0	0	0	0	1	1	1	2	3	2	1
10:45-11:00 AM	1	2	0	0	0	0	0	0	1	2	0	0	1	0	1	0	3	4	1	0
11:00-11:15 AM	1	1	0	1	0	0	0	0	1	1	0	0	0	1	0	0	2	3	0	1
11:15-11:30 AM	1	1	0	0	0	0	0	0	1	3	0	0	1	0	0	2	3	4	0	2
AM PERIOD:	**9**	**16**	**3**	**2**	**1**	**0**	**0**	**0**	**7**	**9**	**1**	**2**	**5**	**3**	**6**	**4**	**22**	**28**	**10**	**8**
																	73%	74%	26%	27%
																	74%		26%	

Thursday, January 24, 2019

	NW 102ND PLACE				NW 103RD LANE				NW 104TH LANE				GRU DRIVEWAY				TOTAL			
	To/From SOUTH		To/From NORTH		To/From SOUTH		To/From NORTH		To/From SOUTH		To/From NORTH		To/From SOUTH		To/From NORTH		To/From SOUTH		To/From NORTH	
	LT In	RT Out	LT Out	RT In	UT In	RT Out	UT Out	RT In	LT In	RT Out	LT Out	RT In	RT In	LT Out	RT Out	LT In	In	Out	Out	In
1:00-1:15 PM	1	0	0	0	1	0	1	0	2	1	0	0	0	0	1	0	4	1	2	0
1:15-1:30 PM	1	0	0	1	0	0	0	0	0	0	0	0	3	1	1	1	4	1	1	2
1:30-1:45 PM	1	2	1	0	0	0	0	0	3	2	1	0	0	1	0	1	4	5	2	1
1:45-2:00 PM	2	2	0	1	0	0	0	0	1	1	0	0	3	1	0	1	6	4	0	2
2:00-2:15 PM	4	3	0	0	0	0	0	0	0	2	0	1	2	1	1	1	6	6	1	2
2:15-2:30 PM	4	3	0	0	0	0	0	0	0	0	0	0	1	3	2	2	5	6	2	2
2:30-2:45 PM	3	1	0	0	0	0	0	0	4	0	0	0	2	1	1	0	9	2	1	0
2:45-3:00 PM	2	3	0	0	0	0	0	0	3	1	1	0	0	3	1	0	5	7	2	0
PM PERIOD:	**18**	**14**	**1**	**2**	**1**	**0**	**1**	**0**	**13**	**7**	**2**	**1**	**11**	**11**	**7**	**6**	**43**	**32**	**11**	**9**
																	83%	74%	26%	17%
																	79%		21%	

BUCKHOLZ TRAFFIC

APPENDIX C

FDOT TRAFFIC DATA

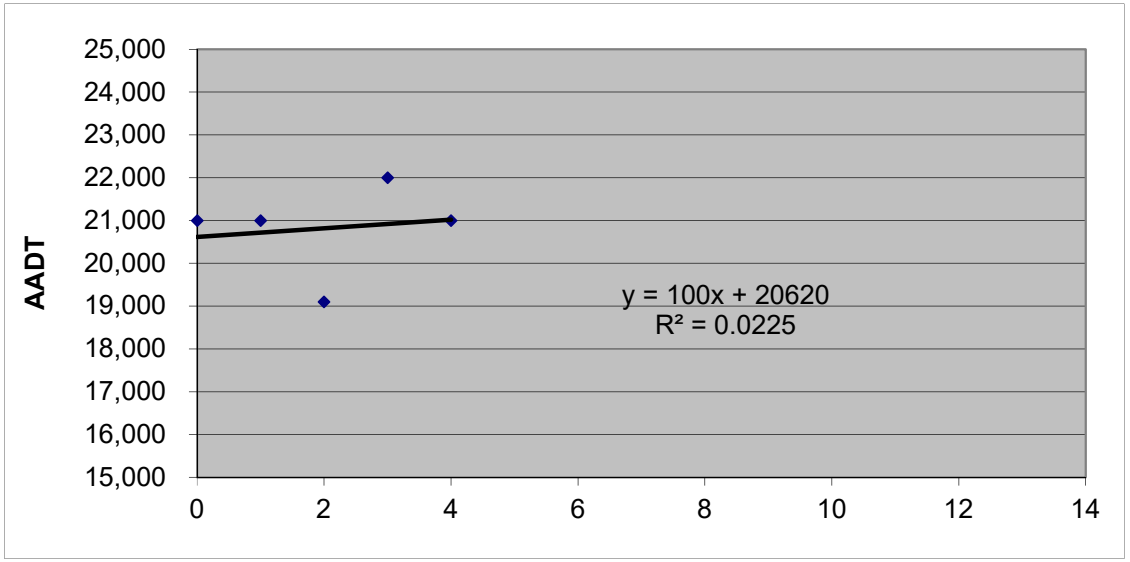


TABLE C1
LINEAR REGRESSION ANALYSIS

US 441 (SR 20), North of SR 121

Year	X	Actual AADT (Y)	**Predicted AADT**
2015	0	21,000	**20,620**
2016	1	21,000	20,720
2017	2	19,100	20,820
2018	3	22,000	20,920
2019	4	21,000	21,020
2020	5		21,120
2021	6		21,220
2022	7		21,320
2023	8		21,420
2024	9		21,520
2025	10		21,620
2026	11		21,720
2027	12		21,820
2028	13		21,920
2029	14		**22,020**

i = 0.5%



BUCKHOLZ TRAFFIC

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2020 HISTORICAL AADT REPORT

COUNTY: 26 - ALACHUA

SITE: 3117 - SR 20 .3 MI. NW OF SR 121

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2020	20000 C	N 10000	S 10000	9.00	54.10	5.60
2019	21000 C	N 10000	S 11000	9.00	53.10	5.60
2018	22000 C	N 11000	S 11000	9.00	52.70	4.90
2017	19100 C	N 9500	S 9600	9.00	52.70	4.60
2016	21000 C	N 10500	S 10500	9.00	52.80	4.90
2015	21000 C	N 10500	S 10500	9.00	52.70	5.20
2014	19500 C	N 9700	S 9800	9.00	52.60	5.40
2013	19200 C	N 9500	S 9700	9.00	52.70	5.00
2012	18200 C	N 9000	S 9200	9.00	52.50	4.90
2011	18200 C	N 9100	S 9100	9.00	52.90	5.50
2010	17700 C	N 8800	S 8900	9.43	51.94	5.10
2009	18700 C	N 9300	S 9400	9.43	53.42	6.20
2008	19400 C	N 9700	S 9700	9.32	52.55	7.30
2007	18600 C	N 9300	S 9300	9.05	51.52	5.70
2006	19200 C	N 9400	S 9800	9.16	52.08	6.70
2005	19200 C	N 9600	S 9600	9.20	53.00	9.10

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

County: 26
Station: 3117
Description: SR 20 .3 MI. NW OF SR 121
Start Date: 02/05/2020
Start Time: 0000

	Direction: N					Direction: S					Combined
Time	1st	2nd	3rd	4th	Total	1st	2nd	3rd	4th	Total	Total
0000	24	20	12	8	64	7	7	10	8	32	96
0100	6	4	8	12	30	13	13	11	4	41	71
0200	8	12	4	7	31	3	7	10	5	25	56
0300	7	4	4	13	28	5	17	17	14	53	81
0400	22	21	24	21	88	14	18	27	47	106	194
0500	25	34	59	46	164	39	59	84	92	274	438
0600	38	70	109	133	350	136	212	278	297	923	1273
0700	96	107	163	170	536	318	402	351	340	1411	1947
0800	173	162	189	114	638	310	294	281	222	1107	1745
0900	150	124	149	126	549	184	174	196	175	729	1278
1000	159	122	136	122	539	162	163	150	169	644	1183
1100	164	140	142	165	611	150	161	163	184	658	1269
1200	174	171	170	160	675	193	178	177	169	717	1392
1300	195	161	187	182	725	178	162	187	171	698	1423
1400	190	185	212	175	762	154	166	196	168	684	1446
1500	221	233	263	273	990	163	194	202	170	729	1719
1600	269	278	307	315	1169	167	180	203	173	723	1892
1700	376	383	369	303	1431	227	220	231	202	880	2311
1800	261	194	188	158	801	185	167	134	118	604	1405
1900	151	148	136	104	539	86	89	66	74	315	854
2000	96	102	99	62	359	55	40	40	38	173	532
2100	77	81	79	69	306	51	41	47	53	192	498
2200	45	47	58	28	178	25	34	32	24	115	293
2300	28	26	18	20	92	25	11	24	15	75	167
24-Hour Totals:					11655					11908	23563

Peak Volume Information

	Direction: N		Direction: S		Combined Directions	
	Hour	Volume	Hour	Volume	Hour	Volume
A.M.	745	694	700	1411	715	2016
P.M.	1645	1443	1700	880	1700	2311
Daily	1645	1443	700	1411	1700	2311

Truck Percentage 5.33 5.86 5.60

Classification Summary Database

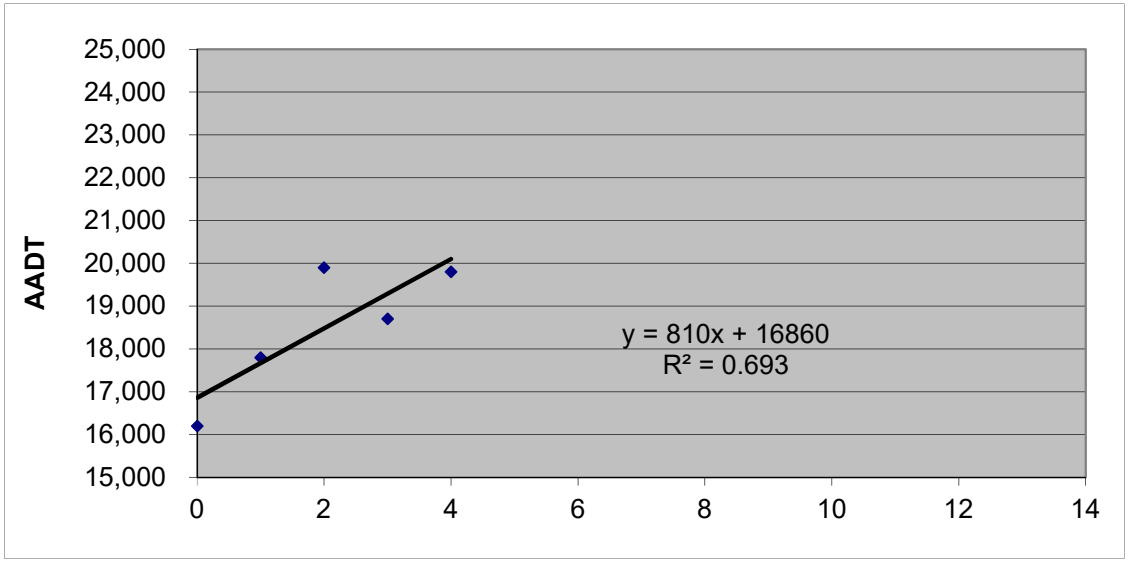
Dir	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TotTrk	TotVol
N	49	8187	2798	18	147	127	21	80	206	16	2	1	3	0	0	621	11655
S	69	8187	2954	62	165	142	6	93	183	27	0	11	9	0	0	698	11908

TABLE C2
LINEAR REGRESSION ANALYSIS

US 441 (SR 20), East of Alachua

Year	X	Actual AADT (Y)	**Predicted AADT**
2015	0	16,200	**16,860**
2016	1	17,800	17,670
2017	2	19,900	18,480
2018	3	18,700	19,290
2019	4	19,800	20,100
2020	5		20,910
2021	6		21,720
2022	7		22,530
2023	8		23,340
2024	9		24,150
2025	10		24,960
2026	11		25,770
2027	12		26,580
2028	13		27,390
2029	14		**28,200**

i = 3.7%



BUCKHOLZ TRAFFIC

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2020 HISTORICAL AADT REPORT

COUNTY: 26 - ALACHUA

SITE: 0229 - SR 20 AT RR OVERPASS E. OF ALACHUA

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2020	17700 C	N 8600	S 9100	9.50	58.00	5.60
2019	19800 C	N 10000	S 9800	9.50	58.00	5.60
2018	18700 C	N 9400	S 9300	9.50	57.90	4.90
2017	19900 C	N 9900	S 10000	9.50	53.80	4.60
2016	17800 C	N 9000	S 8800	9.50	53.60	4.90
2015	16200 C	N 8200	S 8000	9.50	57.00	5.20
2014	17600 C	N 8900	S 8700	9.50	57.40	5.40
2013	16000 C	N 8500	S 7500	9.50	57.80	5.00
2012	16200 C	N 8100	S 8100	9.50	58.40	4.90
2011	16000 C	N 8000	S 8000	9.50	58.80	5.50
2010	15800 C	N 8000	S 7800	10.13	59.87	5.10
2009	17400 C	N 8900	S 8500	10.04	57.81	6.20
2008	16900 C	N 8500	S 8400	10.17	57.73	7.30
2007	18400 C	N 9200	S 9200	10.22	58.44	5.70
2006	16800 C	N 8400	S 8400	9.98	59.05	6.70
2005	17500 C	N 8700	S 8800	10.10	58.20	19.60

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

County: 26
Station: 0229
Description: SR 20 AT RR OVERPASS E. OF ALACHUA
Start Date: 03/18/2020
Start Time: 1145

	Direction: N					Direction: S					Combined
Time	1st	2nd	3rd	4th	Total	1st	2nd	3rd	4th	Total	Total
0000	10	4	10	7	31	15	11	11	8	45	76
0100	13	6	4	7	30	8	6	13	11	38	68
0200	6	10	8	7	31	16	7	9	16	48	79
0300	9	15	19	23	66	8	10	11	10	39	105
0400	19	19	21	39	98	14	9	9	19	51	149
0500	43	60	97	104	304	21	18	31	29	99	403
0600	114	173	215	226	728	36	39	39	84	198	926
0700	178	209	209	234	830	74	94	95	115	378	1208
0800	212	167	177	169	725	86	71	96	93	346	1071
0900	133	155	140	138	566	81	89	94	117	381	947
1000	133	128	126	129	516	123	133	135	122	513	1029
1100	137	145	148	134	564	146	152	157	174	629	1193
1200	161	174	191	172	698	206	174	164	143	687	1385
1300	154	151	146	141	592	140	146	147	161	594	1186
1400	130	130	147	135	542	170	179	166	169	684	1226
1500	106	144	141	122	513	161	189	204	223	777	1290
1600	140	104	95	141	480	207	237	231	310	985	1465
1700	132	138	112	119	501	285	306	344	263	1198	1699
1800	117	103	80	75	375	203	192	164	114	673	1048
1900	60	58	57	45	220	89	99	99	61	348	568
2000	52	44	52	37	185	74	69	59	47	249	434
2100	38	38	37	39	152	43	50	32	30	155	307
2200	20	22	32	14	88	28	26	32	19	105	193
2300	26	14	15	11	66	22	14	18	19	73	139
24-Hour Totals:					8901					9293	18194

Peak Volume Information

	Direction: N		Direction: S		Combined Directions	
	Hour	Volume	Hour	Volume	Hour	Volume
A.M.	715	864	715	390	715	1254
P.M.	1200	698	1645	1245	1645	1768
Daily	715	864	1645	1245	1645	1768

Generated by SPS 5.0.53P
County: 26
Station: 0229
Description: SR 20 AT RR OVERPASS E. OF ALACHUA
Start Date: 03/19/2020
Start Time: 1145

	Direction: N					Direction: S					Combined
Time	1st	2nd	3rd	4th	Total	1st	2nd	3rd	4th	Total	Total
0000	8	8	9	8	33	13	19	4	10	46	79
0100	3	14	10	9	36	6	9	14	6	35	71
0200	10	3	11	9	33	8	9	12	2	31	64
0300	9	4	16	32	61	8	7	10	10	35	96
0400	15	18	20	27	80	12	17	20	12	61	141
0500	33	61	82	94	270	8	26	22	19	75	345
0600	97	145	190	172	604	24	37	41	59	161	765
0700	183	211	215	189	798	71	72	106	119	368	1166
0800	222	194	175	147	738	85	101	93	96	375	1113
0900	140	143	121	141	545	97	98	105	113	413	958
1000	153	119	141	117	530	121	130	145	129	525	1055
1100	125	143	153	130	551	156	191	176	162	685	1236
1200	165	141	163	153	622	186	166	148	160	660	1282
1300	161	145	127	146	579	146	157	133	151	587	1166
1400	130	157	130	112	529	169	140	184	170	663	1192
1500	144	135	138	116	533	165	167	228	209	769	1302
1600	131	139	123	144	537	208	214	258	278	958	1495
1700	151	118	119	96	484	284	305	354	218	1161	1645
1800	126	82	71	85	364	199	199	138	124	660	1024
1900	75	52	48	53	228	106	94	106	68	374	602
2000	66	43	41	40	190	76	72	61	46	255	445
2100	33	40	38	25	136	45	39	34	25	143	279
2200	22	14	32	22	90	20	10	33	25	88	178
2300	19	21	17	12	69	21	20	21	16	78	147
24-Hour Totals:					8640					9206	17846

Peak Volume Information

	Direction: N		Direction: S		Combined Directions	
	Hour	Volume	Hour	Volume	Hour	Volume
A.M.	715	837	730	411	730	1231
P.M.	1200	622	1645	1221	1645	1753
Daily	715	837	1645	1221	1645	1753

2020 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 2600 ALACHUA COUNTYWIDE

MOCF: 0.95

WEEK	DATES	SF	PSCF
* 1	01/01/2020 - 01/04/2020	1.00	1.05
* 2	01/05/2020 - 01/11/2020	0.96	1.01
* 3	01/12/2020 - 01/18/2020	0.92	0.97
* 4	01/19/2020 - 01/25/2020	0.91	0.96
* 5	01/26/2020 - 02/01/2020	0.90	0.95
* 6	02/02/2020 - 02/08/2020	0.88	0.93
* 7	02/09/2020 - 02/15/2020	0.87	0.92
* 8	02/16/2020 - 02/22/2020	0.90	0.95
* 9	02/23/2020 - 02/29/2020	0.93	0.98
*10	03/01/2020 - 03/07/2020	0.96	1.01
*11	03/08/2020 - 03/14/2020	0.99	1.04
*12	03/15/2020 - 03/21/2020	1.02	1.07
*13	03/22/2020 - 03/28/2020	1.08	1.14
14	03/29/2020 - 04/04/2020	1.15	1.21
15	04/05/2020 - 04/11/2020	1.22	1.28
16	04/12/2020 - 04/18/2020	1.29	1.36
17	04/19/2020 - 04/25/2020	1.24	1.31
18	04/26/2020 - 05/02/2020	1.19	1.25
19	05/03/2020 - 05/09/2020	1.14	1.20
20	05/10/2020 - 05/16/2020	1.09	1.15
21	05/17/2020 - 05/23/2020	1.07	1.13
22	05/24/2020 - 05/30/2020	1.06	1.12
23	05/31/2020 - 06/06/2020	1.04	1.09
24	06/07/2020 - 06/13/2020	1.02	1.07
25	06/14/2020 - 06/20/2020	1.00	1.05
26	06/21/2020 - 06/27/2020	1.01	1.06
27	06/28/2020 - 07/04/2020	1.02	1.07
28	07/05/2020 - 07/11/2020	1.03	1.08
29	07/12/2020 - 07/18/2020	1.04	1.09
30	07/19/2020 - 07/25/2020	1.03	1.08
31	07/26/2020 - 08/01/2020	1.02	1.07
32	08/02/2020 - 08/08/2020	1.02	1.07
33	08/09/2020 - 08/15/2020	1.01	1.06
34	08/16/2020 - 08/22/2020	1.00	1.05
35	08/23/2020 - 08/29/2020	1.00	1.05
36	08/30/2020 - 09/05/2020	0.99	1.04
37	09/06/2020 - 09/12/2020	0.98	1.03
38	09/13/2020 - 09/19/2020	0.98	1.03
39	09/20/2020 - 09/26/2020	0.97	1.02
40	09/27/2020 - 10/03/2020	0.96	1.01
41	10/04/2020 - 10/10/2020	0.96	1.01
42	10/11/2020 - 10/17/2020	0.95	1.00
43	10/18/2020 - 10/24/2020	0.95	1.00
44	10/25/2020 - 10/31/2020	0.96	1.01
45	11/01/2020 - 11/07/2020	0.97	1.02
46	11/08/2020 - 11/14/2020	0.98	1.03
47	11/15/2020 - 11/21/2020	0.98	1.03
48	11/22/2020 - 11/28/2020	0.99	1.04
49	11/29/2020 - 12/05/2020	0.99	1.04
50	12/06/2020 - 12/12/2020	1.00	1.05
51	12/13/2020 - 12/19/2020	1.00	1.05
52	12/20/2020 - 12/26/2020	0.96	1.01
53	12/27/2020 - 12/31/2020	0.92	0.97

* PEAK SEASON

27-FEB-2021 10:29:56 830UPD 2_2600_PKSEASON.TXT

APPENDIX D

SIGNAL TIMINGS



City of Gainesville Traffic Operations
Intersection Timing Sheet

Name	US 441 @ NW 43rd St (Alachua)		Mod. Date	9/12/2016	Initial Operation Date
Intersection ID		System ID 190	Mod. No.	0	____/____/_____

Part I — Actuated Timing Information

Non-coordinated Operation

Phase	1	2	3	4	5	6	7	8	Other(A)	Other(B)
Direction	NBL	SBT				NBT		EBT		
Initial	7	20				20		7		
Passage	3.0	5.0				5.0		3.0		
Max1	15.0	65.0				65.0		40.0		
Max2	15.0	65.0				65.0				
Yellow	5.9	5.9				5.9		4.0		
All Red	2.0	2.0				2.0		2.0		
Walk		MIN				MIN				
Ped Clear										
Recall										
Flash Pattern										
Left TurnType										
Detect Type										

Preemption

Fire Station	☐ Active	Emergency Opticom	☐ Active	Preemption Notes
Bridge	☐ Active	Emergency.now	☐ Active	
Rail Road	☐ Active	Other_____	☐ Active	

Part II — Coordinated Timing Information

Pattern Tables

PHASE	1	2	3	4	5	6	7	8	Cycle	Offset
Pattern 1										
Pattern 2										
Pattern 3										
Pattern 4										
Pattern 5										
Pattern 6										
Pattern 7										

Schedule Implementation

No day plan and patterns on controller

Day Plan 1 (Mon-Thurs)			Day Plan 2 (Fri)			Day Plan 3 (Sat)		
Start	End	Pattern	Start	End	Pattern	Start	End	Pattern

Schedule Notes

Day Plan 4 (Sun)								
Start	End	Pattern	Start	End	Pattern	Start	End	Pattern

Part III — Equipment Information

Equipment (N)	Manufacturer	Equipment (C)	Manufacturer	Equipment (V)	Manufacturer
Switch	☐ ITS-Express	Controller	☐ Naztec	CCTV	☐ Bosch
Wireless	☐	CMU/MMU	☐	Video Detection	☐ Iteris
Other_____	☐	Other_____	☐	Other_____	☐

APPENDIX E

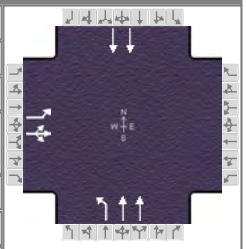
SIGNALIZED INTERSECTION CAPACITY ANALYSIS



AM PEAK HOUR

HCS7 Signalized Intersection Results Summary

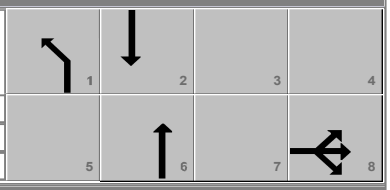
General Information				Intersection Information	
Agency	BUCKHOLZ TRAFFIC			Duration, h	0.25
Analyst	J. Buckholz	Analysis Date	1/31/2019	Area Type	Other
Jurisdiction	Alachua County	Time Period	Weekday AM Peak Hour	PHF	0.94
Urban Street	US 441	Analysis Year	2021	Analysis Period	1> 7:15
Intersection	US 441/NW 43rd St.	File Name	2021_AM_US441_NW43.xus		
Project Description	2021 AM Peak Hour - Existing Traffic				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	278	0	8				19	534			893	

Signal Information			
Cycle, s	51.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	Off
Force Mode	Fixed	Simult. Gap N/S	Off

Green	1.7	20.0	7.5	0.0	0.0	0.0	
Yellow	5.9	5.9	4.0	0.0	0.0	0.0	
Red	2.0	2.0	2.0	0.0	0.0	0.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		8			1	6		2
Case Number		10.0			2.0	4.0		8.3
Phase Duration, s		13.5			9.6	37.5		27.9
Change Period, ($Y+R_c$), s		6.0			7.9	7.9		7.9
Max Allow Headway (*MAH*), s		4.1			3.8	2.7		2.7
Queue Clearance Time (g_s), s		6.5			2.9	6.6		14.2
Green Extension Time (g_e), s		1.1			0.0	1.1		1.9
Phase Call Probability		0.99			0.25	1.00		1.00
Max Out Probability		0.00			0.00	0.00		0.00

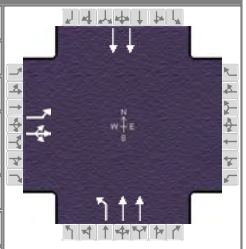
Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	3	8	18				1	6			2	
Adjusted Flow Rate (*v*), veh/h	163	142					20	568			950	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1739	1712					1104	1611			1682	
Queue Service Time (g_s), s	4.5	4.2					0.9	4.6			12.2	
Cycle Queue Clearance Time (g_c), s	4.5	4.2					0.9	4.6			12.2	
Green Ratio (*g/C*)	0.15	0.15					0.03	0.58			0.39	
Capacity (*c*), veh/h	255	251					38	1873			1319	
Volume-to-Capacity Ratio (*X*)	0.639	0.565					0.534	0.303			0.720	
Back of Queue (*Q*), ft/ln (95 th percentile)	86.2	98					20.2	37.2			156.5	
Back of Queue (*Q*), veh/ln (95 th percentile)	3.3	3.3					0.6	1.3			5.8	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.29	0.00					0.04	0.00			0.00	
Uniform Delay (d_1), s/veh	20.5	23.7					24.2	5.4			13.1	
Incremental Delay (d_2), s/veh	2.7	2.0					11.2	0.0			0.3	
Initial Queue Delay (d_3), s/veh	0.0	0.0					0.0	0.0			0.0	
Control Delay (*d*), s/veh	23.2	25.7					35.4	5.5			13.4	
Level of Service (LOS)	C	C					D	A			B	
Approach Delay, s/veh / LOS	24.3	C		0.0			6.5	A		13.4	B	
Intersection Delay, s/veh / LOS	13.0						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS								
Bicycle LOS Score / LOS								

Copyright © 2021 University of Florida, All Rights Reserved.

HCS7 Signalized Intersection Results Summary

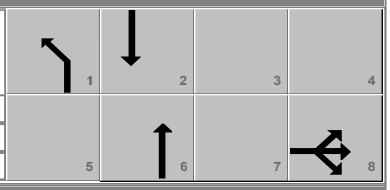
General Information				Intersection Information	
Agency	BUCKHOLZ TRAFFIC			Duration, h	0.25
Analyst	J. Buckholz	Analysis Date	1/31/2019	Area Type	Other
Jurisdiction	Alachua County	Time Period	Weekday AM Peak Hour	PHF	0.94
Urban Street	US 441	Analysis Year	2031	Analysis Period	1> 7:15
Intersection	US 441/NW 43rd St.	File Name	2031_NB_AM_US441_NW43.xus		
Project Description	2031 AM Peak Hour - NO BUILD Traffic				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	342	0	10				23	657			1098	

Signal Information			
Cycle, s	55.8	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	Off
Force Mode	Fixed	Simult. Gap N/S	Off

Green	2.2	22.4	9.4	0.0	0.0	0.0
Yellow	5.9	5.9	4.0	0.0	0.0	0.0
Red	2.0	2.0	2.0	0.0	0.0	0.0



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		8			1	6		2
Case Number		10.0			2.0	4.0		8.3
Phase Duration, s		15.4			10.1	40.4		30.3
Change Period, ($Y+R_c$), s		6.0			7.9	7.9		7.9
Max Allow Headway (*MAH*), s		4.1			3.8	2.7		2.7
Queue Clearance Time (g_s), s		8.0			3.2	8.5		19.8
Green Extension Time (g_e), s		1.3			0.0	1.3		2.5
Phase Call Probability		1.00			0.32	1.00		1.00
Max Out Probability		0.00			0.00	0.00		0.00

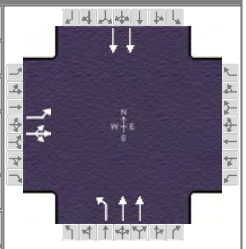
Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	3	8	18				1	6			2	
Adjusted Flow Rate (*v*), veh/h	200	174					24	699			1168	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1739	1712					1104	1611			1682	
Queue Service Time (g_s), s	6.0	5.7					1.2	6.5			17.8	
Cycle Queue Clearance Time (g_c), s	6.0	5.7					1.2	6.5			17.8	
Green Ratio (*g/C*)	0.17	0.17					0.04	0.58			0.40	
Capacity (*c*), veh/h	293	288					44	1878			1351	
Volume-to-Capacity Ratio (*X*)	0.683	0.605					0.555	0.372			0.865	
Back of Queue (*Q*), ft/ln (95 th percentile)	116.6	136.4					25.6	61.2			234.3	
Back of Queue (*Q*), veh/ln (95 th percentile)	4.5	4.5					0.7	2.2			8.7	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.39	0.00					0.05	0.00			0.00	
Uniform Delay (d_1), s/veh	21.8	25.8					26.3	6.2			15.3	
Incremental Delay (d_2), s/veh	2.8	2.0					10.4	0.0			0.7	
Initial Queue Delay (d_3), s/veh	0.0	0.0					0.0	0.0			0.0	
Control Delay (*d*), s/veh	24.6	27.8					36.8	6.3			16.0	
Level of Service (LOS)	C	C					D	A			B	
Approach Delay, s/veh / LOS	26.1	C		0.0			7.3	A		16.0	B	
Intersection Delay, s/veh / LOS	14.9						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS								
Bicycle LOS Score / LOS								

Copyright © 2021 University of Florida, All Rights Reserved.

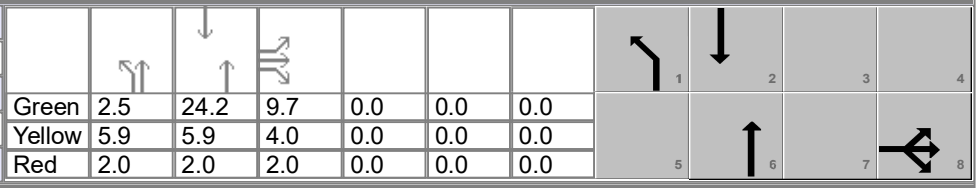
HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BUCKHOLZ TRAFFIC			Duration, h	0.25
Analyst	J. Buckholz	Analysis Date	1/31/2019	Area Type	Other
Jurisdiction	Alachua County	Time Period	Weekday AM Peak Hour	PHF	0.94
Urban Street	US 441	Analysis Year	2031	Analysis Period	1> 7:15
Intersection	US 441/NW 43rd St.	File Name	2031_B_AM_US441_NW43.xus		
Project Description	2031 AM Peak Hour - BUILD Traffic				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	342	0	10				26	713			1150	

Signal Information			
Cycle, s	58.2	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	Off
Force Mode	Fixed	Simult. Gap N/S	Off



Green	2.5	24.2	9.7	0.0	0.0	0.0
Yellow	5.9	5.9	4.0	0.0	0.0	0.0
Red	2.0	2.0	2.0	0.0	0.0	0.0

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		8			1	6		2
Case Number		10.0			2.0	4.0		8.3
Phase Duration, s		15.7			10.4	42.6		32.1
Change Period, ($Y+R_c$), s		6.0			7.9	7.9		7.9
Max Allow Headway (*MAH*), s		4.1			3.8	2.7		2.7
Queue Clearance Time (g_s), s		8.3			3.4	9.3		21.5
Green Extension Time (g_e), s		1.3			0.0	1.5		2.7
Phase Call Probability		1.00			0.36	1.00		1.00
Max Out Probability		0.00			0.00	0.00		0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	3	8	18				1	6			2	
Adjusted Flow Rate (*v*), veh/h	200	174					28	759			1223	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1739	1712					1104	1611			1682	
Queue Service Time (g_s), s	6.3	5.9					1.4	7.3			19.5	
Cycle Queue Clearance Time (g_c), s	6.3	5.9					1.4	7.3			19.5	
Green Ratio (*g/C*)	0.17	0.17					0.04	0.60			0.42	
Capacity (*c*), veh/h	289	285					48	1919			1400	
Volume-to-Capacity Ratio (*X*)	0.692	0.613					0.573	0.395			0.874	
Back of Queue (*Q*), ft/ln (95 th percentile)	123.5	144.2					29.5	69.7			253.8	
Back of Queue (*Q*), veh/ln (95 th percentile)	4.8	4.8					0.8	2.5			9.5	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.41	0.00					0.06	0.00			0.00	
Uniform Delay (d_1), s/veh	22.9	27.0					27.4	6.2			15.6	
Incremental Delay (d_2), s/veh	3.0	2.1					10.3	0.0			0.7	
Initial Queue Delay (d_3), s/veh	0.0	0.0					0.0	0.0			0.0	
Control Delay (*d*), s/veh	25.9	29.1					37.6	6.3			16.3	
Level of Service (LOS)	C	C					D	A			B	
Approach Delay, s/veh / LOS	27.4	C		0.0			7.4	A		16.3	B	
Intersection Delay, s/veh / LOS	15.1						B					

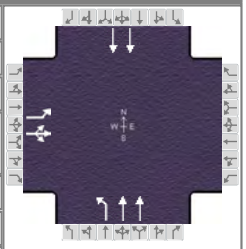
Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS								
Bicycle LOS Score / LOS								

Copyright © 2021 University of Florida, All Rights Reserved.

PM PEAK HOUR

HCS7 Signalized Intersection Results Summary

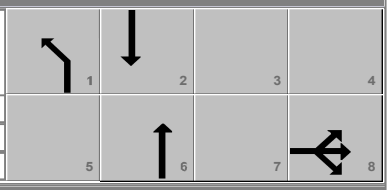
General Information				Intersection Information	
Agency	BUCKHOLZ TRAFFIC			Duration, h	0.25
Analyst	J. Buckholz	Analysis Date	1/31/2019	Area Type	Other
Jurisdiction	Alachua County	Time Period	Weekday PM Peak Hour	PHF	0.95
Urban Street	US 441	Analysis Year	2021	Analysis Period	1> 17:00
Intersection	US 441/NW 43rd St.	File Name	2021_PM_US441_NW43.xus		
Project Description	2021 PM Peak Hour - Existing Traffic				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	383	0	13				37	1083			577	

Signal Information			
Cycle, s	54.9	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	Off
Force Mode	Fixed	Simult. Gap N/S	Off

Green	3.1	20.0	10.0	0.0	0.0	0.0
Yellow	5.9	5.9	4.0	0.0	0.0	0.0
Red	2.0	2.0	2.0	0.0	0.0	0.0



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		8			1	6		2
Case Number		10.0			2.0	4.0		8.3
Phase Duration, s		16.0			11.0	38.9		27.9
Change Period, ($Y+R_c$), s		6.0			7.9	7.9		7.9
Max Allow Headway (*MAH*), s		4.1			3.8	2.7		2.7
Queue Clearance Time (g_s), s		8.5			3.3	13.7		9.3
Green Extension Time (g_e), s		1.5			0.0	2.4		1.1
Phase Call Probability		1.00			0.45	1.00		1.00
Max Out Probability		0.00			0.00	0.00		0.00

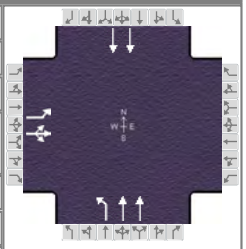
Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	3	8	18				1	6			2	
Adjusted Flow Rate (*v*), veh/h	222	195					39	1140			607	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1753	1736					1640	1738			1766	
Queue Service Time (g_s), s	6.5	6.1					1.3	11.7			7.3	
Cycle Queue Clearance Time (g_c), s	6.5	6.1					1.3	11.7			7.3	
Green Ratio (*g/C*)	0.18	0.18					0.06	0.57			0.36	
Capacity (*c*), veh/h	319	316					94	1964			1286	
Volume-to-Capacity Ratio (*X*)	0.695	0.617					0.415	0.580			0.472	
Back of Queue (*Q*), ft/ln (95 th percentile)	124.5	133.5					24.6	114.7			100.7	
Back of Queue (*Q*), veh/ln (95 th percentile)	4.8	5.0					0.9	4.4			3.9	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.41	0.00					0.05	0.00			0.00	
Uniform Delay (d_1), s/veh	21.0	25.2					25.0	7.7			13.4	
Incremental Delay (d_2), s/veh	2.7	2.0					2.9	0.1			0.1	
Initial Queue Delay (d_3), s/veh	0.0	0.0					0.0	0.0			0.0	
Control Delay (*d*), s/veh	23.8	27.2					27.9	7.8			13.5	
Level of Service (LOS)	C	C					C	A			B	
Approach Delay, s/veh / LOS	25.4	C		0.0			8.5	A		13.5	B	
Intersection Delay, s/veh / LOS	13.1						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS								
Bicycle LOS Score / LOS								

Copyright © 2021 University of Florida, All Rights Reserved.

HCS7 Signalized Intersection Results Summary

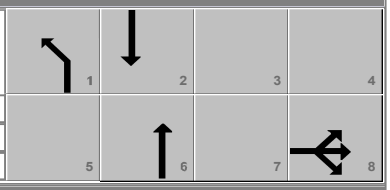
General Information				Intersection Information	
Agency	BUCKHOLZ TRAFFIC			Duration, h	0.25
Analyst	J. Buckholz	Analysis Date	1/31/2019	Area Type	Other
Jurisdiction	Alachua County	Time Period	Weekday PM Peak Hour	PHF	0.95
Urban Street	US 441	Analysis Year	2031	Analysis Period	1> 17:00
Intersection	US 441/NW 43rd St.	File Name	2031_NB_PM_US441_NW43.xus		
Project Description	2031 PM Peak Hour - NO BUILD Traffic				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	471	0	16				46	1332			710	

Signal Information			
Cycle, s	57.9	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	Off
Force Mode	Fixed	Simult. Gap N/S	Off

Green	3.8	20.0	12.3	0.0	0.0	0.0
Yellow	5.9	5.9	4.0	0.0	0.0	0.0
Red	2.0	2.0	2.0	0.0	0.0	0.0



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		8			1	6		2
Case Number		10.0			2.0	4.0		8.3
Phase Duration, s		18.3			11.7	39.6		27.9
Change Period, ($Y+R_c$), s		6.0			7.9	7.9		7.9
Max Allow Headway (*MAH*), s		4.1			3.8	2.7		2.7
Queue Clearance Time (g_s), s		10.4			3.6	19.7		12.2
Green Extension Time (g_e), s		1.9			0.1	3.3		1.4
Phase Call Probability		1.00			0.54	1.00		1.00
Max Out Probability		0.00			0.00	0.00		0.00

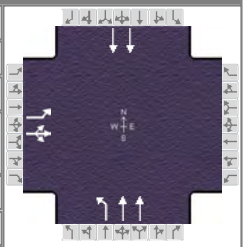
Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	3	8	18				1	6			2	
Adjusted Flow Rate (*v*), veh/h	273	240					48	1402			747	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1753	1736					1640	1738			1766	
Queue Service Time (g_s), s	8.4	8.0					1.6	17.7			10.2	
Cycle Queue Clearance Time (g_c), s	8.4	8.0					1.6	17.7			10.2	
Green Ratio (*g/C*)	0.21	0.21					0.07	0.55			0.35	
Capacity (*c*), veh/h	373	369					108	1903			1221	
Volume-to-Capacity Ratio (*X*)	0.732	0.650					0.450	0.737			0.612	
Back of Queue (*Q*), ft/ln (95 th percentile)	160.4	179.5					32	194.9			148.8	
Back of Queue (*Q*), veh/ln (95 th percentile)	6.2	6.7					1.2	7.5			5.8	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.53	0.00					0.06	0.00			0.00	
Uniform Delay (d_1), s/veh	21.3	26.4					26.1	9.9			15.7	
Incremental Delay (d_2), s/veh	2.8	1.9					2.9	0.2			0.2	
Initial Queue Delay (d_3), s/veh	0.0	0.0					0.0	0.0			0.0	
Control Delay (*d*), s/veh	24.1	28.3					29.0	10.1			15.9	
Level of Service (LOS)	C	C					C	B			B	
Approach Delay, s/veh / LOS	26.1	C		0.0			10.8	B		15.9	B	
Intersection Delay, s/veh / LOS	15.1						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS								
Bicycle LOS Score / LOS								

Copyright © 2021 University of Florida, All Rights Reserved.

HCS7 Signalized Intersection Results Summary

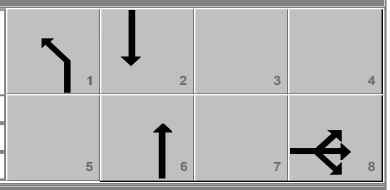
General Information				Intersection Information	
Agency	BUCKHOLZ TRAFFIC			Duration, h	0.25
Analyst	J. Buckholz	Analysis Date	1/31/2019	Area Type	Other
Jurisdiction	Alachua County	Time Period	Weekday PM Peak Hour	PHF	0.95
Urban Street	US 441	Analysis Year	2031	Analysis Period	1> 17:00
Intersection	US 441/NW 43rd St.	File Name	2031_B_PM_US441_NW43.xus		
Project Description	2031 PM Peak Hour - BUILD Traffic				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	471	0	16				52	1447			784	

Signal Information			
Cycle, s	58.3	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	Off
Force Mode	Fixed	Simult. Gap N/S	Off

Green	4.1	20.0	12.4	0.0	0.0	0.0
Yellow	5.9	5.9	4.0	0.0	0.0	0.0
Red	2.0	2.0	2.0	0.0	0.0	0.0



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		8			1	6		2
Case Number		10.0			2.0	4.0		8.3
Phase Duration, s		18.4			12.0	39.9		27.9
Change Period, ($Y+R_c$), s		6.0			7.9	7.9		7.9
Max Allow Headway (*MAH*), s		4.1			3.8	2.7		2.7
Queue Clearance Time (g_s), s		10.5			3.9	22.5		13.7
Green Extension Time (g_e), s		1.9			0.1	3.7		1.6
Phase Call Probability		1.00			0.59	1.00		1.00
Max Out Probability		0.00			0.00	0.00		0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	3	8	18				1	6			2	
Adjusted Flow Rate (*v*), veh/h	273	240					55	1523			825	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1753	1736					1640	1738			1766	
Queue Service Time (g_s), s	8.5	8.0					1.9	20.5			11.7	
Cycle Queue Clearance Time (g_c), s	8.5	8.0					1.9	20.5			11.7	
Green Ratio (*g/C*)	0.21	0.21					0.07	0.55			0.34	
Capacity (*c*), veh/h	372	368					116	1910			1212	
Volume-to-Capacity Ratio (*X*)	0.733	0.651					0.471	0.797			0.681	
Back of Queue (*Q*), ft/ln (95 th percentile)	161.5	181.1					36.1	219.6			172	
Back of Queue (*Q*), veh/ln (95 th percentile)	6.3	6.8					1.3	8.4			6.7	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.54	0.00					0.07	0.00			0.00	
Uniform Delay (d_1), s/veh	21.4	26.6					26.0	10.5			16.4	
Incremental Delay (d_2), s/veh	2.8	1.9					2.9	0.3			0.3	
Initial Queue Delay (d_3), s/veh	0.0	0.0					0.0	0.0			0.0	
Control Delay (*d*), s/veh	24.2	28.5					29.0	10.8			16.7	
Level of Service (LOS)	C	C					C	B			B	
Approach Delay, s/veh / LOS	26.2	C		0.0			11.5	B		16.7	B	
Intersection Delay, s/veh / LOS	15.5						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS								
Bicycle LOS Score / LOS								

Copyright © 2021 University of Florida, All Rights Reserved.

APPENDIX F

UNSIGNALIZED INTERSECTION CAPACITY ANALYSIS



AM PEAK HOUR

HCS7 Two-Way Stop-Control Report

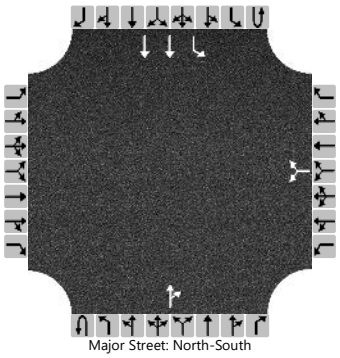
General Information

Analyst	J. Buckholz
Agency/Co.	BUCKHOLZ TRAFFIC
Date Performed	9/1/2021
Analysis Year	2021
Time Analyzed	AM Peak- Existing Traffic
Intersection Orientation	North-South
Project Description	#19-1554B

Site Information

Intersection	NW 43rd St/Marathon Drive
Jurisdiction	Alachua County
East/West Street	Marathon Driveway
North/South Street	NW 43rd Street
Peak Hour Factor	0.94
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	1	2	0
Configuration							LR					TR		L	T	
Volume (veh/h)						32		20			266	43		16	356	
Percent Heavy Vehicles (%)						2		2						2		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage						Undivided										

Critical and Follow-up Headways

Base Critical Headway (sec)						7.5		6.9						4.1		
Critical Headway (sec)						6.84		6.94						4.14		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.52		3.32						2.22		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							55							17		
Capacity, c (veh/h)							538							1228		
v/c Ratio							0.10							0.01		
95% Queue Length, Q_{95} (veh)							0.3							0.0		
Control Delay (s/veh)							12.5							8.0		
Level of Service (LOS)							B							A		
Approach Delay (s/veh)						12.5								0.3		
Approach LOS						B										

Copyright © 2021 University of Florida. All Rights Reserved.

HCS7 Two-Way Stop-Control Report

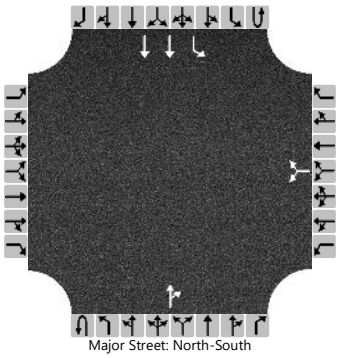
General Information

Analyst	J. Buckholz
Agency/Co.	BUCKHOLZ TRAFFIC
Date Performed	9/1/2021
Analysis Year	2031
Time Analyzed	AM Peak- NO BUILD Traffic
Intersection Orientation	North-South
Project Description	#19-1554B

Site Information

Intersection	NW 43rd St/Marathon Drive
Jurisdiction	Alachua County
East/West Street	Marathon Driveway
North/South Street	NW 43rd Street
Peak Hour Factor	0.94
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	1	2	0
Configuration							LR					TR		L	T	
Volume (veh/h)						39		25			327	53		20	438	
Percent Heavy Vehicles (%)						2		2						2		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage						Undivided										

Critical and Follow-up Headways

Base Critical Headway (sec)						7.5		6.9						4.1		
Critical Headway (sec)						6.84		6.94						4.14		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.52		3.32						2.22		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							68							21		
Capacity, c (veh/h)							459							1151		
v/c Ratio							0.15							0.02		
95% Queue Length, Q_{95} (veh)							0.5							0.1		
Control Delay (s/veh)							14.2							8.2		
Level of Service (LOS)							B							A		
Approach Delay (s/veh)						14.2								0.4		
Approach LOS						B										

Copyright © 2021 University of Florida. All Rights Reserved.

HCS7 Two-Way Stop-Control Report

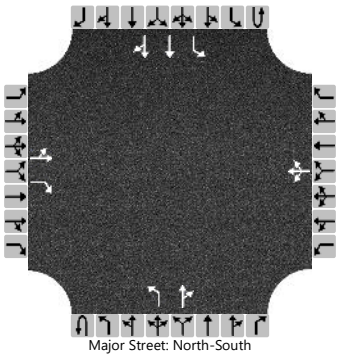
General Information

Analyst	J. Buckholz
Agency/Co.	BUCKHOLZ TRAFFIC
Date Performed	9/1/2021
Analysis Year	2031
Time Analyzed	AM Peak - BUILD Traffic
Intersection Orientation	North-South
Project Description	#19-1554B

Site Information

Intersection	NW 43rd St./S. Site Dr.
Jurisdiction	Alachua County
East/West Street	South Site Driveway
North/South Street	NW 43rd Street
Peak Hour Factor	0.94
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	1		0	1	0	0	1	1	0	0	1	2	0
Configuration		LT		R			LTR			L		TR		L	T	TR
Volume (veh/h)		0	5	133		39	4	25	0	89	327	53		20	359	3
Percent Heavy Vehicles (%)		2	2	2		2	2	2	0	2				2		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized	No															
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.5	6.5	6.9		7.5	6.5	6.9		4.1				4.1		
Critical Headway (sec)		7.54	6.54	6.94		7.54	6.54	6.94		4.14				4.14		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.52	4.02	3.32		3.52	4.02	3.32		2.22				2.22		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		5		141			72			95				21		
Capacity, c (veh/h)		212		816			275			1170				1151		
v/c Ratio		0.03		0.17			0.26			0.08				0.02		
95% Queue Length, Q_{95} (veh)		0.1		0.6			1.0			0.3				0.1		
Control Delay (s/veh)		22.4		10.3			22.7			8.3				8.2		
Level of Service (LOS)		C		B			C			A				A		
Approach Delay (s/veh)	10.8				22.7				1.6				0.4			
Approach LOS	B				C											

Copyright © 2021 University of Florida. All Rights Reserved.

PM PEAK HOUR

HCS7 Two-Way Stop-Control Report

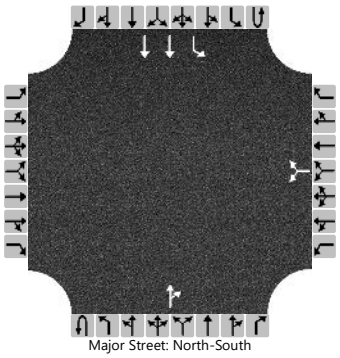
General Information

Analyst	J. Buckholz
Agency/Co.	BUCKHOLZ TRAFFIC
Date Performed	9/1/2021
Analysis Year	2021
Time Analyzed	PM Peak- Existing Traffic
Intersection Orientation	North-South
Project Description	#19-1554B

Site Information

Intersection	NW 43rd St/Marathon Drive
Jurisdiction	Alachua County
East/West Street	Marathon Driveway
North/South Street	NW 43rd Street
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	1	2	0
Configuration							LR					TR		L	T	
Volume (veh/h)						33		21			375	32		22	390	
Percent Heavy Vehicles (%)						2		2						2		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage						Undivided										

Critical and Follow-up Headways

Base Critical Headway (sec)						7.5		6.9						4.1		
Critical Headway (sec)						6.84		6.94						4.14		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.52		3.32						2.22		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							57							23		
Capacity, c (veh/h)							446							1127		
v/c Ratio							0.13							0.02		
95% Queue Length, Q_{95} (veh)							0.4							0.1		
Control Delay (s/veh)							14.2							8.3		
Level of Service (LOS)							B							A		
Approach Delay (s/veh)						14.2								0.4		
Approach LOS						B										

Copyright © 2021 University of Florida. All Rights Reserved.

HCS7 Two-Way Stop-Control Report

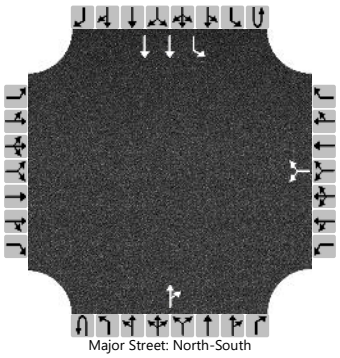
General Information

Analyst	J. Buckholz
Agency/Co.	BUCKHOLZ TRAFFIC
Date Performed	9/1/2021
Analysis Year	2031
Time Analyzed	PM Peak- NO BUILD Traffic
Intersection Orientation	North-South
Project Description	#19-1554B

Site Information

Intersection	NW 43rd St/Marathon Drive
Jurisdiction	Alachua County
East/West Street	Marathon Driveway
North/South Street	NW 43rd Street
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	1	2	0
Configuration							LR					TR		L	T	
Volume (veh/h)						41		26			461	39		27	480	
Percent Heavy Vehicles (%)						2		2						2		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)						7.5		6.9						4.1		
Critical Headway (sec)						6.84		6.94						4.14		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.52		3.32						2.22		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							71							28		
Capacity, c (veh/h)							363							1037		
v/c Ratio							0.19							0.03		
95% Queue Length, Q_{95} (veh)							0.7							0.1		
Control Delay (s/veh)							17.3							8.6		
Level of Service (LOS)							C							A		
Approach Delay (s/veh)						17.3								0.5		
Approach LOS						C										

Copyright © 2021 University of Florida. All Rights Reserved.

HCS7 Two-Way Stop-Control Report

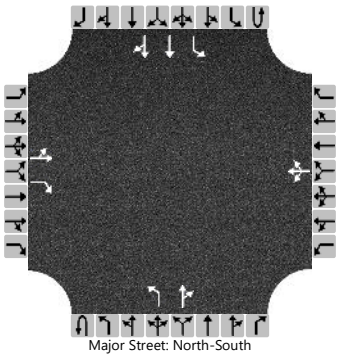
General Information

Analyst	J. Buckholz
Agency/Co.	BUCKHOLZ TRAFFIC
Date Performed	9/1/2021
Analysis Year	2031
Time Analyzed	PM Peak - BUILD Traffic
Intersection Orientation	North-South
Project Description	#19-1554B

Site Information

Intersection	NW 43rd St./S. Site Dr.
Jurisdiction	Alachua County
East/West Street	South Site Driveway
North/South Street	NW 43rd Street
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	1		0	1	0	0	1	1	0	0	1	2	0
Configuration		LT		R			LTR			L		TR		L	T	TR
Volume (veh/h)		0	4	176		41	4	26	0	180	461	39		27	524	6
Percent Heavy Vehicles (%)		2	2	2		2	2	2	0	2				2		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized	No															
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.5	6.5	6.9		7.5	6.5	6.9		4.1				4.1		
Critical Headway (sec)		7.54	6.54	6.94		7.54	6.54	6.94		4.14				4.14		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.52	4.02	3.32		3.52	4.02	3.32		2.22				2.22		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		4		185			75			189				28		
Capacity, c (veh/h)		93		718			120			1009				1037		
v/c Ratio		0.05		0.26			0.62			0.19				0.03		
95% Queue Length, Q_{95} (veh)		0.1		1.0			3.2			0.7				0.1		
Control Delay (s/veh)		45.4		11.7			75.5			9.4				8.6		
Level of Service (LOS)		E		B			F			A				A		
Approach Delay (s/veh)	12.5				75.5				2.5				0.4			
Approach LOS	B				F											

Copyright © 2021 University of Florida. All Rights Reserved.

SCHMIDT FARMS
TRAFFIC CONCURRENCY STUDY

ALACHUA COUNTY, FLORIDA

October 2021



BUCKHOLZ TRAFFIC



BUCKHOLZ TRAFFIC
3585 KORI ROAD
JACKSONVILLE, FLORIDA 32257
(904) 886-2171 jwbuckholz@aol.com

October 19, 2021

Mr. Adam Hall
City Of Alachua
15100 NW 142nd Terrace
Alachua, Florida 32615

Re: **Schmidt Farms (Formerly US 441 Traditional Neighborhood)**
Updated Traffic Concurrency Study

Dear Mr. Hall:

Attached is the Traffic Concurrency Study. If you have any questions or comments regarding this study please contact me.

Sincerely,

Jeffrey W. Buckholz, P.E., PTOE
Principal

This item has been digitally signed and sealed by Jeffrey W. Buckholz, P.E. on 10/19/21. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

INTRODUCTION

Schmidt Farms will be located in the southwest quadrant of the US 441/NW 43rd Street intersection and will contain 214 single family homes, 130 apartment units, 171 ñresidential-over-commercialò residential units and 300,000 gsf of retail space.

Previously a traffic access study was completed and submitted for the development. The purpose of this report is to complete a traffic concurrency study in accordance with City of Alachua requirements. Appendix A contains the existing traffic concurrency tables for the City of Alachua while Figure 1 shows the site location and the various roadway segments located within the Cityôs regional road network. Both daily traffic and weekday PM peak hour traffic are analyzed in this study.

TRIP GENERATION

Trip generation calculations were carried out using the 10th edition of ITE's Trip Generation Manual and referencing land use codes 210 (Single Family), 220 (Multi-Family Low Rise), 231 (Mid-Rise Residential with First Floor Commercial) and 820 (Shopping Center). Tables 8 through 10 of the previously completed traffic access study for this development summarize the expected weekday, weekday AM peak hour, and weekday PM peak hour trip generation results. These three tables are provided in Appendix B. During an average weekday the development is expected to generate 7444 **new external trips** (3722 entering and 3722 exiting) with 545 of these trips (282 entering and 263 exiting) occurring during the PM peak hour.

BASE TRIP DISTRIBUTION

The basic directional distribution, which was established using engineering judgement, is contained in Figure 2. A reasonable 10% trip attenuation for every 2 miles of distance is assumed along US 441.

During the previously completed traffic access study it was determined that, during the weekday PM peak hour, 21% of the site traffic is oriented towards the north along US 441. For the average weekday the percentage of traffic oriented to the north is estimated at 24% by taking the average of the AM (26%) and PM (21%) results from the previous study.

Applying the basic directional percentages contained in Figure 2 to the 24% produces the daily trip distribution percentages shown in Figure 3 and applying these basic directional percentages to the 21% produces the PM peak hour trip distribution percentages shown in Figure 4.

TRAFFIC ASSIGNMENT

Multiplying the Figure 3 directional percentages by the number of daily new external trips produces the daily traffic assignment shown in Figure 5. Multiplying the Figure 4 directional percentages by the number of PM peak hour new external trips produces the PM peak hour traffic assignment shown in Figure 6.

STUDY AREA

Since this development generates more than 1000 daily new external trips, the study area for the development includes all segments on the City of Alachua regional road network where site traffic compromises five percent or more of the roadway's Maximum Service Volume (MSV). Table 1 contains the study area calculations. No road segment meets this study area criterion.

The study area for the development also includes roadway links that are within one-half mile of the development's ingress/egress. The only road segment which meets this criterion is segment 3 (US 441 from the MPO Boundary to CR25A East). Therefore segment 3 is the only impacted link.

LINK SERVICE VOLUME

Table 2 is an updated version of the latest City Spreadsheet. The total project volumes in this spreadsheet are obtained from Table 3, which now includes the site traffic.

CONCURRENCY DETERMINATION

The percentage of the link service volume that will be consumed by future traffic is less than 100% for all impacted roadway links. Consequently, we can conclude that sufficient available capacity exists on the major roadway segments within the City to adequately handle the traffic that will be generated by the new development.

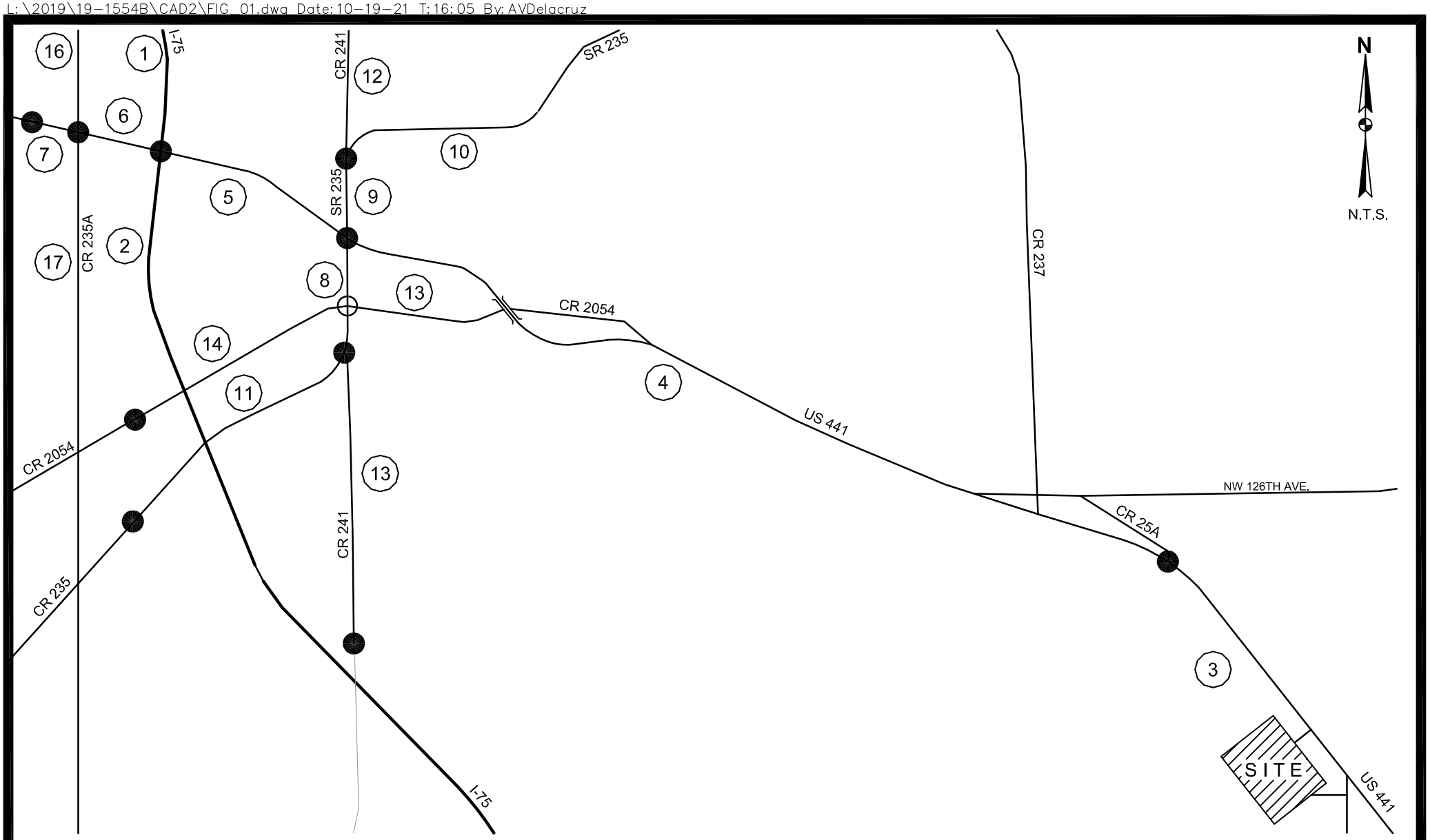


FIGURE 1

SITE LOCATION
AND ROADWAY SEGMENTS

Buckholz Traffic

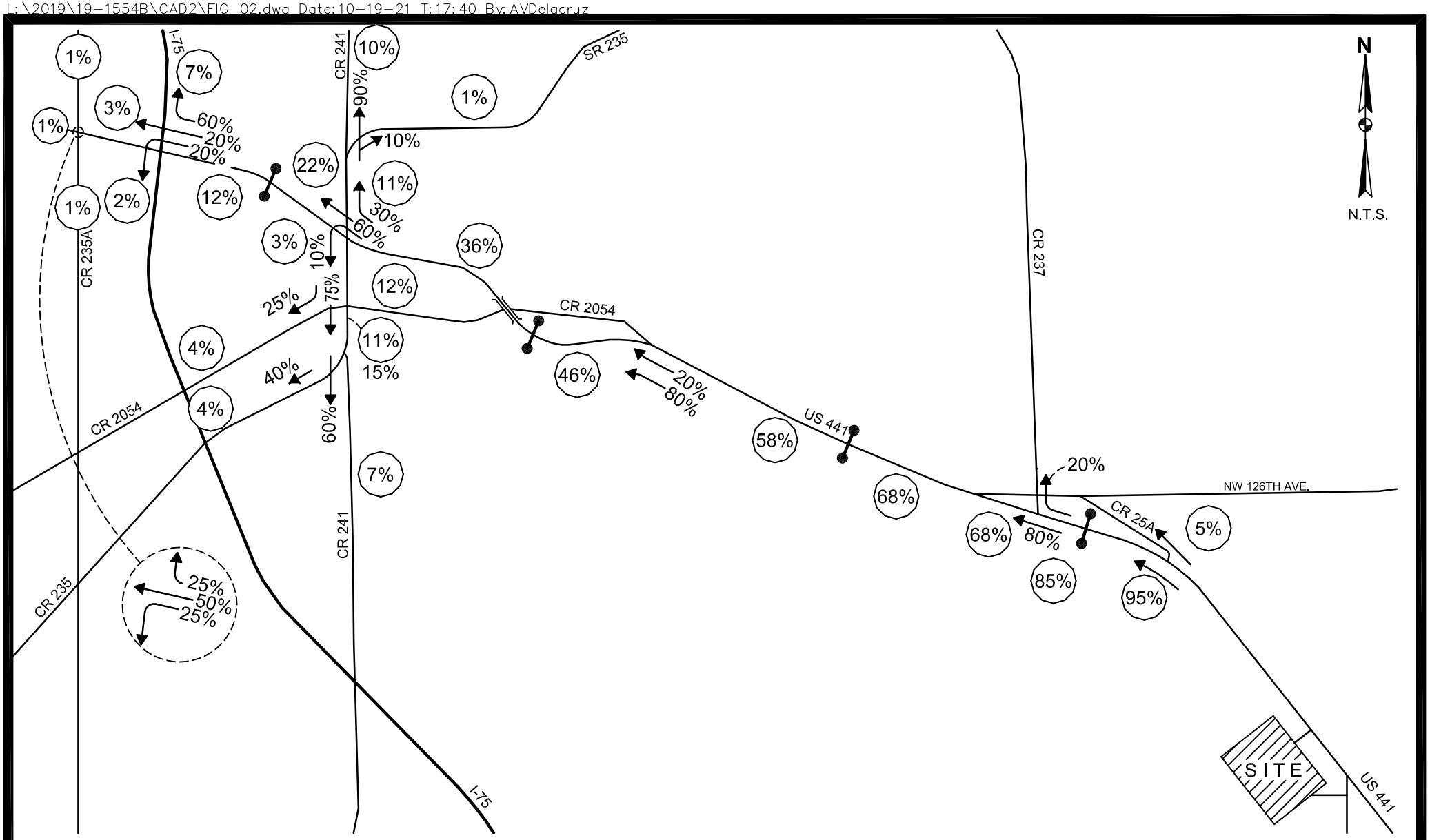
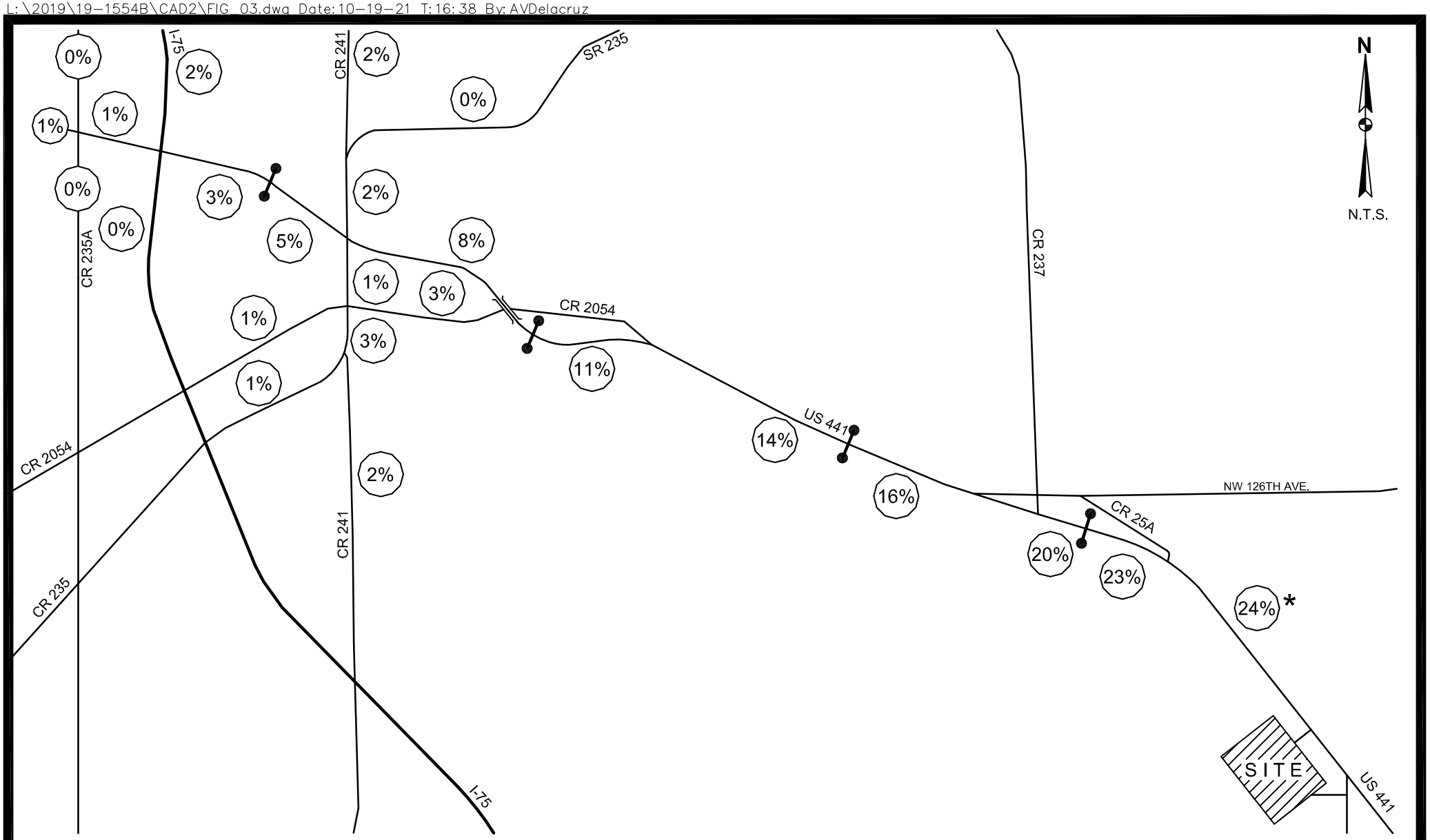


FIGURE 2

TRAFFIC ASSIGNMENT PERCENTAGES

Buckholz Traffic

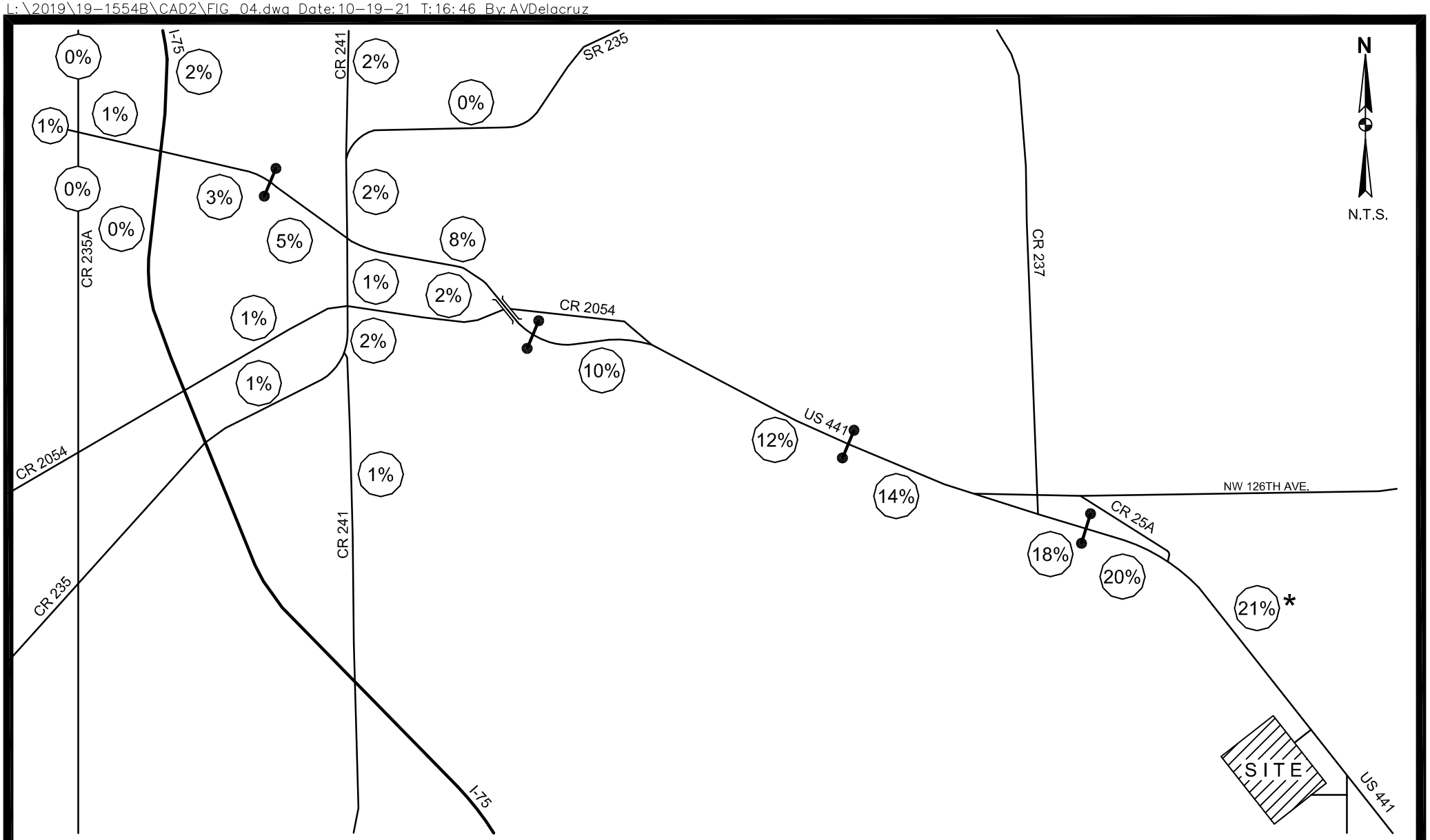


* = AVERAGE OF AM AND PM FROM TRAFFIC ACCESS STUDY

FIGURE 3

DAILY TRIP DISTRIBUTION

Buckholz Traffic



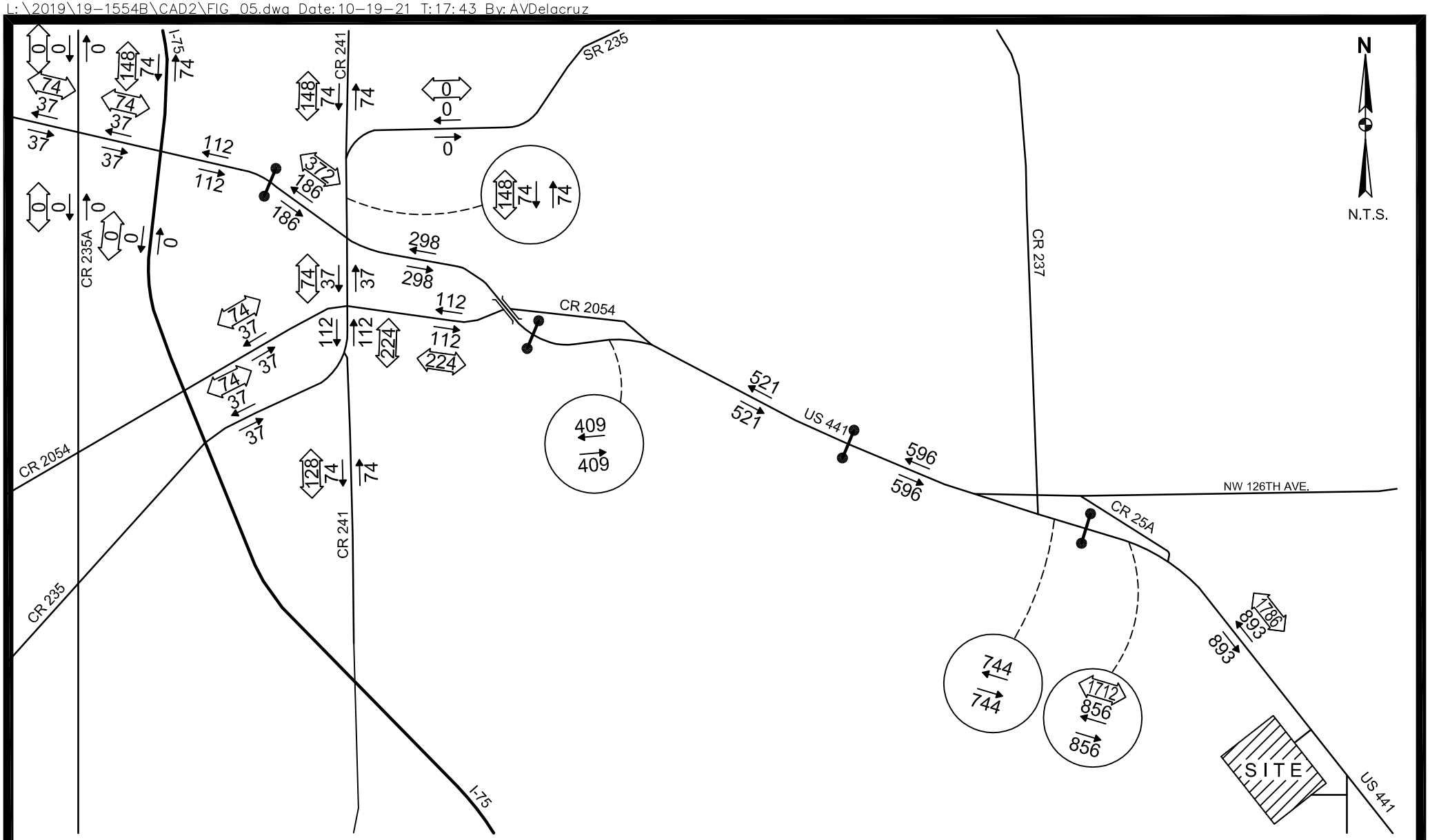
* = FROM TRAFFIC ACCESS STUDY

FIGURE 4

PM TRIP DISTRIBUTION

Buckholz Traffic

L:\2019\19-1554B\CAD2\FIG_05.dwg Date: 10-19-21 T: 17: 43 By: AVDelacruz

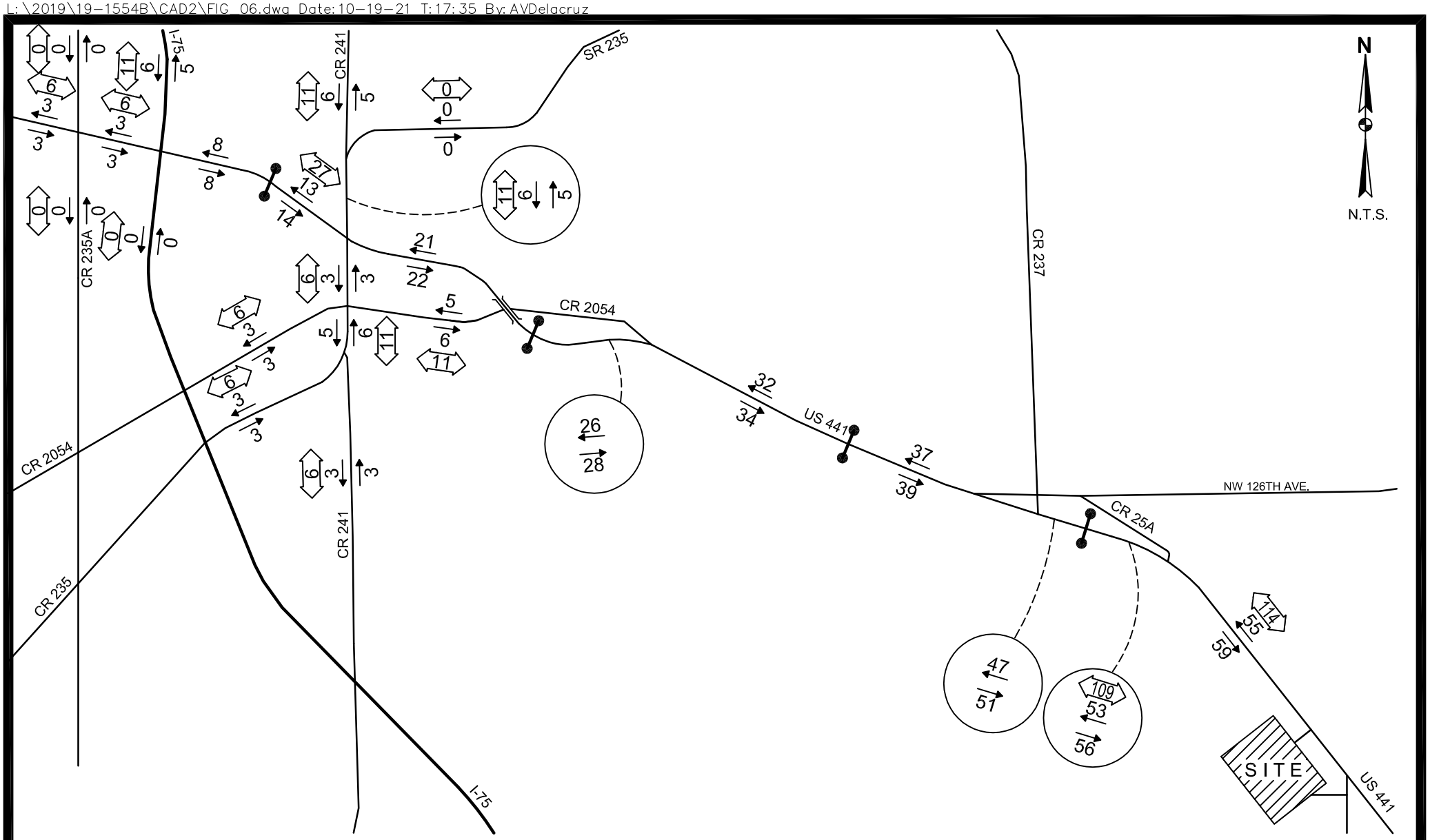


NEW EXTERNAL TRIPS	
ENTER	3722
EXIT	3722

FIGURE 5

DAILY TRAFFIC ASSIGNMENT

Buckholz Traffic



NEW EXTERNAL TRIPS	
ENTER	282
EXIT	263

FIGURE 6

PM TRAFFIC ASSIGNMENT

Buckholz Traffic

5.0%

Table 1 Traffic Impacts, Study Area Identification

Roadway Segment (FDOT Segment #, CoA Comp Plan #)	Segment Description	AADT/Peak Hour	Comp Plan MSV^^	5% of MSV	Site Traffic	In Study Area?	
Interstate		Min LOS Std: C					
I-75 (32, 1)	From North City Limit to US 441	AADT	91,600	4,580	148	NO	
		Peak Hour	8,250	413	11	NO	
I-75 (31, 2)	From US 441 to the South City Limit	AADT	91,600	4,580	0	NO	
		Peak Hour	8,250	413	0	NO	
State Roads		Min LOS Std: D					
U.S. Hwy 441 (4127, 3)	From MPO Boundary to CR 25A	AADT	43,000	2,150	1,786	NO	
		Peak Hour	3,870	194	114	NO	
U.S. Hwy 441 (106, 4)	From CR 25A East Intersection to SR 235	AADT	45,700	2,285	1,712	NO	
		Peak Hour	4,110	206	109	NO	
U.S. Hwy 441 (107, 5)	From SR 235 to I-75	AADT	39,000	1,950	372	NO	
		Peak Hour	3,510	176	27	NO	
U.S. Hwy 441 (4107, 6)	From I-75 to CR 235A	AADT	39,000	1,950	74	NO	
		Peak Hour	3,510	176	6	NO	
U.S. Hwy 441 (14, 7)	From CR 235A to NW 188th Street	AADT	43,000	2,150	74	NO	
		Peak Hour	3,870	194	6	NO	
SR 235 (108, 8)	From NW 143rd Place to US 441	AADT	14,400	720	74	NO	
		Peak Hour	1,290	65	6	NO	
SR 235 (109, 9)	From US 441 to NW 140th Street	AADT	14,400	720	148	NO	
		Peak Hour	1,290	65	11	NO	
SR 235 (4109/1439, 10)	From NW 140th Street to East City Limit	AADT	14,400	720	0	NO	
		Peak Hour	1,290	65	0	NO	
County Facilities		Min LOS Std: D					
CR 235 (11)	From NW 143rd Place to South City Limit	AADT	15,120	756	74	NO	
		Peak Hour	1,359	68	6	NO	
CR 241 (12)	From NW SR 235 to North City Limit	AADT	15,120	756	148	NO	
		Peak Hour	1,359	68	11	NO	
CR 241 (13)	From CR 235 to South City Limit	AADT	20,880	1,044	224	NO	
		Peak Hour	1,881	94	11	NO	
CR 2054 (14)	From SR 235 to West City Limit	AADT	15,120	756	74	NO	
		Peak Hour	1,359	68	6	NO	
CR 2054 (15)	From SR 235 to US 441	AADT	15,120	756	224	NO	
		Peak Hour	1,359	68	11	NO	
CR 235A (16)	From US 441 to North City Limit	AADT	15,120	756	0	NO	
		Peak Hour	1,359	68	0	NO	
CR 235A (17)	From US 441 to CR 235	AADT	15,120	756	0	NO	
		Peak Hour	1,359	68	0	NO	

* Florida Department of Transportation, District Two, Level of Service Reporting Tool 2019, accessed April 7, 2021
** *Formula: Comp Plan MSV - (Existing Traffic + Reserved Trips from Development Orders with Concurrency*
^ County Facility AADT counts provided by Alachua County Public Works, April 2021.
^^AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.

Table 2 - Traffic Impacts, Preliminary & Final Development Orders (Including Site Traffic)							
Roadway Segment (FDOT Segment #, CoA Comp Plan #)	**Segment Description**	**AADT/Peak Hour**	**Comp Plan MSV^^**	**Existing Traffic*^**	**Project Impact (Projected & Reserved)**	**Available Capacity****	**Percentage of Capacity Utilized**
Interstate		Min LOS Std: C					
I-75 (32, 1)	From North City Limit to US 441	AADT	91,600	38,841	148	52,611	42.56%
		Peak Hour	8,250	4,078	11	4,161	49.56%
I-75 (31, 2)	From US 441 to the South City Limit	AADT	91,600	65,627	0	25,973	71.65%
		Peak Hour	8,250	6,891	0	1,359	83.53%
State Roads		Min LOS Std: D					
U.S. Hwy 441 (4127, 3)	From MPO Boundary to CR 25A East Intersection	AADT	43,000	23,536	1,786	17,678	58.89%
		Peak Hour	3,870	2,118	114	1,638	57.67%
U.S. Hwy 441 (106, 4)	From CR 25A East Intersection to SR 235	AADT	45,700	20,435	1,712	23,553	48.46%
		Peak Hour	4,110	1,941	109	2,060	49.88%
U.S. Hwy 441 (107, 5)	From SR 235 to I-75	AADT	39,000	24,204	372	14,424	63.02%
		Peak Hour	3,510	2,299	27	1,184	66.27%
U.S. Hwy 441 (4107, 6)	From I-75 to CR 235A	AADT	39,000	30,111	74	8,815	77.40%
		Peak Hour	3,510	2,861	6	643	81.68%
U.S. Hwy 441 (14, 7)	From CR 235A to NW 188th Street	AADT	43,000	22,250	74	20,676	51.92%
		Peak Hour	3,870	2,114	6	1,750	54.78%
SR 235 (108, 8)	From NW 143rd Place to US 441	AADT	14,400	10,180	74	4,146	71.21%
		Peak Hour	1,290	967	6	317	75.43%
SR 235 (109, 9)	From US 441 to NW 140th Street	AADT	14,400	8,054	148	6,198	56.96%
		Peak Hour	1,290	765	11	514	60.16%
SR 235 (4109/1439, 10)	From NW 140th Street to East City Limit	AADT	14,400	5,755	0	8,645	39.97%
		Peak Hour	1,290	547	0	743	42.40%
County Facilities		Min LOS Std: D					
CR 235 (11)	From NW 143rd Place to South City Limit	AADT	15,120	5,672	74	9,374	38.00%
		Peak Hour	1,359	539	6	814	40.09%
CR 241 (12)	From NW SR 235 to North City Limit	AADT	15,120	1,481	148	13,491	10.77%
		Peak Hour	1,359	141	11	1,207	11.16%
CR 241 (13)	From CR 235 to South City Limit	AADT	20,880	6,025	224	14,631	29.93%
		Peak Hour	1,881	572	11	1,298	31.01%
CR 2054 (14)	From SR 235 to West City Limit	AADT	15,120	2,930	74	12,116	19.87%
		Peak Hour	1,359	278	6	1,075	20.92%
CR 2054 (15)	From SR 235 to US 441	AADT	15,120	3,425	224	11,471	24.13%
		Peak Hour	1,359	325	11	1,023	24.75%
CR 235A (16)	From US 441 to North City Limit	AADT	15,120	1,380	0	13,740	9.13%
		Peak Hour	1,359	131	0	1,228	9.65%
CR 235A (17)	From US 441 to CR 235	AADT	15,120	5,209	0	9,911	34.45%
		Peak Hour	1,359	495	0	864	36.41%

* Florida Department of Transportation, District Two, Level of Service Reporting Tool 2019, accessed April 7, 2021
** *Formula: Comp Plan MSV - (Existing Traffic + + Projected Trips from Preliminary Development Orders with NO Concurrency Reservation + Reserved*
^ County Facility AADT counts provided by Alachua County Public Works, April 2021.
^^AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.

Reserved Trips are automatically updated from Table 3 data.

Table 3 - Traffic Impacts Segment by Segment

Segment Name/Number	Segment 1		Segment 2		Segment 3		Segment 4		Segment 5		Segment 6		Segment 7		Segment 8	
Roadway	I-75		I-75		US 441		US 441		US 441		US 441		US 441		SR 235	
Roadway Description	From North City Limit to US 441		From US 441 to South City Limit		From MPO Boundary to CR 25A East Intersection		From CR25A East Intersection to SR 235		From SR 235 to I-75		From I-75 to CR 235A		From CR 235A to NW 188th Street		From NW 143rd Place to US 441	
	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour
Total Impact (Preliminary Development Orders)	**173**	**17**	**1,381**	**139**	**0**	**0**	**160**	**17**	**4,489**	**453**	**4,489**	**453**	**0**	**0**	**0**	**0**
Total Impact (Final Development Orders)	**621**	**46**	**621**	**46**	**2,317**	**196**	**5,375**	**509**	**3,430**	**309**	**3,197**	**293**	**2,835**	**268**	**157**	**41**
Total Impact (All Development Orders)	**794**	**63**	**2,002**	**185**	**2,317**	**196**	**5,535**	**526**	**7,919**	**762**	**7,686**	**746**	**2,835**	**268**	**157**	**41**
Preliminary Development Orders - Certificates of LOS Standard																
Progress Village SSCPA & Rezoning	0	0	0	0	0	0	160	17	0	0	0	0	0	0	0	0
Tara April LSCPA & Rezoning	173	17	1,381	139	0	0	0	0	4,489	453	4,489	453	0	0	0	0
SITE - Schmidt Farms (TND)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Final Development Orders - Certificates of Concurrency Compliance																
Hampton Inn SP	413	31	413	31	0	0	0	0	825	62	825	62	825	62	0	0
San Felasco Hammock State Park Shop Building SP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Alachua Towne Centre Parcel D-2 SP	0	0	0	0	0	18	18	3	73	11	73	11	73	11	3	18
Foundation Park Phase 2 SP	0	0	0	0	0	0	1,076	106	0	0	0	0	0	0	0	0
San Felasco Tech City Phase 2 SP	0	0	0	0	0	0	412	83	0	0	0	0	0	0	0	0
Hague Fire Station #25 SP	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0
Alchem Building 3 SP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Innovation One SP	0	0	0	0	0	0	346	34	0	0	0	0	0	0	0	0
Kolomyiko SP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Alachua Retail Center SP	0	0	0	0	0	0	743	112	372	66	372	66	372	66	149	22
San Felasco Tech City Phase 3 Special Exception Permit & SP	0	0	0	0	0	0	1,386	80	0	0	0	0	0	0	0	0
Golf Plaza SP	0	0	0	0	2,274	173	0	0	0	0	0	0	0	0	0	0
Sheth SP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dreyer's DKI SP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Turkey Creek (3 Lots) Final Plat	0	0	0	0	28	3	0	0	0	0	0	0	0	0	0	0
Southern Wrecker & Recovery SP	0	0	0	0	0	0	0	0	26	13	26	13	26	13	0	0
Progress Park Parcels G & H SP	0	0	0	0	0	0	1,247	76	0	0	0	0	0	0	0	0
Burger King SP	95	7	95	7	0	0	0	0	947	65	947	65	947	65	0	0
Hal Brady Recreation Center SP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Copeland Park (2020) SP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Briarwood Phase 1 Final Plat	0	0	0	0	0	0	0	0	501	45	501	45	501	45	0	0
Copeland Park PDL SP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Black Flag Metalsmith SP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PTI SP	0	0	0	0	0	0	46	8	0	0	0	0	0	0	0	0
Ray's Metal Works SP	0	0	0	0	15	2	15	2	0	0	0	0	0	0	0	0
Sandvik Test Pad SP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ology ADMF SP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dogwood Acres Lot 12A Final Plat	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Arbours at Merrillwood SP	0	0	0	0	0	0	57	1	0	0	0	0	0	0	0	0
Baywood Center Lot 3 QSR SP	0	0	0	0	0	0	0	0	459	31	0	0	0	0	0	0
KFC Alachua SP	113	8	113	8	0	0	0	0	227	16	453	31	91	6	0	0
Alchem Building 4 SP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	1
Polaris Building Addition SP	0	0	0	0	0	0	28	4	0	0	0	0	0	0	0	0

Notes: Peak Hour trip distribution was not provided for all projects prior to November 2008. Any project which provided peak hour trip distribution data prior to or following this date has been reflected above.

This table is not automatically updated; please add trips to the appropriate segments as needed

Segment 9 SR 235 From US 441 to NW 140th Street		Segment 10 SR 235 From NW 140th Street to East City Limit		Segment 11 CR 235 From NW 143rd Place to South City Limit		Segment 12 CR 241 From NW SR 235 to North City Limit		Segment 13 CR 241 From CR 235 to South City Limit		Segment 14 CR 2054 From SR 235 to West City Limit		Segment 15 CR 2054 From SR 235 to US 441		Segment 16 CR 235A From US 441 to North City Limit		Segment 17 CR 235A From US 441 to CR 235	
AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour
0	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**52**	**6**	**0**	**6**	**0**	**3**	**0**	**0**	**0**	**0**
167	**21**	**121**	**18**	**79**	**13**	**0**	**0**	**0**	**0**	**0**	**0**	**2,157**	**158**	**816**	**85**	**23**	**2**
167	**21**	**121**	**18**	**79**	**13**	**0**	**0**	**52**	**6**	**0**	**6**	**2,157**	**161**	**816**	**85**	**23**	**2**
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	52	6	0	6	0	3	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	359	35	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	60	10	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
29	5	29	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0
74	11	74	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15	2	15	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	282	28	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	793	83	0	0
0	0	0	0	0	0	0	0	0	0	0	0	639	39	0	0	0	0
0	0	0	0	59	10	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	15	2	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	798	44	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
46	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	23	2	23	2
0	0	0	0	5	1	0	0	0	0	0	0	19	2	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

APPENDIX A

CITY OF ALACHUA
TRAFFIC CONCURRENCY TABLES



Table 2a. Traffic Impacts - Final Development Orders

Roadway Segment (FDOT Segment #, CoA Comp Plan #)	Segment Description	AADT/Peak Hour	Comp Plan MSV^^	Existing Traffic*^	Reserved Trips	Available Capacity**	Percentage of Capacity Utilized
Interstate		Min LOS Std: C					
I-75 (32, 1)	From North City Limit to US 441	AADT	91,600	38,841	621	52,138	43.08%
		Peak Hour	8,250	4,078	46	4,126	49.99%
I-75 (31, 2)	From US 441 to the South City Limit	AADT	91,600	65,627	621	25,352	72.32%
		Peak Hour	8,250	6,891	46	1,313	84.08%
State Roads		Min LOS Std: D					
U.S. Hwy 441 (4127, 3)	From MPO Boundary to CR 25A East Intersection	AADT	43,000	23,536	2,317	17,147	60.12%
		Peak Hour	3,870	2,118	196	1,556	59.79%
U.S. Hwy 441 (106, 4)	From CR 25A East Intersection to SR 235	AADT	45,700	20,435	5,375	19,890	56.48%
		Peak Hour	4,110	1,941	509	1,660	59.61%
U.S. Hwy 441 (107, 5)	From SR 235 to I-75	AADT	39,000	24,204	3,430	11,366	70.86%
		Peak Hour	3,510	2,299	309	902	74.30%
U.S. Hwy 441 (4107, 6)	From I-75 to CR 235A	AADT	39,000	30,111	3,197	5,692	85.41%
		Peak Hour	3,510	2,861	293	356	89.86%
U.S. Hwy 441 (14, 7)	From CR 235A to NW 188th Street	AADT	43,000	22,250	2,835	17,915	58.34%
		Peak Hour	3,870	2,114	268	1,488	61.55%
SR 235 (108, 8)	From NW 143rd Place to US 441	AADT	14,400	10,180	157	4,063	71.78%
		Peak Hour	1,290	967	41	282	78.14%
SR 235 (109, 9)	From US 441 to NW 140th Street	AADT	14,400	8,054	167	6,179	57.09%
		Peak Hour	1,290	765	21	504	60.93%
SR 235 (4109/1439, 10)	From NW 140th Street to East City Limit	AADT	14,400	5,755	121	8,524	40.81%
		Peak Hour	1,290	547	18	725	43.80%
County Facilities		Min LOS Std: D					
CR 235 (11)	From NW 143rd Place to South City Limit	AADT	15,120	5,672	79	9,369	38.04%
		Peak Hour	1,359	539	13	807	40.61%
CR 241 (12)	From NW SR 235 to North City Limit	AADT	15,120	1,481	0	13,639	9.79%
		Peak Hour	1,359	141	0	1,218	10.35%
CR 241 (13)	From CR 235 to South City Limit	AADT	20,880	6,025	0	14,855	28.86%
		Peak Hour	1,881	572	0	1,309	30.43%
CR 2054 (14)	From SR 235 to West City Limit	AADT	15,120	2,930	0	12,190	19.38%
		Peak Hour	1,359	278	0	1,081	20.48%
CR 2054 (15)	From SR 235 to US 441	AADT	15,120	3,425	2,157	9,538	36.92%
		Peak Hour	1,359	325	158	876	35.57%
CR 235A (16)	From US 441 to North City Limit	AADT	15,120	1,380	816	12,924	14.52%
		Peak Hour	1,359	131	85	1,143	15.90%
CR 235A (17)	From US 441 to CR 235	AADT	15,120	5,209	23	9,888	34.60%
		Peak Hour	1,359	495	2	862	36.56%

* Florida Department of Transportation, District Two, Level of Service Reporting Tool 2019, accessed April 7, 2021
** *Formula: Comp Plan MSV - (Existing Traffic + Reserved Trips from Development Orders with Concurrency*
^ County Facility AADT counts provided by Alachua County Public Works, April 2021.
^^AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.
Reserved Trips are automatically updated from Table 8 data.

Table 2b. Traffic Impacts - Preliminary & Final Development Orders

Roadway Segment (FDOT Segment #, CoA Comp Plan #)	Segment Description	AADT/Peak Hour	Comp Plan MSV^^	Existing Traffic*^	Project Impact (Projected & Reserved)	Available Capacity**	Percentage of Capacity Utilized
Interstate		Min LOS Std: C					
I-75 (32, 1)	From North City Limit to US 441	AADT	91,600	38,841	794	51,965	43.27%
		Peak Hour	8,250	4,078	63	4,109	50.19%
I-75 (31, 2)	From US 441 to the South City Limit	AADT	91,600	65,627	2,002	23,971	73.83%
		Peak Hour	8,250	6,891	185	1,174	85.77%
State Roads		Min LOS Std: D					
U.S. Hwy 441 (4127, 3)	From MPO Boundary to CR 25A East Intersection	AADT	43,000	23,536	2,317	17,147	60.12%
		Peak Hour	3,870	2,118	196	1,556	59.79%
U.S. Hwy 441 (106, 4)	From CR 25A East Intersection to SR 235	AADT	45,700	20,435	5,535	19,730	56.83%
		Peak Hour	4,110	1,941	526	1,643	60.02%
U.S. Hwy 441 (107, 5)	From SR 235 to I-75	AADT	39,000	24,204	7,919	6,877	82.37%
		Peak Hour	3,510	2,299	762	449	87.21%
U.S. Hwy 441 (4107, 6)	From I-75 to CR 235A	AADT	39,000	30,111	7,686	1,203	96.92%
		Peak Hour	3,510	2,861	746	(97)	102.76%
U.S. Hwy 441 (14, 7)	From CR 235A to NW 188th Street	AADT	43,000	22,250	2,835	17,915	58.34%
		Peak Hour	3,870	2,114	268	1,488	61.55%
SR 235 (108, 8)	From NW 143rd Place to US 441	AADT	14,400	10,180	157	4,063	71.78%
		Peak Hour	1,290	967	41	282	78.14%
SR 235 (109, 9)	From US 441 to NW 140th Street	AADT	14,400	8,054	167	6,179	57.09%
		Peak Hour	1,290	765	21	504	60.93%
SR 235 (4109/1439, 10)	From NW 140th Street to East City Limit	AADT	14,400	5,755	121	8,524	40.81%
		Peak Hour	1,290	547	18	725	43.80%
County Facilities		Min LOS Std: D					
CR 235 (11)	From NW 143rd Place to South City Limit	AADT	15,120	5,672	79	9,369	38.04%
		Peak Hour	1,359	539	13	807	40.61%
CR 241 (12)	From NW SR 235 to North City Limit	AADT	15,120	1,481	0	13,639	9.79%
		Peak Hour	1,359	141	0	1,218	10.35%
CR 241 (13)	From CR 235 to South City Limit	AADT	20,880	6,025	0	14,855	28.86%
		Peak Hour	1,881	572	0	1,309	30.43%
CR 2054 (14)	From SR 235 to West City Limit	AADT	15,120	2,930	0	12,190	19.38%
		Peak Hour	1,359	278	0	1,081	20.48%
CR 2054 (15)	From SR 235 to US 441	AADT	15,120	3,425	2,157	9,538	36.92%
		Peak Hour	1,359	325	158	876	35.57%
CR 235A (16)	From US 441 to North City Limit	AADT	15,120	1,380	816	12,924	14.52%
		Peak Hour	1,359	131	85	1,143	15.90%
CR 235A (17)	From US 441 to CR 235	AADT	15,120	5,209	23	9,888	34.60%
		Peak Hour	1,359	495	2	862	36.56%

* Florida Department of Transportation, District Two, Level of Service Reporting Tool 2019, accessed April 7, 2021
** *Formula: Comp Plan MSV - (Existing Traffic + + Projected Trips from Preliminary Development Orders with NO Concurrency Reservation + Reserved*
^ County Facility AADT counts provided by Alachua County Public Works, April 2021.
^^AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.
Reserved Trips are automatically updated from Table 8 data.

Table 8.Traffic Impacts Segment by Segment

Segment Name/Number	Segment 1		Segment 2		Segment 3		Segment 4		Segment 5		Segment 6		Segment 7		Segment 8	
Roadway	I-75		I-75		US 441		US 441		US 441		US 441		US 441		SR 235	
Roadway Description	From North City Limit to US 441		From US 441 to South City Limit		From MPO Boundary to CR 25A East Intersection		From CR25A East Intersection to SR 235		From SR 235 to I-75		From I-75 to CR 235A		From CR 235A to NW 188th Street		From NW 143rd Place to US 441	
	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour
Total Impact (Preliminary Development Orders)	**173**	**17**	**1,381**	**139**	**0**	**0**	**160**	**17**	**4,489**	**453**	**4,489**	**453**	**0**	**0**	**0**	**0**
Total Impact (Final Development Orders)	**621**	**46**	**621**	**46**	**2,317**	**196**	**5,375**	**509**	**3,430**	**309**	**3,197**	**293**	**2,835**	**268**	**157**	**41**
Total Impact (All Development Orders)	**794**	**63**	**2,002**	**185**	**2,317**	**196**	**5,535**	**526**	**7,919**	**762**	**7,686**	**746**	**2,835**	**268**	**157**	**41**
Preliminary Development Orders - Certificates of LOS Standard																
Progress Village SSCPA & Rezoning	0	0	0	0	0	0	160	17	0	0	0	0	0	0	0	0
Tara April LSCPA & Rezoning	173	17	1,381	139	0	0	0	0	4,489	453	4,489	453	0	0	0	0
Final Development Orders - Certificates of Concurrency Compliance																
Hampton Inn SP	413	31	413	31	0	0	0	0	825	62	825	62	825	62	0	0
San Felasco Hammock State Park Shop Building SP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Alachua Towne Centre Parcel D-2 SP	0	0	0	0	0	18	18	3	73	11	73	11	73	11	3	18
Foundation Park Phase 2 SP	0	0	0	0	0	0	1,076	106	0	0	0	0	0	0	0	0
San Felasco Tech City Phase 2 SP	0	0	0	0	0	0	412	83	0	0	0	0	0	0	0	0
Hague Fire Station #25 SP	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0
Alchem Building 3 SP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Innovation One SP	0	0	0	0	0	0	346	34	0	0	0	0	0	0	0	0
Kolomyiko SP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Alachua Retail Center SP	0	0	0	0	0	0	743	112	372	66	372	66	372	66	149	22
San Felasco Tech City Phase 3 Special Exception Permit & SP	0	0	0	0	0	0	1,386	80	0	0	0	0	0	0	0	0
Golf Plaza SP	0	0	0	0	2,274	173	0	0	0	0	0	0	0	0	0	0
Sheth SP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dreyer's DKI SP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Turkey Creek (3 Lots) Final Plat	0	0	0	0	28	3	0	0	0	0	0	0	0	0	0	0
Southern Wrecker & Recovery SP	0	0	0	0	0	0	0	0	26	13	26	13	26	13	0	0
Progress Park Parcels G & H SP	0	0	0	0	0	0	1,247	76	0	0	0	0	0	0	0	0
Burger King SP	95	7	95	7	0	0	0	0	947	65	947	65	947	65	0	0
Hal Brady Recreation Center SP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Copeland Park (2020) SP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Briarwood Phase 1 Final Plat	0	0	0	0	0	0	0	0	501	45	501	45	501	45	0	0
Copeland Park PDL SP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Black Flag Metalsmith SP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PTI SP	0	0	0	0	0	0	46	8	0	0	0	0	0	0	0	0
Ray's Metal Works SP	0	0	0	0	15	2	15	2	0	0	0	0	0	0	0	0
Sandvik Test Pad SP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ology ADMF SP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dogwood Acres Lot 12A Final Plat	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Arbours at Merrillwood SP	0	0	0	0	0	0	57	1	0	0	0	0	0	0	0	0
Baywood Center Lot 3 QSR SP	0	0	0	0	0	0	0	0	459	31	0	0	0	0	0	0
KFC Alachua SP	113	8	113	8	0	0	0	0	227	16	453	31	91	6	0	0
Alchem Building 4 SP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	1
Polaris Building Addition SP	0	0	0	0	0	0	28	4	0	0	0	0	0	0	0	0

Notes: Peak Hour trip distribution was not provided for all projects prior to November 2008. Any project which provided peak hour trip distribution data prior to or following this date has been reflected above.

This table is not automatically updated; please add trips to the appropriate segments as needed

Segment 9 SR 235 From US 441 to NW 140th Street		Segment 10 SR 235 From NW 140th Street to East City Limit		Segment 11 CR 235 From NW 143rd Place to South City Limit		Segment 12 CR 241 From NW SR 235 to North City Limit		Segment 13 CR 241 From CR 235 to South City Limit		Segment 14 CR 2054 From SR 235 to West City Limit		Segment 15 CR 2054 From SR 235 to US 441		Segment 16 CR 235A From US 441 to North City Limit		Segment 17 CR 235A From US 441 to CR 235	
AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour
0	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
167	**21**	**121**	**18**	**79**	**13**	**0**	**0**	**0**	**0**	**0**	**0**	**2,157**	**158**	**816**	**85**	**23**	**2**
167	**21**	**121**	**18**	**79**	**13**	**0**	**0**	**0**	**0**	**0**	**0**	**2,157**	**158**	**816**	**85**	**23**	**2**
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	359	35	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	60	10	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
29	5	29	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0
74	11	74	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15	2	15	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	282	28	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	793	83	0	0
0	0	0	0	0	0	0	0	0	0	0	0	639	39	0	0	0	0
0	0	0	0	59	10	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	15	2	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	798	44	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
46	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	23	2	23	2
0	0	0	0	5	1	0	0	0	0	0	0	19	2	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

APPENDIX B

TRIP GENERATION TABLES



TABLE 8
TRIP GENERATION CALCULATIONS
AVERAGE WEEKDAY

TOTAL TRIPS

	Residential	Retail	**TOTAL**
ENTER	1812	3960	5772
EXIT	1812	3960	5772
TOTAL	3624	7920	**11544**

EXTERNAL TRIPS

% External Trips:	**77%**	**90%**	
	Residential	Retail	**TOTAL**
ENTER	1395	3564	4959
EXIT	1395	3564	4959
TOTAL	2790	7128	**9918**

NEW EXTERNAL TRIPS

% New Trips:	**100.0%**	**65.3%**	
	Residential	Retail	**TOTAL**
ENTER	1395	2327	3722
EXIT	1395	2327	3722
TOTAL	2790	4654	**7444**

BUCKHOLZ TRAFFIC

TABLE 9
TRIP GENERATION CALCULATIONS
WEEKDAY AM PEAK HOUR

TOTAL TRIPS

	Residential	Retail	**TOTAL**
ENTER	67	141	208
EXIT	202	86	288
TOTAL	269	227	**496**

EXTERNAL TRIPS

% External Trips:	**99%**	**99%**	
	Residential	Retail	**TOTAL**
ENTER	66	140	206
EXIT	200	85	285
TOTAL	266	225	**491**

NEW EXTERNAL TRIPS

% New Trips:	**100.0%**	**65.3%**	
	Residential	Retail	**TOTAL**
ENTER	66	91	157
EXIT	200	56	256
TOTAL	266	147	**413**

BUCKHOLZ TRAFFIC

TABLE 10
TRIP GENERATION CALCULATIONS
WEEKDAY PM PEAK HOUR

TOTAL TRIPS

	Residential	Retail	**TOTAL**
ENTER	149	352	501
EXIT	88	381	469
TOTAL	237	733	**970**

EXTERNAL TRIPS

% External Trips:	**56%**	**86%**	
	Residential	Retail	**TOTAL**
ENTER	83	303	386
EXIT	49	328	377
TOTAL	132	631	**763**

NEW EXTERNAL TRIPS

% New Trips:	**100.0%**	**65.3%**	
	Residential	Retail	**TOTAL**
ENTER	84	198	282
EXIT	49	214	263
TOTAL	133	412	**545**

BUCKHOLZ TRAFFIC

ENVIRONMENTAL RESOURCE ASSESSMENT

Schmidt Farms Planned Development

October 15, 2021



Quiscalus major westoni
Boat-tailed Grackle
Image by Michael Drummond

ENVIRONMENTAL RESOURCE ASSESSMENT

Schmidt Farms Planned Development (121.09 acres)



Resource Assessment in Support of a Land Use Comprehensive Plan Amendment and Various Re-zoning Amendments

Development Location & Description:
US Hwy 441 and NW 43rd Street
City of Alachua, Florida

Alachua County Tax Parcels:

05945-000-000	05936-007-001
05936-001-000	05036-007-002
05936-007-000	

Geographic Location:
Section 34, Township 8 South, Range 19 East
Section 35, Township 8 South, Range 19 East
Sections 02 and 03, Township 9 South, Range 19 East
Gainesville West USGS Quadrangle Map
Alachua County, Florida

Applicant/Developer
DM Alachua Investments LLC
914 SW 131st Street
Newberry, FL 32669

Prepared by
Peter M. Wallace, M.S., President
Robert A. Garren, M.S., Senior Scientist
Jenny C. Carter, Editor, GIS Analyst
Ecosystem Research Corporation
2906 NW 142nd Avenue
Gainesville, FL 32609

October 15, 2021

Contents

List of Tables ..... **iv**
List of Figures ..... **iv**
Introduction and Project Description **1**
History of Land Use and Zoning Amendments for the "Planning Parcel" **4**
Environmental Resource Assessment Methodology **6**
Field Survey *6*
Data Search *6*
Results of Data Review **8**
Published Geographic, Hydrologic, Ecological, and Historical Data Review *8*
USGS Gainesville West Quadrangle Map–Site Topography and Site-Specific Drainage 8
Surface Water and Groundwater Drainage Basins and Potentiometric Groundwater Contours 11
Geographic Setting of the Planning Parcel 12
High Aquifer Recharge Areas 14
NRCS Soils Mapping 16
FEMA Coverage 16
National Wetlands Inventory (NWI) and Alachua County Composite Wetlands Database 17
Ecological Setting of the Project Area Based on Published GIS Data 17
Florida Land Use, Cover and Forms Classification System (FLUCCS) and FWC Cooperative Land Cover Classification 18
Strategic Ecosystem Overlay Coverage 18
Alachua County Conservation Lands and City of Gainesville Parks and Conservation Lands 19
Alachua County Historic Structures Database 19
Alachua County Hazardous Materials Storage Facilities 19
Published Listed Species Occurrence Data and On-site Species Observations *21*
Federal Review Pursuant to Section 7 of the Clean Water Act (CWA) U.S. and Department of Housing and Urban Development (HUD) Review 21
General Review of City, County, State, Federal, and HUD Regulations that Govern Development with Respect to Imperiled Species, Significant Natural Communities, and Critical Habitat Areas 24
Requirements for Listed Species Review and Critical Habitat Impact Review 25
Summary Information Regarding Regulation of Threatened & Endangered Species in Florida 26
Results of City, County, State, and Federal Listed and Imperiled Species Database Reviews *29*
Eagle Nest Locator and Wading and Waterbird Rookery Databases 29
Federally Listed Species Occurrence Range Database 29
Results of Field Survey **44**
Plant Communities and Land Use Occurring within the Project Site *45*

Changes in Acreage of Wetland and Surface Water Habitats and Plant Community Associations from 2008 to 2021 ..... *46*

Surface Water Impacts Proposed in Response to Site Development *49*

Compliance of the Preliminary Development Plan with Environmental Regulation Requirements defined in the Objectives of the Conservation and Open Space Element of the City of Alachua Comprehensive Plan *50*

Summary **54**

ATTACHMENT 1: Public Notice Issued 26 January 2009 ..... **143**

ATTACHMENT 2: ERP and District Staff Report (December 23, 2008) **150**

ATTACHMENT 3: City of Alachua Staff Report (December 16, 2008) **166**

ATTACHMENT 4: *Environmental Resource Assessment: Large-Scale Comprehensive Plan Amendment, The Market at Schmidt Farms, City of Alachua, Alachua County Florida (2008)* **205**

ATTACHMENT 5: *Conceptual Environmental Resource Permit Application: Description of the Uniform Mitigation Assessment (UMAM) to Assess Wetland Impacts Associated with the Conceptual Development Plan for the Market at Schmidt Farms, City of Alachua, Florida (2008)* **206**

ATTACHMENT 6: Completeness Summary Issued 5 September 2019 ..... **208**

ATTACHMENT 7: Completeness Summary Issued 30 September 2021 ..... **210**

ATTACHMENT 8: Information for Planning and Consultation (IPaC) Online Consultation **220**

APPENDIX A: Photographic Atlas of the Proposed Project Site **233**

List of Tables

Table 1. Drainage Characteristics of the Soils Mapped Within and Adjacent to the Project Site 16
Table 2. Florida Land Use, Cover and Forms Classification System and FWC Cooperative Land Cover Classification Designations for the Project Site and Surrounding Area 18
Table 3. Plant species recorded at the Schmidt Farms Planned Development Site, Alachua County. 56
Table 4. Polygon numbers, plant community descriptions, and associated acreages for communities existing within the Project Site (see Figure 52) 119
Table 5. Wetland and surface water acreages shown for each polygon on Figure 65. 132
Table 6. Wetland and surface water acreages shown for each polygon on Figure 67. 136
Table 7. Surface water impacts and associated acreages by polygon for surface waters shown on Figure 69. 140

List of Figures

Figure 1. Project location map showing the Planning Parcel in relation to local access roads. 65
Figure 2. Alachua County tax parcels shown in relation to the Planning Parcel. 66
Figure 3. USGS Gainesville West topographic quadrangle showing the Planning Parcel and surrounding areas. 67
Figure 4. General drainage map of the Planning Parcel. 68
Figure 5. LiDAR topography shown in relation to the Planning Parcel and surrounding area. 69
Figure 6. Closed topographic depressions shown in relation to the Planning Parcel and surrounding area. 70
Figure 7. Hydrologic basins shown in relation to the Planning Parcel and surrounding area. 71
Figure 8. Drainage basins and flow-ways shown in relation to the Planning Parcel and surrounding areas. 72
Figure 9. Potentiometric surface of Alachua County, May 2010 (Planning Parcel location added for reference). 73

Figure 10. Potentiometric wells and contours as shown on 2017 aerial photograph in relation to the Planning Parcel and surrounding area. 74
Figure 11. Potentiometric contour map of the surface of the Florida aquifer in 1980 (approximate location of Project Site). 75
Figure 12. Murphree wellfield travel time within Tertiary Protection Zone shown in relation to the Planning Parcel and surrounding area. 76
Figure 13. Alachua County springshed potentiometric surface of Floridan aquifer shown in relation to the Planning Parcel and Murphree Wellfield Protection Zones. 77
Figure 14. Private and commercial wells and wellfield buffers shown in relation to the Planning Parcel and surrounding area. 78
Figure 15. Surficial geology of Alachua County shown in relation to the Planning Parcel and surrounding area. 79
Figure 16. Physiographic subdivisions of Alachua County shown in relation to the Planning Parcel and surrounding area. 80
Figure 17. Physiographic subdivisions of Alachua County shown in relation to the Planning Parcel and surrounding area. 81
Figure 18. Physiographic zones of Alachua County shown in relation to the Planning Parcel (approximate location shown). 82
Figure 19. Elevation profiles 1 and 2. 83
Figure 20. Cross-County fracture zone shown in relation to the Planning Parcel (labeling of roadways added for reference). 84
Figure 21. Stream-to-sink and sinkholes shown in relation to the Planning Parcel and surrounding area. 85
Figure 22. Aquifer recharge areas shown in relation to the Planning Parcel and surrounding area. 86
Figure 23. Close-up view of aquifer recharge areas shown in relation to the Planning Parcel and surrounding area. 87
Figure 24. Drastic vulnerability areas of the Surficial and Floridan aquifers shown in relation to the Planning Parcel and surrounding area. 88
Figure 25. Close-up view of drastic vulnerability areas of the Surficial and Floridan aquifers shown in relation to the Planning Parcel and surrounding area. 89
Figure 26. General schematic showing mechanisms of surface water flows to Florida aquifer within unconfined, semi-confined, and confined zones of aquifer (source: https://images.app.goo.gl/yGNKd5VKvsWA2eWXA). 90

Figure 27. NRCS soils map shown in relation to the Planning Parcel and surrounding area. 91
Figure 28. NRCS feature points shown in relation to the Planning Parcel and surrounding area. 92
Figure 29. FEMA flood zone areas shown in relation to the Planning Parcel and surrounding area. 93
Figure 30. National Wetlands Inventory Wetlands and Alachua County Composite Wetlands shown in relation to the Planning Parcel and surrounding area. 94
Figure 31. Level IV ecoregions shown in relation to the Planning Parcel and surrounding area. 95
Figure 32. Florida Land Use, Cover and Forms Classification System shown in relation to the Planning Parcel and surrounding area. 96
Figure 33. Cooperative Land Cover shown in relation to the Planning Parcel and surrounding area. 97
Figure 34. Strategic Ecosystem Overlay shown in relation to the Planning Parcel and surrounding area. 98
Figure 35. KBN-Golder ecological inventory shown in relation to the Planning Parcel and surrounding area. 99
Figure 36. Alachua County Conservation lands shown in relation to the Planning Parcel and surrounding area. 100
Figure 37. Alachua County parks shown in relation to the Planning Parcel and surrounding area. 101
Figure 38. Historic structures shown in relation to the Planning Parcel and surrounding area. 102
Figure 39. Hazardous materials storage facilities shown in relation to the Planning Parcel and surrounding area. 103
Figure 40. Eagle nests and wading bird rookeries shown in relation to the Planning Parcel and surrounding area. 104
Figure 41. USFWS federally listed bird species shown in relation to the Planning Parcel and surrounding area. 105
Figure 42. Red-cockaded woodpecker consultation area and observation locations shown in relation to the Planning Parcel and surrounding area. 106
Figure 43. Florida Scrub-Jay consultation area, observations, and habitat locations shown in relation to the Planning Parcel and surrounding area. 107

Figure 44. Wood stork regulated buffer areas shown in relation to the Planning Parcel and surrounding area. 108
Figure 45. USFWS federally listed reptile species shown in relation to the Planning Parcel and surrounding area. 109
Figure 46. USFWS federally listed amphibian species shown in relation to the Planning Parcel and surrounding area. 110
Figure 47. Florida Natural Areas Inventory element occurrence records shown in relation to the Planning Parcel and surrounding area. 111
Figure 48. Florida Natural Areas Inventory probability polygons showing the potential ranges of species in relation to the Planning Parcel and surrounding areas. 112
Figure 49. Black bear foraging areas and nuisance records shown in relation to the Planning Parcel and surrounding area. 113
Figure 50. Locations of Florida spiny-pod (*Matelea floridana*) within the Planning Parcel. 114
Figure 51. Champion tree locations shown in relation to the Planning Parcel and surrounding area. 115
Figure 52. Biodiversity hot spots shown in relation to the Planning Parcel and surrounding area. 116
Figure 53. GPS locations where site-specific data were collected within the Planning Parcel. 117
Figure 54. Plant communities existing within the Planning Parcel (see Table 4 for associated acreages). 118
Figure 55. Plant communities on the Planning Parcel as shown on a 1937 historical aerial. 121
Figure 56. Plant communities on the Planning Parcel as shown on a 1949 historical aerial. 122
Figure 57. Plant communities on the Planning Parcel as shown on a 1956 historical aerial. 123
Figure 58. Plant communities on the Planning Parcel as shown on a 1961 historical aerial. 124
Figure 59. Plant communities on the Planning Parcel as shown on a 1968 historical aerial. 125
Figure 60. Plant communities on the Planning Parcel as shown on a 1974 historical aerial. 126
Figure 61. Plant communities on the Planning Parcel as shown on a 1979 historical aerial. 127

Figure 62. Plant communities on the Planning Parcel as shown on a 2000 historical aerial. 128
Figure 63. Plant communities on the Planning Parcel as shown on a 2005 historical aerial. 129
Figure 64. Location of jurisdiction flags from the 2008 survey. 130
Figure 65. Delineated wetland and surface water polygons from the 2008 delineation procedure (see Table 5 for associated acreages). 131
Figure 66. Comparison of 2008 and 2021 jurisdiction lines. 134
Figure 67. Wetlands and surface waters within the Project Site (see Table 6 for associated acreages). 135
Figure 68. Preliminary site development plan. 138
Figure 69. Surface water impacts proposed in response to Project Site development (see Table 7 for associated acreages). 139
Figure 70. Proposed conservation easement. 141
Figure 71. Conservation easement and surface waters to be created on the Planning Parcel. 142

Introduction and Project Description

Ecosystem Research Corporation (ERC) was retained by DM Alachua Investments LLC **(DMAI)** to perform an Environmental Resource Assessment (ERA) and Listed Species Survey of a Planning Parcel designated for a City of Alachua Land Use Comprehensive Plan Amendment and various Re-zoning Amendments. These administrative and planning activities are being implemented to facilitate future effective development within the Planning Parcel. DMAI currently owns the designated Planning Parcel, which represents the extent of the contiguous lands owned by the LLC in this specific area. **DMAI** proposes to develop the Planning Parcel consistent with the Land Use and Zoning guidelines that are established pursuant to this Land Use and Rezoning Application.

The Planning Parcel lies within the southwest quadrant of the intersection of US 441 and NW 43rd Street (**Figure 1**). The northern perimeter of the Planning Parcel is formed by the US 441 Right-of-Way (ROW) while the east boundary of the Site lies adjacent to the NW 43rd Street ROW. Currently, land uses in the vicinity of the Planning Parcel are described, as follows:

NORTH	ROW–US 441: a high volume local & regional access road
	Gainesville Regional Utilities and City of Gainesville owned Agricultural Zoned Properties
	Silvicultural Land Use
EAST	Commercial Land Use: individual Fuel and Gasoline Supply and Sales
	Convenience Store
	Small-volume Storge Facilities for Individuals and Businesses
	Vacant Land
SOUTH and Southwest	ROW—low volume local access road: NW 93rd Avenue
	Vacant land: Natural Area of Turkey Creek Stream Channel and Floodplain
	South: Low Density Rural single family residential. Southwest: Morgan Manor, Agricultural (Low Density Single Family Residential)
WEST	ROW—low volume local & regional access road: ROW NW 102nd Place
	Moderate Density Single Family Residential Development: Brooke Pointe Subdivision
	Natural Drainage Feature: Brooke Pointe Creek
	Small scale commercial development: Angel Gardens
	Vacant lands

The Planning Parcel consists of five (5) Alachua County tax parcels defined as follows (**Figure 2**):

Parcel No. 05945-000-000	17.78
Parcel No. 05936-001-000	88.14
Parcel No. 05936-007-000	14.13
Parcel No. 05936-007-001	1.00
Parcel No. 05936-007-002	0.51
Total Acreage	**121.56**

The total acreage of the Tax Parcels as indicated within the Alachua County Property Appraiser's website equals **121.56** acres. The total acreage of the five (5) Tax Parcels as determined by the Site-Specific Professional Survey equals **121.09** acres. For the purposes of this report presentation and all data calculations contained in this assessment, the surveyed acreage of **121.09** acres is used and is provided on all report maps.

The five (5) Tax Parcels represent the "Planning Parcel," which is the concept for the area of environmental resource studies used by the City of Gainesville and Alachua County. In the Gainesville Code, "Planning Parcel" is defined within ***Chapter 30: City of Gainesville Land Development Code – Section 30-2.1. Definitions (Planning Parcel), as follows:***

> Planning parcel means a land area within city limits made up of the parcel on which development or alteration is proposed and all contiguous parcels within city limits under common ownership or control as of the date of application submittal. Common ownership or control means the contiguous parcels that are owned by the owner/applicant or by entities owned or controlled by the owner/applicant.

"Planning Parcel" is also the concept study area used by Alachua County for the basis of study for determination of the occurrence of Regulated Natural Resources as defined within ***Chapter 406. Natural and Historic Resources Protection*** of the Unified Land Development Code (ULDC). The "Planning Parcel" as described within the County Code is defined in ***Chapter 410. Definitions as*** follows,

> Planning parcel: The parcels included within the entire contiguous land area under common ownership or control as of May 2, 2005, even if the project proposal or application includes only a portion of such lands.

"Planning Parcel" represents the "Project Site or Project Area" where all activities described in this report, to include Land Use and Zoning Amendments as well as development activities, are proposed. The "Planning Parcel" in both the Gainesville and Alachua County Codes may be further defined as the Resource Assessment Area (RAA),

which is the total area encompassed by the ground verification process that is used in the site review. The City of Alachua Comprehensive Plan does not define a comparable concept to the "Planning Parcel" for Environmental Resource Assessments. Neither does the Comp Plan describe a detailed Comprehensive Environmental Resource Assessment Methodology to be used for preparation of Land Use, Re-zoning, or Development Applications within the City limits. Therefore, the Environmental Checklist Methodology described by Alachua Conty and the City of Gainesville was used as a template for this Resource Assessment.

In addition to the requirements for environmental review defined in the City of Alachua Comp Plan, the Gainesville Land Development Code, and the Alachua County Unified Land Development Code, Alachua County has recently adopted two (2) Natural Resource Protection Codes that apply to Land Use, Re-Zoning, and Development Applications submitted within Municipalities (i.e., Cities of Gainesville, Alachua, Newberry, Hawthorn, and others). These Codes provide for County Staff review of all Proposed Projects at the discretion of County Staff and provide for County protection of existing Regulated Natural Resources that are affected by the proposed activity. These codes are listed and described, as follows:

Chapter 77. Alachua County Water Quality and Management Practices Code that was recently *amended* (23 January 2018) with ***"Article II–Countywide Wetland Protection Code."***

> This code provides for protections of all floodplains, surface waters, and wetlands and other resources that occur within the municipal limits of Towns and Cities within Alachua County. It provides most of the protections that are described within ***Chapter 406. Natural and Historic Resources Protection (ULDC***) for the municipal areas within the county.

Chapter 78. Countywide Natural Resources Protection Code

> This is an Upland Protection Code that provides resource protections for upland habitat areas within County Municipal Areas and is similar to the protection standards defined in ***Chapter 406. Natural and Historic Resources Protection (ULDC)***

Currently, the majority of the Planning Parcel for the proposed Project Site is undeveloped except for minimal constructed buildings associated with a single-family residence and multiple small agriculture related buildings that have historically been used for dairy, pasture, and silvicultural operations. Parcels **05936-007-001** and **05936-007-002** have historic structures that were associated with small commercial enterprises used on these parcels in the past to include Angel Gardens, a Bike Shop, and a restaurant to name a few.

History of Land Use and Zoning Amendments for the "Planning Parcel"

The Planning Parcel in the past has been the subject of several proposed Land Use and Zoning Amendments. In 2007–2008, Mesa-Sand Realty LLC (Indianapolis, Indiana) retained Ecosystem Research Corporation to provide an Environmental Resource Assessment and Listed Species Survey in support of a Large-Scale Comprehensive Plan Amendment for the Project Site. In addition, they applied for Site-Specific Amendments to the Official Zoning Atlas. The Large-Scale Comprehensive Plan Amendment (CPA) proposed creating a Mixed-Use Development on a ±131.6-acre Planning Parcel. The site at that time carried a Future Land Use designation of Agriculture (Ag) and Commercial (COM). The proposal involved amending the Future Land Use Map classification from Agriculture and Commercial to Commercial, Conservation, and Moderate Density Residential. As part of the application, certain Site-Specific Amendments to the Official Zoning Atlas were also requested. The Application was reviewed by the City and **Ordinance 09 12** describing the Land Use Amendment was prepared, and a Public Notice was issued 26 January 2009. The application was withdrawn prior to final approval. The Public Notice is provided as **Attachment 1** to this ERA.

As part of this application, the City as well as the applicants' consultants evaluated the effects that a Conceptual Development Plan instituting the policies of the Comp Plan and Zoning amendments would have on the adjacent communities as well as the onsite Regulated Natural Resources. At that time, proposed construction on the site would remove **0.882 acres** of very disturbed man-made Surface Water habitat. To evaluate if the proposed plan were permittable and the mitigation for the proposed surface water impacts were acceptable, a Conceptual Environmental Resource Permit Application was submitted to the Suwannee River Water Management District (SRWMD) for approval of the proposed impacts that would occur, and mitigation activities proposed to offset the impacts. **Conceptual ERP08-0278** was issued to Mesa-Sand Realty LLC on 13 January 2009. The Permit expired 13 January 2014, but it did establish that the requested impacts were minimal, and the Mitigation was consistent with the Requirements of ***Chapter 62-345. F.A.C. Uniform Mitigation Assessment Method.*** The Conceptual ERP also provides at least a guideline for all reviewing municipalities with reference to Surface Water Impacts in case there is disagreement among the City, County, and District about what is determined to be acceptable surface water impacts and subsequent acceptable mitigation to offset impacts for this Project. ***Chapter 373.414. Florida Statutes. Additional Criteria for Activities in Surface Waters and Wetlands,*** which is the legislation that mandates the creation of the Uniform Mitigation Assessment Method, establishes in ***Section 414(1)(b)(4)*** that if mitigation for impacts required by a Municipal interest cannot be reconciled with mitigation established by an ERP, then the criteria defined in the ERP takes precedent.

For the current proposed activity, impacts to impaired Surface Waters will occur consistent with those defined in the **ERP08-0278** previously issued and the previous

Comp Plan Amendment proposed by Mesa-Sand Realty. Therefore, the impacts and mitigation proposed to offset those impacts were totally consistent with all State criteria. In addition, within the City Staff report they state that the proposed impacts and mitigation were consistent with the Comprehensive Plan requirements for Wetland and Surface Water protections. The ERP and District Staff report are included as **Attachment 2** to this document. The City of Alachua Staff report submitted 16 December 2008 is provided as **Attachment 3.**

As part of the Comp Plan Amendment submittal in 2008, ERC prepared a comprehensive ERA Report that was submitted to the City and reviewed by City of Alachua staff and staff from the SRWMD. The ERA Report entitled "*Environmental Resource Assessment: Large-Scale Comprehensive Plan Amendment, The Market at Schmidt Farms, City of Alachua, Alachua County Florida (Date: 7 July 2008)* is provided as **Attachment 4.** Also, as part of the submittal documents, a Mitigation Plan document was also prepared and submitted to the City and District. The document is entitled *"Conceptual Environmental Resource Permit Application: Description of the Uniform Mitigation Assessment (UMAM) to Assess Wetland Impacts Associated with the Conceptual Development Plan for the Market at Schmidt Farms, City of Alachua, Florida (Date: 3 August 2008)* and is provided as **Attachment 5**.

On 29 August 2019, JMJ Consulting Engineering LLC representing **DMAI** applied to the City of Alachua for Land Use and Rezoning amendments for the "Planning Parcel." The Project was named "121 Traditional Neighborhood Development" and two (2) actions were requested from the City, as follows:

1. *Large-Scale Comprehensive Plan Amendment (LSCPA)*

   This amendment proposed amending the Future Land Use Designations from Agriculture and Commercial to Moderate Density Residential.

2. *Site-Specific Amendment to the Official Zoning Atlas (Rezoning)*

   The rezoning application proposed rezoning from Agriculture (A) and Commercial Intensive (CI) to Planned Development–Traditional Neighborhood Development (PD-TND)

A copy of the completeness summary issued 5 September 2019 by the City of Alachua for the proposed activity is provided as **Attachment 6.**

On 25 August 2021, JBPro applied to the City of Alachua on behalf of **DMAI** for Land Use and Rezoning amendments for the Planning Parcel. The Project is named "Schmidt Farms Planned Development" and the application requests two (2) actions from the City, as follows:

1. *Large-Scale Comprehensive Plan Amendment (LSCPA)*

   This amendment proposes to change the existing land use from Agriculture and Commercial to Moderate Density Residential, Commercial, Community Commercial and Conservation.

2. *Site-Specific Amendments to the Official Zoning Atlas (Rezoning)*

   This amendment proposes to rezone the site from Agriculture (A) and Commercial Intensive (CI) to Planned Development-Residential (PD-R) and Planned Development-Commercial (PD-COMM).

A copy of the Completeness Summary issued 30 September 2021 is provided as **Attachment 7.**

Environmental Resource Assessment Methodology

Field Survey

Field surveys of the Planning Parcel were performed 4–6 November 2019, 22–23 November 2019, 23 November 2020, and 4 October 2021 to determine the general ecological condition of the area and determine if any listed plant or animal species or other environmental constraints were present within the boundaries of the Planning Parcel or immediately adjacent habitat areas. Surveys were performed by Peter M. Wallace, MS (Certified Gopher Tortoise Agent #GTA-14-00037A), and Robert A. Garren, MS (Certified Gopher Tortoise Agent #GTA-09-00057E), of ERC. Surveys were performed by repeatedly traversing the site with a series of pedestrian transects. Observations regarding plant species composition were recorded at **2,721** locations within the Project Site and adjacent areas. At each location, plant species, plant habitat type, observations of animal occurrences, and GPS position coordinates were recorded with a hand-held Garmin GPSmap 76CSx unit. Photographs were taken to document the general plant communities, land uses, and historical activities within the Project Site as determined during the survey. Photographs that show the general physical appearance of the Project Site are contained within **Appendix A**.

Data Search

To complement the data obtained from the field surveys, published GIS databases were queried to obtain site-specific information for the Project Site and surrounding areas. These databases include:

1. USGS Gainesville West Quadrangle Map
2. Geologic Regions of Florida
3. Physiographic Divisions of Florida
4. Surficial Geologic Formations of Florida
5. Alachua County 2001 LiDAR Topography (NAVD 88)
6. USGS Closed Topographic Depressions Database

7. Natural Resource Conservation Service (NRCS) Soils
8. NRCS Soils Feature Point Database
9. Federal Emergency Management Agency (FEMA)
10. National Wetland Inventory (NWI) Database and Alachua County Composite Wetlands Database
11. Alachua County Aquifer Recharge Areas
12. Floridan Aquifer Drastic Vulnerability Areas within Alachua County
13. Alachua County Sinkholes and Stream-to-Sink GIS Coverage
14. Hydrologic Basins of Alachua County
15. Level IV Ecoregions of Florida
16. Florida Department of Environmental Protection Statewide Florida Land Use, Cover and Forms Classification Systems (FLUCCS)
17. Florida Game Commission Cooperative Florida Land Cover Classification System
18. Alachua County Strategic Ecosystems Overlay
19. Alachua County Conservation Lands and Parks and Recreation Areas
20. Alachua County Historical Structures Database
21. Alachua County Hazardous Materials Monitoring Database
22. Alachua County Well/Wellfield Protection Areas
23. Florida Fish and Wildlife Conservation Commission (FWC) Eagle Nest Locator
24. FWC Water Bird and Wading Bird Rookery and Nest Sites Locator
25. United States Fish & Wildlife Service (FWS) Federally Listed Species Database
26. FWS Wood Stork Regulated Buffers Database
27. FWS Red-cockaded Woodpecker Consultation Area and Observation Locations Database
28. FWS Scrub-Jay Consultation Area, Habitat, and Observation Locations Database
29. FWC 2016 Florida Black Bear Forage Range and Habitat Database and Bear Nuisance Report records
30. Florida Natural Areas Inventory (FNAI) Element Occurrence Database
31. Alachua County Champion Trees
32. State of Florida Biodiversity Hot-Spots

The field assessment and data review assessment performed for the Planning Parcel addresses the specific requirements of the Alachua County and City of Gainesville Comprehensive Plan and Unified Land Development Regulations and Alachua County's ***Article II Countywide Wetlands Protection Code*** defined within ***Chapter 77 Water Quality Standards and Management Practices*** of the Alachua County Land Development Code. In addition, the assessment addressed the Environmental Resource Protection requirements outlined within the City of Alachua ***Conservation and Open***

Space Element Specifically ***Objective 1.10: Wetlands*** and ***Objective 1.12: Water Resources.*** As part of this survey, the entire limits of the Planning Parcel were evaluated. For the ERA described, the total Project Area as described on Figure 2 represents the entire holdings proposed for evaluation by the Applicant. Therefore, the Planning Parcel represents the Resource Assessment Area (RAA).

In addition to the GIS databases evaluated above, several site-specific Professional Land Surveys and Geotechnical Investigations were performed in support of future development activities proposed for the Planning Parcel. These technical reports were reviewed by ERC for evaluation of Regulated Natural Resources that are described by each investigation. The references for these reports are as follows:

1. A Boundary Survey of the Schmidt Farms Property dated 27 March 2018, Prepared by Lochrane Engineering, Inc., 3008 NW 13th Street, Suite B, Gainesville, Florida 32609.
2. Summary Report of a Geotechnical Site Exploration: Proposed 121-Acre TND Stormwater, City of Alachua, Alachua County, Florida. GSE Project No. 13967, Certificate of Authorization No. 27430, May 2019.
3. *Section 7* of the Clean Water Act Federal Listed Species and Migratory Bird Review via Information for Planning and Consultation **(IPaC)** online consultation. Results of **IPaC** Review are provided as **Attachment 8.**

Results of Data Review

Published Geographic, Hydrologic, Ecological, and Historical Data Review

USGS Gainesville West Quadrangle Map–Site Topography and Site-Specific Drainage

The Planning Parcel lies within the geographic area defined by the USGS Gainesville West Quadrangle map (**Figure 3**). The Planning Parcel lies along the north boundary of the Arredondo Grant within Fractional Sections 2 and 3, Township 9 South, and Range 19 East and within Sections 34 and 35, Township 8 South, Range 19 East. As shown on the Quad Map the Planning Parcel is a rural residential farm site located in a relatively sparsely populated area along US 441 southeast of Hague.

The site is located within the Turkey Creek Drainage Basin. There are three (3) flowing water creeks that lie within or form the perimeter of the Planning Parcel **(Figure 4).** Turkey Creek forms the south and southwest perimeter of the Site. An un-named tributary to Turkey Creek that originates on the GRU-Deerhaven Property located north of the Site across US 441 forms the northwest boundary of the Planning Parcel. This creek also forms a partial boundary of the Brooke Pointe Subdivision; therefore, for the purposes of this assessment, this creek is referred to as Brooke Pointe Creek. There are several headwater areas of Turkey Creek that originate on the City of Gainesville Deerhaven property that flow into Brooke Pointe Creek. From the Deerhaven site, the

main branch of Turkey Creek originates east of the Planning Parcel, is culverted under US 441, then traverses west under NW 43rd Street via two large circular culverts (see **Photo 1** in Attachment 4) that route water along the southern boundary of the Schmidt Farms property. Turkey Creek forms the south and southwest boundary of the property and extends from NW 43rd Street northwest to the intersection of Brooke Pointe Creek that runs southwest along the east boundary of the Brooke Pointe Development. This creek drainage originates in multiple large wetland areas north of US 441 on the City of Gainesville Deerhaven property, crosses under NW 102nd Place (**Photo 2** in Attachment 4), then runs southwest to the confluence with Turkey Creek at the southwest corner of the Schmidt Farms property. A third creek located within the Planning Parcel boundaries also drains water from the City of Gainesville Deerhaven property through a culvert located under US 441 just west of the terminus of NW 43rd Street (**Photo 3** in Attachment 4) at US 441. For the purposes of this report, this creek is referred to as Schmidt Creek. The creek extends through a Mixed Hardwood Swamp (**Photo 4** in Attachment 4) that also receives substantial subsurface seepage from the adjacent uplands. The Mixed Hardwood Swamp narrows abruptly where a small agricultural road crossing occurs (**Photos 5** and **6**, Attachment 4), which was built prior to 1937. This road is proposed for widening to allow development to take place on the property and access lands east of Schmidt Creek. From this point, the creek width becomes substantially narrower (**Photo 7**, Attachment 4) and slopes to the adjacent upland are abrupt. The drainage ultimately flows into Turkey Creek at the southwestern corner of Parcel 05936-001-001 (Figure 2).

A unique mosaic of intermittent seepage and depression Surface Waters and Wetlands forms a diffuse drainage system in the western third of the Project Site. This system is described as an Isolated Seepage/Drainage as shown on Figure 4. This drainage system has the same general northeast to southwest orientation as both Schmidt Creek and Brooke Pointe Creek. Groundwater seeps to the surface at the north end of this system and flows southwest through a small, intermittent, and partially excavated stream drainage (**Photo 8**, Attachment 4) to a series of small depressional Surface Waters that are probably relic sinkholes where water flows back into the ground. Based on **Rule 62-340 FAC. Delineation of the Landward Extent of Wetlands and Surface Waters,** in 2008 some of the depressions within this system were determined to be Uplands while others were determined to be Wetlands or intermittent Surface Waters. The Wetlands are in the north extent of the system, which have dense clay soils and where muck accumulates. The Surface Water areas are in the south half of the system closer to Turkey Creek. In this area the depressions are relic sand-filled depressions that flood intermittently during periods of extreme rainfall. During periods of excessive rainfall causing floods, this system may provide Surface Water discharge directly to Turkey Creek. In 2007–2008 all these areas were extremely dry, and vegetation consisted of pasture grasses, pasture herbs, shrubs, and briers. Extensive flooding in the area occurred following Hurricane Irma in 2017, which caused Surface Waters to flood several feet above the ground surface. Extensive rains in 2021 have resulted in more recent

intermittent flooding of the southern depressions. Following these extensive rainfall periods, these areas dry down quickly and substantially.

There is a small, excavated drainage ditch that routes water to Turkey Creek from an excavated agricultural pond located west of the Schmidt residence (Figure 4). The pond area has been variously disturbed and excavated since 1937 however a final major excavation occurred circa 1979. The drainage ditch is excavated for most of the distance extending from the pond to Turkey Creek. The general appearance of this drainage is shown in **Photo 9** (Attachment 4). All Wetland and Surface Water areas on the Planning Parcel have historically received substantial direct impacts from cattle use. Cattle grazing has resulted in removal of native vegetation, intense invasion by exotic species, and disturbance of the ground surface to a point that no naturally occurring native vegetation groundcover currently exists. All Surface Waters within depressions as well as the creeks have historically and are presently contaminated with cattle wastes such that waters are eutrophic and filled with algae and floating aquatic plants characteristic of contaminated waters.

The USGS Quad Map (Figure 3) shows the Planning Parcel lies in a prominent Geographic Valley ranging in elevation from 174 ft (NGVD 29) at the northeast boundary of the site adjacent to US 441 to approximately 142 ft at the southwest corner of the Site at the confluence of Turkey Creek and Brooke Pointe Creek. The “Creek Valley” lies between two very prominent, large, elevated landscape ridges or plateaus that are broad and generally flat and extend to elevations of 190 ft to the north and 195 ft to the south. These are among some of the higher elevations in the County and create several large headwater creek systems associated with Turkey Creek, Cellon Creek, Rocky Creek, and Blues Creek. The slope on the south side of Turkey Creek is much dryer and steeper than the creek slope that extends north from the creek onto the Planning Parcel. The ridge tops are associated with the Hawthorn Formation, which would extend from 150 ft in elevation and above, while the Cody Escarpment, which is evident on the topo, extends from 150 ft and below.

The Cody Escarpment is the western erosional face of the Hawthorn Formation that extends from 150 ft downslope to below 100 ft and represents the boundary of the Wicomico Terrace or shoreline that existed in Florida from 1.8 million years ago to 11,800 years ago. The Turkey Creek Valley and neighboring prominent ridge tops are more easily observed on the 2001 Alachua County LiDAR Topography provided on **Figure 5.** On this coverage the lower elevation areas at the confluence of Brooke Pointe Creek and Turkey Creek are easily seen as well as the 32-ft elevation range that occurs within the boundaries of the Planning Parcel. The LiDAR topo datum is represented by NAVD 88 as compared to the NGVD 29 vertical datum shown on the USGS coverage.

To supplement the data provided on the USGS quad map, the USGS Closed Depression Database is provided on **Figure 6.** This database shows the general location of closed-contour drainage depressions in and around the Project Site based on the USGS

topographic data. The closed depressions on this map are generally represented by small, isolated Wetland drainages; however, most Wetlands in this area are associated with the numerous headwater creek systems that typically flow downhill to lower elevations within well-defined channels. The occurrence of closed depressions within the landscape increases substantially westward of the Planning Parcl represented by the eroded areas of the Hawthorn Formation and development of relic and active sinkholes or landscape depressions. In this area underlying clay may be continuous, which results in persistent Surface Waters, or clays may be perforated, which results in direct recharge to the underlying Ocala Limestone.

Surface Water and Groundwater Drainage Basins and Potentiometric Groundwater Contours

The Planning Parcel shown in relation to the delineated drainage basins within Alachua County is shown on **Figure 7**. The Planning Parcel lies within the Sanchez Prairie Drainage Basin, which includes the Turkey Creek and Blues Creek systems. Both these creeks disappear into a large sinkhole within Sanchez Prairie. There are many sub-basins of Turkey Creek that flow into Brooke Pointe Creek, Schmidt Creek, and Turkey Creek on the Planning Parcel. A large amount of this drainage comes into the creeks from North of US 441. Based on previous work performed by ERC in the drainage basins within and surrounding the Project Site, a basin map was constructed for the GRU property and is provided for review with respect to this Project Site **(Figure 8)**. As shown on Figure 8, there are more than 20 sub-basins north of US 441 that contribute flow to the creeks on the Planning Parcel. Sub-basin **TC-4D** is the sub-basin that directly discharges to Brooke Pointe Creek. Sub-basin **TC-3** discharges to Schmidt Creek. Multiple sub-basins discharge into Turkey Creek prior to its entrance to the Site at NW 43rd Street. Sub-basins **TC-1** and **TC-2** discharge into Turkey Creek under US 441 from the GRU property east of the Site. Farther east, sub-basins **TC-1A**, **TC-8**, **TC-8A**, and **TC-9** through **14** direct waters to Turkey Creek west from the drainage divide adjacent to the Rocky Creek Drainage Basin. This is a substantial drainage basin that provides water to the Planning Parcel, and compared to the onsite drainage area, represents substantially more flow that would affect adjacent neighborhoods than would be expected as run-off from the Project Site.

The potentiometric contours of the surface of the Floridan aquifer as determined in a 2010 hydrologic study are shown as schematic on **Figure 9** and on a 2017 aerial photograph on **Figure 10**. This study shows the elevations of the Floridan in the vicinity of the site to be at approximately the 40-ft contour interval, or 102 ft below the lowest contour of 142 ft found on the Planning Parcel. A hydrologic study conducted in 1980 showed the Floridan aquifer surface at 45 ft (**Figure 11**) in the area of the Planning Parcel. Both contour maps show a substantial depression in the aquifer level of below 40 ft that occurs at the Murphree Wellfield east of the site. The Tertiary Wellfield Protective Buffer shown on **Figure 12** is at least **4.0** miles east of the Planning Parcel. The groundwater contours shown on the springshed map on **Figure 13** show the Planning

Parcel is located within the Hornsby-Treehouse Springshed near the boundary of the Wellfield Capture Zone. On this figure, the Planning Parcel is shown in relation to the County Springshed and Wellfield Protective Zone and Recapture Area. The contours, at least suggest, that Floridan flows in the vicinity of the Planning Parcel may flow to the east to the Capture Zone or northwest into the Hornsby-Treehouse Springshed (Figure 13). Please note that these data are not provided to suggest any avenue of unconfined aquifer flows but are provided to summarize the general data available in the County. The small commercial wells that are monitored in the County are shown on **Figure 14**. There are several wells located northwest of the Planning Parcel along US 441 that have associated protective buffers.

Geographic Setting of the Planning Parcel

Geologically, the eastern quarter of Alachua County is covered with variable surface deposits of undifferentiated Pleistocene sediments that reflect the geologic time-period and ancient sea level terraces (**Figure 15**) when they were deposited. In the vicinity of the Planning Parcel, the Coosahatchee Formation typically occurs at elevations extending higher than 100 ft and overlies the Hawthorn Formation. This layer is of Miocene origin and consists of unconsolidated clayey and phosphatic sands. The underlying Hawthorn Formation is composed of dense variously layered silts and clays. The western boundary of the Coosahatchee Formation (Figure15) more or less corresponds to the western base of slope of the Cody Scarp. The Cody Scarp is the most prominent geological erosional feature in Florida. The Scarp corresponds to the westward facing erosional slope of the Hawthorn Formation that was eroded during the sea level rise of the Wicomico Shoreline that existed from 1.8 million years ago to 11,800 years ago.

On Figure15, the surficial geology of the area of Alachua County occurring west of the Planning Parcel is shown as Ocala Limestone. In these geological areas, the Crystal River Formation of the Ocala Limestone Group of Eocene origin is overlain by a thin veneer of undifferentiated Pliocene and Pleistocene sandy sediments. In Alachua County, this geologic area typically extends westward from elevations of ±100 ft to elevations of 60 ft or below. The overburden covering the limestone layer typically extends from elevations of 50 ft to the surface, is highly variable and can consist of coarse sands as well as having discontinuous layers of dense clays that are remnants of the eroded Hawthorn Formation or can be clastic clays from the Pleistocene Period. In many areas, dense clay and limerock pinnacles extend upward from the limerock base of 50 ft to the surface. These dense clays are remnants of the Hawthorn Formation that historically extended westward across the entire County prior to the Pleistocene Sea level rise. The elevation of the Planning Parcel of 142–175 ft (Figures 3 and 5) indicates that the Site occurs within the upper boundary of the Cody Scarp.

Geologically and topographically, Florida is divided into several physiographic subdivisions to delineate the natural ecological surface features that occur in response to the underlying geology. Alachua County is divided into several well-defined

Physiographic Sections, Districts, and Subdivisions (based on H. K. Brooks, 1981[1]) as shown on **Figures 16** and **17**. In this coverage, the Planning Parcel lies along the boundary of the San Felasco Hammock Subdivision, which is the westward facing erosional boundary of the Cody Scarp and the Northern Highlands Plateau. The San Felasco Hammock Subdivision typically extends from elevations ranging from 100 ft to an estimated 150 ft. The Northern Highlands Plateau occurs at elevations exceeding 150 ft. The Project Site as shown on Figure 17 lies along the boundary of the Sea Island District and the Ocala Uplift District. The Sea Island District extends through North Florida into coastal Georgia and South Carolina. The Ocala Uplift District extends west and southwest to the Gulf of Mexico. Historically the Area of the Planning Parcel lies along a very historically active geologic interface.

Historically, Williams et al. (1977) divided Alachua County into physiographic zones or provinces to define geologic development (**Figure 18**). Within this classification, the western boundary of the Northern Highlands is defined as the Northern Highlands Marginal Zone. The zone represents the western facing slope of the Cody Scarp. Within this coverage, the Planning Parcel is located on the Cody Scarp on the boundary of the Marginal Zone and Northern Highlands. Brooks (1981) somewhat redefined the boundaries of those presented by Williams et al. (1977) and appears to have moved the base of the Cody Scarp farther to the north. The onsite elevation of 142–174 ft and presence of streams in the area indicates that the Hawthorn Formation exists within the Planning Parcel. West of the site is designated as the Western Valley Province (Figure18), which corresponds to the Haile Limestone Plain Subdivision (Figure 16). The existing vegetation on the site is typically dominated by species associations that inhabit dense clay soils characteristic of the Marginal Zone slopes and **NOT** vegetation characteristic of deeper sands of the Western Valley Formation.

The elevation profiles that represent west to east cross-sections through the County as provided by Williams et al. (1977)[2] are shown on **Figure 19**. These show the significant elevation changes that occur along the Cody Scarp represented by the Northern Highlands Marginal Zone that separates the Northern Highlands to the east and the Western Valley lying to the west. The Cross County Fracture Zone located within the Marginal Zone travels northwest to southeast through the entire County (**Figure 20)**. The Planning Parcel lies along the eastern boundary of the fracture zone. In this area, large stream-to-sink systems occur, which are further defined on **Figure 21.** These stream-to-sink systems include Turkey Creek, Blues Creek, Cellon Creek, and Mill Creek, all of which occur in the area of the Planning Parcel. There are small depressions on the Planning Parcel specifically within the western Isolated Seepage/Drainage System defined on Figure 4 that function as small surficial stream-to-sink areas but is not comparable in size to the systems mentioned above, which all flow into the ground

[1] Brooks, H. K. 1981. *Physiographic subdivisions of Florida.* Map. IFAS, University of Florida.
[2] Williams, Kenneth E., David Nicol, and Anthony F. Randazzo. 1977. *Report of Investigation No. 85, The Geology of the Western Part of Alachua County, Florida.* Bureau of Geology. Florida Department of Natural Resources, Tallahassee.

farther west of the Project Site. The onsite system is most likely a series of shallow sinks that route surface and subsurface flows into the ground then toward Turkey Creek along the top of the dense subsurface clays. These areas probably do not route water into limestone of the Floridan aquifer. The headwater areas of the major stream-to-sink systems originate within the Northern Highlands and flow west into the fracture zone represented by the Northern Highlands Marginal Zone and the Cody Scarp then into the large sinkhole areas. No streams in Alachua County flow across the fracture zone and into the Western Valley; they disappear into the ground first.

High Aquifer Recharge Areas

The Planning Parcel shown in relation to the confinement and recharge areas of the Floridan aquifer is provided on **Figure 22**. A shown, the Planning Parcel occurs along the boundary of the confined and perforated zones. Within the confined zone, varying layers of clayey surface sands and dense subsurface Hawthorn clays overlay the Floridan and surficial aquifers. For sites underlain by these dense clays, downward percolation of Surface Waters to underlying aquifer layers is retarded or prevented. Typically, waters falling on the surface in these areas flow downhill to wetlands or flowing Surface Waters and are transported down hill to larger bodies of water before vertical movement in subsurface aquifer systems occurs. In this situation, the Floridan aquifer is generally protected from direct inflows of contaminated Surface Waters. Within the Perforated Zone, subsurface clays are discontinuous with large depressions often filled with permeable sand or intermittent layers of clay. In this situation typically recharge of the aquifer can occur but downward percolation rates are often slow.

The general area of the Project Site is shown to be in a High Aquifer Recharge Area of greater than 12 inches per year (Figure 22). However, these results are somewhat misleading in that the entire Planning Parcel and surrounding area has substantial coverage of surficial clays, and in these areas, water tends to run off and not percolate. The presence of dense subsurface clay suggests that rainwaters falling on a site enter the ground and travel laterally across the top of the underlying subsurface clays to down hill low lying, depressional, or excavated drainage systems and do not generally result in vertical flow to the Floridan in the immediate area of the Planning Parcel.

Within the unconfined area of the Floridan aquifer where Pleio–Pleistocene sands overlay the Ocala Limestone group, Hawthorn erosional clays are present, but clay coverage is discontinuous allowing some flows through sand to occur directly to the aquifer. Within the perforated zone shown on Figure 22, the clay layers associated within the dense Hawthorn clay formation are perforated and layered; however, pinnacles of limerock and clay can reach the surface. In those areas, sinkholes quite often form, and surface water steadily flows directly to the Floridan aquifer. The perforated zone that is, in part, associated with the western sloping face of the Hawthorn Formation (Cody Scarp) gives rise to several large stream-to-sink systems such as the Santa Fe River, Hogtown Creek, Mill Creek, and Turkey Creek, which receives drainage from the Project Site. Due to the general absence of continuous clay within the unconfined area (Western Valley Region),

characteristic streams do not form but sinkholes are numerous. In these areas, drastic vulnerability to detrimental surface inflows or runoff, precipitation, and other direct inflows to the underlying aquifers occur.

On the Project Site, the Site-Specific Geotech investigation showed that in areas where borings were performed that dense clays were present throughout the boring profile and these clays generally began within 2 ft of the ground surface. The close-up view of the Aquifer Zones for the Project Site is shown on **Figure 23** with the delineated onsite Wetlands and Surface Waters overlain on the aquifer protection zone coverage. This coverage generally shows that the perforated zone occupies the lower one-third of the site extending from the confluence of Schmidt Creek to along Turkey Creek to Brooke Pointe Creek (see Figure 4). In the central to west-central area of the Site there are two isolated seepage areas shown as Seepage Areas 1 and 2 (Figure 4). The schematic of the perforated zone boundary shown on Figure 23 more or less encompasses the bottom third of Seepage Area 1 and most of Seepage Area 2. Both Seepage Areas flow only during extreme rain events, but they flow north (wet) to south (dry) (Area 1) and east (wet) to west (dry) (Area 2). Water flows into the ground in the south end of Area 1 and in the west end of Area 2. Where water disappears into the ground, the habitat is much dryer than the upstream habitats. Flow in both systems originates on the designated confined layer and terminates into the ground within the designated perforated area. How accurate these graphical representations are can certainly be questioned; however, the graphic does correlate well with the hydrologic condition that has been observed on the ground.

The drastic vulnerability areas of the surficial and Floridan aquifers are shown on **Figure 24**. The Project Site is shown along the boundary where thick clastic marine sediments occur at the surface east of the site while the areas west of the site have Karst Limestone at or near the surface. A close-up view is provided as **Figure 25**, which shows a unique situation in the Site where limerock occurs near the surface within the Surficial Aquifer system. The Geotech borings did not reveal any rock present within the depth of the borings but limerock could be present and exposed within Turkey Creek, Brooke Pointe Creek, and Schmidt Creek. What is apparent on this site is that rainwaters that fall on the site generally run across the land surface to the creeks or filter into the ground and create shallow subsurface flows into the seepage depressions. Within the seepage areas there are very shallow relic sinks (as previously described) that have either dense clay at the surface or are sand filled with varying depths of surface sands. In the clay-filled depressions, water is retained at the surface for extended periods, but percolation does occur. In the sandy depressions, water percolates into the ground rapidly. In both depression types it is unlikely that Surface Waters flow into the Floridan in the vicinity of the Project Site. It is more likely that where waters flow into the ground, lateral subsurface flows occur along the top of the densest clays until water is directed to one of the perimeter Creeks. From the creeks, water flows to Sanchez Prairie where Floridan aquifer recharge occurs. A generalized schematic showing the general recharge conditions within the unconfined, perforated, and confined areas of the County and on the Project Site are shown on **Figure 26**. The locations of large known sinkholes and stream-

to-sink systems in the region are shown on Figure 21, but this coverage does **NOT** by any means include all the features in the area.

NRCS Soils Mapping

There are seven (7) soil mapping units shown to occur on the Project site (**Figure 27; Table 1**). The Pomona sand (14), Pelham sand (13), and Mulat sand (23) are typical soils of the flatwoods with Pomona sand having a spodic horizon occurring between 16 inches and 24 inches below the soil surface. The Floridana sand (22) is a depressional mapping unit while Kanapaha (7) and Millhopper (8) sands are soils of gently rolling uplands that are typically colonized by a host of mesic to xeric hardwood species. All soils have a clay confining layer occurring within the top 58 inches of the soil profile. All soils in the undrained condition have an expected seasonal high-water table that is within 24 inches of the soil surface if only for a brief period. The Millhopper sand is the only moderately well-drained soil while the Floridana sand, depressional, is classified as very poorly drained. The remaining mapping units are considered as poorly drained. The Floridana sand, depressional, is the only mapped unit considered to be a hydric soil.

Table 1. Drainage Characteristics of the Soils Mapped Within and Adjacent to the Project Site

Map Unit	Mapping Unit Name	Drainage Class	Hydric	Spodic Horizon	Clay Horizon	General Plant Community Type
7	Kanapaha sand, 0 to 5 percent slopes	Poorly drained	No	—	44–80"	Gentle Upland Slopes
8	Millhopper sand, 0 to 5 percent slopes	Moderately well drained	No	—	58–89"	Gently Rolling Uplands
13	Pelham sand	Poorly drained	No	—-	29– 80"	Broad Flatwoods
14	Pomona sand	Poorly drained	No	16–24"	43–84"	Broad Flatwoods
22	Floridana sand, depressional	Very poorly drained	Yes	—	30–74"	Depressional Areas
23	Mulat sand	Poorly drained	No	—	26–80"	Broad Flatwoods
99	Water	N/A	Unranked	—	—	N/A

The NRCS Feature Point Database is provided on **Figure 28**. The mapped coverage shows the location of many designated wet areas in the figure view as well as numerous sinkholes west and south of the Planning Parcel oriented in a northwest to southeast direction.

FEMA Coverage

The FEMA coverage (dated: October 2020) for the Planning Parcel and surrounding area is shown on **Figure 29.** The mapped coverage shows that the locally occurring FEMA areas designated as Zones “A” and “AE” overlay the areas of the onsite creek drainages. The present FEMA floodplain map is substantially reduced in coverage area of the site as compared to the 2004 FEMA database that was provided within the 2008 ERA (Attachment 4, Figure 11).

National Wetlands Inventory (NWI) and Alachua County Composite Wetlands Database

The NWI and Alachua County Composite Wetlands Database coverages are provided on **Figure 30**. Both coverages shown currently underestimate the existing extent of the onsite depressions and drainages on the Planning Parcel. All creeks are shown generally in the incorrect location by a dimensionless line instead of a polygon. The excavated agricultural pond and Schmidt Creek wetland are shown but offset from the correct location. The Alachua County coverage, which includes mapped hydric soil mapping units, shows more wetland acreage onsite; however, it overestimates the AG excavated pond coverage. Neither database identifies the small, isolated surface water depressions that occur and neither identifies the isolated seepage depressions designated as Areas 1 and 2 (Figure 4).

Ecological Setting of the Project Area Based on Published GIS Data

The Level IV Ecoregion mapping designations for Alachua County are provided on **Figure 31**. Within this coverage, the two (2) dominant general plant community associations in Alachua County are defined as Central Florida Ridges and Uplands (75c) and Eastern Florida Flatwoods (75d). The Central Florida Ridges and Uplands community is located east of the Brooksville Ridge (Figure17) and extends east to the Cody Scarp. This ecological community has also been described as Upland Hardwood Hammocks (Community #11) as defined within the *26 Ecological Communities of Florida* (Soil Conservation Service). These communities are typically dominated by evergreen and deciduous hardwood species such as sand live oak (*Quercus geminata* Small), southern magnolia (*Magnolia grandiflora* L.), black cherry (*Prunus serotina* var. *serotina* Ehrh.), pignut hickory (*Carya glabra* [Mill.] Sweet), sweetgum (*Liquidambar styraciflua* L.), and others.

The Planning Parcel is within the Eastern Florida Flatwoods Community (75D) and extends east of the Project Site. This community is also designated as Community #7– North Florida Flatwoods within the *26 Ecological Communities of Florida* (Soil Conservation Service). Typically, these areas are characterized by a generally flat landscape covered with a dense groundcover of saw palmetto (*Serenoa repens* [Bartr.] Small) and gallberry (*Ilex glabra* [L.] A. Gray) under a canopy of longleaf pine (*Pinus palustris* Mill.) or slash pine (*Pinus elliottii* Engelm.). This community type includes a mosaic of shallow cypress depressions and sloughs with acidic tannic water. The Planning Parcel lies along the boundary of two general community types and was historically dominated by “Mesic Hammock” vegetation occurring along the slopes of the three (3) creek systems, which is characteristic of the Cody Scarp and is not similar to the “Flatwoods” vegetation that historically extended away from the Creek margins across the broader slopes of the Site.

Florida Land Use, Cover and Forms Classification System (FLUCCS) and FWC Cooperative Land Cover Classification

The FLUCCS classification provided by the Florida Department of Environmental Protection (DEP) for the Planning Parcel and surrounding areas is provided as **Figure 32**, and the FNAI/FWC Cooperative Land Cover Map is provided on **Figure 33**. Both coverages divided the site into approximately the same general polygon coverages and habitat types. The polygon boundaries more or less correspond to the transition between pasture and forest or shrub habitats. The two coverages are defined differently, but the areas mapped are similar. The polygons are described in **Table 2**.

Table 2. Florida Land Use, Cover and Forms Classification System and FWC Cooperative Land Cover Classification Designations for the Project Site and Surrounding Area

FLUCCS	Category	FWC	Category
1100	Residential Low Density	**1110**	Upland Hardwood Forest
2100	Cropland and Pastureland	**1400**	Mixed Hardwood-Coniferous
3200	Shrubs and Brushland	**1830**	Rural
4200	Upland Hardwood Forests	**183313**	Improved Pasture
6100	Wetland Hardwood Forests	**2200**	Freshwater Forested Wetlands
—	——	**3200**	Cultural-Lacustrine

The coverages provided on Figures 32 and 33 and summarized in Table 2 represent plant communities delineated from aerial photography without ground verification. Both coverages in general reflect the Agricultural characteristics that occur on site.

Strategic Ecosystem Overlay Coverage

The Alachua County Strategic Ecosystem Overlay coverage for the Planning Parcel and surrounding area is provided as **Figure 34**. This coverage is based on the coverages provided by KBN/Golder (1996)[3]. The coverage shows that the Planning Parcel is not encumbered by a Strategic Ecosystem; however, several overlays surround the Site. The Hague Flatwoods Strategic Ecosystem is located north of the Site across US 441. The East San Felasco Hammock Strategic Ecosystem lies west of the Site and the Millhopper Flatwoods Strategi Ecosystem lies south of the Site.

The plant communities mapped by KBN/Golder (1987) that occur in the Strategic Ecosystems adjacent to the Project Site are shown on **Figure 35**. The KBN/Golder (1987) coverage defines the plant communities within the Hague Flatwoods and the eastern area of the Millhopper Flatwoods Strategic Ecosystems as Pine Flatwoods with Wetlands dispersed throughout the Flatwoods. These communities typically occupy the Physiographic Subdivision defined as the Northern Highlands (Figure 18) as previously

[3] KBN, A Golder Associates Company. 1996. Alachua County Ecological Inventory Project. Prepared for Alachua County Department of Growth Management, City of Planning and Development, Gainesville, FL.

discussed. The East San Felasco Strategic Ecosystem is shown as having primarily Mesic Deciduous Hardwood Uplands, which is the characteristic communities found on the Cody Scarp within the Northern Highlands Marginal Zone as shown on Figure 18. The Project Site historically was covered with Pine Flatwoods in the northern half of the site that transitioned to Mesic Uplands that occurred along the slopes to the Creeks. This is characteristic of sites that occur along the transitional boundary of the Cody Scarp and Northern Highlands Plateau. Unfortunately, the Planning Parcel has been extensively managed for cattle since prior to 1937 and there are currently **NO** habitats on site that would be defined as native, naturally occurring plant associations. The onsite habitats do not have groundcover, shrub, subcanopy, or canopy components indicative of the native type habitats. All habitats are significantly altered and successional Pine and Oak habitats. Similarly, all wetland habits have been significantly altered by cattle and logging and do not have the species composition that would be expected in native undisturbed forested Wetlands.

Alachua County Conservation Lands and City of Gainesville Parks and Conservation Lands

The Alachua County Conservation Areas that occur in the vicinity of the Project Site are shown on **Figure 36**. The coverage provided indicates **NO** County-owned Conservation Areas occur in the vicinity or directly adjacent to the Planning Parcel. The Alachua County Parks and Recreation Areas coverage is provided on **Figure 3**7. Based on the data, there are **NO** public recreation lands adjacent to the Planning Parcel.

Alachua County Historic Structures Database

The Historic Listed Houses and Structures that occur within the vicinity of the Planning Parcel are shown on **Figure 38.** The database shows that there are two (2) structures in the north corner of the Planning Parcel. These structures are designated as **AL04360** and **AL04361**. Structure AL04360 is described as a rectangular wood frame cottage referred to as Angel Gardens. The structure is described as “one of the few neoclassical cottages found in unincorporated Alachua County” and was constructed circa 1915. Structure AL04361 is described as a Folk-Victorian, wood frame, frame-vernacular cottage that was constructed circa 1930. From the database it does not appear either building is registered in a State or Federal Registry.

Alachua County Hazardous Materials Storage Facilities

The Hazardous Materials Storage Facilities currently monitored by Alachua County are shown on **Figure 39**. The coverage shows there are **NO** monitored facilities within this Planning Parcel. There are many monitored facilities associated with commercial businesses located US 441 northwest and southeast of the site. There is, however, an abandoned cattle dipping vat that is partially buried in the pasture located southwest of the historic structures locations (see Photos 11–15 and Figure A-1, Appendix A). There was a large barn in this area and cattle management facilities from prior to 1937 to circa 1974. Between 1915 and 1965 “cattle dipping vats” were used to dip cows in an arsenic solution to prevent a tick-borne disease called “southern cattle fever.” Descriptions of

uses and remediation for “Cattle Dipping Vats” copied from the FDEP website are included, as follows (provided as written with format and grammar errors):

History of Cattle Dipping
Between the years of about 1915 to 1960, cattle dipping vats (CDVs) were constructed and used across the state of Florida as part of state and federal government initiatives to address the widespread occurrence of Cattle Tick Fever, an infectious disease caused by microbes that were spread by the cattle fever tick. This basic treatment program was carried out within most of the southern United States, Florida included, until the cattle fever tick was eradicated. The last infestation of cattle fever ticks in Florida was reported in the year 1960 on cattle from Palm Beach County. In 1961, the eradication program in Florida reached a successful conclusion.

How Did the Process Work?
In order to eradicate cattle fever ticks within areas where Cattle Tick Fever was prevalent, herds of cattle were subjected to periodic dipping in vats filled with water-based solutions containing arsenic or other pesticides at concentrations sufficient to destroy the ticks but not injure the cattle. Typical CDVs were elongate trenches between 4 to 6 feet in depth and having a drop-off entry on one end with a ramp at the exit end so that, once immersed or “dipped,” cattle could then easily walk out of the CDV. There was typically a drip pad and pen area for staging of the cattle where they were kept until their hides no longer dripped any solution.

Environmental Impacts of Cattle Dipping Vats
The environmental concern today is in regard to the residuals of treatment products used in the CDVs. When no longer needed, many CDVs were simply left in place, or at most were filled in with dirt and dried vat sludge that may have contained highly concentrated pesticides which can persist in the environment. At the conclusion of the cattle fever tick eradication program, there was no requirement to restore CDV sites to pre-construction condition, and so today former CDV sites may have environmental conditions that are not compatible with certain land uses. The most common pesticide associated with CDVs is arsenic, although DDT and toxaphene were also sometimes used. Any contaminated soil tends to be close to the vat, and groundwater plumes, if any, are typically not extensive but it is not possible to know the full extent of contamination without a field investigation.

Regulations for Cleanup in the State of Florida
There is no requirement in the state of Florida for a private landowner having a CDV on their property to take corrective action to address possible environmental impacts. However, a landowner can voluntarily take corrective actions (Section 376.306, F.S.) to address any potential environmental impacts. The department is available to provide guidance on properly assessing a CDV and on strategies for cleaning it up. If the landowner desires a Site Rehabilitation Completion Order from the department for such cleanup action, then the corrective action must be

conducted in accordance with the applicable requirements found in Chapter 62-780, Florida Administrative Code.

The current condition and location of the cattle vats is provided in the Photographic Atlas of the 2008 ERA report and are shown in the Photographic Atlas in Appendix 1 (see photo station location map [Figure A-1] and Photos 11–15).

Published Listed Species Occurrence Data and On-site Species Observations

Federal Review Pursuant to Section 7 of the Clean Water Act (CWA) U.S. and Department of Housing and Urban Development (HUD) Review

The proposed future development of the Schmidt Planning Parcel will involve very minor impacts to altered and constructed (man-made) degraded Surface Water Habitats. If Federal Wetland review of this site were required pursuant to **Section 404 of the Clean Water Act (CWA),** then review by the U.S. Army Corp of Engineers (ACOE) of the impacts would be required and the ACOE would request consultation with the U.S. Fish and Wildlife Service (FWS) through **Section 7 of the Endangered Species Act (ESA)** to address possible effects on Federally Listed Wildlife species. Turkey Creek is not a navigable water therefore is not considered as **Waters of the United States (WOTUS)** thus the ACOE has **NO** regulatory jurisdiction over Wetlands or Surface Waters on this Site.

All Wetland and Surface Water impacts proposed would be reviewed by the SRWMD and through the **Environmental Resource Permit (ERP)** process. Review by the Florida Game Commission (FWC) and subsequently by the FWS may occur if the development would *likely adversely affect* Listed Species that use the site. These reviews are conducted during the development review process and not during Land Use or Rezoning activities. However, during non-development application procedures, the Planning Parcel is required to be reviewed with respect to the potential effects that the future development would potentially have on Federal or State Listed Plant and Animal Species that occur or potentially occur within the boundaries of the Planning Parcel or adjacent offsite habitats.

The following report format specifically addresses Endangered Species review of the Planning Parcel and adjacent areas that would be specifically required by HUD for application requiring federal assistance for low-income housing, etc. This Project has no planned low-income housing provisions, but the HUD review procedure provide a template for Listed Species review of Projects of this size and ecological location. This Project may require alterations to the FEMA floodplain and subsequent map revisions. The Listed Species review required by HUD is also the same procedure required by FEMA for Map Revisions; therefore, the procedure provided below has multiple applications for Federal and State development applications. No City in Alachua County or the County itself has a specific procedure outlined for review of Listed Species Impacts. The procedure followed here, and the summary information provided, has been

used by ERC for successful permitting review of many Projects within Alachua County and other counties in North Florida.

With respect to the requirements for Listed Species Review defined by FWS, the Florida Fish and Wildlife Conservation Commission (FWC), and the Development Regulations of the City of Gainesville, City of Alachua, and Alachua County, most listed species regulations involve occurrence and protection of unique, high-quality, undisturbed native habitats or habitat that retain the characteristic of the historical native plant communities. As such it can be stated that,

> The Planning Parcel or any Parcels directly adjacent to the Planning Parcel do not contain any remaining Native or Natural Plant Communities or associated habitats that do support or could support any long-term viable populations for any large range requiring endangered or imperiled species known to occur within Alachua County, Florida that would be adversely affected by the proposed Project Development. This does not mean that transient use of the site by Listed Species does not occur. However, the site does not contain suitable forage or nesting habitat to support populations that have very specific habitat requirements or have large ranges for mating or forage. The Site and all habitats have been significantly managed for cattle since before 1937. All habitats have been significantly altered by cattle use and conversion to pasture such that **NO** true resemblance to the native habitat and species occurrence exists. Further the animal species that use the site and adjacent floodplains will continue to use the site after development occurs as all Creek and associated Riparian and Upland buffer habitats will be placed in a **Conservation Easement.**

The onsite habitats were historically dominated by two primary native Florida plant communities to include:

(1) **Longleaf Pine-Slash Pine-Wiregrass Flatwoods:** This is a Mesic-Pine Flatwood habitat that is fire maintained by natural fire occurrence on a 2–3-year cycle. This habitat type has historically been removed from this site and the surrounding area by past construction activities as well as clearing for pasture and silvicultural activities. In Alachua County, once the plow layer is disturbed and the roots of the historical vegetation are cleared and burned, these historical habitats never return to its native form. Instead, the sites become invaded by laurel oak (*Quercus hemisphaerica*), which is a native nuisance species that becomes the dominant canopy, subcanopy, and groundcover components and excludes colonization of the more desirable native species. Loblolly pine (*Pinus taeda*) replaces longleaf pine (*Pinus palustris*) as the dominant pine species. The groundcover is almost 100% covered by seedlings and saplings of the woody canopy species; therefore, there are **NO** areas of diverse herbaceous cover present. These successional communities are the dominant plant communities that now exist in the County and on this site. Their succession and persistence are evident by examination of historical aerial photo coverages and have been verified by performance of field surveys that confirm the successional, persistent, and widespread distribution of this community.

(2) **Mesic-Hammock:** This is natural native Mixed-Hardwood Mesic plant community that is characterized by a diverse mix of deciduous hardwood species to include swamp chestnut oak (*Quercus michauxii*), pignut hickory (*Carya glabra*), sweetgum (*Liquidambar styraciflua*), black cherry (*Prunus serotina*), sugar hackberry (*Celtis laevigata*), box elder (*Acer negundo*), American hornbeam (*Carpinus caroliniana*), eastern hop hornbeam (*Ostyra virginiana*), Carolina holly (*Ilex ambigua*), and eastern roughleaf dogwood (*Cornus asperifolia*). Evergreen canopy species are present but at low densities and include redbay (*Persea borbonia*), sweetbay (*Magnolia virginiana*), cabbage palm (*Sabal palmetto*), and spruce pine (*Pinus glabra*). These communities rarely burn, are mesic in nature, and often occur on slopes. Within Alachua County, these communities are uniquely associated with the Hawthorn Formation along the Cody Escarpment extending from elevations of 75 to 150 ft. Typical soils include the Arredondo fine sand and Bonneau fine sand, which are Ultisols and have a discontinuous subsurface clay layer. In addition, Cadillac and Jonesville soils (Alfisols), which have subsurface clay layers, also occur within this plant community. The Pedro soils (Ultisols), which have limestone exposed at the surface or is close to the surface mixed with clay, occur in these habitat areas located to the west of the Project Area. These soils are in areas of limerock outcrops, sinkholes, caves, and chimneys and support Mesic-Calcareous Hammock vegetation. Similar to Sandhill and Flatwoods habitats, when these areas are plowed and converted to pasture the historical community does not regain dominance and the habitat generally becomes overrun with laurel oak (*Quercus hemisphaerica*) or water oak (*Quercus nigra*).

Many of the imperiled reptile species in Alachua County are associated with native Sandhill habitats, which are currently now only very rarely found in its historical pristine condition, and these natural historical habitats have been totally removed from the area of the Project Site and did not historically occur within the boundaries of the Planning Parcel. *"Therefore, development of the site as proposed will not disturb or destroy any Critical Habitat in this area or adversely affect any naturally occurring native habitat."*

The remaining sections of this Listed Species review will provide documentation to support this conclusion. The documentation includes onsite pedestrian review of all areas of the Planning Parcel on multiple field days as well as extensive review of all Listed Species GIS databases that have been prepared by the Local, State, and Federal governments for Alachua County, Florida. In addition, a list of the potentially occurring listed species that may be present on the site and surrounding areas as well as a list of Migratory Birds known for the area was obtained via an online **IPaC** (Information for Planning and Consultation) consultation performed for the Project area on 29 August 2021. The results of this consultation are discussed in this report and are provided in its entirety as received from the FWS in **Attachment 7.**

General Review of City, County, State, Federal, and HUD Regulations that Govern Development with Respect to Imperiled Species, Significant Natural Communities, and Critical Habitat Areas

DMAI is applying for Land Use and Re-zoning Amendments to allow construction of new residential and commercial development within the developable areas of the Planning Parcel. Permits for new construction requires that State, Federal, and Local Listed Species Regulations are considered to assess the new development with respect to realized or potential Species or Habitat Impacts. All agencies as described must review all proposed applications with respect to determination of compliance with established Endangered Species Protection Policy.

The Federal Regulations Legislation that governs Listed Species impacts are defined within **Section 7 of the Endangered Species Act of 1973 (16 USC1531 et seq.)** particularly **Section 7 (16 USC1536)** and regulated via **Title 50 CFR Part 402.** This legislation is specifically implemented pursuant to **HUD Title 24 CFR §50.4 Related Federal Laws and Authorities (e) Endangered Species**. Further, HUD is required to evaluate the effects of the Project on **Critical Habitat** pursuant to **50 CFR Part 17 and Part 226.** HUD is also required to minimize any potential impacts of the Proposed Project on **Migratory Birds**. To implement the Federal Code, HUD developed a Manual[4] to provide guidance and direction for analysis of regulated resources that must be developed in compliance with HUD policy. To this end the Manual details the guidelines to follow for environmental review requirements for HUD projects.

Specifically, within this manual **Chapter 9. Environmental Review and Requirements** defines environmental procedures and **Section 9.5** defines specific **Environmental Report** requirements. Reference to Endangered Species is provided in the Manual, as follows:

G. Endangered Species (24 CFR 50.4(e))

1. Under Section 7 of the Endangered Species Act, HUD must consult with the U.S. Fish and Wildlife Service or the National Marine Fisheries Service (the Services) whenever a proposal may affect an endangered or threatened species or its habitat. A required consultation should be assumed for any site within the critical habitat (as defined in 50 CFR Part 17 and Part 226) of a listed species; consultation may also be required even if no critical habitat is present.

2. In areas where impacts on endangered or threatened species are a concern, all appropriate information regarding possible impacts of the project should be provided to HUD as early as possible. The Environmental Report should include review of published information, including but not limited to information on the Services websites regarding the possible presence and associated critical habitat of any listed species in the vicinity of the proposal and provide HUD with the results of the research. Furthermore, if a proposal is in an area of potential impacts

[4] *US Department of Housing and Urban Development. 2016. Multifamily Accelerated Processing (MAP) Guide. Office of the Assistant Secretary for Housing, FHA Commissioner.*

on a listed species or its critical habitat, any possible associated impacts caused by the proposal should be discussed in the Environmental Report. The lender and/or Environmental Report preparer should not contact the Services directly.

3. If the project activity could affect an endangered/threatened species or its habitat, HUD must make a determination of effect. HUD must seek concurrence of the Services on any "may affect, not likely to affect" determination and associated mitigation measures. HUD must initiate formal consultation under Section 7 of the Endangered Species Act for a "may affect, likely to adversely affect" determination. The lender may be required to obtain special studies such as habitat assessments, surveys, or biological assessments at the borrower's cost.

4. Consultation under Section 7 of the Endangered Species Act may result in more stringent conservation measures than would otherwise be imposed. The Regional staff can advise the lender where information on endangered species may be obtained.

5. The cost of mitigation to accommodate endangered species would likely be deducted from the warranted price of the land as an unusual site condition.

Requirements for Listed Species Review and Critical Habitat Impact Review

Section 7 of the **Endangered Species Act of 1973** (ESA) requires all Federal agencies to use their authorities to conserve endangered and threatened species in consultation with USFWS. This 'proactive conservation mandate' for Federal agencies is articulated in **Section 7(a)(1)**. **Section 7(a)(2)** contains a complementary consultation mandate for Federal agencies, as follows:

Section 7(a)(2) Mandate

Section 7(a)(2) directs all Federal agencies to insure that the actions they authorize, fund, or carry out do not jeopardize the continued existence of endangered or threatened species or destroy or adversely modify critical habitat. The Section 7 implementing regulations (50 CFR Part 402) specify how Federal agencies are to fulfill their section 7(a)(2) consultation requirements.

Section 7(a)(2) Responsibilities

Under the Section 7 implementing regulations (50 CFR Part 402), Federal agencies must review their actions to determine whether they may affect endangered or threatened species or critical habitat. To accomplish this, Federal agencies must determine whether any listed species may be present in the Project Area and whether that area overlaps with critical habitat. If one or more listed species may be present in the action area—or if critical habitat overlaps with the action area—agencies must evaluate the potential effects of their action. If no species or their critical habitat are present or affected, no consultation is required. Consultation will be either informal, ending with written concurrence from USFWS, or formal. Formal consultation concludes when USFWS delivers its biological opinion to the Federal agency.

Agencies must confer with the USFWS per **Section 7(a)(4)** of the ESA if any action is likely to jeopardize a species proposed for listing or to destroy or adversely modify proposed critical habitat. Critical habitat is a term used to define specific geographic areas that contain habitat features that are essential to the survival and conservation of Endangered or Threatened Species. Critical habitat areas often require specific management strategies to maintain or establish an existing habitat in a condition that supports or potentially supports an imperiled species. To determine whether either of these are likely, agencies may follow the same approach that is used for listed species and designated critical habitat (that is, evaluate the likely effects of their actions on any proposed species that may be present in the Project Area and on any proposed critical habitat that lies within or adjacent to the Project Area). To this end, this report is provided to evaluate the potential effects that the Project may have on listed species using extensive field analysis integrated with multiagency GIS data review of the Project Area and the local vicinity surrounding the Project Area.

Summary Information Regarding Regulation of Threatened & Endangered Species in Florida

There are several agencies that have been delegated the authority to protect and preserve the threatened and endangered flora and fauna that occur within the State of Florida. The FWS maintains a list of species afforded special protection by the ***Endangered Species Act of 1973 (16 U.S.C. 1531)***. The list is published in the ***List of Endangered and Threatened Wildlife and Plants, 50 CFR 17.11-12***. FWC maintains a list of the protected animals occurring within the state by authority of the ***Florida Endangered and Threatened Species Act of 1977 (Section 372.072, Florida Statutes [FS])*** and ***Chapter 68A-27, Florida Administrative Code (FAC), Rules Relating to Endangered and Threatened Species***. The specific policy of the Florida Endangered and Threatened Species Act of 1977 is declared as follows:

> **Section 373.072(2): Declaration of Policy**—The Legislature recognizes that the State of Florida harbors a wide diversity of fish and wildlife and that it is the policy of this state to conserve and wisely manage these resources, with particular attention to those species defined by the Florida Fish and Wildlife Conservation Commission, the Department of Environmental Protection, or the U.S. Department of Interior, or successor agencies, as being endangered or threatened. As Florida has more endangered and threatened species than any other continental state, it is the intent of the Legislature to provide for research and management to conserve and protect these species as a natural resource.

The list of threatened and endangered animals protected by these laws is published in ***Section 68-27.003, .004, and .005, FAC***. The regulation of listed marine animals was historically delegated to the Florida Department of Natural Resources (FDNR); however, has since been reorganized into the Florida Department of Environmental Protection. The ***Preservation of Native Flora of Florida Act (Sections 581.185, 581.186 [in part] and 581.201, FS)*** passed in 1978 declares a public policy of the State of Florida regarding native flora, as follows:

> **Subsection 1: Legislative Declaration**—The Legislature finds and declares that it shall be the public policy of this state to: provide recognition of those plant species native to the state that are endangered, threatened, or commercially exploited; protect the native flora from unlawful harvesting on both public and privately owned lands; provide an orderly and controlled procedure for restricted harvesting of native flora from the wild, thus preventing wanton exploitation or destruction of native plant populations; encourage the propagation of native species of flora; and provide the people of this state with the information necessary to legally harvest native plants so as to ultimately transplant those plants with the greatest possible chance of survival.

To this end, the Florida Department of Agriculture and Consumer Services (FDACS) regulates the threatened and endangered plant species occurring within the state. As specifically authorized by ***Chapter 5B-40, Preservation of Native Flora of Florida, FAC,*** the ***Regulated Plant Index*** is published in ***Section 5B-40.0055***. The Game Commission periodically releases a publication that summarizes animal species regulated by the Florida Fish and Wildlife Conservation Commission and the USFWS. The publication is titled *Florida's Endangered Species, Threatened Species, and Species of Special Concern*. The federal lists of plants and animals are published in ***50CFR 17.11-12,*** and the list of Florida's federally listed plant species is also published by the Florida Division of Forestry.

Several other lists of the endangered and threatened fauna and flora are maintained for the State of Florida. The Florida Natural Areas Inventory (FNAI) maintains a list that summarizes the status and distribution of both plant and animal species and natural communities within Florida. The FNAI is managed by The Nature Conservancy in cooperation with DEP. The lists compiled by the FNAI contain many species that do not occur on the State or Federal lists. The FNAI list as compiled is not subjected to the time-consuming administrative process required for listing for State and Federal protection. Therefore, these lists often reflect the up-to-date true status of species that may be in immediate peril. The FNAI species that are not State or Federally listed are not given legal protection.

An inventory of the statewide distribution of potentially threatened and endangered species was initiated in 1973 by the Florida Committee on Rare and Endangered Plants and Animals (FCREPA). The group published a several-volume series that contains detailed descriptions, distributions, and academic evaluations of species considered to be in peril. The FCREPA list contains many species in addition to the State and Federal lists; however, these additional species are afforded no legal protection. The FCREPA series offers the best compiled review of the biology of the imperiled biota of Florida to date. Beginning in 1986, revisions of the FCREPA volumes were initiated and continue to date.

To aid in review of the imperiled species that occur in Florida and the State and Federal Regulations that govern their management, these publications are available:

- Endangered and Threatened Species Act of Florida, Chapter 372.072, FS
- Rules Relating to Endangered and Threatened Species, Chapter 68A-27, FAC
- The Preservation of Native Flora of Florida, Chapter 581.185, FS
- Preservation of Native Flora of Florida, Chapter 5B-40, FAC
- Florida's Endangered and Threatened Species, December 2018

Alachua County, by authority of **Chapter 406.Natural and Historic Resources Protection** Specifically **Article *3, Significant Plant and Wildlife Habitat,*** and ***Article 4, Listed Plant and Animal Species Habitat***, of the Unified Land Development Code (ULDC) regulates development in habitats where listed species occur or could potentially occur. Provisions within Articles 3 and 4 allow the County to require that up to 25% of the upland portion may be required to be protected and set aside as primary conservation or Critical Habitat. Areas protected under Articles 3, 4, and 5 are designated as Conservation Management Areas and are further regulated via rules outlined in ***Article 17, Conservation Management Areas (ULDC)*** and potentially require that the property owner establish a Conservation Easement for the specific areas within the Project Site. The owner is further responsible for development of a Management Plan and perpetual management of the area.

The City of Gainesville via provisions of **Article VIII. Protection of Resources. Division 2. Natural and Archeological Resources** regulates development within Listed Species Habitats and native plant communities defined as Critical Habitats. ***Sections 30-8.13 (D) (1-3). Significant Natural Communities*** provides specific guidelines for protection of unique native plant communities and ***30-8.13(E) (1-4). Listed Species.*** has adopted the County's template for listed species protection and provides protection of listed species and listed species habitats. Protective mechanisms include provision of Conservation Management Areas with associated management plans as described in ***Section 30-8. 14(A-L).*** Neither the County's nor the City's land development codes describes the protections warranted for individual species or habitats. These protections are defined on a case-by-case basis often in cooperation with the responsible federal or state regulatory entity.

The County through **Chapter 78. Countywide Natural Resources Protection Code (ULDC)** has designated large habitat zoning overlays defined as Strategic Ecosystem with regulations that now extend into all Municipal Boundaries. Strategic Ecosystems are outstanding examples of Natural Plant Communities of sufficient size that they warrant protection through establishment of Wildlife Corridors or Conservation Management Areas. Within Strategic Ecosystems that have been ground verified to establish community quality, set asides of up to 50% of the upland area occurring on a Project Site may be required to be conserved and eliminated from any development activity. The County regulates Strategic Ecosystems pursuant to **Chapter 406. Article 5. Strategic Ecosystems**. The City of Gainesville adopted the County Code and regulates Strategic Ecosystems pursuant to **Section 30-8.13. (F) (1-3).** The County recently amended its upland protection Code to apply to all municipal areas within the County to include the

City of Gainesville. On 15 July 2021, the County adopted **Chapter 78. Countywide Natural Resources Protection Code** for application within the limits of all towns and cities within the County to include the City of Alachua. This code also addresses protections for Listed Species Habitats, Significant Upland Communities and Strategic Ecosystems.

Results of City, County, State, and Federal Listed and Imperiled Species Database Reviews

Eagle Nest Locator and Wading and Waterbird Rookery Databases

- American Bald Eagle (FNAI G5/S3)

The results of the query of the Eagle Nest Locator Database and Water and Wading Bird Rookery Sites Database are provided on **Figure 40**. The results show that there are **NO** nests or extant rookeries within one (1) mile of the Project Area. Construction of the site will **NOT** disturb any primary or secondary protective buffers for these features. There are Wetlands or Surface Waters on site that provide forage habitat for listed wading or waterbirds; however, there is **NO** nesting habitat on site for these species. There was an historical wading bird rookery **No. 605113** north of the Project Site within the GRU-Deerhaven Power Plant Site; however, this site is considered extirpated with **NO** activity reported since the 1970s. Rookery **No. 605012** is northwest of the Planning Parcel; NO activity status is available, but no protective buffer would affect the Project Site. Eagle nest **AL056** west of the Project Site was last reported active in 2009. However, the Project Site lies well outside the distance of any Primary or Secondary Protective Buffers established by law for these nests. Development of the Site will have minimal impacts to severely altered Surface Water areas that will be offset by creation of large storm ponds that will be used by any water-requiring species.

Bald Eagles Nesting Sites—Project Effect: "No Effect"
Wading and Waterbirds
Rookeries / Forage Areas—Project Effect: "No Effect"

Federally Listed Species Occurrence Range Database

Federally Listed Bird Species

- Red-cockaded Woodpecker (Federally Endangered; FNAI G3/S2)
- Florida Scrub-Jay (Federally Threatened; FNAI G2?/S2)
- Wood Stork (Federally Threatened; FNAI G4/S2)
- Eastern Black Rail (Federally Threatened; FNAI G3G4/S2)

Results of the FWS Federally Listed Bird Species database search for the Project Site and surrounding area are presented in **Figure 41**. Effects determinations are provided for each species, as follows:

Red-cockaded Woodpecker

The known existing and historical ranges of the red-cockaded woodpecker (RCW) in relation to the Project Site are shown on **Figure 42**. RCWs require well-managed, fire-maintained old growth pine flatwoods habitats for nesting and forage. In addition, relatively large expanses of this habitat type are required to support a breeding population. RCWs require large mature trees with red heart fungus within the heartwood for successful nesting. There are large pine trees in the area that may provide a suitable nesting area; however, the habitat to support this species, which is typically very specific, **DOES NOT** occur within the Planning Parcel or adjacent areas. Both the data from the FWS Observation Database and the FNAI Element Occurrence Tracking List indicate **NO** RCWs have been observed on the Planning Parcel or in this area of the County. The existing FWS RCW occurrence observations are shown in relation to the Project Site on Figure 42. The database shows that RCWs historically occurred in areas of the County north of the airport and south of Waldo. However, these are historical colonies that have been extirpated. There are **NO** known colonies remaining in Alachua County. There is **NO** habitat on site to support this species. These data show that the current range of RCWs lies a considerable distance from the Project Site with a population occurring on Fort Blanding in Bradford and Clay counties northeast of Alachua County. RCWs were not indicated in the IPaC Consultation (Attachment 7).

Red-cockaded Woodpecker—Project Effect: "No Effect"

Florida Scrub-Jay

The Florida Scrub-Jay Consultation Area along with delineated habitats and known observation locations is provided as **Figure 43.** The observations provided refer to studies performed during a 1992–1993 statewide survey. With respect to the Project Site, the closest historical known location lies within the Cedar Key Scrub located ±80 miles southwest from the Project Site. There is a large population within the Ocala National Forest within Marion County southeast of Alachua County. There is **NO** scrub-jay habitat on the Project Site and the Project will **NOT** affect any scrub-jay roosting or nesting habitat.

Florida Scrub-Jay—Project Effect: "No Effect"

Wood Stork

There were **NO** wood storks seen foraging on the site or any area around the site during the field review. However, wood storks will occasionally frequent this site, but the onsite Surface Waters offer minimal temporary habitat for forage for this species and **No** nesting habitat is available. The Planning Parcel lies west of the Historical Regulated Forage Buffer for the River Styx Wood Stork Colony **(Figure 44)**. However, this colony is **NO** longer active and is considered extirpated. Wood storks forage in several habitat types to include local stormwater basins. The Surface Water habitats that will be removed because of the Project are man-made Agricultural ponds and intermittent, very small depressions all of which have received substantial historical pollutant loads from cattle and Ag runoff. The habitat loss is minimal but will be offset by large storm basins

creation, which will provide littoral areas that do provide forage for this species when designed correctly. Therefore, there will be **"No Net Loss"** of available habitat for this species in response to development of the Project Site.

Wood Stork—Project Effect: "No Effect"

Eastern Black Rail

The eastern black rail was listed as a Federally Threatened Species on 9 November 2020. This species is distributed within the eastern and southeastern United States and requires wetland habitats and transitional habitats between wetland and upland grasslands for forage and reproduction. The eastern black rail has been reported in Alachua County in the past, primarily associated with Paynes Prairie and adjacent emergent ponds and wet prairies. The most recent reports of eastern black rail sightings in Alachua County are summarized in the *"Checklist of the Birds of Alachua County"* maintained by the Alachua Audubon Society, which contains results through 21 September 2020 and contains the following summary:

> BLACK RAIL—Unknown status, possibly rare resident, e.g., Paynes Prairie, 9 Apr 1986, 1 Jun 1988, 18 Dec 1991, 5 Sep 1997. One breeding report, early 1900s: adult with three young, Paynes Prairie, early June.

There are **NO** reported listings after September 1997. There are **NO** Wetlands or Surface Waters located on the Project Site that support forage or breeding for this species.

Eastern Black Rail—Project Effect: "No Effect"
Project Effect: "No Effect" on Federally Listed Bird Species.

Federally Listed Reptile Species

- Eastern Indigo Snake (Federally Threatened, State Threatened; FNAI G3/S3)
- Gopher Tortoise (Federally Listed as Candidate Species in Florida Range, State Threatened; FNAI G3/S3)

Eastern Indigo Snake

The Project Site is within the historical and extant distribution range of the eastern indigo snake (**Figure 45**). The indigo snake inhabits a broad range of habitats in Florida but prefers gopher tortoise burrows or pocket gopher burrows within xeric habitats. There is **NO** natural native Xeric habitat within the Project Site with all historical Mesic to Xeric areas within and adjacent to the Project Area being significantly disturbed, and the native habitat type **NO** longer exists. There are **NO** gopher tortoise or pocket gopher burrows that occur on the Project Site. The Project Site is surrounded by low-density residential development along the southeast, south, and west perimeters. The Project Site is surrounded by residential access roads as well as a high-volume regional access road along the north and east perimeters designated as US 441 and NW 43rd Street, respectively. Turkey Creek, Schmidt Creek, Brook Pointe Creek, and their associated Wetlands and Floodplains all provide habitat for indigo snakes. However, all areas are subject to predatory activities by dogs from adjacent residences, as well as extensive

cattle, hog, and coyote activity all of which have deleterious effects on indigo snake populations. However, all these habitat areas will be protected from development and placed within a Conservation Easement.

There is also a likelihood that indigo snakes may be transient occupants on this site using the Creeks as transit corridors between off site habitats. Indigo snakes are seen along the margins of prairies and Wetlands and within the well-defined Hydric and Mesic Hammocks that occur along the margins of the onsite creek systems but travel to and from these habitats is unlikely and significant roadways act as a major barrier between the Project Site and offsite habitats. It is probable that indigo snakes occur on site; therefore, the site should be developed consistent with the ***Standard Protection Measures for the Eastern Indigo Snake*** *(USFWS August 13, 2013).* To determine the probable EFFECT that development of the Project would have on the eastern indigo snake, the FWS "**Eastern Indigo Snake Programmatic Effect Determination Key"** was consulted. Use of the key indicates that the Project would **"Not Likely Adversely Affect" (NLAA)** the eastern indigo snake. The Project is covered with relatively poor successional habitat that has substantially less than 25 acres of natural Xeric Habitat and **NO** Occupied, Potentially Occupied, or Abandoned gopher tortoise burrows present; therefore, the potential effects on the population are minimal or insignificant.

Eastern Indigo Snake—Project Effect: "Not Likely to Adversely Affect" (NLAA)

Gopher Tortoise (Gopherus polyphemus)

In Florida, the gopher tortoise and its burrow are protected under state law. This species has now been designated as a Candidate Species for Listing in its range located east of the Mobile River and Tombigbee River in Alabama. West of these rivers, the gopher tortoise is listed as Threatened in areas of Alabama, Mississippi, and Louisiana. Gopher tortoises generally occur in sandy, dry habitats with sparse canopy and abundant low growing herbaceous vegetation. They are commonly found in sandhills, pine flatwoods, scrub, scrubby flatwoods, dry prairies, and several other generally dry habitats. On sites where natural fire has been suppressed, growth of dense woody trees and shrubs make it difficult for gopher tortoises to move about and find suitable food sources. Because gopher tortoises share their burrows with over 350 other species of animals, they are considered a keystone species. There is **NO** gopher tortoise habitat located within the Planning Parcel and no tortoises were found during several field surveys. Dense clay soils near the surface substantially inhibits burrowing by tortoises on this Site.

Gopher Tortoise—Project Effect: "No Effect"

Federally Listed Amphibian Species

- Striped Newt (*Notophthalmus perstriatus*) (FNAI G2G3/S2)
- Frosted Flatwoods Salamander (*Ambystoma cingulatum*) (Federal Threatened, FNAI G2; S1/S2)

Striped Newt

The Project Site occurs within the historical range occurrence of the striped newt and has historically been reported in Alachua County and adjacent counties (**Figure 46).** The striped newt is a Xeric-adapted species that typically inhabits fire-maintained scrubby flatwoods, sandhill, and scrub habitats. The striped newt is commonly associated with gopher tortoise habitat and is frequently found within burrows. This species depends on natural, ephemeral, isolated Wetlands for breeding and reproduction and is extremely sensitive to the impacts that are cosmopolitan in this area, which include extensive soil disturbance, fire suppression, road construction, and disturbance of gopher tortoise burrows. It is unlikely this species occurs on site due to the absence of natural, ephemeral, emergent Wetlands on the site or in adjacent areas due to the past disturbance in the area.

Striped Newt—Project Effect: "No Effect"

Frosted Flatwoods Salamander

The frosted flatwoods salamander is not designated as occurring within the Project Area. This species is not shown to occur within Alachua County or adjacent counties in any State or Federal Database for Alachua County or the Project Area. There are **NO** historical reported species occurrences shown on any database within the Project Site boundaries and **NO** known occurrences have been reported in the area of the Project Site. The habitat for this species does not occur in the Project Area.

The frosted flatwoods salamander is a federally listed threatened species. The salamander inhabits Slash and Longleaf Pine Flatwoods having a wiregrass (*Aristida stricta*) groundcover with breeding occurring in small ephemeral ponds. Historically, two (2) occurrences reported closest to Project Site have occurred in Bradford County, which is many miles north and east of the Site north of the Santa Fe River. The frosted flatwoods salamander was reported from Cypress Domes in Bradford County on 5 May and 1 December 1979. Subsequent sampling of the site where the species was reported occurred in 1993; however, **NO** individuals of the species could be found. Although the historical distribution of the species included Alachua and Bradford counties, the species is considered as extirpated from these counties with **NO** known extant populations occurring within Alachua, Marion, Duval, or Bradford counties. Within Florida, the current known distribution is believed to only include Franklin, Wakulla, Liberty, Jefferson, and Baker counties. Regardless of the current distribution, there is currently **NO** onsite habitat that will be disturbed that is suitable to maintain this species.

Frosted Flatwoods Salamander—Project Effect: "No Effect"

Federally Listed Crustacean Species

- Squirrel Chimney Cave Shrimp (Federally Threatened; FNAI G1/S1)

The squirrel chimney cave shrimp is a transparent cave-dwelling crustacean that is about 1.2 inches long. It was found in Squirrel Chimney in Alachua County in 1953. Since that time, it has been collected less than a dozen times and was last collected in 1973.

Collection efforts in 1994–1996 of Squirrel Cave and several local cave systems revealed no sign or traces of the shrimp. Squirrel Chimney is a nearly vertical limerock chimney within the Haile Limestone Plain geographic subdivision in northwestern Alachua County. This chimney has several possible undocumented connections to other underground systems. This habitat is very specialized in the County and requires surface connections to subterranean caves. There are **NO** comparable habitats in the vicinity of the Project Site.

Squirrel Chimney Cave Shrimp—Project Effect: "No Effect"

Migratory Birds

The following migratory birds were documented within the **IPaC** consultation provided as **Attachment 7**. Migratory birds are designated for FWS consultation and require protection for projects subject to Federal Jurisdiction. During Section 7 consultation, the FWS must evaluate the potential effects the project may have on migratory birds that potentially use the areas in and surrounding the Project Site. The birds that occur on this list are of particular concern because either (1) the birds are listed on the FWS "Birds of Conservation Concern list" or (2) they warrant special concern in the area of the proposed Project Site. Based on the information contained within the **IPaC** Report, there are **NO** Critical Habitats in the area of the Project Site under the jurisdiction of the FWS. Brief comments related to the potential occurrence of the Migratory Species that potentially occur in the County are provided within each species' section, as follows:

- **American Kestrel (*Falco sparverius paulus*) (State Threatened, FNAI G5S2):** This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA. Breeds Apr 1 to Aug 31.

  Comment: The southeastern American kestrel is a State-listed species, and a permit is required to take a nesting location; it has a 450-ft Protective No Disturbance Buffer extending from nesting locations. Several kestrels were seen on and adjacent to the Project Site during the field surveys. Onsite habitats provide dead snags, and oldfield areas exist that support forage for this species. There are open habitats that provide forage for this species. Adjacent residential properties surrounding the Project Site also provide habitat for this species. Development of the Site will occur primarily in pasture areas or dense early successional habitats that provide limited forage for this species. Development will result in large open space areas and areas that provide stormwater treatment. These habitats will provide continual forage area for these species. Most of the nesting habitat for the onsite kestrels occurs within the boundaries and buffers of the streams. These areas will not be developed and will be maintained in its current condition within a Conservation Easement.

  American Kestrel—Project Effect: "Not Likely to Adversely Affect"

- **Bachman's Sparrow (*Aimophila aestivalis*) (FNAI G3S3):** This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. Breeds May 1 to Sep 30.

  Comment: from the "Checklist of the Birds of Alachua County," Bachman's sparrow is an uncommon resident of Alachua County that is considered vulnerable in the State of Florida. This habitat specialist generally requires fire-maintained mature to old growth natural longleaf pine forests that are not significantly affected by forest management. Sites that have mature, well-maintained pine forests both on the site and in adjacent areas are the required preferred habitat. These birds also require a well-developed mature herbaceous groundcover with limited shrub and hardwood groundcover and mid-story components. This habitat type does **NOT** occur on the Project Site or in surrounding areas.

  Bachman's Sparrow—Project Effect: "No Effect"

- **Bald Eagle (*Haliaeetus leucocephalus*) (FNAI G5S3):** This is not a Bird of Conservation Concern (BCC) in this area but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. Breeds Sep 1 to Jul 31.

  Comment: there are **NO** eagle nests that will be affected by the project. There is **NO** forage habitat on the Project Site that support feeding and foraging of eagles. See discussion in Bald Eagle Nest section above.

  Bald Eagle—Project Effect: "No Effect"

- **Great Blue Heron (*Ardea herodias occidentalis*):** This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA. Breeds Jan 1 to Dec 31.

  Comment: The great blue heron is commonly found throughout wetland habitats in Alachua County. It requires wet habitats for forage and nesting. The great blue heron is present on site and primarily uses the man-made agricultural pond as forage habitat. This pond will be replaced by larger acreage stormwater ponds that also provide substantial habitat for forage for this species. The proposed project will result in a net gain of open water surface water habitat.

  Great Blue Heron—Project Effect: "No Effect"

- **Henslow's Sparrow (*Ammodramus henslowii*):** This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. Breeds elsewhere.

  Comment: Henslow's sparrow is a rare winter visitor in Alachua County and requires well-developed coastal marshes for breeding. In addition, the sparrow

may use natural uncultivated grasslands for forage and breeding. The habitat requirements for this species do not exist on the Project Site.

Henslow's Sparrow—Project Effect: "No Effect"

- **Lesser Yellowlegs (*Tringa flavipes*):** This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. Breeds elsewhere.

  Comment: This species is a waterbird that forages and breeds in brackish and freshwater Wetlands. Additionally, the species will use wet ponds, mud flats, and a wide variety of wetland habitats. The proposed Project will not result in a net loss of forage habitat for these infrequent transient visitors.

  Lesser Yellowlegs—Project Site: "No Effect"

- **Prairie Warbler (*Dendroica discolor*) (G5T3S3):** This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. Breeds May 1 to Jul 31.

  Comment: This species is defined as a common fall transient that is uncommon in spring and rare in winter in Alachua County. This species prefers upland shrub habitats or other successional habitats such as oldfield; however, open space appears to be the significant requirement of the habitat. The Project does not provide this habitat type. This Project Site contains successional shrub habitat and substantial areas of open pasture. The shrub habitats will primarily be preserved as well as a substantial amount of oldfield and pasture within buffers preserved in the Conservation Easement.

  Prairie Warbler—Project Effect: "No effect"

- **Red-headed Woodpecker (*Melanerpes erythrocephalus*):** This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. Breeds May10 to Sep 10.

  Comment: The red-headed woodpecker prefers open savannah type deciduous woodlands with open understories as its primary nesting and forage habitat. In Alachua County it is defined as a common summer resident but is uncommon in winter. The Project Site has a subcanopy and canopy that is evergreen or tardily deciduous, is very dense, and a groundcover that is, in areas, impassable. This is not the required or preferred habitat of this woodpecker.

  Red-headed Woodpecker—Project Effect: "No Effect"

- **Short-billed Dowitcher (*Limnodromus griseus*):** This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. Breeds elsewhere.

  Comment: This species is described in Alachua County as a rare spring transient and irregular transient in late summer and fall. These are primarily saltwater and

brackish waterbirds that do not breed in Alachua County. These birds prefer habitats unavailable on the Project Site or within the County.

Short-billed Dowitcher—Project Effect: "No Effect"

- **Swallow-tailed Kite (*Elanoides forficatus*):** This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. Breeds Mar 10 to Jun 30.

  Comment: The swallow-tailed kite is described in Alachua County as a rare spring resident. In Alachua County, the kite prefers nesting and hunting along riparian systems with tall mature trees and is often in competition in these areas with red-shouldered hawks and barred owls. They frequently visit and nest at the same sites from year to year with several pairs nesting in close proximity. The Project Site provides **significant** forage or nesting habitat for this species along the three (3) creek systems. As a part of the development agreement, these habitats will be placed in a Conservation Easement.

  Swallow-tailed Kite—Project Effect: "No Effect"

Additional Imperiled Species Listed by the State of Florida and the Florida Natural Areas Inventory (FNAI) Element Occurrence Database for Federal, State, and Non-Listed Imperiled Species

To provide for additional and more thorough review of imperiled species not listed by the Federal Government, additional data resources are evaluated to provide potential "Effects" analysis that the Project Development may have on locally occurring imperiled species. The Alachua County **"Summary of Rare and Regulated Plants"** provides habitat and listing information. It should be noted that in addition to species listed by the State and Federal governments, Alachua County through **Chapter 406** and **Chapter 78** and the City of Gainesville also consider species designated as **S1**, **S2** and **S3** by **FNAI** to be regulated pursuant to the Listed Species and Listed Species Habitats Land Development Regulations. **FWC** periodically publishes a comprehensive list of all State regulated plant and animal species. This publication entitled **"Florida's Endangered and Threatened Species"** (most recent publication Date: December 2018)

The FNAI maintains a list of all animals and plants that are listed or considered as imperiled in the State of Florida. This list, which includes all Federal and State Listed Species, is designated as the "Element Occurrence Database." The graphical results of the FNAI Element Occurrence Database search for the Project Site and adjacent areas is shown on **Figures 47.** The database shows **NO** listed species have historically been reported from the designated Project Site. There is **NO** onsite habitat that supports species with requirements for large ranges of native habitat or require very specific native habitat types. **NO** significant habitat areas occur on site that are known to support imperiled species. From the data collected throughout the State, FNAI has created probability polygons that show the potential ranges of species occurring in the area (**Figure 48**). These ranges of occurrence should only be interpreted considering that the

required habitat for the species exist in the area of interest (e.g., the Project Site). A Project Site may occur within a designated probability area but if the habitat does not occur then there is reduced chance of encounters with or occurrence of the designated species.

There are several imperiled species that may have been historically present within the Project Site and adjacent areas or may be potentially present as transient visitors to the site. However, the habitat requirements for these species no longer exist in the area. The FNAI database shown on Figures 47 and 48 does not show any reported species on the Planning Parcel. There is a host of reported beetle and ant species shown off-site east of the Project Site in the FMAI database. This is an unusual occurrence of reports and tends to suggest an entomologist lives, lived, or has had a monitoring Project in that area. However, with Conservation Easements that are establish in the post-project condition with provide substantial un- disturbed habitat to provide for continued existence of these bugs if they do indeed occur on the Planning Parcel. Species that may have historically occurred on the Planning Parcel or in adjacent areas are briefly described, as follows:

Mammals

- **Sherman's Fox Squirrel (*Sciurus niger shermani*) (State Species of Special Concern, FNAI G5T5/S3):** The fox squirrel typically occupies Xeric areas that are frequently burned and have numerous mature oaks and pines distributed throughout the habitat. They can also inhabit residential yards with large oaks and pines. They will move to avoid the direct impacts of development. Fox squirrels in disturbed Xeric habitats such as pastures are often found in large fence row trees where water troughs are located for cattle. If the water source is removed the squirrels may vacate the area in areas where surface water sources are not available. Fox squirrels **DO NOT** occur on sites located in the vicinity of the Project Site or within the Project Site. None were seen during the site survey.

  Sherman's Fox Squirrel—Project Effect: "No Effect"

- **Florida Black Bear (FNAI G5T4/S4):** The general forage range of the Florida black bear in and around the Project Site is provided on **Figure 49**. Within the area, due to the large areas of undeveloped habitats south and north of the Project Area, encounters with black bears would be considered as occasional to common. Areas where nuisance encounters with black bears have been reported are also shown on Figure 49. Several nuisance reports are shown for the general Project Area, and several reports are shown for the area in the vicinity of the Planning Parcel. On the Project Site, it is likely that chance encounters with transient black bears may occur but there is **minimal** black bear habitat present, and the development of the parcels will not affect Black Bears. Black bears are common on the City Property north of US 441.

  Florida Black Bear—Project Effect: "No Effect"

Reptiles

- **Eastern Diamondback Rattlesnake (*Crotalus adamanteus*) (FNAI G4/S3):** The eastern diamondback rattlesnake is found throughout Florida and generally may occur anywhere on the Project Site, especially within armadillo or other mammal burrows. There is suitable habitat on site to support growth and reproduction of this species. There is a substantial population of fruit-producing blackberry vines that attract ground-dwelling birds like quail that are prey for this species. There is habitat to effectively support small to medium size mammals and there is surface water on site to support small mammal and reptile species. In addition, the site is adequately covered with a groundcover of herbaceous species that provide food for small mammals and birds. The habitat is present for this species and will still be present following development of the site as proposed.

  Eastern Diamondback Rattlesnake—Project Effect: "No Effect"

- **Short-tailed Snake (*Stilosoma extenuatum*) (State Threatened, FNAI G3/S3):** The short-tailed snake inhabits xeric habitats, primarily Longleaf Pine-Turkey Oak Sandhills. The Project Site does **NOT** have native Xeric habitat types with open sandy soil. It is unlikely this species occurs on site or that a population can be sustained on site given the present and past land management practices. The species has not been documented on site (FNAI database), but the snakes live primarily underground and are difficult to census. Currently there is **NO** onsite habitat to support this species and significant residential and road development within the local area precludes the maintenance of a viable reproducing population in the area.

  Short-tailed Snake—Project Effect: "No Effect"

- **Florida Pine Snake (*Pituophis melanoleucus mugitus*) (State Threatened, FNAI G4/S3):** The pine snake is a rare inhabitant of xeric communities. There are **NO** preferred natural habitat types for this species remaining on site and there are **NO** areas of the site that have a population of gopher tortoise or pocket gopher burrows. Pine snakes prefer pocket gopher burrows and, less frequently, gopher tortoise burrows for refuge. There is **NO** onsite habitat to support this species and all habitat on adjacent sites have been removed.

  Florida Pine Snake—Project Effect: "No Effect"

- **Southern Hognose Snake (*Heterodon simus*) (FNAI G2/S2S3):** The primary habitat for the southern hognose snake is sandhill and sandy soil, open hammocks, and scrub. These native habitat types **DO NOT** occur on site or remains in areas surrounding the Project Site. This species has not been reported for the immediate area of the site and it is unlikely that a breeding population is present near the proposed development.

  Southern Hognose Snake—Project Effect: "No Effect"

- **Striped Newt (*Notophthalmus perstriatus*) (FNAI G2G3/S2)**
- **Gopher Frog (*Rana capito*) (FNAI G3/S3)**
  The Project Area occurs within the historical range of the striped newt and gopher frog. The striped newt and gopher frog are Xeric-adapted species that typically inhabit scrubby flatwoods, sandhill, and scrub habitats. These species are commonly associated with gopher tortoise habitat and are frequently found within burrows. Both species depend on natural, ephemeral, isolated Wetlands for breeding and reproduction. These species are extremely sensitive to the impacts that are cosmopolitan in this area, which include extensive soil disturbance, fire suppression, road construction, and disturbance of gopher tortoise burrows. It is unlikely these species occur on site due to the absence of natural ephemeral emergent Wetlands on the site or in adjacent areas and the absence of suitable fire maintained xeric habitat and absence of gopher tortoise burrows.

  Striped Newt—Project Effect: "No Effect"
  Gopher Frog—Project Effect: "No Effect"

Birds

- **Little Blue Heron (*Egretta caerulea*) (State Threatened, FNAI G5/S4):** This wading bird uses wetland emergent or wet prairies for habitats but is commonly found in excavated ponds or roadside ditches. There are wading bird habitats within the site or immediately adjacent areas. Stormwater ponds provide habitat for this species, and these will be abundant on site in the post development condition.

  Little Blue Heron—Project Effect: "No Effect"

- **Florida Sandhill Crane (*Grus canadensis pratensis*) (State Threatened, FNAI G5T2/S2):** Sandhill cranes are seen frequently around lakes and Wetlands in residential areas or roadside areas with maintained yard grass perimeters. There is nesting habitat for this species in the regional area but not on the site or adjacent properties. Sandhill cranes will forage extensively in well-maintained pastures and low-profile grasses is essential in forage areas for young sandhill cranes. There is **NO** nesting habitat for this species on the Project Site; however, forage habitat exists and will be maintained in the post development condition.

  Florida Sandhill Crane—Project Effect: "No Effect"

- **Southeastern American Kestrel (*Falco sparverius paulus*) (State Threatened, FNAI G5T4/S3:** The southeastern American kestrel is a State-listed species, and a permit is required to take a nesting location; it has a 450-ft Protective No Disturbance Buffer extending from nesting locations. Several kestrels were seen on and adjacent to the Project Site during the field surveys. Onsite habitats provide dead snags, and large oldfield areas exist that support forage for this species. There are open habitats that provide forage for this species. Adjacent residential properties surrounding the Project Site also provide habitat for this species.

Development of the Site will occur primarily in pasture areas or dense early successional habitats that provide limited forage for this species. Development will result in large open space areas and areas that provide stormwater treatment. These habits will provide for continual forage for these species. Most of the nesting habitat for the onsite kestrels will not be developed and will be maintained in its current condition within a *Conservation Easement.*

- ***Southeastern American Kestrel—Project Effect: "Not Likely to Adversely Affect"***

Plants

- **Godfrey's Swampprivet (*Forestiera godfreii*: FNAIG2S2; State Endangered):** This is an endangered shrub to small subcanopy tree that is found within the historical extent of Sugarfoot Hammock within the County. This is the historical plant community that once expanded south and north of SW 24th Avenue in the area of the intersection with I-75. Remnants of this Mesic-Calcareous Hammock still exist but the areal extent has been substantially reduced in recent years. Godfrey's swamprivet is currently found in the vicinity of SW 24th Avenue extending south into Celebration Pointe within the Hogtown Prairie and Sugarfoot Hammock Systems. It is not known to occur in the vicinity of the Planning Parcel however extensive searches were performed of the Project Site as part of this ERA and **NO** individuals were found.

  Godfrey's Swampprivet—Project Effect: "No Effect"

- **Variable-leaf Crownbeard (*Verbena heterophylla*; G2/S2; State Endangered):** This listed plant species, a member of the Asteraceae (composite) family, is found in mesic flatwoods and dry woods in several north-central and northeast Florida counties and is considered endemic to northeast Florida. It is listed as Facultative Wet by both the FWS and FDEP. This species occurs within the Northern Highlands Province of the County north and east of the Project Site. There is **NO** mesic or wet habitat on site that supports this species, and none were seen during the site survey.

  Variable-leaf Crownbeard—Project Effect: "No Effect"

- **Florida Spiny-pod (*Matelea floridana*; G2/S2; State Endangered):** This vine species, a member of the dogbane family (Apocynaceae), is typically found in mesic habitats. Florida spiny-pod may be encountered within various habitats throughout the County. This species is relatively common in Alachua County and occurs on the Project Site in several areas **(Figure 50)**.The locations where the plant is found will be protected by a *Conservation Easement.*

  Florida Spiny-pod—Project Effect: "No Effect"

- **Angularfruit Milkvine (*Gonolobus suberosus;* State Threatened):** This species is in the dogbane family and is a vine often found in the same habitats as Florida spiny-pod (they are, in fact, very morphologically similar when not in flower). This species occurs within various habitats throughout the County generally in drier sites than Florida spiney-pod. This species occurs in the area of the Planning Parcel, but none were observed during the field survey.

  Angularfruit Milkvine—Project Effect: "No Effect"

- **Cardinalflower (*Lobelia cardinalis*; State Threatened):** This species is found in wetland areas and is listed as Facultative Wet (FWS) and Obligate (FDEP). This imperiled species is rare within Alachua County but occurs within the northern areas of the Northern Highlands Province within the GRU Property. The plant has not been reported as far south as the Project Site in the County. It is a rare inhabitant of herbaceous and forested Wetlands.

  Cardinalflower—Project Effect: "No Effect"

- **Hooded Pitcherplant (*Sarracenia minor*; State Threatened):** This species is a wetland taxon and is listed as Obligate (FWS) and Facultative Wet (FDEP) by the federal and state regulatory agencies. This species occurs within the Flatwoods of the Northern Highlands Province located in the north and eastern areas of the County north of the Project Site.

  Hooded Pitcherplant—Project Effect: "No Effect"

- **Florida Toothachegrass (*Ctenium floridanum*; G2/S2; State Endangered):** This grass has been recorded and vouchered in several northeast Florida counties including Alachua County, which appears to be the southwestern limit of its range. It is a wetland species and is classified as Facultative Wet by the FWS and FDEP. It was not seen on the Project Site.

  Florida Toothachegrass—Project Effect: "No Effect"

- **Eastern Sweetshrub (*Calycanthus floridus*; G5/S2; State Endangered):** This small shrub has been found in the county within the Northern Highlands Marginal Zone. It is also identified around residential areas where it is planted for ornamental use. This plant species was not encountered on the Project Site but occurs around an old cemetery west of Hague.

  Eastern Sweetshrub—Project Effects: "No Effect"

- **Silver Buckthorn (*Sideroxylon alachuense*; G1/S1; State Endangered):** Silver buckthorn occurs in upland hardwood forests around limerock sinks and on shell mounds. Lack of suitable habitat greatly reduces the probability of this species occurring in the area of the Planning Parcel. It was not seen during the Site

surveys nor has been encountered during adjacent site surveys conducted in the past.

Silver Buckthorn—Project Effect: "No Effect"

- **Flyr's Nemesis (*Brickellia cordifolia*; G2G3/S2; State Endangered):** This upland species has been recorded within several miles west of the Planning Parcel on the SpringHill Properties and in San Felasco Hammock; however, it has not been observed on site. It grows in dry, upland pine-oak woods but it does not thrive in areas that have been clear-cut and converted to pine plantations as are common on the Project Site.

  Flyr's Nemesis—Project Effect: "No Effect"

- **Red-margin Zephyrlily (*Zephyranthes simpsonii*; G2G3/S2S3; State Threatened):** This species is a central and south Florida species and has not been vouchered for Alachua County; however, it has the potential to occur along roadside ditches and other damp grassy areas and has been reported as far north as Marion County. It is listed as Facultative by the FWS.

  Red-margin Zephyrlily—Project Effect: "No Effect"

- **Rainlily (*Zephyranthes atamasca var. treatiae*; State Threatened):** This wetland species is classified as Facultative Wet by the FWS and FDEP and has been vouchered in Alachua County; however, it has not been recorded in the area of the Planning Parcel. This taxon also includes the formerly separate species Treat's rainlily (*Z. treatiae*), which has been taxonomically subsumed into *Z. atamasca* var. *treatiae*.

  Rainlily—Project Effect: "No Effect"

- **Cinnamon Fern (*Osmundastrum cinnamomeum*; State Commercially Exploited):** Cinnamon fern is found in many of the wetland areas throughout the County and is a commonly found plant species in north Florida Wetlands and wet flatwoods. This is not an imperiled species; however, it is listed as Commercially Exploited in the Regulated Plant Index (Chapter 5B-40.0055 FAC). This fern is found on site.

  Cinnamon Fern—Project Effect: "No Effect"

- **Royal Fern (*Osmunda regalis var. spectabilis*; State Commercially Exploited):** Royal fern is equally as common as cinnamon fern and occurs in wetland areas throughout Florida. This is not an imperiled species; however, it is listed as Commercially Exploited in the Regulated Plant Index (Chapter 5B-40.0055 FAC). This fern is found in the onsite Wetlands.

  Royal Fern—Project Effect: "No Effect"

- **Needle Palm (*Rhapidophyllum hystrix*; State Commercially Exploited):** Needle palm is a wetland taxon that occurs in Hydric Hammocks, Mesic Hammocks, and Forested Wetlands. It is classified as Facultative Wet by the FWS and FDEP. It has not been recorded on the Project Site. This is not an imperiled species; however, it is listed as Commercially Exploited in the Regulated Plant Index (Chapter 5B-40.0055 FAC). It was not seen on the Project Site.

  Needle Palm—Project Effect: "No Effect"

Invertebrates

- ***Sugarfoot Moth Fly (Nemopalpus nearcticus):*** This is an unlisted but very rare insect that was originally found in the Sugarfoot Hammock area and hence was named for the site. Sugarfoot Hammock was a large expanse of Mesic Hammock habitat that historically occurred within and surrounding the Project Site. This habitat no longer exists on site. This moth has not been found in the area since it was originally described; however, it has subsequently been reported in the Gulf Hammock area.

  Sugarfoot Moth Fly—Project Effect: "No Effect"

Champion Trees

The locations of Florida Champion Trees documented for Alachua County are provided on **Figure 51**. The data indicates that **NO** champion trees have been reported for the area. Most of the historical large trees on the site have been removed through silvicultur3al and agricultural practices.

Biodiversity Hot Spots

The general distribution and probability of Biodiversity Hot Spots are shown on **Figure 52**. In this coverage, most data points are single species occurrence records, and predicted total species occurrences are based on habitat and observed species. The Planning Parcel lies within a mapped polygon area where biodiversity is considered normal background levels consisting of 0 to 4 focal species. This is primarily due to the extensive agricultural and silvicultural use that has historically occurred in the area.

Results of Field Survey

The general results of the field survey are provided on **Figure 53** where the GPS locations where site-specific data were recorded are categorized with respect to the general type of data recorded. The GPS icons on Figure 53 represent data collected at **2,721** locations within the Planning Parcel. The general existing conditions found on the Proposed Project Site are shown in **Appendix A** (**Photos 1** through **109**) as referenced to photo stations provided on **Figure A–1**. The common and botanical names of all plant species encountered during the survey are provided in **Table 3**. Listed species surveys to include gopher tortoise surveys were performed in all areas where GPS icons are shown on Figure 53.

Plant Communities and Land Use Occurring within the Project Site

From the GPS mapping data provided on Figure 53, an Upland and Wetland and Surface Water Plant Community map was constructed as shown on **Figure 54** for the entire Planning Parcel. The Plant community acreages for all polygons within the Planning Parcel are provided in **Table 4**. In general, all onsite plant communities are significantly altered from silviculture, drainage, excavation, filling, and historical development activities. Prior to 1937, the entire Planning Parcel had been cleared of all natural native Plant Associations for dairy and grazing operations. There are **NO** undisturbed Natural Communities remaining on the Project Site. To illustrate the past historical disturbance that has occurred within the Planning Parcel, the plant communities have been overlain on historical aerial photographs, as follows:

Figure Number	Flight Year
55	1937 aerial
56	1949 aerial
57	1955 aerial
58	1961 aerial
59	1968 aerial
60	1974 aerial
61	1979 aerial
62	2000 aerial
63	2005 aerial

A detailed summary of the Plant Communities and Land Use present on the Site was described and discussed with reference to photographs in the 2008 ERA report (Attachment 4). Based on the 2019 site-specific field review there were NO significant changes in the upland habitats or nomenclature that occurred since 2008. Therefore the 2008 descriptions of the general ecology and characteristics of the upland communities was determined to be sufficiently representative of the 2019 ecological associations and therefore will not be repeated in this ERA. Except for very few areas, the habitats occurring on the Site in 2021 are not significantly different than those found on Site in 1937 (see Figures 55–63) when clearing of the site for pasture was completed in most areas. From 2008 to 2021, the changes in the upland communities are related to decreased cattle grazing pressures, which has resulted in invasion of Pines and Oldfield vegetation such as briers into the fringes of the pasture. However, the dominant groundcover remains Bahiagrass. In 2008, rainfall had been significantly less from 2000 to 2008 than has occurred from 2017 to 2021, and this has affected the appearance of the various depressions on the Site compared to the previous time period. The 2008 Report contains descriptions of all wetland and upland plant communities as well as photographs of the habits and buildings and other structures that are present on the Planning Parcel.

Changes in Acreage of Wetland and Surface Water Habitats and Plant Community Associations from 2008 to 2021

Extensive surveys of all onsite surface water and wetland habitats were performed in 2019–2021 to assess the changes that occurred in these habitats since 2008. In 2008 an extensive delineation procedure was performed on the Planning Parcel to delineate the boundaries of all Wetlands and Surface Waters pursuant to Chapter **62-340. Delineation of the Landward Extent of Wetlands and Surface Waters. F.A.C.** The boundaries of all Wetlands and Surface Waters were staked or flagged and marked with sequential numbers, and position coordinates were located by professional surveyors. The surveyed lines were reviewed in the filed by the staff of SRWMD and approved. These lines were accepted by issuance of Conceptual **ERP08-0278** described previously. The jurisdiction flag's locations placed in the field in 2008 are shown on **Figure 64** with the delineated wetland and surface water polygons shown on **Figure 65** and tabulated in **Table 5** for the 2008 delineation procedure. At that time, the District did not exert jurisdiction on excavated ditches or flow channels constructed in uplands that had a mean seasonal water table located beneath the ground surface generally and by rule these features do not require mitigation to offset impacts. All these features were flagged and surveyed but the exempt features were not evaluated in the Mitigation Assessment. Currently by State rule, excavated ditches in uplands are exempt from mitigation. Within the County, City of Gainesville, and Countywide Wetland Ordinance rules, all constructed or man-made or created Wetlands and Surface Waters are exempt from regulation and mitigation. A discussion with respect to how the City of Alachua regulates Wetlands and Surface Waters will follow review and discussion of the 2021 field data.

The geographic and topographic position of Wetlands and Surface Waters on the Site did not change from 2008 to 2021. However, since 2008 there has been significantly more rainfall than in the decade prior to 2008. Following Hurricane Irma in 2017, which exceeded 100-year flood levels, all wetland and surface water areas on site were flooded to the maximum water levels possible. Small depressions in the pasture that were covered with Bahiagrass, pasture herbs, and oldfield vegetation in 2007 were flooded in 2017 and remained saturated or flooded at various levels throughout 2021. Extensive rainfall in the summer of 2021 has kept these depressions wet. The current jurisdictional map defined in 2021 is shown as **Figure 66** in relation to the 2008 boundaries. The 2021 Surface Water and Wetlands plant community polygon map is provided as **Figure 67**. The acreages for all Wetlands and Surface Waters are provided in **Table 6**.

The jurisdiction line along the Creeks did not change from 2008 to 2021 because the adjacent uplands are steeply sloped and very dry. Therefore, changes in rainfall from year to year do not affect the jurisdictional boundary. The jurisdiction line shown for the **Isolated Seepage/Drainages 1** (**Areas A** and **B**) and **2** (**Wet** and **Dry)** (Figure 4) changed within the area covered by the tree canopy simply because the floods in 2017 flooded previously dry depressions and killed the upland groundcover vegetation. So, the 2021 line shown reflects the 100-year flood boundary and high surface water elevations

that have occurred in these two (2) habitats since 2017. **Area 1** is composed of numerous small depressions situated within various thicknesses of clay soil that historically was not cleared for pasture. The depressions are connected by intermittent stream flow that arises from rainfall and seepage located in the north part **(Area 1-A)** of this system. The 2017 to present floodwaters connected previously isolated depressions that were determined to be upland in 2008. There are Wetlands (**polygons 30 and 31**: Figure 67) with muck soils north of the dry swale shown as **Polygon 6**. These wetland polygons have a water table continuously perched at or above the ground surface. The depressions located below **Polygon 6** are intermittently flooded only during periods of very high rainfall, have various thicknesses of sandy surface soils, and drain rapidly during periods of low rainfall. This Polygon area is defined as **Wetland 32,** but several depressions are best termed as Intermittent Surface Waters because there is no groundcover vegetation and soils may or may not be hydric, and during low rainfall, these depressions can become covered with upland vegetation. The boundary of these areas was defined by the obvious flood boundary that occurred. During the 2017–2021 re-delineation of the areas, the boundaries were not reflagged, but the jurisdiction boundary was established using the existing 2008 shapefiles and modified by ground verification with handheld GPS coordinates in combination with use of 1-ft LiDAR topo contours. This procedure was approved by Alachua County staff who field reviewed the new line and approved the location for County review permit purposes. Since all stream and designated wetland areas will be placed in a **Conservation Easement** as part of a development agreement, the District should have no issue with this approach as the provided buffer is generally 75 ft or greater and their regulated buffer is 25 ft average with a 15-ft minimum. Any discrepancy in the jurisdiction line would be more than accounted for in the average buffer provided.

To provide a basis for ERP permitting in the future, the Wetlands and Surface Waters were grouped into categories to describe the type of Wetland or Surface Water feature present in each designated polygon described on Figure 67. The descriptive Polygons are tabulated within Table 5 and photographs of each polygon are provided in Appendix A. These categories are briefly described, as follows:

1. **Brooke Pointe Creek:** The onsite areas of Brooke Pointe Creek are best described as *Disturbed Mixed Hardwood Riparian Surface Waters*. The Creek and banks are occupied by a host of deciduous hardwood species; however, there is very little wetland acreage associated with the Creek on site and is best referred to as a Surface Water. Most of the historical upper onsite floodplain has been converted to pasture. There are **NO** natural floodplain areas remaining on site. The north and west boundary of the Creek has been significantly altered by single family residents who have converted most the historical floodplains to intensively managed yards and planted with yard grasses.
2. **Turkey Creek:** The onsite areas of Turkey Creek consist of eight (8) mapped polygons that are best described as *Disturbed Mixed Hardwood Riparian Surface*

Waters. There are **NO** true wetland areas associated with the Creek on site. There are wetland habitats off site south of the Creek. The onsite areas have been substantially impacted by cattle and pasture management. Road crossings occur in several areas and residential construction and yard management south of the Creek have affected the type, nature, and function of the Creek in these areas.

3. **Schmidt Creek:** Schmidt Creek, as mapped on Figure 67, consists of a well-defined surface water stream represented by **Polygon 18**. This polygon extends from a west to east road crossing that has been in place since before 1937 south to the confluence with Turkey Creek. From the road crossing north Schmidt Creek is composed of several well-defined creek channels that flow in various directions through a *Disturbed Mixed Hardwood Seepage Wetland*. Muck soils are present throughout and the creeks route surface water from north of US 441 to Turkey Creek and originate in an upland Mixed Hardwood Seepage Slope that is located around the south and east perimeters of the Wetlands.
4. **Isolated Mixed Hardwood Seepage Wetlands: Polygons 30 and 31** are within a long landscape depression that is oriented northeast to southwest within the western third of the Project Site. Surface Waters originate in the area from upland runoff and groundwater seepage that seeps out of the ground and runs along a muck surface into several small defined stream channels. From **Polygons 30** and **31** water flows south into a partially excavated swale **(Polygon 6)** that was in part created by digging and scouring of Surface Waters during high rain events. Stream flows in this area are diminished by natural seepage into the ground throughout the extent of the polygons. **Polygon 13** is a small narrow surface water drainage that has historically been enhanced that routes water from **Polygon 31 to 30.**
5. **Isolated Mixed Hardwood Intermittently Flooded Seepage Wetlands and Surface Waters (Polygon 32):** This system has been designated as **Polygon 32** and during extreme flood events this floods into **Polygons 14 and 5**. The area is characterized by a series of isolated and connected shallow landscape expressions significantly affected by cattle. The vegetation in the area is primarily dominated by a dense subcanopy cover of deciduous hardwood species that are generally very small. Groundcover vegetation is sparse throughout all areas of the delineated polygon areas. During normal rain years, most of the area does not have surface water. Water seeps into the ground rapidly, and during periods of low rainfall upland vegetation quickly colonizes the entire ground surface. In periods of extreme rains, the area is differentially flooded as the numerous depressions drain at variable rates. Some hold water for extended periods while others drain rapidly. Only during extreme flood stages that are substantially above the average annual flood event would water flow south to Turkey Creek. There was no evidence in 2019–2021 that flow across the pasture had occurred.
6. **Non-Wetland Intermittent Surface Waters**: This broad descriptive category has been used to describe several small depressions, excavated ditches, small man-made ponds, and eroded swales created from overflow waters during periods of

high rainfall. These generally cannot be delineated pursuant to **Section 62-340.300. Delineation of Wetlands** and do not have characteristics of Wetlands but are delineated pursuant to **Section. 62-340.600(2) (b-d)**. **Surface Waters,** which primarily defines a flood boundary or excavation boundary. Typically, most of these areas are exempt from State mitigation because they are less than 0.50 acres, are isolated, and/or are excavated in uplands The majority of these areas were covered in upland vegetation in 2008 and are only intermittently flooded during periods of very high rain and can remain dry for several years even during periods of normal rainfall.

7. **Non-Wetland Swales:** The name of these features is intended to indicate that these areas are typically non-jurisdictional areas that direct water flow for a short distance and water flows into the ground. They only flow in response to rainfall. These areas were not claimed by the District as jurisdictional features in 2008.They shows signs of erosion and deposition but do not have wetland vegetation and have a normal seasonal groundwater table that lies below the surface except during flood events.
8. **Man-Made Surface Waters:** This category includes all Surface Waters that were excavated in uplands to include the three (3) drainage ditches defined as **Polygons 49, 50,** and **51**, an excavated fishpond **(Polygon 4**), and an excavated agricultural pond **(Polygon 3).** All are minimal quality habitats that have several surface water inflows of pollutants to include cattle wastes, greenhouse discharges, detergents from laundry facilities, and fertilizer inputs. The areas are characterized as Surface Waters and have little to no aquatic or wetland vegetation within the surface water or rooted in the ground. Direct impacts from cattle grazing, cattle walking, and uses of the areas as a drinking water source are apparent.

Surface Water Impacts Proposed in Response to Site Development

A Preliminary Site Development Plan proposed for the Site is provided as **Figure 69** Based on the Preliminary Site Development Plan there are surface water impacts proposed that total **1.551 acres** (**Figure 69**, **Table7**). No impacts occur to wetland habitats with impacts primarily restricted to significantly altered man-made and non-wetland surface water habitats. No Mitigation Assessment is provided at this time; however, the developer has agreed that to partially mitigate for the impacts, all naturally occurring Wetlands on the Site and the entire limits of the jurisdictional areas of Schmidt Creek, Brooke Pointe Creek, and Turkey Creek will be placed into a **Conservation Easement**. The draft Conservation Area is shown on **Figure 70** and totals **36.29** acres, which is 30% of the total Planning Parcel acreage. In addition to the Conservation Areas, there will be creation of substantial onsite Surface Waters maintained as stormwater basins (**Figure 71**). These basins, although not candidate to provide mitigation, provide a significant amount of surface water habitat that does compensate for the loss of the agricultural pond and other small intermittent Surface Waters. Therefore, there certainly will be **NO NET LOSS** of surface water habitat on the Site and that cannot be argued. For example, within the City of Gainesville, several hundred acres of treatment basins

have been created within Paynes Prairie for Wastewater Treatment. The Wetlands are referred to as the ***Sweetwater Branch Wetlands Park***. These areas would have substantially more nutrients, metals, etc., in the water due to the inflow of wastewater from the Sweetwater Branch Sewage Treatment Facility, which in this area, has a very high phosphorus concentration. No one would argue that this *Wetlands Park* did not provide substantial habitat for water birds and wading birds or any animals that require aquatic habitat for forage. These onsite stormwater basins will have a similar function. In addition, the basins provide substantial buffer for the conserved riparian and wetland systems.

Compliance of the Preliminary Development Plan with Environmental Regulation Requirements defined in the Objectives of the Conservation and Open Space Element of the City of Alachua Comprehensive Plan

The City of Alachua regulations protecting *Wetlands* are defined within **Comprehensive Plan Conservation and Open Space Element, Objective 1.10**, defined (in part) as follows:

> **Objective 1.10: *Wetlands***
>
> The City shall protect and preserve wetland values and functions from adverse, human caused, physical and hydrologic disturbances.
>
> *Policy 1.10.a:* The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code and regulations adopted by the DEP and the Suwannee River Water Management District.
>
> *Policy 1.10.b:* The City shall conserve wetlands by prohibiting, where the alternative of clustering all structures in the non-wetland portion of the site exists, any development or dredging and filling which would alter their natural functions. If no other alternative for development exists, the City shall allow only minimal development activity in those areas designated as wetlands within this Comprehensive Plan and that such development activity comply with the following performance standards:

Policy 1.10.a specifically refers to *Wetlands* as those areas that would be identified using the Statewide Delineation Methodology that is defined in **Rule 62-340, FAC. Delineation of the Landward Extent of Wetlands and Surface Waters.** This methodology and its associated definitions are binding on all Municipal and County governments in the State of Florida. The regulations defined in*: **Objective 1.10: Wetlands*** specifically refers to Regulation of "*Wetlands." Wetlands* in **Chapter 62-340** are defined differently and delineated differently than *Surface Waters.* Within this chapter it is specifically stated that "all Wetlands are Surface Waters but not all Surface Waters are Wetlands." Wetlands are a specifically defined subset of surface waters that have different delineation procedures, different permitting exemptions, and very different regulatory treatment throughout the Florida Administrative Code.

The City Comprehensive Plan regulates Surface Waters, in part, through the provisions of **Objective 1.12: Water Resources**, as follows:

> **Objective 1.12: Water Resources**
>
> The City shall protect and conserve the quantity and quality of water resources, not only for the benefit of residents of the City, but for all in North Florida who depend on the Floridan aquifer for drinking water, and for the benefit of all connected springs, streams, and rivers which may be impacted by the City's land use and development practices.

This Objective specifically references connected surface waters such as springs, streams, and rivers, which are all *natural connected water systems*.

and,

Policy 1.12 b further defines the Objective in the context of *flowing Surface Water bodies,* as follows:

> *Policy 1.12.b:* The City shall inventory flowing surface water bodies within the City, utilizing topographic maps, or obtain an established inventory from an appropriate government agency. The inventory utilized should not identify water bodies in isolation; water bodies should be identified relative to their watersheds and basins.

Nowhere within **Objective 1.10: Wetlands** or **Objective 1.12: Water Resources** are regulations described for prohibition of development in or around man-made or non-natural surface waters or isolated natural surface waters. There are NO prohibitions described for development in or around these surface water types. These surface water types are the surface water categories that are proposed for impact on the Schmidt Planning Parcel.

Chapter 62-340 is very specific in its treatment and delineation of Surface Waters versus Wetlands. Wetlands are defined, as follows,

> (19) "Wetlands," as defined in Section 373.019(25), F.S., means those areas that are inundated or saturated by surface water or ground water at a frequency and a duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soils. Soils present in wetlands generally are classified as hydric or alluvial, or possess characteristics that are associated with reducing soil conditions. The prevalent vegetation in wetlands generally consists of facultative or obligate hydrophytic macrophytes that are typically adapted to areas having soil conditions described above. These species, due to morphological, physiological, or reproductive adaptations, have the ability to grow, reproduce or persist in aquatic environments or anaerobic soil conditions. Florida wetlands generally include swamps, marshes, bayheads, bogs,

cypress domes and strands, sloughs, wet prairies, riverine swamps and marshes, hydric seepage slopes, tidal marshes, mangrove swamps and other similar areas. Florida wetlands generally do not include longleaf or slash pine flatwoods with an understory dominated by saw palmetto.

Within the Florida Administrative Code , *Surface Waters* are defined, as follows.

Chapter 62-340.600 Surface Waters.

(1) For the purposes of Section 373.421, F.S., surface waters are waters on the surface of the earth, contained in bounds created naturally or artificially, including, the Atlantic Ocean, the Gulf of Mexico, bays, bayous, sounds, estuaries, lagoons, lakes, ponds, impoundments, rivers, streams, springs, creeks, branches, sloughs, tributaries, and other watercourses. However, state water quality standards apply only to those waters defined in Section 403.031(13), F.S.

Delineation of Surface Waters and Wetlands are described within **Section 62-340.600(2) (a-d)**, as follows:

(2) The landward extent of a surface water in the State for the purposes of implementing Section 373.414, F.S., shall be the more landward of the following:
(a) Wetlands as located by Rule 62-340.300, F.A.C., of this chapter;
(b) The mean high water line elevation for tidal water bodies;
(c) The ordinary high water line for non-tidal natural water bodies;
(d) The top of the bank for artificial lakes, borrow pits, canals, ditches and other artificial water bodies with side slopes of 1 foot vertical to 4 feet horizontal or steeper, excluding spoil banks when the canals and ditches have resulted from excavation into the ground, or
(e) The seasonal high water line for artificial lakes, borrow pits, canals, ditches, and other artificial water bodies with side slopes flatter than 1 foot vertical to 4 feet horizontal along with any artificial water body created by diking or impoundment above the ground.
(3) Determinations made pursuant to paragraphs (2)(b) and (2)(c), shall be for regulatory purposes and are not intended to be a delineation of the boundaries of lands for the purposes of title.

Rulemaking Authority 373.421 FS. Law Implemented 373.421, 373.4211, 403.031(13) FS. History–New 7-1-94, Formerly 17-340.600.

Natural Flowing Surface Waters are further defined in the context, of streams (creeks, rivers, etc.), as follows,

Section 373.019 F.S. (20) Stream

(20) "Stream" means any river, creek, slough, or natural watercourse in which water usually flows in a defined bed or channel. It is not essential that the flowing be uniform or uninterrupted. The fact that some part of the bed or channel has been dredged or improved does not prevent the watercourse from being a stream.

The ***Florida Statutes*** **(Section 373.019 FS. Definitions)** defines '*man-made drainage features'* in the context of *'Other Watercourses',* as follows,

> *(14) 'Other Watercourse***'** means any canal, ditch, or other artificial watercourse in which water usually flows in a defined bed or channel. It is not essential that the flowing be uniform or uninterrupted.

Therefore, for State permitting purposes flowing natural surfaces waters such as streams are defined and treated differently than artificial man-made drainages such as excavated ditches and canals.

The Objectives within the City Comp Plan defined above that deal with Wetlands and Surface Water specifically separate Wetland regulations from Surface Water regulations pursuant to guidelines established in **Chapter 62-340** as related to their delination. In addition, regulations in **Objective 1.12** are defined in terms of *Natural Surface Waters* and exclude *Artitfically Created Surface Waters.* City development regulations within *Policcy 1.10b* specifically define and distinguish between allowable and limited development in *Isoslated Wetlands* as opposed to *Connected Wetlands* howver no such definition exists for isolated and man-made Surface Water areas where allowable impacts remain largely undefined and prohitions for development impacts are also not defined.

Based on the context of these regulations, the impacts proposed for the Schmidt Farms Planning Parcel are consistent with any prohibitions defined within **Objectives 1.10 and 1.12**. Since the Surface Water impacts are not specicifally addressed in these regulations, the impacts would be regulated pursuant to the requirements of the Water Manaagement District as defined in the Applicant's Handbook and **Chapter 62-345. Uniform Mitigation Assessment Method, FAC**. Further, when local municipal regulations are less restrictive or do not address specific Wetland or Surface water impacts in Alachua County, then the provisions of ***Article II Countywide Wetlands Protection Code*** defined within ***Chapter 77, Water Quality Standards and Management Practices*** (ULDC)would take precedent. Within this Code, **Section 77.21. Exemptions** defines several exemptions, as follows:

> **Sec. 77.21. - Exemptions**.
>
> (a) The following activities are allowed on regulated surface waters, wetlands, and wetland buffers, subject to municipal regulations, if any, and any specified limitations, restrictions, and conditions:
>
> (11) *Artificial wetlands.* All man-made impoundments, lakes, streams, ponds, artificial or created wetlands, and all stormwater management facilities, provided that alteration in these areas will not adversely impact natural or mitigation surface waters and wetlands. If these facilities were required as a mitigation project they shall not be exempt from this chapter. If any wetlands or surface waters are part of a stormwater management facility approved by a city or the county, the same function must be provided, and any modifications shall be subject to approval by the applicable city or county engineer.

Based on this Code, the largest acreage of impacts proposed on Schmidt Planning Parcel involves created agricultural ponds and excavated drainage ditches, which are low-quality habitats that have received significant historical impacts as a result of intense cattle management. These ponds and ditches currently act as a continual pollution source to downstream areas of Turkey Creek, Brooke Pointe Creek, and Schmidt Creek. The *Conservation Easement* as proposed by the applicant would more than account for mitigation for the loss of these constructed Surface Waters, and by rule, these appear to be exempt from County and City Mitigation. As previously described, the impacts proposed for this site were approved during the 2008 application process by the City and District. The impacts proposed then are the same as those proposed for the current Project. Hence, the proposed impacts must also be considered in context of the following Code,

> **Sec. 77.21. - Exemptions**.
>
> (9) *Previously approved permits.*
> a. *Dredge and fill permits:* Specifically permitted dredge and fill or surface water management activities that were approved by a federal or state agency or a water management district, prior to the effective date of this code. Failure to comply with operating conditions of such permits shall nullify this exemption.
> b. *Other permits:* Projects for which the applicant demonstrates that final site plan or development plan approvals have been issued prior to the effective date of this code. Failure to comply with operating conditions of such permits shall nullify this exemption.

and,

> (10) *Altered wetlands.* In instances where the water regime of a wetland has been artificially altered, but the dominant vegetation of the area in question continues to be comprised of listed species, a feasibility of hydrologic restoration shall be made by county staff. Hydrologic restoration that can be accomplished by minor earth work or drainage controls, and would not be contrary to the public health, safety, and welfare, shall be viewed as the preferable alternative to the proposed alteration. This provision for exemption is not intended to apply in the case where a surface water and/or wetland has been filled or altered in violation of any rule, regulation, statute, or this chapter.

Summary

In summary, this ERA report documents the existing conditions found on the Planning Parcel. From this review, it can be stated that the Planning Parcel does not contain any natural native Upland or Wetland habitats that have not been significantly altered by past and ongoing agricultural and cattle management practices. As part of the proposed development, the following statements apply:

1. All Regulated Natural Resources that include Wetlands and natural Surface Waters on the site will be protected in perpetuity by Conservation Easements.
2. Development will **NOT** adversely affect Regulated Resources on the Planning Parcel or on adjacent sites.
3. **NO** known listed species will be adversely affected by development of the Planning Parcel.
4. Future development will be consistent with environmental regulations specified within the City Comprehensive Plan, the Alachua County Unified Land Development Code, and all set-aside required by Code will be established prior to any development activity of the Planning Parcel.

Table 3. Plant species recorded at the Schmidt Farms Planned Development Site, Alachua County.

Species Code	Scientific Name	Common Name	USFWS[1] Classif.	FDEP[2] Classif.	Floristic[3] Classif.
ACA GRA	*Acalypha gracilens* A. Gray	Three-seeded mercury	NL	UPL	NP
ACE NEG	*Acer negundo* L.	Box elder	FACW	FACW	NC
ACE RUB	*Acer rubrum* L.	Red maple	FAC	FACW	NC
ACM REP	*Acmella oppositifolia* (Lam.) R.K. Jansen var. *repens* (Walter) R.K. Jansen	Oppositeleaf spotflower	FACW	FACW	NC
AGE JUC	*Ageratina jucunda* (Greene) Clewell & Wooten	Hammock snakeroot	NL	FAC	NC
ALT PHI	*Alternanthera philoxeroides* (Mart.) Griseb	Alligatorweed	OBL	OBL	EW
AMB ART	*Ambrosia artemisiifolia* L.	Common ragweed	FACU	UPL	NW
AMO FRU	*Amorpha fruticosa* L.	Bastard indigobush	FACW	FACW	NC
AMP ARB	*Ampelopsis arborea* (L.) Koehne	Peppervine	FAC+	---	NC
AND GCP	*Andropogon glomeratus* (Walt.) BSP var. *glaucopsis* (Ell.) Mohr	Purple bluestem	FACW+	FACW	NP
AND VIR	*Andropogon virginicus* L. var. *virginicus*	Broomsedge	FAC-	FAC	NP
ARA SPI	*Aralia spinosa* L.	Devil's walkingstick	FAC	UPL	NC
ARD CRE	*Ardisia crenata* Sims	Scratchthroat	NL	FAC	EA
ARI DRA	*Arisaema dracontium* (L.) Schott	Greendragon	FACW	FACW	NC
ARI TRI	*Arisaema triphyllum* (L.) Schott	Jack-in-the-pulpit	FACW-	FACW	NC
ARU GIG	*Arundinaria gigantea* (Walter) Walter ex Muhl.	Switchcane	FACW	FACW	NC
ASI ANG	*Asimina angustifolia* Raf.	Slimleaf pawpaw	NL	UPL	NC
ASI INC	*Asimina incana* (W. Bartram) Exell	Woolly pawpaw	NL	UPL	NC
ASI PAR	*Asimina parviflora* (Michx.) Dunal	Smallflower pawpaw	FACU	UPL	NC
ASP PLA	*Asplenium platyneuron* (L.) Britton et al.	Ebony spleenwort	FACU	UPL	NC
ATH FIL	*Athyrium filix-femina* (L.) Roth ex Mert.	Southern lady fern	FAC	FACW	NC
AXO FIS	*Axonopus fissifolius* (Raddi) Kuhlm.	Common carpetgrass	FACW-	FAC	NP
AXO FUR	*Axonopus furcatus* (Fluegge) Hitchc.	Big carpetgrass	OBL	FAC	NP
BAC HAL	*Baccharis halimifolia* L.	Sea myrtle	FAC	FAC	NP
BAC MON	*Bacopa monnieri* (L.) Pennell	Herb-of-grace	OBL	OBL	NC
BID ALB	*Bidens alba* (L.) DC.	Beggarticks	NL	UPL	NW
BID BIP	*Bidens bipinnata* L.	Spanish needles	NL	UPL	NC
BID LAE	*Bidens laevis* (L.) Britton et al.	Smooth beggarticks	OBL	OBL	NC
BID MIT	*Bidens mitis* (Michx.) Sherff	Smallfruit beggarticks	OBL	OBL	NP
BIG CAP	*Bignonia capreolata* L.	Crossvine	FAC	---	NC
BOE CYL	*Boehmeria cylindrica* (L.) Sw.	False nettle	FACW+	OBL	NC

Species Code	Scientific Name	Common Name	USFWS[1] Classif.	FDEP[2] Classif.	Floristic[3] Classif.
BOT VIR	*Botrychium virginianum* (L.) Sw.	Rattlesnake fern	FACU	UPL	NC
CAL AME	*Callicarpa americana* L.	Beautybush	FACU-	UPL	NC
CAL VIA	*Calyptocarpus vialis* Less.	Straggler daisy	FAC	UPL	EW
CAM RAD	*Campsis radicans* (L.) Seemann ex Bureau	Trumpet creeper	FAC	---	NC
CAN FLA	*Canna flaccida* Salisb.	Bandana-of-the-everglades	OBL	OBL	NC
CAR PEN	*Cardamine pensylvanica* Muhl. ex Willd.	Pennsylvania bittercress	FACW+	OBL	NP
CAR ALA	*Carex alata* Torr.	Broadwing sedge	NL	FACW	NC
CAR DEB	*Carex debilis* Michx.	White-edge sedge	FACW	FACW	NC
CAR LON	*Carex longii* Mack.	Long's sedge	OBL	FACW	NP
CAR CAR	*Carpinus caroliniana* Walter	American hornbeam	FAC	FACW	NC
CAR GLA	*Carya glabra* (Mill.) Sweet	Pignut hickory	FACU	UPL	NC
CEL LAE	*Celtis laevigata* Willd.	Hackberry	FACW	FACW	NC
CEN ASI	*Centella asiatica* (L.) Urban	Coinwort	FACW	FACW	NP
CEP OCC	*Cephalanthus occidentalis* L.	Common buttonbush	OBL	OBL	NC
CER CAN	*Cercis canadensis* L.	Eastern redbud	FACU	UPL	NC
CHA SES	*Chasmanthium laxum* var. *sessiliflorum* (Poir.) Wipff & S.D. Jones	Longleaf chasmanthium	FAC+	FAC	NC
CHE AMB	*Chenopodium ambrosioides* L.	Mexican tea	FACU	UPL	EW
CIR HOR	*Cirsium horridulum* Michx.	Yellow thistle	FAC+	UPL	NP
CIR NUT	*Cirsium nuttallii* DC	Nuttall's thistle	FAC	FACW	NP
CNI STI	*Cnidoscolus stimulosus* (Michx.) Engelm. & A. Gray	Tread-softly	NL	UPL	NC
COL ANC	*Coleataenia anceps* (Michx.) Soreng	Beaked panicum	FAC-	FAC	NC
COL RIG	*Coleataenia rigidula* (Bosc ex Nees) LeBlond	Redtop panicum	FACW	FACW	NC
COL ESC	*Colocasia esculenta* (L.) Schott	Wild taro	FACW	OBL	EA
COM DIF	*Commelina diffusa* Burm. f.	Day-flower	FACW	FACW	NC
COM ERE	*Commelina erecta* L.	Whitemouth day-flower	NL	UPL	NC
CON CAN	*Conyza canadensis* (L.) Cronq.	Dwarf horseweed	FACU	UPL	NW
COR FLO	*Coreopsis floridana* E.B. Smith	Florida tickseed	OBL	FACW	NC
COR ASP	*Cornus asperifolia* Michx.	Roughleaf dogwood	FACW-	UPL	NC
COR FOE	*Cornus foemina* Mill.	Swamp dogwood	FACW-	FACW	NC
CRA MAR	*Crataegus marshallii* Eggl.	Parsley hawthorn	FAC	FACW	NC
CRO COR	*Crocanthemum corymbosum* (Michx.) Britton	Pinebarren frostweed	NL	UPL	NC
CRO SPE	*Crotalaria spectabilis* Roth	Rattlebox	NL	UPL	EW

Species Code	Scientific Name	Common Name	USFWS[1] Classif.	FDEP[2] Classif.	Floristic[3] Classif.
CYN DAC	*Cynodon dactylon* (L.) Pers.	Bermudagrass	FACU	UPL	EA
CYP DIS	*Cyperus distinctus* Steud.	Swamp flatsedge	FACW	OBL	NP
CYP ODO	*Cyperus odoratus* L.	Rusty flatsedge	FACW	FACW	NC
CYP OVA	*Cyperus ovatus* Baldwin	Pinebarren flatsedge	FACU+	FAC	NP
CYP SUR	*Cyperus surinamensis* Rottb.	Tropical flatsedge	FACW	FACW	NP
CYP VIR	*Cyperus virens* Michx.	Green flatsedge	FACW	FACW	NC
DEC BAR	*Decumaria barbara* L.	Climbing hydrangea	FACW	---	NC
DES PIN	*Descurainia pinnata* (Walter) Britton	Western tansymustard	NL	UPL	NW
DES TRI	*Desmodium triflorum* (L.) DC.	Sagotia beggarweed	FACU	UPL	EW
DIC ACI	*Dichanthelium aciculare* (Desvaux ex Poiret) Gould & Clark	Needle-leaf witchgrass	FACU	UPL	NP
DIC COM	*Dichanthelium commutatum* (Schultes) Gould	Variable witchgrass	FAC	FAC	NC
DIC LAX	*Dichanthelium laxiflorum* (Lam.) Gould	Openflower witchgrass	FAC	UPL	NC
DIC POR	*Dichanthelium portoricense* (Desvaux ex Hamilton) B.F. Hansen & Wunderlin	Hemlock witchgrass	NL	UPL	NP
DIC STR	*Dichanthelium strigosum* (Muhl. ex Ell.) Freckmann var. strigosum	Roughhair witchgrass	FAC	FAC	NC
DIC CAR	*Dichondra caroliniensis* Michx.	Pony-foot	FACW-	FAC	NP
DIG CIL	*Digitaria ciliaris* (Retz.) Koel	Southern crabgrass	NL	UPL	NW
DIO VIR	*Diodia virginiana* L.	Virginia buttonweed	FACW	FACW	NC
DIO VRG	*Diospyros virginiana* L.	Common persimmon	FAC	FAC	NC
DRY COR	*Drymaria cordata* (L.) Willd. ex Schult.	Drymary	FAC	FAC	NC
DRY LUD	*Dryopteris ludoviciana* (Kunze) Small	Southern wood fern	FACW	FACW	NC
ECL PRO	*Eclipta prostrata* (L.) L.	False daisy	FACW-	FACW	NW
EDR UNI	*Edrastima uniflora* (L.) Raf	Clustered mille graines	FACW	FACW	NC
ELE ELA	*Elephantopus elatus* Bertol.	Florida elephant's-foot	NL	UPL	NC
ELE IND	*Eleusine indica* (L.) Gaertn.	Goosegrass	FACU	UPL	EW
ELY CAR	*Elytraria caroliniensis* (J.F. Gmel.) Pers.	Carolina scalystem	FACW	FAC	NC
ERE HIE	*Erechtites hieracifolia* (L.) Raf.	Fireweed	FAC-	FAC	NW
ERI STR	*Erigeron strigosus* Muhl.	Daisy fleabane	FAC	UPL	NC
EUO AME	*Euonymus americanus* L.	American strawberrybush	FAC-	UPL	NC
EUP CAP	*Eupatorium capillifolium* (Lam.) Small	Dog fennel	FACU	FAC	NW
EUP MOH	*Eupatorium mohrii* Greene	Mohr's eupatorium	FACW-	FAC	NC
EUP PER	*Eupatorium perfoliatum* L.	Common boneset	FACW	FACW	NC
FIM AUT	*Fimbristylis autumnalis* (L.) Roem. & Schult.	Slender fimbry	OBL	OBL	NP

Species Code	Scientific Name	Common Name	USFWS[1] Classif.	FDEP[2] Classif.	Floristic[3] Classif.
FIM DIC	*Fimbristylis dichotoma* (L.) Vahl	Tall fimbry	OBL	OBL	NP
FRA AME	*Fraxinus americana* L.	White ash	FACU	UPL	NC
GAL ELL	*Galactia elliottii* Nutt.	Elliott's milkpea	FACU	---	NP
GEL SEM	*Gelsemium sempervirens* (L.) J. St. Hil.	Yellow jessamine	FAC	---	NC
HED HEL	*Hedera helix* L.	English ivy	NL	---	EW
HEX TER	*Hexasepalum teres* (Walter) J.H. Kirkbr.	Poor joe	FACU-	UPL	NP
HYD RAN	*Hydrocotyle ranunculoides* L. f.	Floating marshpennywort	OBL	OBL	NC
HYD UMB	*Hydrocotyle umbellata* L.	Manyflower marshpennywort	OBL	FACW	NP
HYD VRT	*Hydrocotyle verticillata* Thunb.	Whorled marshpennywort	OBL	FACW	NC
HYP HYP	*Hypericum hypericoides* (L.) Crantz	St. Andrew's-cross	FAC	FAC	NC
ILE CAS	*Ilex cassine* L.	Dahoon holly	FACW	OBL	NC
ILE GLA	*Ilex glabra* (L.) A. Gray	Gallberry	FACW	UPL	NC
ILE OPA	*Ilex opaca* var. *opaca* Aiton	American holly	FAC-	FAC	NC
ILE VOM	*Ilex vomitoria* Aiton	Yaupon	FAC	FAC	NC
IND HIR	*Indigofera hirsuta* Harv.	Hairy indigo	NL	UPL	EW
IPO SP.	*Ipomoea* sp.	Morningglory	---	---	---
IRE DIF	*Iresine diffusa* Humb. & Bonpl. ex Willd.	Juba's bush	FAC-	UPL	NC
ITE VIR	*Itea virginica* L.	Virginia willow	FACW+	OBL	NC
JUN COR	*Juncus coriaceus* Mack.	Leathery rush	FACW	OBL	NC
JUN DIC	*Juncus dichotomus* Ell.	Forked rush	FACW	OBL	NP
JUN EFF	*Juncus effusus* (L.) subsp. *solutus* (Fernald & Weigand) Hamet-Ahti	Soft rush	FACW+	OBL	NP
JUN ELL	*Juncus elliottii* Chapm.	Bog rush	OBL	OBL	NC
JUN MAR	*Juncus marginatus* Rostk.	Grassleaf rush	FACW	FACW	NP
JUN REP	*Juncus repens* Michx.	Lesser creeping rush	OBL	OBL	NC
JUN VIR	*Juniperus virginiana* L.	Red cedar	FACU-	UPL	NC
KEL VER	*Kellochloa verrucosa* (Muhl.) Lizarazu et al.	Warty panicgrass	FACW	FACW	NC
KYL BRE	*Kyllinga brevifolia* Rottb.	Shortleaf spikesedge	FACW	FACW	EW
LAN STR	*Lantana strigocamara* R. W. Sanders	Lantana	FACU	UPL	EW
LEM SP.	*Lemna* sp.	Duckweed	OBL	Aquatic	NC
LIC MIC	*Licania michauxii* Prance	Gopher apple	NL	UPL	NC
LIG LUC	*Ligustrum lucidum* W.T. Aiton	Glossy privet	NL	UPL	EA
LIG SIN	*Ligustrum sinense* Lour.	Chinese privet	FAC	UPL	EA

Species Code	Scientific Name	Common Name	USFWS[1] Classif.	FDEP[2] Classif.	Floristic[3] Classif.
LIP NOD	*Lippia nodiflora* (L.) Michx.	Frog-fruit	FACW	FAC	NP
LIQ STY	*Liquidambar styraciflua* L.	Sweetgum	FAC+	FACW	NC
LOB GLA	*Lobelia glandulosa* A. Gray	Coastal plain lobelia	OBL	FACW	NC
LON JAP	*Lonicera japonica* Thunb.	Japanese honeysuckle	FAC-	---	EA
LON SEM	*Lonicera sempervirens* L.	Coral honeysuckle	FAC	---	NC
LUD MAR	*Ludwigia maritima* Harper	Seaside seedbox	FACW	FACW	NP
LUD PAL	*Ludwigia palustris* (L.) Elliott	Marsh seedbox	OBL	OBL	NC
LUD PER	*Ludwigia peruviana* (L.) Hara	Primrose willow	OBL	OBL	NW
LYC RUB	*Lycopus rubellus* Moench	Water hoarhound	OBL	OBL	NC
LYG JAP	*Lygodium japonicum* (Thunb.) Sw.	Japanese climbing fern	FAC	---	EA
LYO LUC	*Lyonia lucida* (Lam.) D. Don	Fetterbush	FACW	FACW	NC
MAC TOR	*Macrothelypteris torresiana* (Gaudich.) Ching	Mariana maiden fern	OBL	FACW	EW
MAG GRA	*Magnolia grandiflora* L.	Southern magnolia	FAC+	UPL	NC
MAG VIR	*Magnolia virginiana* L.	Sweetbay	FACW+	OBL	NC
MAT/GON	*Matelea floridana* or *Gonolobus suberosus* (sterile)	Florida spiny pod or Angular milkvine	---	---	NC
MEL AZE	*Melia azedarach* L.	Chinaberrytree	NL	UPL	EW
MIC UMB	*Micranthemum umbros* (J.F. Gmel.) S.F. Blake	Shade mudflower	OBL	OBL	NC
MIK SCA	*Mikania scandens* (L. f.) Willd.	Climbing hempweed	FACW+	---	NP
MIT REP	*Mitchella repens* L.	Partridgeberry	FACU+	---	NC
MOR RUB	*Morus rubra* L.	Red mulberry	FAC	FAC	NC
NEK ARB	*Nekemias arborea* (L.) J. Wen & Boggan	Peppervine	FAC+	---	NC
NYS BIF	*Nyssa biflora* Walter	Swamp blackgum	OBL	OBL	NC
NYS SYL	*Nyssa sylvatica* Marshall	Blackgum	FAC	UPL	NC
OPL SET	*Oplismenus setarius* (Lam.) Roem. & Schult.	Woodsgrass	FACU+	FAC	NC
OPU HUM	*Opuntia humifusa* (Raf.) Raf.	Prickly-pear cactus	NL	UPL	NC
ORO AQU	*Orontium aquaticum* L.	Goldenclub	OBL	OBL	NC
OSM REG	*Osmunda regalis* L. var. *spectabilis* (Willd.) A. Gray	Royal fern	OBL	OBL	NC
OSM CIN	*Osmundastrum cinnamomeum* (L.) C. Presl	Cinnamon fern	FACW+	FACW	NC
OST VIR	*Ostrya virginiana* (Mill.) K. Koch	Eastern hophornbeam	FACU-	UPL	NC
OXA COR	*Oxalis corniculata* L.	Common yellow woodsorrel	FACU	UPL	NW
OXA DEB	*Oxalis debilis* Kunth	Pink woodsorrel	NL	UPL	EW
PAE FOE	*Paederia foetida* L.	Skunkvine	FACU	---	EA

Species Code	Scientific Name	Common Name	USFWS[1] Classif.	FDEP[2] Classif.	Floristic[3] Classif.
PAN HEM	*Panicum hemitomon* Schult.	Maidencane	OBL	OBL	NC
PAR QUI	*Parthenocissus quinquefolia* (L.) Planch.	Virginia creeper	FAC	---	NC
PAS NOT	*Paspalum notatum* Flugge	Bahiagrass	FACU+	UPL	EA
PAS SET	*Paspalum setaceum* Michx.	Thin paspalum	FAC	FAC	NP
PAS URV	*Paspalum urvillei* Steud.	Vaseygrass	FAC	FAC	EW
PEL VIR	*Peltandra virginica* (L.) Schott & Endl.	Green arrow arum	OBL	OBL	NC
PER BOR	*Persea borbonia* var. *borbonia* (L.) Spreng.	Red bay	FACW	UPL	NC
PER PAL	*Persea palustris* (Raf.) Sarg.	Swampbay	FACW	OBL	NC
PER HYD	*Persicaria hydropiperoides* (Michx.) Small	Mild water-pepper	OBL	OBL	NP
PER PUN	*Persicaria punctata* (Elliott) Small	Dotted smartweed	FACW+	OBL	NP
PHY URI	*Phyllanthus urinaria* L.	Chamber bitter	FAC	FAC	EW
PHY AME	*Phytolacca americana* L.	American pokeweed	FACU+	UPL	NW
PIL MIC	*Pilea microphylla* (L.) Liebm.	Artillery plant	FACU	FACW	NC
PIN ELL	*Pinus elliottii* Engelm.	Slash pine	FACW	UPL	NC
PIN GLA	*Pinus glabra* Walter	Spruce pine	FACW	FACW	NC
PIN PAL	*Pinus palustris* Mill.	Longleaf pine	FACU+	UPL	NC
PIN TAE	*Pinus taeda* L.	Loblolly pine	FAC	UPL	NC
PLE POL	*Pleopeltis polypodioides* (L.) E.G. Andrews & Windham	Resurrection fern	NL	UPL	NC
PLU ODO	*Pluchea odorata* (L.) Cass.	Saltmarsh fleabane	FACW	FACW	NC
POA ANN	*Poa annua* L.	Annual bluegrass	FAC	UPL	EW
POL PRO	*Polypremum procumbens* L.	Rustweed	FACU-	FAC	NP
PRU ANG	*Prunus angustifolia* Marshall	Chickasaw plum	NL	UPL	NC
PRU CAR	*Prunus caroliniana* (Mill.) Aiton	Carolina laurelcherry	NL	UPL	NC
PRU SER	*Prunus serotina* var. *serotina* Ehrh.	Black cherry	FACU	UPL	NC
PRU UMB	*Prunus umbellata* Elliott	Flatwoods plum	NL	UPL	NC
PTI CAP	*Ptilimnium capillaceum* (Michx.) Raf.	Mock bishop's-weed	OBL	FACW	NP
QUE AUS	*Quercus austrina* Small	Bastard white oak	NL	UPL	NC
QUE GEM	*Quercus geminata* Small	Sand live oak	NL	UPL	NC
QUE HEM	*Quercus hemisphaerica* Bartr.	Laurel oak	NL	UPL	NC
QUE LAU	*Quercus laurifolia* Michx.	Swamp laurel oak	FACW	FACW	NC
QUE MIC	*Quercus michauxii* Nutt.	Swamp chestnut oak	FACW-	FACW	NC
QUE NIG	*Quercus nigra* L.	Water oak	FAC	FACW	NC

Species Code	Scientific Name	Common Name	USFWS[1] Classif.	FDEP[2] Classif.	Floristic[3] Classif.
QUE VIR	*Quercus virginiana* Mill.	Live oak	FACU+	UPL	NC
RHE MAR	*Rhexia mariana* L.	Pale meadowbeauty	FACW+	FACW	NC
RHU COP	*Rhus copallina* L.	Winged sumac	NI	UPL	NC
RHY MCC	*Rhynchospora microcarpa* Baldwin ex A. Gray	Southern beaksedge	FACW+	OBL	NC
RHY MIC	*Rhynchospora microcephala* (Britton) Britton ex Small	Small bunched beaksedge	OBL	FACW	NC
RHY MIL	*Rhynchospora mileacea* (Lam.) A. Gray	Millet beaksedge	OBL	OBL	NC
RIC BRA	*Richardia brasiliensis* (Moq.) Gomez	Brazil pusley	NL	UPL	EW
RUB CUN	*Rubus cuneifolius* Pursh	Sand blackberry	FACU	---	NP
RUB PEN	*Rubus pensilvanicus* Poir.	Sawtooth blackberry	FACU+	---	NP
RUE CAR	*Ruellia caroliniensis* (J.F. Gmel.) Steud.	Carolina wild petunia	NL	FAC	NC
RUM HAS	*Rumex hastatulus* Baldw.	Hastate-leaved dock	FAC-	FACW	NW
RUM VER	*Rumex verticillatus* L.	Swamp dock	FACW+	FACW	NC
SAB MIN	*Sabal minor* (Jacq.) Pers.	Bluestem palm	FACW	FACW	NC
SAB PAL	*Sabal palmetto* (Walter) Lodd. ex Schult. & Schult. f.	Cabbage palm	FAC	FAC	NC
SAC GIG	*Saccharum giganteum* (Walter) Pers.	Sugarcane plumegrass	FACW	OBL	NC
SAC STR	*Sacciolepis striata* (L.) Nash	American cupscale	OBL	OBL	NC
SAL LYR	*Salvia lyrata* L.	Lyreleaf sage	FAC-	UPL	NC
SAM CAN	*Sambucus nigra* L. subsp. *canadensis* (L.) Bolli	Elderberry	FACW-	FAC	NC
SAN CAN	*Sanicula canadensis* L.	Canadian blacksnakeroot	FACU	UPL	NC
SAU CER	*Saururus cernuus* L.	Lizard's tail	OBL	OBL	NC
SCL TRI	*Scleria triglomerata* Michx.	Tall nutgrass	FACU+	FACW	NC
SCO DUL	*Scoparia dulcis* L.	Sweet broom	FAC	FAC	NW
SEN OBT	*Senna obtusifolia* (L.) H.S. Irwin & Barneby	Sicklepod	NL	UPL	NW
SER REP	*Serenoa repens* (Bartr.) Small	Saw palmetto	FACU	UPL	NC
SID RHO	*Sida rhombifolia* L.	Cuban jute	FACU	UPL	NW
SID TEN	*Sideroxylon tenax* L.	Golden buckthorn	NL	UPL	NC
SMI BON	*Smilax bona-nox* L.	Greenbrier	FAC	---	NC
SMI GLA	*Smilax glauca* Walt.	Wild sarsaparilla	FAC	---	NC
SMI LAU	*Smilax laurifolia* L.	Bamboo vine	FACW+	---	NC
SMI PUM	*Smilax pumila* Walter	Sarsaparilla vine	NL	---	NC
SMI TAM	*Smilax tamnoides* L.	Bristly greenbrier	FAC+	---	NC
SOL VIA	*Solanum viarum* Dunal	Tropical soda apple	NL	UPL	EW

Species Code	Scientific Name	Common Name	USFWS[1] Classif.	FDEP[2] Classif.	Floristic[3] Classif.
SOL SCA	*Solidago canadensis* L. var. *scabra* T. & G.	Canada goldenrod	FACU	UPL	NP
SOL GIG	*Solidago gigantea* Aiton	Giant goldenrod	FAC+	FACW	NC
SOL ODO	*Solidago odora* var. *odora* Aiton	Sweet goldenrod	NL	UPL	NC
SPO IND	*Sporobolus indicus* (L.) R. Br.	Smutgrass	FACU+	UPL	EW
STA FLO	*Stachys floridana* Shuttlew. ex Benth.	Florida betony	FAC	UPL	NP
STE SEC	*Stenotaphrum secundatum* (Walter) Kuntze	St.Augustinegrass	FAC	UPL	NW
SYM CAR	*Symphyotrichum carolinianum* (Walter) Wunderlin & B.F. Hansen	Climbing aster	OBL	OBL	NC
SYM DUM	*Symphyotrichum dumosum* (L.) G.L. Nesom	Rice button aster	FAC	FAC	NC
SYM ELL	*Symphyotrichum elliottii* (Torr. & A.Gray) G.L. Nesom	Elliott's aster	OBL	OBL	NC
SYM SUB	*Symphyotrichum subulatum* (Michx.) G.L. Nesom	Annual saltmarsh aster	OBL	OBL	NC
SYM TIN	*Symplocos tinctoria* (L.) L'Her.	Horse sugar	FAC	UPL	NC
TAX DIS	*Taxodium distichum* (L.) Rich.	Bald cypress	OBL	OBL	NC
TEU CAN	*Teucrium canadense* L.	Wood sage	FACW-	UPL	NC
THE DEN	*Thelypteris dentata* (Forsk.) E. St. John	Downy shield fern	FACW	FACW	NC
THE HIS	*Thelypteris hispidula* (Dcne.) Reed	Shield fern	FACU-	FACW	NC
THE PAL	*Thelypteris palustris* Schott var. *pubescens* (G. Lawson) Fern.	Marsh fern	NL	FACW	NC
TIL AME	*Tilea americana* L. var. *caroliniana* (Mill.) Castig.	Carolina basswood	FACU	FACW	NC
TIL USN	*Tillandsia usneoides* (L.) L.	Spanish moss	NL	UPL	NC
TOX RAD	*Toxicodendron radicans* (L.) Kuntze	Poison ivy	FAC	---	NC
TRI SEB	*Triadica sebifera* (L.) Small	Popcorntree	FAC	FAC	EA
TRI DAC	*Tripsacum dactyloides* (L.) L.	Eastern gamagrass	FAC+	FAC	NC
ULM ALA	*Ulmus alata* Michx.	Winged elm	FACU+	FACW	NC
ULM AME	*Ulmus americana* L.	American elm	FACW	FACW	NC
URE LOB	*Urena lobata* L.	Caesar-weed	FACU	UPL	EW
VAC COR	*Vaccinium corymbosum* L.	Highbush blueberry	FACW	FACW	NC
VAC MYR	*Vaccinium myrsinites* Lam.	Shiny blueberry	FACU	UPL	NC
VAC STA	*Vaccinium stamineum* L.	Deerberry	FACU	UPL	NC
VER SCA	*Verbena scabra* Vahl.	Harsh vervain	FACW+	FACW	NC
VER VIR	*Verbesina virginica* L.	White crownbeard	FACU	FAC	NC
VER FOR	*Vernicia fordii* (Hemsl.) Airy-Shaw	Tungoil tree	NL	UPL	EW
VIO SOR	*Viola sororia* Willd.	Common blue violet	FAC-	UPL	NC
VIO WAL	*Viola walteri* House	Prostrate blue violet	NL	UPL	NC

Species Code	Scientific Name	Common Name	USFWS[1] Classif.	FDEP[2] Classif.	Floristic[3] Classif.
VIT AES	*Vitis aestivalis* Michx.	Summer grape	FAC-	---	NC
VIT ROT	*Vitis rotundifolia* Michx.	Muscadine	FAC	---	NP
WAH MAR	*Wahlenbergia marginata* (Thunb.) DC.	Asiatic bellflower	NL	UPL	EW
WOO ARE	*Woodwardia areolata* (L.) Moore	Netted chain fern	OBL	OBL	NC
WOO VIR	*Woodwardia virginica* (L.) Smith	Virginia chain fern	OBL	FACW	NC
YOU JAP	*Youngia japonica* (L.) DC.	Oriental false hawksbeard	FACU	UPL	EW
YUC FIL	*Yucca filamentosa* L.	Adam's needle	NL	UPL	NC
ZAN CLA	*Zanthoxylum clava-herculis* L.	Hercules'-club	FAC	UPL	NC

[1] USFWS (United States Fish and Wildlife Service) Classifications: OBL = obligate wetland species; FACW = facultative wetland species; FAC = facultative species (neither wetland nor upland); UPL = upland species; NL = not listed in the federal list; NI = non-indicator species

[2] FDEP (Florida Department of Environmental Protection) Classifications: OBL = obligate wetland species; FACW = facultative wetland species; FAC = facultative species (neither wetland nor upland); UPL = upland species; "---" = vine (non-indicator species)

[3] Floristic Classifications (a measure of relative desirability): NC = Native Characteristic species (highly desirable); NP = Native Pioneer species (highly desirable); NW = Native Weedy species (slightly desirable); EW = Exotic Weedy species (undesirable); EA = Exotic Aggressive species (very undesirable)

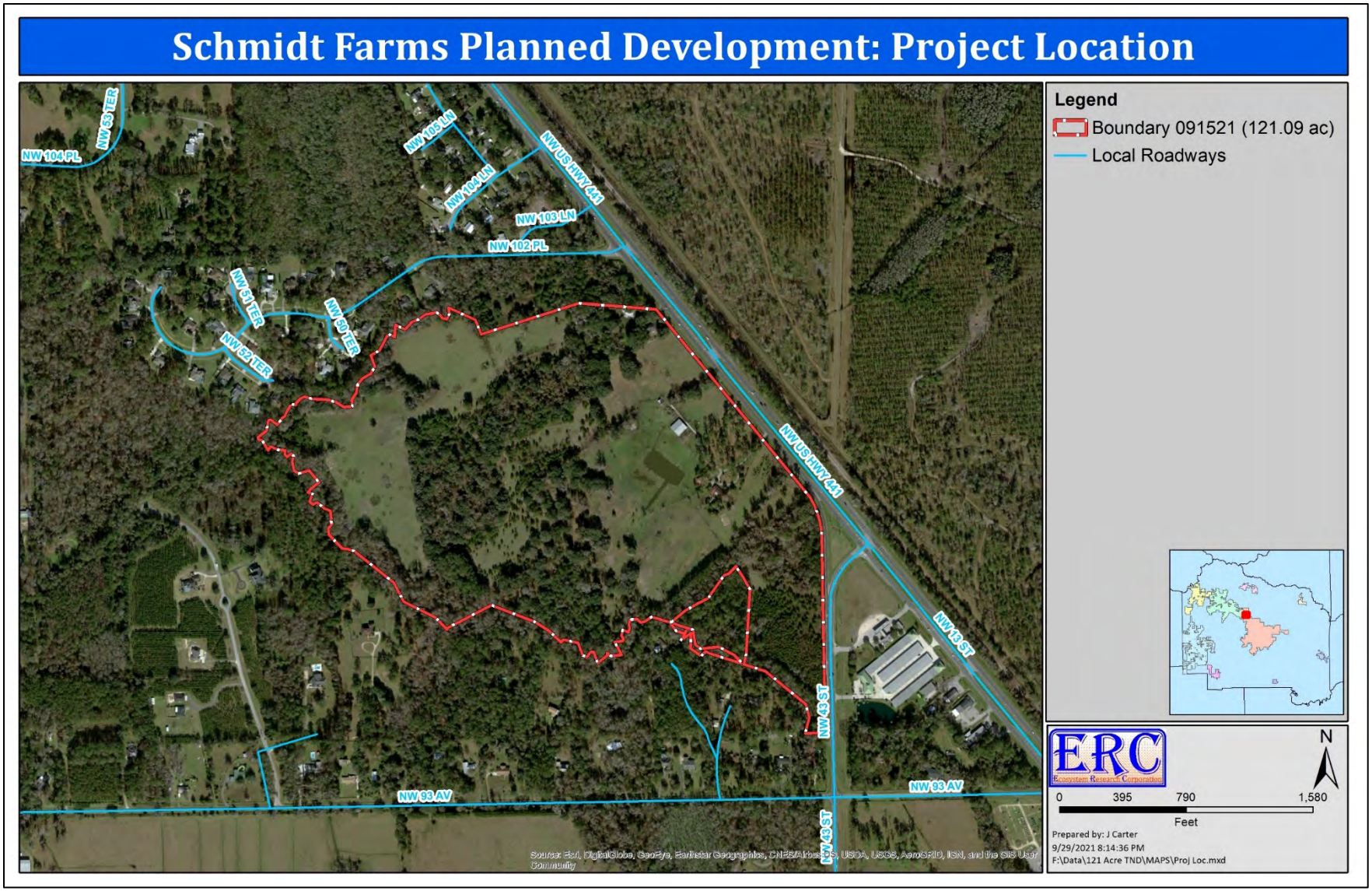


Figure 1. Project location map showing the Planning Parcel in relation to local access roads.

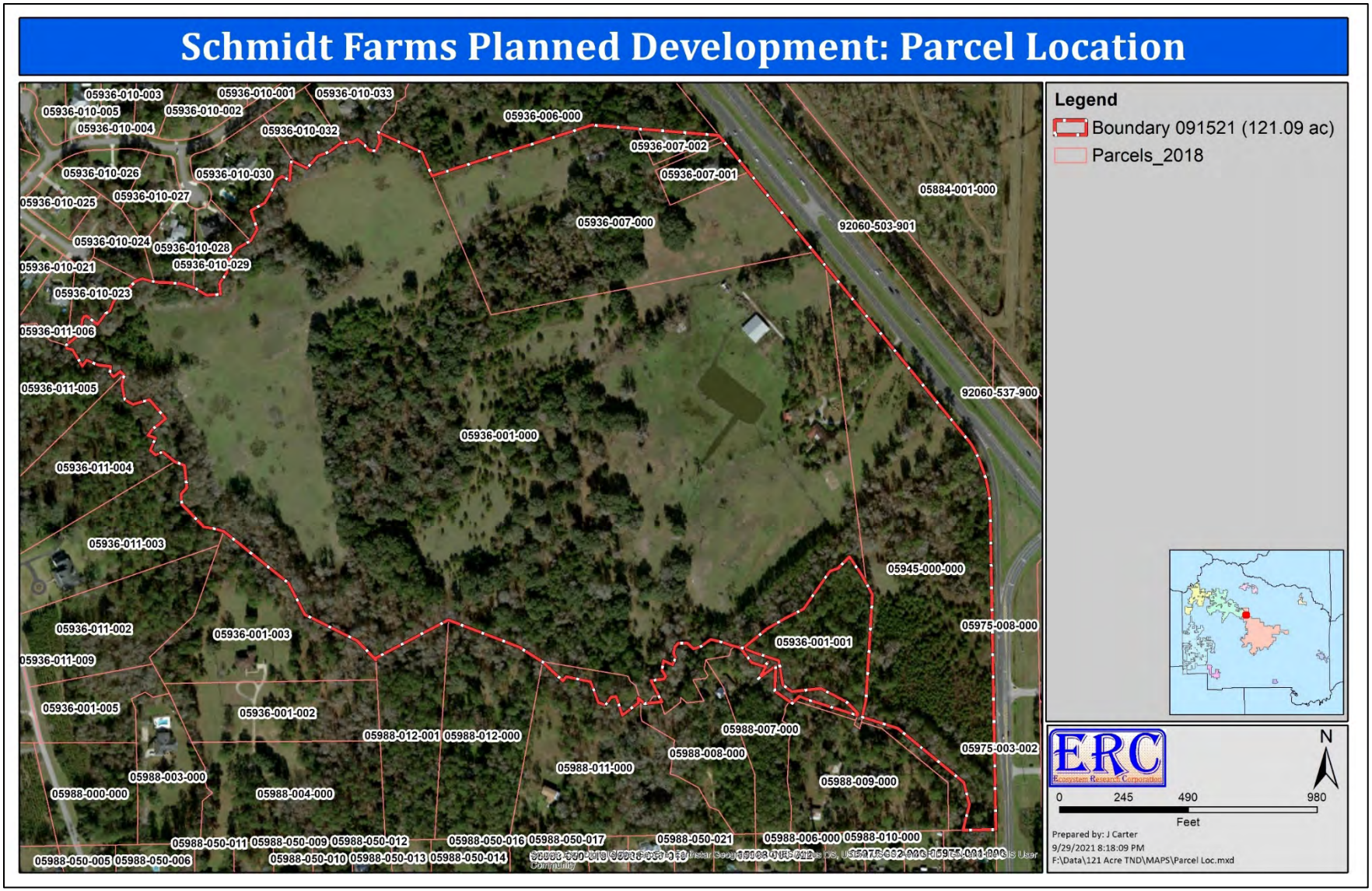


Figure 2. Alachua County tax parcels shown in relation to the Planning Parcel.

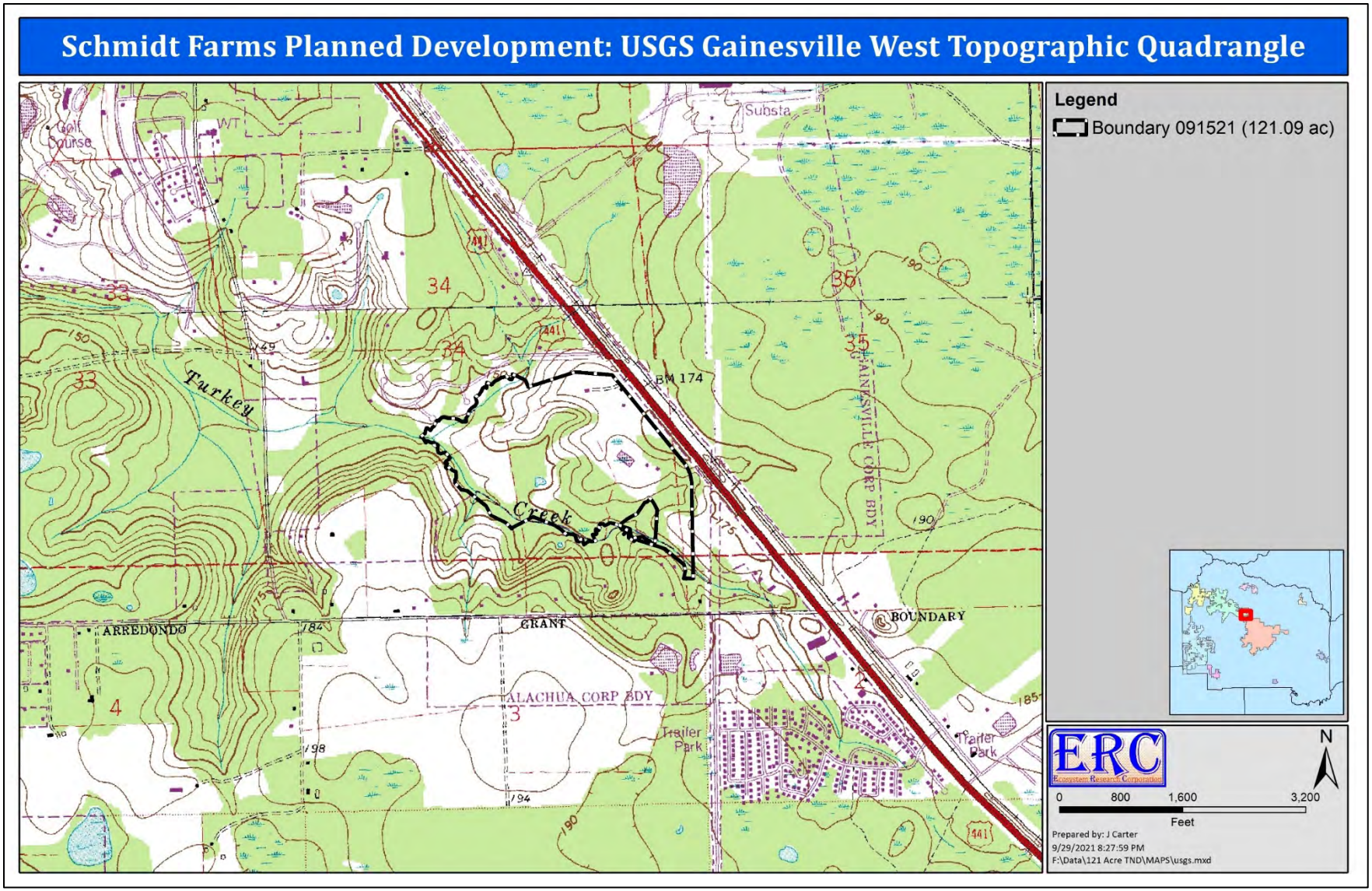


Figure 3. USGS Gainesville West topographic quadrangle showing the Planning Parcel and surrounding areas.

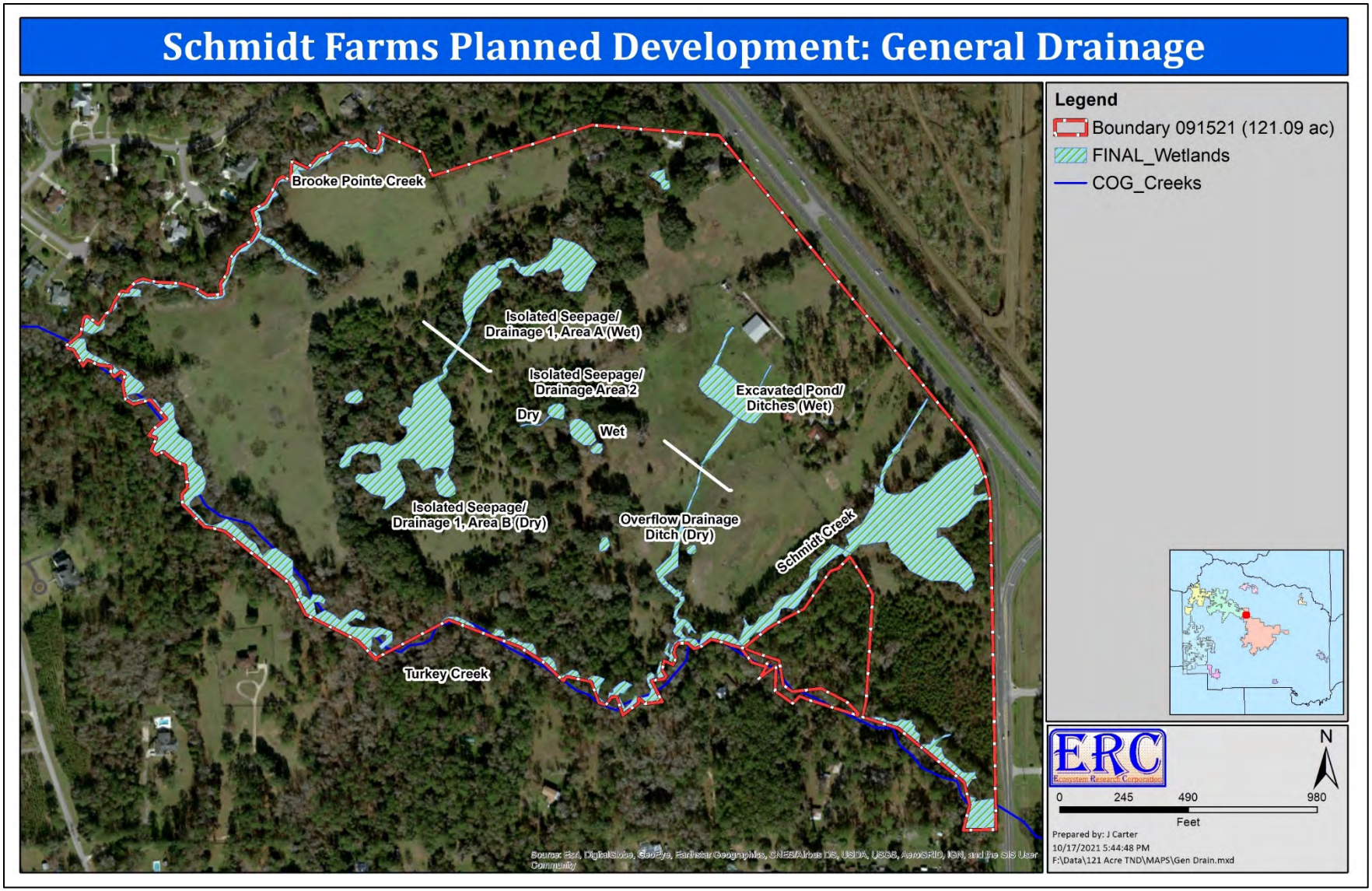


Figure 4. General drainage map of the Planning Parcel.

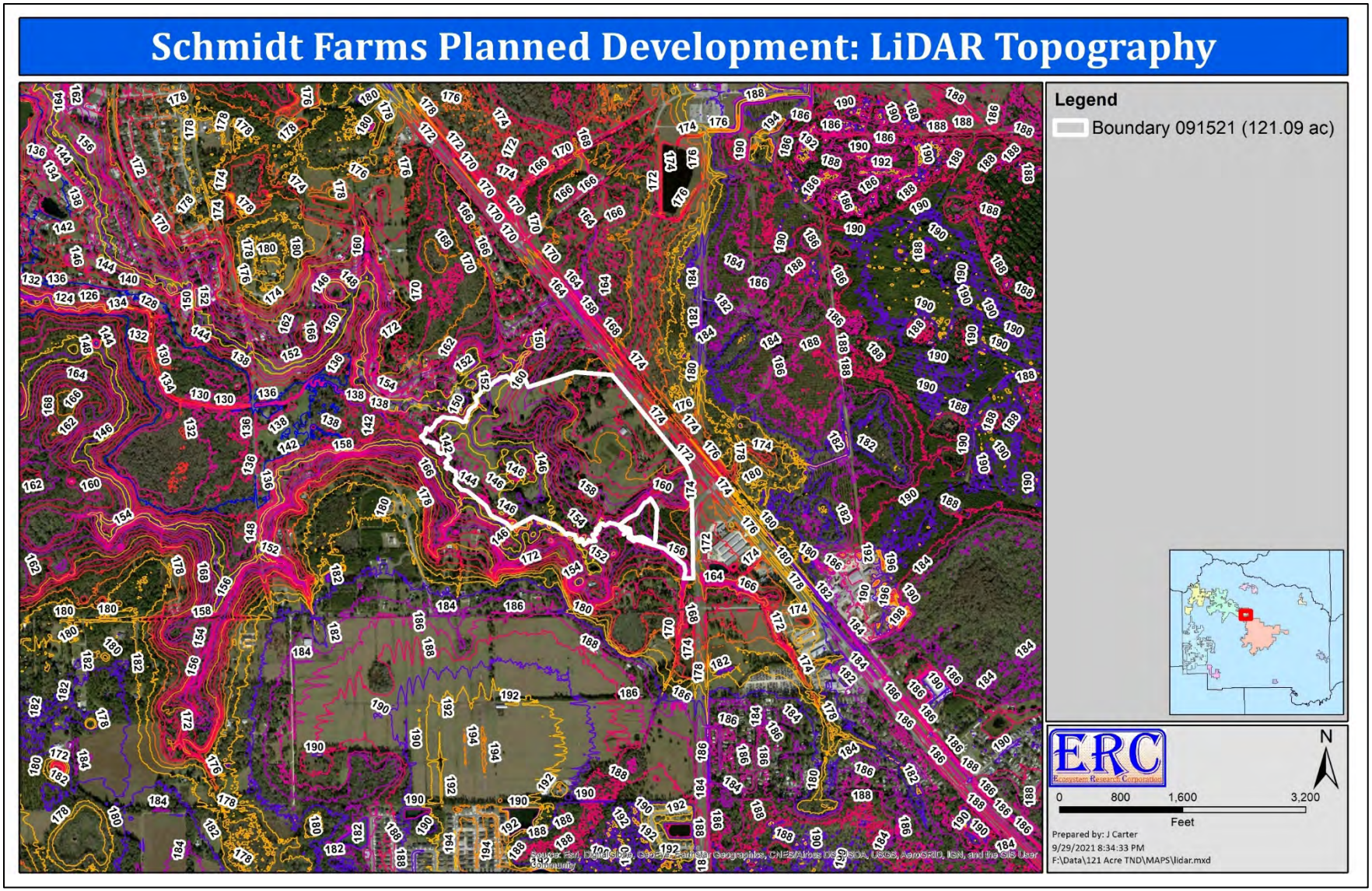


Figure 5. LiDAR topography shown in relation to the Planning Parcel and surrounding area.

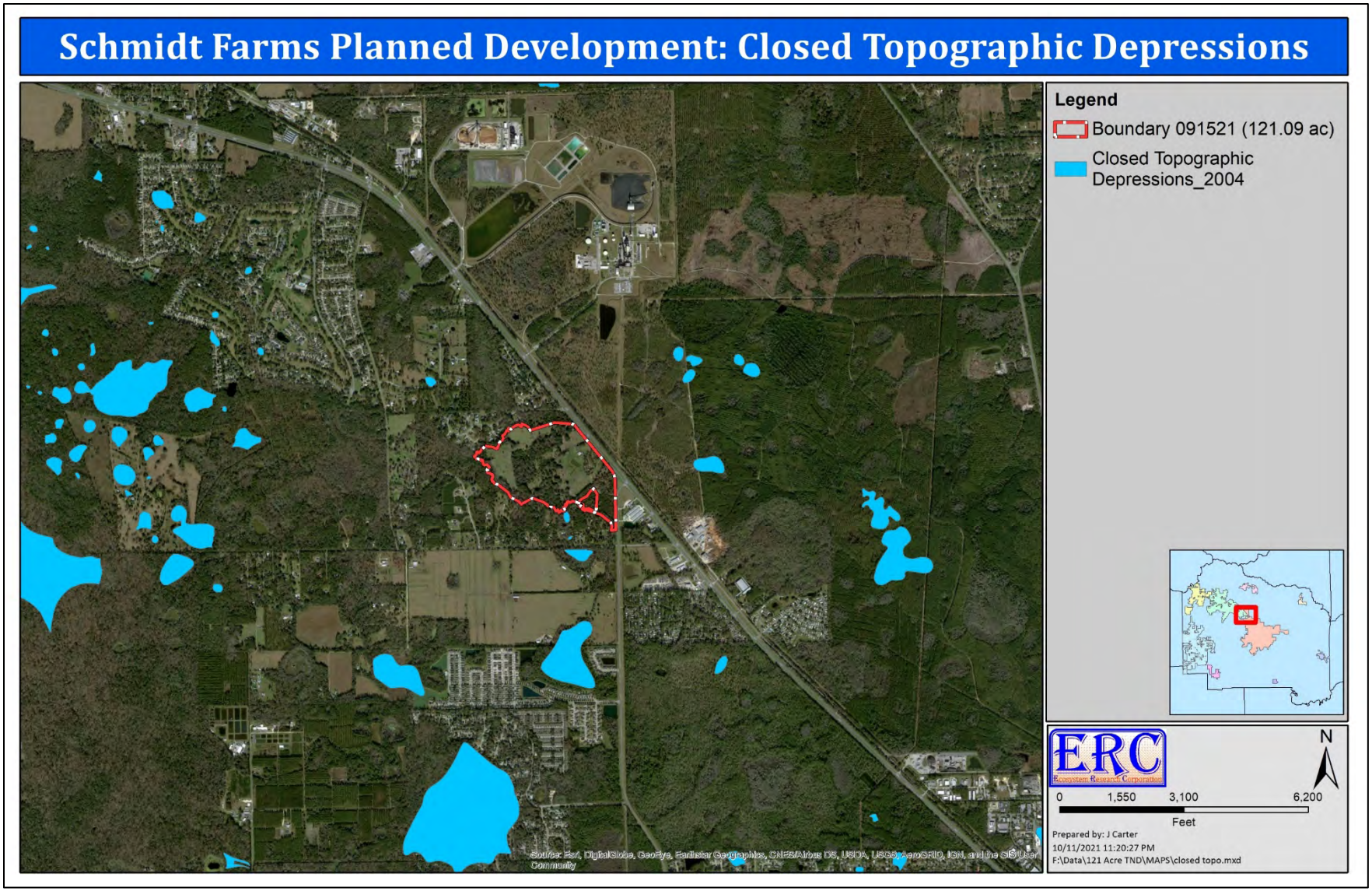


Figure 6. Closed topographic depressions shown in relation to the Planning Parcel and surrounding area.

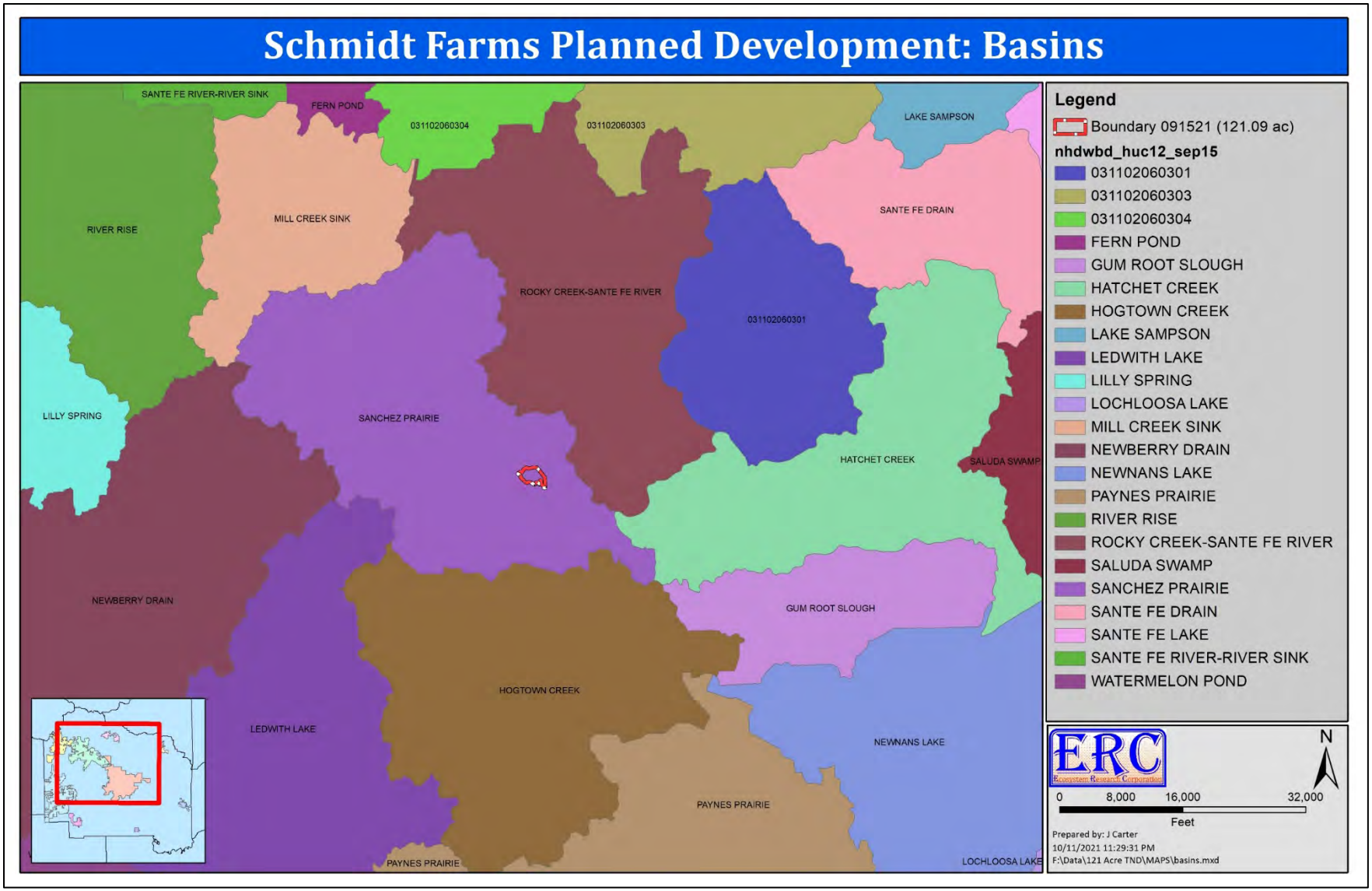


Figure 7. Hydrologic basins shown in relation to the Planning Parcel and surrounding area.

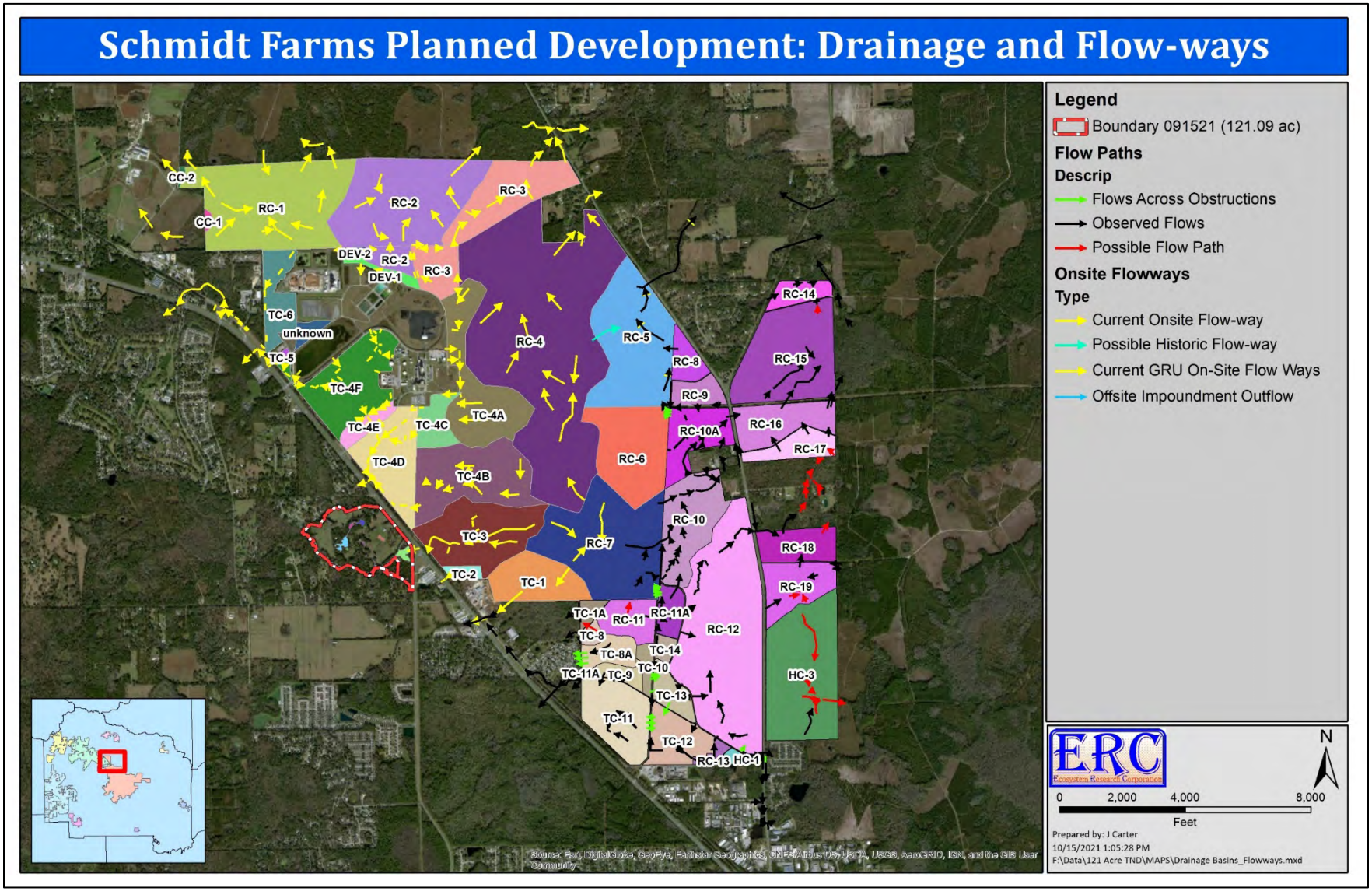


Figure 8. Drainage basins and flow-ways shown in relation to the Planning Parcel and surrounding areas.

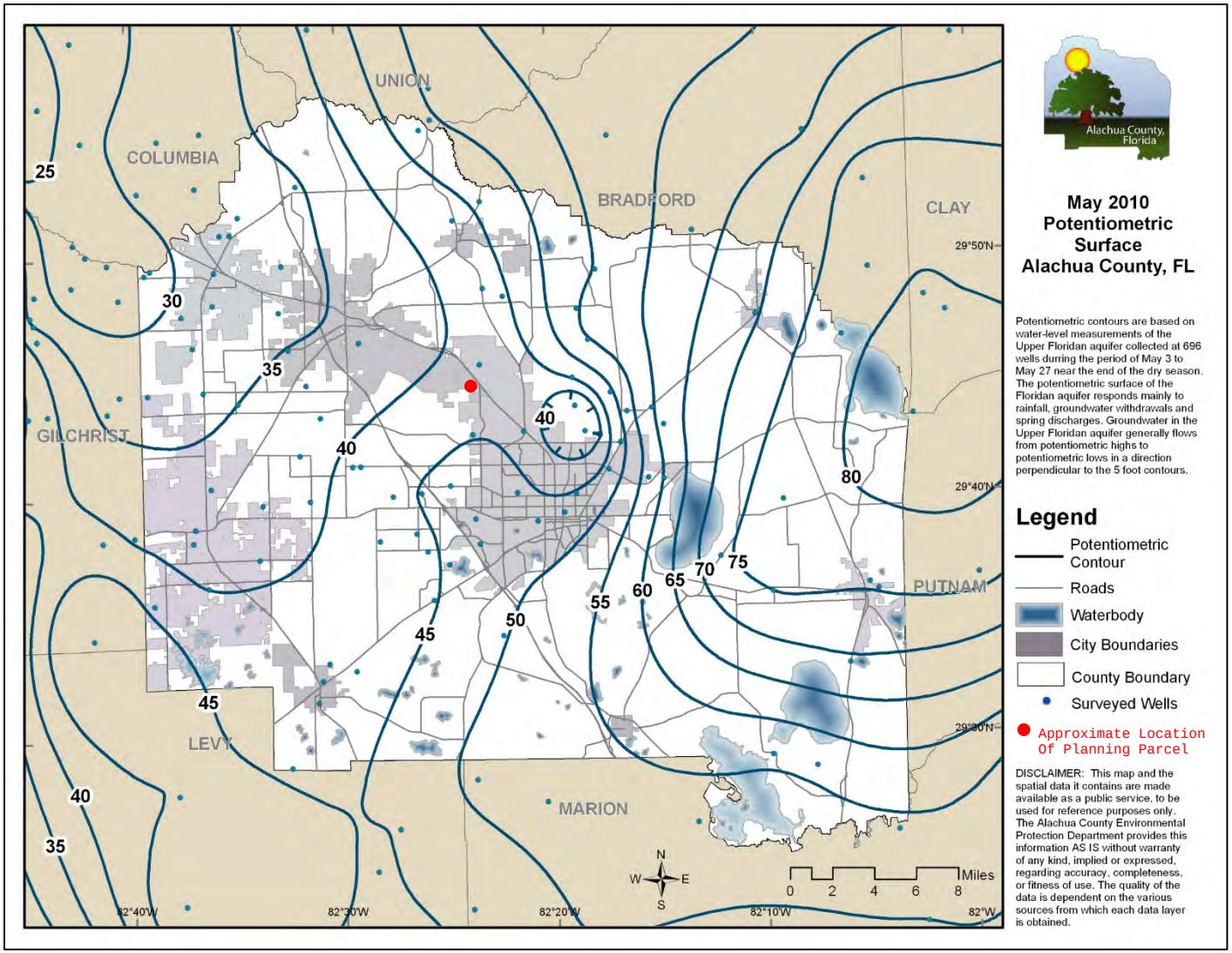


Figure 9. Potentiometric surface of Alachua County, May 2010 (Planning Parcel location added for reference).
Source: USGS. 2010. Potentiometric Surface of the Upper Floridan Aquifer of Florida, and Parts of Georgia, South Carolina, and Alabama, May–June 2010.).

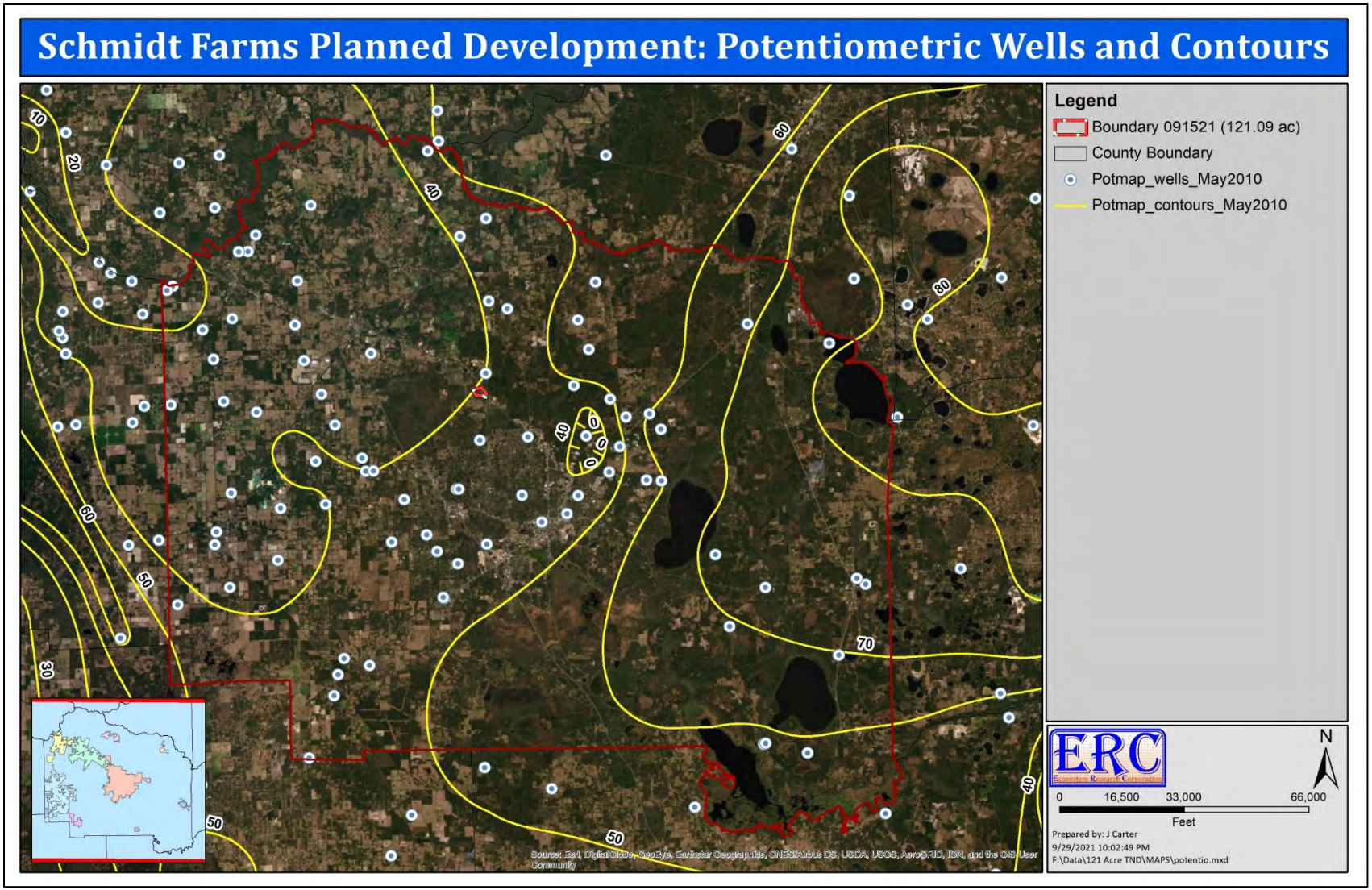


Figure 10. Potentiometric wells and contours as shown on 2017 aerial photograph in relation to the Planning Parcel and surrounding area.
Source: USGS. 2010. Potentiometric Surface of the Upper Floridan Aquifer of Florida, and Parts of Georgia, South Carolina, and Alabama, May–June 2010.).

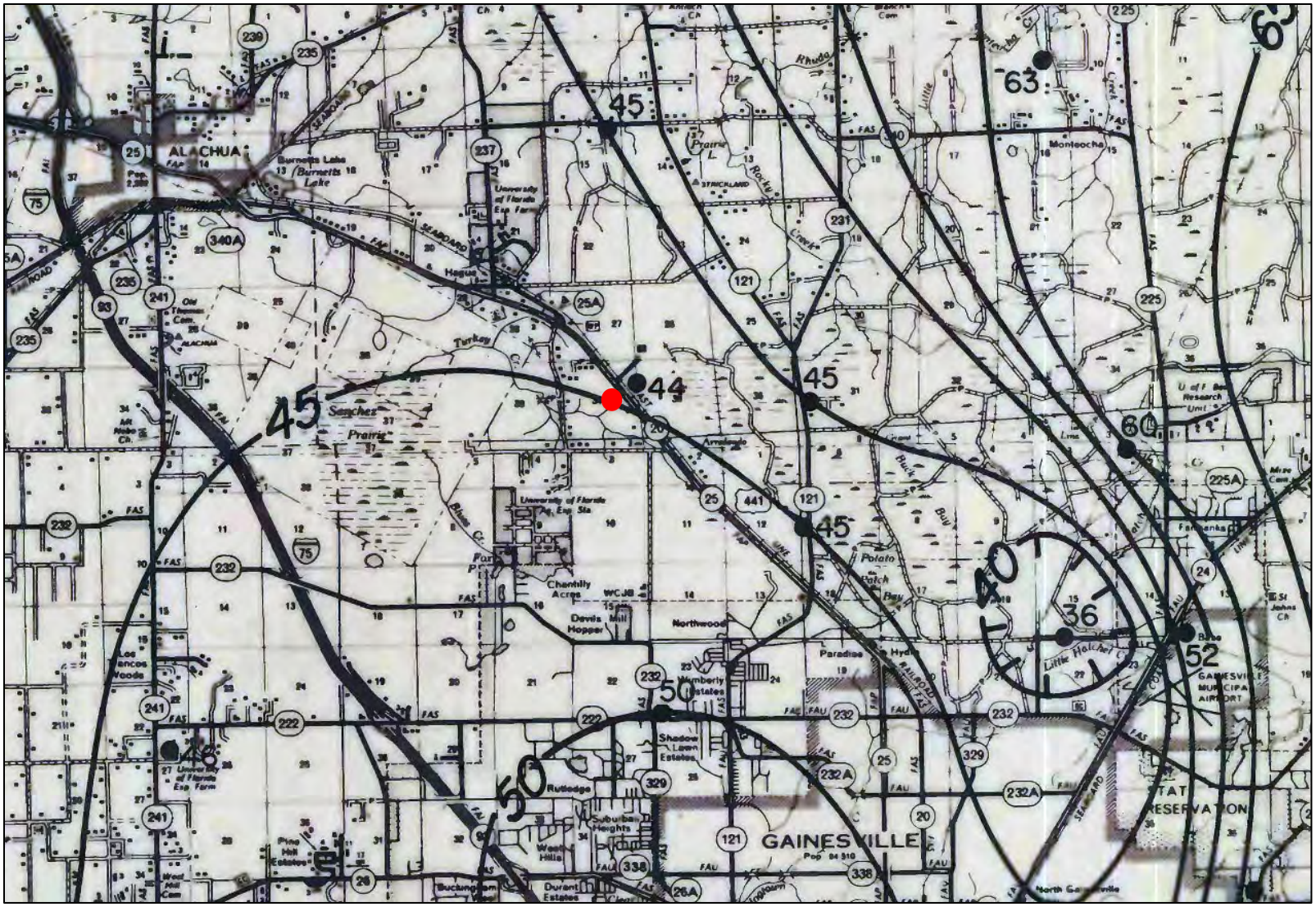


Figure 11. Potentiometric contour map of the surface of the Florida aquifer in 1980 (● approximate location of Project Site).
Source: Extracted view from Navoy, A. S. 1980. Potentiometric Surface Map of the Florida Aquifer in Alachua County, Florida, May 1980. Prepared for Department of the Interior, United States Geological Survey in cooperation with the Gainesville-Alachua County Regional Electric Water and Sewer Utilities Board. Open file report 80-1199.

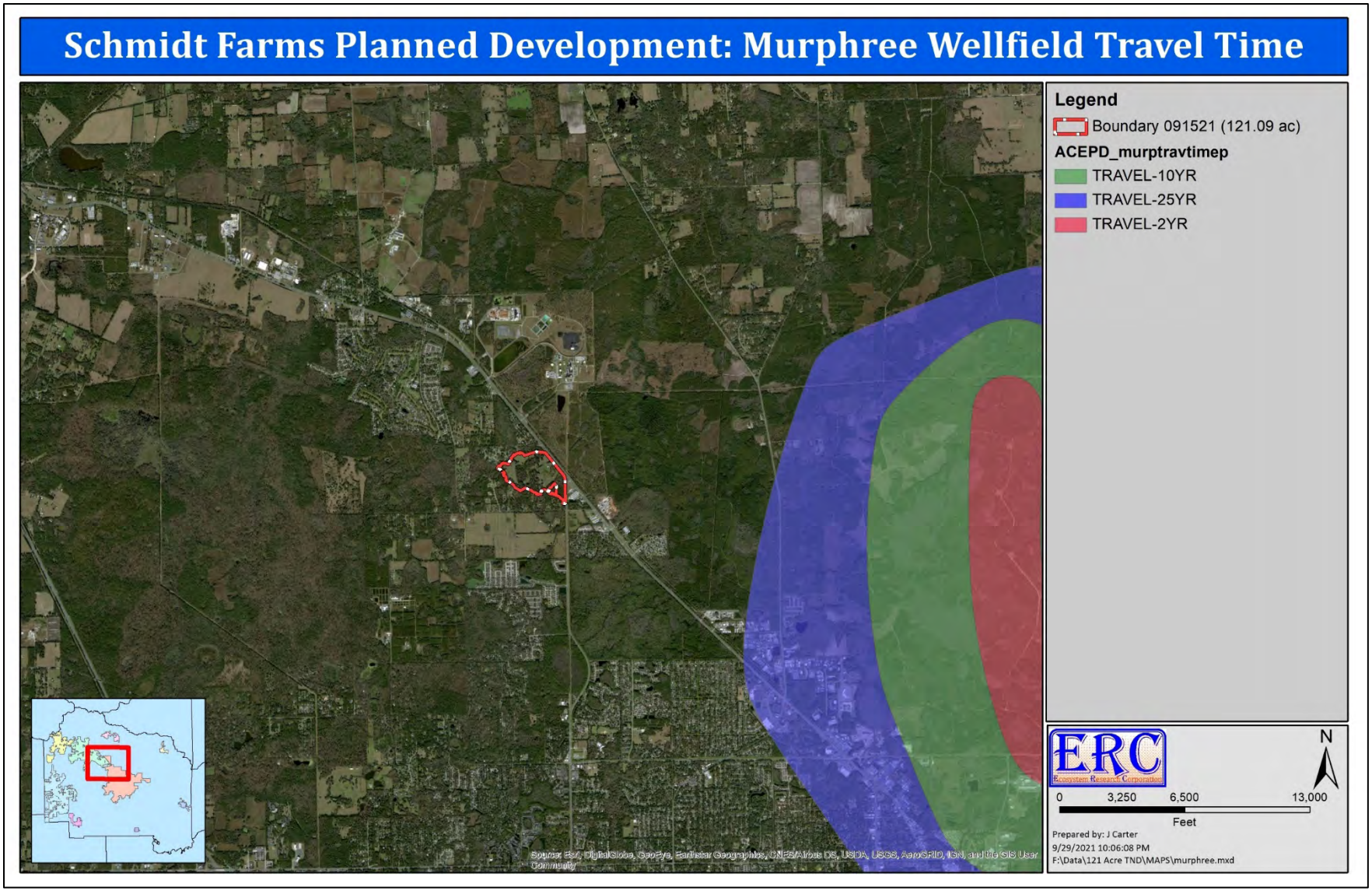


Figure 12. Murphree wellfield travel time within Tertiary Protection Zone shown in relation to the Planning Parcel and surrounding area.

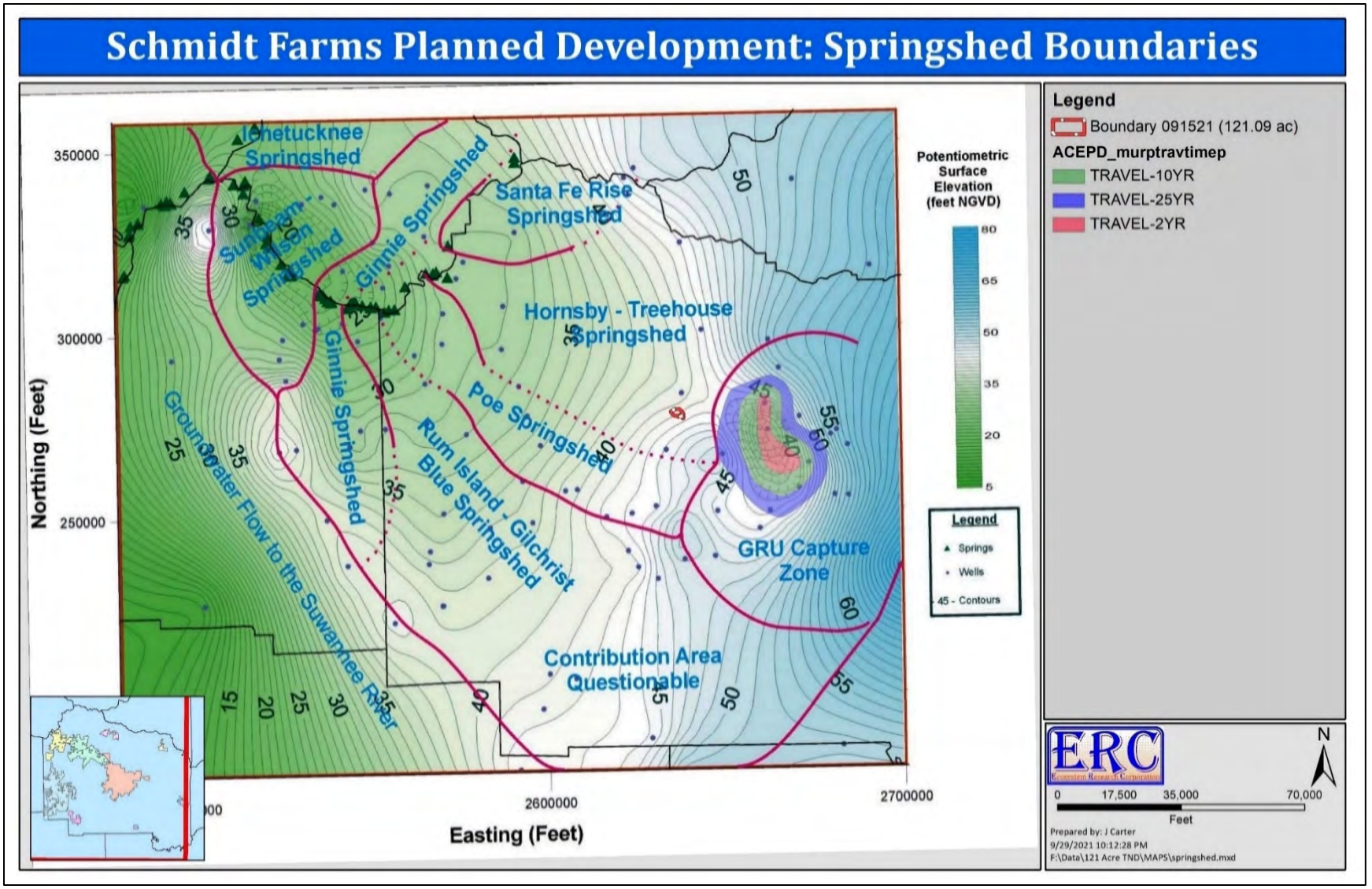


Figure 13. Alachua County springshed potentiometric surface of Floridan aquifer shown in relation to the Planning Parcel and Murphree Wellfield Protection Zones.
Source: SDII 2008, http://aquaticcommons.org/1785/1/Springsheds%2520presentation.pdf.

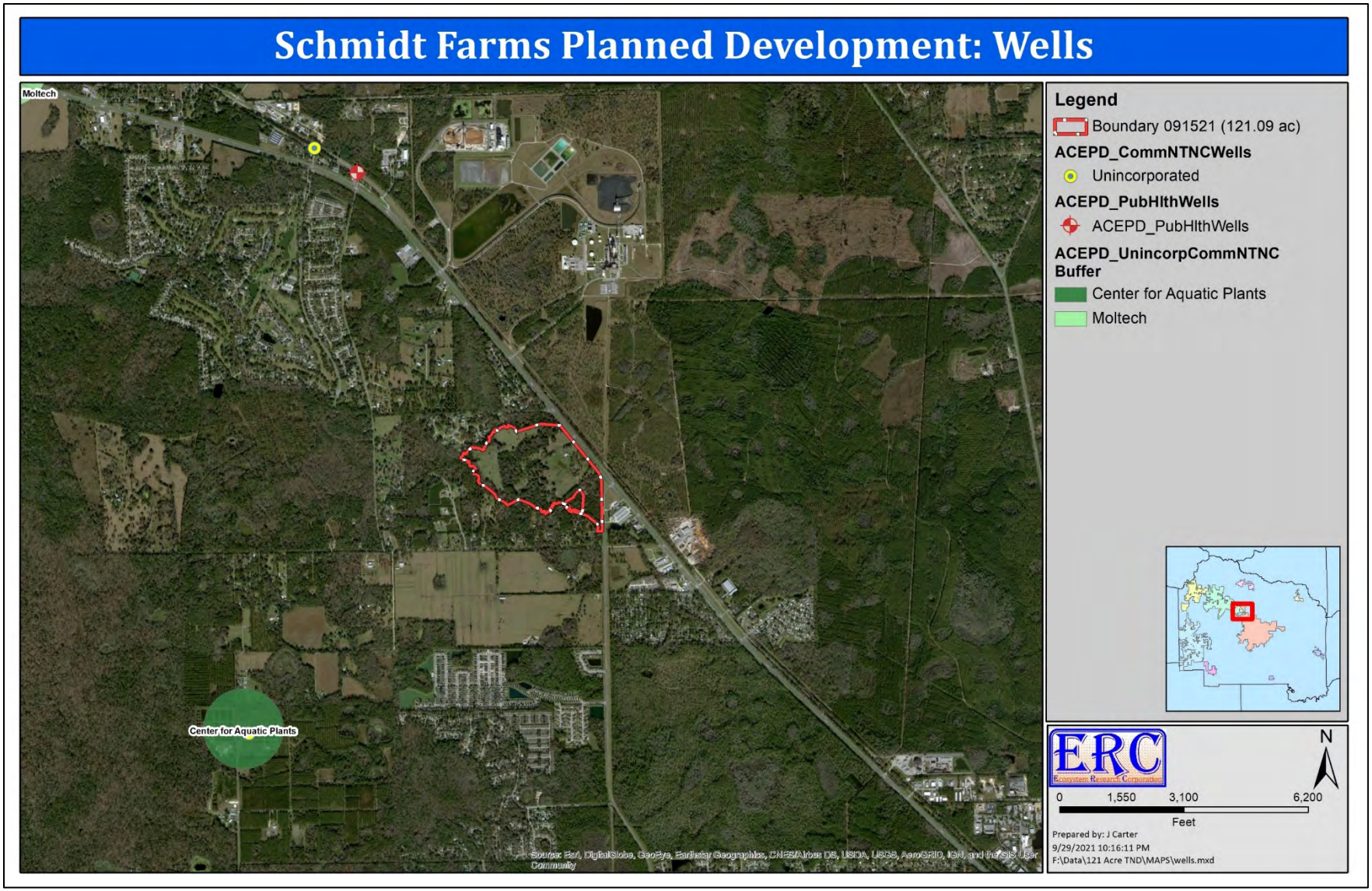


Figure 14. Private and commercial wells and wellfield buffers shown in relation to the Planning Parcel and surrounding area.

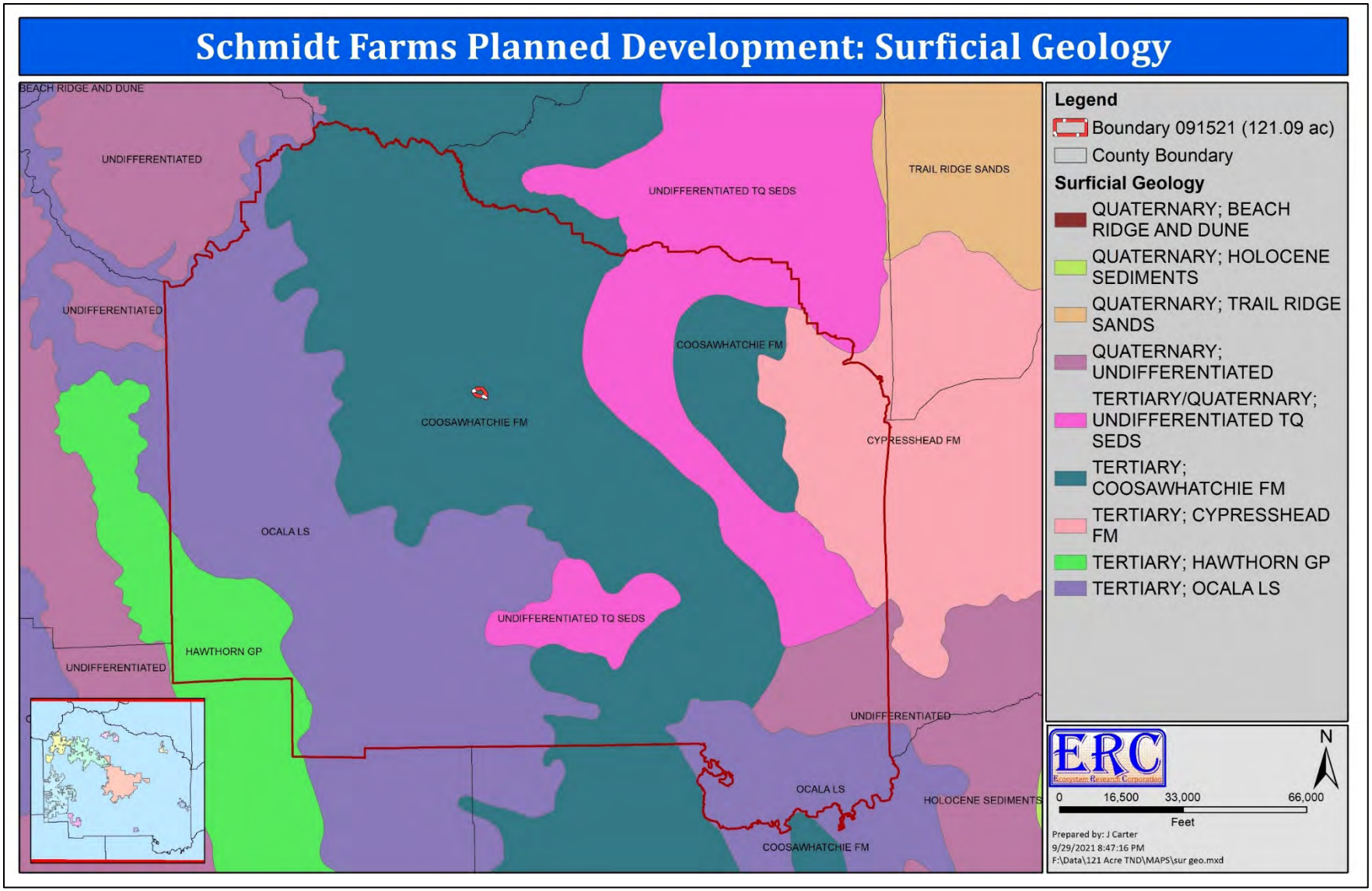


Figure 15. Surficial geology of Alachua County shown in relation to the Planning Parcel and surrounding area.

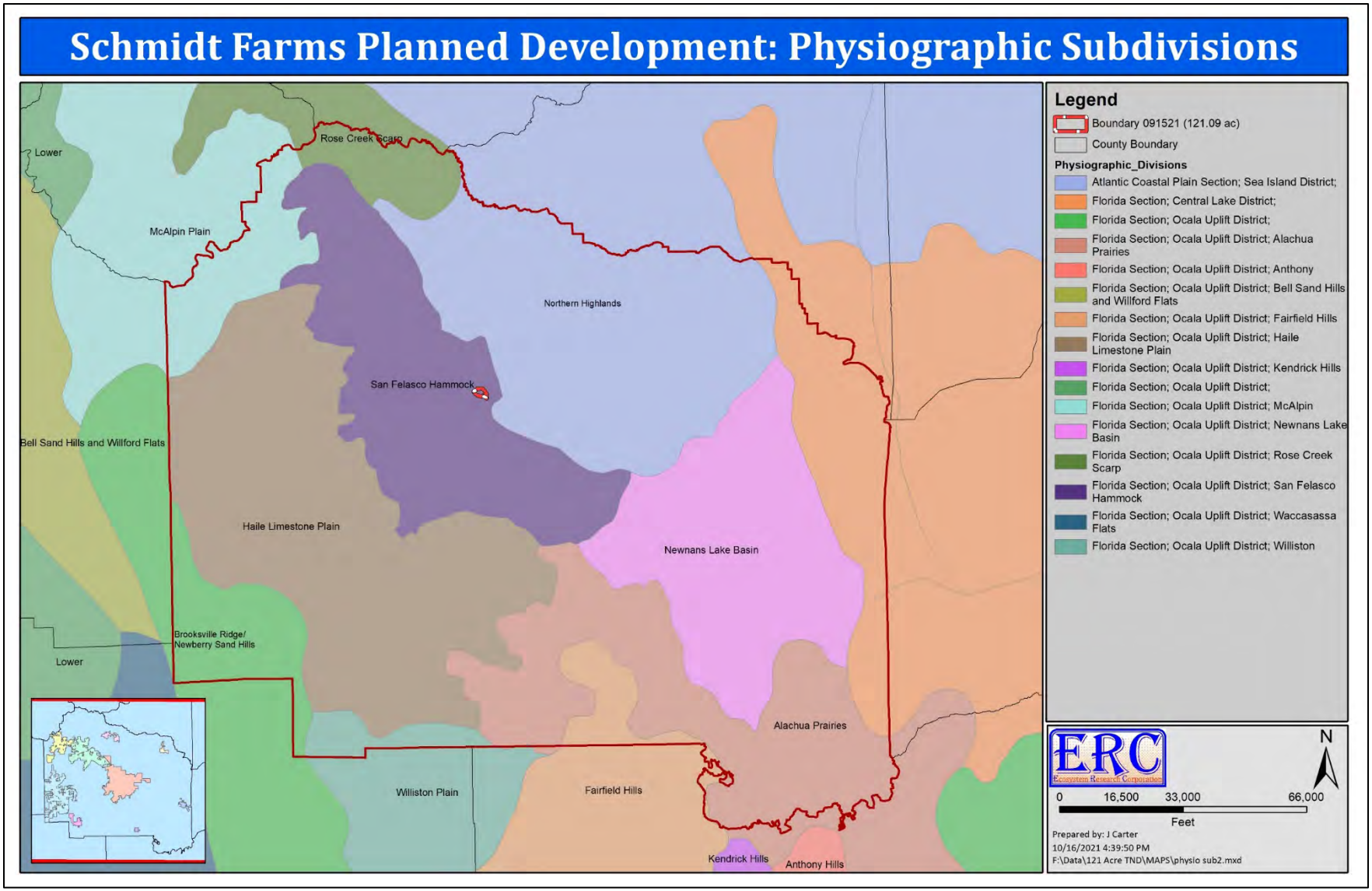


Figure 16. Physiographic subdivisions of Alachua County shown in relation to the Planning Parcel and surrounding area.

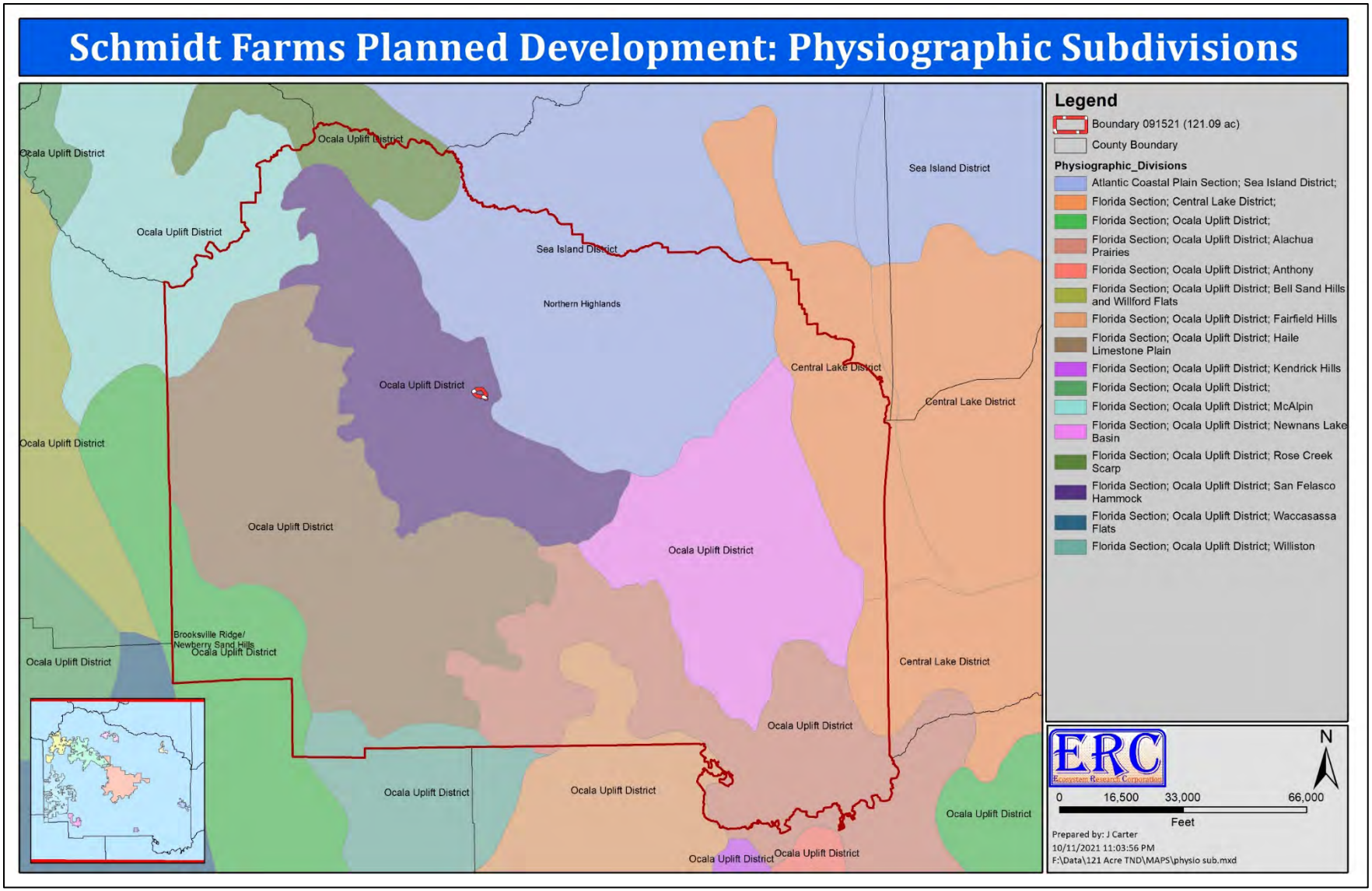


Figure 17. Physiographic subdivisions of Alachua County shown in relation to the Planning Parcel and surrounding area.

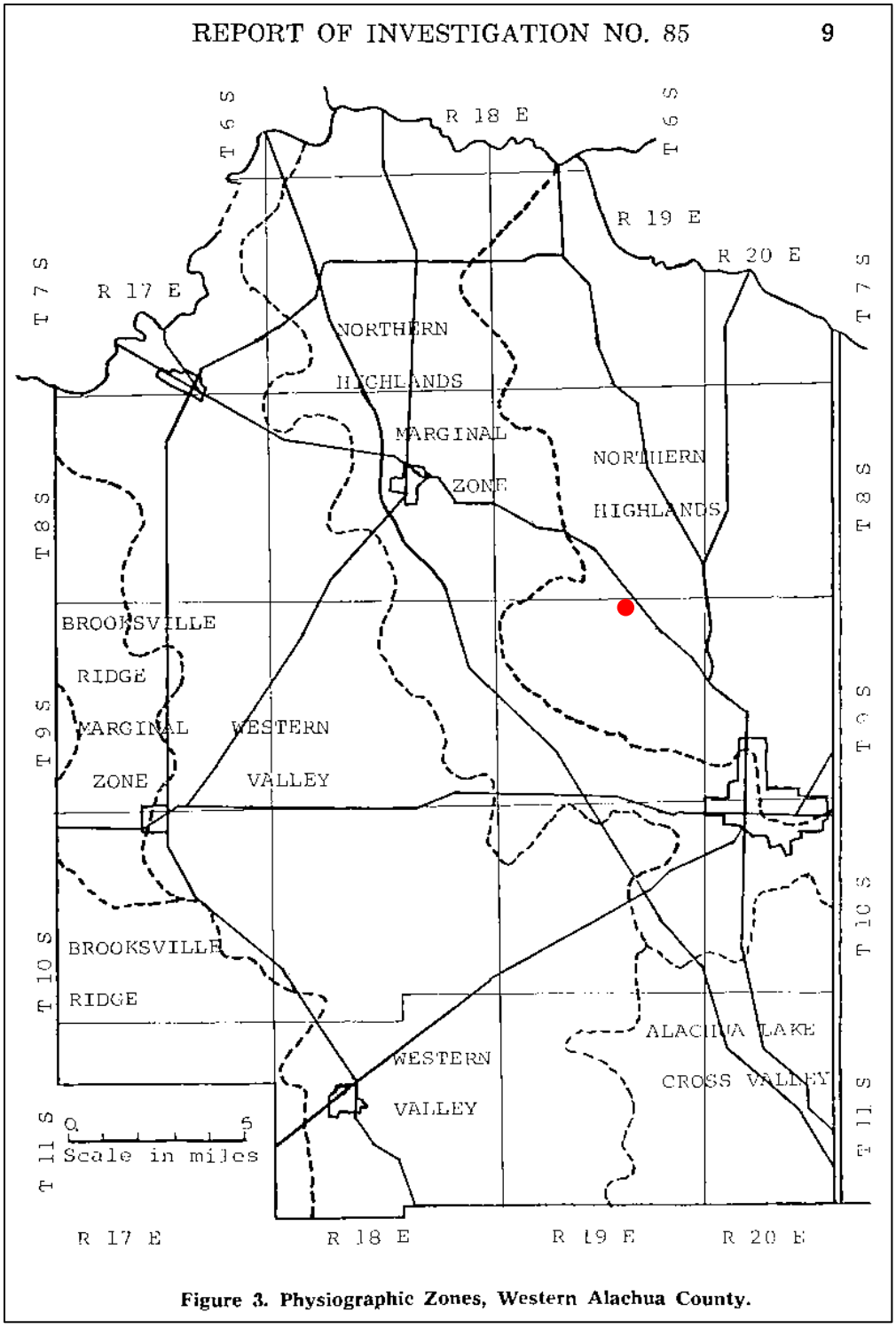


Figure 18. Physiographic zones of Alachua County shown in relation to the Planning Parcel (approximate location shown).
Source: Williams, K. E., D. Nicol, and A. F. Randazzo. 1977. The Geology of the Western Part of Alachua County, Florida. Prepared for Bureau of Geology, Division of Resource Management, Florida Department of Natural Resources. Report of Investigations No. 85. Tallahassee, FL.).

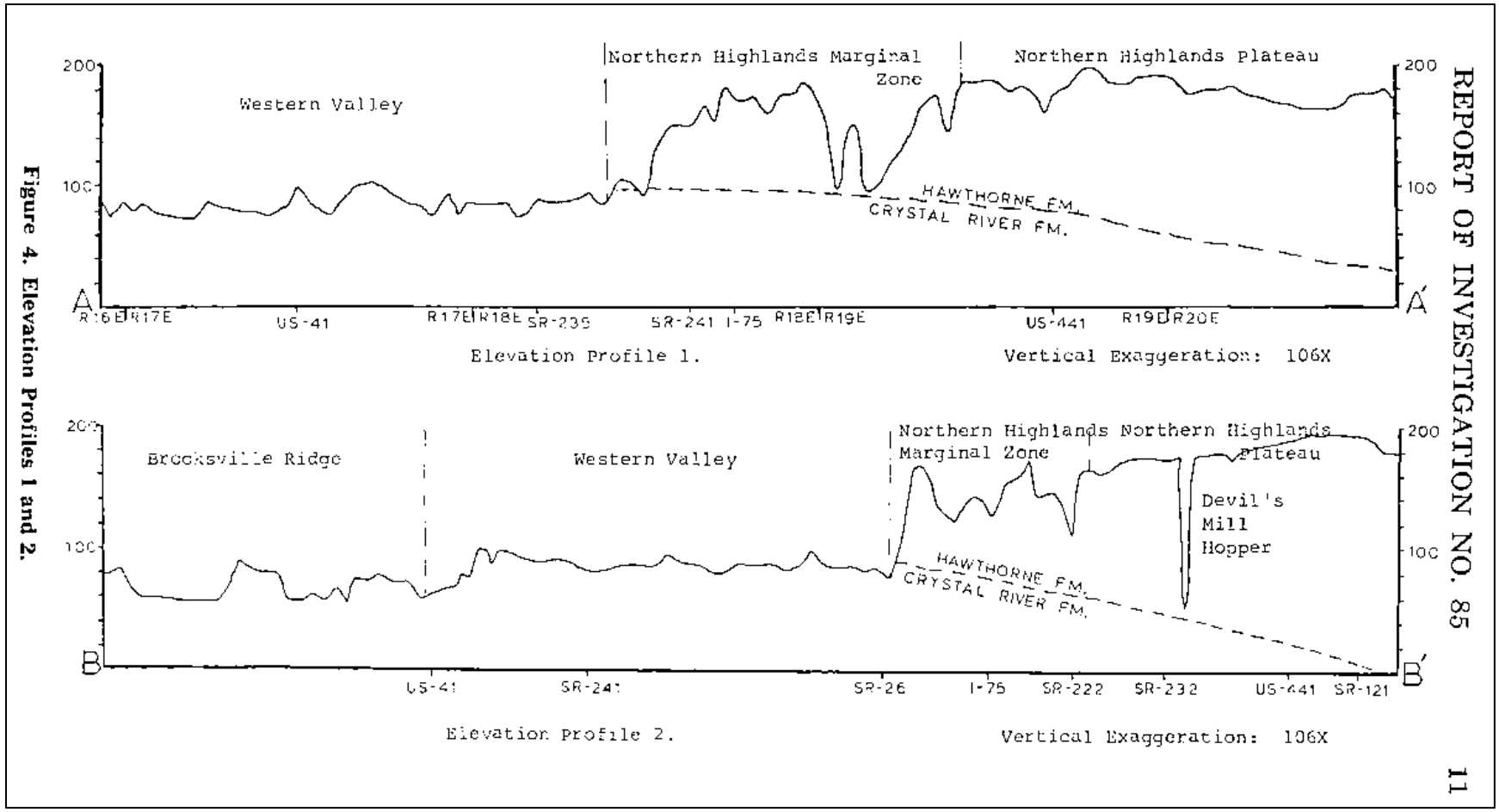


Figure 19. Elevation profiles 1 and 2.
Source: Williams, K. E., D. Nicol, and A. F. Randazzo. 1977. The Geology of the Western Part of Alachua County, Florida. Prepared for Bureau of Geology, Division of Resource Management, Florida Department of Natural Resources. Report of Investigations No. 85. Tallahassee, FL.).

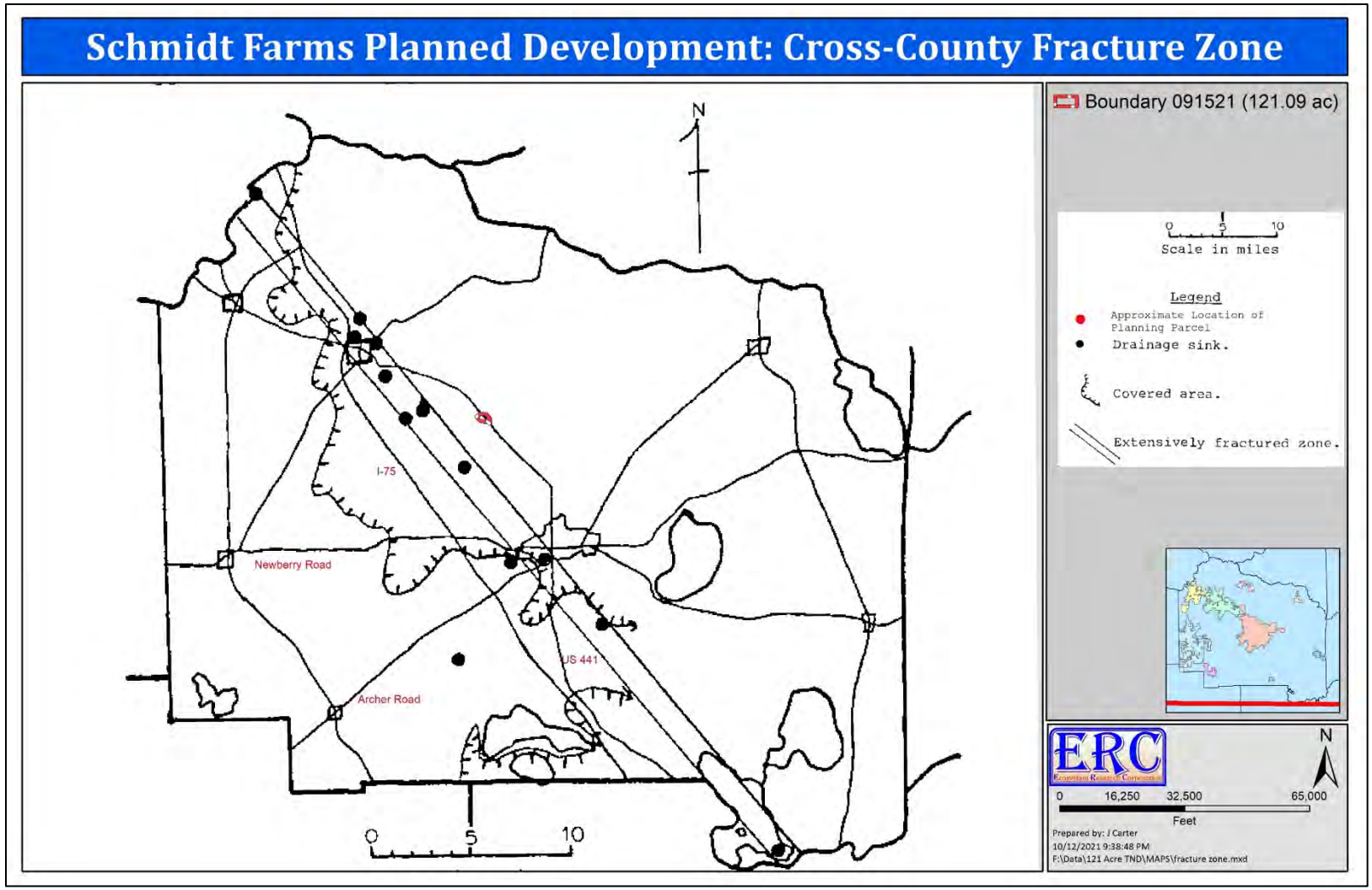


Figure 20. Cross-County fracture zone shown in relation to the Planning Parcel (labeling of roadways added for reference).
Source: Williams, K. E., D. Nicol, and A. F. Randazzo. 1977. The Geology of the Western Part of Alachua County, Florida. Prepared for Bureau of Geology, Division of Resource Management, Florida Department of Natural Resources. Report of Investigations No. 85. Tallahassee, FL.)

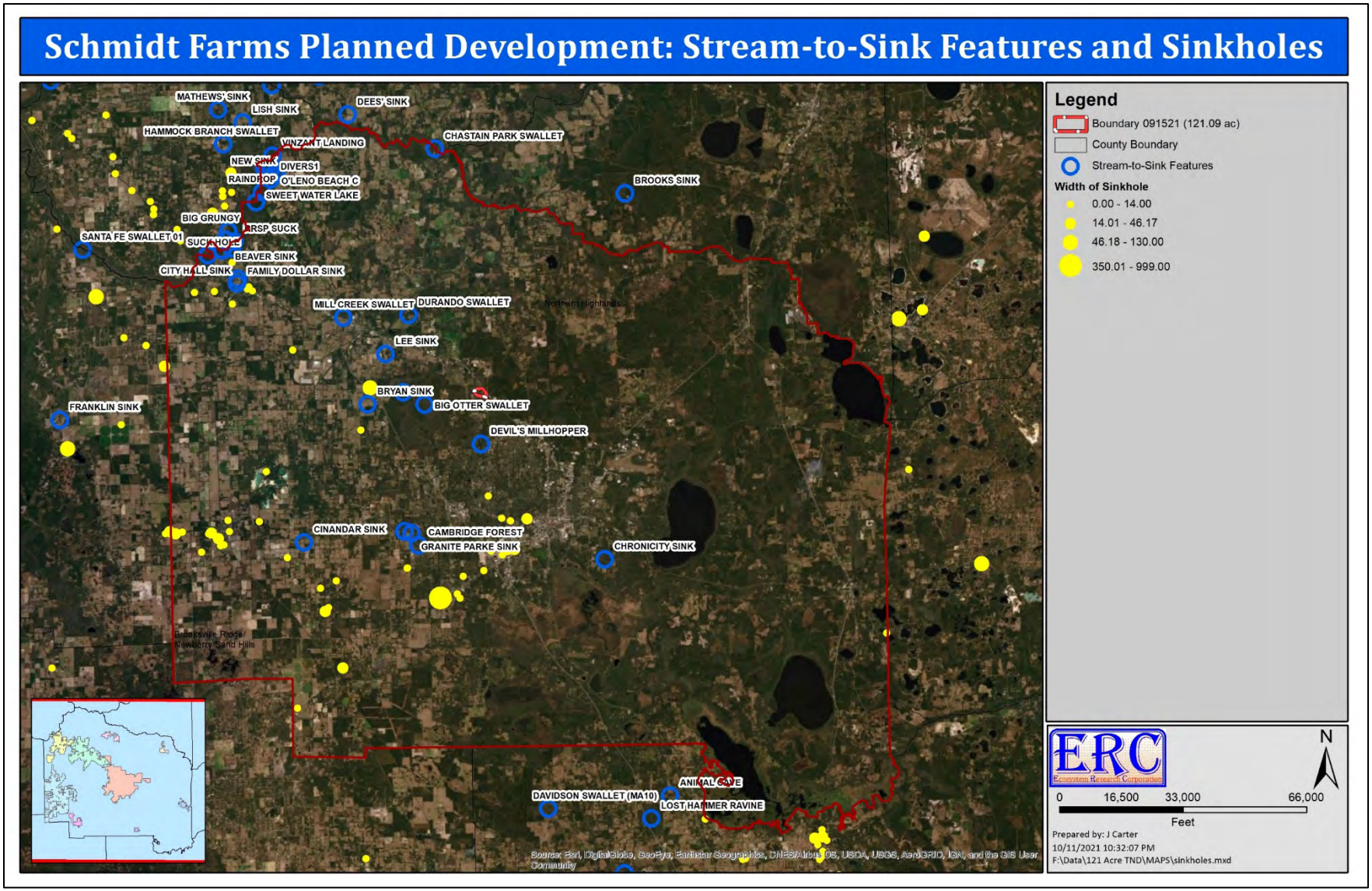


Figure 21. Stream-to-sink and sinkholes shown in relation to the Planning Parcel and surrounding area.

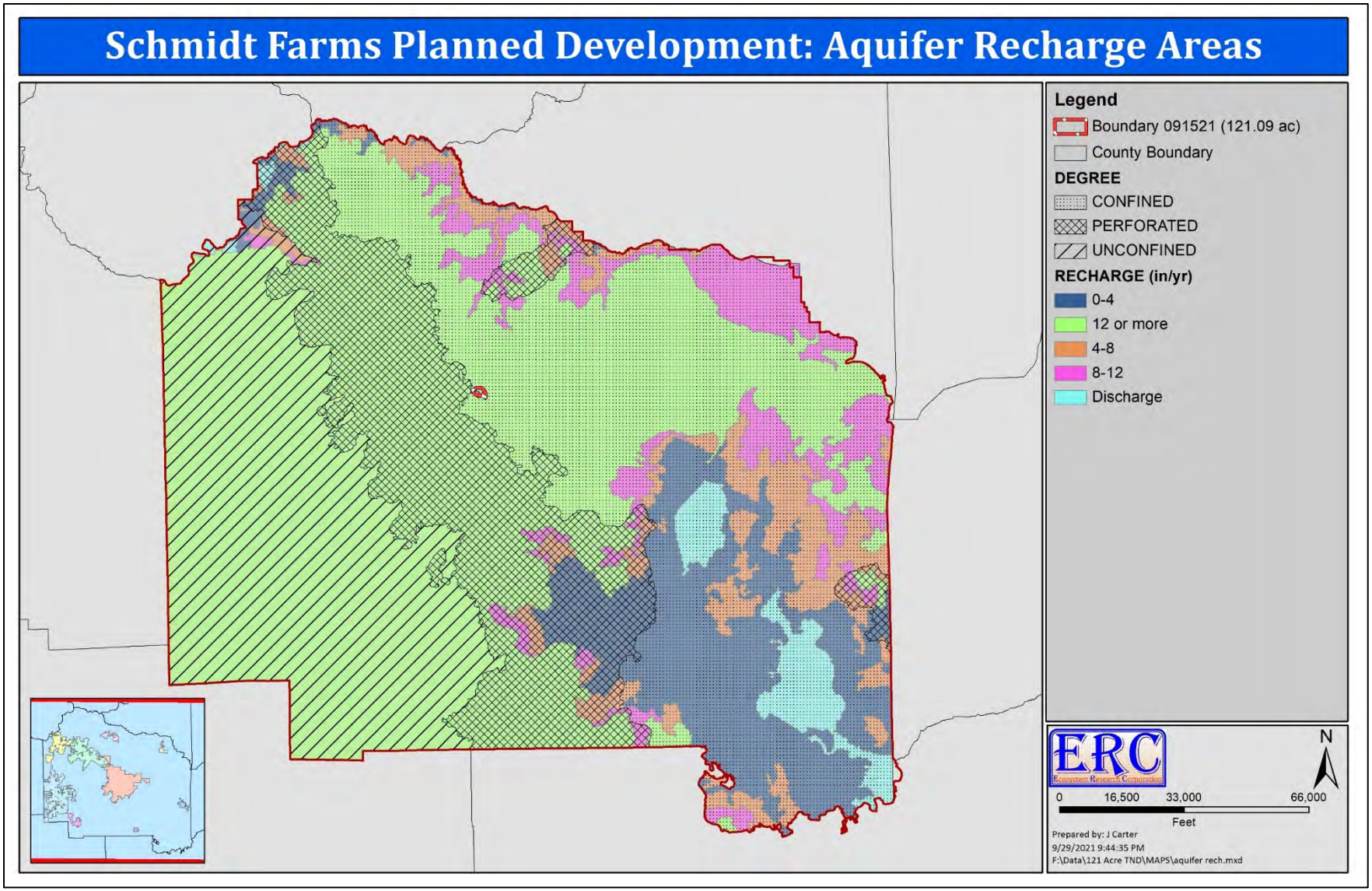


Figure 22. Aquifer recharge areas shown in relation to the Planning Parcel and surrounding area.

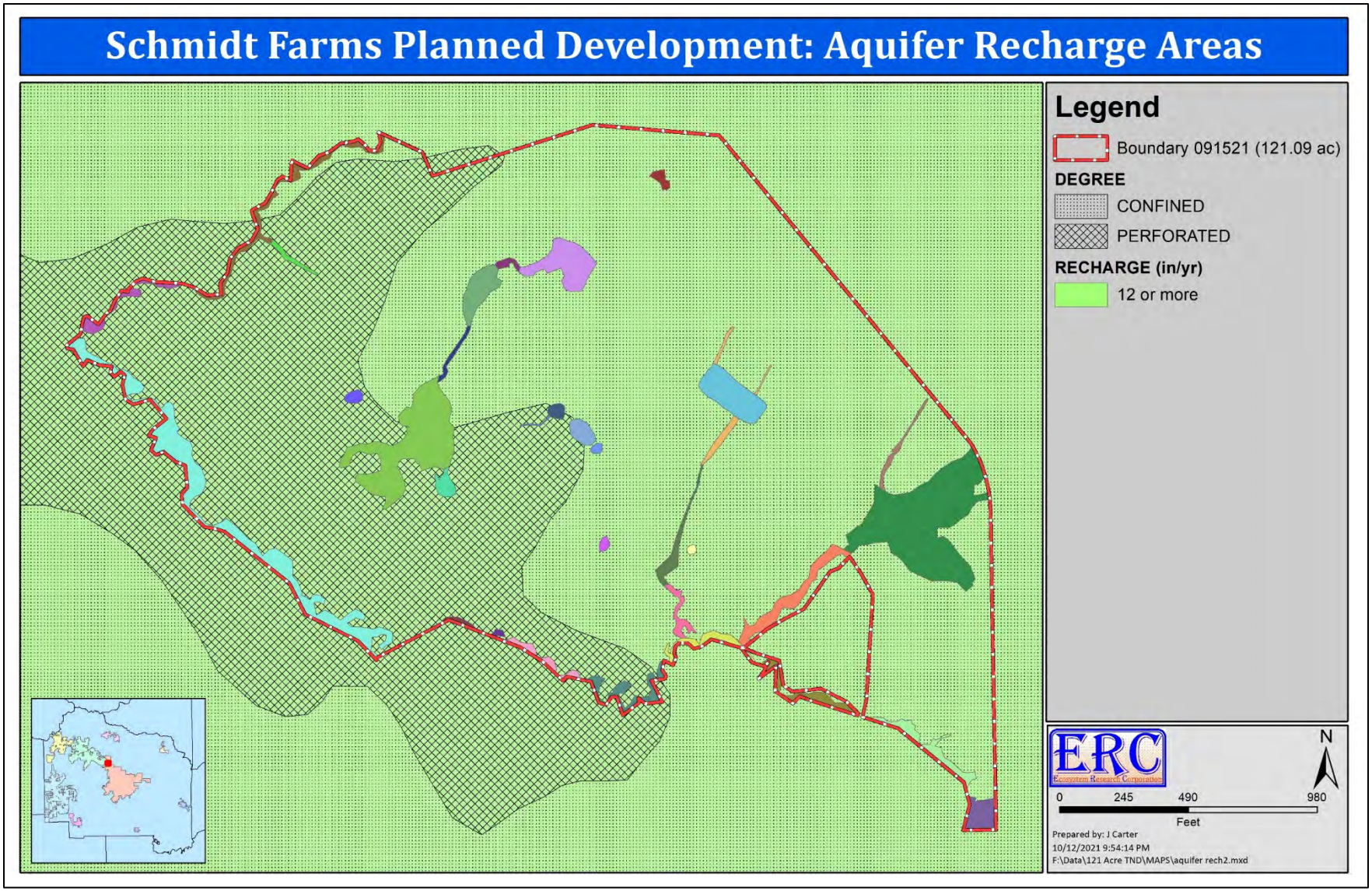


Figure 23. Close-up view of aquifer recharge areas shown in relation to the Planning Parcel and surrounding area.

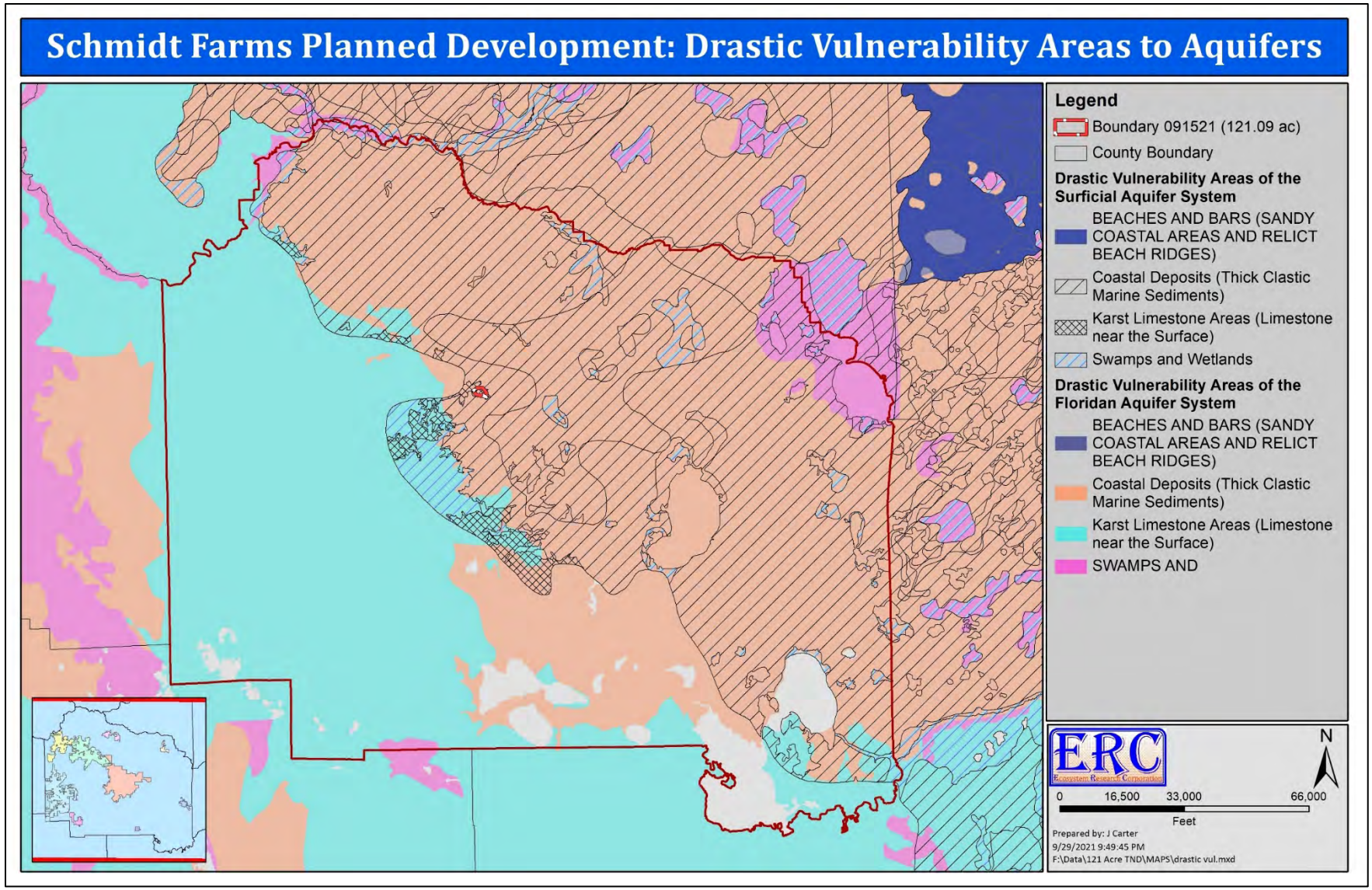


Figure 24. Drastic vulnerability areas of the Surficial and Floridan aquifers shown in relation to the Planning Parcel and surrounding area.

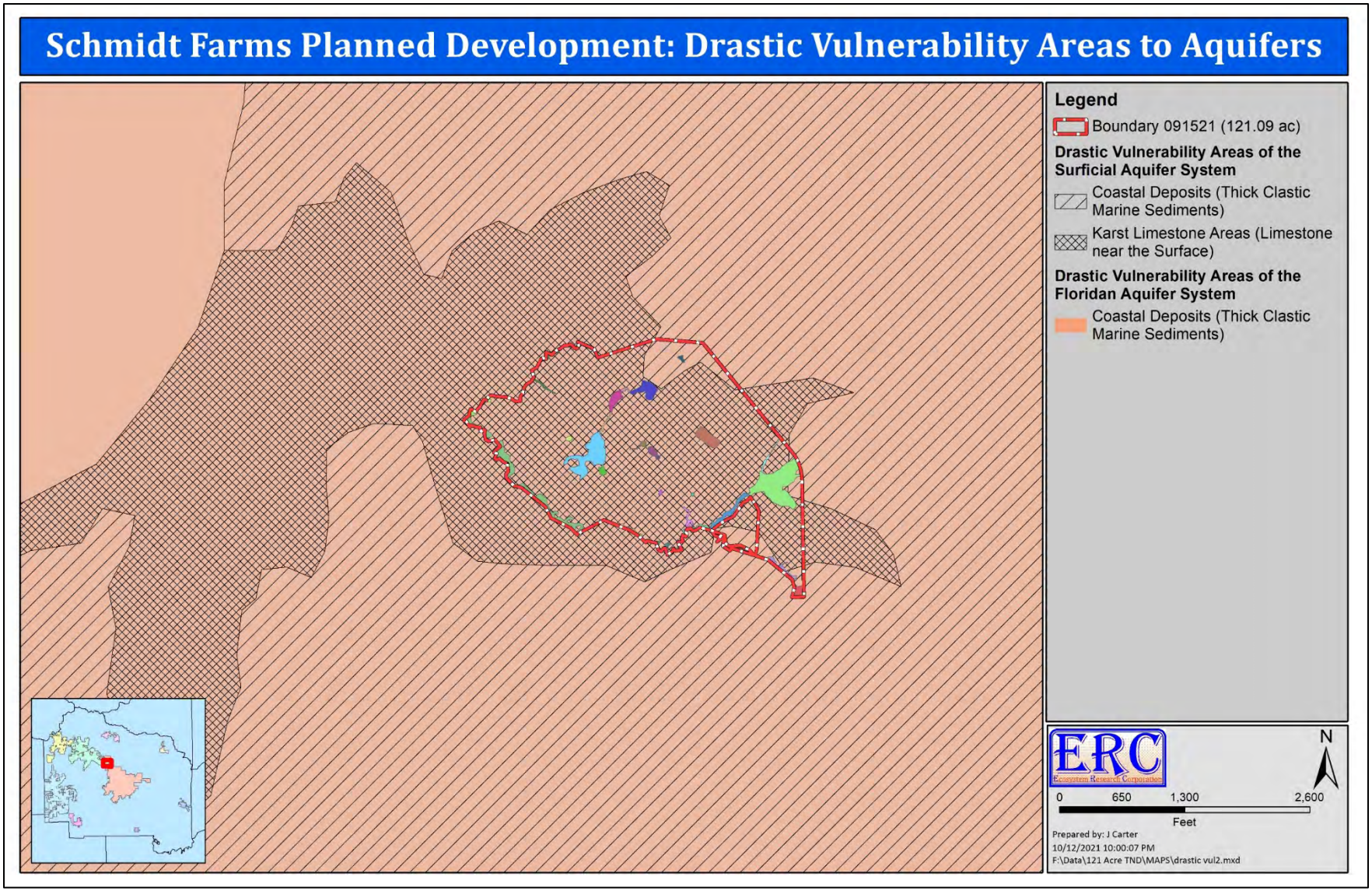


Figure 25. Close-up view of drastic vulnerability areas of the Surficial and Floridan aquifers shown in relation to the Planning Parcel and surrounding area.

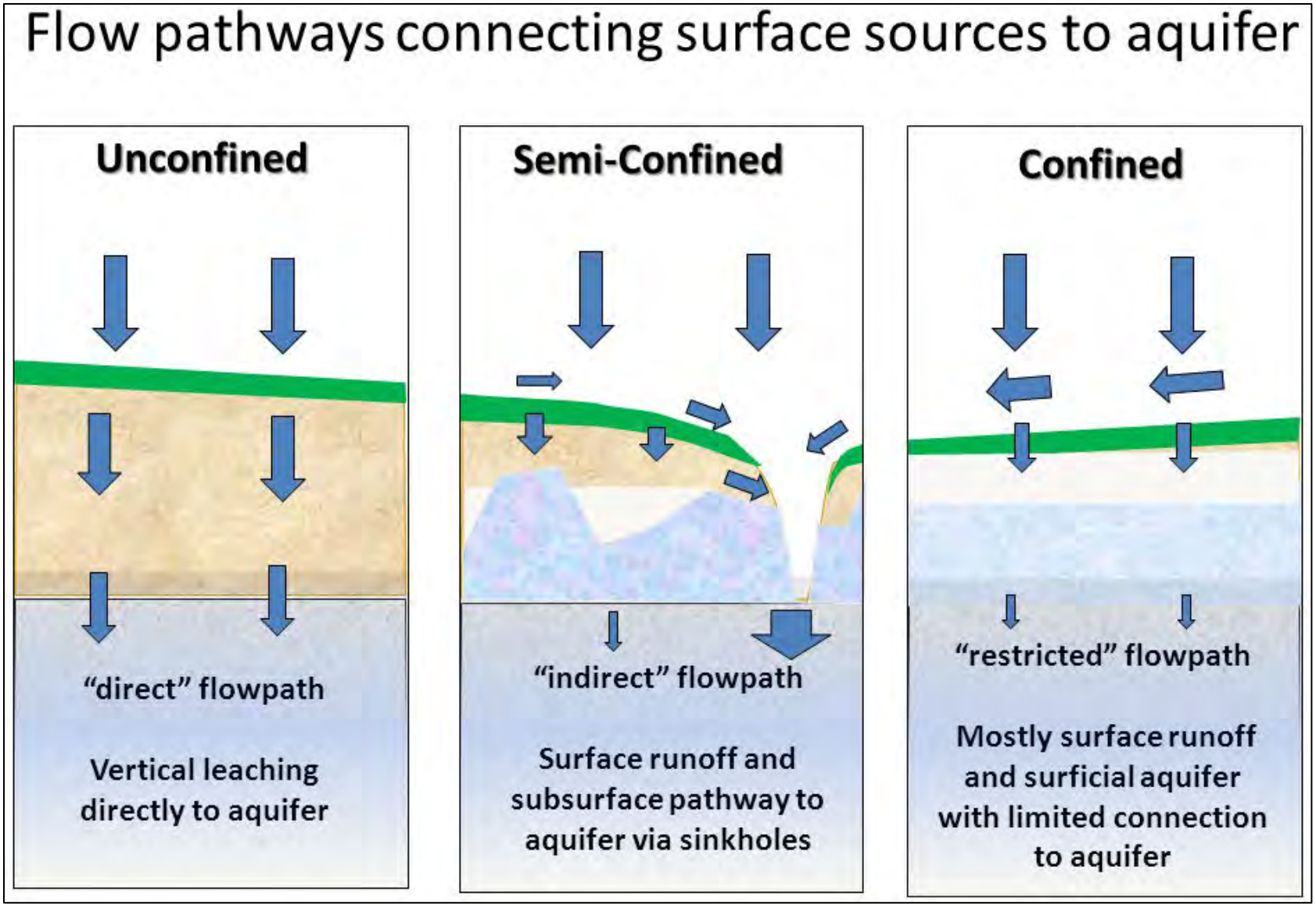


Figure 26. General schematic showing mechanisms of surface water flows to Florida aquifer within unconfined, semi-confined, and confined zones of aquifer (source: https://images.app.goo.gl/yGNKd5VKvsWA2eWXA).

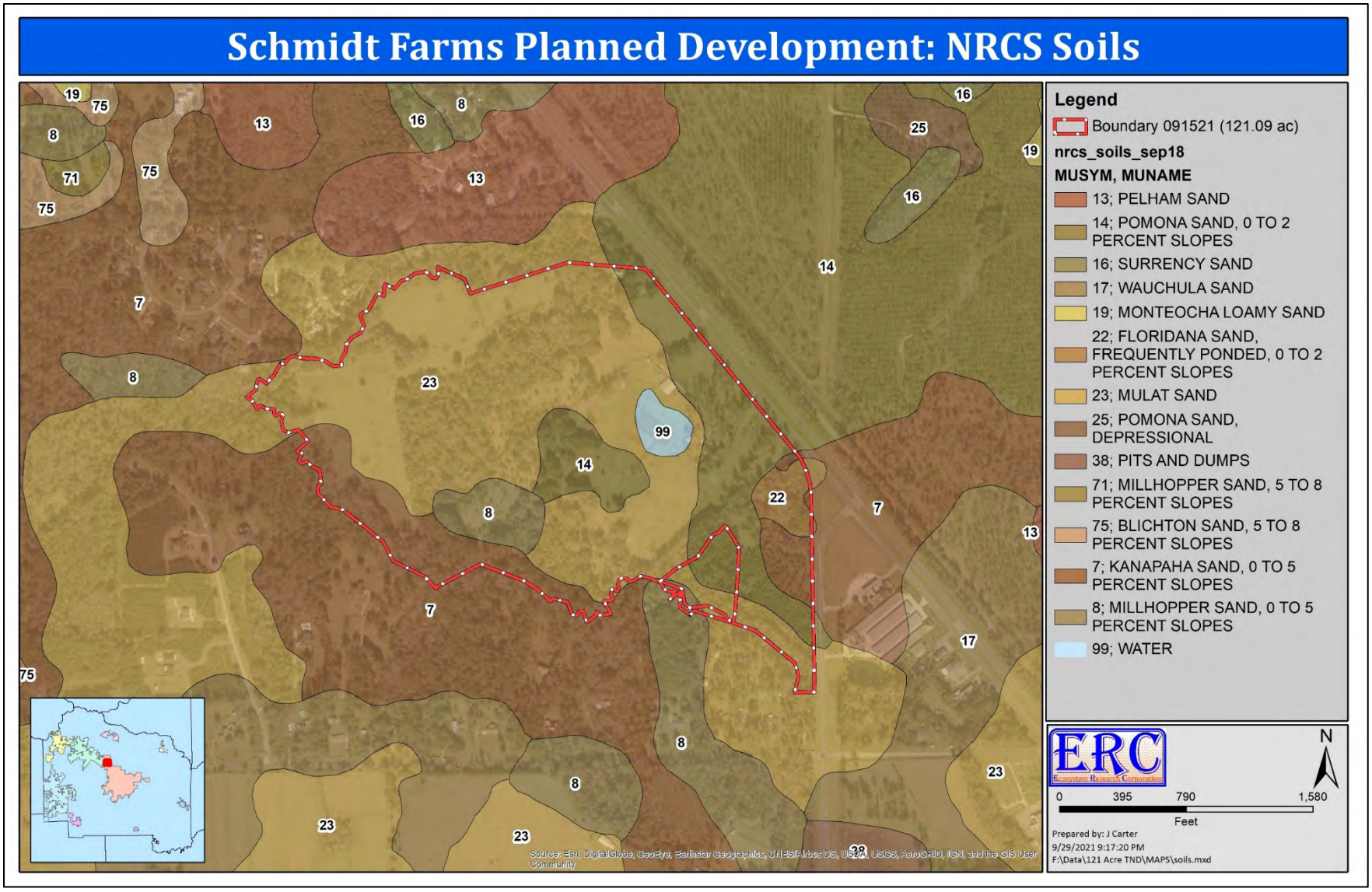


Figure 27. NRCS soils map shown in relation to the Planning Parcel and surrounding area.

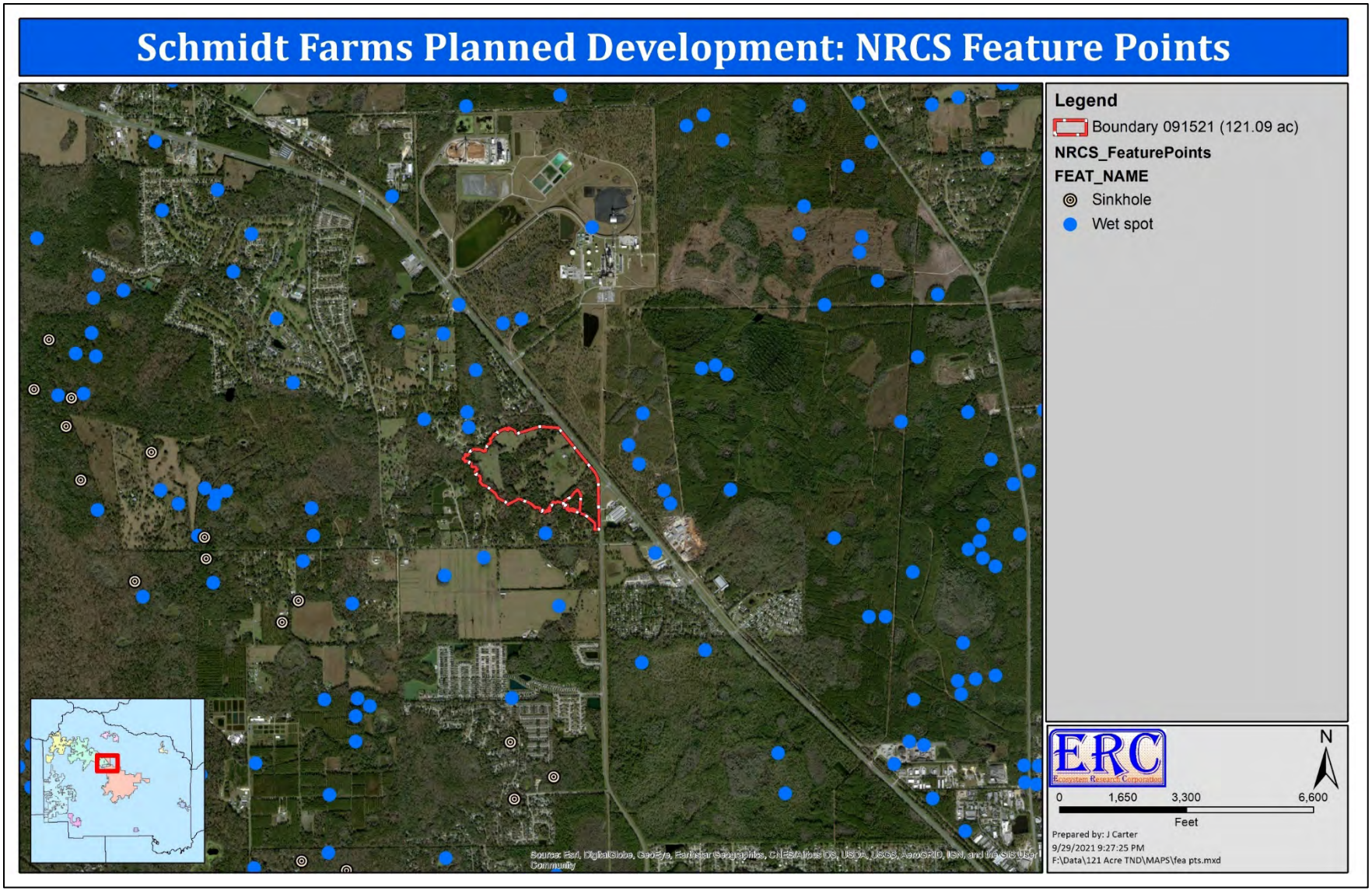


Figure 28. NRCS feature points shown in relation to the Planning Parcel and surrounding area.

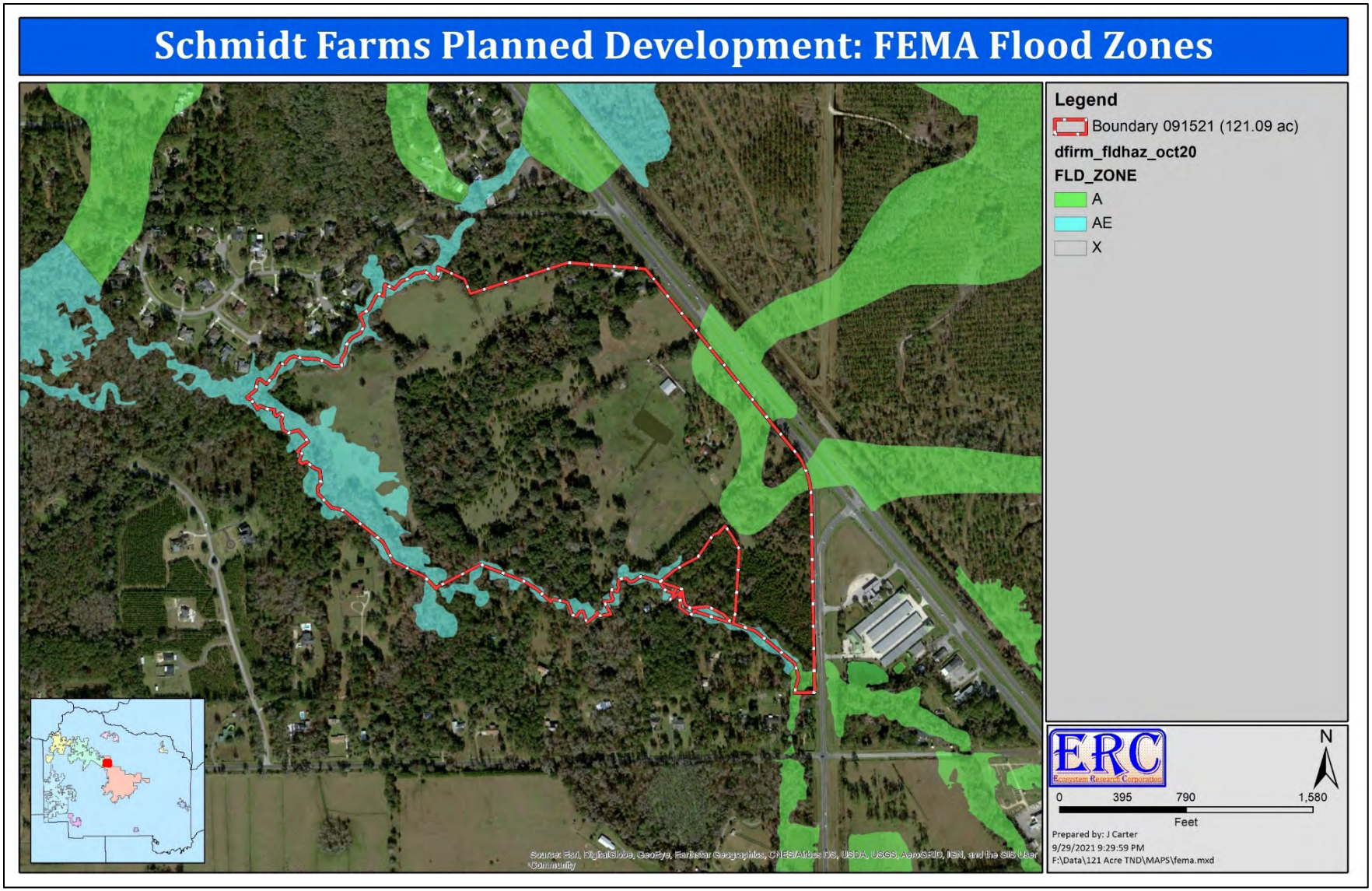


Figure 29. FEMA flood zone areas shown in relation to the Planning Parcel and surrounding area.

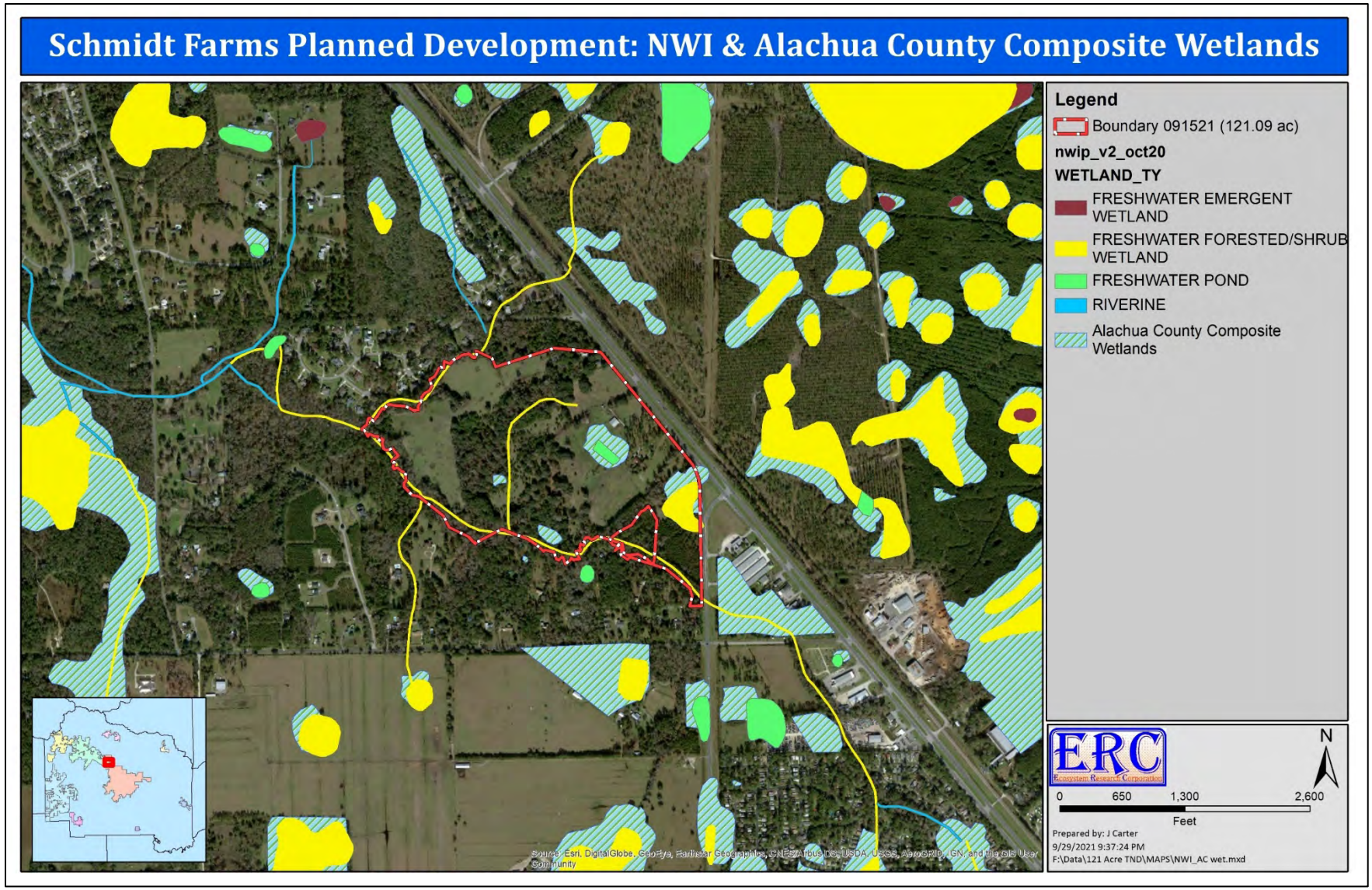


Figure 30. National Wetlands Inventory Wetlands and Alachua County Composite Wetlands shown in relation to the Planning Parcel and surrounding area.

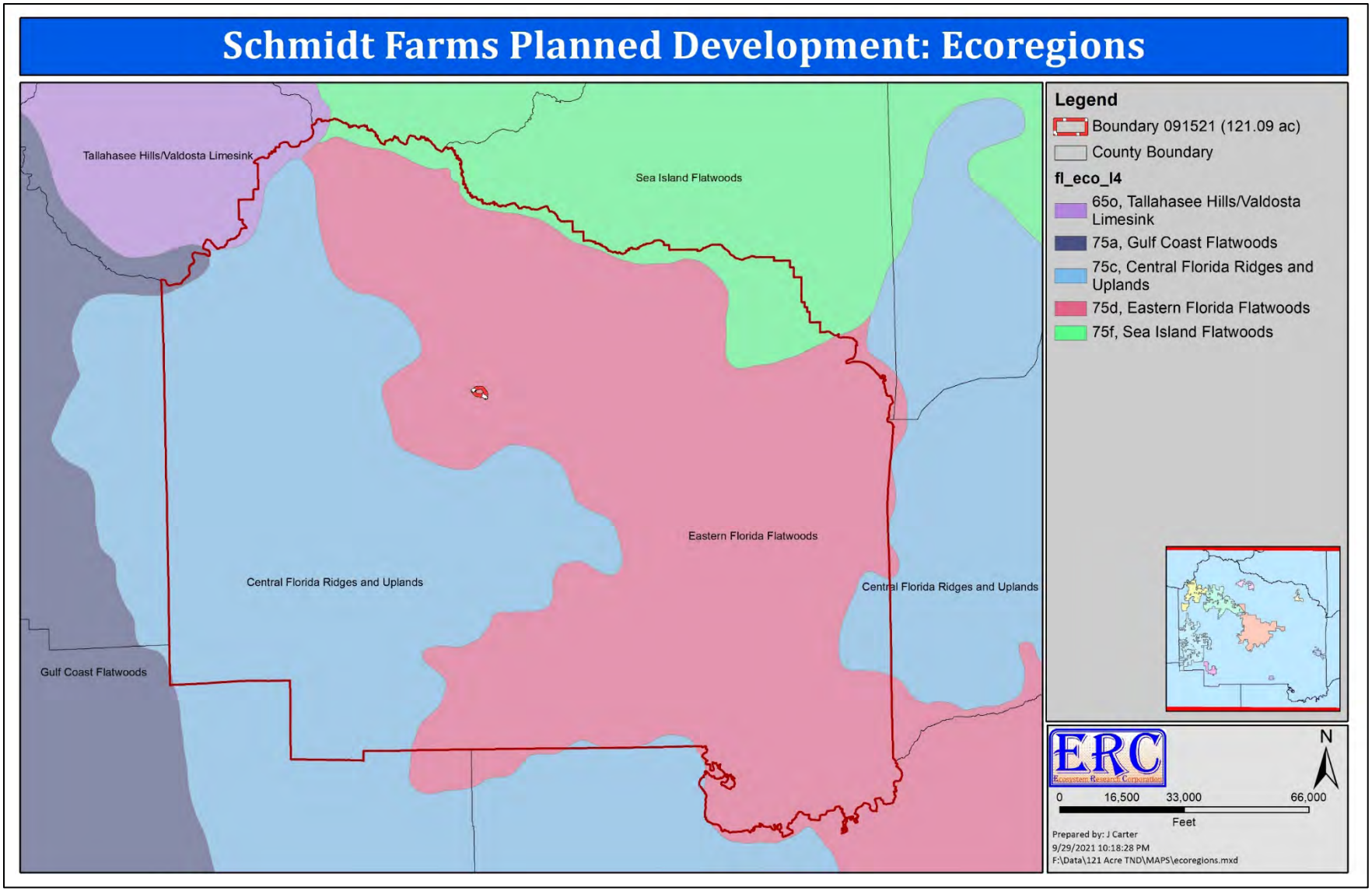


Figure 31. Level IV ecoregions shown in relation to the Planning Parcel and surrounding area.

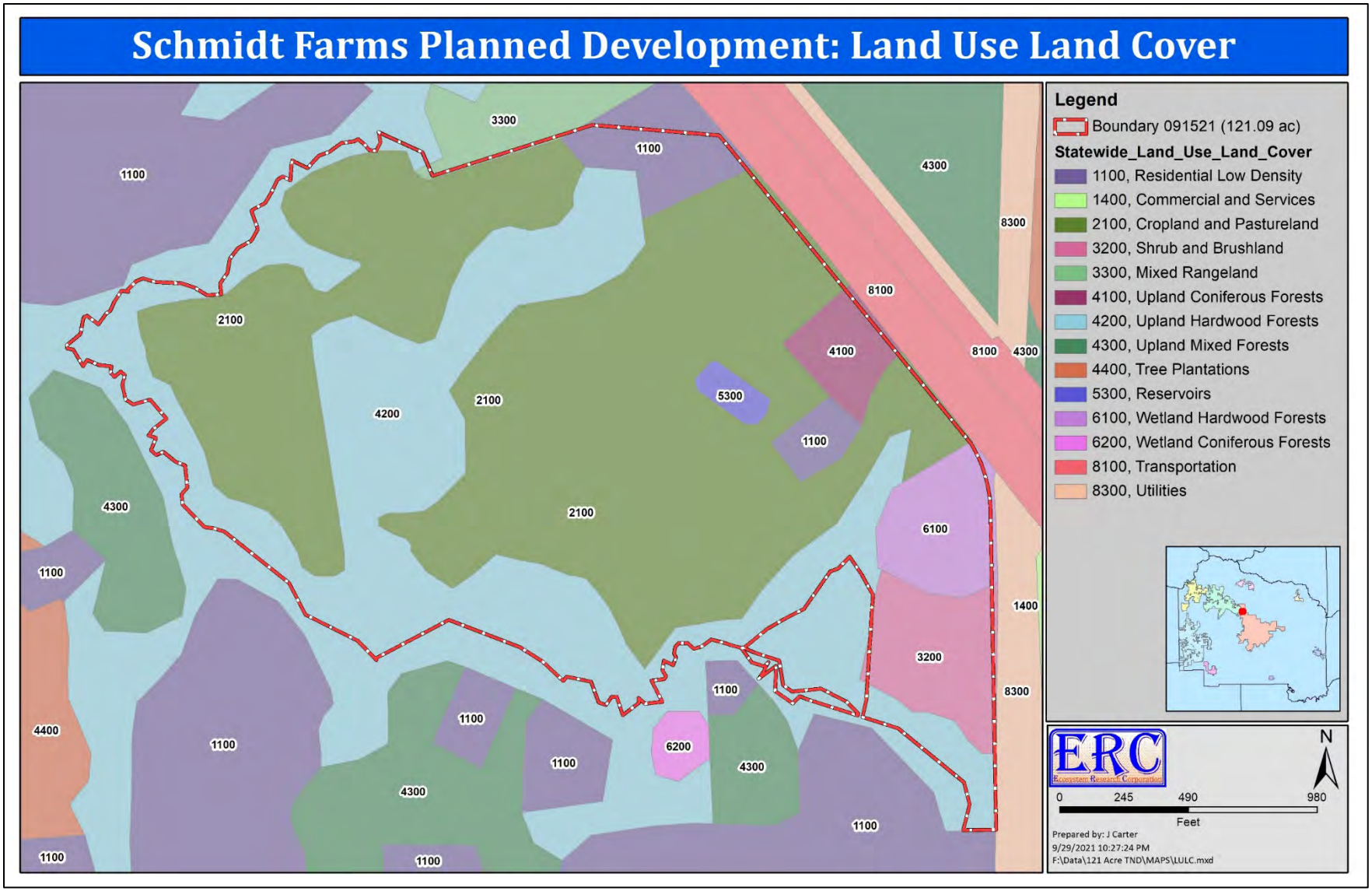


Figure 32. Florida Land Use, Cover and Forms Classification System shown in relation to the Planning Parcel and surrounding area.

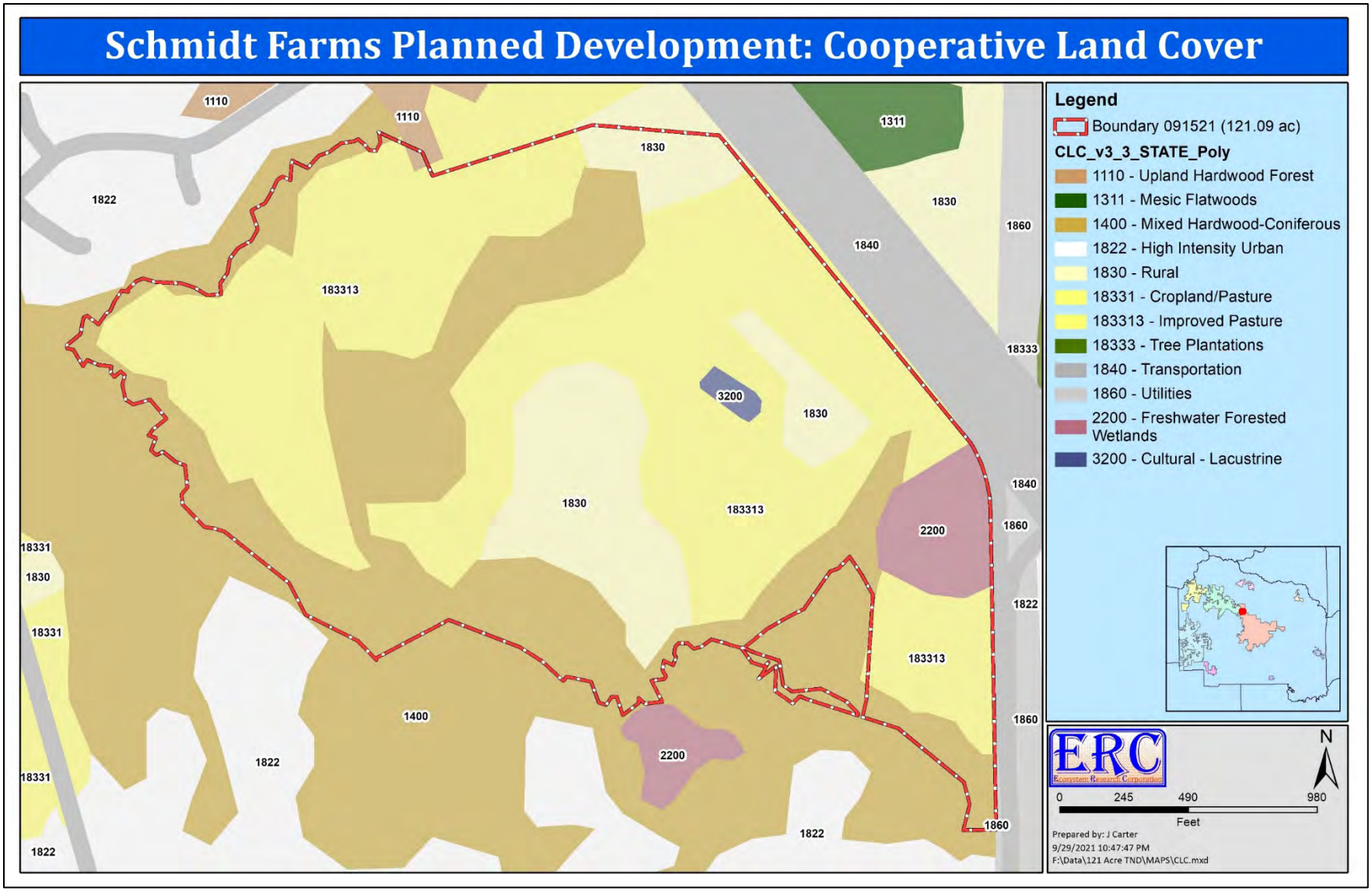


Figure 33. Cooperative Land Cover shown in relation to the Planning Parcel and surrounding area.

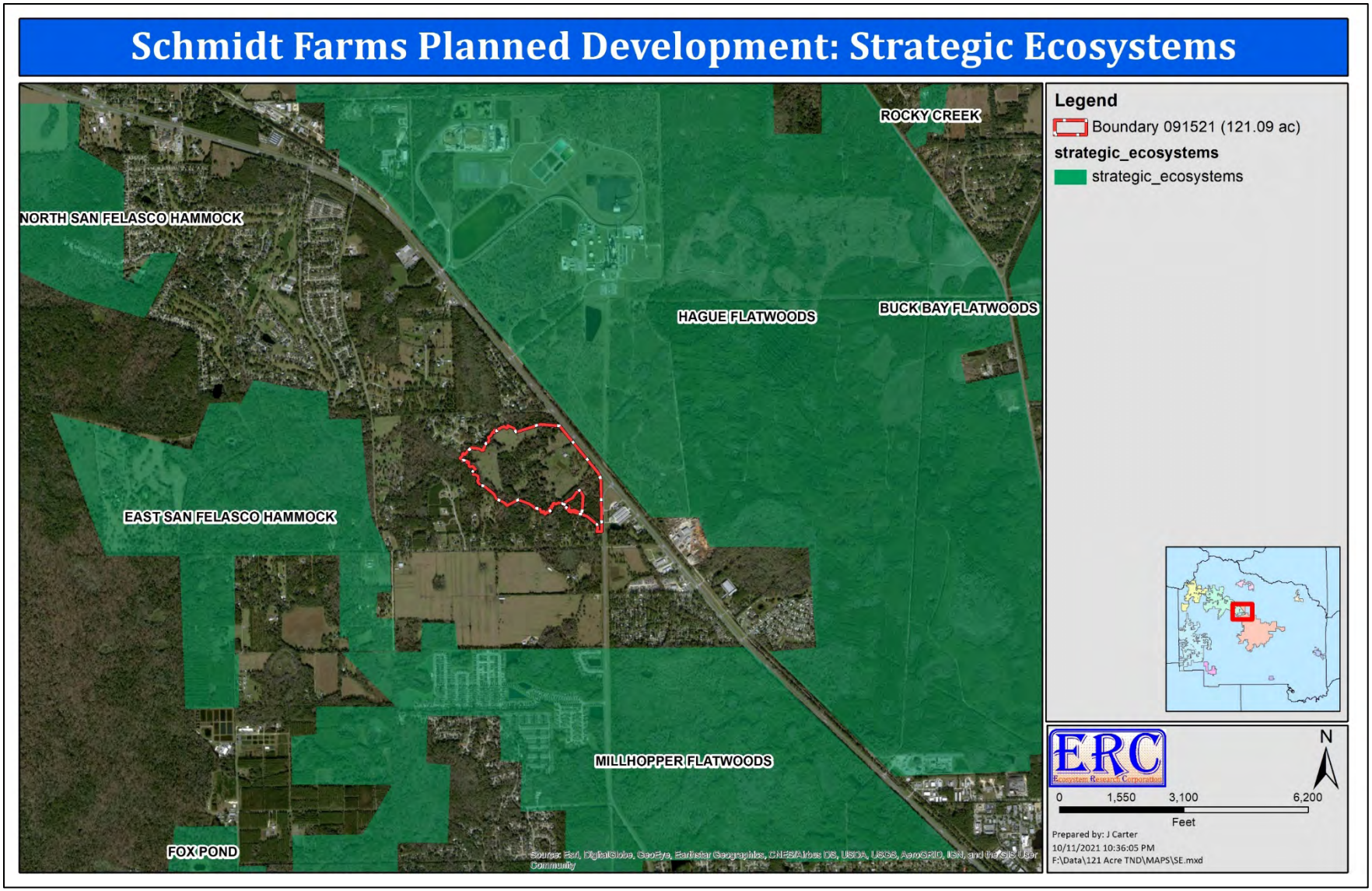


Figure 34. Strategic Ecosystem Overlay shown in relation to the Planning Parcel and surrounding area.

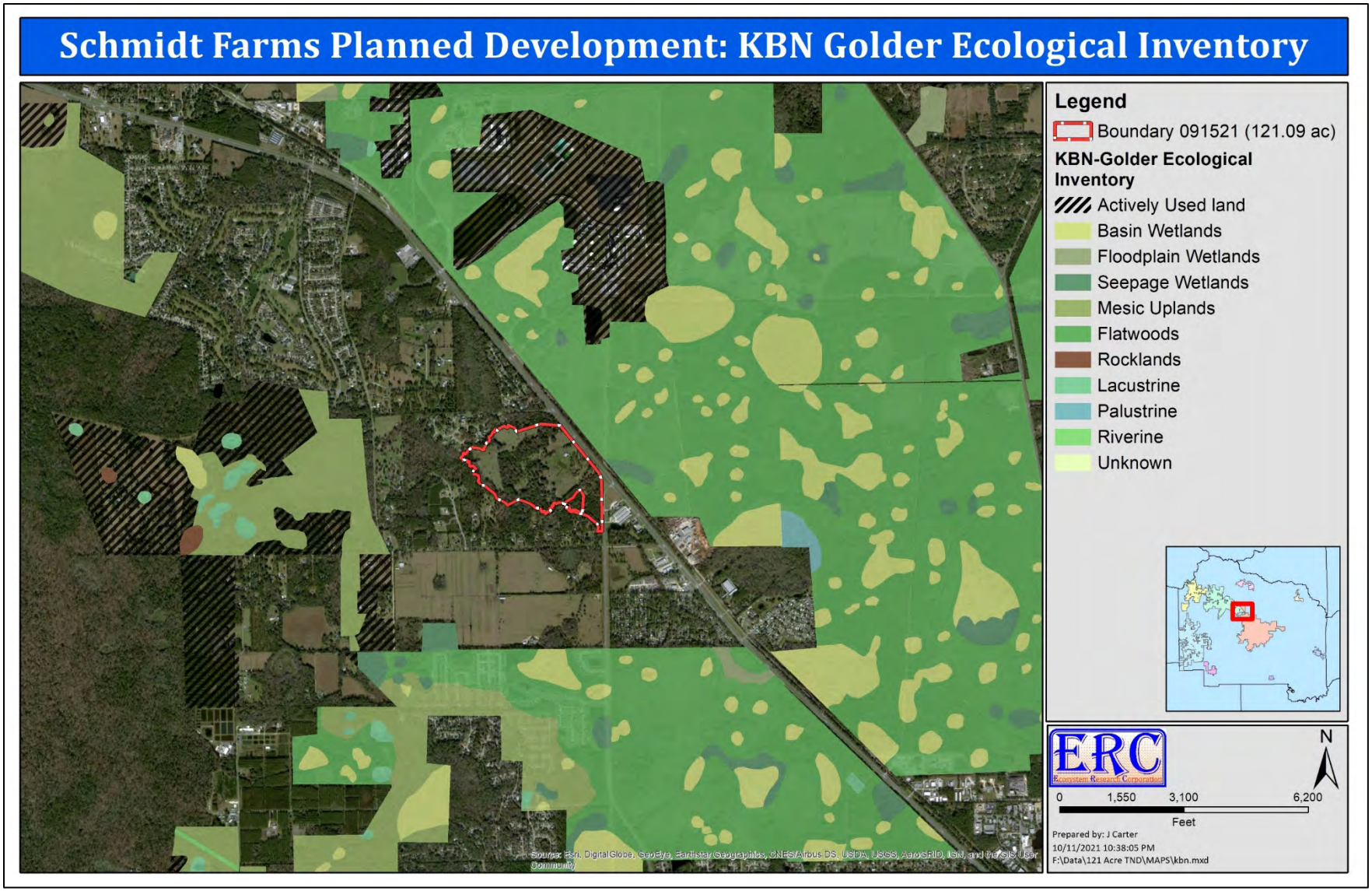


Figure 35. KBN-Golder ecological inventory shown in relation to the Planning Parcel and surrounding area.

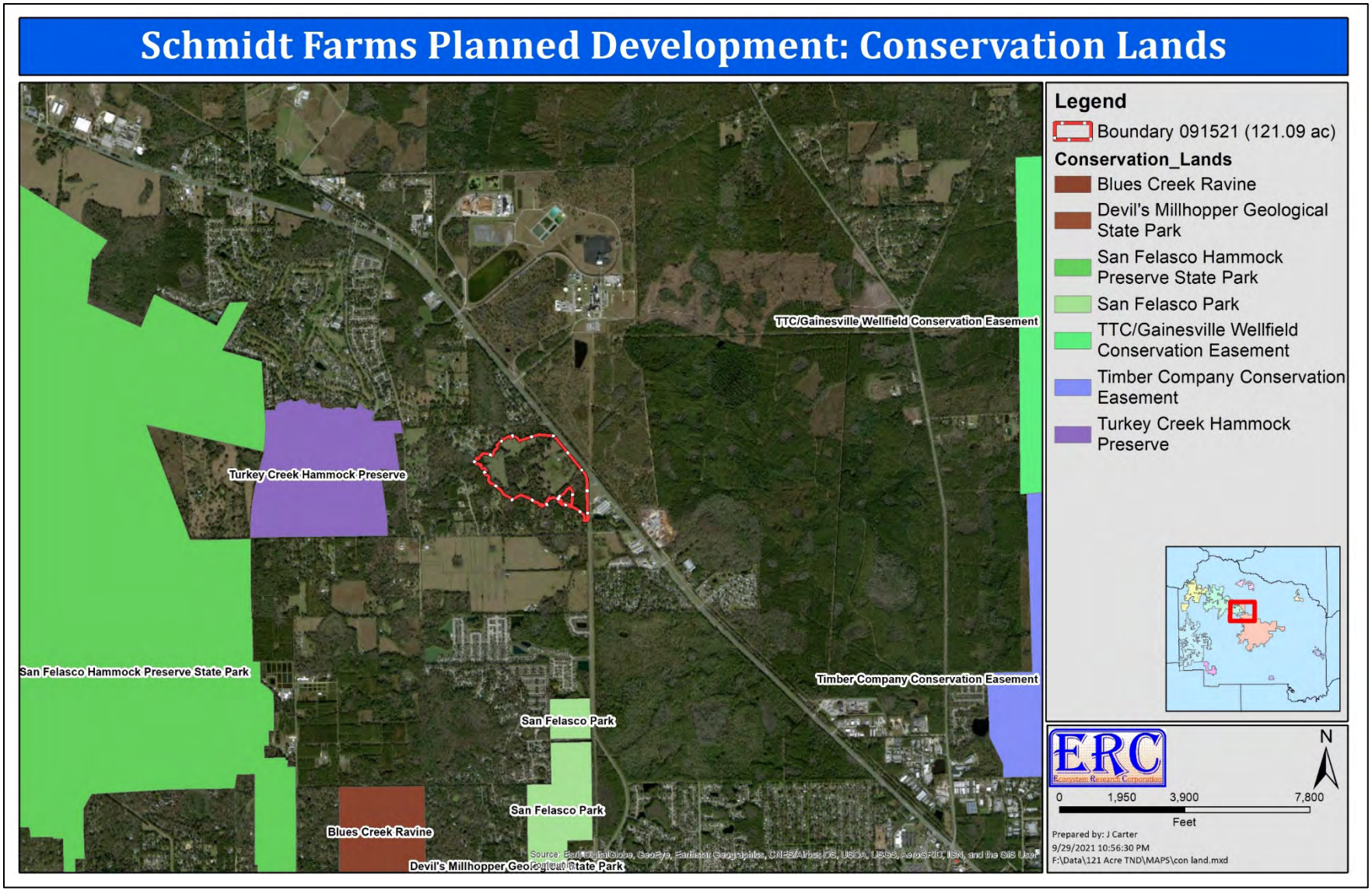


Figure 36. Alachua County Conservation lands shown in relation to the Planning Parcel and surrounding area.

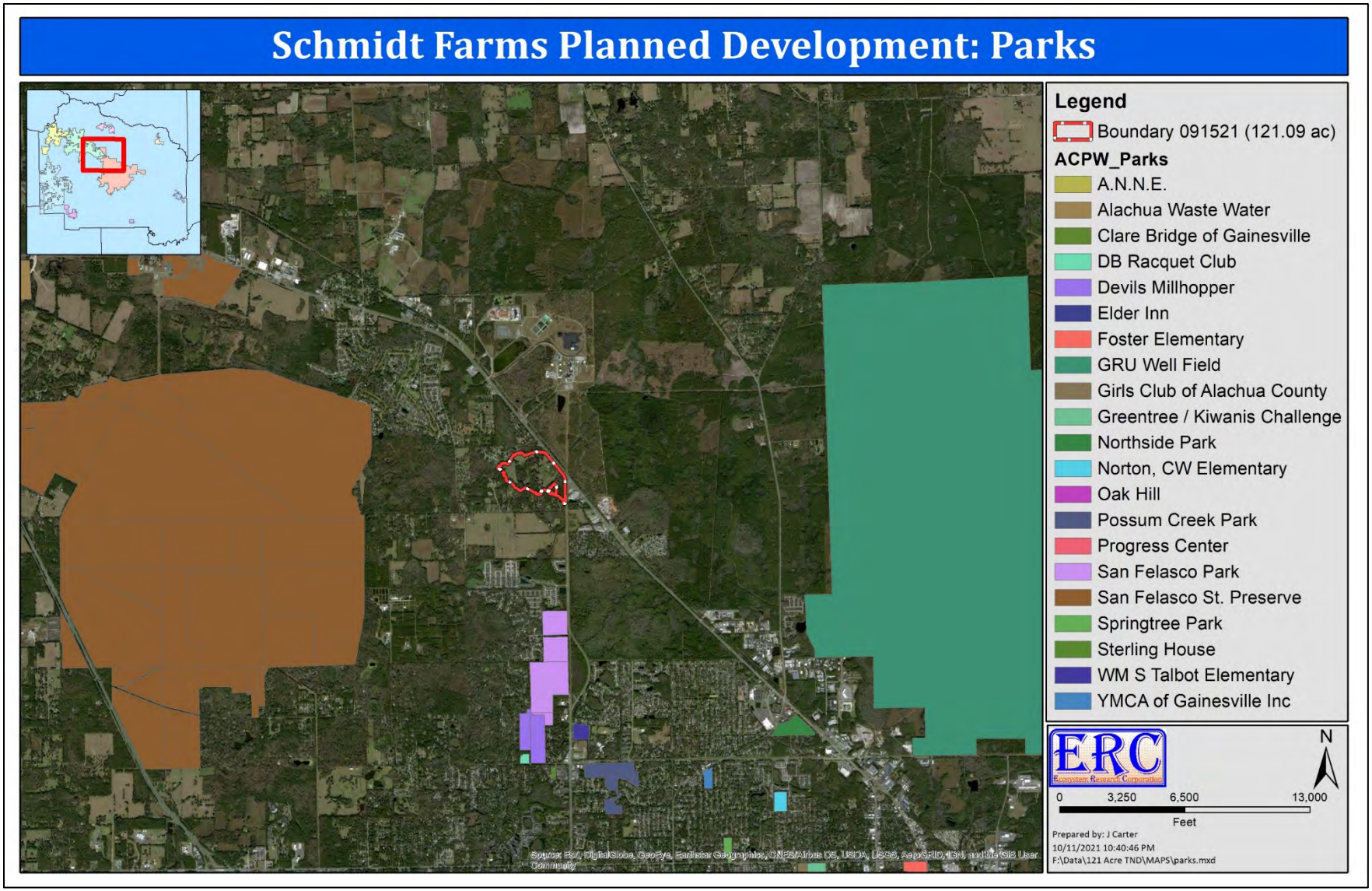


Figure 37. Alachua County parks shown in relation to the Planning Parcel and surrounding area.

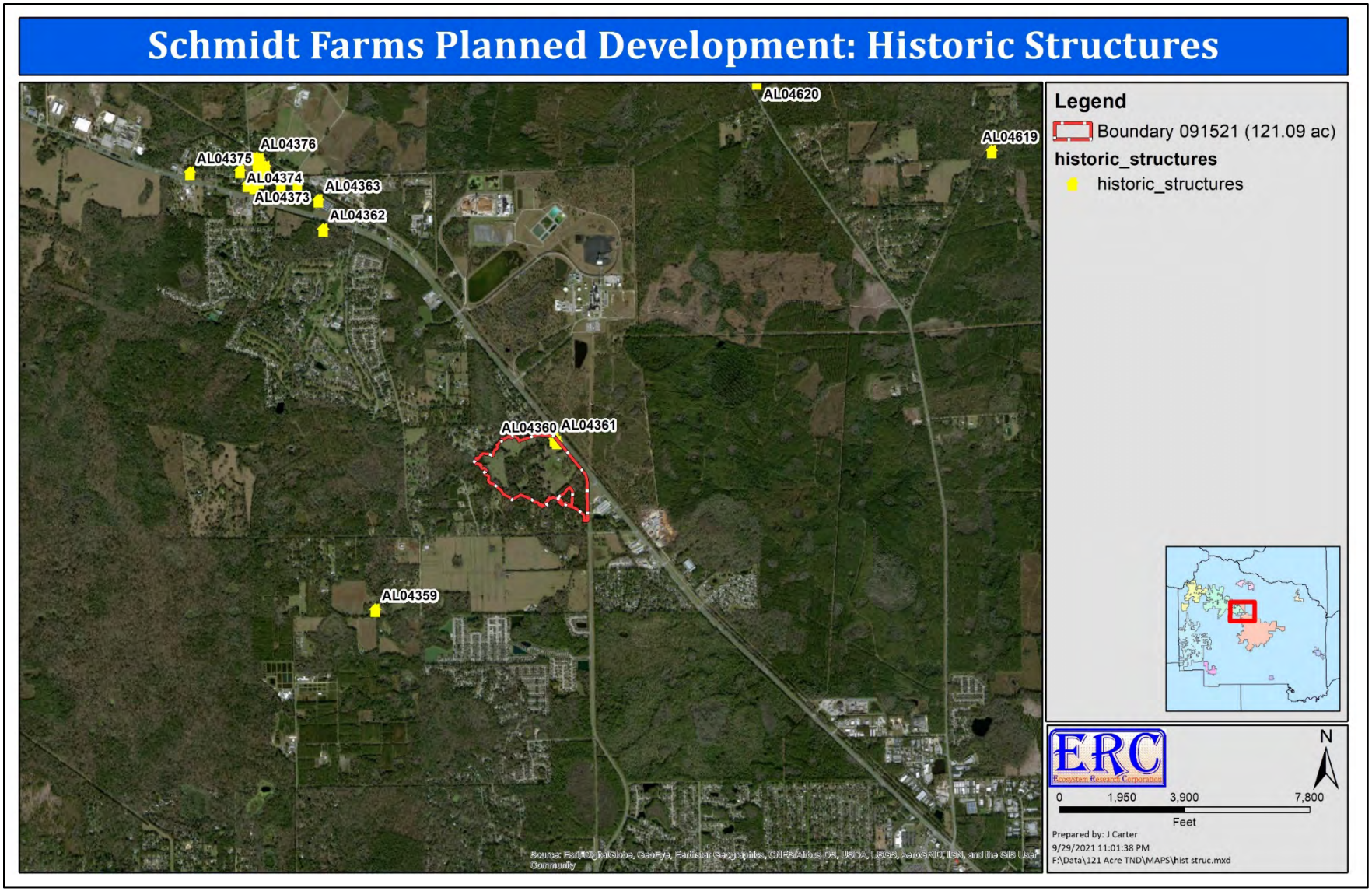


Figure 38. Historic structures shown in relation to the Planning Parcel and surrounding area.

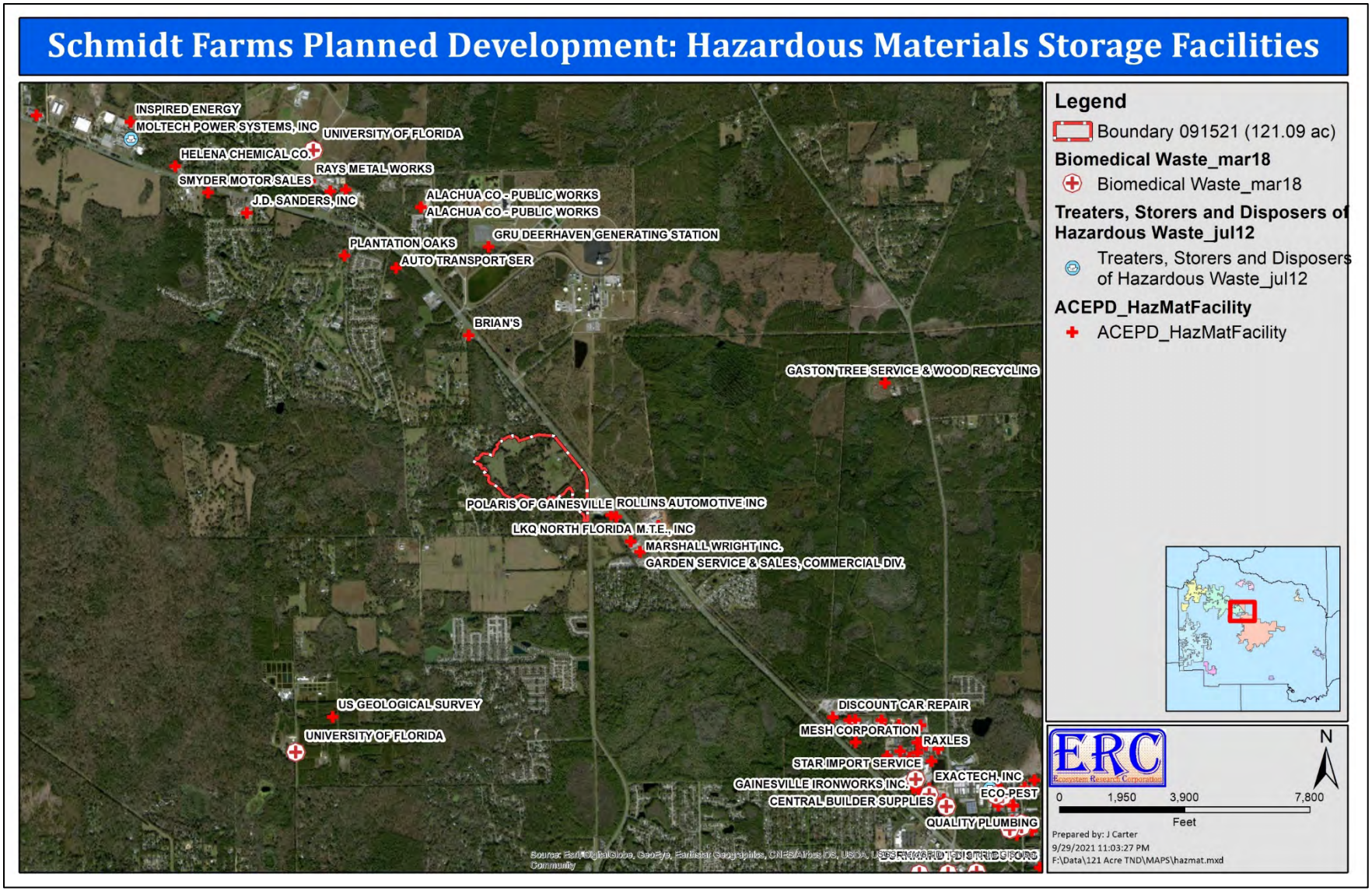


Figure 39. Hazardous materials storage facilities shown in relation to the Planning Parcel and surrounding area.



Figure 40. Eagle nests and wading bird rookeries shown in relation to the Planning Parcel and surrounding area.

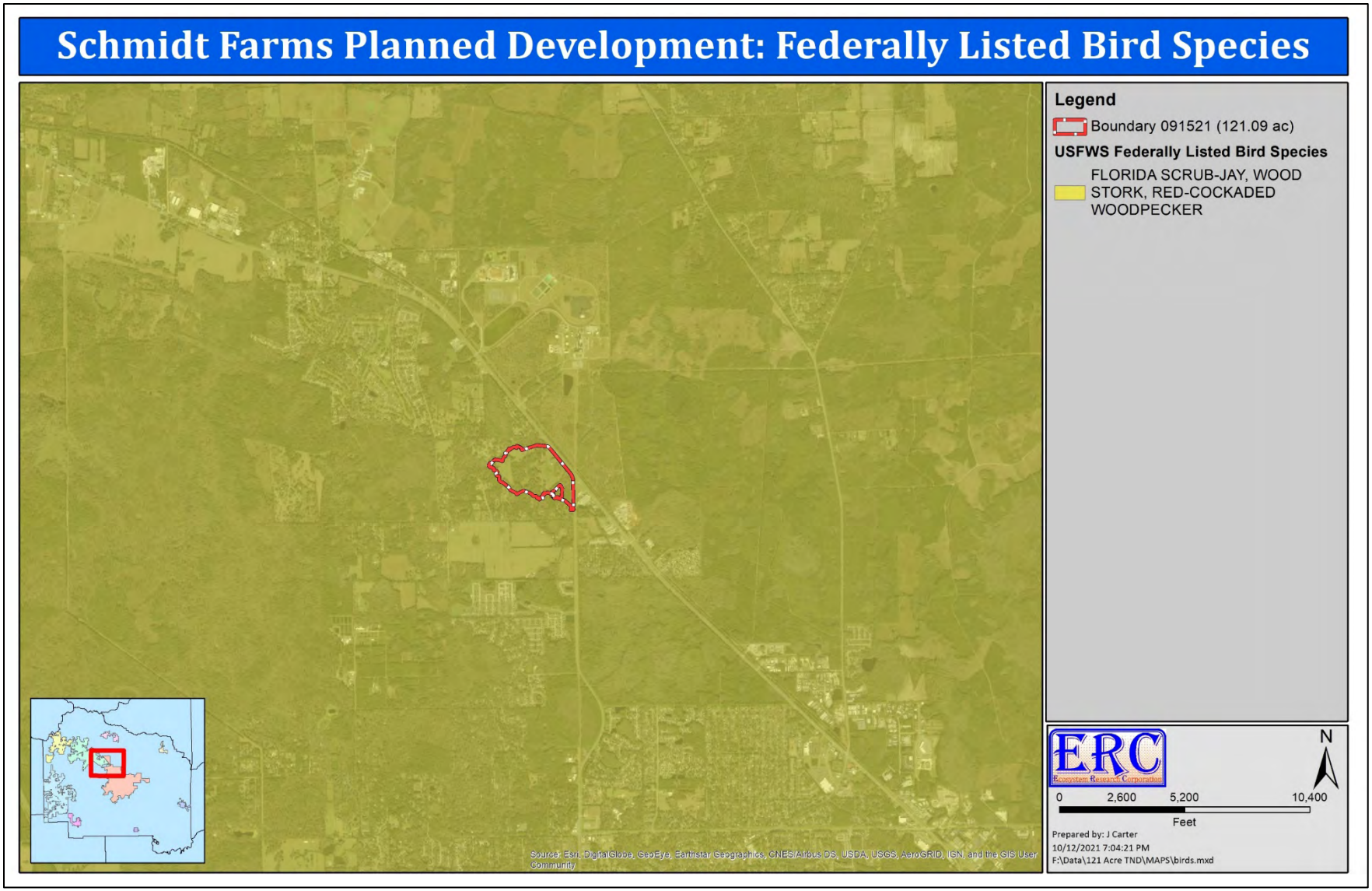


Figure 41. USFWS federally listed bird species shown in relation to the Planning Parcel and surrounding area.

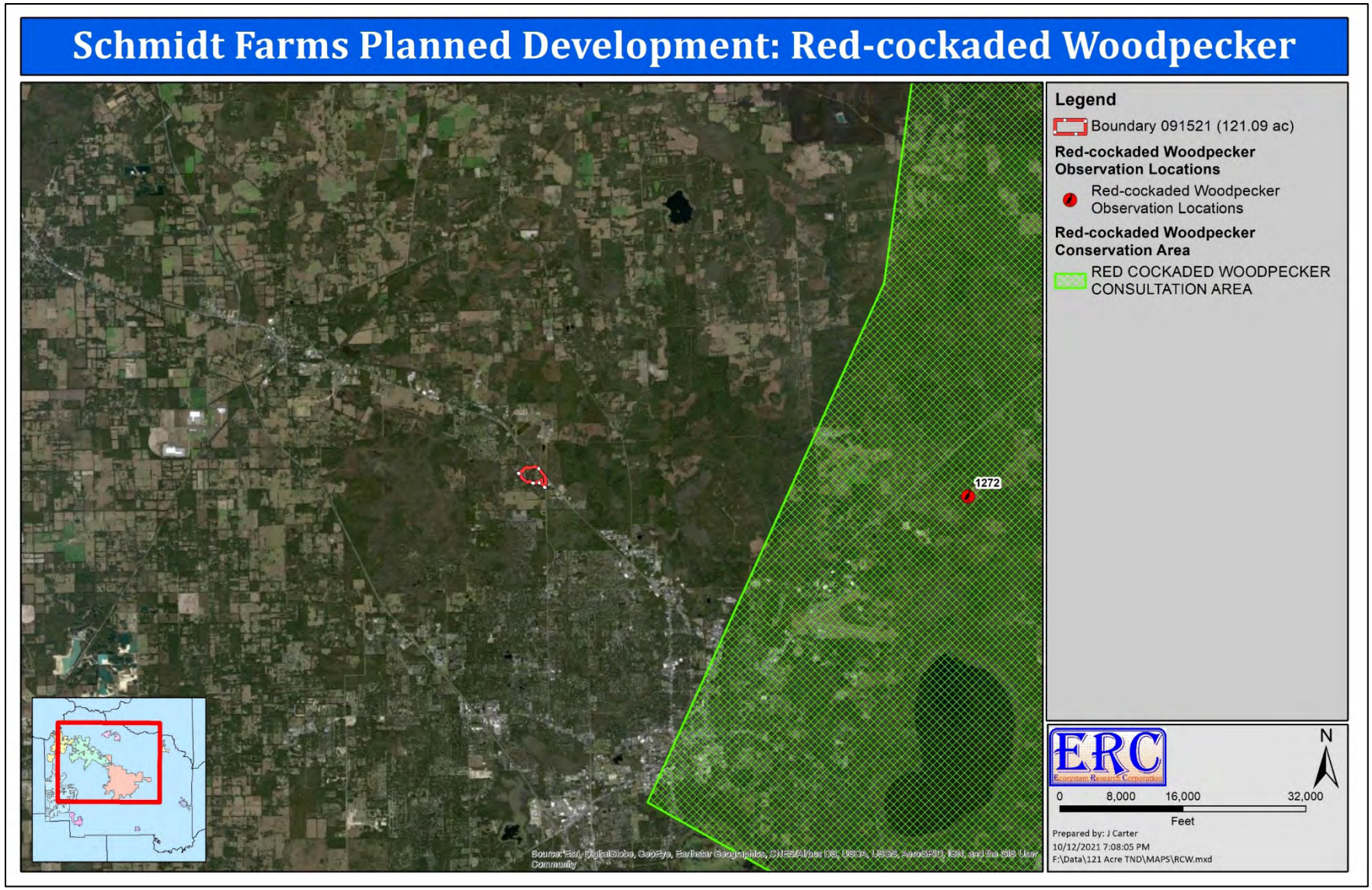


Figure 42. Red-cockaded woodpecker consultation area and observation locations shown in relation to the Planning Parcel and surrounding area.

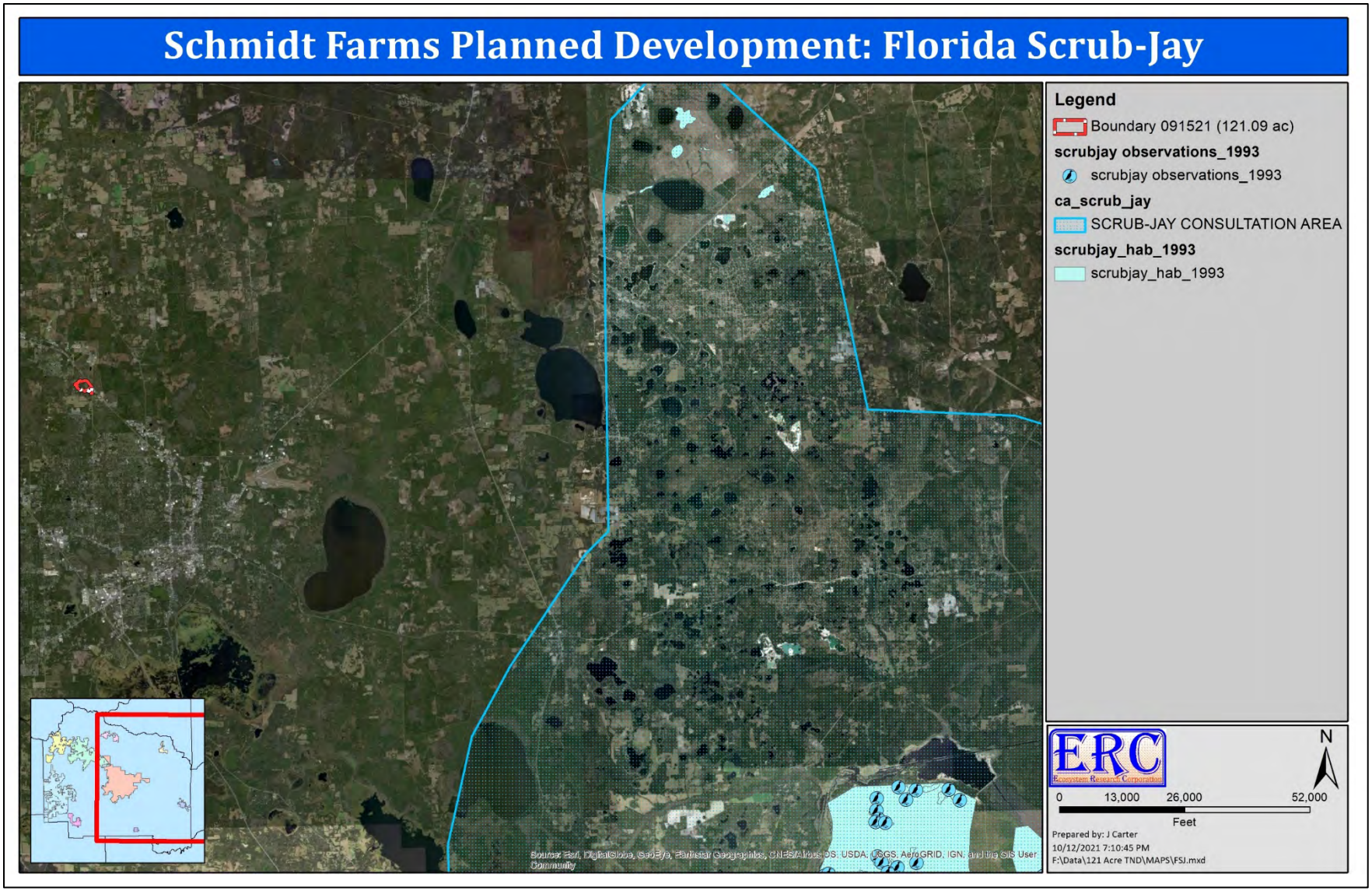


Figure 43. Florida Scrub-Jay consultation area, observations, and habitat locations shown in relation to the Planning Parcel and surrounding area.



Figure 44. Wood stork regulated buffer areas shown in relation to the Planning Parcel and surrounding area.



Figure 45. USFWS federally listed reptile species shown in relation to the Planning Parcel and surrounding area.

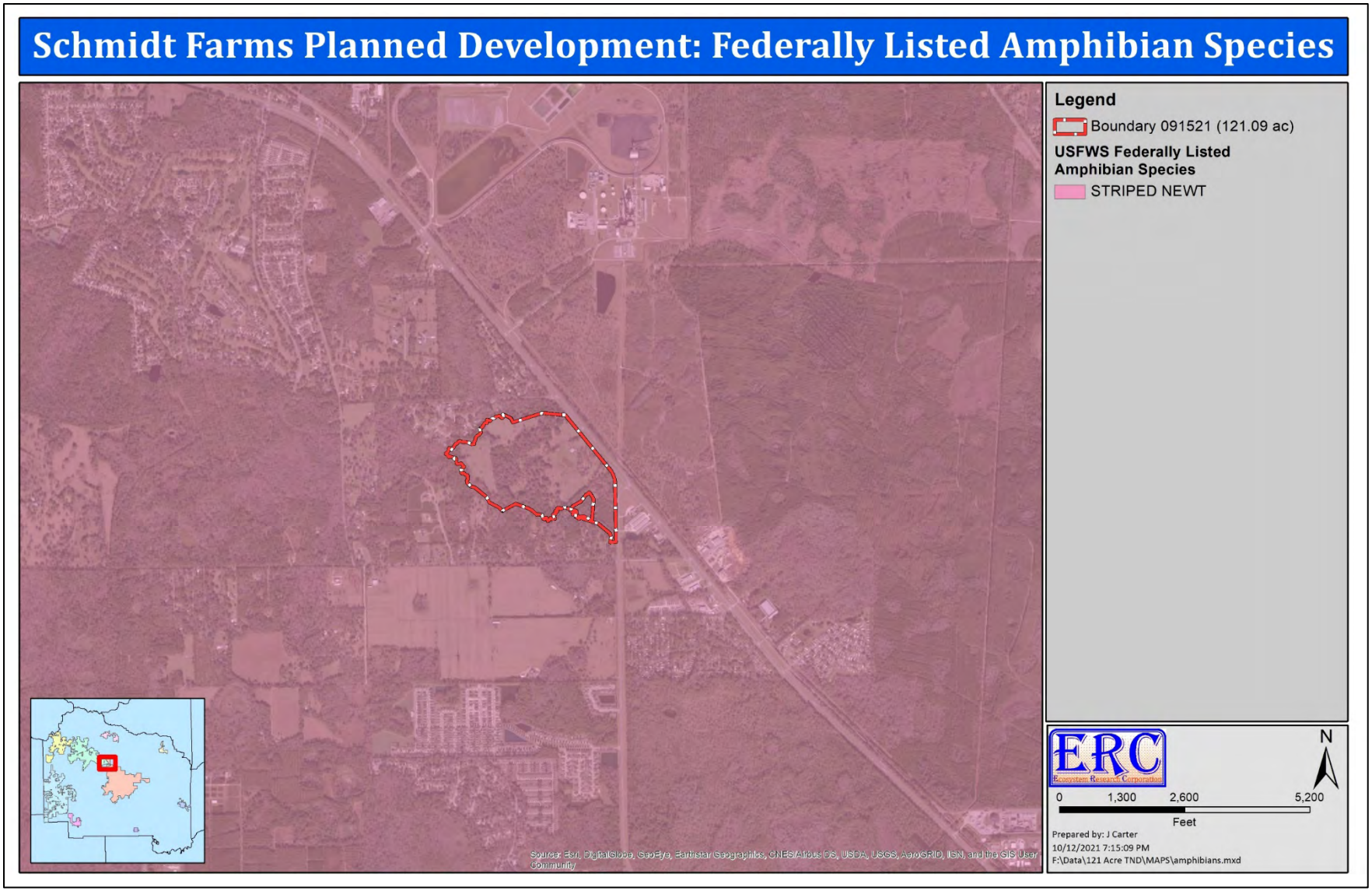


Figure 46. USFWS federally listed amphibian species shown in relation to the Planning Parcel and surrounding area.



Figure 47. Florida Natural Areas Inventory element occurrence records shown in relation to the Planning Parcel and surrounding area.

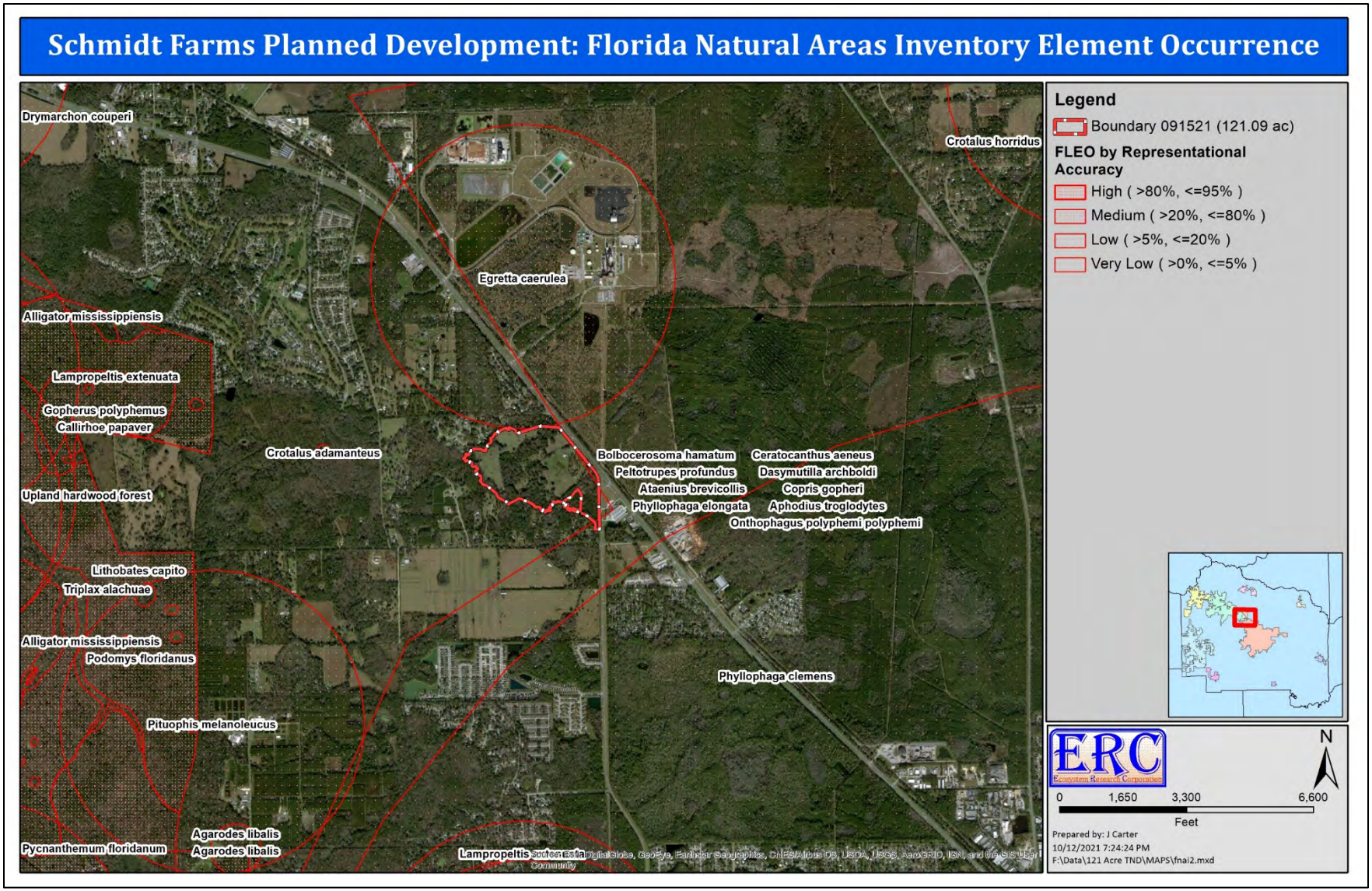


Figure 48. Florida Natural Areas Inventory probability polygons showing the potential ranges of species in relation to the Planning Parcel and surrounding areas.

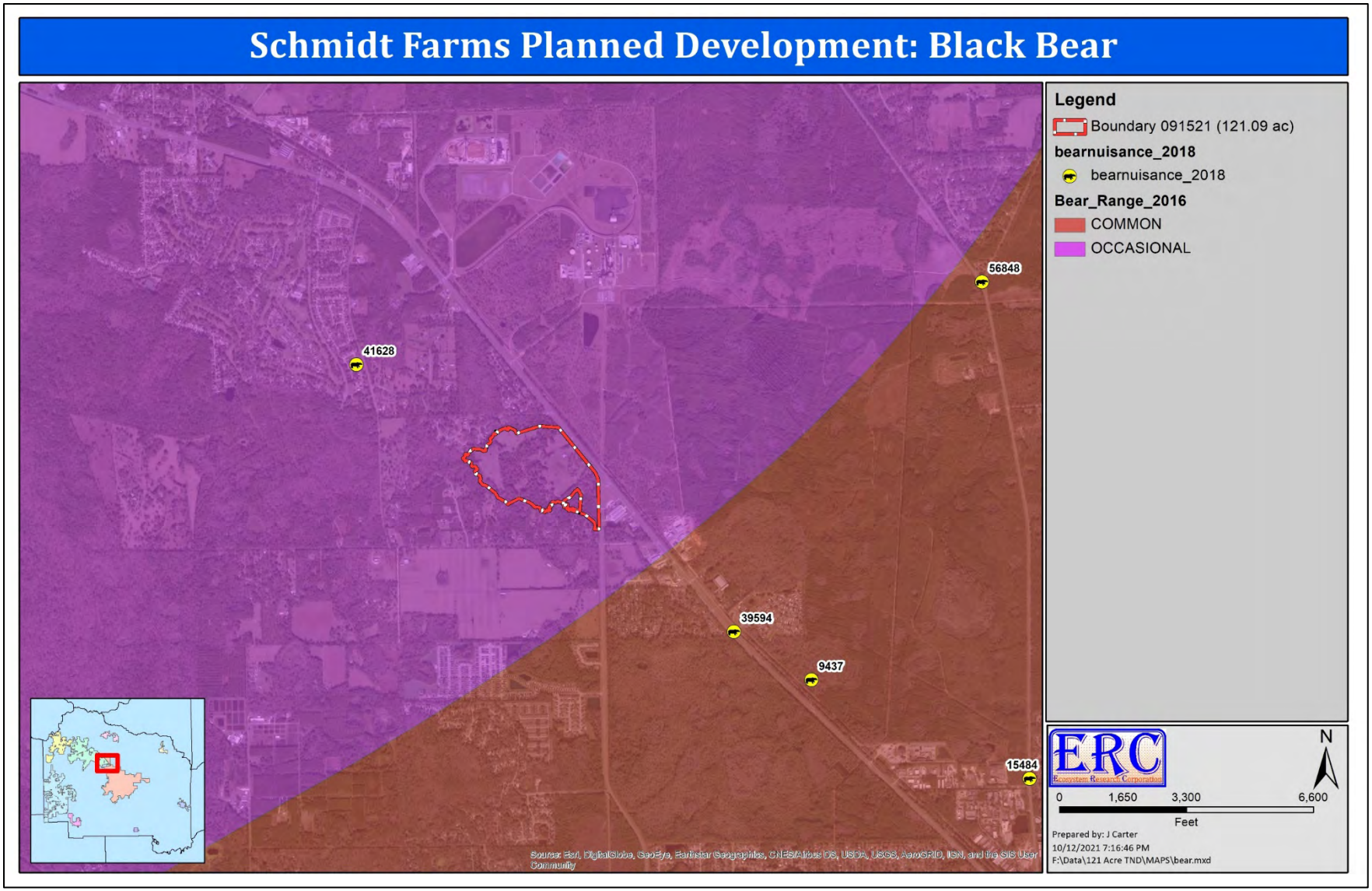


Figure 49. Black bear foraging areas and nuisance records shown in relation to the Planning Parcel and surrounding area.

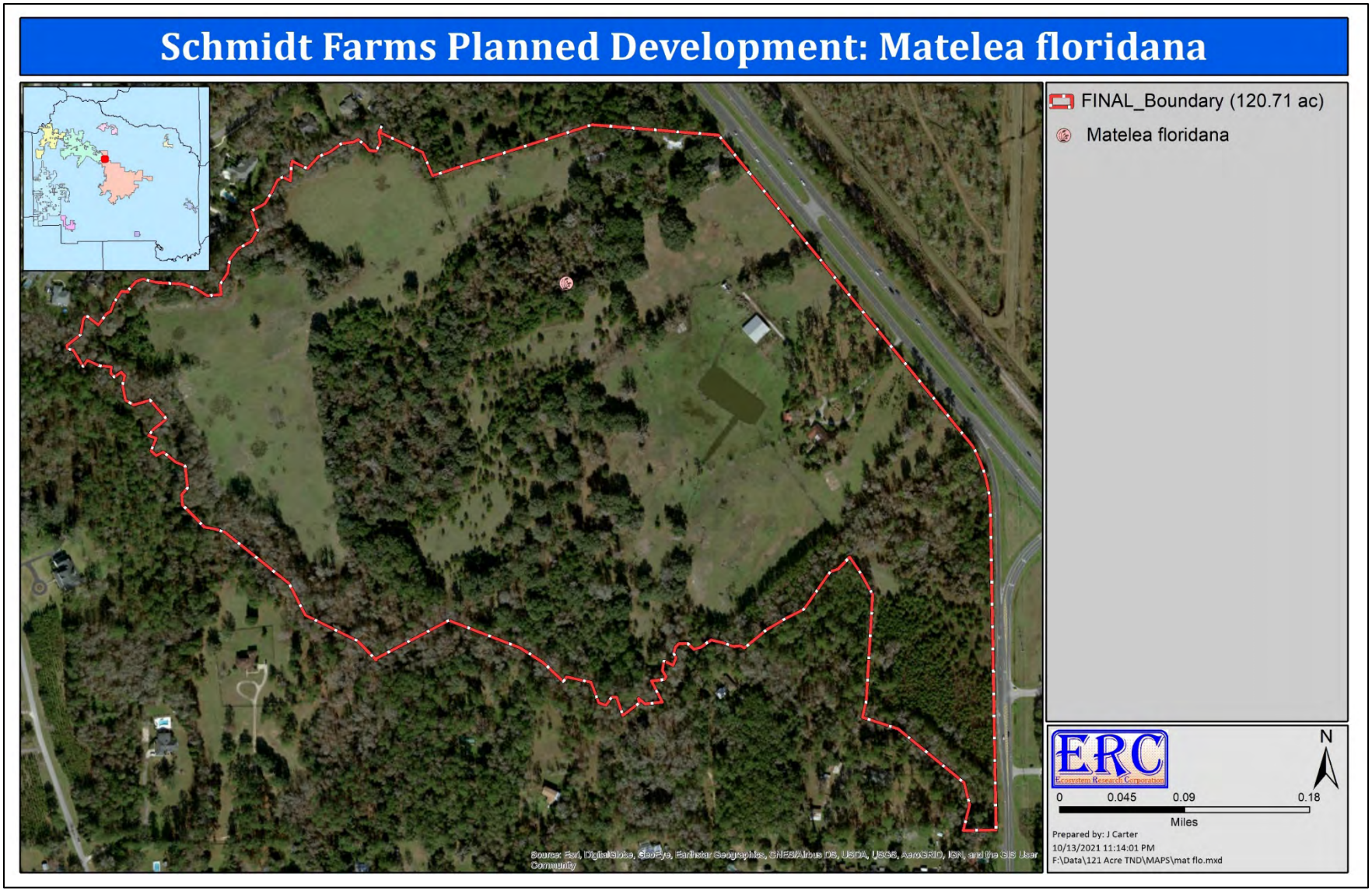


Figure 50. Locations of Florida spiny-pod (*Matelea floridana*) within the Planning Parcel.

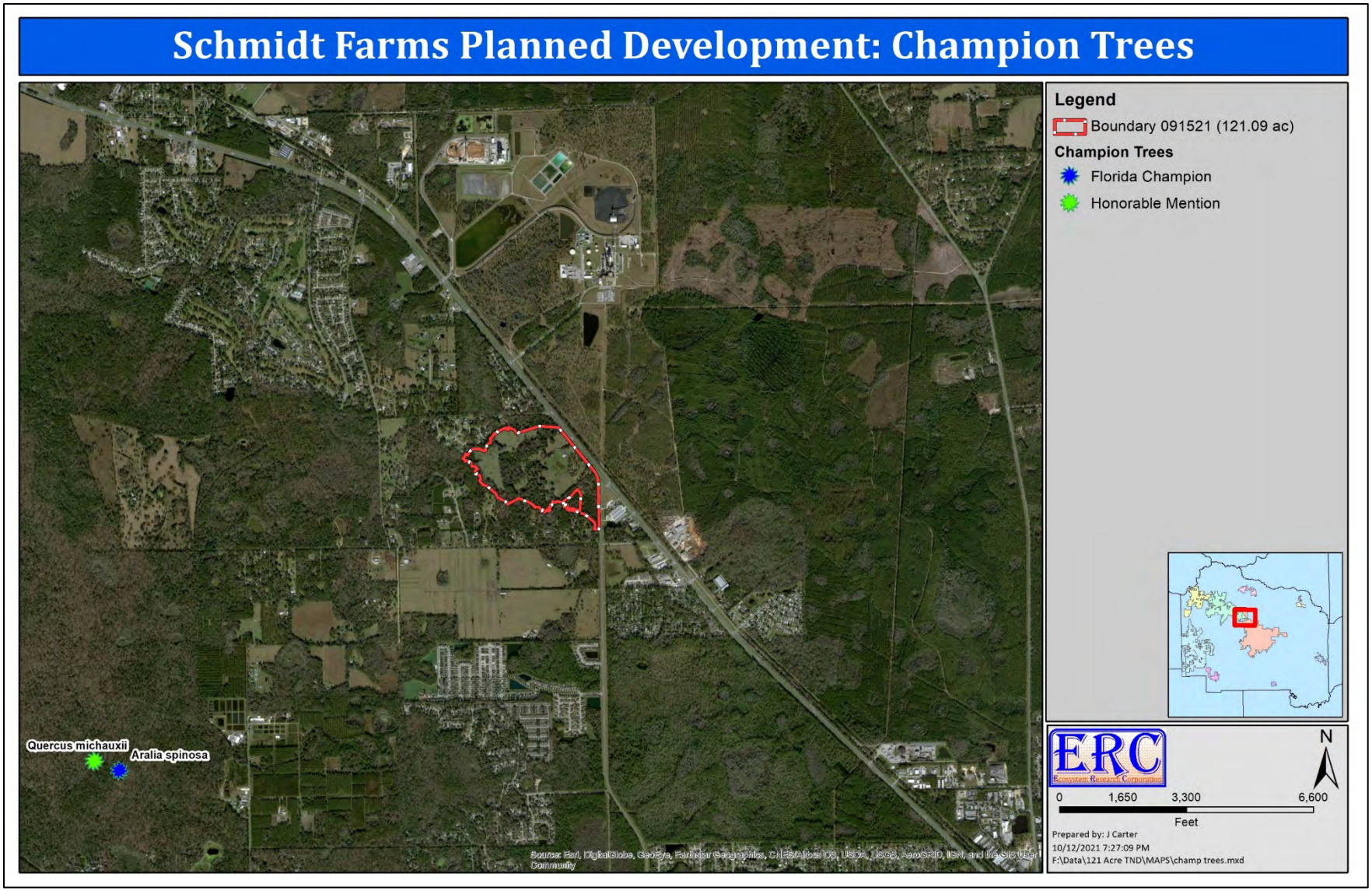


Figure 51. Champion tree locations shown in relation to the Planning Parcel and surrounding area.

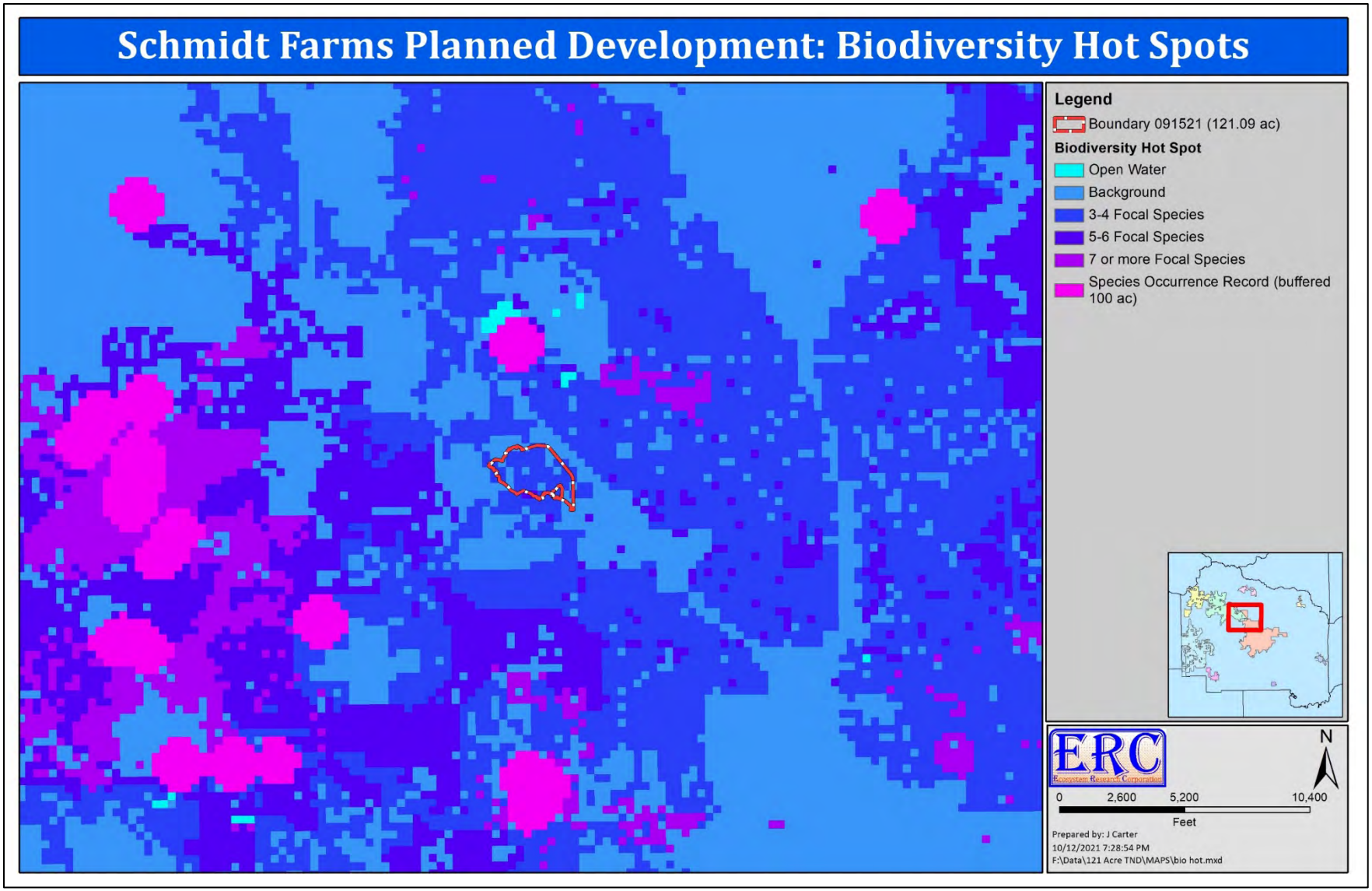


Figure 52. Biodiversity hot spots shown in relation to the Planning Parcel and surrounding area.

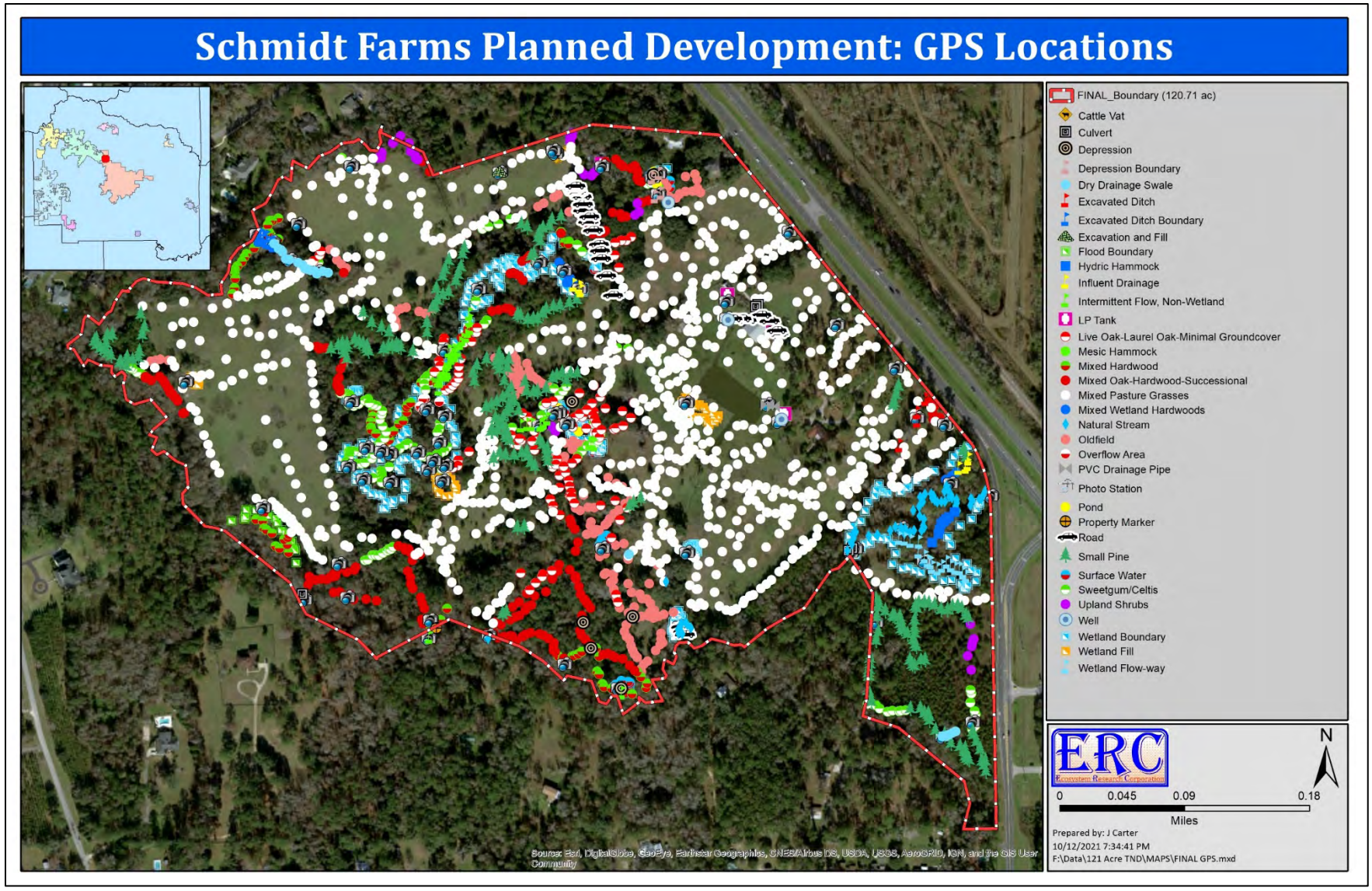


Figure 53. GPS locations where site-specific data were collected within the Planning Parcel.

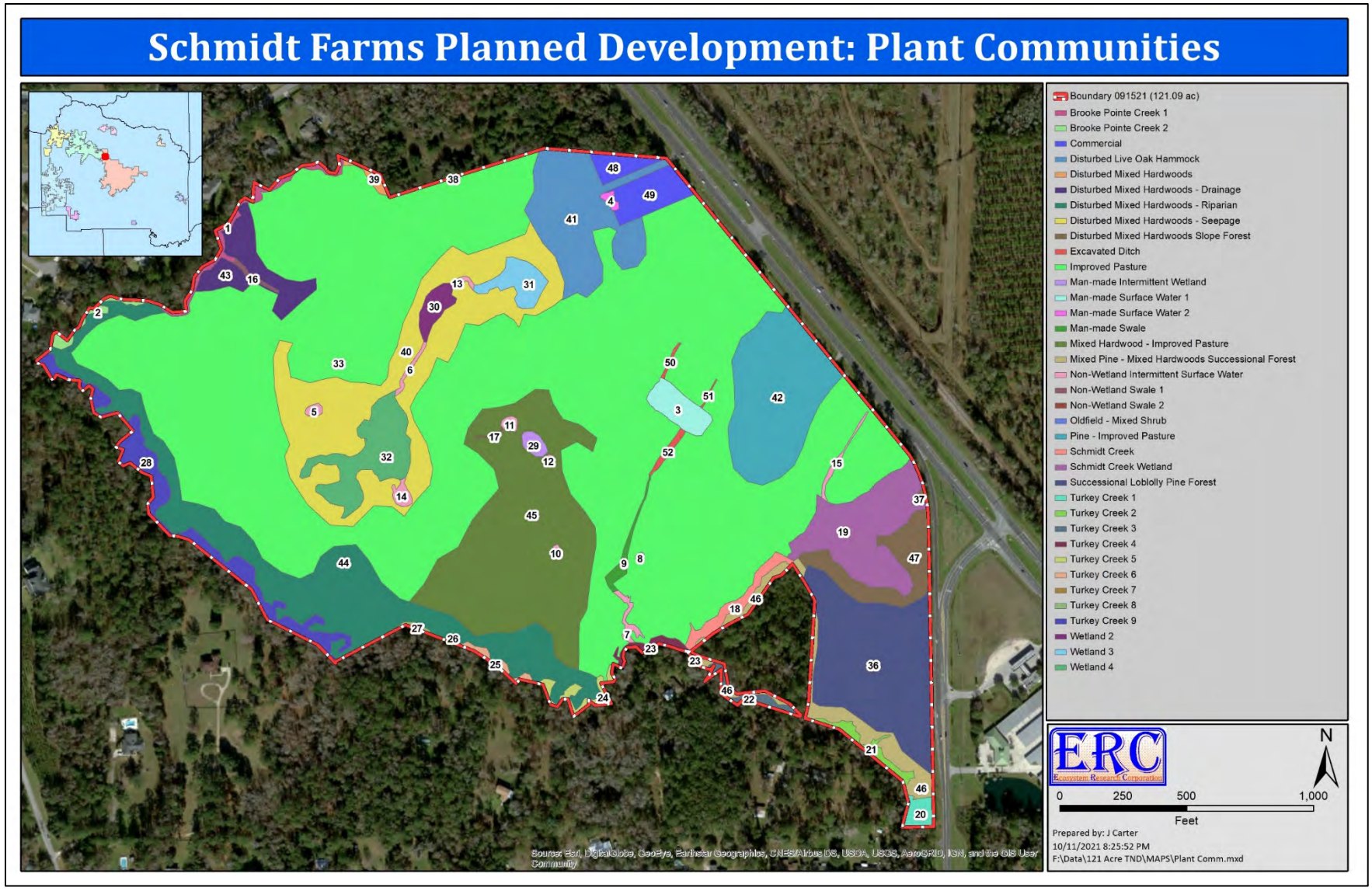


Figure 54. Plant communities existing within the Planning Parcel (see Table 4 for associated acreages).

Table 4. Polygon numbers, plant community descriptions, and associated acreages for communities existing within the Project Site (see Figure 52)

Polygon	Description	Acres
1	Brooke Pointe Creek 1	0.51
2	Brooke Pointe Creek 2	0.23
3	Man-made Surface Water 1	0.67
4	Man-made Surface Water 2	0.07
5	Non-Wetland Intermittent Surface Water	0.06
6	Non-Wetland Intermittent Surface Water	0.08
7	Non-Wetland Intermittent Surface Water	0.14
8	Non-Wetland Intermittent Surface Water	0.02
9	Man-made Swale	0.21
10	Non-Wetland Intermittent Surface Water	0.04
11	Non-Wetland Intermittent Surface Water	0.07
12	Non-Wetland Intermittent Surface Water	0.03
13	Non-Wetland Intermittent Surface Water	0.06
14	Non-Wetland Intermittent Surface Water	0.13
15	Non-Wetland Intermittent Surface Water	0.11
16	Non-Wetland Swale 1	0.08
17	Non-Wetland Swale 2	0.01
18	Schmidt Creek	0.50
19	Schmidt Creek Wetland	3.08
20	Turkey Creek 1	0.30
21	Turkey Creek 2	0.35
22	Turkey Creek 3	0.27
23	Turkey Creek 4	0.23
24	Turkey Creek 5	0.32
25	Turkey Creek 6	0.16
26	Turkey Creek 7	0.03
27	Turkey Creek 8	0.05
28	Turkey Creek 9	2.03
29	Man-made Intermittent Wetland	0.16

Polygon	Description	Acres
30	Wetland 2	0.39
31	Wetland 3	0.65
32	Wetland 4	1.92
33	Improved Pasture	61.97
36	Successional Loblolly Pine Forest	5.69
37	Disturbed Mixed Hardwoods Slope Forest	0.06
38	Oldfield - Mixed Shrub	0.04
39	Disturbed Mixed Hardwoods	0.14
40	Disturbed Mixed Hardwoods - Seepage	8.10
41	Disturbed Live Oak Hammock	3.74
42	Pine - Improved Pasture	4.66
43	Disturbed Mixed Hardwoods - Drainage	1.49
44	Disturbed Mixed Hardwoods - Riparian	7.91
45	Mixed Hardwood - Improved Pasture	9.67
46	Mixed Pine - Mixed Hardwoods Successional Forest	1.52
47	Disturbed Mixed Hardwoods Slope Forest	1.56
48	Commercial	0.45
49	Commercial	0.96
50	Excavated Ditch	0.04
51	Excavated Ditch	0.02
52	Excavated Ditch	0.11
Total		**121.09**

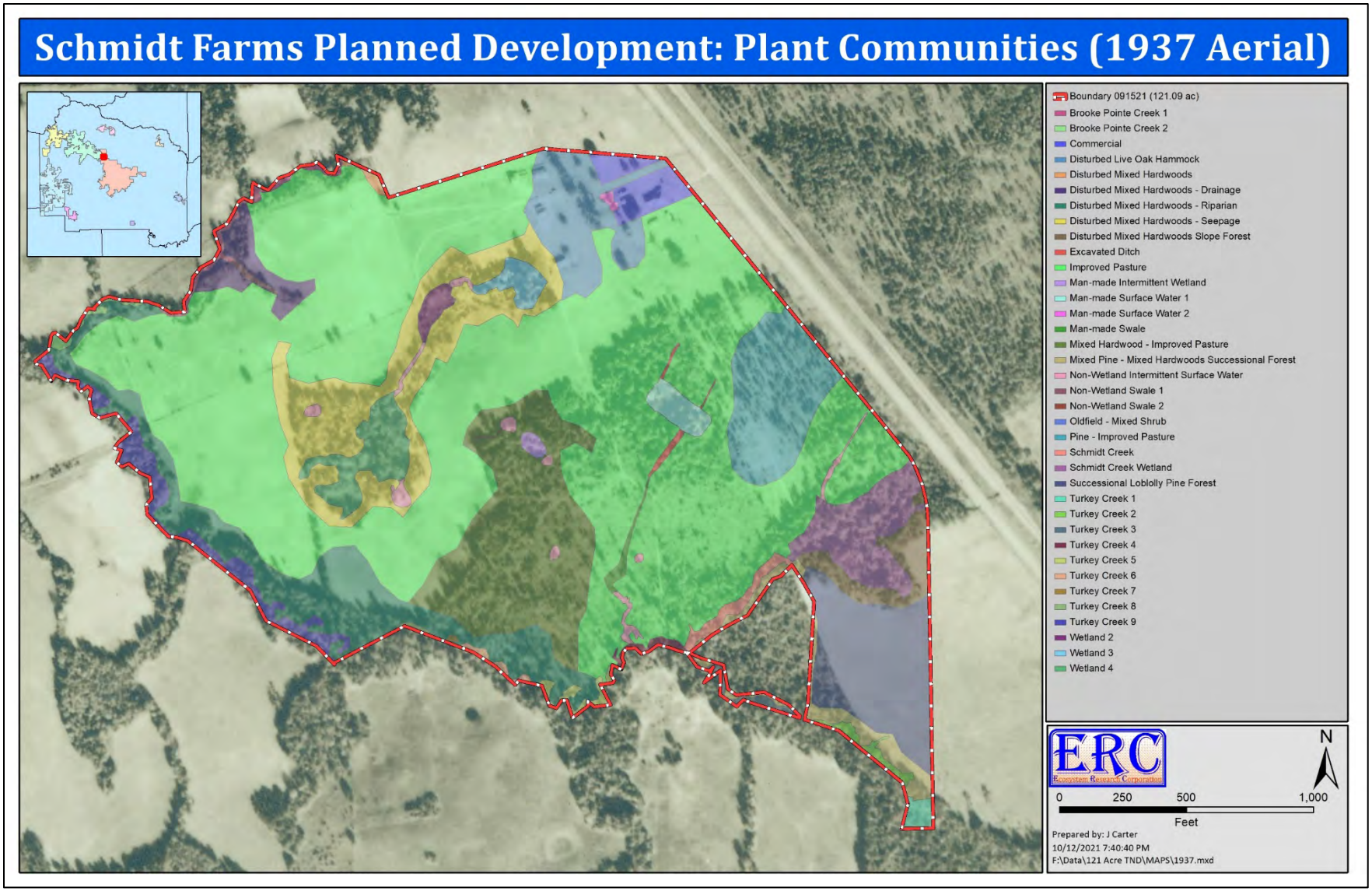


Figure 55. Plant communities on the Planning Parcel as shown on a 1937 historical aerial.

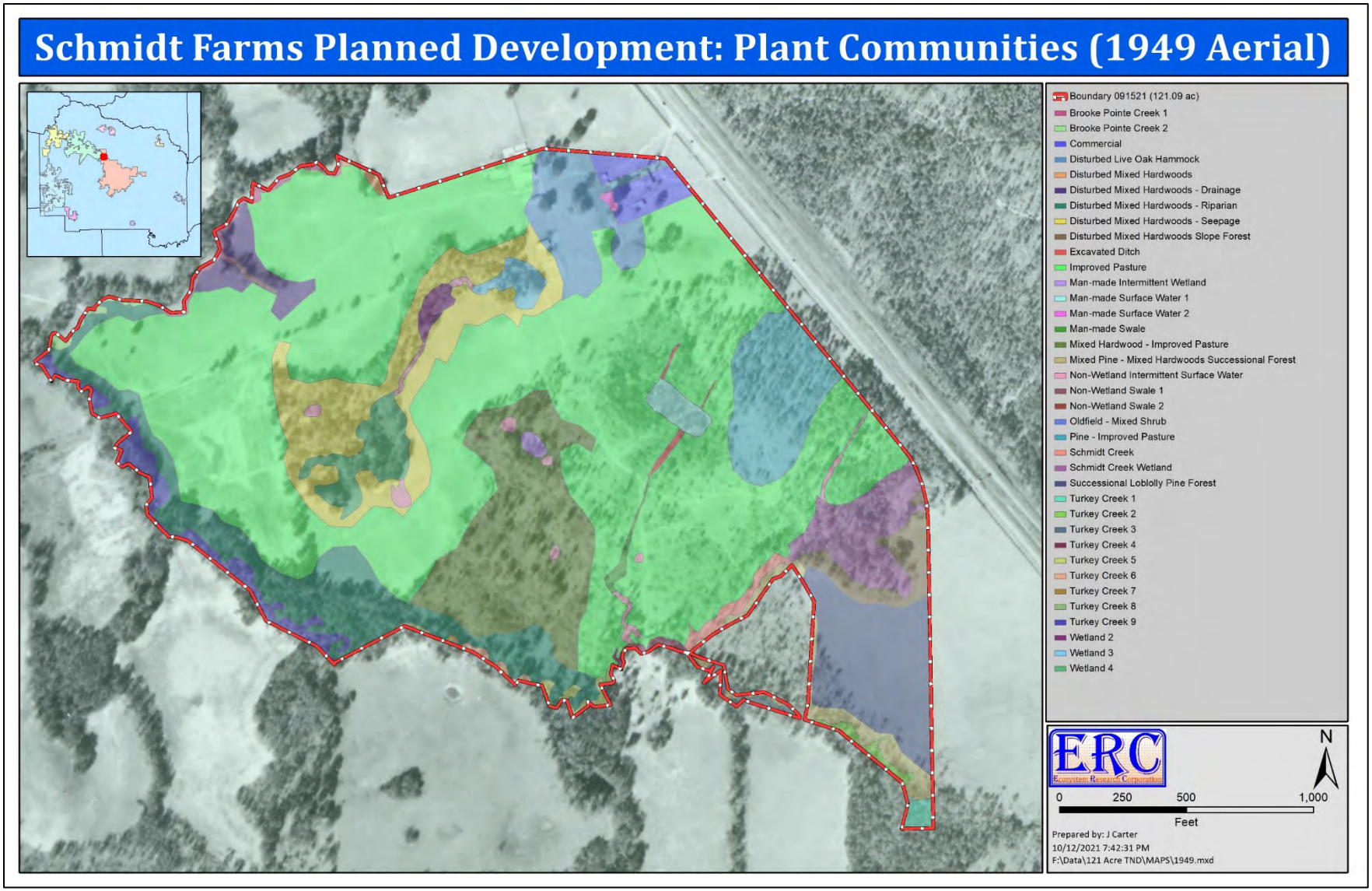


Figure 56. Plant communities on the Planning Parcel as shown on a 1949 historical aerial.

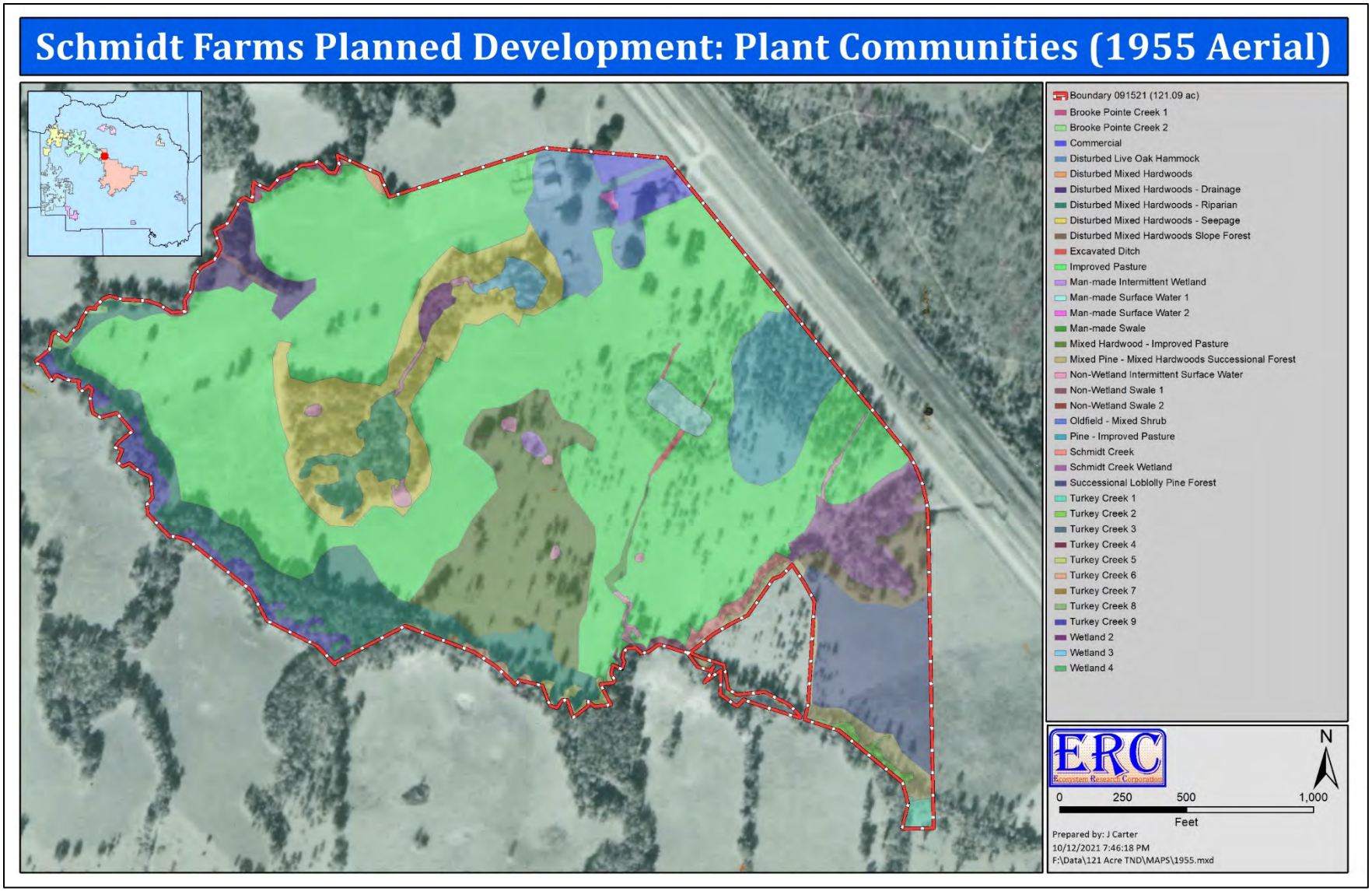


Figure 57. Plant communities on the Planning Parcel as shown on a 1956 historical aerial.

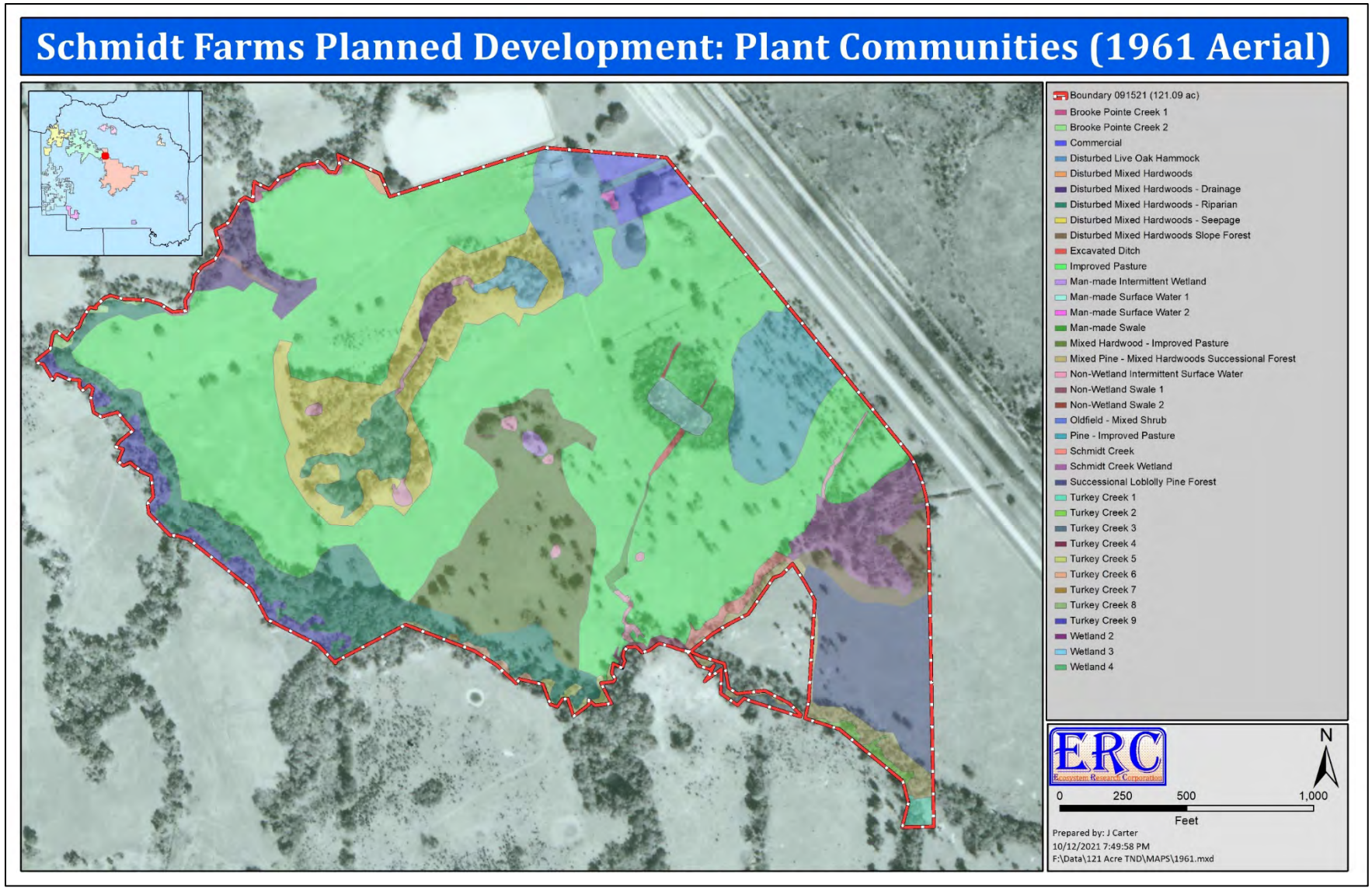


Figure 58. Plant communities on the Planning Parcel as shown on a 1961 historical aerial.

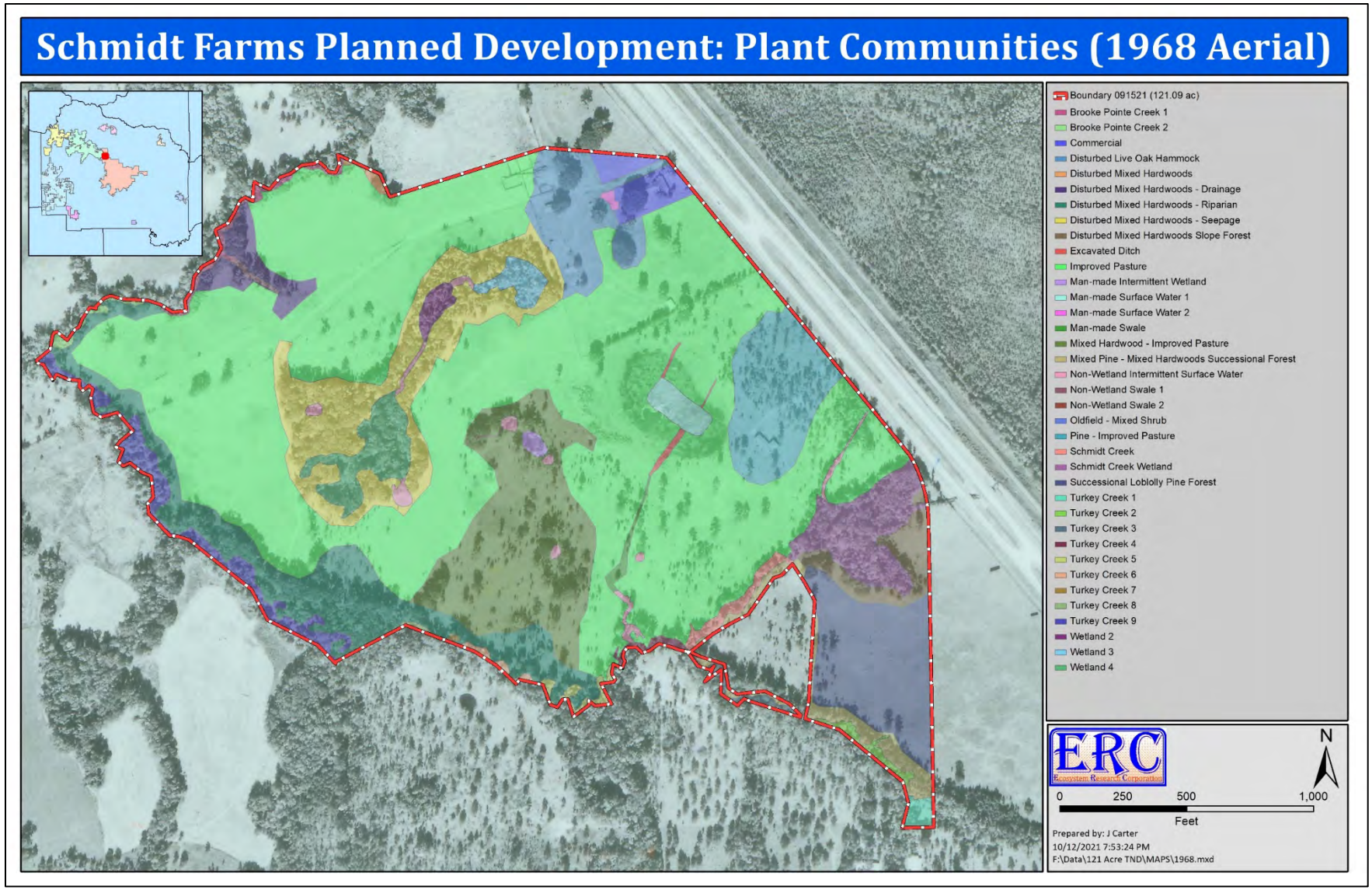


Figure 59. Plant communities on the Planning Parcel as shown on a 1968 historical aerial.

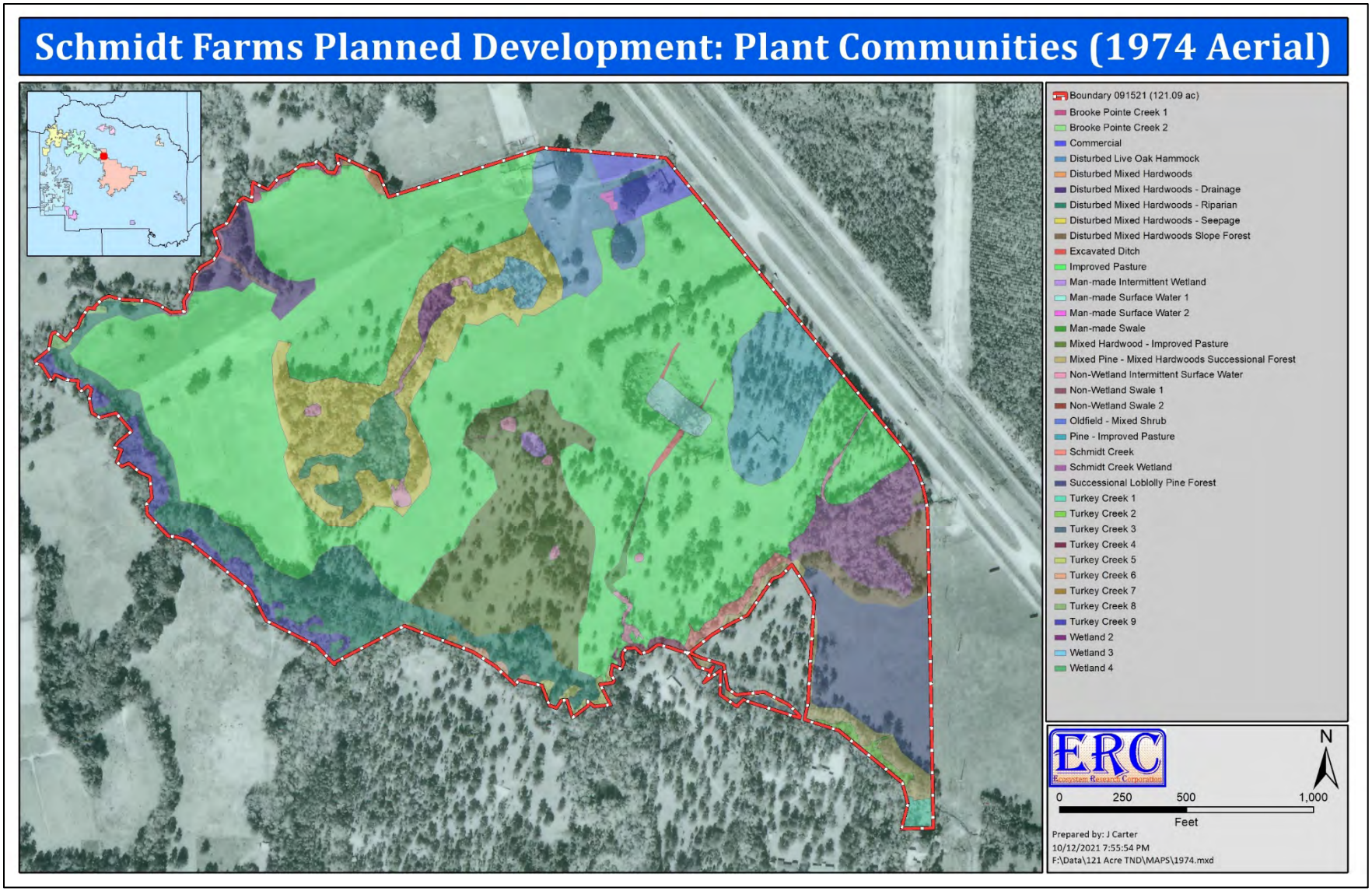


Figure 60. Plant communities on the Planning Parcel as shown on a 1974 historical aerial.

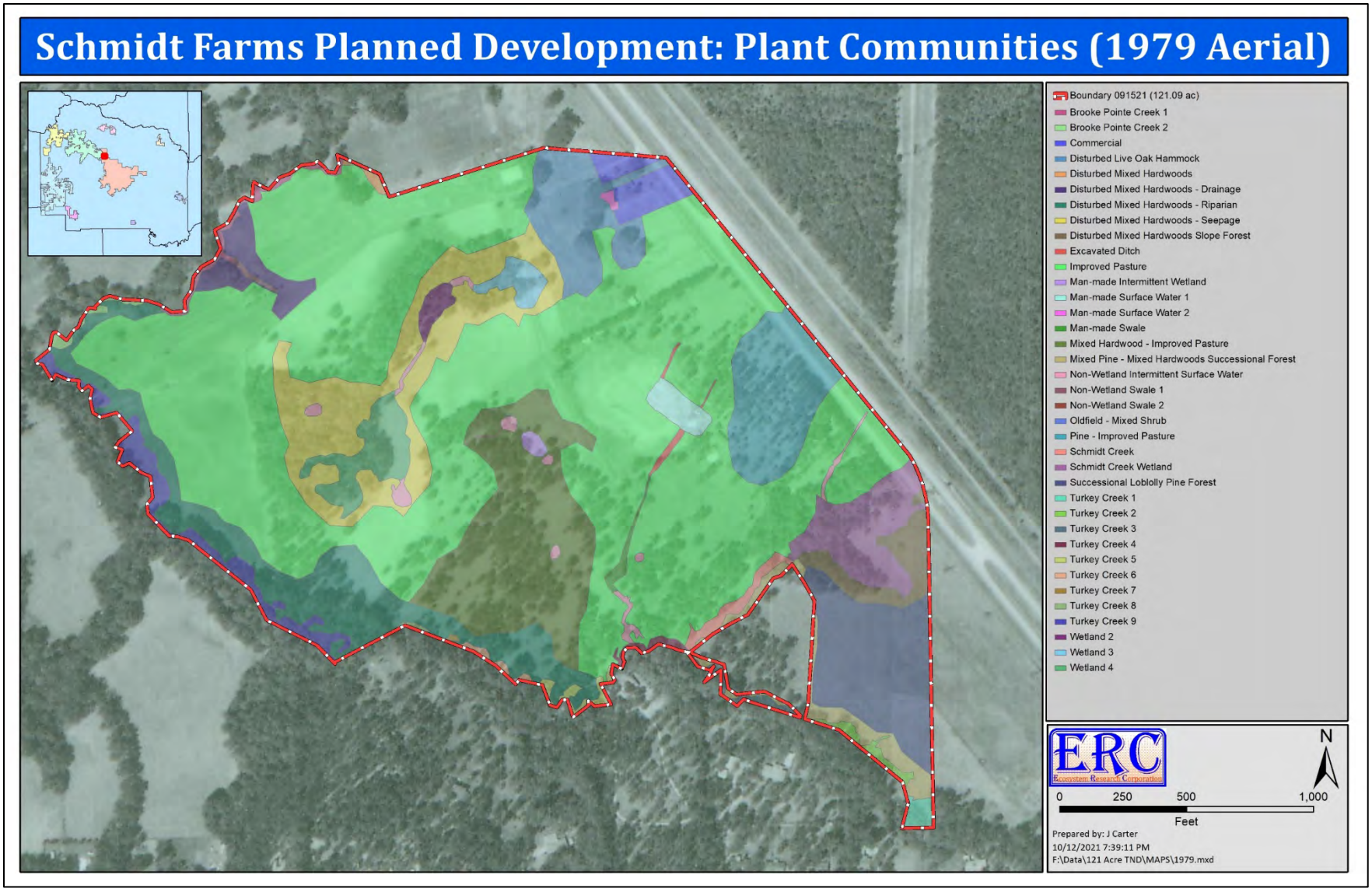


Figure 61. Plant communities on the Planning Parcel as shown on a 1979 historical aerial.

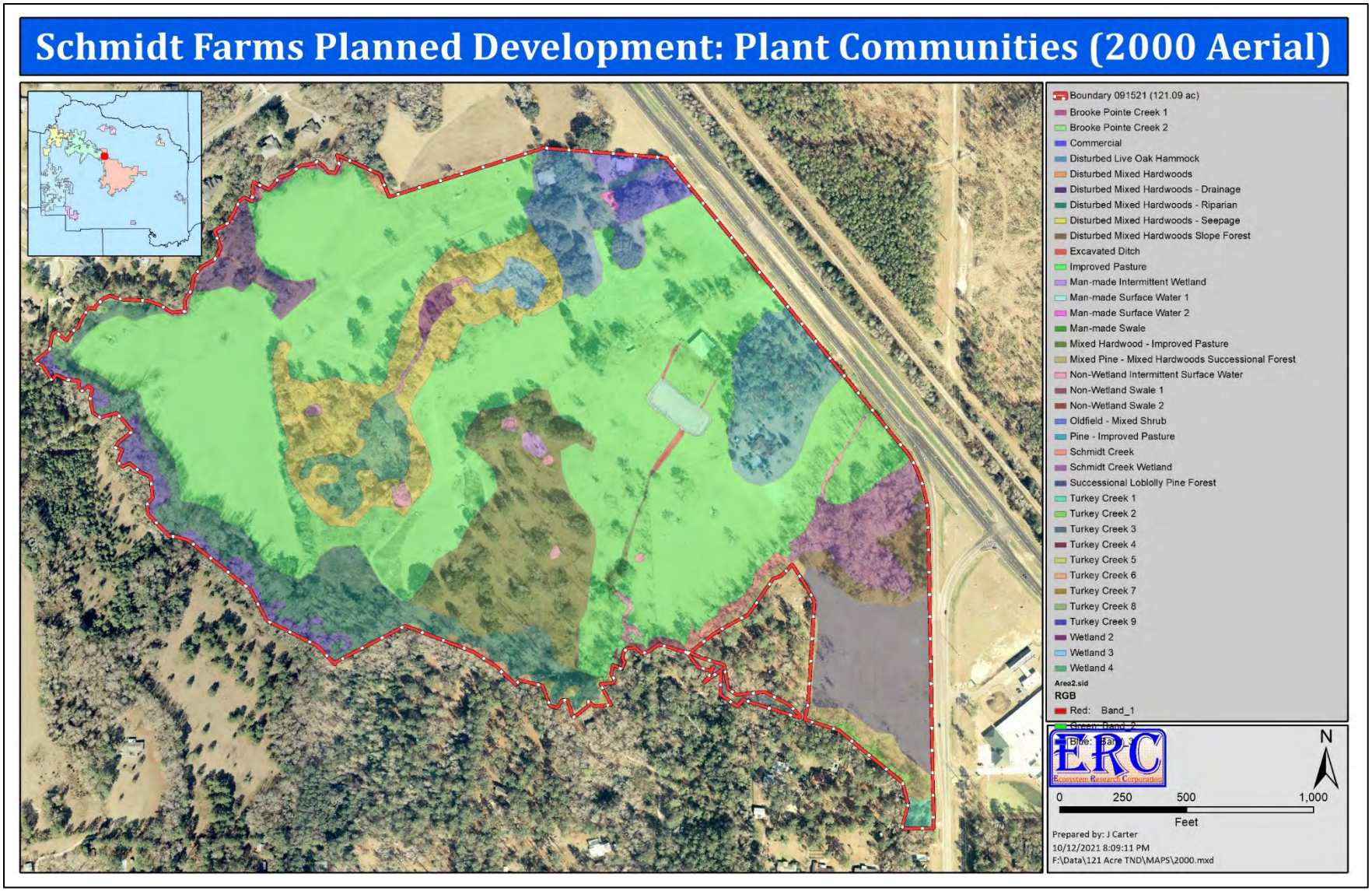


Figure 62. Plant communities on the Planning Parcel as shown on a 2000 historical aerial.

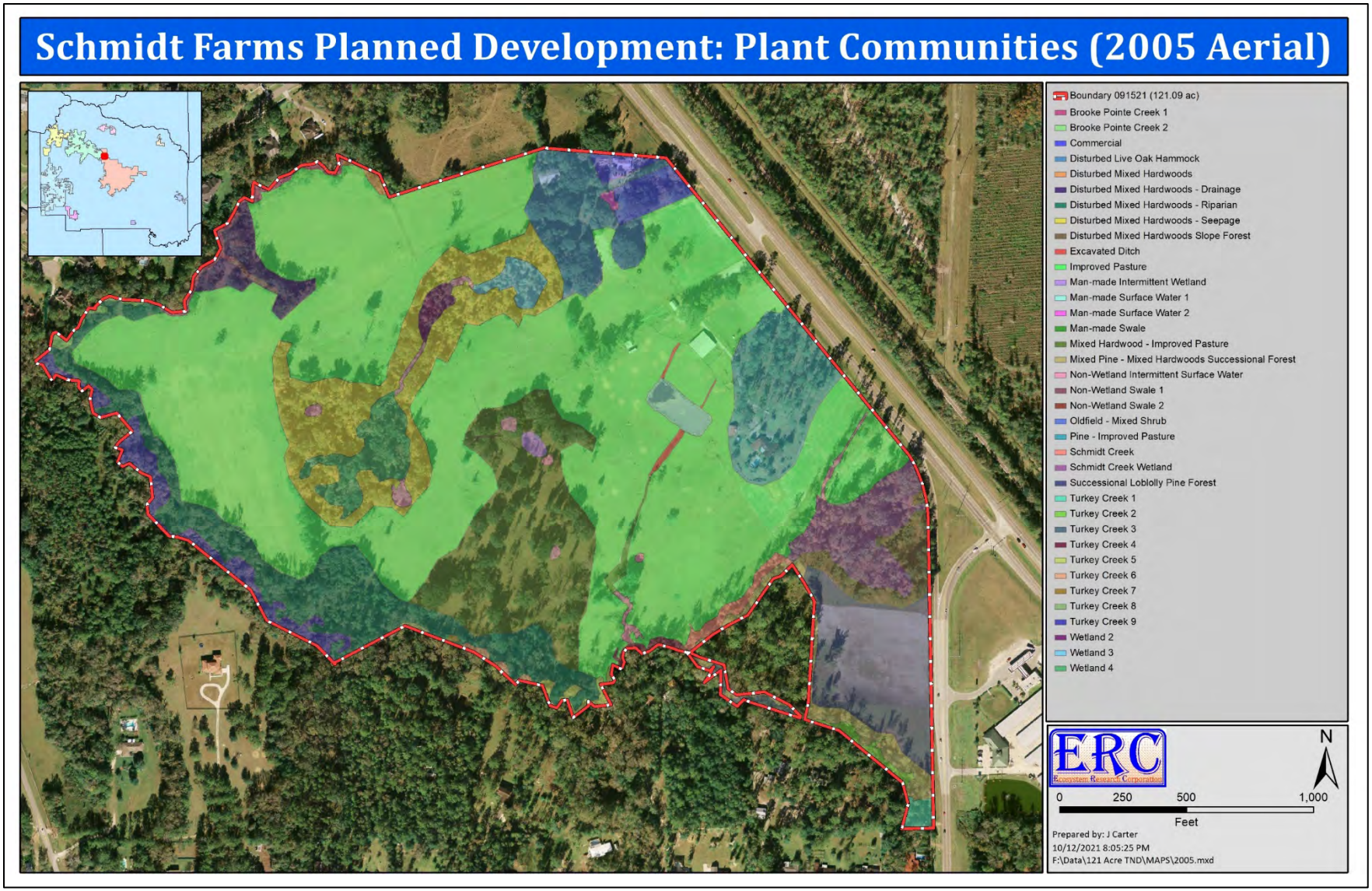


Figure 63. Plant communities on the Planning Parcel as shown on a 2005 historical aerial.

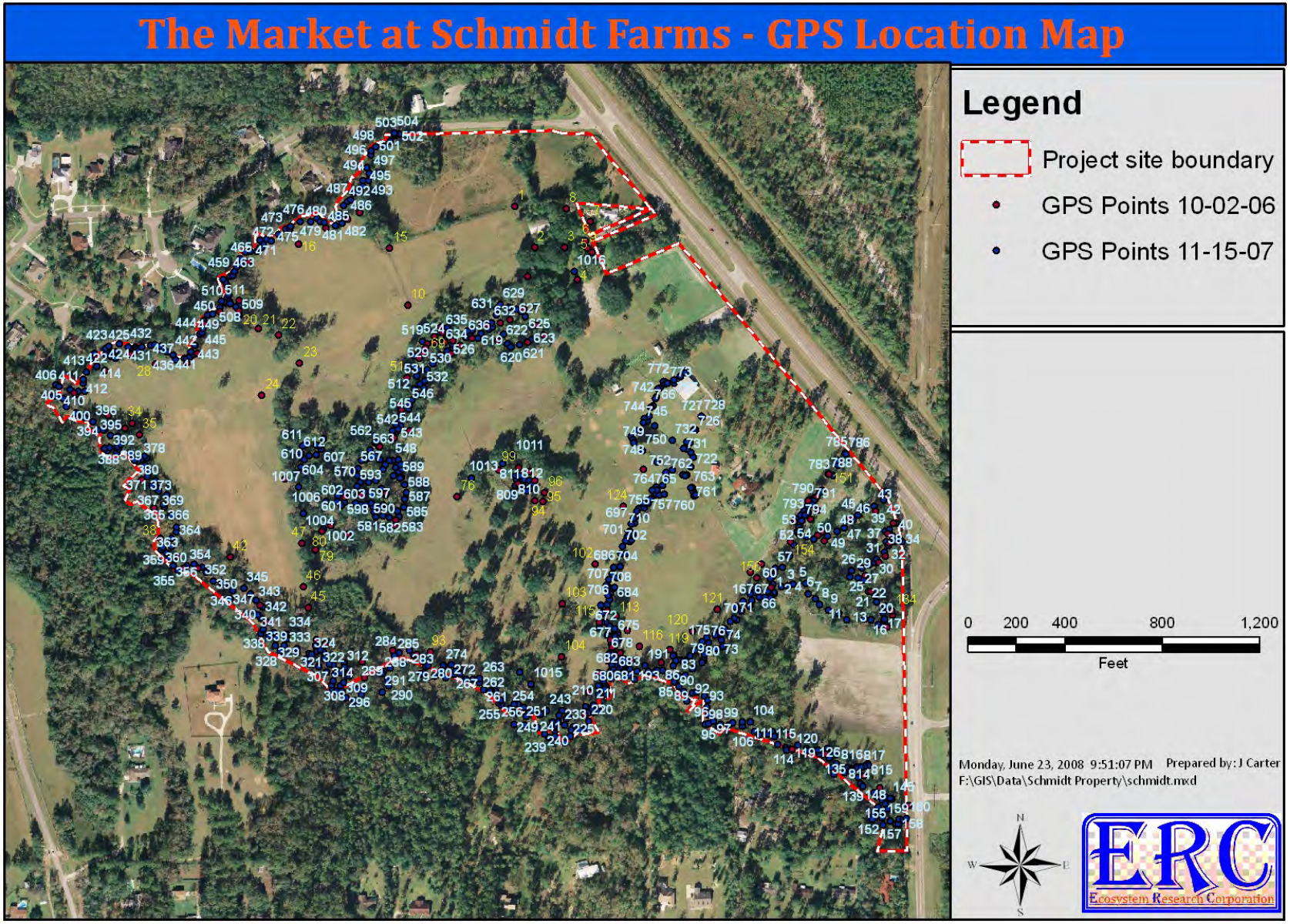


Figure 64. Location of jurisdiction flags from the 2008 survey.

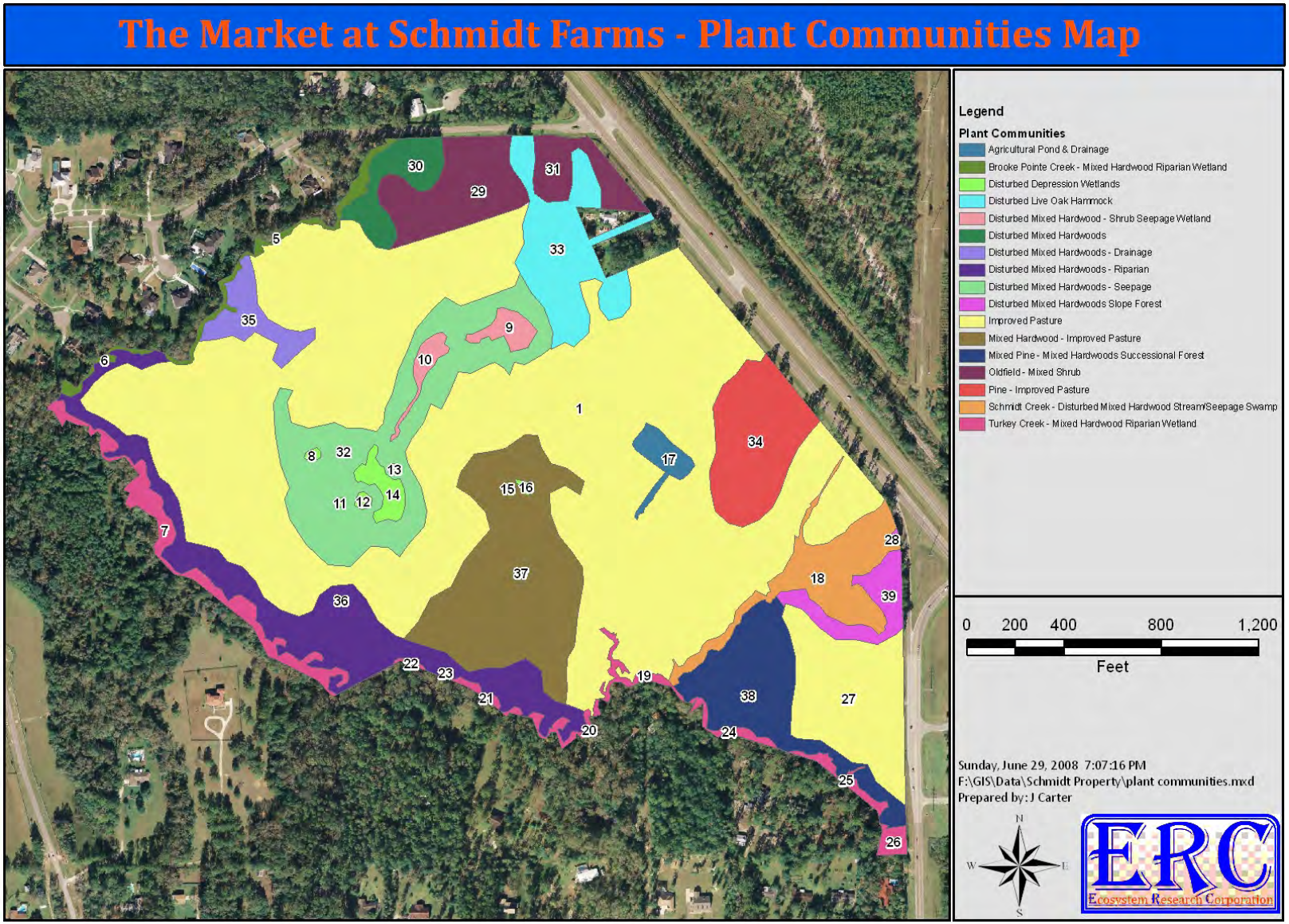


Figure 65. Delineated wetland and surface water polygons from the 2008 delineation procedure (see Table 5 for associated acreages).

Table 5. Wetland and surface water acreages shown for each polygon on Figure 65.

Description	Polygon	Acres
Agricultural Pond & Drainage	17	0.78
Agricultural Pond & Drainage Total		**0.78**
Brooke Pointe Creek - Mixed Hardwood Riparian Wetland	5	0.82
	6	0.23
Brooke Pointe Creek - Mixed Hardwood Riparian Wetland Total		**1.05**
Disturbed Depression Wetlands	8	0.06
	11	0.03
	12	0.09
	13	0.03
	14	0.67
	15	0.00
	16	0.06
Disturbed Depression Wetlands Total		**0.94**
Disturbed Live Oak Hammock	33	4.83
Disturbed Live Oak Hammock Total		**4.83**
Disturbed Mixed Hardwood - Shrub Seepage Wetland	9	0.59
	10	0.47
Disturbed Mixed Hardwood - Shrub Seepage Wetland Total		**1.06**
Disturbed Mixed Hardwoods	30	1.85
Disturbed Mixed Hardwoods Total		**1.85**
Disturbed Mixed Hardwoods - Drainage	35	1.57
Disturbed Mixed Hardwoods - Drainage Total		**1.57**
Disturbed Mixed Hardwoods - Riparian	36	7.91
Disturbed Mixed Hardwoods - Riparian Total		**7.91**
Disturbed Mixed Hardwoods - Seepage	32	9.45
Disturbed Mixed Hardwoods - Seepage Total		**9.45**
Disturbed Mixed Hardwoods Slope Forest	28	0.06
	39	1.56
Disturbed Mixed Hardwoods Slope Forest Total		**1.62**
Improved Pasture	1	62.26
	27	5.70
Improved Pasture Total		**67.97**
Mixed Hardwood - Improved Pasture	37	9.93
Mixed Hardwood - Improved Pasture Total		**9.93**
Mixed Pine - Mixed Hardwoods Successional Forest	38	4.98
Mixed Pine - Mixed Hardwoods Successional Forest Total		**4.98**
Oldfield - Mixed Shrub	29	3.74
	31	1.70
Oldfield - Mixed Shrub Total		**5.44**

Description	Polygon	Acres
Pine - Improved Pasture	34	4.66
Pine - Improved Pasture Total		**4.66**
Schmidt Creek - Disturbed Mixed Hardwood Stream/Seepage Swamp	18	3.69
Schmidt Creek - Disturbed Mixed Hardwood Stream/Seepage Swamp Total		**3.69**
Turkey Creek - Mixed Hardwood Riparian Wetland	7	2.03
	19	0.38
	20	0.32
	21	0.16
	22	0.05
	23	0.03
	24	0.27
	25	0.35
	26	0.30
Turkey Creek - Mixed Hardwood Riparian Wetland Total		**3.88**
Grand Total		**131.61**

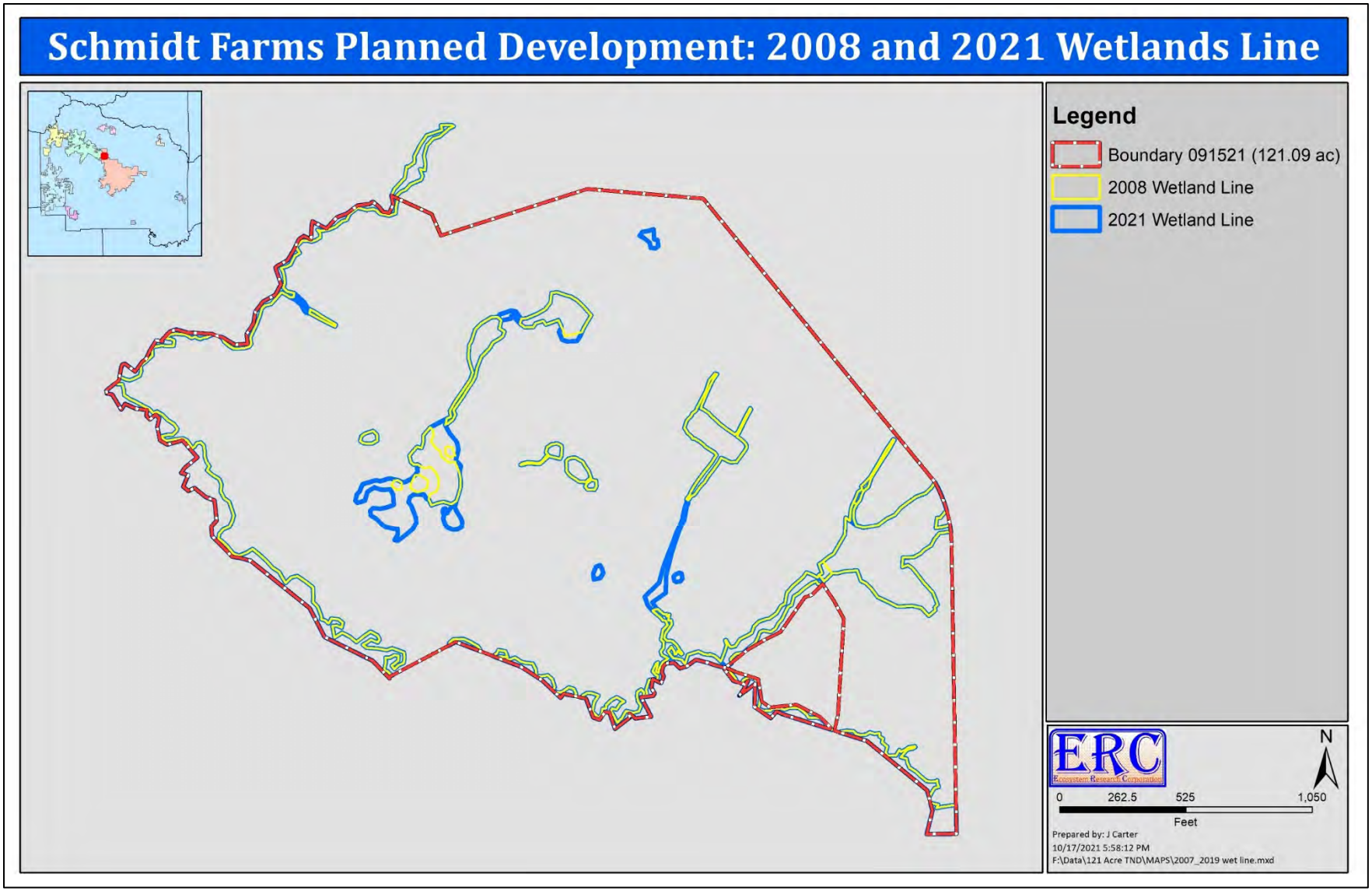


Figure 66. Comparison of 2008 and 2021 jurisdiction lines.

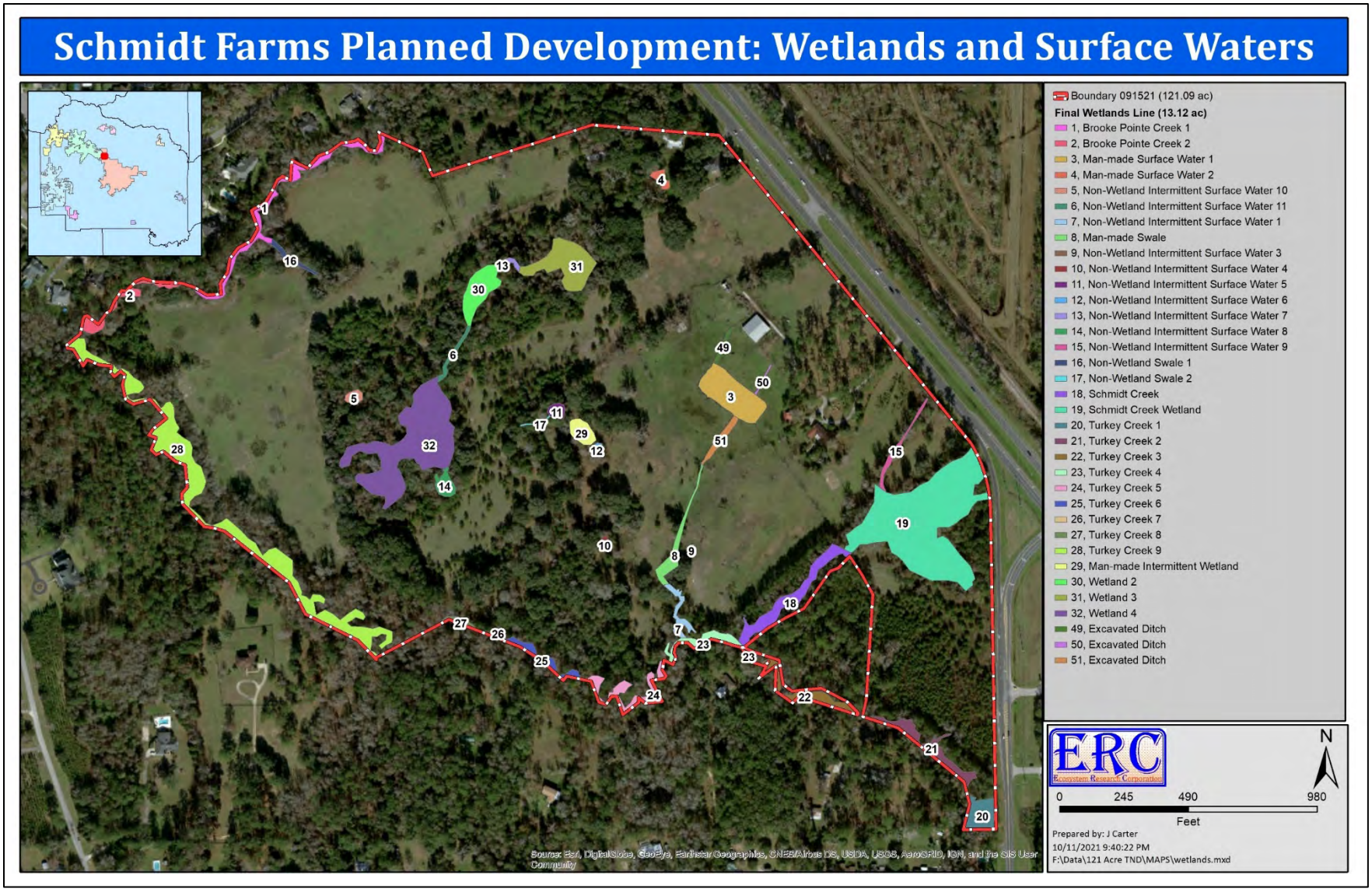


Figure 67. Wetlands and surface waters within the Project Site (see Table 6 for associated acreages).

Table 6. Wetland and surface water acreages shown for each polygon on Figure 67.

Type	Description	Polygon	Acres
Brooke Pointe Creek: Disturbed Mixed Hardwood Riparian Surface Water	Brooke Pointe Creek 1	1	0.51
	Brooke Pointe Creek 2	2	0.23
	TOTAL		**0.74**
Man-made Surface Water	Excavated Ditch	49	0.11
		50	0.02
		51	0.04
	Man-made Surface Water 1	3	0.67
	Man-made Surface Water 2	4	0.07
	TOTAL		**0.90**
Non-Wetland Intermittent Surface Water	Non-Wetland Surface Water 10	5	0.06
	Non-Wetland Surface Water 11	6	0.08
	Non-Wetland Surface Water 1	7	0.14
	Non-Wetland Surface Water 3	9	0.02
	Non-Wetland Surface Water 4	10	0.04
	Non-Wetland Surface Water 5	11	0.07
	Non-Wetland Surface Water 6	12	0.03
	Non-Wetland Surface Water 7	13	0.06
	Non-Wetland Surface Water 8	14	0.13
	Non-Wetland Surface Water 9	15	0.11
	TOTAL		**0.75**
Non-Wetland Swale: Drainage Features	Man-made Swale	8	0.21
	Non-Wetland Swale 1	16	0.08
	Non-Wetland Swale 2	17	0.01
	TOTAL		**0.30**
Schmidt Creek: Disturbed Mixed Hardwood Riparian Surface Water	Schmidt Creek	18	0.50
	TOTAL		**0.50**
Schmidt Creek Wetland: Disturbed Mixed Hardwood Seepage Wetland	Schmidt Creek Wetland	19	3.08
	TOTAL		**3.08**
Turkey Creek: Disturbed Mixed Hardwood Riparian Surface Water	Turkey Creek 1	20	0.30
	Turkey Creek 2	21	0.35
	Turkey Creek 4	23	0.21
	Turkey Creek 5	24	0.32
	Turkey Creek 6	25	0.16
	Turkey Creek 7	26	0.03
	Turkey Creek 8	27	0.05
	Turkey Creek 9	28	2.03
	TOTAL		**3.45**
Man-made Intermittent Surface Water	Man-made Intermittent Pond	29	0.16
	TOTAL		**0.16**

Type	Description	Polygon	Acres
Isolated Mixed Hardwood Seepage Wetland	Wetland 2	30	0.39
	Wetland 3	31	0.65
	TOTAL		**1.04**
Isolated Mixed Hardwood Intermittently Flooded Seepage Wetlands and Surface Waters	Wetland 4	32	1.92
	TOTAL		**1.92**
GRAND TOTAL			**12.83**

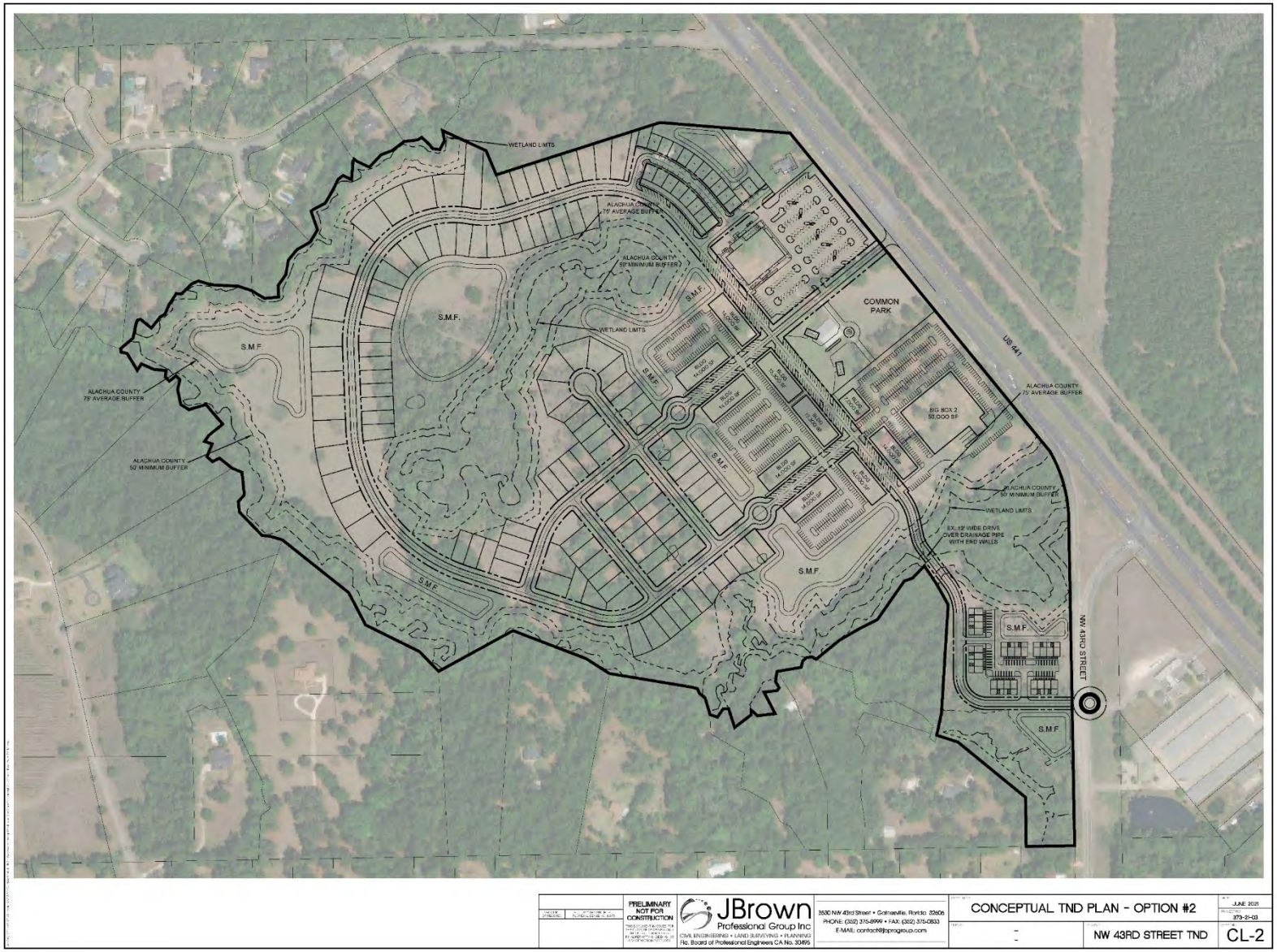


Figure 68. Preliminary site development plan.

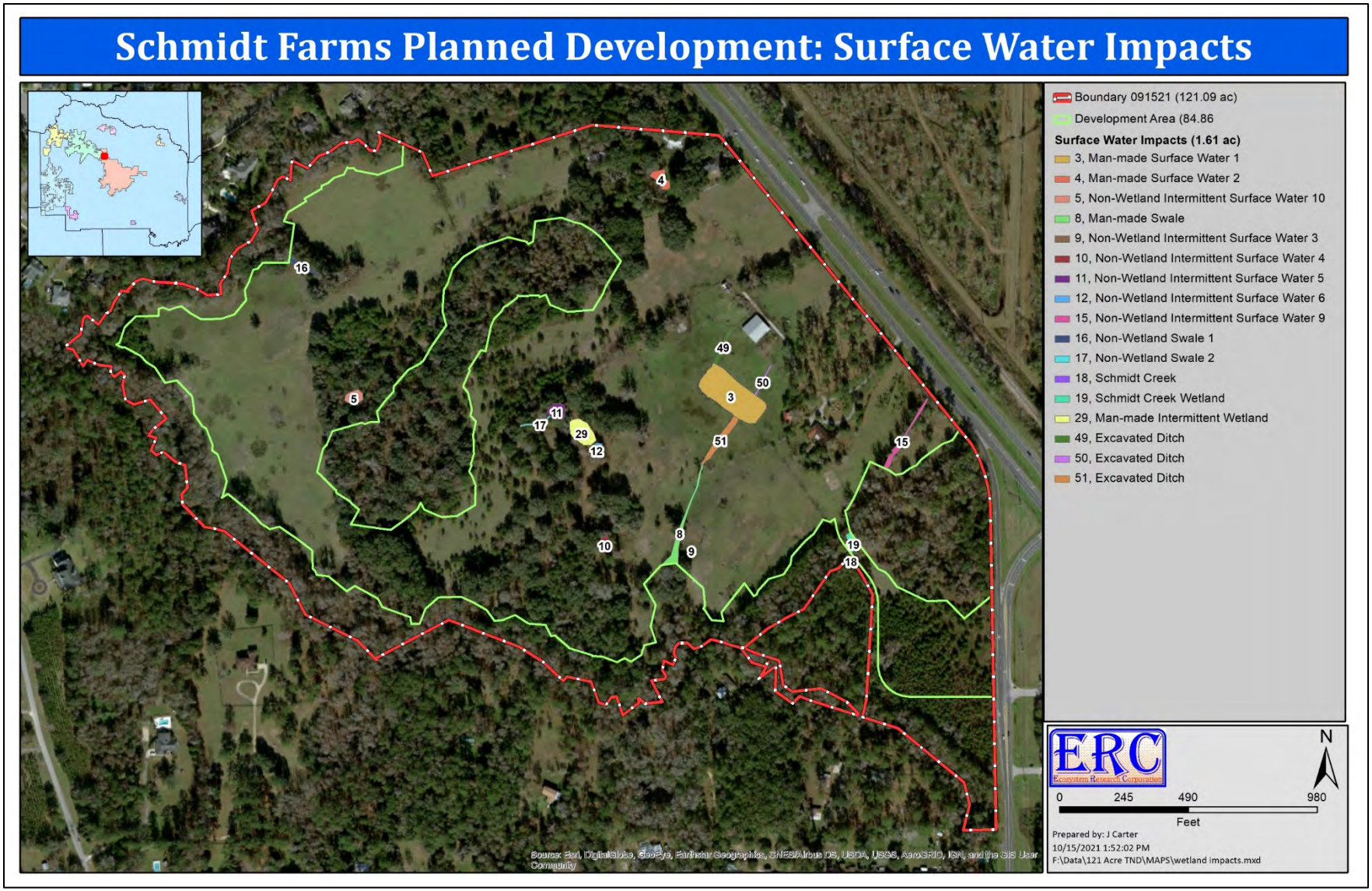


Figure 69. Surface water impacts proposed in response to Project Site development (see Table 7 for associated acreages).

Table 7. Surface water impacts and associated acreages by polygon for surface waters shown on Figure 69.

Type	Description	Polygon	Acres
Man-made Surface Water	Excavated Ditch	49	0.038
		50	0.016
		51	0.109
	Man-made Surface Water 1 (Ag Pond)	3	0.668
	Man-made Surface Water 2 (Fishpond)	4	0.069
	TOTAL		**0.901**
Non-Wetland Intermittent Surface Water	Non-Wetland Intermittent Surface Water 3	9	0.024
	Non-Wetland Intermittent Surface Water 4	10	0.039
	Non-Wetland Intermittent Surface Water 5	11	0.071
	Non-Wetland Intermittent Surface Water 6	12	0.033
	Non-Wetland Intermittent Surface Water 9	15	0.082
	TOTAL		**0.249**
Non-Wetland Swale	Man-made Swale	8	0.135
	Non-Wetland Swale 1	16	0.036
	Non-Wetland Swale 2	17	0.014
	TOTAL		**0.185**
Schmidt Creek	Schmidt Creek Surface Water	18	0.000
	Schmidt Creek Surface Water	19	0.053
	TOTAL		**0.053**
Man-made Landscape Depression	Man-made Intermittent Surface Water	29	0.163
	TOTAL		**0.163**
TOTAL WETLAND IMPACTS			**1.551**

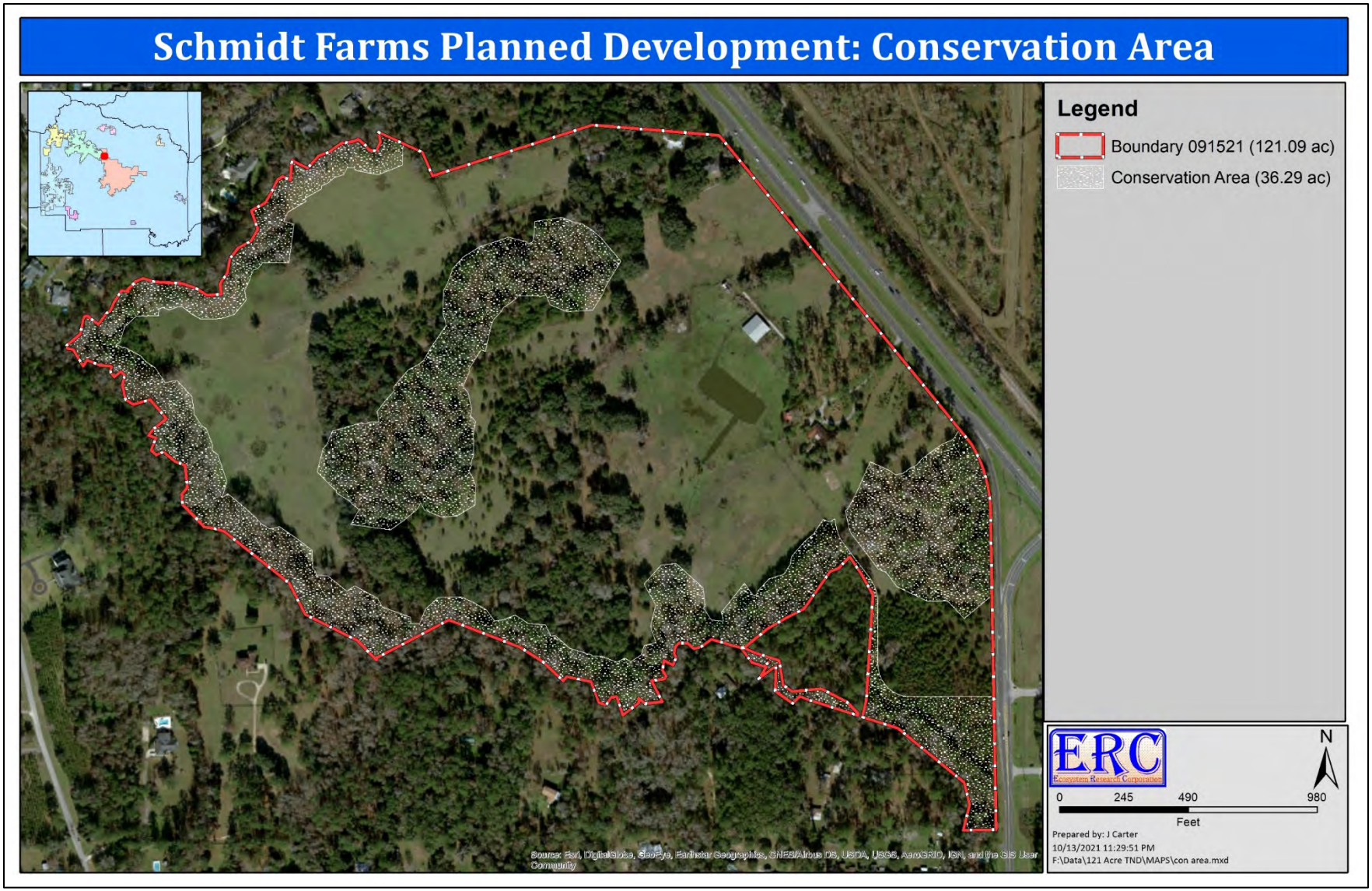


Figure 70. Proposed conservation easement.

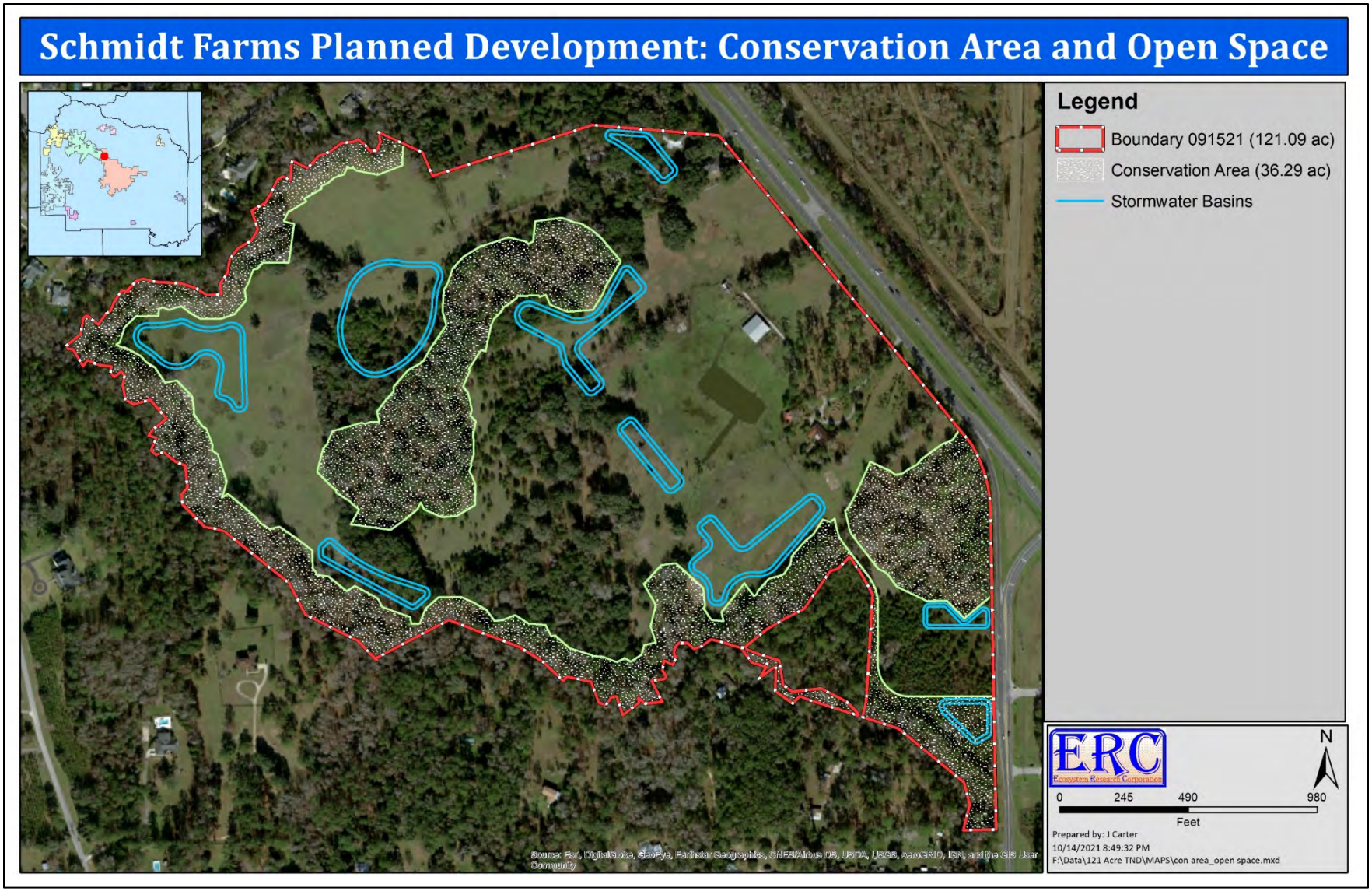


Figure 71. Conservation easement and surface waters to be created on the Planning Parcel.

ATTACHMENT 1: Public Notice Issued 26 January 2009

City of Alachua

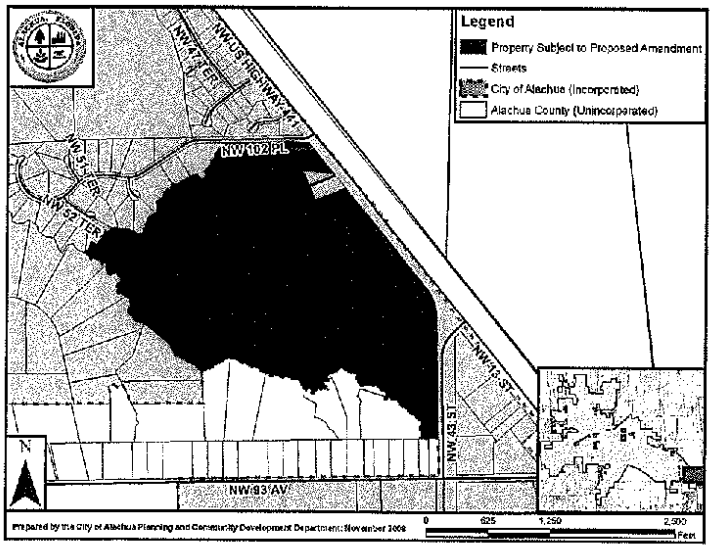
PUBLIC NOTICE
NOTICE OF ENACTMENT OF AN ORDINANCE
OF THE CITY OF ALACHUA, FLORIDA

The City of Alachua City Commission will hold a public hearing on a proposed ordinance on January 26, 2009 at 7:00 p.m. The hearing will be held in the Commission Chambers of City Hall, at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 09 12

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE LARGE SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP, 2015; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION FROM AGRICULTURE (±92.23 ACRES) AND COMMERCIAL (±39.37 ACRES) TO COMMERCIAL (±50.81 ACRES), CONSERVATION (±37.06 ACRES), AND MODERATE DENSITY RESIDENTIAL (±43.73 ACRES) ON FIVE PARCELS OF LAND THAT TOTAL ±131.6 ACRES; LOCATED AT 9900 NW US HIGHWAY 441, ALACHUA, FLORIDA, WEST OF THE INTERSECTION OF NW US HIGHWAY 441 AND NW 43RD STREET AND THE DEERHAVEN POWER PLANT. TAX PARCEL NUMBERS 05936-001-000; 05936-001-001; 05936-006-000; 05936-007-000; 05945-000-000; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; PROVIDING AN EFFECTIVE DATE.



P.O. Box 9 ❖ Alachua, Florida 32616-0009
Phone: (386) 418-6121 ❖ Fax: (386) 418-6130

City of Alachua

At the public hearing, all interested parties may appear and be heard with respect to the proposed ordinance. Copies of the proposed ordinance, the Staff Report, and related materials are available for public inspection at the Planning and Community Development Department or at the Office of the City Clerk, 15100 NW 142nd Terrace, on any regular business day between the hours of 8:00 a.m. to 4:30 p.m. the Thursday prior to the City Commission meeting. **Written comments on the proposed ordinance may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua FL 32616.** Notice is given pursuant to Section 286.0105, Florida Statutes, that in order to appeal any decision made at these public hearings, you will need to ensure that a verbatim record is made. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.

P.O. Box 9 ❖ Alachua, Florida 32616-0009
Phone: (386) 418-6121 ❖ Fax: (386) 418-6130

B. FIRST READING AND FIRST PUBLIC HEARING OF ORDINANCE 09 11: A REQUEST BY C. DAVID COFFEY, P.A., AGENT FOR 441 DEVELOPMENT GROUP OF ALACHUA COUNTY, LLC, OWNER, FOR CONSIDERATION OF A LARGE SCALE COMPREHENSIVE PLAN AMENDMENT (LSCPA) TO THE CITY OF ALACHUA FUTURE LAND USE MAP FROM ALACHUA COUNTY RURAL CLUSTER TO CITY OF ALACHUA COMMUNITY COMMERCIAL (±17.65 ACRES) AND RESIDENTIAL MODERATE DENSITY (±21.63 ACRES). THE ±39.28 ACRE SUBJECT PROPERTY FOR THE PROPOSED LARGE SCALE COMPREHENSIVE PLAN AMENDMENT IS LOCATED BETWEEN THE SOUTHERLY RIGHT-OF-WAY OF US HIGHWAY 441 AND THE TURKEY CREEK DEVELOPMENT OF REGIONAL IMPACTS AND WEST OF THE INTERSECTION OF TURKEY CREEK BOULEVARD AND U.S. HWY 441, ALACHUA, FLORIDA. EXISTING FLUM: ALACHUA COUNTY RURAL CLUSTER; ZONING: ALACHUA COUNTY HIGHWAY ORIENTED BUSINESS (BH); A PORTION OF TAX PARCEL NO. 05898-000-000. (THIS IS A LEGISLATIVE HEARING)

i. FIRST READING. ORDINANCE 09 11; CONSIDERATION OF APPROVAL OF THE ABOVE STATED ORDINANCE
ii. PUBLIC HEARING TO CONSIDER ADOPTION OF THE ABOVE-REFERENCED ORDINANCE

C. FIRST READING AND FIRST PUBLIC HEARING OF ORDINANCE 09 12: A REQUEST BY CAUSSEAUX, HEWETT, & WALPOLE, INC., AGENT FOR MESA-SAND REALTY, LLC, JULE L. SCHMIDT, AS CO-PERSONAL REPRESENTATIVE AND AS SUCCESSOR CO-TRUSTEE, PATRICIA M. SCHMIDT RICHARD, AS CO-PERSONAL REPRESENTATIVE AND AS SUCCESSOR CO-TRUSTEE, THOMAS ALAN SCHMIDT, AS CO-PERSONAL REPRESENTATIVE AND AS SUCCESSOR CO-TRUSTEE, HERBERT MATILSKY AND BARBARA MATILSKY, OWNERS, FOR CONSIDERATION OF A LARGE SCALE COMPREHENSIVE PLAN AMENDMENT (LSCPA) TO THE CITY OF ALACHUA FUTURE LAND USE MAP FROM AGRICULTURE (±92.23 ACRES) AND COMMERCIAL (±39.37 ACRES) TO COMMERCIAL (±50.81 ACRES), CONSERVATION (±37.06 ACRES), AND MODERATE DENSITY RESIDENTIAL (±43.73 ACRES). THE ±131.6 ACRE SUBJECT PROPERTY FOR THE PROPOSED AMENDMENT IS LOCATED AT 9900 NW US HIGHWAY 441, ALACHUA, FLORIDA. EXISTING FLUM: AGRICULTURE AND COMMERCIAL; ZONING: AGRICULTURE AND COMMERCIAL INTENSIVE (CI); TAX PARCEL NOS. 05936-001-000; 05936-001-001; 05936-006-000; 05936-007-000; 05945-000-000 (THIS IS A LEGISLATIVE HEARING).

i. FIRST READING, ORDINANCE 09 12; CONSIDERATION OF APPROVAL OF THE ABOVE STATED ORDINANCE
ii. PUBLIC HEARING TO CONSIDER ADOPTION OF THE ABOVE-REFERENCED ORDINANCE

D. FIRST READING AND FIRST PUBLIC HEARING, ORDINANCE 09 13: A REQUEST BY CAUSSEAUX, HEWETT & WALPOLE, INC. FOR CONSIDERATION OF A TEXT AMENDMENT TO THE CITY OF ALACHUA COMPREHENSIVE PLAN TO AMEND OBJECTIVE 1.6 OF THE FUTURE LAND USE ELEMENT TO ALLOW PRIVATELY OWNED RECREATIONAL LANDS IN THE RECREATION FUTURE LAND USE MAP CATEGORY, AND AMEND POLICY 1.6.D OF THE

FUTURE LAND USE ELEMENT TO LIMIT THE FLOOR AREA RATIO FOR PRIVATELY OWNED RECREATIONAL LANDS IN THE FUTURE LAND USE MAP CATEGORY

i. FIRST READING, ORDINANCE 09 13; CONSIDERATION OF APPROVAL OF THE ABOVE STATED ORDINANCE
ii. PUBLIC HEARING TO CONSIDER ADOPTION OF THE ABOVE-REFERENCED ORDINANCE

E. **FIRST READING AND FIRST PUBLIC HEARING OF ORDINANCE 09 14: A REQUEST BY CAUSSEAUX, HEWETT, & WALPOLE, INC., AGENT FOR MEGAHEE ENTERPRISES, LTD., LLLP, OWNER, FOR CONSIDERATION OF A LARGE SCALE COMPREHENSIVE PLAN AMENDMENT (LSCPA) TO THE CITY OF ALACHUA FUTURE LAND USE MAP FROM AGRICULTURE AND COMMERCIAL TO COMMERCIAL (±90 ACRES), RESIDENTIAL MEDIUM DENSITY (±36.1 ACRES), RESIDENTIAL MODERATE DENSITY (±174.5 ACRES), CONSERVATION (±115 ACRES), AND RECREATION (±107 ACRES). THE ±523 ACRE SUBJECT PROPERTY FOR THE PROPOSED LARGE SCALE COMPREHENSIVE PLAN AMENDMENT IS LOCATED NORTH OF U.S. HWY 441 AND ADJACENT TO AND ON THE EAST AND WEST SIDE OF INTERSTATE HWY 75, ALACHUA, FLORIDA. EXISTING FLUM: AGRICULTURE AND COMMERCIAL; ZONING: AGRICULTURE (A) AND COMMERCIAL INTENSIVE (CI); TAX PARCEL NO.S 03008-000-000, 03020-000-000, 03049-000-000, 03066-004-000, AND 03067-001-000 (THIS IS A LEGISLATIVE HEARING)**

i. FIRST READING, ORDINANCE 09 14; CONSIDERATION OF APPROVAL OF THE ABOVE STATED ORDINANCE
ii. PUBLIC HEARING TO CONSIDER ADOPTION OF THE ABOVE-REFERENCED ORDINANCE

V. AGENDA ITEMS

NONE SCHEDULED

VI. COMMENTS FROM CITIZENS ON SUBJECT OF CHOICE

(Please Limit to 3 Minutes. Any citizen who did not speak during the Citizen Comments period at the beginning of the meeting may do so at this time.)

VII. COMMENTS FROM CITY MANAGER

VIII. COMMISSION COMMENTS/DISCUSSION

ADJOURN

Mr. Stubbs confirms for Vice-Mayor Burgess that a wetland pond is located on the subject property, but there are no springs. Mr. Stubbs notes there are protection standards in the Comprehensive Plan and the Land Development Regulations. Miss Portal states the City of Alachua has excellent policies and a lot of opportunity for setback and environmental resource protection in the planning process.

Vice-Mayor Burgess moves to approve Ordinance 09 11 on First Reading stating this Commission finds this application for a Large Scale Comprehensive Plan Amendment (LSCPA) to be consistent with the City of Alachua Comprehensive Plan and with a requirement that a text amendment concurrent with adoption of the proposed LSCPA limiting the development potential of the property to less than the current Development of Regional Impact (DRI) threshold would be necessary, and authorize staff to transmit the proposed LSCPA to the Florida Department of Community Affairs; Commissioner Coerper seconds the motion.

Motion carries 4-0 on roll call vote.

C. **FIRST READING AND FIRST PUBLIC HEARING OF ORDINANCE 09 12: A REQUEST BY CAUSSEAUX, HEWETT, & WALPOLE, INC., AGENT FOR MESA-SAND REALTY, LLC, JULE L. SCHMIDT, AS CO-PERSONAL REPRESENTATIVE AND AS SUCCESSOR CO-TRUSTEE, PATRICIA M. SCHMIDT RICHARD, AS CO-PERSONAL REPRESENTATIVE AND AS SUCCESSOR CO-TRUSTEE, THOMAS ALAN SCHMIDT, AS CO-PERSONAL REPRESENTATIVE AND AS SUCCESSOR CO-TRUSTEE, HERBERT MATILSKY AND BARBARA MATILSKY, OWNERS, FOR CONSIDERATION OF A LARGE SCALE COMPREHENSIVE PLAN AMENDMENT (LSCPA) TO THE CITY OF ALACHUA FUTURE LAND USE MAP FROM AGRICULTURE (±92.23 ACRES) AND COMMERCIAL (±39.37 ACRES) TO COMMERCIAL (±50.81 ACRES), CONSERVATION (±37.06 ACRES), AND MODERATE DENSITY RESIDENTIAL (±43.73 ACRES). THE ±131.6 ACRE SUBJECT PROPERTY FOR THE PROPOSED AMENDMENT IS LOCATED AT 9900 NW US HIGHWAY 441, ALACHUA, FLORIDA. EXISTING FLUM: AGRICULTURE AND COMMERCIAL; ZONING: AGRICULTURE AND COMMERCIAL INTENSIVE (CI); TAX PARCEL NOS. 05936-001-000; 05936-001-001; 05936-006-000; 05936-007-000; 05945-000-000 (THIS IS A LEGISLATIVE HEARING).**

i. FIRST READING, ORDINANCE 09 12; CONSIDERATION OF APPROVAL OF THE ABOVE STATED ORDINANCE
ii. PUBLIC HEARING TO CONSIDER ADOPTION OF THE ABOVE-REFERENCED ORDINANCE

First reading of Ordinance 09 12 by title only for public record by City Attorney Rush.

City Planner Justin Tabor gives a brief overview of the above-referenced item noting the subject property contains one single family residence and accessory structures typical of agricultural activities, and has most recently been used for cattle grazing. According to the applicant, the proposed land use change would result in a mix of residential and non-residential uses and provide for the protection of the most significant natural areas. Mr. Tabor reviews maps showing the adjacent properties and their land use. The Planning and Zoning Board held a public hearing on

this item on December 16, 2008 and voted 5-0 for approval and transmittal to the City Commission with a requirement that a text amendment concurrent with the adoption of the proposed LSCPA limiting the development potential of the property to less than the current Development (DRI) thresholds would be necessary. Mr. Tabor notes that the concerns of the citizens in attendance at the Planning and Zoning Board meeting are summarized and in the Agenda packets, staff report, and the minutes from the meeting.

Gerry Dedenbach, with Causseaux, Hewett, & Walpole, Inc., agent for the applicant, gives a Power Point presentation outlining what is being proposed for this property beginning with a timeline of the land use change process. He notes a neighborhood meeting was held on the proposed changes, as well as a subsequent meeting. By moving the commercial areas away from the residential areas and into the core, large conservation areas were created. He notes three main concerns: 1) Surface water flow; 2) Conservation area behind Brooke Point; and 3) NW 102nd Place access.

Mr. Tabor continues with the staff report reviewing site suitability, needs analysis, urban sprawl analysis, public facilities impacts, consistency with the Comprehensive Plan, and DRI related issues.

Commissioner Coerper comments on the drainage on the subject property.

Mayor Calderwood notes for the record that they have received William Burger's letter, respectfully submitted by the Brooke Pointe Home Owners Association, noting three (3) concerns.

William Burger states the Commission has effectively raised the major concerns that the homeowners have about the subject property, especially potential flooding and the entrance to Brooke Pointe. He commends Mr. Dedenbach for the neighborhood meetings.

Pam Connolly respectively requests that maximum consideration be given to the conservation area, light pollution, and noise abatement, as well as the setback from wetlands, buffering, and stormwater management.

Richard Beardsley presents a letter to the Commission and comments on what draws people to this part of Alachua County. He is against approval of this Ordinance.

Karen Arington presents a letter to the Commission. She states the proposed development should not be approved.

Rupert Murphy states he is opposed to this development; he sees their way of life being destroyed and he objects to it.

Amy Ellis comments she is glad to see the Commission is looking closely at the creek on the subject property; she would like to see where it goes.

Shanna Johnson presents a letter to the Commission and reads it aloud. She requests that the Commission consider other options that bring better benefits to this area.

Mr. Dedenbach addresses the concerns that were noted by the citizens.

Commissioner Coerper moves to extend the meeting tonight until it ends no matter what time that is; Vice-Mayor Burgess seconds the motion.

Passed by unanimous consent.

Pete Wallace comments on the wetlands on the subject property noting they had put every possible place in conservation and this will be allowed to naturally succeed.

Commissioner Hills moves to approve Ordinance 09 12 on First Reading stating this Commission finds this application for a Large Scale Comprehensive Plan Amendment (LSCPA) to the City of Alachua Future Land Use Map to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations, with a requirement that a text amendment concurrent with the adoption of the proposed LSCPA limiting the development potential of the property to less than the current Development of Regional Impact (DRI) thresholds would be necessary, and authorize staff to transmit the proposed amendment to the Florida Department of Community Affairs; Commissioner Coerper seconds the motion.

Motion carries 4-0 on roll call vote.

D. FIRST READING AND FIRST PUBLIC HEARING, ORDINANCE 09 13: A REQUEST BY CAUSSEAUX, HEWETT & WALPOLE, INC. FOR CONSIDERATION OF A TEXT AMENDMENT TO THE CITY OF ALACHUA COMPREHENSIVE PLAN TO AMEND OBJECTIVE 1.6 OF THE FUTURE LAND USE ELEMENT TO ALLOW PRIVATELY OWNED RECREATIONAL LANDS IN THE RECREATION FUTURE LAND USE MAP CATEGORY, AND AMEND POLICY 1.6.D OF THE FUTURE LAND USE ELEMENT TO LIMIT THE FLOOR AREA RATIO FOR PRIVATELY OWNED RECREATIONAL LANDS IN THE FUTURE LAND USE MAP CATEGORY

i. FIRST READING, ORDINANCE 09 13; CONSIDERATION OF APPROVAL OF THE ABOVE STATED ORDINANCE
ii. PUBLIC HEARING TO CONSIDER ADOPTION OF THE ABOVE-REFERENCED ORDINANCE

First reading of Ordinance 09 13 by title only for public record by City Attorney Rush.

Planning Director Kathy Winburn gives a brief overview of the above-referenced item noting Objective 1.6 currently reads as follows: Recreation: the City of Alachua shall designate a Recreation land use category for all publicly owned recreational lands, however, in order to provide the opportunity for recreation activities, recreational uses may be allowed outside of the Recreation land use category. The new language, underlined and in bold text, for the proposed Objective 1.6 is "...for all publicly **or privately** owned recreational lands...". Mrs. Winburn notes it is common in other local governments to allow privately owned recreational lands in a Recreation Future Land Use Map category and states the proposed amendment would bring the

ATTACHMENT 2: ERP and District Staff Report (December 23, 2008)

LOUIS SHIVER
Chairman
Mayo, Florida

J.P. MAULTSBY
Vice Chairman
Madison, Florida

GEORGIA JONES
Secretary/Treasurer
Lake City, Florida

DON CURTIS
Lake Bird, Florida

C. LINDEN DAVIDSON
Lamont, Florida

HEATH DAVIS
Cedar Key, Florida

N. DAVID FLAGG
Gainesville, Florida

OLIVER J. LAKE
Lake City, Florida

DON QUINCEY, JR.
Chiefland, Florida

DAVID STILL
Executive Director
Lake City, Florida

SUWANNEE RIVER WATER MANAGEMENT DISTRICT

December 23, 2008

Myers Sand Realty, LLC
2220 N. Meridian St.
Indianapolis, IN 46208

Subject: Approval of Conceptual Environmental Resource Permit Application Number ERP08-0278, The Market at Schmidt Farms, Alachua County

Dear Applicant:

The Suwannee River Water Management District (District) proposes to issue Conceptual Environmental Resource Permit Number 08-0278 for your project located in Township 8 South, Range 19 East, Sections 34 and 35 26, in Alachua County. This proposed action is subject to final Governing Board approval at their regularly scheduled meeting on January 13, 2009.

Persons considered to be potentially affected by this proposed agency action may request an administrative hearing. The request must be in writing and must adhere to the guidelines set forth in Chapter 28-106, Florida Administrative Code. Please see the enclosed Notice of Rights. All requests for administrative hearings are required to be sent to the Suwannee River Water Management District, 9225 County Road 49, Live Oak, Florida 32060. Questions regarding the proposed action should be directed to the Department of Resource Management, 386.362.1001.

Sincerely,

Jon Dinges, P.E.
Director, Resource Management

Enclosure
JD/rl
cc: Mark Lyman, Lochrane
Property Owners
Alachua County Board of Commissioners
Certified Mail Receipt #: 7006 2760 0004 8243 4050

RECYCLED PAPER

Water for Nature, Water for People
9225 CR 49 • LIVE OAK, FLORIDA 32060 • TELEPHONE 386/362-1001 • 800/226-1066 (FL) • FAX 386/362-1056
mysuwanneeriver.com

SUWANNEE RIVER WATER MANAGEMENT DISTRICT

January 13, 2009

Myers Sand Realty, LLC
2220 N. Meridian St.
Indianapolis, IN 46208

Subject: Approval of Environmental Resource Permit Application Number ERP08-0278, The Market at Schmidt Farms, Alachua County

Dear Applicant:

Enclosed is your permit for the above referenced project. This permit was issued for a period of five years. Please pay close attention to the conditions of your permit.

Substantially affected persons are entitled to request an administrative hearing pursuant to ss.120.57 (1), Florida Statutes (F.S.), and Chapter 28, Florida Administrative Code, if they object to the Suwannee River Water Management District's (District) actions. Failure to request a hearing within 21 days will constitute a waiver of your right to request such a hearing. In addition, the District will presume that permittee waives Chapter 120, F.S., rights to object or appeal the action upon commencement of construction authorized by the permit. This permit does not alleviate you from having to obtain all other clearances, permits, or authorizations required by any unit of local, state, or federal government.

If you wish, we will visit with you on site to discuss the terms of the permit, review existing pre-construction conditions, and answer any questions you may have prior to beginning work. To schedule a pre-construction meeting, please contact me.

If you have any questions regarding this, please call me at 386.362.1001.

Sincerely,

Jon Dinges, P.E.
Director, Resource Management

JD/rl
Enclosures
cc: Mark Lyman, Lochrane
Property Owners
Certified Mail Receipt #: 7008 1300 0001 7731 8156

LOUIS SHIVER
Chairman
Mayo, Florida

J.P. MAULTSBY
Vice Chairman
Madison, Florida

GEORGIA JONES
Secretary/Treasurer
Lake City, Florida

DON CURTIS
Lake Bird, Florida

C. LINDEN DAVIDSON
Lamont, Florida

HEATH DAVIS
Cedar Key, Florida

N. DAVID FLAGG
Gainesville, Florida

OLIVER J. LAKE
Lake City, Florida

DON QUINCEY, JR.
Chiefland, Florida

DAVID STILL
Executive Director
Lake City, Florida

Water for Nature, Water for People

9225 CR 49 • LIVE OAK, FLORIDA 32060 • TELEPHONE 386/362-1001 • 800/226-1066 (FL) • FAX 386/362-1056
mysuwanneeriver.com

RECYCLED PAPER

SUWANNEE
RIVER
WATER
MANAGEMENT
DISTRICT
9225 CR 49
LIVE OAK, FLORIDA 32060
TELEPHONE: (386) 362-1001
TELEPHONE: 800-226-1066
FAX (386) 362-1056

CONCEPTUAL PERMIT

PERMITTEE:
MYERS SAND REALTY, LLC
2220 N. MERIDIAN ST.
INDIANAPOLIS, IN 46208

PERMIT NUMBER: ERP08-0278
DATE ISSUED: 01/13/2009
DATE EXPIRES: 01/13/2014
COUNTY: ALACHUA
TRS: S34/T8S/R19E, S35/T8S/R19E

PROJECT: THE MARKET AT SCHMIDT FARMS

Approved entity to whom operation and maintenance may be transferred pursuant to rule 40B-4.1130, Florida Administrative Code (F.A.C.):

MYERS SAND REALTY, LLC
2220 N. MERIDIAN ST.
INDIANAPOLIS, IN 46208

Based on information provided, the Suwannee River Water Management District's (District) rules have been adhered to and an environmental resource conceptual permit is in effect for the permitted activity description below:

This permit authorizes a 0.882-acre wetland creation area, and 36.38 acres of wetlands and upland buffers to be placed in a conservation easement as mitigation for 0.88 acres of wetland impacts. The project will be completed in a manner consistent with the application package completed on December 3, 2008, by Myers Sand Realty, LLC, and satisfying the criteria in Chapters 40B-4 and 40B-400, Florida Administrative Code.

It is your responsibility to ensure that adverse off-site impacts do not occur either during or after construction. Any additional construction or alterations not authorized by this permit may result in flood control or water quality problems both on and off site and will be a violation of District rule.

You or any other substantially affected persons are entitled to request an administrative hearing or mediation. Please refer to enclosed notice of rights.

This permit is issued under the provisions of chapter 373, F.S., chapter 40B-4, and chapter 40B-400,

F.A.C. A general permit authorizes the construction, operation, maintenance, alteration, abandonment, or removal of certain minor surface water management systems. This permit authorizes the permittee to perform the work necessary to construct, operate, and maintain the surface water management system shown on the application and other documents included in the application. This is to notify you of District's agency action concerning Notice Of Intent. This action is taken pursuant to rule 40B-4 and 40B-400, F.A.C.

Standard Conditions for All General Permits:

1. The permittee shall perform all construction authorized in a manner so as to minimize adverse impacts to fish, wildlife, natural environmental values, and water quality. The permittee shall institute necessary measures during construction including riprap, reinforcement, or compaction of any fill materials placed around newly installed structures, to minimize erosion, turbidity, nutrient loading, and sedimentation in the receiving waters.

2. Water quality data representative of the water discharged from the permitted system, including, but not limited to, the parameters in chapter 62-3, F.A.C., shall be submitted to the District as required. If water quality data are required, the permittee shall provide data as required on the volume and rate of discharge including the total volume discharged during the sampling period. All water quality data shall be in accordance with and reference the specific method of analysis in "Standard Methods for the Examination of Water and Wastewater" by the American Public Health Association or "Methods for Chemical Analysis of Water and Wastes" by the U.S. Environmental Protection Agency.

3. The operational and maintenance phase of a surfacewater management permit will not become effective until the owner or his authorized agent certifies that all facilities have been constructed in accordance with the design permitted by the District. If required by the District, such as-built certification shall be made by an engineer or surveyor. Within 30 days after the completion of construction of the system, the permittee shall notify the District that the facilities are complete. If appropriate, the permittee shall request transfer of the permit to the responsible entity approved by the District for operation and maintenance. The District may inspect the system and, as necessary, require remedial measures as a condition of transfer of the permit or release for operation and maintenance of the system.

4. Off-site discharges during and after construction shall be made only through the facilities authorized by the permit. Water discharged from the project shall be through structures suitable for regulating upstream stage if so required by the District. Such discharges may be subject to operating schedules established by the District.

5. The permit does not convey to the permittee any property right nor any rights or privileges other

than those specified in the permit and chapter 40B-1, F.A.C.

6. The permittee shall hold and save the District harmless from any and all damages, claims, or liabilities which may arise by reason of the construction, operation, maintenance, alteration, abandonment, or development in a Works of the District which is authorized by the permit.

7. The permit is issued based on the information submitted by the applicant which reasonably demonstrates that adverse off-site water resource impacts will not be caused by the permitted activity. It is the responsibility of the permittee to insure that such adverse impacts do not in fact occur either during or after construction.

8. It is the responsibility of the permittee to obtain all other clearances, permits, or authorizations required by any unit of local, state, or federal government.

9. The surfacewater management system shall be constructed prior to or concurrent with the development that the system is intended to serve and the system shall be completed within 30 days of substantial completion of the development which the system is intended to serve.

10. Except for General Permits After Notice or permits issued to a unit of government, or unless a different schedule is specified in the permit, the system shall be inspected at least once every third year after transfer of a permit to operation and maintenance by the permittee or his agent to ascertain that the system is being operated and maintained in a manner consistent with the permit. A report of inspection is to be sent to the District within 30 days of the inspection date. If required by chapter 471, F.S., such inspection and report shall be made by an engineer.

11. As-built certification shall be made by an engineer or surveyor.

12. The permittee shall allow reasonable access to District personnel or agents for the purpose of inspecting the system to insure compliance with the permit. The permittee shall allow the District, at its expense, to install equipment or devices to monitor performance of the system authorized by their permit.

13. The surfacewater management system shall be operated and maintained in a manner which is consistent with the conditions of the permit and chapter 40B-4.2040, F.A.C.

14. The permittee is responsible for the perpetual operation and maintenance of the system unless the operation and maintenance is transferred pursuant to chapter 40B-4.1130, F.A.C., or the permit is modified to authorize a new operation and maintenance entity pursuant to chapter 40B-4.1110, F.A.C.

Permit No.: ERP08-0278

Project: THE MARKET AT SCHMIDT FARMS

Page 4 of 7

15. Notwithstanding any reference herein made, no construction is authorized by this conceptual plan permit.

16. Each phase shall require a general environmental resource permit.

Special limiting conditions made part of this permit are as follows:

17. Prior to issuance of future environmental resource permits for construction, the proposed conservation easement shall be accepted by the District Governing Board and recorded with the Alachua County Clerk of Courts.

WITHIN 30 DAYS AFTER COMPLETION OF THE PROJECT, THE PERMITTEE SHALL NOTIFY THE DISTRICT, IN WRITING, THAT THE FACILITIES ARE COMPLETE.

Approved by Lori Martin Date Approved 1-13-09
District Staff

Clerk David Still
Executive Director

Permit No.: ERP08-0278

Project: THE MARKET AT SCHMIDT FARMS

Page 5 of 7

NOTICE OF RIGHTS

1. A person whose substantial interests are or may be determined has the right to request an administrative hearing by filing a written petition with the Suwannee River Water Management District (District), or may choose to pursue mediation as an alternative remedy under Section 120.569 and 120.573, Florida Statutes, before the deadline for filing a petition. Choosing mediation will not adversely affect the right to a hearing if mediation does not result in a settlement. The procedures for pursuing mediation are set forth in Sections 120.569 and 120.57 Florida Statutes. Pursuant to Rule 28-106.111, Florida Administrative Code, the petition must be filed at the office of the District Clerk at District Headquarters, 9225 C.R. 49, Live Oak, Florida 32060 within twenty-one (21) days of receipt of written notice of the decision or within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail actual notice). A petition must comply with Chapter 28-106, Florida Administrative Code.

2. If the Governing Board takes action which substantially differs from the notice of District decision to grant or deny the permit application, a person whose substantial interests are or may be determined has the right to request an administrative hearing or may chose to pursue mediation as an alternative remedy as described above. Pursuant to Rule 28-106.111, Florida Administrative Code, the petition must be filed at the office of the District Clerk at District Headquarters, 9225 C.R. 49, Live Oak, Florida 32060 within twenty-one (21) days of receipt of written notice of the decision or within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail actual notice). Such a petition must comply with Chapter 28-106, Florida Administrative Code.

3. A substantially interested person has the right to a formal administrative hearing pursuant to Section 120.569 and 120.57(1), Florida Statutes, where there is a dispute between the District and the party regarding an issue of material fact. A petition for formal hearing must comply with the requirements set forth in Rule 28-106.201, Florida Administrative Code.

4. A substantially interested person has the right to an informal hearing pursuant to Section 120.569 and 120.57(2), Florida Statutes, where no material facts are in dispute. A petition for an informal hearing must comply with the requirements set forth in Rule 28-106.301, Florida Administrative Code.

5. A petition for an administrative hearing is deemed filed upon receipt of the petition by the Office of the District Clerk at the District Headquarters in Live Oak, Florida.

6. Failure to file a petition for an administrative hearing within the requisite time frame shall constitute a waiver of the right to an administrative hearing pursuant to Rule 28-106.111, Florida Administrative Code.

Permit No.: ERP08-0278

Project: THE MARKET AT SCHMIDT FARMS

Page 6 of 7

7. The right to an administrative hearing and the relevant procedures to be followed is governed by Chapter 120, Florida Statutes, and Chapter 28-106, Florida Administrative Code.

8. Pursuant to Section 120.68, Florida Statutes, a person who is adversely affected by final District action may seek review of the action in the District Court of Appeal by filing a notice of appeal pursuant to the Florida Rules of Appellate Procedure, within 30 days of the rendering of the final District action.

9. A party to the proceeding before the District who claims that a District order is inconsistent with the provisions and purposes of Chapter 373, Florida Statutes, may seek review of the order pursuant to Section 373.114, Florida Statutes, by the Florida Land and Water Adjudicatory Commission, by filing a request for review with the Commission and serving a copy of the Department of Environmental Protection and any person named in the order within 20 days of adoption of a rule or the rendering of the District order.

10. For appeals to the District Courts of Appeal, a District action is considered rendered after it is signed on behalf of the District, and is filed by the District Clerk.

11. Failure to observe the relevant time frames for filing a petition for judicial review, or for Commission review, will result in waiver of the right to review.

CERTIFICATE OF SERVICE

I hereby certify that a copy of the foregoing Notice of Rights has been sent by U.S. Mail to:

MYERS SAND REALTY, LLC
2220 N. MERIDIAN ST.
INDIANAPOLIS, IN 46208

At 4:00 p.m. this 15 day of JAN, 2021.

Jon M. Dinges
Deputy Clerk
Suwannee River Water Management District
9225 C.R. 49
Live Oak, Florida 32060

Permit No.: ERP08-0278

Project: THE MARKET AT SCHMIDT FARMS

Page 7 of 7

386.362.1001 or 800.226.1066 (Florida only)

cc: File Number: ERP08-0278

NOTICE OF RIGHTS

1. A person whose substantial interests are or may be determined has the right to request an administrative hearing by filing a written petition with the Suwannee River Water Management District (District), or may choose to pursue mediation as an alternative remedy under Section 120.569 and 120.573, Florida Statutes, before the deadline for filing a petition. Choosing mediation will not adversely affect the right to a hearing if mediation does not result in a settlement. The procedures for pursuing mediation are set forth in Sections 120.569 and 120.57 Florida Statutes. Pursuant to Rule 28-106.111, Florida Administrative Code, the petition must be filed at the office of the District Clerk at District Headquarters, 9225 C.R. 49, Live Oak, Florida 32060 within twenty-one (21) days of receipt of written notice of the decision or within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail actual notice). A petition must comply with Chapter 28-106, Florida Administrative Code.

2. If the Governing Board takes action which substantially differs from the notice of District decision to grant or deny the permit application, a person whose substantial interests are or may be determined has the right to request an administrative hearing or may chose to pursue mediation as an alternative remedy as described above. Pursuant to Rule 28-106.111, Florida Administrative Code, the petition must be filed at the office of the District Clerk at District Headquarters, 9225 C.R. 49, Live Oak, Florida 32060 within twenty-one (21) days of receipt of written notice of the decision or within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail actual notice). Such a petition must comply with Chapter 28-106, Florida Administrative Code.

3. A substantially interested person has the right to a formal administrative hearing pursuant to Section 120.569 and 120.57(1), Florida Statutes, where there is a dispute between the District and the party regarding an issue of material fact. A petition for formal hearing must comply with the requirements set forth in Rule 28-106.201, Florida Administrative Code.

4. A substantially interested person has the right to an informal hearing pursuant to Section 120.569 and 120.57(2), Florida Statutes, where no material facts are in dispute. A petition for an informal hearing must comply with the requirements set forth in Rule 28-106.301, Florida Administrative Code.

5. A petition for an administrative hearing is deemed filed upon receipt of the petition by the Office of the District Clerk at the District Headquarters in Live Oak, Florida.

6. Failure to file a petition for an administrative hearing within the requisite time frame shall constitute a waiver of the right to an administrative hearing pursuant to Rule 28-106.111, Florida Administrative Code.

7. The right to an administrative hearing and the relevant procedures to be followed is governed by Chapter 120, Florida Statutes, and Chapter 28-106, Florida Administrative Code.

8. Pursuant to Section 120.68, Florida Statutes, a person who is adversely affected by final District action may seek review of the action in the District Court of Appeal by filing a notice of appeal pursuant to the Florida Rules of Appellate Procedure, within 30 days of the rendering of the final District action.

9. A party to the proceeding before the District who claims that a District order is inconsistent with the provisions and purposes of Chapter 373, Florida Statutes, may seek review of the order pursuant to Section 373.114, Florida Statutes, by the Florida Land and Water Adjudicatory Commission, by filing a request for review with the Commission and serving a copy of the Department of Environmental Protection and any person named in the order within 20 days of adoption of a rule or the rendering of the District order.

10. For appeals to the District Courts of Appeal, a District action is considered rendered after it is signed on behalf of the District, and is filed by the District Clerk.

11. Failure to observe the relevant time frames for filing a petition for judicial review described in paragraphs no. 11 and 12, or for Commission review as described in paragraph no. 13, will result in waiver of the right to review.

CERTIFICATE OF SERVICE

I hereby certify that a copy of the foregoing Notice of Rights has been sent by U.S. Mail to:

Myers Sand Realty, LLC
2220 N. Meridian St.
Indianapolis, IN 46208

At 4:00 p.m. this 23 day of December, 2008

Jon Dinges
Deputy Clerk
Suwannee River Water Management District
9225 C.R. 49
Live Oak, Florida 32060
386.362.1001 or 800.226.1066 (Florida only)

cc: File Number: ERP08-0278

STAFF REPORT
CONCEPTUAL ENVIRONMENTAL RESOURCE PERMIT APPLICATION

DATE: **December 23, 2008**

PROJECT: **The Market at Schmidt Farms**

APPLICANT:
Myers Sand Realty, LLC
2220 N. Meridian Street
Indianapolis, IN 46208

PERMIT APPLICATION NO.: ERP08-0278
DATE OF APPLICATION: 08/07/08
APPLICATION COMPLETE: 12/03/08
DEFAULT DATE: 03/03/09

Corporate Officers of Myers Sand Realty, LLC

Registered Agent	NRAI Services, Inc
Manager	David N. Eskenazi
Manager	Jay Stein

Corporate Officers of NRAI Services, Inc

Registered Agent	GEC Group, LLC
President/Director	Dennis Howarth
Vice President /Treasurer/Director	Dennis Tarzian
Vice President/Secretary/Director	Charles Baclet
Assistant Secretary	Eileen Ash
Vice President/Director	Kent Rockwell
Vice President/Director	Robert Rowell

Corporate Officers for GEC Group, Inc.

Registered Agent	Karen L. Redman
Manager	Karen L. Redman

Recommended Agency Action

Staff recommends issuance of a conceptual permit with sixteen standard conditions and one special limiting condition. A draft permit containing the conditions is attached to this staff report.

SRWMD Project Review Staff

Louis Mantini, P.W.S, Environmental Specialist; and Tim Sagul, P.E., Assistant Director, Resource Management, reviewed the project application.

Approved By: _____
Jon Dinges, P.E., Director, Resource Management

Project Location

The project is located at the intersection of US 441 and NW 43rd Street in Township 8 South, Range 19 East, Sections 34 and 35, in Alachua County

Project Description

The applicant requests a permit to mitigate for 0.88 acres of direct wetland impacts as part of a conceptual development with a combined 17.00 acres of residential development, 26.77 acres of open space, and 51.54 acres of commercial development.

Interagency Coordination

Staff notified the following: Alachua County Board of Commissioners, the United States Army Corps of Engineers, and the Florida Fish and Wildlife Conservation Commission, and the Florida Department of State – Historical Resources.

Review of Resource Impacts and District Permitting Criteria

Will the project increase flood hazards outside the project area?
[ref. 40B-4.2030(2)(a) and 40B-4.2030(5)]

This criterion will be addressed in detail during review of environmental resource permit applications for construction.

Will the project increase flood hazards that may affect the health, safety and general welfare of persons residing within the project area?
[ref. 40B-4.2030(2)(b) and 40B-4.2030(5)]

This criterion will be addressed in detail during review of environmental resource permit applications for construction.

Will the project create excessive drainage of surfacewaters or permanent dewatering of surficial aquifers?
[ref. 40B-4.2030(2)(a)]

This criterion will be addressed in detail during review of environmental resource permit applications for construction.

Will erosion be controlled to avoid sedimentation, which would render the proposed system unserviceable; or to avoid sedimentation that would degrade receiving waters?
[ref. 40B-4.2030(2)(d)]

This criterion will be addressed in detail during review of environmental resource permit applications for construction.

Will the waters discharged or percolated from the surfacewater management system receive at least the minimum level of stormwater treatment necessary to comply with state water quality standards?
[ref. 40B-4.2030(2)(e) and 40B-4.2030(7)]

This criterion will be addressed in detail during review of environmental resource permit applications for construction.

Will the system have adverse environmental impacts including impacts to fish, wildlife, wetlands, and other natural resources?
[ref. 40B-4.2030(2)(f)]

No. In order to offset 0.88 acres of direct wetland impacts, the applicant is proposing to mitigate on-site with a 0.882-acre wetland creation area and 36.38 acres of wetland buffers, the latter to be placed in a conservation easement to the benefit of the district. The conservation easement will be brought to the Governing Board at a later time for consideration, and is proposed in concept only at this time.

Will the new surfacewater management system convert wetlands to uplands through drainage, filling, or other means? (If yes, describe mitigation for loss of storage, wetland mitigation, and effects on aquifer recharge.)
[ref. 40B-4.2030(3)]

Yes. The applicant proposes 0.777 acres of direct impacts to a livestock pond and associated overland drainage ditches; 0.040 acres of streamside wetlands associated with a proposed road crossing; and 0.065 acres of impacts to two isolated wetlands.

In order to offset 0.88 acres of direct wetland impacts, the applicant is proposing to mitigate on-site with a 0.882-acre wetland creation area and 36.38 acres of wetlands and upland buffers, the latter to be placed in a conservation easement to the District.

The proposed conservation easement will preserve 36.38 acres of wetlands and upland buffers currently under agricultural land use, including 15.65 acres of extended wetland and streamside buffers associated with Turkey Creek, Brooke Pointe Creek, and an unnamed tributary of Turkey Creek.

Monitoring will not be required for the created wetland, since mitigation will be satisfied by the proposed conservation easement.

Will the new surfacewater management system result in development within a work of the district that has the potential for reducing floodway conveyance?
[ref. 40B-4.2030(4) and 40B-4.2030(6)]

The project is not in a Work of the District.

Who is the authorized Operation and Maintenance Entity?

Myers Sand Realty, LLC, is the proposed operation and maintenance entity.

WETLAND MITIGATION STAFF REPORT

CONCEPTUAL ENVIRONMENTAL RESOURCE PERMIT APPLICATION

DATE: December 23, 2008

PROJECT: The Market at Schmidt Farms

APPLICANT:
Myers Sand Realty, LLC
2220 N. Meridian Street
Indianapolis, IN 46208

PERMIT APPLICATION NO.: ERP08-0278
DATE OF APPLICATION: 08/07/08
APPLICATION COMPLETE: 12/03/08
DEFAULT DATE: 03/03/09

The applicant requests a permit to mitigate for 0.88 acres of direct wetland impacts as part of a conceptual planned development with a combined 17.00 acres of residential development, 26.77 acres of open space, and 51.54 acres of commercial development.

The Uniform Mitigation Assessment Method (UMAM) in 62-345, Florida Administrative Code, was used to determine the amount of wetland function lost by the 0.88 acres of wetland impacts. The functional loss associated with the 0.88 acres of wetland impacts is 0.4724 functional loss units. The applicant is proposing to mitigate on-site with a 0.882-acre wetland creation area and 36.38 acres of wetlands and upland buffers, the latter to be placed in a conservation easement. The wetland buffers will be an average of 75 feet and minimum of 50 feet from the jurisdictional wetland boundary. The proposed conservation easement will preserve 36.38 acres of upland and wetland areas currently under agricultural land use, including 15.65 acres of extended wetland and streamside buffers associated with Turkey Creek, Brooke Pointe Creek, and an unnamed tributary of Turkey Creek.

A total of 0.4724 functional loss units will be offset by 0.3440 and 2.110 units of functional gain associated with wetland creation and conservation easement, respectively. Monitoring will not be required for the creation wetland, since mitigation will be completely satisfied by the easement.

Prepared By: Louis Mantini
Louis Mantini, P.W.S., Environmental Specialist

Approved By:
Jon Diriges, P.E., Director, Resource Management

ATTACHMENT 3: City of Alachua Staff Report (December 16, 2008)

CITY OF ALACHUA
PLANNING & COMMUNITY DEVELOPMENT
OFFICE OF PLANNING & ZONING
STAFF REPORT

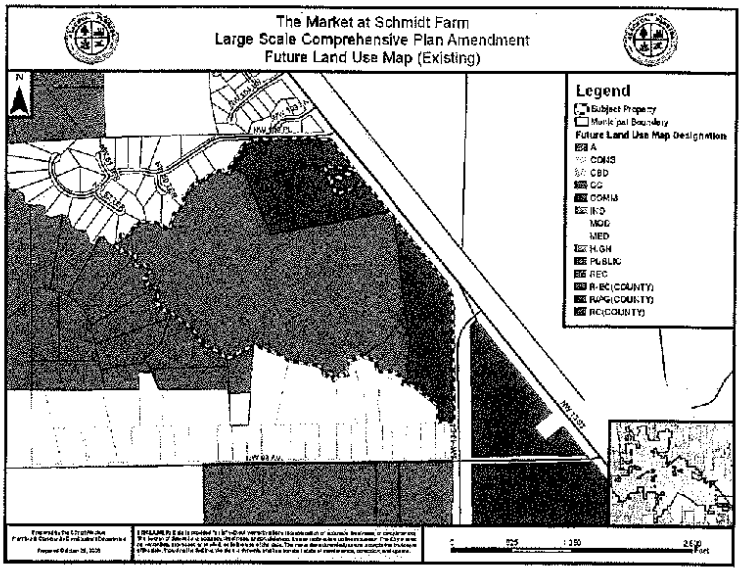
MARKET AT SCHMIDT FARMS – LARGE SCALE COMPREHENSIVE PLAN AMENDMENT

December 16, 2008

I. OVERVIEW

Large Scale Comprehensive Plan Amendment (LSCPA). A request by Causseaux, Hewett, & Walpole, Inc., agent for Mesa-Sand Realty, LLC, Jule L. Schmidt, as co-personal representative and as successor co-trustee, Patricia M. Schmidt Richard, as co-personal representative and as successor co-trustee, Thomas Alan Schmidt, as co-personal representative and as successor co-trustee, Herbert Matilsky and Barbara Matilsky, owners, for consideration of a Large Scale Comprehensive Plan Amendment (LSCPA) to the City of Alachua Future Land Use Map from Agriculture (±92.23 acres) and Commercial (±39.37 acres) to Commercial (±50.81 acres), Conservation (±37.06 acres), and Moderate Density Residential (±43.73 acres). The ±131.6 acre subject property for the proposed amendment is located at 9900 NW US Highway 441, Alachua, Florida. Existing FLUM: Agriculture and Commercial; Zoning: Agriculture and Commercial Intensive (CI); Tax Parcel Nos. 05936-001-000; 05936-001-001; 05936-006-000; 05936-007-000; 05945-000-000.

Map 1. Future Land Use Map with Subject Property



II. BACKGROUND

The proposed Large Scale Comprehensive Plan Amendment (LSCPA) is a request by Causseaux, Hewett, & Walpole, Inc., to amend the City of Alachua Future Land Use Map from Agriculture (±92.23 acres) and Commercial (±39.37 acres) to Commercial (±50.81 acres), Conservation (±37.06 acres), and Moderate Density Residential (±43.73 acres) on an approximate 131.6 acre subject property. The subject property contains one single family residence and accessory structures typical of agricultural activities, and has most recently been used for cattle grazing. According to the applicant, the proposed land use change would result in a mix of residential and non-residential uses and provide for the protection of the most significant natural areas.

The subject property is located west of the intersection of US Highway 441 and NW 43rd Street. The Deerhaven Power plant is located to the north of the subject property. Located to the east of the subject property is Deerhaven Citgo and NW 43rd Street Storage, among other commercial and office uses. Single family residences are located to the south, west, and north of the subject property.

Best available data and the Environmental Resource Assessment submitted by the applicant indicate that the subject property contains wetland areas and that the subject property is in Flood Zone A (areas determined to be inside of the 100-year floodplain, with no Base Flood Elevation (BFE) determined) and Flood Zone X (areas determined to be outside of the 500-year floodplain). Turkey Creek is located along the western and southern property boundary. An unnamed creek is located north of the subject property and adjacent to a portion of the northern and western property boundary. This unnamed creek flows to and joins with Turkey Creek along the western property boundary. A third creek (also unnamed) runs through a portion of the eastern part of the subject property. This creek also flows to Turkey Creek. One lake is located on the subject property, which, according to the Environmental Resource Assessment submitted by the applicant, is an excavated pond that was dug circa 1979 in an historic forested wetland area. The pond has been degraded due to agricultural activity that has occurred on-site. The subject property does not contain any champion trees, sinkholes, Alachua County Forever Lands, Florida Natural Area Inventory areas, Strategic Ecosystems, or pits and spoil areas.

The ***Commercial Future Land Use Map (FLUM) Designation*** is described as follows in Policy 1.3.b of the Future Land Use Element of the Comprehensive Plan:

> The Commercial land use category is established to provide for general commercial uses, as well as more intense commercial and highway commercial uses. This is the land use category in which large-scale, regional commercial uses could locate. The following uses are allowed within the Commercial land use category:
>
> 1. Retail sales and services;
> 2. Personal services;
> 3. Financial Institutions;
> 4. Outdoor recreation and entertainment;
> 5. Tourist-related uses;
> 6. Hotels, motels;

7. Commercial shopping centers;
8. Auto-oriented uses;
9. Traditional Mixed-use Neighborhood Planned Developments;
10. Employment Center Planned Developments;
11. Commercial recreation centers;
12. Office/business parks;
13. Limited industrial services;
14. Eating Establishments

The ***Moderate Density Residential Future Land Use Map (FLUM) Designation*** is described as follows in Policy 1.2.a of the Future Land Use Element of the Comprehensive Plan:

Moderate density residential (0 to 4 dwelling units per acre): The moderate density residential land use category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are allowed in the moderate density residential land use category:

1. Single family, conventional dwelling units;
2. Accessory dwelling units;
3. Manufactured or modular homes meeting certain design criteria
4. Mobile homes only within mobile home parks;
5. Duplexes and quadplexes;
6. Townhomes;
7. Residential Planned Developments;
8. Supporting community services, such as schools, houses of worship, parks, and community centers

The ***Conservation Future Land Use Map (FLUM) Designation*** is described as follows in Objective 1.7 of the Future Land Use Element of the Comprehensive Plan:

Conservation: The City shall create a Conservation land use category for lands on which certain identifiable features, such as flowing surface water bodies, wetland systems, flood plains, wellfield protection areas, unique geologic characteristics, and listed plant and wildlife habitat require enhanced oversight and regulatory protection. Land use regulations for designated conservation areas will consider the vulnerability of susceptible features and vary accordingly. Conservation areas will allow a diverse range of activities and development opportunities, depending on the nature and degree of vulnerability of the susceptible features present.

3

In addition, Policy 1.7.a of the Future Land Use Element of the Comprehensive Plan elaborates upon Objective 1.7, and states:

> Conservation uses: Conservation uses shall be limited to public access, low-intensity resource-based recreation, (i.e., greenways and trails), native vegetative community restoration, residential and non-residential uses necessary to manage such conservation lands (i.e., ranger stations, research stations, and park amenities).

Under the existing FLUM Designations of Agriculture and Commercial, the subject property currently consists of the following maximum development potential:

Table 1. Existing Future Land Use Map Designation Maximum Densities & Intensities

Existing Future Land Use Map Designation	Acreage	Maximum Permitted Density/Intensity	Subject Property Maximum Density/Intensity
Commercial	39.37	0.5 FAR	857,479 square feet
Agriculture	92.23	1 DU / 5 Acres	18 dwelling units

Under the proposed FLUM Designations of Commercial, Conservation, and Moderate Density Residential, the subject property would consist of the following maximum development potential:

Table 2. Proposed Future Land Use Map Designation Maximum Densities & Intensities

Proposed Future Land Use Map Designation	Acreage	Maximum Permitted Density/Intensity	Subject Property Maximum Density/Intensity
Commercial	50.81	0.5 FAR	1,106,685 square feet
Conservation	37.06	N/A	N/A
Moderate Density Residential	43.73	4 DU / Acre	174 dwelling units

The net increase in maximum permitted densities and intensities is as shown in Table 3 below:

Table 3. Net Increase in Maximum Permitted Densities & Intensities

	Commercial Future Land Use Map Designation	"Residential" FLUM Designations[1]
Proposed Future Land Use Map Designations	1,106,685 square feet	174 dwelling units
Existing Future Land Use Map Designations	857,479 square feet	18 dwelling units
Net Increase	**249,206 square feet**	**156 dwelling units**

1. "Residential" FLUM Designations represent Agriculture and Moderate Density Residential FLUM Designations.

The applicant has also provided a proposed maximum development scenario. This development scenario would limit the development below Development of Regional Impact (DRI) thresholds.

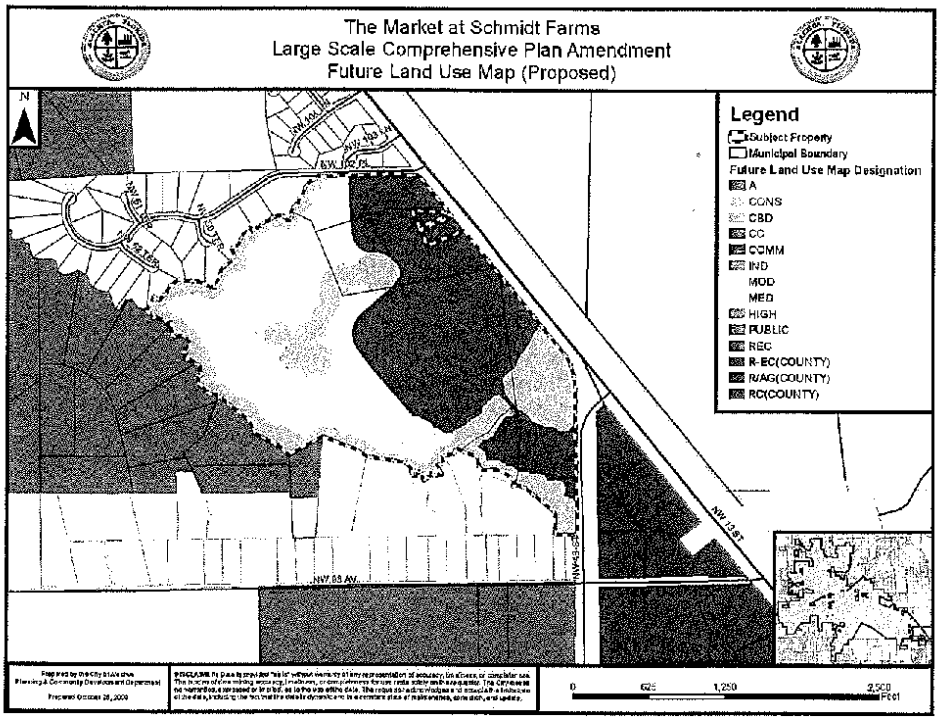
The maximum development potential under the applicant's proposed maximum development scenario is as follows:

Table 4. Proposed Future Land Use Map Designation Maximum Densities & Intensities

Proposed Future Land Use Map Designation	Acreage	Proposed Maximum Density/Intensity
Moderate Density Residential	43.73	174 dwelling units
Commercial	50.81	399,900 square feet (retail)
		44,000 square feet (office)

The existing uses, Future Land Use Map (FLUM) Designations, and Zone Districts of the surrounding area are outlined in Table 5. Map 2 shows the amended Future Land Use Map, if the proposed amendment is approved.

Map 2. Proposed Amendment to the Future Land Use Map



5

A. Surrounding Uses.

Table 5. Surrounding Land Uses

Direction	Existing Use	Land Use	Zoning
North	Brook Pointe Subdivision, Staghorn Subdivision, Deerhaven Power Plant	Moderate Density Residential; Public Facilities (City of Gainesville Des.)	Residential Single Family – 1 (RSF-1); Planned Unit Development (PUD); Public Services (City of Gainesville Des.)
South	Single Family Residences	Residential Low Density (Alachua Co. Des.)	Residential Single Family Estate (RE-1) (Alachua Co. Des.)
East	Deerhaven Citgo, 43rd Street Storage, Deerhaven Power Plant	Commercial; Public Facilities (City of Gainesville Des.)	Commercial Intensive (CI); Public Services (City of Gainesville Des.)
West	Morgan Manor Subdivision, Brook Pointe Subdivision	Moderate Density Residential; Agriculture	Residential Single Family – 1 (RSF-1); Agriculture (A)

III. CONCLUSIONS OF LAW: CONSISTENCY WITH THE ALACHUA COMPREHENSIVE PLAN, RULE 9J-5, AND CHAPTER 163, PART II.

A. Suitability/Natural Resources. A Site Suitability Analysis is one of the principal factors when proposing a land use change (Rule 9J-5.006(2)(b)2). At the Future Land Use Map (FLUM) Amendment stage, a detailed, site-specific analysis should also be completed, utilizing desk top data as well as on-site surveys and field notes. Fundamentally, the intent behind a site-specific suitability analysis is to determine whether or not a FLUM Amendment is appropriate for a given property and its environmental features. As such, consideration of these environmental features should be the first step towards making a determination about the appropriateness of a proposed Future Land Use Map Amendment.

Wetland Assessment

According to materials submitted by the applicant, there are wetland areas located on the subject property. As part of the application submittal, the applicant provided an Environmental Resource Assessment (ERA) conducted by Environmental Research Corporation (ERC). The ERA identifies a total of five (5) wetland areas: Schmidt Creek (3.689 acres); Turkey Creek (3.884 acres); Brook Pointe Creek (1.051 acres); Disturbed Depression Wetlands (0.945 acres); and Disturbed Mixed Hardwoods – Shrub Seepage Wetlands (1.062 acres). These wetland areas were determined by flagging and surveying in accordance with methodologies outlined in Chapter 62-340, F.A.C., and were flagged by ERC in November 2007.

Wetland areas are subject to the applicable protection standards of the City of Alachua Comprehensive Plan and the Land Development Regulations (LDRs), including but not

limited to, buffering requirements as provided in Policy 1.10.g of the Conservation and Open Space Element of the Future Land Use Element and the standards established in Section 6.9.5, *Wetlands Standards*, of the LDRs.

Evaluation: Wetland areas located on the subject property have been field verified and marked in accordance with methodologies outlined in Chapter 62-340, F.A.C. In order to mitigate for any potential impacts to wetland areas, the applicant has placed most wetland areas into the Conservation Future Land Use Map (FLUM) Designation. Given the information above, no issues relating to wetlands have been identified with the proposed amendment.

The applicant has adequately addressed the protection of wetland areas at this time, and has incorporated known data into the proposed FLUM amendment. Any development which occurs on-site must comply with the aforementioned protection standards of the City of Alachua Comprehensive Plan and Land Development Regulations (LDRs).

Map 3. Environmental Features



Strategic Ecosystems

The subject parcel is not located within a Strategic Ecosystem Overlay (areas identified as important ecological corridors).

7

Evaluation: Given the information above, no issues relating to strategic ecosystems have been identified with the proposed amendment.

Regulated Plant & Animal Species

The Environmental Resource Assessment (ERA) submitted by the applicant and prepared by Environmental Resource Corporation (ERC) indicates that surveys for the occurrence of imperiled species were performed concurrent with plant community surveys from October 2006, November 2007, and April through May 2008. In addition to these field surveys, ERC searched several existing databases to investigate the documented and imperiled species that may be located in and around the project site.

There was one (1) listed plant species found during the field survey. A plant belonging to the genus *Matelea* is found variously in hardwood areas adjacent to creek systems. The plant is either *Matelea floridana*, which is listed as endangered by the State of Florida, or *Matelea gonocarpus*, which is listed as threatened by the State of Florida. The ERA indicates that the precise species could be determined without the presence of flowers, which were not seen during observation. The ERA indicates that these species are common in Alachua County mesic hammock areas, and that the habitat for both species on-site is located within the proposed Conservation Future Land Use Map (FLUM) Designation areas. Therefore, the proposed amendment should have no adverse affect on existing populations, and in fact, may be more protected due to the removal of cattle.

If any development occurs on-site, the applicant must adhere to the provisions of the Tree Ordinance found in the Land Development Regulations (LDRs) if any alterations to the existing vegetation are proposed (i.e. tree removal). Further, should any other regulated plant or animal species be identified during the development process, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the LDRs.

Evaluation: The Environmental Resource Assessment submitted by the applicant has provided an analysis of the potential for occurrence of threatened and endangered species. One (1) listed plant species was found on-site, however, the habitat for this species is located within areas with a Conservation Future Land Use Map (FLUM) Designation proposed. If any other threatened or endangered species are found to exist on-site, the applicant must adhere to the protection standards of the City of Alachua Comprehensive Plan and Land Development Regulations (LDRs), as well as the regulations of other agencies, including but not limited to, the United States Fish and Wildlife Service (USFWS), the Florida Fish and Wildlife Conservation Commission, the Florida Department of Environmental Protection (FDEP), and Alachua County Environmental Protection Department (EPD). Given the information above, no issues related to regulated plant and animal species have been identified with the proposed amendment.

8

Soil Survey

Each soil type found on the subject property has been identified below, as well as a discussion of any limitations the soil type may pose. The hydrologic soil group for each soil type is also provided. Additional information regarding on-site soils is contained on pages 95 – 96 of the Environmental Resource Assessment (ERA).

The hydrologic soil group, as defined for each specific soil below, refers to soils grouped according to their runoff-producing characteristics. These hydrologic groups are defined by the Soil Survey of Alachua County, Florida, dated August 1985. The chief consideration with respect to runoff potential is the capacity of each soil to permit infiltration. The slope and kind of plant cover are not considered, but are separate factors in predicting runoff. There are four groups: A, B, C, and D. Group A soils have a high infiltration rate when thoroughly wet and have a low runoff potential. Group D soils, at the other extreme, are soils having very low infiltration rates and thus a high runoff potential.

There are six (6) soil types found on the subject property:

(1) Kanapaha Sand (0% - 5% slopes)

This soil has severe limitation for urban uses, including absorptiou fields and for septic tanks, dwellings, small commercial buildings, sewage lagoons, trench landfills, and local roads and streets. Wetness and sandy texture are the major problems. A good drainage system is needed to remove the excess water during we periods and to adequately control the water table.

Hydrologic Soil Group: B/D

(2) Floridana Sand Depressional

This soil has severe limitations for urban uses, including absorption fields for septic tanks, dwellings, small commercial buildings, sewage lagoons, trench landfills, and local roads and streets. Wetness and the sandy texture are major problems. A good drainage system is needed to remove the excess water during wet periods and to adequately control the water table.

Hydrologic Soil Group: D

(3) Millhopper Sand (0% - 5% slopes)

This soil has only slight limitations as sites for homes without basements, small commercial buildings, and for local roads and streets.

Hydrologic Soil Group: A

(4) Mulat Sand

This soil has severe limitations for all urban uses. Wetness is the major limitation. A good drainage system is necessary to remove the excess water during wet periods and to adequately control the water table. This soil has severe limitations for recreational uses.

Hydrologic Soil Group: D

(5) Pelham Sand

This soil has severe limitations for urban uses including absorption fields for septic tanks, dwellings, small commercial buildings, sewage lagoons, trench landfills, and roads and streets. Wetness is a major limitation. A good drainage system is needed to remove the excess water during wet period and to adequately control the water table.

Hydrologic Soil Group: B/D

(6) Pomona Sand

This soil has severe limitations for urban uses, including absorption fields for septic tanks, dwellings, small commercial buildings, sewage lagoons, trench landfills, and roads and streets. Wetness is the major problem. A good drainage system is needed to remove the excess water during wet periods and to adequately control the water table.

Hydrologic Soil Group: B/D

Evaluation: The applicant has submitted information regarding each soil type present on-site. While some soils pose limitations for development, a Preliminary Subsurface Soil Exploration and Geotechnical Engineering Evaluation conducted by Ardaman & Associates, Inc., and submitted as Attachment 1 to the Environmental Resource Assessment (ERA) indicates that the results of the exploration indicate that, with proper site preparation as recommended by Ardaman & Associates, Inc., the existing soils are suitable for supporting anticipated development. Given the information above, no issues relating to soils types have been identified with the proposed amendment.

Flood Potential

According to Panel 0285D of the most recent Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) series, the subject property is located in Flood Zone A (areas determined to be subject to flooding by the 1% annual chance flood (100-year flood), with no Base Flood Elevation (BFE) determined) and Flood Zone X (areas outside of the 500-year flood zone). Map 3 indicates areas of special flood hazard.

10

Evaluation: The applicant has acknowledged that portions of the subject property are located in areas of special flood hazard, and that the location of areas of special flood hazard must be considered through site development and incorporated into the overall development. At this time, the applicant has adequately addressed any concerns related to flood potential. If portions of the floodplain are utilized as building area, the applicant will be subject to the standards of Section 6.9.4, *Flood Prone Area Standards*, of the Land Development Regulations (LDRs). Given the information above, no issues related to flood potential have been identified with the proposed amendment.

Karst Sensitive Features

Karst sensitive areas include geology of irregular limestone formation in which erosion has produced fissures, sinkholes, underground streams, and caverns. Materials submitted by the applicant indicate that the subject property is not located within a karst sensitive area. The Preliminary Subsurface Soil Exploration and Geotechnical Engineering Evaluation conducted by Ardaman & Associates, Inc., and submitted as Attachment 1 to the Environmental Resource Assessment (ERA) indicates that the subject property is located over Ocala limestone ranging from twenty (20) feet to seventy-five (75) feet below ground surface. A typical soil profile consists of organic matter from ground surface to one and a half (1 ½) feet below ground surface, and very loose to loose fine sand containing varying amounts of silt and/or clay at depths from three (3) to five (5) feet. Drainage through such soils creates a natural filtering process for percolation into the Floridan Aquifer. The applicant has also indicated that the subject property is located in an area having low-medium aquifer recharge potential. The applicant has indicated that special consideration for stormwater management will be taken at the development stage, thus reducing the likelihood for groundwater contamination.

Evaluation: Given the information above, there are no concerns in this regard. It will be important that the applicant respond appropriately to any significant geologic features that may be identified during development and that stormwater facilities are designed and located with the same level of consideration, subject to approval by the Suwannee River Water Management District (SRWMD).

Wellfield Protection Zone

The subject property is not located within a City of Alachua Wellhead Protection Zone.

Evaluation: Given the information above, no issues have been identified in this regard.

B. Needs Analysis. Pursuant to Rule 9J-5, F.A.C., Future Land Use Map (FLUM) Amendments, in addition to being supported by sufficient data and analysis, must include a discussion that properly justifies the need for the land use change. This analysis should provide data based on an examination of population projections and market conditions within the planning horizon of the Comprehensive Plan, and should indicate that an increase in a certain Future Land Use Map Designation can be justified by this data.

The Needs Analysis should effectively demonstrate the need for an increase in the proposed Future Land Use Map Designation. The applicant is requesting a FLUM Designation of Commercial and Moderate Density Residential; therefore, the Needs Analysis must demonstrate a need for an increased amount of land with a Commercial and Moderate Density Residential FLUM Designations in the City.

The applicant has submitted a Market and Impact Study prepared by Dr. Greg Smersh, Professor of Real Estate at Florida State University. The study provides an evaluation of the urban economic area surrounding the subject property and analyzes the current and potential demand for various property types, including retail, office, and residential. The study was based upon the applicant's proposed development scenario, which consists of up to 400,000 square feet of commercial floor area, up to 80,000 square feet of office space, and up to 175 dwelling units.

The Market and Impact Study defines two (2) market areas: a primary market area and a secondary market area. The primary market area consists of a three (3) mile radial area surrounding the subject property, while the secondary market area consists of a five (5) mile radial area surrounding the subject property.

The Market and Impact Study states that land use and location theory indicate that the demand for real estate is ultimately driven by the local population. To estimate the current populations within each market area, the applicant utilized data obtained from the Alachua County Property Appraiser in June 2008. The number of residential dwelling units in each market area was determined, then a multiplier was applied based on the estimated number of persons per household (2.6 persons per household); vacancy rates were also applied. Based upon this methodology, the Market and Impact Study estimates that 12,941 persons are located within the three (3) mile market area, and 48,023 persons are located within the five (5) mile market area.

The Market and Impact Study provides an estimation of the supply and demand for commercial real estate. This analysis has also been calculated using data obtained from the Alachua County Property Appraiser in June 2008. Using a Geographic Information System (GIS) analysis, the study calculates the total square footage (supply) of retail, restaurant, and office space within the two (2) market areas by selecting properties based on their location. For an initial comparative analysis, the study calculates square feet per person ratios for the City of Alachua, Alachua County, and the City of Gainesville. Upon calculating the demand of retail, restaurant, and office space within the three (3) and five (5) mile market areas, the study subtracts the current demand from the supply to determine the gap between supply and demand. This is referred to as a GAP Analysis. The GAP Analysis provided in the study indicates that there currently is a gap of 442,284 square feet of commercial, 40,753 square feet of restaurant, and 195,830 square feet of office space within the three (3) mile market area. Within the five (5) mile market area, the GAP Analysis indicates that there is a gap of 1,159,358 square feet of commercial and 104,514 square feet of restaurant space. According to the Analysis, office space is currently in oversupply in the five (5) mile market area by 38,430 square feet of floor area.

12

The study continues by providing a discussion regarding the regional economy and future population growth. The study defines Basic Employment as activities that produce goods and services for consumption ***outside*** the community. These employers primarily demand industrial and office space. Basic employees demand goods and services, which in turn creates Non-Basic Employment (activities that produce goods and services ***for*** the local economy). The study continues by utilizing data regarding employment figures for Alachua County for numerous basic employment sectors. These figures were obtained from the Bureau of Economic Analysis, and indicate that the total number of basic employment in Alachua County consists of 59,799 jobs. The total number of employment is 153,434. Dividing the total number of employment by the number of basic jobs yields an economic base multiplier. For Alachua County, the resulting economic base multiplier is 2.57, indicating that for each basic job created, an additional 1.57 jobs is created.

This information can be utilized to assist in estimating population growth. The study indicates that new employment in the area could exceed 1,000 basic jobs. Assuming 1,000 basic jobs are created, utilizing the economic base multiplier discussed above, the total number of jobs created would be 2,570 jobs. Based upon the population-to-employment ratio of 2.05, published by the Bureau of Labor Statistics, this would result in an increase of 5,628 persons.

The study continues by utilizing this estimated increase of population to estimate future demand for commercial space. Based upon an estimated increase in population of 5,000 persons, in addition to the existing 48,000 persons which reside in the five (5) mile market area, the additional demand (gap) for commercial space would be as follows: 1,383,550 square feet of retail; 121,068 square feet of restaurant; and 137,766 square feet of office space.

Evaluation: The Market and Impact Study submitted by the applicant uses several methodologies to show the demand/need for additional commercial and residential uses within the market area. The Study also provides the following information: an inventory of the local retail base, market impacts of potential large-scale retail development, services and capital expenditures required to serve the site, and infrastructure impacts, among other topics. Please refer directly to the Market and Impact Study for specific information regarding these items.

C. **Urban Sprawl Analysis.** Urban sprawl is defined by Rule 9J-5.003, Florida Administrative Code (F.A.C.), as "urban development or uses which are located in predominantly rural areas, or rural areas interspersed with generally low-intensity or low-density urban uses, and which are characterized by one or more of the following conditions: (a) The premature or poorly planned conversion of rural land to other uses; (b) The creation of areas of urban development or uses which are not functionally related to land uses which predominate the adjacent area; or (c) The creation of areas of urban development or uses which fail to maximize the use of existing public facilities or the use of areas within which public services are currently provided. Urban sprawl is typically manifested in one or more of the following land use or development patterns: leapfrog or scattered development; ribbon or strip commercial or other development; or

large expanses of predominantly low-intensity, low-density, or single-use development." Further, Rule 9J-5.006, F.A.C., identifies thirteen primary indicators of urban sprawl, which states that each of the indicators shall consist of an analysis of the plan amendment within the context of the features and characteristics unique to each locality. Each of the thirteen indicators are listed below, with an analysis of the application's consistency with each primary indicator. The applicant's analysis of the primary indicators is located in the materials submitted as an attachment to the application. The applicant contends that the proposed amendment will not encourage urban sprawl.

1. Promotes, allows or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses in excess of demonstrated need.

Comment: *The application proposes to amend the City of Alachua Future Land Use Map (FLUM) from Agriculture and Commercial to Commercial (±50.81 acres), Conservation (±37.06 acres), and Moderate Density Residential (±43.73 acres) on an overal 131.6 acre subject property, located west of the intersection of US Highway 441 and NW 43rd Street. The Commercial FLUM Designation allows for a variety of commercial uses, such as retail sales and services, commercial shopping centers, office/business parks, and traditional mixed-use neighborhood planned developments, among other uses identified in Policy 1.3.b of the Future Land Use Element of the Comprehensive Plan. The Moderate Density Residential FLUM Designation allows for many uses, including single family dwelling units, duplexes, townhomes, residential planned developments, and supporting services, such as schools, houses of worship, parks, and community centers. The multiple land uses proposed for the subject property provides for a functional mix of inter-related uses. It should also be noted that the subject property* ***currently*** *has approximately 39.37 acres of area designated Commercial FLUM; therefore, the proposed amendment results in a net increase of commercial area of approximately 11.44 acres.*

Policy 1.3.f of the Future Land Use Element of the Comprehensive Plan establishes the US 441 corridor as a Corporate Corridor Activity Area. The intensity of uses is therefore supported by the subject property's proximity to US Highway 441. With respect to the demonstration of need, the applicant has submitted a Market and Impact Study in an effort to provide justification for the need for commercial and residential land uses.

2. Promotes, allows or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while leaping over undeveloped lands which are available and suitable for development.

Comment: *The subject property is located along US Highway 441, which is designated by Policy 1.3.f of the Future Land Use Element of the Comprehensive Plan as a Corporate Corridor Activity area. Urban uses, and densities and intensities associated with urban development, currently exist in proximity to the subject property. As mentioned, the subject property currently has a Commercial Future Land Use Map (FLUM) Designation on approximately 39.37 acres of the subject property. The*

proposed amendment would only result in an increase of 11.44 acres of commercial area. Lands adjacent to the subject property along US Highway 441 are developed, therefore, the proposed amendment would not leap over undeveloped lands.

Based on the location of the subject property relative to existing surrounding development, the proposed amendment would not promote, allow, or designated significant amounts of urban development to occur in rural areas while leaping over undeveloped land which are available and suitable for development.

3. Promotes, allows or designates urban development in radial, strip, isolated or ribbon patterns generally emanating from existing urban developments.

Comment: *The subject property is located along US Highway 441 between developed lands. US Highway 441 is a roadway defined as a principle arterial by Policy 1.1.a of the Traffic Circulation Element of the Comprehensive Plan. Commercial uses are located in proximity of the subject property along US Highway 441. Based upon properties surrounding the subject property, the proposed amendment would not promote, allow, or designate urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.*

4. As a result of premature or poorly planned conversion of rural land to other uses, fails adequately to protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

Comment: *The applicant has submitted an Environmental Resource Assessment (ERA) conducted by Environmental Resource Corporation (ERC) which analyzes natural resources, including wetlands, floodplains, native vegetation, environmentally sensitive area, natural groundwater aquifer recharge areas, lakes, rivers, and other significant natural systems. The subject property is located in Flood Zone A (areas determined to be subject to flooding by the 1% annual chance flood (100-year flood), with no Base Flood Elevation (BFE) determined) and Flood Zone X (areas outside of the 500-year flood zone). The subject property contains wetland areas which have been delineated and flagged as part of the ERA. The subject property is bordered and/or traversed by a total of three (3) streams. With the exception of a small agricultural (man-made) pond, there are no lakes located on-site. The subject property does not contain any sinkholes, champion trees, Alachua County Forever Lands, Strategic Ecosystems, or pits and spoil area. In order to protect the most significant environmental features, the applicant has proposed to designate approximately 37.06 acres of land as Conservation on the Future Land Use Map (FLUM). For a detailed assessment of environmental features, please refer to Section A above and the ERA.*

5. Fails adequately to protect adjacent agricultural areas and activities, including silviculture, and including active agricultural and silvicultural activities as well as passive agricultural activities and dormant, unique and prime farmlands and soils.

Comment: *The subject property is located proximate to existing urban uses. No active*

silvicultural operations occur within the immediate proximity of the subject property. The subject property is located adjacent to properties designated for commercial and residential uses. While there are lands designated as Agriculture on the Future Land Use Map (FLUM) located near the subject property, much of this land is part of a subdivision (Morgan Manor). Therefore, the proposed amendment does not fail to adequately protect any adjacent agricultural areas and activities.

6. Fails to maximize use of existing public facilities and services.

Comment: *The subject property is located along US Highway 441 and NW 43rd Street. Any development which may occur on-site will be able to access both roadways. The subject property is located outside of the City's urban services area, however, the applicant has indicated that any development which occurs on-site will connect to City water and wastewater services by extending existing infrastructure to the subject property. Any costs in upgrading and extending public facilities will be borne by the applicant.*

7. Fails to maximize use of future public facilities and services.

Comment: *If any development occurs on the subject property, the applicant has proposed to connect to City water and wastewater service, and has indicated that any cost associated with upgrading or extending infrastructure to the subject property will be borne by the applicant.*

8. Allows for land use patterns or timing which disproportionately increase the cost in time, money and energy, of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

Comment: *The subject property is located near existing urban uses and land use patterns. While public facilities, including potable water and sanitary sewer, must be extended to service the subject property, the applicant has indicated that any cost associated with any upgrade and extension of infrastructure will be borne by the applicant. While located near the City of Alachua's City limits, the subject property is located in relative proximity to urban uses along US Highway 441. In addition, urban areas of the City of Gainesville are located near the subject property, which renders this location for urban development.*

9. Fails to provide a clear separation between rural and urban uses.

Comment: *The subject property is located in an urbanizing area along US Highway 441 and is in proximity to urban uses, including commercial and residential uses, including residential uses which carry a Moderate Density Residential Future Land Use Map (FLUM) Designation. The application proposes land use designations which can be found adjacent to the subject property, including Commercial and Moderate Density Residential FLUM Designations. As such, the proposed amendment does not fail to provide a clear separation between rural and urban uses.*

16

10. Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

Comment: *While located near the edge of the City of Alachua's corporate limits, the subject property is located in proximity and between to residential and commercial uses of urban densities and intensities. Therefore, the amendment does not discourage or inhibit infill development or the redevelopment of existing neighborhoods and communities.*

11. Fails to encourage an attractive and functional mix of uses.

Comment: *The Commercial Future Land Use Map (FLUM) Designation permits various commercial uses. In addition, the Moderate Density Residential FLUM Designation permits various residential uses. The combination of these land uses, through proper design and planning, can create an attractive and functional mix of uses. Therefore, the amendment does not fail to encourage an attractive and functional mix of uses.*

12. Results in poor accessibility among linked or related land uses.

Comment: *The subject property has direct access to US Highway 441 and NW 43rd Street. Any development which may occur on the subject property could potentially connect to US Highway 441, NW 43rd Street, or both roadways. The applicant has indicated that internal connection points will provide greater accessibility between the proposed land uses and adjacent property. Therefore, the proposed amendment will not result in poor accessibility among linked or related land uses.*

13. Results in the loss of significant amounts of functional open space.

Comment: *The subject property is located along US Highway 441, which is defined as a principle arterial by Policy 1.1.a of the Traffic Circulation Element of the Comprehensive Plan and as a Corporate Corridor Activity Area by Policy 1.3.f of the Future Land Use Element of the Comprehensive Plan. The applicant has proposed to designate approximately 37.06 acres of the subject property as Conservation on the Future Land Use Map (FLUM), in natural areas including creeks, wetlands, and buffer areas to protect these features. Therefore, the applicant has provided protection of the most significant environmental features, and as a result, the proposed amendment should not result in the loss of significant amounts of functional open space.*

D. Consistency with City of Alachua Comprehensive Plan. The applicant has prepared a report detailing the application's consistency with the Comprehensive Plan and outlining specific policies which support and are supported by the application. The applicant has addressed the proposed amendment's consistency with the Comprehensive Plan in the aforementioned report by reviewing the various elements of the Comprehensive Plan and providing an analysis of how the proposed application furthers the goals, objectives, and policies (GOPs) contained therein. Staff has provided

17

an analysis of the application's consistency with the City of Alachua Comprehensive Plan in Section V. of this report.

IV. PUBLIC FACILITIES IMPACT

Future Land Use Map (FLUM) Amendments often result in an increased impact on public facilities, as in most cases a FLUM Amendment intensifies a property's development potential. As such, Comprehensive Plan Amendments, like the one proposed here, should be adequately supported by data and analysis which describes the degree to which the amendment is likely to affect the City's public facilities capacity. The public facilities required of such analysis include roads, sanitary sewer, potable water, solid waste, drainage, recreation, and public schools.

An acceptable analysis will compare the demand for public facilities under the proposed FLUM Designation to the adopted level of service (LOS) standard and the maximum development allowed. The applicant has proposed approximately 50.81 acres of Commercial FLUM Designation, approximately 43.73 acres of Moderate Density Residential FLUM Designation, and approximately 37.06 acres of Conservation FLUM Designation. Pursuant to Policy 1.3.d.11 of the Future Land Use Element of the Comprehensive Plan, the maximum Floor Area Ratio (FAR) for the commercial component of the subject property is 0.50; the density for the residential component is 0 – 4 dwelling units per acre. The existing FLUM Designations consist of approximately 39.37 acres of Commercial FLUM Designation and approximately 92.23 acres of Agriculture FLUM Designation. ***The public facilities impact analysis presented below assesses the net increase in impacts to public facilities, based upon the net increase in density and intensity.*** The net increase in density and intensity for the subject property is determined by subtracting the existing maximum development potential from the proposed maximum development potential. This results in a net increase in commercial floor area of 249,206 square feet and 156 dwelling units.

As part of the submitted application, the applicant was asked to provide a detailed analysis of the site-specific public facilities impacts anticipated from the proposed amendment. This information should be based on the maximum development scenario for the ***net increase*** of public facilities impacts resulting from the proposed FLUM Designations. It is important to note that the impact analysis may not predict the public facilities impacts of a broader range of uses that could be permitted by the Commercial FLUM Designation (see Section II, Background, of this Staff Report).

The tables below represent the applicant's information with any corrections in **green** and any additional information in **blue.**

A. Traffic Impact:

Table 6. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2, 3]	Segment Description	Lanes	Functional Classification	Area Type	LOS
3/4 (61)	US 441 (from NW 126th Ave to SR 235)	4/D	Principle Arterial	Urban Trans	D
5 (63)	US 441 (from SR 235 to NCL of Alachua)	4/D	Principle Arterial	Urban Trans	D
6 (49)	US 441 (From CR 25A to NW 126th Ave)	4/D	Principle Arterial	Urban Trans	D
7 (48)	US 441 (from SW 63rd Ave to CR 25A)	4/D	Principle Arterial	Urban Trans	D
8 (64)	SR 235 (from CR 2054 to US 441)	2/U Bays	Major Collector	Comm	D
9 (65)	SR 235 (from US 441 to ECL of Alachua)	2/U Bays	Major Collector	Comm	D
N/A	CR 2054 (West of CR 235A)	2/U	Major Collector	Urban	D
N/A	CR 2054 (East of CR 235A)	2/U	Major Collector	Urban	D

1 *Source: City of Alachua Comprehensive Plan, Traffic Circulation Element.*

2 *For developments generating 1,000 trips or greater, affected roadway segments are identified as all those wholly or partially located within ½ mile of the development's ingress/egress, or to the nearest intersecting major street,, whichever is greater, and all roadway segments for which the proposed development's impacts are 5% or greater than the Maximum Service Volume (MSV) of the roadway. [Section 2.4.14(H)(2)(b) of the LDRs].*

3 *FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.*

Table 7. Proposed Trip Generation for ITE Code 230 (Residential Condominium/Townhome)[1]

Land Use	ADT (Enter/ Exit)[2]	AM Peak Hr. (Enter/ Exit)[2]	PM Peak Hr. (Enter/ Exit)[2]
230 – Residential Condominium/Townhome	929 (464/465)	77 (13/64)	86 (58/28)

1 *Source: ITE Trip Generation, 7th Edition.*

2 *Formulas: ADT – Fitted Curve Equation: Ln(T) = 0.85 Ln(x) + 2.55 (50% entering/50% exiting); AM Peak Hour – 0.44 trips per dwelling unit x 175 dwelling units (17% entering/83% exiting); PM Peak Hour – Refer to Land Development Traffic Assessment conducted by GMB Engineers & Planners, Inc. Trip generation may reflect internal capture and pass-by rates. For detailed data, refer to the Land Development Traffic Assessment conducted by GME Engineers & Planners, Inc.*

Table 8. Proposed Trip Generation for ITE Code 820 (Shopping Center)[1]

Land Use	ADT (Enter/ Exit)[2]	AM Peak Hr. (Enter/ Exit)[2]	PM Peak Hr. (Enter/ Exit)[2]
820 – Shopping Center	30,720 (15,360/15,360)	1,154 (704/450)	2,972 (1,426/1,546)

1 *Source: ITE Trip Generation, 7th Edition.*

2 Formulas: ADT – Fitted Curve Equation: Ln(T) = 0.65 Ln(x) + 5.83 (50% entering/50% exiting); AM Peak Hour –1.03 trips per 1,000 square feet of gross floor area x 1,120,581 square feet of floor area (61% entering/39% exiting); PM Peak Hour – Refer to Land Development Traffic Assessment conducted by GMB Engineers & Planners, Inc. Trip generation may reflect internal capture and pass-by rates. For detailed data, refer to the Land Development Traffic Assessment conducted by GMB Engineers & Planners, Inc.

Table 9. Total Projected Trip Generation

Land Use	ADT[3]	AM Peak Hour[3]	PM Peak Hour[3]
Residential Condominimum/Townhome (ITE Code 230)[1]	929	77	86
Shopping Center (ITE Code 820)[2]	30,720	1,154	2,972
Total	**31,649**	**1,231**	**3,058**

1 See Table 7 above.

2 See Table 8 above.

3 Trip generation may reflect internal capture and pass-by rates. For detailed data, refer to the Land Development Traffic Assessment conducted by GMB Engineers & Planners, Inc.

Table 10. Net Increase in Trip Generation (Proposed Maximum Development Scenario less Existing Maximum Development Scenario)

Development Scenario	ADT[3]	AM Peak Hour[3]	PM Peak Hour[3]
Proposed Maximum Development Scenario[1]	31,649	1,231	3,058
Existing Maximum Development Scenario[2]	25,784	897	2,500
Net 'New' Trips	**5,865**	**334**	**558**

1 See Table 9 above.

2 Refer to Land Development Traffic Assessment conducted by GMB Engineers & Planners, Inc.

3 Trip generation may reflect internal capture and pass-by rates. For detailed data, refer to the Land Development Traffic Assessment conducted by GMB Engineers & Planners, Inc.

Table 11a. Net Increase in Projected Impact on Affected Comprehensive Plan Roadway Segments

Traffic System Category	US 441 Segment 3/4 (61)[1]	US 441 Segment 5 (61)[1]	US 441 Segment 6 (49)[1]	US 441 Segment 7 (48)[1]
Average Daily Trips				
Maximum Service Volume[2]	34,200	30,600	34,200	34,200
Existing Traffic[3]	19,450	22,000	18,400	18,400
Reserved Trips[4]	7,366	4,632	4,623	4,587
Available Capacity[4]	7,384	3,968	11,177	11,213
Net Increase in Daily Trip Generation from Amendment[5]	506	236	862	2,522
Residual Capacity after Proposed Amendment[6]	6,878	3,732	10,315	8,691
Traffic System Category	US 441 Segment 3/4 (61)[1]	US 441 Segment 5 (61)[1]	US 441 Segment 6 (49)[1]	US 441 Segment 7 (48)[1]
Peak Hour Trips				
Maximum Service Volume[2]	3,290	2,940	3,290	3,290
Existing Traffic[3]	1,887	2,123	1,776	1,776
Reserved Trips[4]	28	158	0	0
Available Capacity[4]	1,385	659	1,514	1,514
Net Increase in Peak Hour Trip Generation from Amendment[5]	48	22	40	118
Residual Capacity after Proposed Amendment[6]	1,337	637	1,474	1,396

1 FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.

2 Source: FDOT 2002 Quality/Level of Service Handbook. Maximum Service Volume is based on a Class II State Two-Way Arterial, LOS D, for an area with a population over 5,000 not in an Urbanized Area.

3 FDOT LOS Report 2007.

4 Source: City of Alachua Concurrency Book Keeping Tables with revisions through November 5, 2008.

5 Project trip generation is calculated on the net increase in impact (proposed maximum development scenario impacts less existing maximum development scenario impacts). Trip Distribution is as shown in the Land Development Traffic Assessment conducted by GMB Engineers and Planners, Inc.

6 The application is for a Preliminary Development Order, and as such, concurrency will not be reserved at this time.

21

Table 11b. Net Increase in Projected Impact on Affected Comprehensive Plan Roadway Segments

Traffic System Category	SR 235 Segment 8 (64)[1]	SR 235 Segment 9 (65)[1]	CR 2054 East Segment[1]	CR 2054 West Segment[1]
Average Daily Trips				
Maximum Service Volume[2]	15,500	15,500	13,600	13,600
Existing Traffic[3]	9,900	6,367	2,775	1,639
Reserved Trips[4]	2,559	409	1,066	0
Available Capacity[4]	3,041	8,724	9,759	11,961
Net Increase in Daily Trip Generation from Amendment[5]	50	184	16	13
Residual Capacity after Proposed Amendment[6]	2,991	8,540	9,743	11,948
Traffic System Category	SR 235 Segment 8 (64)[1]	SR 235 Segment 9 (65)[1]	CR 2054 East Segment[7]	CR 2054 West Segment[7]
Peak Hour Trips				
Maximum Service Volume[2]	1,490	1,490	1,300	1,300
Existing Traffic[3]	955	614		
Reserved Trips[4]	68	48	12	0
Available Capacity[4]	467	828		
Net Increase in Peak Hour Trip Generation from Amendment[5]	4	18	2	2
Residual Capacity after Proposed Amendment[6]	463	810		

1 FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.

2 Source: FDOT 2002 Quality/Level of Service Handbook. Maximum Service Volume is based on a Class II State Two-Way Arterial, LOS D, for an area with a population over 5,000 not in an Urbanized Area.

3 FDOT LOS Report 2007.

4 Source: City of Alachua Concurrency Book Keeping Tables with revisions through November 5, 2008.

5 Project trip generation is calculated on the net increase in impact (proposed maximum development scenario impacts less existing maximum development scenario impacts). Trip Distribution is as shown in the Land Development Traffic Assessment conducted by GMB Engineers and Planners, Inc.

6 The application is for a Preliminary Development Order, and as such, concurrency will not be reserved at this time.

7 Existing PM Peak Hour Traffic for County Roads is currently unknown. However, as evidenced above, projected Peak Hour Trip Generation impacts along County Roads is negligible.

B. Sanitary Sewer Impact:

Table 12. Net Increase in Projected Sanitary Sewer Impact

Analysis of Current Conditions	Gallons Per Day
Treatment Plant Current Permitted Capacity[1]	937,000
Less Actual Treatment Plant Flows[1]	454,000
Less Reserved Capacity (Demand from all Recent Development Orders)[2]	227,311
Current Available Capacity	**255,689**
Projected Sanitary Sewer Demand from Project[4]	76,381
Current Residual Capacity after Proposed Amendment[5]	**179,308**
Analysis of Spring 2009 Conditions	**Gallons Per Day**
Anticipated Treatment Plant Added Capacity (Spring 2009)[1]	563,000
Anticipated Treatment Plant Permitted Capacity (Spring 2009)[1]	1,500,000
Less Actual Treatment Plant Flows[1]	454,000
Less Reserved Capacity (Demand from all Recent Development Orders)[2]	227,311
Anticipated Available Capacity (Spring 2009)	**818,689**
Projected Sanitary Sewer Demand from Project[4]	76,381
Residual Capacity after Proposed Amendment (Spring 2009)[5]	**742,308**
Analysis of Post Spring 2009 Conditions	**Gallons Per Day**
Anticipated Treatment Plant Added Capacity (Post Spring 2009)[3]	1,500,000
Anticipated Treatment Plant Capacity (Post Spring 2009)[3]	3,000,000
Less Actual Treatment Plant Flows[1]	454,000
Less Reserved Capacity (Demand from all Recent Development Orders)[2]	227,311
Anticipated Available Capacity (Post Spring 2009)	**2,318,689**
Projected Sanitary Sewer Demand from Project[4]	76,381
Residual Capacity after Proposed Amendment (Post Spring 2009)[5]	**2,242,308**

1 Source: June 13, 2007 Water & Wastewater Capacity Memo (Public Services Director).

2 Source: City of Alachua Concurrency Book Keeping Tables with revisions through November 5, 2008.

3 Source: July 11, 2007 Cumulative Impacts Analysis, Cycle 1-2007, LSCPA, CPG Consulting, Inc.; the post Spring 2009 planned expansion that increases treatment capacity from 1.5M GPD to 3M GPD will be constructed as warranted by the appropriate system capacity utilization percentage.

4 Source: Policy 4.1.e of the Community Facilities & Natural Groundwater Aquifer Recharge Element, City of Alachua Comprehensive Plan (Formula: 250 gallons per day x 156 dwelling units = 39,000 gpd; 15 gpd/100 square feet x 249,206 square feet = 37,381 gpd; Total = 76,381 gpd).

5 The application is for a Preliminary Development Order, and as such, concurrency will not be reserved at this time.

C. Potable Water Impact:

Table 13. Net Increase in Projected Potable Water Impact

Analysis of Current Conditions	Gallons Per Day
Current Permitted Capacity[1]	2,300,000
Less Actual Potable Water Flows[1]	1,519,000
Less Reserved Capacity[2]	251,951
Current Available Capacity	**529,049**
Projected Potable Water Demand from Project[4]	80,281
Residual Capacity after Proposed Amendment[5]	**448,768**
Analysis of Spring 2009 Conditions	**Gallons Per Day**
Added Capacity FY CIP Program (2009)	1,900,000
Capacity Post Expansion[1]	4,200,000
Less Actual Potable Water Flows[1]	1,519,000
Less Reserved Capacity[2]	251,951
Anticipated Available Capacity (Spring 2009)[3]	**2,429,049**
Projected Potable Water Demand from Project[4]	80,281
Residual Capacity after Proposed Amendment[5]	**2,348,768**

1 Source: June 13, 2007 Water & Wastewater Capacity Memo (Public Services Director).

2 Source: City of Alachua Concurrency Book Keeping Tables with revisions through November 5, 2008.

3 Source: June 13, 2007 Water & Wastewater Capacity Memo (Public Services Director) with updates from approved development orders through November 5, 2008.

4 Source: Policy 1.1.d of the Community Facilities & Natural Groundwater Aquifer Recharge Element; City of Alachua Comprehensive Plan (Formula: 275 gallons per day x 156 dwelling units = 42,900 gpd; 15 gpd/100 square feet x 249,206 square feet = 37,381 gpd; Total = 80,281 gpd).

5 The application is for a Preliminary Development Order, and as such, concurrency will not be reserved at this time.

D. Solid Waste Impact:

Table 14. Net Increase in Projected Solid Waste Impact

System Capacity	
Projected Solid Waste Impact from Project[2]	841.9 tons/year
New River Solid Waste Facility Capacity[3]	50 years

1. Source: Policy 2.1.a of the Community Facilities & Natural Groundwater Aquifer Recharge Element, City of Alachua Comprehensive Plan (Formula: 0.73 tons per capita per year x 2.6 persons x 156 dwelling units = 296.1 tons per year; (12 pounds/1,000 square feet per day x 249,206 square feet) x 365 days per year / 2,000 pounds per ton = 545.8 tons/year].

2. Source: Darrell O'Neal, Executive Director, New River Regional Landfill, December 2005.

E. Recreational Impact:

Table 15. Net Increase in Projected Recreation Impact

System Category	Acres
Existing City of Alachua Recreation Acreage[1]	123.00
Acreage Required to Serve Existing Population[1]	37.00
Projected Impacts from Recent Development Orders[1]	6.38
Current Available Recreational Capacity	72.62
Projected Recreational Impact from Amendment[2]	2.03
Residual Recreational Capacity After Amendment	72.52

1. Source: City of Alachua Concurrency Book Keeping Tables with revisions through November 5, 2008.

2. Policy 1.2.b of the Recreation Element of the City of Alachua Comprehensive Plan identifies a Level of Service standard of 5 acres / 1,000 persons (Formula: (156 dwelling units x 2.6 persons per dwelling unit) x (5 acres per 1,000 persons)).

F. Public School Impact:

Table 16. Net Increase in Projected Public School Impact

Impacted School	Permanent Program Capacity 2007-2008[1,2]	Actual COFTE Enrollment 2007-2008[1]	Potential Enrollment from Recent Dev. Orders[3]	Potential Enrollment from Development[4]	Residual Capacity after Development
Elementary Schools					
Alachua	525	462	34	12	17
Irby	595	477	33	12	73
Middle School					
Mebane	778	463	65	20	230
High School					
Santa Fe[4]	1,001	1,230	64	22	-315
Student population from proposed Project[2]	-	-	-	**66**	-

1. *Source: Alachua County Public School Facilities Element Data & Analysis, Revised June 3, 2008.*
2. *"Permanent Program Capacity" means "permanent FISH capacity" as adjusted by the School Board for measurable programmatic changes. **Permanent Program Capacity does not reflect an additional 200 seats at Alachua Elementary and an additional 250 seats at Santa Fe High School included in the SBAC Long Range Program (Five Year Planning Period).***
3. *Source: City of Alachua Concurrency Book Keeping Tables with revisions through November 5, 2008.*
4. *Potential enrollment is calculated based upon the composite multipliers defined in the Alachua County Public School Facilities Element Data & Analysis, Revised June 3, 2008 (Formulas: for elementary schools – 0.153 x 156 dwelling units; for middle schools – 0.130 x 156 dwelling units; for high schools – 0.142 x 156 dwelling units).*

25

Table 17. Net Increase in Projected Public School Impact (District Wide)

Impacted School	Permanent Program Capacity 2007-2008[1,2]	Actual COFTE Enrollment 2007-2008[1]	Potential Enrollment from Recent Dev. Orders[3]	Potential Enrollment from Development[4]	Residual Capacity after Development
Elementary Schools	13,556	11,831	67	24	1,634
Middle Schools	7,644	5,676	65	20	1,883
High Schools	8,917	8,728	64	22	103
Student population from proposed Project[2]	-	-	-	66	-

1. Source: Alachua County Public School Facilities Element Data & Analysis, Revised June 3, 2008.

2. "Permanent Program Capacity" means "permanent FISH capacity" as adjusted by the School Board for measurable programmatic changes.

3. Source: City of Alachua Concurrency Book Keeping Tables with revisions through November 5, 2008.

4. Potential enrollment is calculated based upon the composite multipliers defined in the Alachua County Public School Facilities Element Data & Analysis, Revised June 3, 2008 (Formulas: for elementary schools – 0.153 x 156 dwelling units; for middle schools – 0.130 x 156 dwelling units; for high schools – 0.142 x 156 dwelling units).

G. Analysis of Impacts Associated with the Proposed Comprehensive Plan Amendment

Traffic Impact

An analysis of the impacts on the transportation system resulting from the proposed Future Land Use Map Designation and the anticipated type of development has been presented by the applicant in a Land Development Traffic Assessment conducted by GMB Engineers & Planners, Inc. The Land Development Traffic Assessment as well as Staff's analysis have utilized trip generation land use codes identified in *Trip Generation, Seventh Edition*, for a "Residential Condominium/Townhouse" and "Shopping Center." These land use codes predict average daily trip count totals and AM and PM peak hour count totals that reflect potential uses of the subject property.

Currently, direct access to the subject property may be provided by a connection to US Highway 441 and/or NW 43rd Street. US Highway 441 is a roadway that is required to be monitored for concurrency by the City of Alachua Comprehensive Plan. Tables 11a and 11b above indicate that there would be roadway capacity remaining on ***all*** affected Comprehensive Plan roadway segments to accommodate the ***net increase*** in potential impact. Therefore, the potential impact resulting from any development of the subject property could exceed the figures identified in Tables 7a and 7b above and in the Land Development Traffic Assessment submitted by the applicant. If development occurs at a later time, the applicant will be required to submit a detailed analysis of potential impacts based upon specific intensities and densities of the proposed development.

Based upon the analysis provided in the Land Development Traffic Assessment submitted by the applicant, Staff's review of this study, and Staff's analysis provided above, adequate information has been provided to determine that no adverse impacts to roadway Level of Service (LOS) would occur as a result of the proposed amendment.

Sanitary Sewer Impact

An analysis of the impacts on the sanitary sewer system resulting from the proposed Future Land Use Map Amendment and the anticipated type of development has been presented by the applicant. Based on the data and analysis provided, Staff's review of such information, and the analysis provided by Staff above, the adopted Level of Service (LOS) Standard for sanitary sewer facilities should not be degraded to an unacceptable level by this amendment.

Potable Water Impact

An analysis of the impacts on the potable water system resulting from the proposed Future Land Use Map Amendment and the anticipated type of development has been presented by the applicant. Based on the data and analysis provided, Staff's review of such information, and the analysis provided by Staff above, the adopted Level of Service (LOS) Standard for potable water facilities should not be degraded to an unacceptable level by this amendment.

Solid Waste Impact

The applicant has provided an analysis of the impacts on solid waste resulting from the proposed Future Land Use Map Amendment and the anticipated type of anticipated development. The applicant has indicated that there is approximately 50 years of capacity at the New River Regional Landfill. Information previously obtained by City Staff confirms this capacity estimate, and as such, the adopted Level of Service (LOS) Standard for solid waste facilities should not be degraded to unacceptable level by this amendment.

Stormwater Impact

While a Future Land Use Map Amendment is conceptual in nature, the applicant has acknowledged the need for design considerations for stormwater management facilities as they relate to the subject property and the intended use. If development occurs on the subject property at a later time, an Environmental Resource Permit will be required by the Suwannee River Water Management District prior to any Site Plan and/or Final Plat approval by the City.

Recreational Impact

The applicant has provided an analysis of the impacts to recreation public facilities anticipated from the residential component of the proposed Future Land Use Map (FLUM) Amendment. This analysis has been based upon the maximum density permitted by the Moderate Density Residential FLUM Designation (0 – 4 dwelling units per acre). Based upon the data and analysis provided, Staff's review of such information, and Staff's analysis provided above, the adopted Level of Service (LOS) Standard should not be degraded to an unacceptable level by this amendment.

Public School Impact

The applicant has provided an analysis of the potential impacts to public schools facilities. This analysis is based upon the Alachua County Public Schools Facilities Element Data and Analysis, which is currently in the process of incorporation into the City of Alachua Comprehensive Plan through the adoption of a new element, the Public Schools Facilities Element. The analysis provided by the applicant and Staff's analysis provided above is consistent with the methodology established by the School Board of Alachua County and in the proposed City of Alachua Public Schools Facilities Element.

Upon review of a final development order, the School Board of Alachua County will provide a determination regarding the impact the development will have on public schools facilities and provide a determination regarding whether or not capacity is available to serve the development. In the event the development would adversely affect public school facilities, the School Board of Alachua County will identify methods by which such deficiencies may be addressed.

The analysis provided at this time is acceptable for a preliminary development order, such as a Future Land Use Map (FLUM) Amendment. If the applicant submits an application for a final development order, a formal determination of public school facilities capacity will be provided by the School Board of Alachua County.

V. COMPATIBLE GOALS, OBJECTIVES, & POLICIES FROM THE CITY OF ALACHUA 2015 COMPREHENSIVE PLAN

The applicant has prepared a report detailing the application's consistency with the Comprehensive Plan and outlining specific policies which support and are supported by the application. The applicant has addressed the proposed amendment's consistency with the Comprehensive Plan in the aforementioned report by reviewing the various elements of the Comprehensive Plan and providing an analysis of how the proposed application furthers the goals, objectives, and policies (GOPs) contained therein.

Below is a list of GOPs with which the application is found to be consistent. The GOPs below are provided as a basis for establishing consistency with the Comprehensive Plan. There may be additional GOPs which the application is consistent with that are not listed below.

Vision Element

Goal One Economic Development

The City of Alachua has a unique business climate. The City is home to corporations, technology incubators, local businesses, and start-up companies. The US 441 corridor is beginning to develop into a "corporate corridor" with businesses, such as Sabine and JA Webster, and corporate campuses such as the Progress Corporate Park and Alachua Professional

Center. Alachua desires to continue to be a home to innovative businesses that want to be partners with the community.

Future Land Use Element

Policy 1.2.a Moderate density residential (0 to 4 dwelling units per acre): The moderate density residential land use category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are allowed in the moderate density residential land use category:

1. Single family, conventional dwelling units;
2. Accessory dwelling units;
3. Manufactured or modular homes meeting certain design criteria
4. Mobile homes only within mobile home parks;
5. Duplexes and quadplexes;
6. Townhomes;
7. Residential Planned Developments;
8. Supporting community services, such as schools, houses of worship, parks, and community centers

Policy 1.3.b Commercial: The Commercial land use category is established to provide for general commercial uses, as well as more intense commercial and highway commercial uses. This is the land use category in which large-scale, regional commercial uses could locate. The following uses are allowed within the Commercial land use category:

1. Retail sales and services;
2. Personal services;
3. Financial Institutions;
4. Outdoor recreation and entertainment;
5. Tourist-related uses;
6. Hotels, motels;
7. Commercial shopping centers;
8. Auto-oriented uses;
9. Traditional Mixed-use Neighborhood Planned Developments;
10. Employment Center Planned Developments;
11. Commercial recreation centers;
12. Office/business parks;
13. Limited industrial services;
14. Eating Establishments

Policy 1.3.d(11) Commercial uses shall be limited to an intensity of less than or equal to .50 floor area ratio for parcels 10 acres or greater, .50 floor area ratio for parcels less than 10 acres but 5 acres or greater, a .75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio to parcels 1 acre or less.

29

Policy 1.3.f The City of Alachua shall pursue the establishment of activity centers to guide the placement and design of commercial and business areas.

1. The City of Alachua shall establish a Gateway Activity Center at the interchange of US 441 and Interstate 75. The City shall establish the boundaries of the activity center based on the conceptual map provided herein and relevant regulations through a public planning process that will involve property owners as well as the public at-large. The intent of establishing this activity center is to welcome existing and future residents and visitors to the City of Alachua, and to promote Alachua as an attractive, vibrant, and economically prosperous community.

2. The City of Alachua shall establish the US 441 corridor as a Corporate Corridor Activity Center. The City shall establish the boundaries of the activity center and relevant regulations through a public planning process that will involve property owners as well as the public at-large. The intent of establishing this activity center is to implement the economic development objectives of the Vision 2010 Plan and to promote a coordinated development plan to maximize existing and future land use patterns and preserve the function of the US 441 corridor.

Objective 1.7 Conservation: The City shall create a Conservation land use category for lands on which certain identifiable features, such as flowing surface water bodies, wetland systems, flood plains, wellfield protection areas, unique geologic characteristics, and listed plant and wildlife habitat require enhanced oversight and regulatory protection. Land use regulations for designated conservation areas will consider the vulnerability of susceptible features and vary accordingly. Conservation areas will allow a diverse range of activities and development opportunities, depending on the nature and degree of vulnerability of the susceptible features present.

Goal 5 Development Standards: The City shall include provisions through its comprehensive plan amendment process, development review process and in its land development regulations for development standards that address natural features and availability of facilities and services. These development standards will strive to protect natural resources and public facility resources while allowing for innovative and flexible development patterns.

Objective 5.1 Natural features: The City shall coordinate Future Land Use designations with appropriate topography, soils, areas of seasonal flooding, wetlands and habitat during review of proposed amendments to the Future Land Use map and the development review process. Natural features may be included as amenities within a development project.

Policy 5.1.c Flood prone areas: The City shall require as part of the development review process the identification of FEMA flood zone areas. Where necessary, minimum flood elevations shall be surveyed and established.

30

The City shall also require finished floor elevations on subdivision plats, site plans and building permit plans. The City shall establish standards for a limitation on filling in flood prone areas.

Policy 5.1.d Wetlands: The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code (FAC) and regulations adopted by the FDEP and the Suwannee River Water Management District.

Policy 5.1.e Habitat: The City shall require as part of the development review process, an inventory of listed species for all new developments in areas identified as known habitat for listed species. The survey shall include detailed information regarding type, quantity, location and habitat requirements for any listed species identified. A deminimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

Objective 5.2 Availability of facilities and services: All new development shall be planned and constructed concurrently with the availability of facilities and services necessary for the development.

Traffic Element

GOAL 1 PROVIDE FOR A TRAFFIC CIRCULATION SYSTEM, WHICH SERVES EXISTING AND FUTURE LAND USES.

Objective 1.1 The City shall establish a safe, convenient and efficient level of service standard for all motorized and non-motorized transportation systems.

Objective 1.2 The City shall establish access management standards and coordinate with Alachua County and the Florida Department of Transportation to maintain access management standards, which promote safe and efficient travel.

Policy 1.2.a The City shall control the number and frequency of connections and access points of driveways and roads to arterial and collector roads by requiring access points for state roads to be in conformance with Chapter 14-96 and 14-97, Florida Administrative Code, or subsequent provision.

Objective 1.5 The City shall require that all traffic circulation improvements be consistent with and complement the future land uses on the Future Land Use Map.

Policy 1.5.c To the extent feasible, the City shall require new developments to interconnect with one another through one of the following methods:

1. Through the extension of a public road from one project to another;
2. Through the extension of a sidewalk from one project to another;
3. Through the extension of a multi-purpose trail from one project to

31

another.

Policy 1.5.d To the extent feasible, the City shall only require new developments to connect with existing developments if the existing neighborhood desires such interconnectivity.

Housing Element

Policy 1.1.a The City shall encourage development of a variety of housing types including conventional single family homes, accessory dwelling units, multi-family units, group homes, assisted living facilities, foster care facilities, mobile homes and manufactured housing, and shall ensure that appropriate land use designations and zoning districts exist to accommodate each type.

Policy 1.1.i The City shall establish land use designations and zoning districts that accommodate mixed-use development consisting of residential with commercial and/or retail.

Policy 1.1.j The City shall provide incentives for mixed-use development that includes housing for extremely low, very low and low-income residents within the Affordable Housing Incentive Program. The City recognizes that mixed-use development reduces transportation costs by placing necessary shopping within close proximity to housing.

Community Facilities & Natural Groundwater Aquifer Recharge Element

Objective 1.2 Wastewater service will be made available to new development in a manner to promote compact urban growth, promoting development where wastewater service is available, and discouraging urban sprawl.

Policy 1.2.a The City shall establish a Community Wastewater Service Area, which includes all areas where wastewater service is available. Wastewater service shall he deemed available if:

1. A gravity water system exists within 100 feet of the property line of any residential subdivision lot or a single family residence and wastewater service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
2. A gravity wastewater system exists within 500 feet of the property line of any residential subdivision consisting of 5 units or less and the gravity wastewater system can be assessed through public utility easements or rights of way. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

32

3. A gravity wastewater system, wastewater pumping station, or force main exists within ¼ mile of the property line of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Policy 1.2.c The City shall prohibit the installation of in-ground septic tanks in locations with unsuitable soils within wetland areas, or where wastewater service is available within ¼-mile.

GOAL 3 Develop and maintain a stormwater management system that minimizes flooding, protects, preserves and enhances desirable water quality conditions, and, where possible, preserves and utilizes existing natural features.

Objective 3.1 Ensure provision of drainage and stormwater retention through level of service standards and design requirements to minimize flooding and to protect and improve water quality.

Policy 3.1.a The City hereby establishes the following water quantity and quality level of service standards for drainage facilities:

LEVEL OF SERVICE STANDARD

For all projects which fall totally within a stream, or open lake watershed, detention systems must be installed such that the peak rate of post-development runoff will not exceed the peak-rate of pre-development runoff for storm events up through and including either:

1. A design storm with a 10-year, 24-hour rainfall depth with Soil Conservation Service type II distribution falling on average antecedent moisture conditions for projects serving exclusively agricultural, forest, conservation, or recreational uses; or

2. A design storm with 100-year critical duration rainfall depth for projects serving any land use other than agricultural, silvicultural, conservation, or recreational uses.

The LOS standard for water quality treatment shall be treatment for the "first one inch" of runoff, and compliance with the design and performance standards established in Chapter 40C-42.025, FAC, and 42.035, FAC to ensure that the receiving water quality standards of Chapter 62.302.500, FAC are met and to ensure their water quality is not degraded below the minimum conditions necessary to maintain their classifications as established in Chapter 62-302, FAC. These standards

shall apply to all new development and redevelopment and any exemptions, exceptions or thresholds in these citations are not applicable. Infill residential development within improved residential areas or subdivisions existing prior to the adoption of this comprehensive plan, must ensure that its post-development stormwater runoff will not contribute pollutants which will cause the runoff from the entire improved area or subdivision to degrade receiving water bodies and their water quality as stated above.

Policy 4.1.b The City shall establish a Community Potable Water Service Area, which includes all areas where potable water service is available. Water service shall be deemed available if:

1. A water main exists within 100 feet of any residential subdivision lot or a single family residence and water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
2. A water main exists within 500 feet of any residential subdivision consisting of 5 units or less and the water service can be assessed through public utility easements or rights of way. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
3. A water main exists within ¼ mile of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Objective 4.2 Prioritize and execute needed system improvements in a manner which protects existing investments, promotes orderly growth, and is consistent with the Capital Improvements Element and Capital Improvements Program of this Plan.

Policy 4.2.a New urban development will only occur within areas where potable water services are available concurrent with development. For purposes of this policy, new development does not include remodeling of existing developments or additions of less than 33% to existing developments.

Policy 4.2.b The City will continue to require necessary on-site water system improvements to be completed at the expense of the property owner.

Policy 4.2.c The City shall extend water service in a pattern consistent with the policies of the comprehensive plan, especially the Future Land Use Map and the Future Land Use Element, adhering to a compact urban growth area, promoting infill development and discouraging urban sprawl, as defined in Florida Administrative Code.

Conservation & Open Space Element

Policy 1.1.a The City shall create a conservation land use category for publicly or privately owned lands on which certain identifiable features, such as flowing surface water bodies, wetlands, flood plains, wellfield protection areas, unique geologic characteristics, and listed plant and wildlife habitat require enhanced oversight and regulatory protection. Land use regulations for designated conservation areas will consider the vulnerability of susceptible features and vary accordingly.

Objective 1.2 Native Communities and Ecosystems

The City shall preserve and protect native communities and ecosystems, particularly those considered endangered or threatened.

Policy 1.2.a The City shall ensure that land use designations, development practices and regulations protect native communities and ecosystems, and environmentally sensitive lands.

Policy 1.2.j The City shall require all new development to be oriented in a fashion that reduces habitat fragmentation and preserves the largest possible contiguous area of undisturbed habitat, to the extent practicable.

Policy 1.2.l The City shall protect regulated, heritage, and champion trees. The City shall continue to participate in the Florida Champion Tree Program. Additionally the City will require tree removal permits to protect regulated, heritage, and champion trees from accidental removal and other development related disturbances.

Objective 1.3 Listed Species

The City shall protect species listed by State and Federal agencies as endangered, threatened or of special concern, and their habitats.

Policy 1.5.b The City shall require land clearing for development to be phased with construction activity, and to adhere to techniques which minimize soil erosion, minimize removal of native and non-invasive trees and vegetation, and protect champion and designated heritage trees. After clearing, soils shall be stabilized in accordance with best management practices (BMPs) identified in "The Florida Stormwater, Erosion, and Sedimentation Control Inspector's Manual", Chapters 4, 5 and 6.'

Policy 1.5.c The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during

35

development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.

Objective 1.10 Wetlands

The City shall protect and preserve wetland values and functions from adverse, human caused, physical and hydrologic disturbances.

Policy 1.10.a The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code and regulations adopted by the DEP and the Suwannee River Water Management District.

Policy 1.10.b The City shall conserve wetlands by prohibiting, where the alternative of clustering all structures in the non-wetland portion of the site exists, any development or dredging and filling which would alter their natural functions.

Policy 1.10.g The City shall require natural vegetative buffers around wetlands to protect the fragile ecosystems they sustain. Buffers, measured from the outer edge of the wetland, shall be created as established in the following table.

Resource Addressed	Required Buffer (feet)
Wetlands less than or equal to 0.5 acre that do not support federally and/or state regulated vertebrate wetland/aquatic dependent animal species.	50' average 35' minimum
Wetlands greater than 0.5 acre that do not support the animal species described above.	75' average 50' minimum
Areas where the animal species described above have been documented within 300 feet of a wetland.	100' average 75' minimum

Objective 1.11 Open and Green Space

The City shall work to preserve native ecosystems and the natural aesthetic beauty and charm of Alachua by ensuring the provision of open spaces and green linkages throughout the City, designed for the enjoyment of the citizenry.

Policy 1.12.d The City shall require the following buffers for development along surface water bodies. Buffers shall be measured from the outer edge of the water body, and created as established in the following table.

36

Resource Addressed	Required Buffer (feet)
Surface waters less than or equal to 0.5 acre that do not support federally and/or state regulated vertebrate wetland/aquatic dependent animal species.	50' average 35' minimum
Surface waters greater than 0.5 acre that do not support the animal species described above.	75' average 50' minimum
Areas where the animal species described above have been documented within 300 feet of a surface water.	100' average 75' minimum

Policy 1.12.e The City shall protect the natural function of floodplains, recognizing the role of flood patterns in maintaining water quality and quantity. Flood plain regulations will be based on Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM).

Policy 1.12.f The City shall work with FEMA, SRWMD, DEP and the County to strictly regulate development within the 100-year flood hazard zone established by the FEMA. The City will require development activity to occupy only the non-floodplain portion of a site when feasible; allow dredging and filling within floodplains only if it preserves the natural function of the floodplain and adequately provides for stormwater management; require the lowest floor elevation of any structure to be at least one foot above the FIRM base flood elevation; and will prohibit the storage of hazardous materials or waste within the floodplain, and development activity that threatens to raise the 100-year base flood elevation.

Recreation Element

Policy 1.2.b The City shall adhere to a minimum level of service of five (5.0) acres of community, neighborhood or pocket park, per 1,000 persons, with a minimum of 20 percent of this in improved, passive parks.

VI. DEVELOPMENT OF REGIONAL IMPACT (DRI) RELATED ISSUES

The applicant has indicated that the proposed development is intended to implement the mixed-use strategies encouraged within Chapter 380.0651(3)h., Florida Statutes (F.S.), and thresholds defined in Chapter 28-24, Florida Administrative Code (F.A.C.). Chapter 380.0651(3)h., F.S., allows multi-use development consisting of three or more uses, one of which is residential, to consist of 160% of the combined land use thresholds. The applicant has indicated an intent to develop the site at a maximum of 399,900 square feet of commercial retail, 44,000 square feet of office, and 174 dwelling units. As evidenced in

Table 18 below, this results in a total of 132% of the combined DRI thresholds. As discussed, Chapter 380.0651(3)h., F.S., permits multi-use development to consist of up to 160% of the combined land use thresholds before a DRI threshold is activated.

Table 18. Evaluation of Development of Regional Impact (DRI) Threshold

Land Use	Chapter 28-24, F.A.C, Threshold	Proposed Development Threshold	Percentage of Chapter 28-24, F.A.C., Threshold
Residential	1,000 dwelling units	174 dwelling units	17%
Commercial	400,000 square feet	399,900 square feet	99.9%
Office	300,000 square feet	44,000 square feet	14.7%
Total			**132%**

VII. CONCLUSION

The proposed Large Scale Comprehensive Plan Amendment (LSCPA) is a request by Causseaux, Hewett, & Walpole, Inc., to amend the City of Alachua Future Land Use Map from Agriculture (±92.23 acres) and Commercial (±39.37 acres) to Commercial (±50.81 acres), Conservation (±37.06 acres), and Moderate Density Residential (±43.73 acres) on an approximate 131.6 acre subject property.

The applicant has provided a Market Impact Study indicating that an increase in the proposed Future Land Use Map (FLUM) Designation is justifiable, considering the general growth of the City and estimated growth, in addition to usable, vacant commercial and residential designated land.

The applicant has also provided an Urban Sprawl Analysis, based on an the thirteen primary indicators identified in Rule 9J-5 of the Florida Administrative Code. Staff's review of the provided by the applicant as well as Staff's assessment provided above indicates that the proposed amendment does not constitute urban sprawl.

The applicant also provided an Environmental Resource Assessment which addresses environmental features located on the subject property. At this time, this assessment adequately addresses potential impacts to environmental features located on the subject property. In addition, the applicant has proposed to place approximately thirty-seven (37) acres of the subject property in the Conservation FLUM Designation, which further protects the most sensitive environmental features located on-site.

Upon review, the applicant has demonstrated that the public facilities impacts likely to be generated by the net increase resulting from the proposed Large Scale Comprehensive Plan Amendment (LSCPA) should not have any adverse impact to any public facilities. If development occurs at a later time, the applicant will be required to submit a detailed analysis of potential impacts based upon specific intensities and densities of the proposed development.

Because Future Land Use Map (FLUM) Amendments are predominantly conceptual, thus preventing an accurate projection of the true public facility impacts, these land actions are ineligible to receive concurrency reservations. As such, the issuance of a development order is necessary to reserve concurrency. For this project, this would not occur until site plan and/or final plat approval.

VIII. RECOMMENDATION

To transmit the proposed Large Scale Comprehensive Plan Amendment (LSCPA) to the City Commission with a recommendation of **APPROVAL**, with a requirement that a text amendment concurrent with the adoption of the proposed LSCPA limiting the development potential of the property to less than the current Development of Regional Impact (DRI) thresholds would be necessary.

39

ATTACHMENT 4: *Environmental Resource Assessment: Large-Scale Comprehensive Plan Amendment, The Market at Schmidt Farms, City of Alachua, Alachua County Florida (2008)*

Environmental Resource Assessment

Large-Scale Comprehensive Plan Amendment
City of Alachua, Alachua County, Florida

2008

The Market at Schmidt Farms



Applicant: Mesa-Sand Realty, LLC
2220 N. Meridian Street
Indianapolis, IN 46208

Engineer: Lochrane Engineering, Inc.
201 South Brumby Avenue
Orlando, FL 32803

Planner: Causseaux, Hewett & Walpole, Inc.
6011 NW 1st Place
Gainesville, FL 32607
352.331.1976

Peter M. Wallace, Robert A. Garren, and Jenny C. Carter
Ecosystem Research Corporation
2906 NW 142nd Ave
Gainesville, FL 32609
386.462.5005

7/7/2008

Table of Contents

List of Photos iii
List of Figures v
List of Tables vi
Section 1. Environmental Resource Assessment Checklist-Signed 1
Section 2. Project Description/Assessment of Environmental Indicators 2
Project Description 2
Assessment of Existing Environmental Conditions 9
Plant Communities 24
Uplands & Agricultural Areas 24
Wetlands 29
Section 3. Surface Waters and Wetlands 67
Section 4. Significant Plant and Wildlife Habitat & Listed Plant and Animal Species Habitat 83
Listed Plant & Animal Species 83
Summary Information Regarding Threatened & Endangered Species in Florida 83
Threatened & Endangered Species Survey Methodology 85
Results of Imperiled Species Literature Review & Field Surveys 86
Section 5. High Aquifer Recharge Areas 95
Section 6. Soils 95
Section 7. Hazardous Material Storage Facilities & Contamination (soil, surface water, groundwater) 97
Section 8. Wellfield Protection Areas 98
Section 9. Significant Geologic Features & Topography/Steep Slopes 98
Section 10. Strategic Ecosystems – Significant Ecological Communities District 100
Section 11. Wells & Septic 101
Section 12. Historic Structures 102
Final Statement 107
Attachment 1 108

List of Photos

Photo 1. *View of the double culverts that route Turkey Creek under NW 43rd Street as seen looking southeast from GPS location 159.* 13
Photo 2. *Panoramic view of the double circular culverts location under NW 102nd Place located at Brooke Pointe Creek as seen looking north from GPS location 504.* 15
Photo 3. *View of the Culvert that routes water under US Hwy 441 to Schmidt Creek as seen looking north from GPS location P-5.* 16
Photo 4. *Panoramic view of the Schmidt Creek Stream Channel as seen looking north to northeast from GPS location P-3.* 17
Photo 5. *Panoramic view of the Culvert in Schmidt Creek located at the agricultural road crossing as seen looking south from GPS location P-3.* 18
Photo 6. *Panoramic view of the Agricultural Road Crossing located across Schmidt Creek as seen looking west from GPS location 60.* 19
Photo 7. *Panoramic view of the Schmidt Creek Stream Channel south of the road crossing as seen looking southwest from GPS location P-9.* 20
Photo 8. *Panoramic view of the Seepage Stream Channel as seen looking northeast from GPS location P-17.* 21
Photo 9. *Panoramic view of the Disturbed Influent Drainage to Turkey Creek as seen looking southeast across GPS location 663.* 23
Photo 10. *Panoramic view of Improved Pasture and Small Stream as seen looking north to northeast from GPS location P-1.* 43
Photo 11. *Panoramic view of the Improved Pasture and Existing Turkey Creek Buffer as seen looking northeast to east from the wetland jurisdiction line at Flag 196 (P-14).* 43
Photo 12. *Panoramic view of the Improved Pasture, Agricultural Pond, and General Agricultural Operations as seen looking east to southeast from GPS location 744.* 44
Photo 13. *View of Improved Pasture as seen looking southwest from GPS location 010 (Sep 2006).* 44
Photo 14. *View of Improved Pasture as seen looking southwest from GPS location 001 (Sep 2006).* 44
Photo 15. *View of the Improved Pasture as seen looking north to northeast from GPS location P-59.* 45
Photo 16. *View of the Oldfield – Mixed Shrub Community as seen looking northeast from GPS location P-18.* 45
Photo 17. *View of the Oldfield – Mixed Shrub Community as seen looking south from GPS location P-51.* 46
Photo 18. *Panoramic view of the Agricultural Pond as seen looking northwest from GPS location P-10.* 46
Photo 19. *Panoramic view of the Excavated Ditch as seen looking southwest from GPS location P-11.* 47
Photo 20. *Panoramic view of the Disturbed Historic Drainage as seen looking south from GPS location P-12.* 47
Photo 21. *Panoramic view of the Disturbed Historic Drainage as seen looking south to southeast from GPS location P-13.* 48
Photo 22. *Panoramic view of the Excavated Agricultural Drainage Ditch as seen looking northeast from GPS location 663.* 48
Photo 23. *View of the Pine - Improved Pasture plant community as seen looking north from GPS location P-20.* 49
Photo 24. *View of the Mixed Hardwood - Improved Pasture plant community as seen looking north from GPS location P-23.* 49
Photo 25. *View of the Mixed Pine - Mixed Hardwoods Successional Forest plant community as seen looking southwest from GPS point P-22.* 50

Photo 26. Panoramic view of the Disturbed Mixed Hardwoods Slope Forest plant community as seen looking north from GPS point P-21. 50
Photo 27. Panoramic view of the Disturbed Mixed Hardwoods - Riparian plant community as seen looking southeast from GPS location P-54. 51
Photo 28. Panoramic view of the Disturbed Mixed Hardwoods - Seepage plant community as seen looking southeast from GPS location P-55. 51
Photo 29. Panoramic view of the Disturbed Mixed Hardwoods - Seepage plant community as seen looking south from GPS location P-25. 52
Photo 30. Panoramic view of the Disturbed Mixed Hardwoods - Seepage plant community as seen looking southeast from GPS location P-30. 52
Photo 31. Panoramic view of the Disturbed Mixed Hardwoods - Drainage plant community as seen looking northwest from GPS location P-27. 53
Photo 32. Panoramic view of the Disturbed Mixed Hardwoods plant community as seen looking northwest from GPS location P-19. 53
Photo 33. Panoramic view of the Disturbed Mixed Hardwoods plant community as seen looking northeast from GPS location P-50. 54
Photo 34. Panoramic view of the pole barn located in the Disturbed Live Oak Hammock as seen from Photo station P-26. 54
Photo 35. Panoramic view of the Disturbed Live Oak Hammock plant community as seen looking southwest from GPS location P-26. 55
Photo 36. Panoramic view of the Schmidt Creek – Disturbed Mixed Hardwood Stream/Seepage Swamp as seen looking east from GPS location P-7. 55
Photo 37. Panoramic view of the Schmidt Creek – Disturbed Mixed Hardwood Stream/Seepage Swamp as seen looking northeast to east from GPS location P-2. 56
Photo 38. Panoramic view of the Schmidt Creek – Disturbed Mixed Hardwood Stream/Seepage Swamp as seen looking northeast from GPS location P-4. 56
Photo 39. Panoramic view of the Schmidt Creek – Disturbed Mixed Hardwood Stream/ Seepage Swamp as seen looking west to northwest from GPS location P-6. 57
Photo 40. Panoramic view of the Schmidt Creek – Disturbed Mixed Hardwood Stream/Seepage Swamp as seen looling northeast from GPS location P-9. 57
Photo 41. Panoramic view of the Schmidt Creek – Disturbed Mixed Hardwood Stream/Seepage Swamp as seen looking northwest to north from GPS location 774. 58
Photo 42. Panoramic view of the Schmidt Creek – Disturbed Mixed Hardwood Stream/Seepage Swamp as seen looking east to southeast from the wetland located southeast of GPS location 774. 58
Photo 43. Panoramic view of the Schmidt Creek – Disturbed Mixed Hardwood Stream/Seepage Swamp as seen looking northeast to east from the wetland located northeast of GPS location 774. 59
Photo 44. View of the Culvert located in Turkey Creek as seen looking northwest from GPS location 330. 59
Photo 45. Panoramic view of Turkey Creek as seen looking southeast from GPS location 140. 60
Photo 46. Panoramic view of Turkey Creek as seen looking southwest from GPS location 40. 61
Photo 47. Panoramic view of the Influent Stream to Brooke Pointe Creek as seen looking southeast from GPS location 451. 61
Photo 48. View of Brooke Pointe Creek as seen looking southwest from GPS location 451. 62
Photo 49. View of Brooke Pointe Creek as seen looking northeast from GPS location 451. 62
Photo 50. Panoramic view of the Small Depressional Wetland 16 as seen looking northwest from GPS location P-15. 63

Photo 51. *Panoramic view of Small Depressional Wetland 15 as seen looking northeast from GPS location P-16.* 63
Photo 52. *Panoramic view of the Depressional Wetland Areas 15 and 16 as seen looking west from GPS location 796.* 64
Photo 53. *Panoramic view of the Depressional Wetland Area as seen looking southeast from GPS location 578.* 64
Photo 54. *Panoramic view of the Depressional Wetland Area as seen looking northwest to northeast from GPS location 583.* 65
Photo 55. *Panoramic view of the depression H as seen from GPS location P-25.* 65
Photo 56. *Panoramic view of the Disturbed Mixed Hardwoods - Shrub Seepage Wetland plant community as seen looking southwest from GPS location P-29.* 66
Photo 57. *Panoramic view of the Disturbed Mixed Hardwoods - Shrub Seepage Wetland plant community as seen looking northeast from GPS location P-30.* 67
Photo 58. *Aboveground fuel storage tank located at GPS location P-57.* 97
Photo 59. *View of the agricultural supply well found at GPS location P-60.* 101
Photo 60. *View of the Schmidt residence supply well located at GPS location P-61.* 102
Photo 61. *View of the 4-in supply well located on the Harmony Gardens property (GPS location P-53).* 102
Photo 62. *Panoramic view of the Harmony Gardens building (Historic Structure AL04360) located at GPS location P-52.* 104
Photo 63. *View of the garage presently being used as a shop (GPS location P-52).* 104
Photo 64. *View of the Bike Route shop (Historic Structure AL04361) located at GPS location P-52.* 105
Photo 65. *Panoramic view of the brick residence located at GPS location P-63.* 105
Photo 66. *Panoramic view of the guest cottage located at GPS location P-61.* 106
Photo 67. *Panoramic view of the concrete block stable located at GPS location P-56.* 106
Photo 68. *Panoramic view of the large concrete block storage building that is used for agricultural storage (GPS location P-58).* 107

List of Figures

Figure 1. *Project site location map showing location of proposed The Market at Schmidt Farms at the intersection of US Hwy 441 and NW 43rd Street.* 3
Figure 2. *Parcel location map of The Market at Schmidt Farms project site showing surveyed property boundary and Alachua County Property Appraiser's parcel boundaries, and City of Gainesville and City of Alachua municipal boundaries.* 4
Figure 3. *Existing Future Land Use map for The Market at Schmidt Farms.* 5
Figure 4. *Proposed amendment to the Future Land Use map.* 6
Figure 5. *Existing zoning for The Market at Schmidt Farms project site and surrounding area.* 8
Figure 6. *GPS location map of site specific survey points established 10/02/06 and 11/15/07.* 10
Figure 7. *Photo station location map.* 11
Figure 8. *USGS Quadrangle map showing the project site and surrounding area.* 12
Figure 9. *General site drainage map showing locations of Turkey Creek, Brooke Pointe Creek, Schmidt Creek and the interior isolated seepage/drainage system located on The Market at Schmidt Farms project site.* 14
Figure 10. *Distribution of the plant communities occurring on The Market at Schmidt Farms project site.* 33

Figure 11. FEMA 100-yr floodplain map shown for The Market at Schmidt Farms project site and surround areas. 69
Figure 12. The wetlands occurring on The Market at Schmidt Farms project site as determined by flagging and surveying of wetlands in accordance with methodologies outlined in Chapter 62-340 FAC (wetlands flagged by ERC November 2007) 70
Figure 13. Wetlands and 50-ft and 75-ft wetland buffers shown for The Market at Schmidt Farms project site. 71
Figure 14. Alachua County composite wetlands map as shown for The Market at Schmidt Farms project site. 72
Figure 15. National Wetlands Inventory (NWI) wetlands map as shown for The Market at Schmidt Farms project site. 73
Figure 16. The Market at Schmidt Farms project site as seen on a 1937 aerial. 74
Figure 17. The Market at Schmidt Farms project site as seen on a 1949 aerial. 75
Figure 18. The Market at Schmidt Farms project site as seen on a 1955 aerial. 76
Figure 19. The Market at Schmidt Farms project site as seen on a 1961 aerial. 77
Figure 20. The Market at Schmidt Farms project site as seen on a 1968 aerial. 78
Figure 21. The Market at Schmidt Farms project site as seen on a 1974 aerial. 79
Figure 22. The Market at Schmidt Farms project site as seen on a 1979 aerial. 80
Figure 23. The Market at Schmidt Farms project site as seen on a 1984 aerial. 81
Figure 24. The Market at Schmidt Farms project site as seen on a 1999 aerial. 82
Figure 25. Locations of known eagle nests in the vicinity of the project site in Alachua County. 92
Figure 26. Locations of water bird rookery sites in the vicinity of the project site in Alachua County. 93
Figure 27. FNAI element occurrence map shown for the project site and surrounding area. 94
Figure 28. Alachua County Floridan Aquifer Confinement Map. 95
Figure 29. NRCS soils map for The Market at Schmidt Farms project site. 96
Figure 30. Hazardous Materials Facility Location Map. 98
Figure 31. City of Alachua and Alachua County Well Field Protection Zones. 99
Figure 32. 2001 Alachua County LiDAR Topography Map of the Project Site. 100
Figure 33. Strategic Ecosystem Overlay and State park boundaries shown in relation to The Market at Schmidt Farms project site. 101
Figure 34. Alachua County historic structures location map. 103

List of Tables

Table 1. Tax parcel numbers, owners, and associated acreages of the tax parcels that comprise The Market at Schmidt Farms project site. 2
Table 2. Comparative acreages contained in the existing and proposed Future Land Use categories for The Market at Schmidt Farms project site. 7
Table 3. Nomenclature and acreages of plant communities occurring on The Market at Schmidt Farms project site. 34
Table 4. Woody and herbaceous plants encountered at The Market at Schmidt Farms project site. 35
Table 5. Common herpetofauna species seen on The Market at Schmidt Farms project site. 86
Table 6. Common mammals seen during the field survey of The Market at Schmidt Farms project site. 86

Table 7. Common birds encountered during the field survey of The Market at Schmidt Farms project site. *87*
Table 8. Drainage characteristics of the soils mapped within and adjacent to The Market at Schmidt Farms project site. *96*

Section 1. Environmental Resource Assessment Checklist-Signed

The purpose of this report is to provide an inventory of the natural resources that occur on the proposed **The Market at Schmidt Farms** project site and adjacent properties located within the limits of the City of Alachua, Florida. In this context, this report has been prepared with reference to the Environmental Resource Assessment Checklist required for development review by Alachua County. The City of Alachua, at this time, does not have a standard format for reporting requirements for Environmental Assessment for Development Review or Land Use Change Applications; therefore, the format for Alachua County Environmental Resource Assessment has been used for this report. The report contains a set of figures, tables, and photos that document the existing condition of the proposed project site and to assess, in general terms, the effects of the project on the existing resources. The report format consists of a section addressing each checklist item followed by the respective figures, tables, and photos for that section.

This document has been prepared by

Peter M. Wallace, President
ECOSYSTEM RESEARCH CORPORATION
2906 NW 142nd Avenue
Gainesville, FL 32609
386.462.5005; 352.538.0755 (cell)

The Engineer of Record for the project is

Lochrane Engineering, Inc.
201 South Brumby Avenue
Orlando, FL 32803

The Project Planner project is

Causseaux, Hewett & Walpole, Inc.
6011 NW 1st Place
Gainesville, FL 32607
352.331.1976

The project developer is

Mesa-Sand Realty, LLC
2220 N. Meridian Street
Indianapolis, IN 46208

Natural Resources Checklist: The Environmental Resource Assessment checklist items addressed in this report are, as follows (items marked "yes" specifically apply to this project site; all items are addressed in this report):

Yes	X	N/A	□	Surface Waters (ponds, lakes, streams, springs, etc.)
Yes	X	N/A	□	Wetlands
Yes	X	N/A	□	Surface Water or Wetland Buffers
Yes	X	N/A	□	Floodplains (100-year)
Yes	□	N/A	X	Special Area Study Resource Protection Areas (Cross Creek, Idylwild/Serenola, etc)
Yes	□	N/A	X	Strategic Ecosystems (within or adjacent to mapped areas)
Yes	X	N/A	□	Significant Habitat (biologically diverse natural areas)
Yes	X	N/A	□	Listed Species/Listed Species Habitats (FNAI S1, S2, & S3; State or Federally E, T, SSC)
Yes	□	N/A	X	Recreation/Conservation/Preservation Lands
Yes	X	N/A	□	Significant Geological Features (caves, springs, sinkholes, etc.)
Yes	X	N/A	□	High Aquifer Recharge Areas
Yes	□	N/A	X	Wellfield Protection Areas
Yes	X	N/A	□	Wells
Yes	X	N/A	□	Soils
Yes	□	N/A	X	Mineral Resource Areas
Yes	X	N/A	□	Topography/Steep Slopes
Yes	X	N/A	□	Historical and Paleontological Resources
Yes	X	N/A	□	Hazardous Materials Storage Facilities
Yes	X	N/A	□	Contamination (soil, surface water, ground water)

SIGNED: Peter M. Wallace **PROJECT #** _____ **DATE:** 1 July 2008

Section 2. Project Description/Assessment of Environmental Indicators

Project Description

Mesa-Sand Realty, LLC is making an application to the City of Alachua, Florida, for a large-scale comprehensive plan amendment for a parcel of land to be referred to as **The Market at Schmidt Farms**. The project site is located in northwest Alachua County in the southwest corner of the intersection of US Hwy 441 and NW 43rd Street (**Figure 1**). The project site consists of five (5) Alachua County tax parcels, which total 131.6 acres (**Figure 2**). The parcel numbers and acreages as found on the Alachua County Property Appraiser's website are shown in **Table 1**.

Table 1. Tax parcel numbers, owners, and associated acreages of the tax parcels that comprise The Market at Schmidt Farms project site.

Tax Parcel No.	Owner(s)	Acreage
05936-001-001	Herbert Matilski	3.458
05936-006-000	Nima, Inc.	8.509
05936-001-000	Ann Schmidt	94.165
05945-000-000	Ann Schmidt	11.281
05936-007-000	Jules E. Schmidt	14.193
TOTAL		**131.606**

The site is contained within Sections 2 and 3, Township 9 South, Range 19 East and Sections 34 and 35, Township 8 South, Range 19 East. A large-scale comprehensive plan amendment is presently submitted to propose a change in the Future Land Use for the property to be referred to as The Market at Schmidt Farms, City of Alachua, Florida. The large-scale comprehensive plan amendment (CPA) proposes creating a mixed-use development on a ±131.6-acre parcel located on the south side of US Hwy 441 and west of NW 43rd Street. The site currently carries a Future Land Use designation of Agriculture (Ag) and Commercial (COM) (**Figure 3**). These land use designations have historically resulted in agricultural uses such as cattle ranching. The proposed land use change will create a mixture of urban residential and non-residential uses on the ±131.6-acre site while protecting the significant natural areas in conservation (**Figure 4**). This CPA will allow for a broad range of retail, office, and multi-family and/or single-family development in a manner consistent with the City of Alachua's Comprehensive Plan and Land Development Regulations (LDR). A summary of the comparative acreages contained in each existing and proposed future land use category is summarized in **Table 2**. The existing zoning occurring on the project site is shown in **Figure 5**.

Figure 1. **Project site location map showing location of proposed The Market at Schmidt Farms at the intersection of US Hwy 441 and NW 43rd Street.**

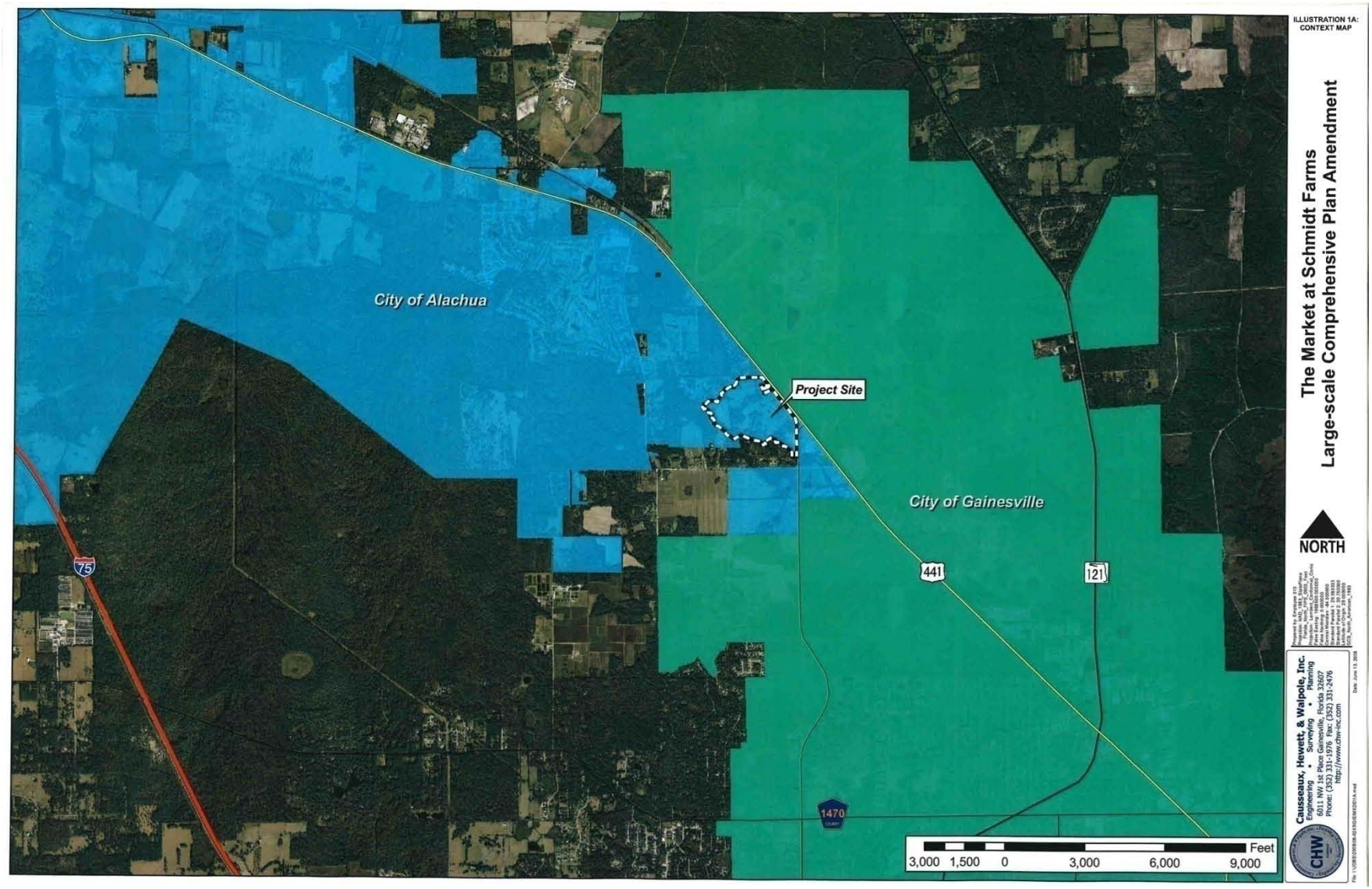


Figure 2. **Parcel location map of The Market at Schmidt Farms project site showing surveyed property boundary and Alachua County Property Appraiser's parcel boundaries, and City of Gainesville and City of Alachua municipal boundaries.**

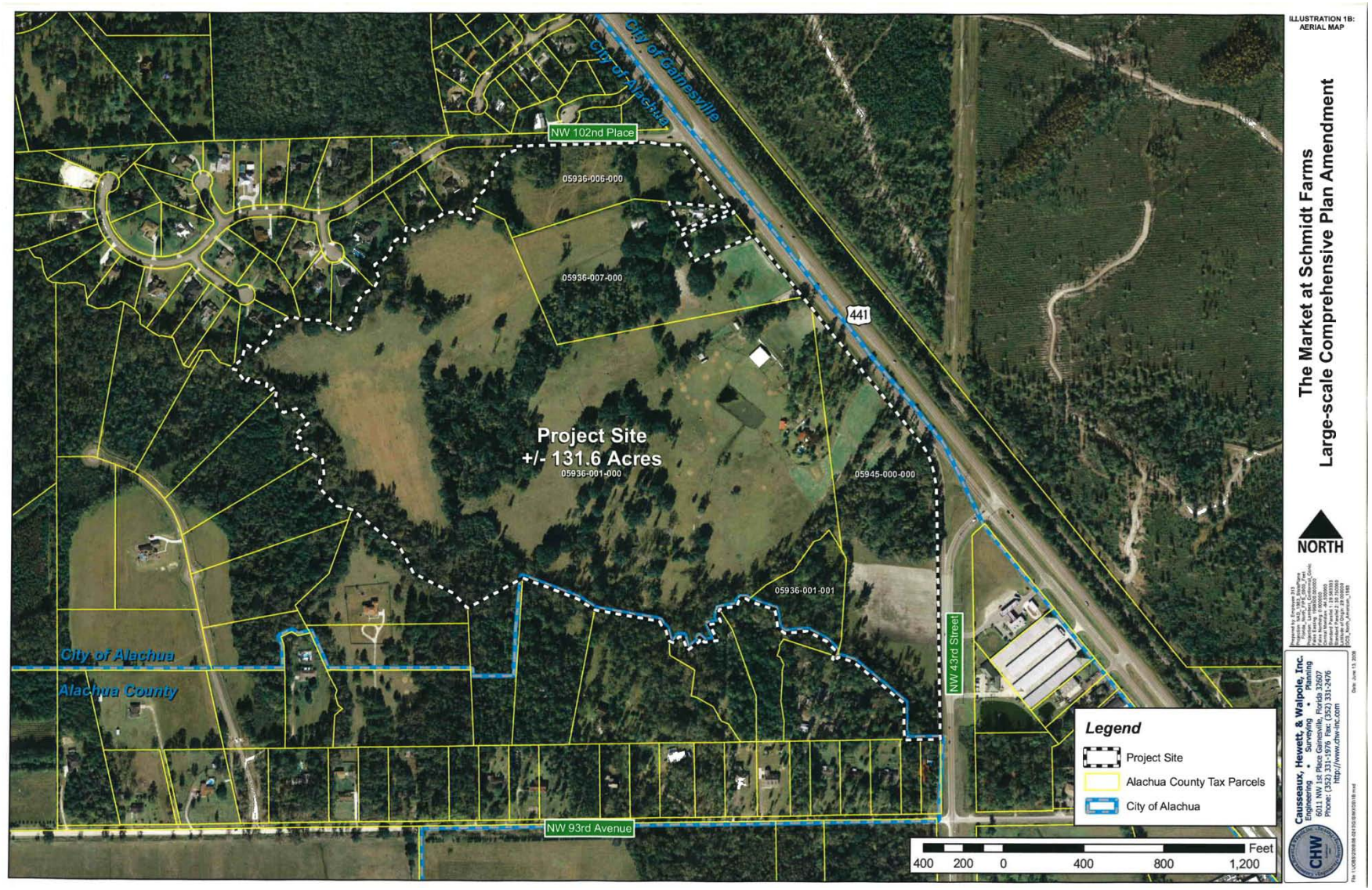


Figure 3. Existing Future Land Use map for The Market at Schmidt Farms.

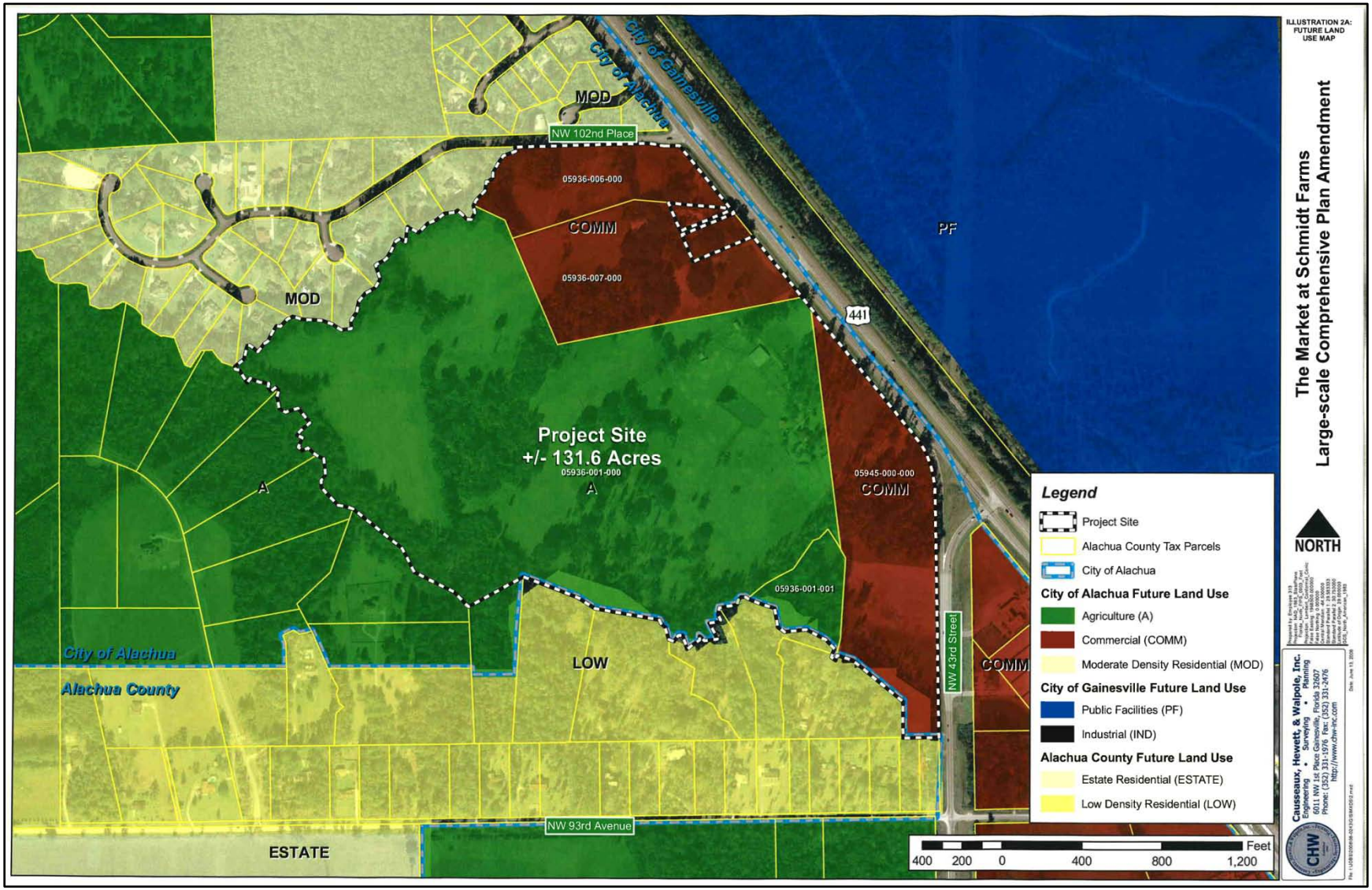


Figure 4. Proposed amendment to the Future Land Use map.

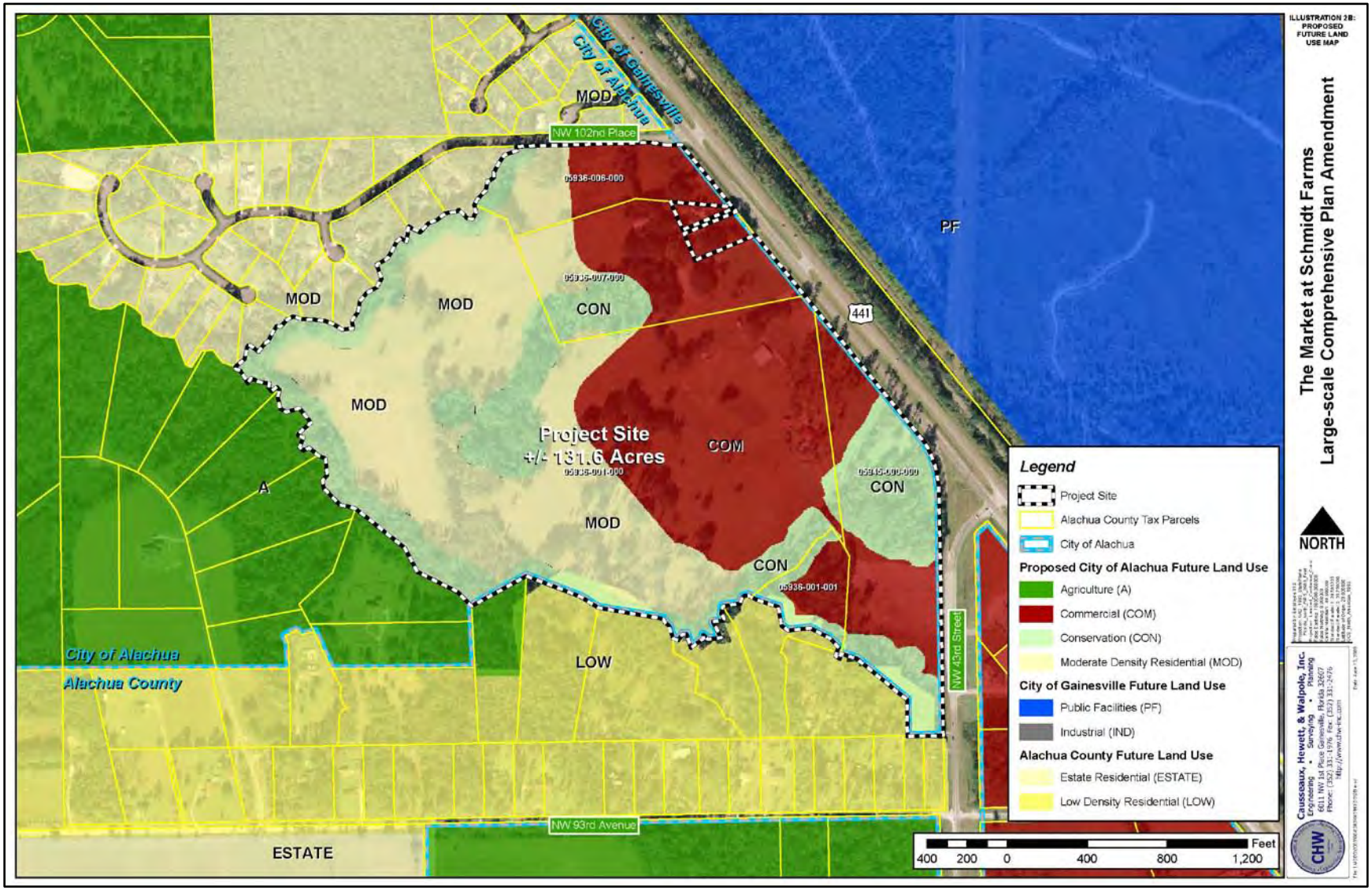
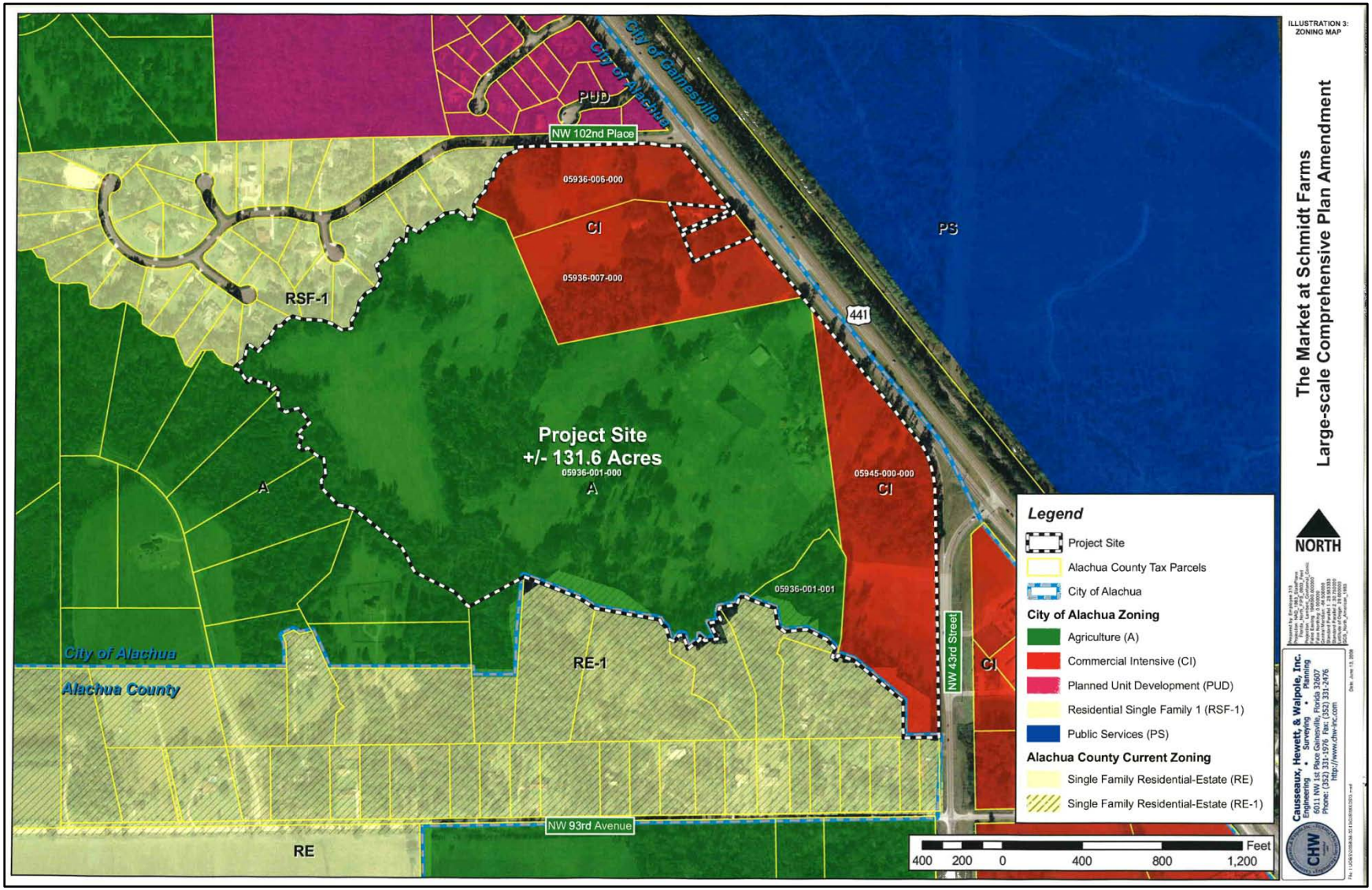


Table 2. **Comparative acreages contained in the existing and proposed Future Land Use categories for The Market at Schmidt Farms project site.**

	Land Use Area (Acres)			
Land Use	**Existing**	**Proposed**	**Acreage Change**	**Percent Change**
Moderate Density	0.00	43.73	43.73	100.00
Commercial	39.37	50.81	11.44	29.06
Agriculture	92.23	0.00	-92.23	-100.00
Conservation	0.00	37.06	37.06	100.00
TOTAL	**131.60**	**131.60**		

Figure 5. **Existing zoning for The Market at Schmidt Farms project site and surrounding area.**



Assessment of Existing Environmental Conditions

To assess the general environmental integrity of the project site, extensive pedestrian surveys of the site were performed by Peter M. Wallace, MS, PWS, and Robert A. Garren, MS, PWS, of Ecosystem Research Corporation. Field surveys were performed in September 2006, November 2007, and May 2008. During the field surveys, site specific data were collected to document the plants and plant community types present. Data collection areas were marked with specific GPS points using a Garmin GPS Map 76CSx hand-held GPS to record position coordinates. GPS locations established during the survey are shown in **Figure 6**. At several locations, photographs were taken to document the existing conditions of the site. Photo stations are shown in **Figure 7** and **all photographs contained in this report are referred to the GPS locations shown in this figure**.

The project site is a rural residential farm site located in a relatively sparsely populated area along US Hwy 441. The site is located within the Turkey Creek drainage basin. The general extent of the Turkey Creek drainage on the project site and surrounding areas is shown on the USGS map in **Figure 8**. The headwaters of Turkey Creek originate on the City of Gainesville Deerhaven property. From the Deerhaven site, the creek is culverted under US Hwy 441 then traverses west across NW 43rd Street where two large circular culverts (**Photo 1**) route water along the southern boundary of the Schmidt Farms property. Turkey Creek forms the southern boundary of the property and extends from NW 43rd Street northwest to the intersection of a second creek that runs southwest along the east boundary of the Brooke Pointe Development. For the purposes of this report, this creek is named Brooke Pointe Creek (**Figure 9**). This creek drainage originates north of US Hwy 441 on the City of Gainesville Deerhaven property, crosses under NW 102nd Place (**Photo 2**), then runs southwest to the confluence with Turkey Creek at the southwest corner of the Schmidt Farms property. A third creek located on the property drains water also from the City of Gainesville Deerhaven property through a culvert located under US Hwy 441 just west of the terminus of NW 43rd Street (**Photo 3**) at US Hwy 441. For the purposes of this report, this creek is referred to as Schmidt Creek. The creek extends through a mixed hardwood swamp (**Photo 4**) that also receives substantial subsurface seepage from the adjacent uplands. The mixed hardwood swamp narrows abruptly where a small agricultural road crossing occurs (**Photos 5 and 6**), which was built prior to 1937. From this point, the creek width becomes substantially narrower (**Photo 7**) and slopes to the adjacent upland are abrupt. The drainage ultimately flows into Turkey Creek at the southwestern corner of Parcel 05936-001-001. A unique mosaic of intermittent seepage and depression wetlands forms a diffuse drainage system in the western third of the project site. This drainage system has the same general northeast to southwest orientation as both Schmidt Creek and Brooke Pointe Creek. Groundwater seeps to the surface at the north end of this system and flows southwest through a small, intermittent stream drainage (**Photo 8**) to a series of small

Figure 6. **GPS location map of site specific survey points established 10/02/06 and 11/15/07.**

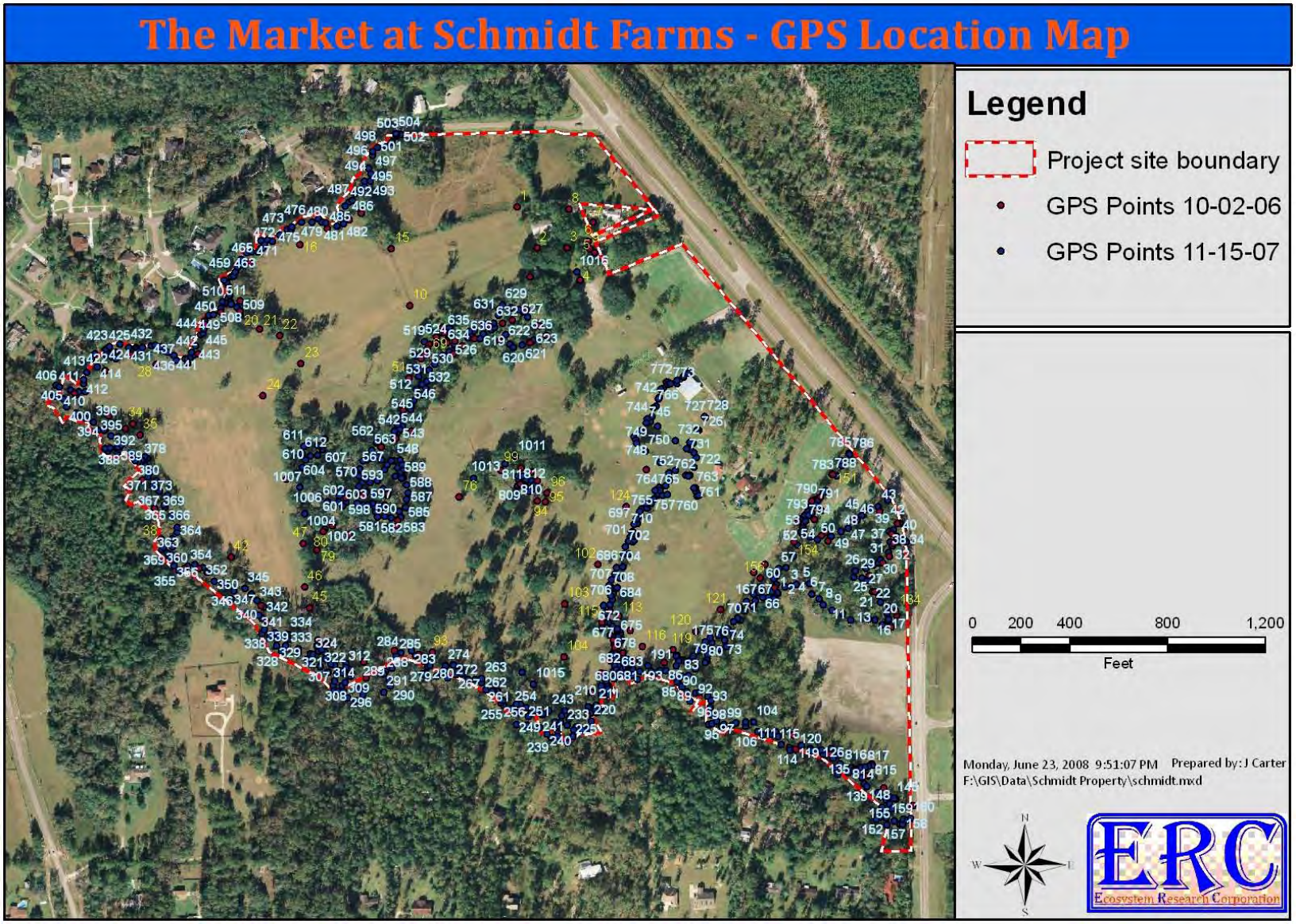


Figure 7. Photo station location map.

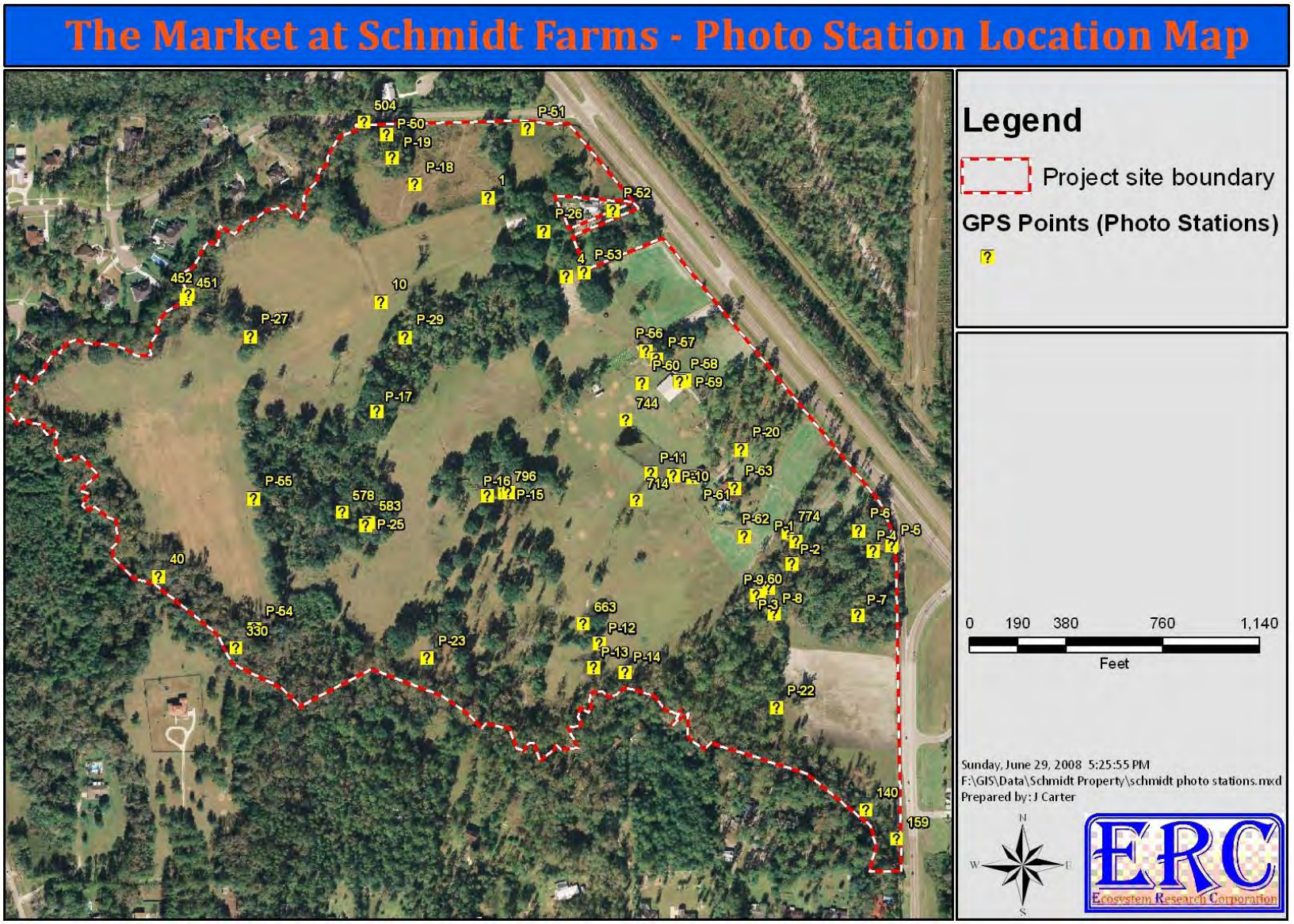


Figure 8. **USGS Quadrangle map showing the project site and surrounding area.**

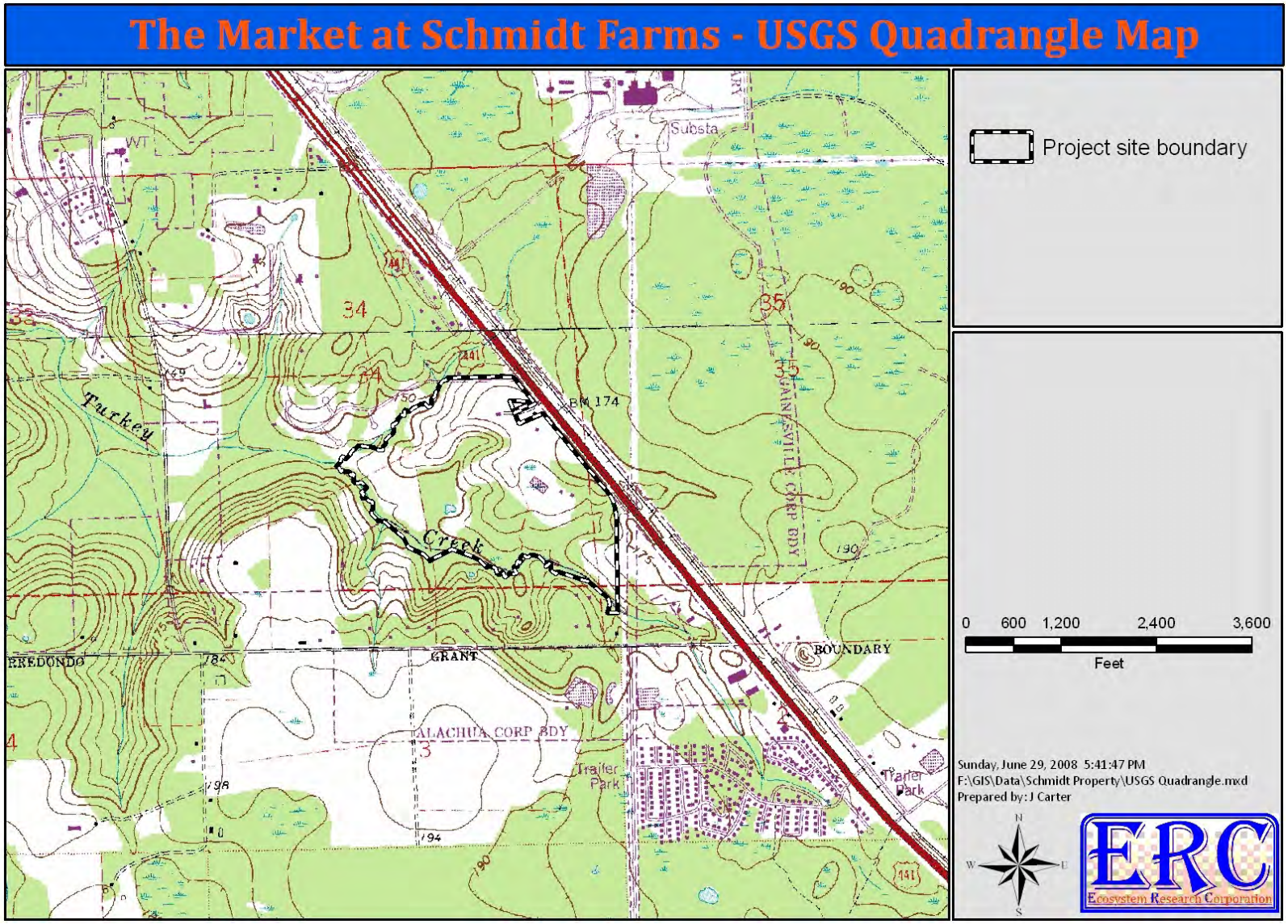


Photo 1. **View of the double culverts that route Turkey Creek under NW 43rd Street as seen looking southeast from GPS location 159.**



Figure 9. General site drainage map showing locations of Turkey Creek, Brooke Pointe Creek, Schmidt Creek and the interior isolated seepage/drainage system located on The Market at Schmidt Farms project site.

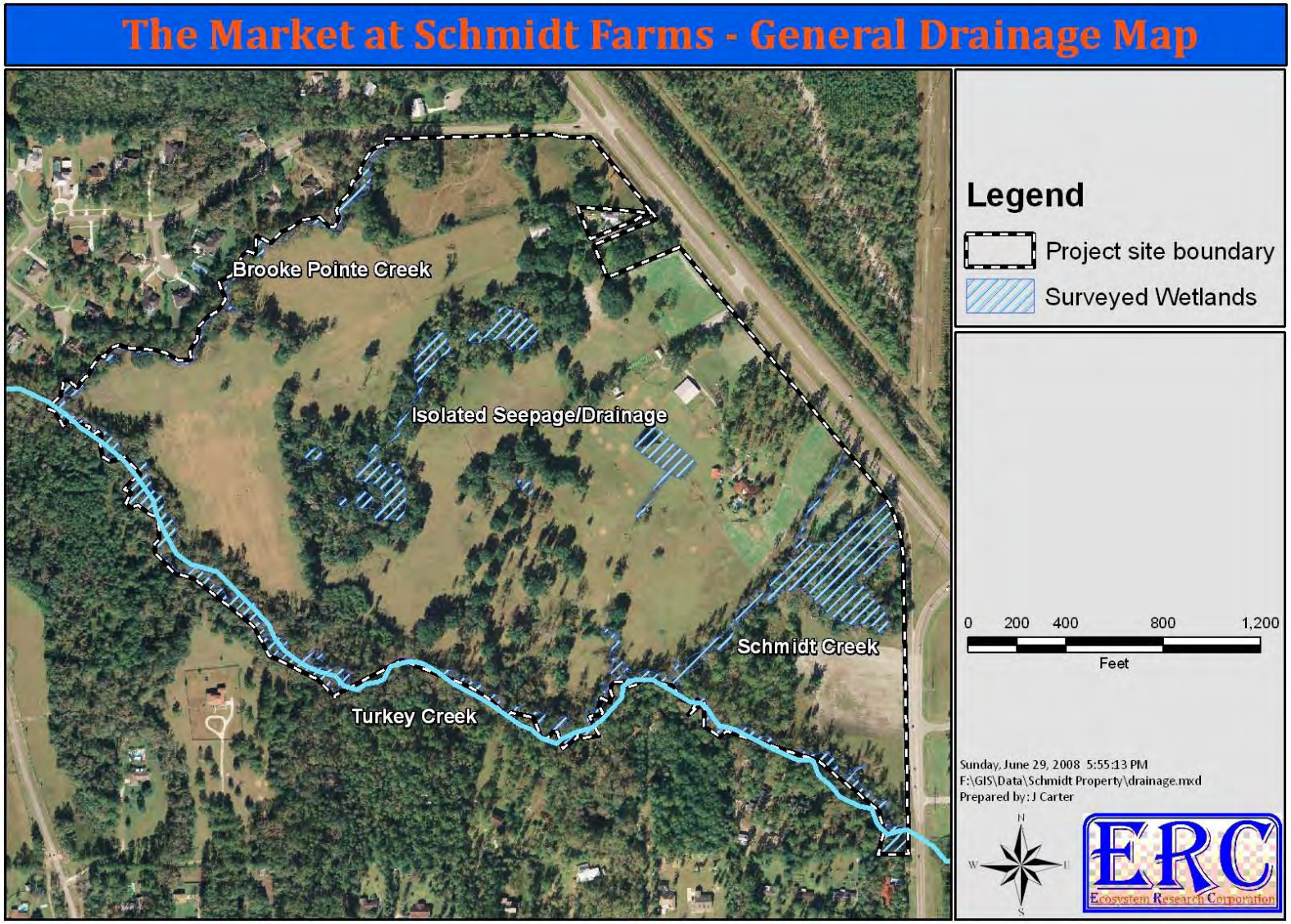


Photo 2. **Panoramic view of the double circular culverts location under NW 102nd Place located at Brooke Pointe Creek as seen looking north from GPS location 504.**



Photo 3. **View of the Culvert that routes water under US Hwy 441 to Schmidt Creek as seen looking north from GPS location P-5.**



Photo 4. **Panoramic view of the Schmidt Creek Stream Channel as seen looking north to northeast from GPS location P-3.**

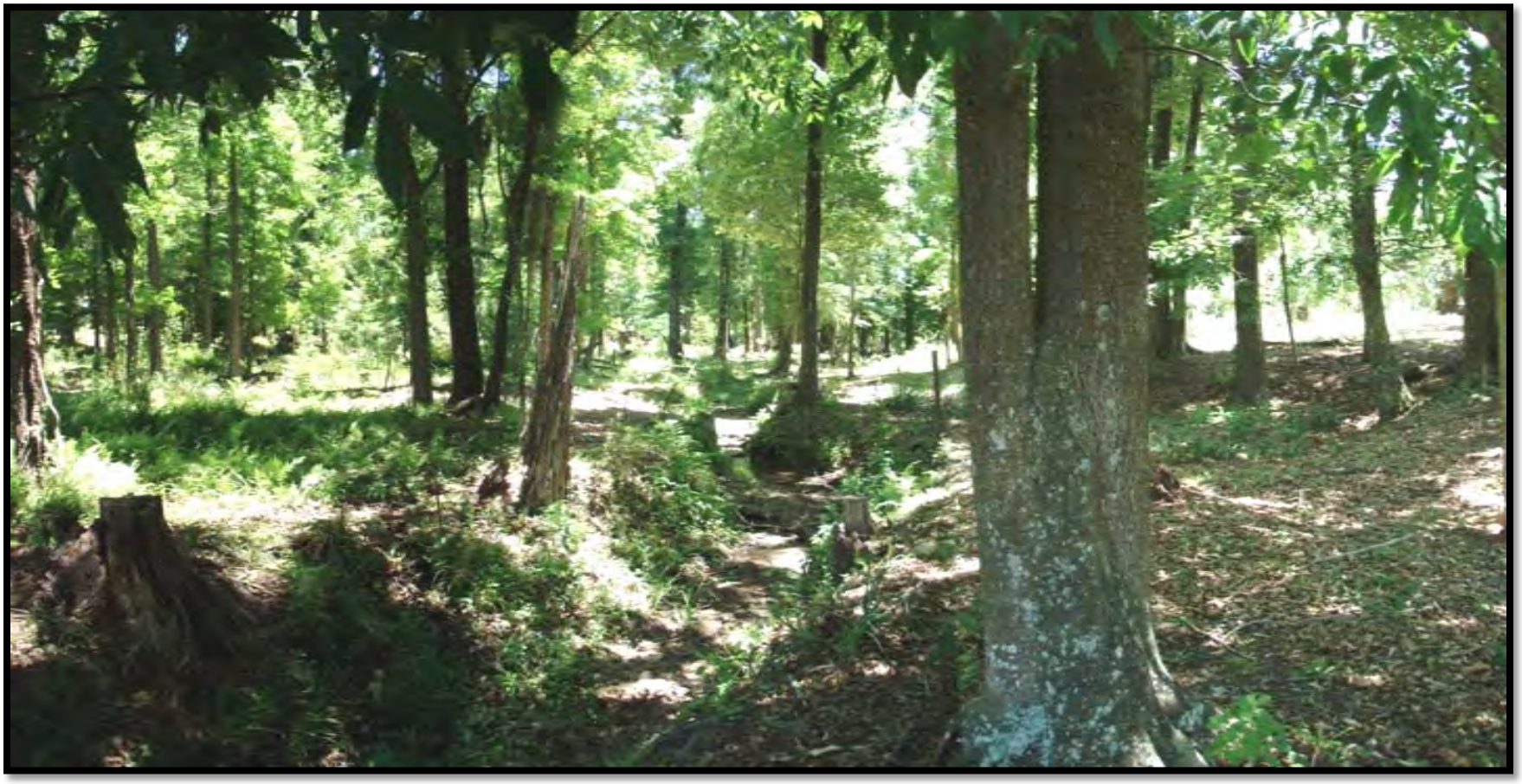


Photo 5. **Panoramic view of the Culvert in Schmidt Creek located at the agricultural road crossing as seen looking south from GPS location P-3.**



Photo 6. **Panoramic view of the Agricultural Road Crossing located across Schmidt Creek as seen looking west from GPS location 60.**



Photo 7. **Panoramic view of the Schmidt Creek Stream Channel south of the road crossing as seen looking southwest from GPS location P-9.**



Photo 8. **Panoramic view of the Seepage Stream Channel as seen looking northeast from GPS location P-17.**



depressional wetlands that are probably relic sinkholes where water flows back into the ground. Based on **Rule 62-345 FAC, Delineation of the Landward Extent of Wetlands and Surface Waters,** some of the depressions are upland while others were determined to be wetlands. During periods of excessive rainfall, this system may provide surface water discharge directly to Turkey Creek. There is a small drainage that routes water to Turkey Creek from the excavated agricultural pond located west of the Schmidt residence. This drainage is excavated for most of the distance extending from the pond to Turkey Creek; however, the drainage is natural, extending south from GPS location 672, south to Turkey Creek (Figure 6). The general appearance of this drainage is shown in **Photo 9**.

Photo 9. **Panoramic view of the Disturbed Influent Drainage to Turkey Creek as seen looking southeast across GPS location 663.**



Plant Communities

The plant communities that presently occur on The Market at Schmidt Farms project site are shown in **Figure 10**. A total of seventeen (17) distinct plant community associations occur, all of which are disturbed or intensively managed community types. The total acreage associated with each community type is listed in **Table 3**. The common plant species found within the project site are summarized in **Table 4**. All plant communities occurring on the project site have been disturbed from many years of cattle foraging and related cattle ranching activities. A brief description of each community type is, as follows (all photos, tables and figures follow at the end of this section; all photos are referenced to photo stations shown in Figure 7.

Uplands & Agricultural Areas

Improved Pasture

Acreage: 67.965	**Polygons:** 1, 27	**FLUCCs Code:** 211

The Market at Schmidt Farms project site has been managed primarily as Improved Pasture since prior to 1937. Currently, this plant community is dominated by a host of well-maintained pasture grasses and herbs to include bahiagrass (*Paspalum notatum* Fluegge.), Bermudagrass (*Cynodon dactylon* [L.] Pers.), Asian coinleaf (*Centella asiatica* [L.] Urban.), marsh pennywort (*Hydrocotyle umbellata* L.), retrorse flatsedge (*Cyperus retrorsus* Chapm.), small dog-fennel thorough-wort (*Eupatorium capillifolium* [Lam.] Small), Mexican tea (*Chenopodium ambrosioides* L.), Canada horseweed (*Conyza canadensis* [Torr. & Gray] Gray), and retrorse flatsedge (*Cyperus retror*sus Chapm.). In some areas, the invasive exotic tropical soda apple (*Solanum viarum* Dunal) is common and is generally distributed throughout the site. Representative views of the Improved Pasture communities found on the project site can be seen in **Photos 10 through 15**.

Oldfield – Mixed Shrub

Acreage: 5.441	**Polygons:** 29, 31	**FLUCCs Code:** 261

The Oldfield – Mixed Shrub area is an improved pasture community that is not currently used to graze cattle and has become invaded by a host of oldfield shrubs, herbs, and grasses to include broomsedge (*Andropogon virginicus* L.), eastern false-willow (*Baccharis halimifolia* L.), persimmon (*Diospryos virginiana* L.*),* sand blackberry (*Rubus cuneifolius* Pursh), saw greenbrier (*Smilax bona-nox* L.), and small dog-fennel thorough-wort (*Eupatorium capillifolium* [Lam.] Small). Small oaks are in some areas; however, the groundcover is still dominated by bahiagrass (*Paspalum notatum* Fluegge.). The Oldfield – Mixed Shrub area can be seen in **Photos 16 and 17**.

Agricultural Pond & Drainage

Acreage: 0.777	**Polygons:** 17	**FLUCCs Code:** 535

There is an excavated pond located within the site that was dug circa 1979 in an historic forested wetland area. The pond is severely affected by cattle use and water quality has suffered from this use. The surface is variously covered with Lemnoids (*Lemna* sp. and *Spirodella* sp.) and the littoral zone is severely trampled with sparse populations of soft rush (*Juncus effusus* L.), dotted smartweed (*Polygonum punctatum* Ell.), and maidencane (*Panicum hemitomon* Schult.) surviving the daily cattle use. This pond drains south to Turkey Creek through an excavated drainage ditch. This is an intermittent drainage of which only a small portion was considered to be a jurisdictional surface water as per criteria outlined in Chapter 62-340 FAC, *Delineation of the Landward Extent of Wetlands and Surface Waters*. The vegetation in the ditch is dominated primarily by bahiagrass (*Paspalum notatum* Fluegge.) and Bermudagrass (*Cynodon dactylon* [L.] Pers.). The drainage broadens into a natural drainage feature adjacent to Turkey Creek (Photo 9). The Agricultural Pond & Drainage community can be seen in **Photos 18 through 22**.

Pine – Improved Pasture (Residential Yard)

Acreage: 4.659	**Polygons:** 34	**FLUCCs Code:** 265

The Pine – Improved Pasture community is the area that surrounds the Schmidt residence in which a canopy of large slash pine (*Pinus elliottii* Engelm.) and loblolly pine (*Pinus taeda* L.) exists and is underlain by a groundcover of yard and pasture grasses dominated by bahiagrass (*Paspalum notatum* Fluegge.) and Bermudagrass (*Cynodon dactylon* [L.] Pers.). Part of this polygon is maintained as residential yard and part of this area is managed as improved pasture. The area is very well maintained and aesthetically pleasing (**Photo 23**).

Mixed Hardwood – Improved Pasture

Acreage: 9.925	**Polygons:** 37	**FLUCCs Code:** 266

The Mixed Hardwood – Improved Pasture community is a sparsely canopied pasture area with medium to large-size individuals of live oak (*Quercus virginiana* Mill.), laurel oak (*Quercus hemisphaerica* Bartr.), pignut hickory (*Carya* glabra [Mill.] Sweet), and sweetgum (*Liquidambar styraciflua* L.). The dominant groundcover is bahiagrass (*Paspalum notatum* Fluegge.) with Bermudagrass (*Cynodon dactylon* [L.] Pers.) being present. Shrub and ruderal herb species are scattered throughout the area and include common pokeweed (*Phytolacca americana* L.), smutgrass (*Sporobolus indicus* [L.] R. Br.), sand blackberry (*Rubus cuneifolius* Pursh), beggarticks (*Bidens alba* [L.] DC.), tropical soda apple (*Solalum viarum* Dunal), and small dog-fennel thorough-wort (*Eupatorium capillifolium* [Lam.] Small). This area is shown in **Photo 24**.

Mixed Pine – Mixed Hardwoods Successional Forest

Acreage: 4.982	**Polygons:** 38	**FLUCCs Code:** 414-1

This forested plant community borders the drainage referred to as Schmidt Creek as well as part of the Turkey Creek drainage. This is a mesic forest dominated by loblolly pine (*Pinus taeda* L.) with live oak (*Quercus virginiana* Mill.), sweetgum (*Liquidambar styraciflua* L.), laurel oak (*Quercus hemisphaerica* Bartr.), pignut hickory (*Carya glabra* [Mill.] Sweet), water oak (*Quercus nigra* L.), and slash pine (*Pinus elliottii* Engelm.) being present, but generally are much smaller in size. This pine-dominated community is a successional area where trees are becoming established due to the fencing out of cattle. The groundcover is dominated by bahiagrass (*Paspalum notatum* Fluegge.) but a host of ruderal species are present. The typical habitat of this community is shown in **Photo 25**.

Disturbed Mixed Hardwoods Slope Forest

Acreage: 1.615	**Polygons:** 28, 39	**FLUCCs Code:** 414-2

This community type surrounds the upper basin of the Schmidt Creek swamp area and occurs on the slopes that characterize this basin. The dominant trees are sweetgum (*Liquidambar styraciflua* L.), live oak (*Quercus virginiana* Mill.), laurel oak (*Quercus hemisphaerica* Bartr.), and pignut hickory (*Carya* glabra [Mill.] Sweet), but many trees are diseased with branch death and significant fallen tree debris being present. Much of the area has been severely disturbed by cattle resulting in a damaged, trampled, highly fertilized understory. Common understory species include wax myrtle (*Myrica cerifera* L.), harsh vervain (*Verbena scabra* Vahl.), Florida elephant-foot (*Elephantopus elatus* Bertol.), muscadine grape (*Vitis rotundifolia* Michx.), sand blackberry (*Rubus cuneifolius* Pursh), saw greenbrier (*Smilax bona-nox* L.), common pokeweed (*Phytolacca americana* L.), small dog-fennel thorough-wort (*Eupatorium capillifolium* [Lam.] Small), American beautybush (*Callicarpa americana* L.), and bahiagrass (*Paspalum notatum* Fluegge.). Nuisance exotic species such as tropical soda apple (*Solanum viarum* Dunal) and popcorntree (*Sapium sebiferum* [L.] Roxb.) are locally abundant. Soils are disturbed in many areas and banks eroded due to cattle foraging. The habit of this community type is shown in **Photo 26**.

Disturbed Mixed Hardwoods – Riparian

Acreage: 7.910	**Polygons:** 36	**FLUCCs Code:** 438-1

This mesic community, which borders the Turkey Creek drainage, has been disturbed by past cattle and agricultural activities. Most of the area is covered by a dense tangle of small oak seedlings and saplings distributed throughout a dense tangle of saw greenbrier (*Smilax bona-nox* L.) and blackberry (*Rubus betulifolius* Small). There are areas where a remnant, mature creek bordering mesic community occurs composed of large sweetgum (*Liquidambar*

styraciflua L.), American basswood (*Tilia americana* L.), spruce pine (*Pinus glabra* Walt.), loblolly pine (*Pinus taeda* L.), live oak (*Quercus virginiana* Mill.), sugarberry (*Celtis laevigata* Willd.), black cherry (*Prunus serotina* Ehrh.), laurel oak (*Quercus hemisphaerica* Bartr.), and pignut hickory (*Carya glabra* [Mill.] Sweet). However, most of the area is a second growth, successional community composed of small individuals of these species that is slowly encroaching into the historically cleared pasture areas. This community type can be seen in **Photo 27**.

Disturbed Mixed Hardwoods – Seepage

Acreage: 9.445	**Polygons:** 32	**FLUCCs Code:** 438-2

The mesic hammock represented by polygon 32 is a very disturbed seepage community that surrounds a series of seepage wetlands and relic sinkhole depressions. The area has been significantly disturbed by cattle foraging and associated mechanical disturbance from agricultural equipment. Significant invasion by tropical soda apple (*Solanum viarum* Dunal), popcorntree (*Sapium sebiferum* [L.] Roxb.), tungoil tree (*Aleurites* fordii Hamsl.), Japanese honeysuckle (*Lonicera japonica* Thunb.), caesar weed (*Urena lobata* L.) as well as Japanese climbing fern (*Lygodium japonicum* [Thunb.] Swartz) has occurred in the groundcover. The canopy is disturbed but has some large individuals of live oak (*Quercus virginiana* Mill.), pignut hickory (*Carya glabra* [Mill.] Sweet), sugarberry (*Celtis laevigata* Willd.), sweetgum (*Liquidambar styraciflua* L.), persimmon (*Diospryos virginiana* L.), and American elm (*Ulmus americana* L.). Other common species include muscadine grape (*Vitis rotundifolia* Michx.), sand blackberry (*Rubus cuneifolius* Pursh), American beautybush (*Callicarpa americana* L.), saw palmetto (*Serenoa repens* [Bartr.] Small), elderberry (*Sambucus canadensis* L.), bastard indigobush (*Amorpha fruiticosa* L.), Virginia buttonweed (*Diodia virginiana* L.), beggarticks (*Bidens alba* [L.] DC.), and small dog-fennel thorough-wort (*Eupatorium capillifolium* [Lam.] Small). Mechanical disturbance of the soil is widespread and invasion of bahiagrass (*Paspalum notatum* Fluegge.) from the adjacent pasture is common along the fringes of the hammock. Although very disturbed, this is a very unique hydrologic system and is characteristic of only very unique areas in the Alachua County landscape. This area can be seen in **Photos 28 through 30**.

Disturbed Mixed Hardwoods – Drainage

Acreage: 1.566	**Polygons:** 35	**FLUCCs Code:** 438-3

This community is an upland drainage landscape feature that routes runoff from the adjacent pasture into the Brooke Pointe stream system. There is a well-defined drainage channel; however, this area was found not to be a jurisdictional surface water as determined by Chapter 62-340 FAC, *Delineation of the Landward Extent of Wetlands and Surface Waters*. The drainage is intermittent and flows only in response to high rainfall events. The groundcover vegetation is

disturbed by cattle and consists of sand blackberry (*Rubus cuneifolius* Pursh), beggarticks (*Bidens alba* [L.] DC.), small dog-fennel thorough-wort (*Eupatorium capillifolium* [Lam.] Small), rice button aster (*Aster dumosus* L.), tropical soda apple (*Solanum viarum* Dunal), and maidencane (*Panicum hemitomon* Schult.). Canopy species include sweetgum (*Liquidambar styraciflua* L.), live oak (*Quercus virginiana* Mill.), pignut hickory (*Carya glabra* [Mill.] Sweet), and swamp black gum (*Nyssa sylvatica* Marsh. var. *biflora* [Walt.] Sarg.). This area is shown in **Photo 31**.

Disturbed Mixed Hardwoods

Acreage: 1.855	**Polygons:** 30	**FLUCCs Code:** 438-4

The community represented by polygon 30 is a disturbed successional mixed hardwood forested area with a mixed canopy of live oak (*Quercus virginiana* Mill.), pignut hickory (*Carya glabra* [Mill.] Sweet), swamp chestnut oak (*Quercus michauxii* Nutt.), sugarberry (*Celtis laevigata* Willd.), water oak (*Quercus nigra* L.), laurel oak (*Quercus hemisphaerica* Bartr.), red maple (*Acer rubrum* L.), American basswood (*Tilia americana* L.), and sweetgum (*Liquidambar styraciflua* L.). Many trees are quite large; however, the majority are subcanopy in size ranging from 2 inches to 6 inches diameter at breast height (dbh). The groundcover has a mix of shrub, grass, and herb species to include devil's walkingstick (*Aralia spinosa* L.), buttonweed (*Diodia virginiana* L.), eastern hop-hornbeam (*Ostrya virginiana* [Mill.] K. Koch), saw greenbrier (*Smilax bona-nox* L.), woodsgrass (*Oslismenus hirtellus* [L.] P. Beauv.), trumpet creeper (*Campsis radicans* [L.] Seemann ex Bureau), and tall nutgrass (*Scleria triglomerata* Michx.). Nuisance exotic species present include Japanese climbing fern (*Lygodium japonicum* [Thunb.] Swartz), Japanese honeysuckle (*Lonicera japonica* Thunb.), Chinese privet (*Ligustrum sinense* Lour.), Chinaberrytree (*Melia azedarach* L.), and tungoil tree (*Aleurites fordii* Hemsl.). This area is presently a successional mesic community that has historically been affected by past agricultural management activities. This community type is shown in **Photos 32 & 33.**

Disturbed Live Oak Hammock

Acreage: 4.834	**Polygons:** 33	**FLUCCs Code:** 427-1

The Disturbed Live Oak Hammock community is an area that is dominated by a shaded canopy of specimen live oak (*Quercus virginiana* Mill.) trees. This area was historically used primarily for a cattle management area in which a dilapidated pole barn still remains (**Photo 34**). The area lies adjacent to the historic Schmidt residence, which is now Harmony Gardens. Today, the area is not used for cattle and is a successional community primarily used for deposition of unwanted junk. Common species found within the live oak canopy include sugarberry (*Celtis laevigata* Willd.), water oak (*Quercus nigra* L.), sweetgum (*Liquidambar styraciflua* L.), slash pine (*Pinus elliottii* Engelm.), and loblolly pine (*Pinus taeda* L.). The groundcover is primarily a dense tangle of small saplings of the canopy species mixed with saw greenbrier (*Smilax bona-*

nox L.) and bahiagrass (*Paspalum notatum* Fluegge.). Exotic nuisance species such as Chinese privet (*Ligustrum sinense* Lour.) are present. The large live oak trees are the remarkable characteristic of this community type as shown in **Photo 35**.

Wetlands

Schmidt Creek – Disturbed Mixed Hardwood Stream/Seepage Swamp

Acreage: 3.689	**Polygons:** 18	**FLUCCs Code:** 617-1

Polygon 18 designated as Schmidt Creek is a Disturbed Mixed Hardwood Stream/Seepage Swamp with a canopy dominated by a mix of hardwood species to include live oak (*Quercus virginiana* Mill.), sweetgum (*Liquidambar styraciflua* L.), swamp laurel oak (*Quercus laurifolia* Michx.), water oak (*Quercus nigra* L.), American basswood (*Tilia americana* L.), sweetbay (*Magnolia virginiana* L.), swamp black gum (*Nyssa sylvatica* Marsh. var. *biflora* [Walt.] Sarg.), American elm (*Ulmus americana* L.), and slash pine (*Pinus elliottii* Engelm.). The wetland consists of several stream drainages consisting of clear, non-tannic water. The major flow originates from a drainage source located north of US Hwy 441 on the City of Gainesville Deerhaven properties. Seepage from adjacent uplands is also a significant hydrologic input. A surficial seepage spring originates along the southeast boundary of this polygon in an area represented by GPS location P-7 (Figure 7) and GPS location 21 (Figure 6). The seepage area, shown in **Photo 36** (Photo station P-7), is a wet, mucky herbaceous area dominated by lizard's tail (*Saururus cernuus* L.), golden canna (*Canna flaccida* Salisb.), and whorled beakrush (*Rhynchospora miliacea* [Lam.] Gray). Shrubs include dwarf palmetto (*Sabal minor* [Jacq.] Pers.), wax myrtle (*Myrica cerifera* L.), swamp red-bay (*Persea palustris* [Raf.] Sarg.), and Virginia willow (*Itea virginica* L.). The stream drainages are surrounded by a mosaic of higher elevation upland areas in which live oak (*Quercus virginiana* Mill.), loblolly pine (*Pinus taeda* L.), and pignut hickory (*Carya glabra* [Mill.] Sweet) are common. However, these fringing riparian upland areas all lie within the very well-defined basin in which this wetland occurs. The surrounding pasture and hammock communities are located along a very well-defined steep slope. Except for the stream drainage, the topography within the wetland is relatively flat. This entire system is very disturbed by cattle, resulting in an open, somewhat ruderal understory. Invasive exotic species such as wild taro (*Colocasia esculentum* [L.] Schott.), tropical soda apple (*Solanum viarum* Dunal), Japanese honeysuckle (*Lonicera japonica* Thunb.), Japanese climbing fern (*Lygodium japonicum* [Thunb.] Swartz), and Chinese privet (*Ligustrum sinense* Lour.) are present. These are mixed with a host of desirable wetland species to include royal fern (*Osmunda regalis** L.), Virginia chain fern (*Woodwardia virginica* [L.] Smith), and southern wood fern (*Dryopteris ludoviciana* [Kunze] Small). There is a listed plant species (member of the genus *Matelea*) located along the stream bank. The species is either angularfruit milkvine (*Matelea gonocarpos* [Walter] Shinners) or Florida milkweed (*Matelea floridana**‡ [Vail]

Woodson), but it is not possible to distinguish between these two species when not in flower. To date, no flowers have been seen. The typical habitat of this wetland system is shown in **Photos 36 through 43**.

Turkey Creek – Mixed Hardwood Riparian Wetland

Acreage: 3.884	**Polygons:** 7, 19, 20, 21, 22, 23, 24, 25, 26	**FLUCCs Code:** 615-1

The Turkey Creek system is a highly variable plant community that extends from southeast to northwest along the entire south perimeter of the property. The upland boundary of the Turkey Creek wetland is represented by a flagged wetlands jurisdiction line that was established in November 2007. There are apparent breaks in the wetland community as seen on Figure 10. However, this is the result of the historically surveyed property boundary not truly reflecting the center line of the creek. Presently, in several areas, the north boundary of the Turkey Creek wetland is located south of the property line. The creek is characterized by very steep slopes along the eastern reaches with much of the wetland being restricted to the well-defined surface water boundary of the creek. The topography of the creek flattens as the creek approaches the confluence with Brooke Pointe Creek. In this area, there is a broad floodplain wetland and a dominant canopy of bald cypress (*Taxodium distichum* [L.] L. Rich.), swamp black gum (*Nyssa sylvatica* Marsh. var. *biflora* [Walt.] Sarg.), American elm (*Ulmus americana* L.), red maple (*Acer rubrum* L.), and sweetbay (*Magnolia virginiana* L.). In this area several smaller ox-bow drainages are present and much broader wetland areas are encountered. The riparian uplands that border the creek and form the well-defined buffering communities as evidenced on the aerial photographs have historically been disturbed by cattle foraging and clear-cutting. Residential areas located along the south side of the creek have resulted in clear-cutting of both canopy and groundcover in these buffer areas to enlarge yards, provide gardens, and miscellaneous recreational space. There are several historic crossings that allowed movement of agriculture related vehicles across the creek. An old wooden bridge is still present at GPS location 111 (Figure 6) while an intact (≈52”) culvert is found at GPS location 330 (Figure 7; **Photo 44**). The typical habit of the Turkey Creek drainage is shown in **Photos 44 through 46**.

Brooke Pointe Creek – Mixed Hardwood Riparian Wetland

Acreage: 1.051	**Polygons:** 5, 6	**FLUCCs Code:** 615-1

The Brooke Pointe Creek wetland is a narrow stream system with clear water. Common canopy species include swamp laurel oak (*Quercus laurifolia* Michx.), live oak (*Quercus virginiana* Mill.), bald cypress (*Taxodium distichum* [L.] L. Rich.), swamp black gum (*Nyssa sylvatica* Marsh. var. *biflora* [Walt.] Sarg.), red maple (*Acer rubrum* L.), swamp chestnut oak (*Quercus michauxii* Nutt.), American basswood (*Tilia americana* L.), American elm (*Ulmus americana* L.), and ironwood (*Carpinus caroliniana* Walt.). The stream channel is a meandering, well-defined, abrupt-sided channel bordered on the Schmidt property side by a disturbed, fringing mesic

hardwood community affected by cattle ranching activities. The residents of Brooke Pointe have severely altered the buffering hardwood community on the north side of the creek through a series of land clearing and dredge and fill activities primarily associated with yard expansion. Clearing of the buffer has occurred in many areas all the way to the edge of the stream channel. This results in substantial runoff of applied fertilizers directly into the surface water area. The typical habit of this community is shown in **Photos 47 through 49**.

Disturbed Depression Wetlands

Acreage: 0.945	**Polygons:** 8, 11, 12, 13, 14, 15, 16	**FLUCCs Code:** 615-1

There are several disturbed depression wetlands occurring within the southwest quadrant of the project site. These wetlands are apparently associated with relic sinkhole areas and definitely represent areas where surface water pools for only short periods then disappears into the ground. Onsite geotechnical studies[1] (**Attachment 1**) (specifically for polygons 15 and 16) indicate that these depressions typically have a thin organic surficial layer underlain by various layers of sand with clay and sand with silt with the Hawthorne Formation being encountered at various depths. Ardaman and Associates, Inc. (2008) noted no conditions in the tested depression locations that suggested active sinkhole activity; however, only two of the depressions within the pasture were evaluated. The depression areas either receive seepage as the primary input (polygons 15 and 16) or receive a combination of seepage and surface runoff as the primary hydrologic inflows (polygons 8, 11, 12, 13, and 14). The wetlands are only intermittently wet and all are severely disturbed by ongoing cattle activity. These wetlands are very small with the seven (7) indicated wetland polygons totaling only 0.945 acres.

The wetlands are typically represented by a disturbed groundcover consisting of lizard's tail (*Saururus cernuus* L.), dotted smartweed (*Polygonum punctatum* Ell.), leathery rush (*Juncus coriaceus* Mack.), dwarf palmetto (*Sabal minor* [Jacq.] Pers.), fireweed (*Erechtites hieracifolia* [L.] Raf.), eastern false-willow (*Baccharis halimifolia* L.), wood sage (*Teucrium canadense* L.), and whorled beakrush (*Rhynchospora miliacea* [Lam.] Gray). Because of the intermittent hydrologic regime, many upland species are scattered throughout the wetland areas to include woodsgrass (*Oplismenus hirtellus* [L.] P. Beauv.) and American beautybush (*Callicarpa americana* L.). Exotic species such as popcorntree (*Sapium sebiferum* [L.] Roxb.), tropical soda apple (*Solanum viarum* Dunal), and tungoil tree (*Aleurites fordii* Hemsl.) are common throughout. It should be noted that in the area where the depressional wetlands are found, there are also many adjacent depressional areas that are uplands that occur at similar

[1]Ardaman & Associates, Inc. 2008. Subsurface Soil Exploration and Geotechnical Engineering Evaluation, Proposed Retail Center Market at Schmidt Farm, US 441 and NW 43rd Street, Alachua County, Florida.

elevations as the wetland areas. Photos of these wetland types are shown in **Photos 50 through 55**.

Disturbed Mixed Hardwoods – Shrub Seepage Wetland

Acreage: 1.062	**Polygons:** 9, 10	**FLUCCs Code:** 632

Polygons 9 and 10 represent depressional wetland areas that receive precipitation and subsurface seepage as the primary hydrologic inflows. These two areas have ill-defined surface water features in which water flows on the surface but may disappear into the ground before flowing into adjacent wetlands in the downslope position. These areas are currently seriously affected by cattle and vegetation is disturbed. Canopy species are sparse, but consist of sweetgum (*Liquidambar styraciflua* L.), live oak (*Quercus virginiana* Mill.), slash pine (*Pinus elliottii* Engelm.), swamp laurel oak (*Quercus laurifolia* Michx.), red maple (*Acer rubrum* L.), and sugarberry (*Celtis laevigata* Willd.). Groundcover species consist of lizard's tail (*Saururus cernuus* L.), leathery rush (*Juncus coriaceus* Mack.), capitate beakrush (*Rhynchospora microcephala* Britt. ex Small), whorled beakrush (*Rhynchospora miliacea* [Lam.] Gray), maidencane (*Panicum hemitomon* Schult.), American cupscale (*Sacciolepis striata* [L.] Nash.), and dotted smartweed (*Polygonum punctatum* Ell.). There is a host of sapling size individuals representing the canopy species in addition to significant populations of elderberry (*Sambucus canadensis* L.), eastern false-willow (*Baccharis halimifolia* L.), wax myrtle (*Myrica cerifera* L.), and invasion of tungoil tree (*Aleurites fordii* Hemsl.) and popcorntree (*Sapium sebiferum* [L.] Roxb.) is extensive. The typical habit of this community type is shown in **Photos 56 and 57**.

Figure 10. Distribution of the plant communities occurring on The Market at Schmidt Farms project site.

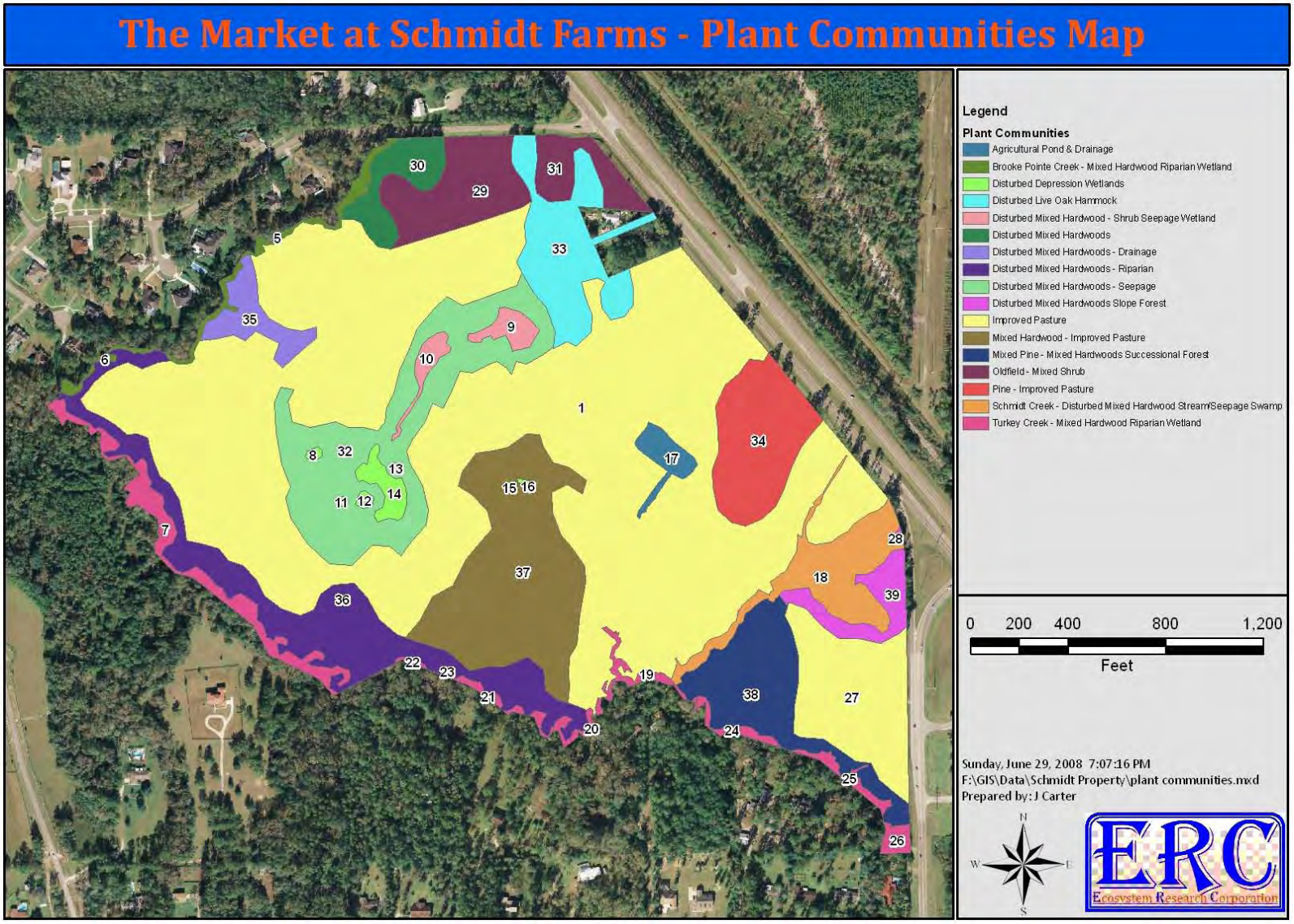


Table 3. **Nomenclature and acreages of plant communities occurring on The Market at Schmidt Farms project site.**

Plant Community Description	Acreage
Agricultural Pond & Drainage	0.777
Brooke Pointe Creek - Mixed Hardwood Riparian Wetland	1.051
Disturbed Depression Wetlands	0.945
Disturbed Live Oak Hammock	4.834
Disturbed Mixed Hardwoods	1.855
Disturbed Mixed Hardwoods - Drainage	1.566
Disturbed Mixed Hardwoods - Riparian	7.910
Disturbed Mixed Hardwoods - Seepage	9.445
Disturbed Mixed Hardwoods - Shrub Seepage Wetland	1.062
Disturbed Mixed Hardwoods Slope Forest	1.615
Improved Pasture	67.965
Mixed Hardwood - Improved Pasture	9.925
Mixed Pine - Mixed Hardwoods Successional Forest	4.982
Oldfield - Mixed Shrub	5.441
Pine - Improved Pasture	4.659
Schmidt Creek - Disturbed Mixed Hardwood Stream/Seepage Swamp	3.689
Turkey Creek - Mixed Hardwood Riparian Wetland	3.884
Grand Total	**131.606**

Table 4. Woody and herbaceous plants encountered at The Market at Schmidt Farms project site.

Species Code	Scientific Name	Common Name	USFWS Classif.	FDEP Classif.	Floristic† Classif.
ACA GRA	*Acalypha gracilens* A. Gray	Three-seeded mercury	NL	UPL	NP
ACE NEG	*Acer negundo* L.	Box elder	FACW	FACW	NC
ACE RUB	*Acer rubrum* L.	Red maple	FAC	FACW	NC
ACM REP	*Acmella oppositifolia* (Lam.) R.K. Jansen var. *repens* (Walter) R.K. Jansen	Oppositeleaf spotflower	FACW	FACW	NC
AGE ARO	*Ageratina aromatica* (L.) Spach	Lesser snakeroot	NL	FAC	NC
ALE FOR	*Aleurites fordii* Hemsl.	Tungoil tree	NL	UPL	EW
ALT PHI	*Alternanthera philoxeroides* (Mart.) Griseb	Alligatorweed	OBL	OBL	EW
AMB ART	*Ambrosia artemisiifolia* L.	Common ragweed	FACU	UPL	NW
AMO FRU	*Amorpha fruticosa* L.	Bastard indigobush	FACW	FACW	NC
AMP ARB	*Ampelopsis arborea* (L.) Koehne	Peppervine	FAC+	---	NC
AND GCP	*Andropogon glomeratus* (Walt.) BSP var. *glaucopsis* (Ell.) Mohr	Purple bluestem	FACW+	FACW	NP
AND VIR	*Andropogon virginicus* L. var. *virginicus*	Broomsedge	FAC-	FAC	NP
ARA SPI	*Aralia spinosa* L.	Devil's walkingstick	FAC	UPL	NC
ARD CRE	*Ardisia crenata* Sims	Scratchthroat	NL	FAC	EA
ARI DRA	*Arisaema dracontium* (L.) Schott	Greendragon	FACW	FACW	NC
ARI TRI	*Arisaema triphyllum* (L.) Schott	Jack-in-the-pulpit	FACW-	FACW	NC
ARU GIG	*Arundinaria gigantea* (Walter) Walter ex Muhl.	Switchcane	FACW	FACW	NC
ASI ANG	*Asimina angustifolia* Raf.	Slimleaf pawpaw	NL	UPL	NC
ASI INC	*Asimina incana* (W. Bartram) Exell	Woolly pawpaw	NL	UPL	NC
ASI PAR	*Asimina parviflora* (Michx.) Dunal	Smallflower pawpaw	FACU	UPL	NC
AST CAR	*Aster carolinianus* Walter	Climbing aster	OBL	OBL	NC
AST DUM	*Aster dumosus* L.	Rice button aster	FAC	FAC	NC
AST SUB	*Aster subulatus* Michx.	Annual saltmarsh aster	OBL	OBL	NP
ATH FIL	*Athyrium filix-femina* (L.) Roth ex Mert.	Southern lady fern	FAC	FACW	NC
AXO FIS	*Axonopus fissifolius* (Raddi) Kuhlm.	Common carpetgrass	FACW-	FAC	NP
AXO FUR	*Axonopus furcatus* (Fluegge) Hitchc.	Big carpetgrass	OBL	FAC	NP
BAC HAL	*Baccharis halimifolia* L.	Sea myrtle	FAC	FAC	NP
BAC MON	*Bacopa monnieri* (L.) Pennell	Herb-of-grace	OBL	OBL	NC
BID ALB	*Bidens alba* (L.) DC.	Beggarticks	NL	UPL	NW
BID BIP	*Bidens bipinnata* L.	Spanish needles	NL	UPL	NC
BID LAE	*Bidens laevis* (L.) Britton et al.	Smooth beggarticks	OBL	OBL	NC

Species Code	Scientific Name	Common Name	USFWS Classif.	FDEP Classif.	Floristic† Classif.
BID MIT	*Bidens mitis* (Michx.) Sherff	Smallfruit beggarticks	OBL	OBL	NP
BIG CAP	*Bignonia capreolata* L.	Crossvine	FAC	---	NC
BOE CYL	*Boehmeria cylindrica* (L.) Sw.	False nettle	FACW+	OBL	NC
BOT VIR	*Botrychium virginianum* (L.) Sw.	Rattlesnake fern	FACU	UPL	NC
CAL AME	*Callicarpa americana* L.	Beautybush	FACU-	UPL	NC
CAM RAD	*Campsis radicans* (L.) Seemann ex Bureau	Trumpet creeper	FAC	---	NC
CAN FLA	*Canna flaccida* Salisb.	Bandana-of-the-everglades	OBL	OBL	NC
CAR ALA	*Carex alata* Torr.	Broadwing sedge	NL	FACW	NC
CAR LON	*Carex longii* Mack.	Long's sedge	OBL	FACW	NP
CAR CAR	*Carpinus caroliniana* Walter	American hornbeam	FAC	FACW	NC
CAR GLA	*Carya glabra* (Mill.) Sweet	Pignut hickory	FACU	UPL	NC
CEL LAE	*Celtis laevigata* Willd.	Hackberry	FACW	FACW	NC
CEN ASI	*Centella asiatica* (L.) Urban	Coinwort	FACW	FACW	NP
CEP OCC	*Cephalanthus occidentalis* L.	Common buttonbush	OBL	OBL	NC
CER CAN	*Cercis canadensis* L.	Eastern redbud	FACU	UPL	NC
CHA SES	*Chasmanthium laxum* var. *sessiliflorum* (Poir.) Wipff & S.D. Jones	Longleaf chasmanthium	FAC+	FAC	NC
CHE AMB	*Chenopodium ambrosioides* L.	Mexican tea	FACU	UPL	EW
CIR HOR	*Cirsium horridulum* Michx.	Yellow thistle	FAC+	UPL	NP
CIR NUT	*Cirsium nuttallii* DC	Nuttall's thistle	FAC	FACW	NP
CNI STI	*Cnidoscolus stimulosus* (Michx.) Engelm. & A. Gray	Tread-softly	NL	UPL	NC
COL ESC	*Colocasia esculenta* (L.) Schott	Wild taro	FACW	OBL	EA
COM DIF	*Commelina diffusa* Burm. f.	Day-flower	FACW	FACW	NC
COM ERE	*Commelina erecta* L.	Whitemouth day-flower	NL	UPL	NC
CON CAN	*Conyza canadensis* (L.) Cronq. var. *pusilla* (Nutt.) Cronq.	Dwarf horseweed	FACU	UPL	NW
COR FLO	*Coreopsis floridana* E.B. Smith	Florida tickseed	OBL	FACW	NC
COR ASP	*Cornus asperifolia* Michx.	Roughleaf dogwood	FACW-	UPL	NC
CRA MAR	*Crataegus marshallii* Eggl.	Parsley hawthorn	FAC	FACW	NC
CRO SPE	*Crotalaria spectabilis* Roth	Rattlebox	NL	UPL	EW
CYP DIS	*Cyperus distinctus* Steud.	Swamp flatsedge	FACW	OBL	NP
CYP ODO	*Cyperus odoratus* L.	Rusty flatsedge	FACW	FACW	NC
CYP RET	*Cyperus retrorsus* Chapm.	Pinebarren flatsedge	FACU+	FAC	NP
CYP SUR	*Cyperus surinamensis* Rottb.	Tropical flatsedge	FACW	FACW	NP
CYP VIR	*Cyperus virens* Michx.	Green flatsedge	FACW	FACW	NC

Species Code	Scientific Name	Common Name	USFWS Classif.	FDEP Classif.	Floristic† Classif.
DEC BAR	*Decumaria barbara* L.	Climbing hydrangea	FACW	---	NC
DES PIN	*Descurainia pinnata* (Walter) Britton	Western tansymustard	NL	UPL	NW
DES TRI	*Desmodium triflorum* (L.) DC.	Sagotia beggarweed	FACU	UPL	EW
DIC ACI	*Dichanthelium aciculare* (Desvaux ex Poiret) Gould & Clark	Needle-leaf witchgrass	FACU	UPL	NP
DIC COM	*Dichanthelium commutatum* (Schultes) Gould	Variable witchgrass	FAC	FAC	NC
DIC LAX	*Dichanthelium laxiflorum* (Lam.) Gould	Openflower witchgrass	FAC	UPL	NC
DIC STR	*Dichanthelium strigosum* (Muhl. ex Ell.) Freckmann var. *strigosum*	Roughhair witchgrass	FAC	FAC	NC
DIG CIL	*Digitaria ciliaris* (Retz.) Koel	Southern crabgrass	NL	UPL	EW
DIO TER	*Diodia teres* Walt.	Poor joe	FACU-	UPL	NP
DIO VIR	*Diodia virginiana* L.	Virginia buttonweed	FACW	FACW	NC
DIO VRG	*Diospyros virginiana* L.	Common persimmon	FAC	FAC	NC
DRY COR	*Drymaria cordata* (L.) Willd. ex Schult.	Drymary	FAC	FAC	NC
DRY LUD	*Dryopteris ludoviciana* (Kunze) Small	Southern wood fern	FACW	FACW	NC
ECL PRO	*Eclipta prostrata* (L.) L.	False daisy	FACW-	FACW	NW
ELE ELA	*Elephantopus elatus* Bertol.	Florida elephant's-foot	NL	UPL	NC
ELE IND	*Eleusine indica* (L.) Gaertn.	Goosegrass	FACU	UPL	EW
ELY CAR	*Elytraria caroliniensis* (J.F. Gmel.) Pers.	Carolina scalystem	FACW	FAC	NC
ERE HIE	*Erechtites hieracifolia* (L.) Raf.	Fireweed	FAC-	FAC	NW
ERI STR	*Erigeron strigosus* Muhl.	Daisy fleabane	FAC	UPL	NC
EUP CAP	*Eupatorium capillifolium* (Lam.) Small	Dog fennel	FACU	FAC	NW
EUP MOH	*Eupatorium mohrii* Greene	Mohr's eupatorium	FACW-	FAC	NC
FIM AUT	*Fimbristylis autumnalis* (L.) Roem. & Schult.	Slender fimbry	OBL	OBL	NP
FIM DIC	*Fimbristylis dichotoma* (L.) Vahl	Tall fimbry	OBL	OBL	NP
FRA AME	*Fraxinus americana* L.	White ash	FACU	UPL	NC
GAL ELL	*Galactia elliottii* Nutt.	Elliott's milkpea	FACU	---	NP
GEL SEM	*Gelsemium sempervirens* (L.) J. St. Hil.	Yellow jessamine	FAC	---	NC
HED HEL	*Hedera helix* L.	English ivy	NL	---	EW
HED COR	*Hedyotis corymbosa* (L.) Lam.	Old world diamond-flower	FAC+	FACW	EW
HEL COR	*Helianthemum corymbosum* Michx.	Clustered rock-rose	NL	UPL	NC
HYD RAN	*Hydrocotyle ranunculoides* L. f.	Floating marshpennywort	OBL	OBL	NC
HYD UMB	*Hydrocotyle umbellata* L.	Manyflower marshpennywort	OBL	FACW	NP
HYD VRT	*Hydroctyle verticillata* Thunb.	Whorled marshpennywort	OBL	FACW	NC
HYP HYP	*Hypericum hypericoides* (L.) Crantz	St. Andrew's-cross	FAC	FAC	NC

Species Code	Scientific Name	Common Name	USFWS Classif.	FDEP Classif.	Floristic† Classif.
ILE CAS	*Ilex cassine* L.	Dahoon holly	FACW	OBL	NC
ILE GLA	*Ilex glabra* (L.) A. Gray	Gallberry	FACW	UPL	NC
ILE OPA	*Ilex opaca* var. *opaca* Aiton	American holly	FAC-	FAC	NC
ILE VOM	*Ilex vomitoria* Aiton	Yaupon	FAC	FAC	NC
IND HIR	*Indigofera hirsuta* Harv.	Hairy indigo	NL	UPL	EW
IPO SP.	*Ipomoea* sp.	Morningglory	---	---	---
IRE DIF	*Iresine diffusa* Humb. & Bonpl. ex Willd.	Juba's bush	FAC-	UPL	NC
ITE VIR	*Itea virginica* L.	Virginia willow	FACW+	OBL	NC
JUN COR	*Juncus coriaceus* Mack.	Leathery rush	FACW	OBL	NC
JUN DIC	*Juncus dichotomus* Ell.	Forked rush	FACW	OBL	NP
JUN EFF	*Juncus effusus* L.	Soft rush	FACW+	OBL	NP
JUN ELL	*Juncus elliottii* Chapm.	Bog rush	OBL	OBL	NC
JUN MAR	*Juncus marginatus* Rostk.	Grassleaf rush	FACW	FACW	NP
JUN REP	*Juncus repens* Michx.	Lesser creeping rush	OBL	OBL	NC
KYL BRE	*Kyllinga brevifolia* Rottb.	Shortleaf spikesedge	FACW	FACW	EW
LAN CAM	*Lantana camara* L.	Lantana	FACU	UPL	NW
LEM SP.	*Lemna* sp.	Duckweed	OBL	Aquatic	NC
LIC MIC	*Licania michauxii* Prance	Gopher apple	NL	UPL	NC
LIG LUC	*Ligustrum lucidum* W.T. Aiton	Glossy privet	NL	UPL	EA
LIG SIN	*Ligustrum sinense* Lour.	Chinese privet	FAC	UPL	EA
LIP NOD	*Lippia nodiflora* (L.) Michx.	Frog-fruit	FACW	FAC	NP
LIQ STY	*Liquidambar styraciflua* L.	Sweetgum	FAC+	FACW	NC
LOB GLA	*Lobelia glandulosa* A. Gray	Coastal plain lobelia	OBL	FACW	NC
LON JAP	*Lonicera japonica* Thunb.	Japanese honeysuckle	FAC-	---	EA
LON SEM	*Lonicera sempervirens* L.	Coral honeysuckle	FAC	---	NC
LUD MAR	*Ludwigia maritima* Harper	Seaside seedbox	FACW	FACW	NP
LUD PAL	*Ludwigia palustris* (L.) Elliott	Marsh seedbox	OBL	OBL	NC
LYC RUB	*Lycopus rubellus* Moench	Water hoarhound	OBL	OBL	NC
LYG JAP	*Lygodium japonicum* (Thunb.) Sw.	Japanese climbing fern	FAC	---	EA
LYO LUC	*Lyonia lucida* (Lam.) D. Don	Fetterbush	FACW	FACW	NC
MAC TOR	*Macrothelypteris torresiana* (Gaudich.) Ching	Mariana maiden fern	OBL	FACW	EW
MAG GRA	*Magnolia grandiflora* L.	Southern magnolia	FAC+	UPL	NC
MAG VIR	*Magnolia virginiana* L.	Sweetbay	FACW+	OBL	NC

Species Code	Scientific Name	Common Name	USFWS Classif.	FDEP Classif.	Floristic† Classif.
MAT SP.	*Matelea* sp.	Milkvine	---	---	NC
MEL AZE	*Melia azedarach* L.	Chinaberrytree	NL	UPL	EW
MIK SCA	*Mikania scandens* (L. f.) Willd.	Climbing hempweed	FACW+	---	NP
MIT REP	*Mitchella repens* L.	Partridgeberry	FACU+	---	NC
MOR RUB	*Morus rubra* L.	Red mulberry	FAC	FAC	NC
NYS SYL	*Nyssa sylvatica* Marsh. var *sylvatica*	Blackgum	FAC	UPL	NC
NYS BIF	*Nyssa sylvatica* Marsh. var. *biflora* (Walt.) Sarg.	Swamp blackgum	OBL	OBL	NC
OPL HIR	*Oplismenus hirtellus* (L.) P.Beauv.	Woodsgrass	FACU+	FAC	NC
OPU HUM	*Opuntia humifusa* (Raf.) Raf.	Prickly-pear cactus	NL	UPL	NC
ORO AQU	*Orontium aquaticum* L.	Goldenclub	OBL	OBL	NC
OSM CIN	*Osmunda cinnamomea* L.	Cinnamon fern	FACW+	FACW	NC
OSM REG	*Osmunda regalis* L.	Royal fern	OBL	OBL	NC
OST VIR	*Ostrya virginiana* (Mill.) K. Koch	Eastern hophornbeam	FACU-	UPL	NC
OXA COR	*Oxalis corniculata* L.	Common yellow woodsorrel	FACU	UPL	NW
PAE FOE	*Paederia foetida* L.	Skunkvine	FACU	---	EA
PAN ANC	*Panicum anceps* Michx.	Beaked panicum	FAC-	FAC	NC
PAN HEM	*Panicum hemitomon* Schult.	Maidencane	OBL	OBL	NC
PAN RIG	*Panicum rigidulum* Nees	Redtop panicum	FACW	FACW	NC
PAN VER	*Panicum verrucosum* Muhl.	Warty panicum	FACW	FACW	NC
PAR QUI	*Parthenocissus quinquefolia* (L.) Planch.	Virginia creeper	FAC	---	NC
PAS NOT	*Paspalum notatum* Fluegge	Bahiagrass	FACU+	UPL	EA
PAS SET	*Paspalum setaceum* Michx.	Thin paspalum	FAC	FAC	NP
PAS URV	*Paspalum urvillei* Steud.	Vaseygrass	FAC	FAC	EW
PEL VIR	*Peltandra virginica* (L.) Schott & Endl.	Green arrow arum	OBL	OBL	NC
PER BOR	*Persea borbonia* var. *borbonia* (L.) Spreng.	Red bay	FACW	UPL	NC
PER PAL	*Persea palustris* (Raf.) Sarg.	Swampbay	FACW	OBL	NC
PHY URI	*Phyllanthus urinaria* L.	Chamber bitter	FAC	FAC	EW
PHY AME	*Phytolacca americana* L.	American pokeweed	FACU+	UPL	NW
PIN ELL	*Pinus elliottii* Engelm.	Slash pine	FACW	UPL	NC
PIN GLA	*Pinus glabra* Walter	Spruce pine	FACW	FACW	NC
PIN TAE	*Pinus taeda* L.	Loblolly pine	FAC	UPL	NC
PLE POL	*Pleopeltis polypodioides* (L.) E.G. Andrews & Windham	Resurrection fern	NL	UPL	NC
PLU ODO	*Pluchea odorata* (L.) Cass.	Saltmarsh fleabane	FACW	FACW	NC

Species Code	Scientific Name	Common Name	USFWS Classif.	FDEP Classif.	Floristic† Classif.
POA ANN	*Poa annua* L.	Annual bluegrass	FAC	UPL	EW
POL HYD	*Polygonum hydropiperoides* Michx.	Mild water-pepper	OBL	OBL	NP
POL PUN	*Polygonum punctatum* Ell.	Dotted smartweed	FACW+	OBL	NP
POL PRO	*Polypremum procumbens* L.	Rustweed	FACU-	FAC	NP
PRU ANG	*Prunus angustifolia* Marshall	Chickasaw plum	NL	UPL	NC
PRU SER	*Prunus serotina* var. *serotina* Ehrh.	Black cherry	FACU	UPL	NC
PRU UMB	*Prunus umbellata* Elliott	Flatwoods plum	NL	UPL	NC
PTI CAP	*Ptilimnium capillaceum* (Michx.) Raf.	Mock bishop's-weed	OBL	FACW	NP
QUE GEM	*Quercus geminata* Small	Sand live oak	NL	UPL	NC
QUE HEM	*Quercus hemisphaerica* Bartr.	Laurel oak	NL	UPL	NC
QUE MIC	*Quercus michauxii* Nutt.	Swamp chestnut oak	FACW-	FACW	NC
QUE NIG	*Quercus nigra* L.	Water oak	FAC	FACW	NC
QUE VIR	*Quercus virginiana* Mill.	Virginia live oak	FACU+	UPL	NC
RHE MAR	*Rhexia mariana* L.	Pale meadowbeauty	FACW+	FACW	NC
RHU COP	*Rhus copallina* L.	Winged sumac	NI	UPL	NC
RHY MCC	*Rhynchospora microcarpa* Baldwin ex A. Gray	Southern beaksedge	FACW+	OBL	NC
RHY MIC	*Rhynchospora microcephala* (Britton) Britton ex Small	Small bunched beaksedge	OBL	FACW	NC
RHY MIL	*Rhynchospora mileacea* (Lam.) A. Gray	Millet beaksedge	OBL	OBL	NC
RIC BRA	*Richardia brasiliensis* (Moq.) Gomez	Brazil pusley	NL	UPL	EW
RUB ARG	*Rubus argutus* Link	Sawtooth blackberry	FACU+	FAC	NP
RUB CUN	*Rubus cuneifolius* Pursh	Sand blackberry	FACU	FAC	NP
RUE CAR	*Ruellia caroliniensis* (J.F. Gmel.) Steud.	Carolina wild petunia	NL	FAC	NC
RUM HAS	*Rumex hastatulus* Baldw.	Hastate-leaved dock	FAC-	FACW	NW
RUM VER	*Rumex verticillatus* L.	Swamp dock	FACW+	FACW	NC
SAB MIN	*Sabal minor* (Jacq.) Pers.	Bluestem palm	FACW	FACW	NC
SAB PAL	*Sabal palmetto* (Walter) Lodd. ex Schult. & Schult. f.	Cabbage palm	FAC	FAC	NC
SAC GIG	*Saccharum giganteum* (Walter) Pers.	Sugarcane plumegrass	FACW	OBL	NC
SAC STR	*Sacciolepis striata* (L.) Nash	American cupscale	OBL	OBL	NC
SAL LYR	*Salvia lyrata* L.	Lyreleaf sage	FAC-	UPL	NC
SAM CAN	*Sambucus canadensis* L.	Elderberry	FACW-	FAC	NC
SAN CAN	*Sanicula canadensis* L.	Canadian blacksnakeroot	FACU	UPL	NC
SAP SEB	*Sapium sebiferum* (L.) Roxb.	Popcorntree	FAC	FAC	EW
SAU CER	*Saururus cernuus* L.	Lizard's tail	OBL	OBL	NC

Species Code	Scientific Name	Common Name	USFWS Classif.	FDEP Classif.	Floristic† Classif.
SCO DUL	*Scoparia dulcis* L.	Sweet broom	FAC	FAC	NW
SEN OBT	*Senna obtusifolia* (L.) H.S. Irwin & Barneby	Sicklepod	NL	UPL	NW
SER REP	*Serenoa repens* (Bartr.) Small	Saw palmetto	FACU	UPL	NC
SID RHO	*Sida rhombifolia* L.	Cuban jute	FACU	UPL	NW
SMI BON	*Smilax bona-nox* L.	Greenbrier	FAC	---	NC
SMI GLA	*Smilax glauca* Walt.	Wild sarsaparilla	FAC	---	NC
SMI LAU	*Smilax laurifolia* L.	Bamboo vine	FACW+	---	NC
SMI PUM	*Smilax pumila* Walter	Sarsaparilla vine	NL	---	NC
SMI TAM	*Smilax tamnoides* L.	Bristly greenbrier	FAC+	---	NC
SOL VIA	*Solanum viarum* Dunal	Tropical soda apple	NL	UPL	EW
SOL SCA	*Solidago canadensis* L. var. *scabra* T. & G.	Canada goldenrod	FACU	UPL	NP
SOL GIG	*Solidago gigantea* Aiton	Giant goldenrod	FAC+	FACW	NC
SOL ODO	*Solidago odora* var. *odora* Aiton	Sweet goldenrod	NL	UPL	NC
SPO IND	*Sporobolus indicus* (L.) R. Br.	Smutgrass	FACU+	UPL	EW
SYM TIN	*Symplocos tinctoria* (L.) L'Her.	Horse sugar	FAC	UPL	NC
TAX DIS	*Taxodium distichum* (L.) Rich.	Bald cypress	OBL	OBL	NC
TEU CAN	*Teucrium canadense* L.	Wood sage	FACW-	UPL	NC
THE DEN	*Thelypteris dentata* (Forsk.) E. St. John	Downy shield fern	FACW	FACW	NC
THE HIS	*Thelypteris hispidula* (Dcne.) Reed	Shield fern	FACU-	FACW	NC
THE PAL	*Thelypteris palustris* Schott var. *pubescens* (G. Lawson) Fern.	Marsh fern	NL	FACW	NC
TIL AME	*Tilea americana* L. var. *caroliniana* (Mill.) Castig.	Carolina basswood	FACU	FACW	NC
TOX RAD	*Toxicodendron radicans* (L.) Kuntze	Poison ivy	FAC	---	NC
TRI DAC	*Tripsacum dactyloides* (L.) L.	Eastern gamagrass	FAC+	FAC	NC
ULM ALA	*Ulmus alata* Michx.	Winged elm	FACU+	FACW	NC
ULM AME	*Ulmus americana* L.	American elm	FACW	FACW	NC
URE LOB	*Urena lobata* L.	Caesar-weed	FACU	UPL	EW
VAC MYR	*Vaccinium myrsinites* Lam.	Shiny blueberry	FACU	UPL	NC
VAC STA	*Vaccinium stamineum* L.	Deerberry	FACU	UPL	NC
VER SCA	*Verbena scabra* Vahl.	Harsh vervain	FACW+	FACW	NC
VER VIR	*Verbesina virginica* L.	White crownbeard	FACU	FAC	NC
VIO SOR	*Viola sororia* Willd.	Common blue violet	FAC-	UPL	NC
VIO WAL	*Viola walteri* House	Prostrate blue violet	NL	UPL	NC
VIT AES	*Vitis aestivalis* Michx.	Summer grape	FAC-	---	NC

Species Code	Scientific Name	Common Name	USFWS Classif.	FDEP Classif.	Floristic† Classif.
VIT ROT	*Vitis rotundifolia* Michx.	Muscadine	FAC	---	NP
WAH MAR	*Wahlenbergia marginata* (Thunb.) DC.	Asiatic bellflower	NL	UPL	EW
WOO ARE	*Woodwardia areolata* (L.) Moore	Netted chain fern	OBL	OBL	NC
WOO VIR	*Woodwardia virginica* (L.) Smith	Virginia chain fern	OBL	FACW	NC
YOU JAP	*Youngia japonica* (L.) DC.	Oriental false hawksbeard	FACU	UPL	EW
ZAN CLA	*Zanthoxylum clava-herculis* L.	Hercules'-club	FAC	UPL	NC

† NC = Native Characteristic; NP = Native Pioneer; NW = Native Weedy; EW = Exotic Weedy; EA = Exotic Aggressive

Photo 10. **Panoramic view of Improved Pasture and Small Stream as seen looking north to northeast from GPS location P-1.**



Photo 11. **Panoramic view of the Improved Pasture and Existing Turkey Creek Buffer as seen looking northeast to east from the wetland jurisdiction line at Flag 196 (P-14).**



Photo 12. **Panoramic view of the Improved Pasture, Agricultural Pond, and General Agricultural Operations as seen looking east to southeast from GPS location 744.**



Photo 13. **View of Improved Pasture as seen looking southwest from GPS location 010 (Sep 2006).**



Photo 14. **View of Improved Pasture as seen looking southwest from GPS location 001 (Sep 2006).**



Photo 15. **View of the Improved Pasture as seen looking north to northeast from GPS location P-59.**



Photo 16. **View of the Oldfield – Mixed Shrub Community as seen looking northeast from GPS location P-18.**



Photo 17. **View of the Oldfield – Mixed Shrub Community as seen looking south from GPS location P-51.**



Photo 18. **Panoramic view of the Agricultural Pond as seen looking northwest from GPS location P-10.**



Photo 19. **Panoramic view of the Excavated Ditch as seen looking southwest from GPS location P-11.**



Photo 20. **Panoramic view of the Disturbed Historic Drainage as seen looking south from GPS location P-12.**



Photo 21. **Panoramic view of the Disturbed Historic Drainage as seen looking south to southeast from GPS location P-13.**



Photo 22. **Panoramic view of the Excavated Agricultural Drainage Ditch as seen looking northeast from GPS location 663.**



Photo 23. **View of the Pine - Improved Pasture plant community as seen looking north from GPS location P-20.**



Photo 24. **View of the Mixed Hardwood - Improved Pasture plant community as seen looking north from GPS location P-23.**



Photo 25. **View of the Mixed Pine - Mixed Hardwoods Successional Forest plant community as seen looking southwest from GPS point P-22.**



Photo 26. **Panoramic view of the Disturbed Mixed Hardwoods Slope Forest plant community as seen looking north from GPS point P-21.**



Photo 27. **Panoramic view of the Disturbed Mixed Hardwoods - Riparian plant community as seen looking southeast from GPS location P-54.**



Photo 28. **Panoramic view of the Disturbed Mixed Hardwoods - Seepage plant community as seen looking southeast from GPS location P-55.**



Photo 29. **Panoramic view of the Disturbed Mixed Hardwoods - Seepage plant community as seen looking south from GPS location P-25.**



Photo 30. **Panoramic view of the Disturbed Mixed Hardwoods - Seepage plant community as seen looking southeast from GPS location P-30.**



Photo 31. **Panoramic view of the Disturbed Mixed Hardwoods - Drainage plant community as seen looking northwest from GPS location P-27.**



Photo 32. **Panoramic view of the Disturbed Mixed Hardwoods plant community as seen looking northwest from GPS location P-19.**



Photo 33. **Panoramic view of the Disturbed Mixed Hardwoods plant community as seen looking northeast from GPS location P-50.**



Photo 34. **Panoramic view of the pole barn located in the Disturbed Live Oak Hammock as seen from Photo station P-26.**



Photo 35. **Panoramic view of the Disturbed Live Oak Hammock plant community as seen looking southwest from GPS location P-26.**



Photo 36. **Panoramic view of the Schmidt Creek – Disturbed Mixed Hardwood Stream/Seepage Swamp as seen looking east from GPS location P-7.**



Photo 37. **Panoramic view of the Schmidt Creek – Disturbed Mixed Hardwood Stream/Seepage Swamp as seen looking northeast to east from GPS location P-2.**



Photo 38. **Panoramic view of the Schmidt Creek – Disturbed Mixed Hardwood Stream/Seepage Swamp as seen looking northeast from GPS location P-4.**



Photo 39. **Panoramic view of the Schmidt Creek – Disturbed Mixed Hardwood Stream/ Seepage Swamp as seen looking west to northwest from GPS location P-6.**



Photo 40. **Panoramic view of the Schmidt Creek – Disturbed Mixed Hardwood Stream/Seepage Swamp as seen looling northeast from GPS location P-9.**



Photo 41. **Panoramic view of the Schmidt Creek – Disturbed Mixed Hardwood Stream/Seepage Swamp as seen looking northwest to north from GPS location 774.**



Photo 42. **Panoramic view of the Schmidt Creek – Disturbed Mixed Hardwood Stream/Seepage Swamp as seen looking east to southeast from the wetland located southeast of GPS location 774.**



Photo 43. **Panoramic view of the Schmidt Creek – Disturbed Mixed Hardwood Stream/Seepage Swamp as seen looking northeast to east from the wetland located northeast of GPS location 774.**



Photo 44. **View of the Culvert located in Turkey Creek as seen looking northwest from GPS location 330.**



Photo 45. **Panoramic view of Turkey Creek as seen looking southeast from GPS location 140.**



Photo 46. **Panoramic view of Turkey Creek as seen looking southwest from GPS location 40.**



Photo 47. **Panoramic view of the Influent Stream to Brooke Pointe Creek as seen looking southeast from GPS location 451.**



Photo 48. View of Brooke Pointe Creek as seen looking southwest from GPS location 451.



Photo 49. View of Brooke Pointe Creek as seen looking northeast from GPS location 451.

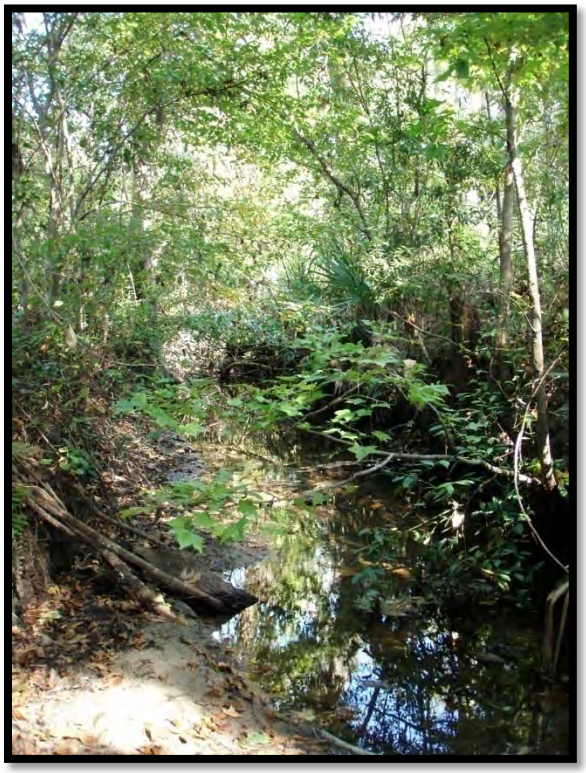


Photo 50. **Panoramic view of the Small Depressional Wetland 16 as seen looking northwest from GPS location P-15.**



Photo 51. **Panoramic view of Small Depressional Wetland 15 as seen looking northeast from GPS location P-16.**



Photo 52. **Panoramic view of the Depressional Wetland Areas 15 & 16as seen looking west from GPS location 796.**



Photo 53. **Panoramic view of the Depressional Wetland Area as seen looking southeast from GPS location 578.**



Photo 54. **Panoramic view of the Depressional Wetland Area as seen looking northwest to northeast from GPS location 583.**



Photo 55. **Panoramic view of the depression H as seen from GPS location P-25.**



Photo 56. **Panoramic view of the Disturbed Mixed Hardwoods - Shrub Seepage Wetland plant community as seen looking southwest from GPS location P-29.**



Photo 57. **Panoramic view of the Disturbed Mixed Hardwoods - Shrub Seepage Wetland plant community as seen looking northeast from GPS location P-30.**



Section 3. Surface Waters and Wetlands

Surface Water Delineation, Wetland Delineation, Surface Water & Wetland Buffer, 100-Year Floodplains Identification

The 2006 FEMA flood zone map for the project site is shown in **Figure 11** and the delineated wetlands boundary map is presented in **Figure 12**. The wetlands and associated 50-ft and 75-ft buffers distribution is shown in **Figure 13**. It should be stressed that the FEMA flood zone as depicted is grossly erroneous. This can be seen by overlaying the flood zone map on the 2001 Alachua County LiDAR map and wetlands map. There appears to be no correlation of the floodplain with the existing ground topography and the Turkey Creek system in the southeast of the property does not lie within the flood elevation. The FEMA coverage appears to be inaccurate and, in addition, shifted to the north within the GIS coverage provided by FEMA.

The wetlands map presented in Figure 12 represents the flagged and surveyed wetland boundary that was delineated in November 2007 by ERC.

For comparison purposes, the wetland areas on the project site as shown on the Alachua County composite wetlands map and the USFWS National Wetlands Inventory wetlands map are presented in **Figures 14 and 15**, respectively. Historically the project site has not changed to a great degree since 1937. Historic aerials photos showing the development of the site are, as follows:

Figure 16	1937	**Figure 19**	1961	**Figure 22**	1979
Figure 17	1949	**Figure 20**	1968	**Figure 23**	1984
Figure 18	1955	**Figure 21**	1974	**Figure 24**	1999

Prior to 1937, the site had already been cleared for pasture. The buffers that surround the three creek systems appear to be smaller in photos dated 1937 through 1979 than that which exists today. The major change that has occurred in the distribution of the wetland systems is seen on the 1979 aerial in which the rectangular farm pond is shown to have been excavated within the natural wetland area. This excavation occurred prior to the time when any permits would have been required for this activity.

Figure 11. **FEMA 100-yr floodplain map shown for The Market at Schmidt Farms project site and surround areas.**

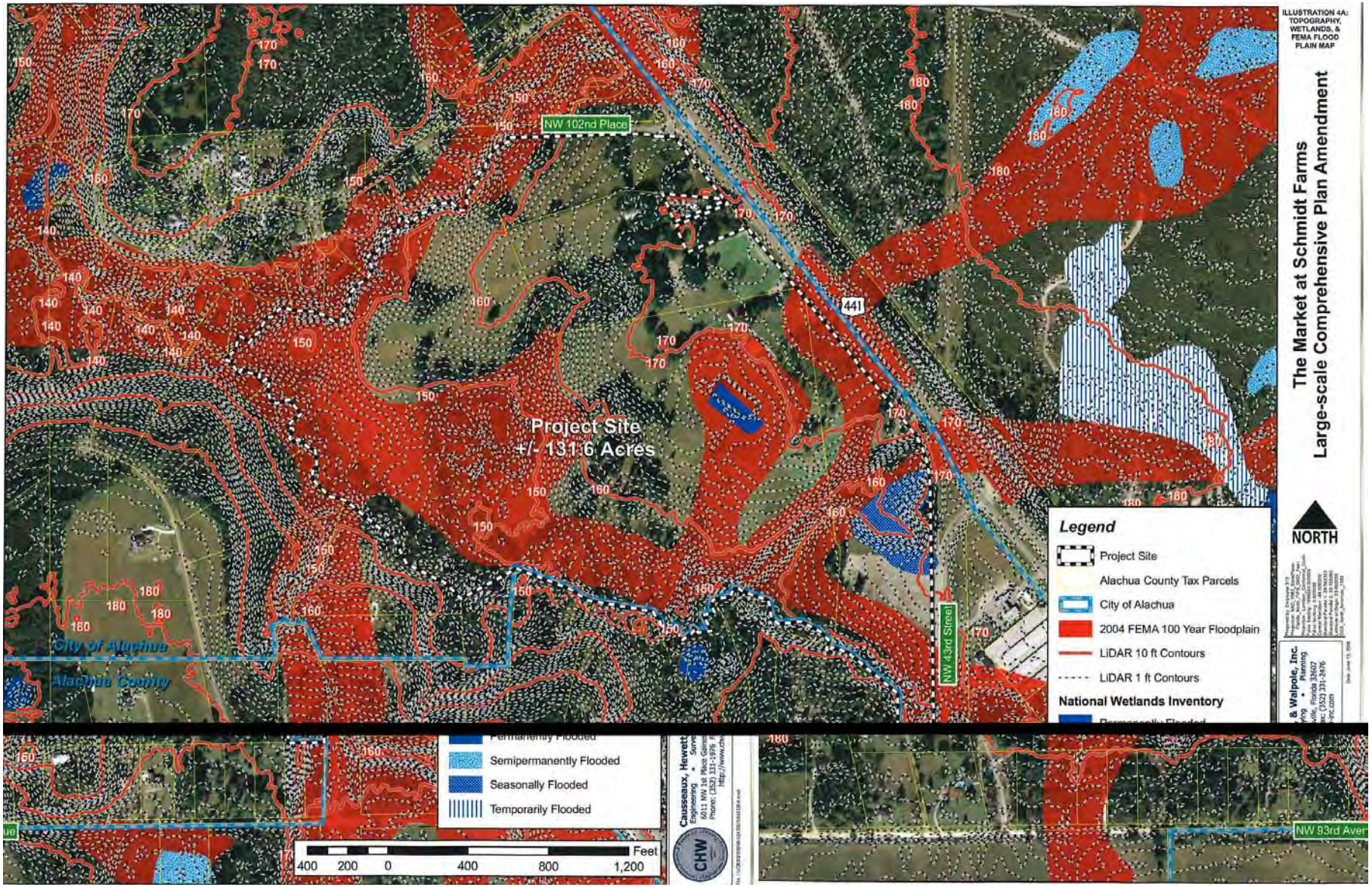


Figure 12. **The wetlands occurring on The Market at Schmidt Farms project site as determined by flagging and surveying of wetlands in accordance with methodologies outlined in Chapter 62-340 FAC (wetlands flagged by ERC November 2007)**

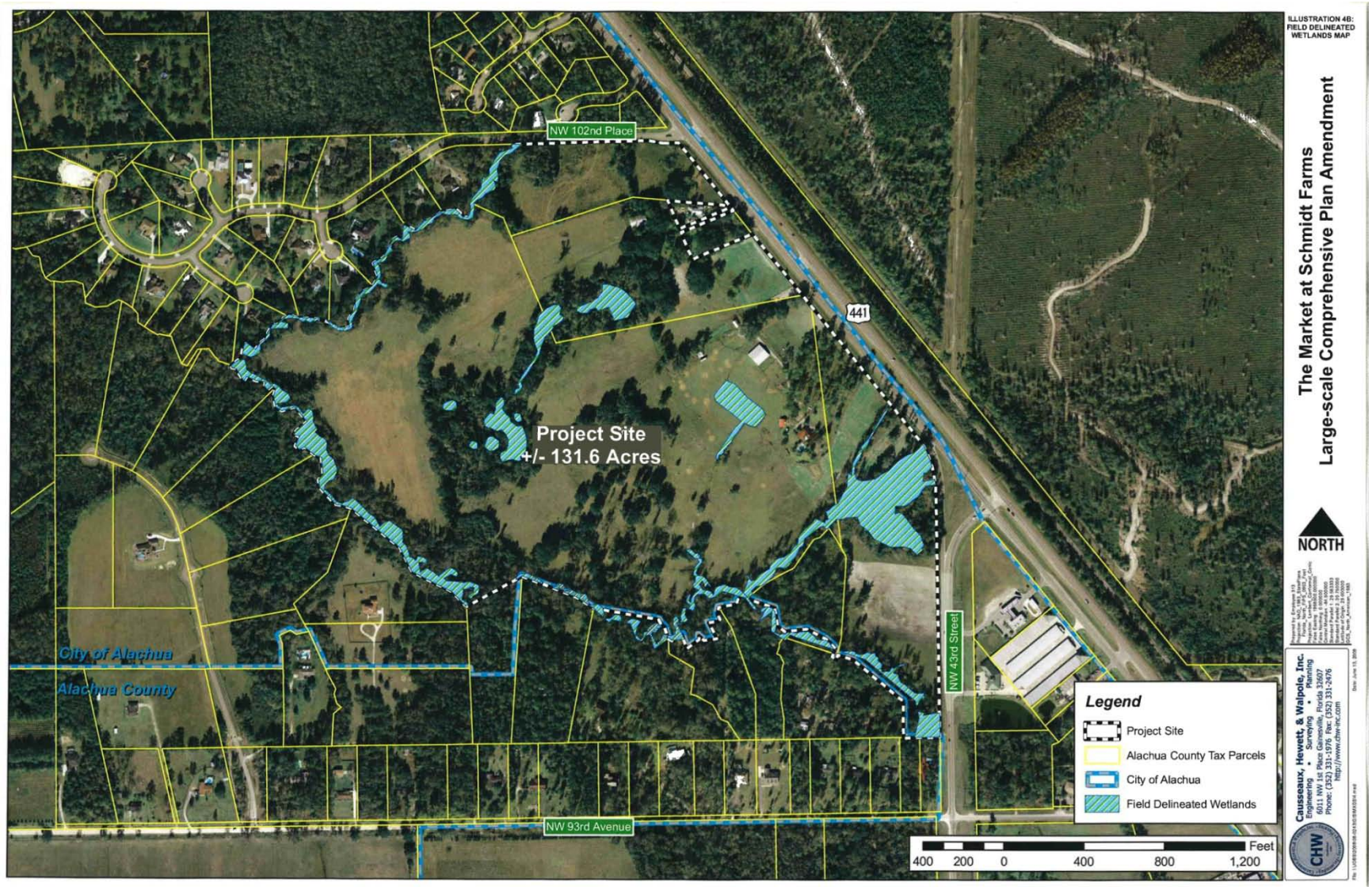


Figure 13. **Wetlands and 50-ft and 75-ft wetland buffers shown for The Market at Schmidt Farms project site.**

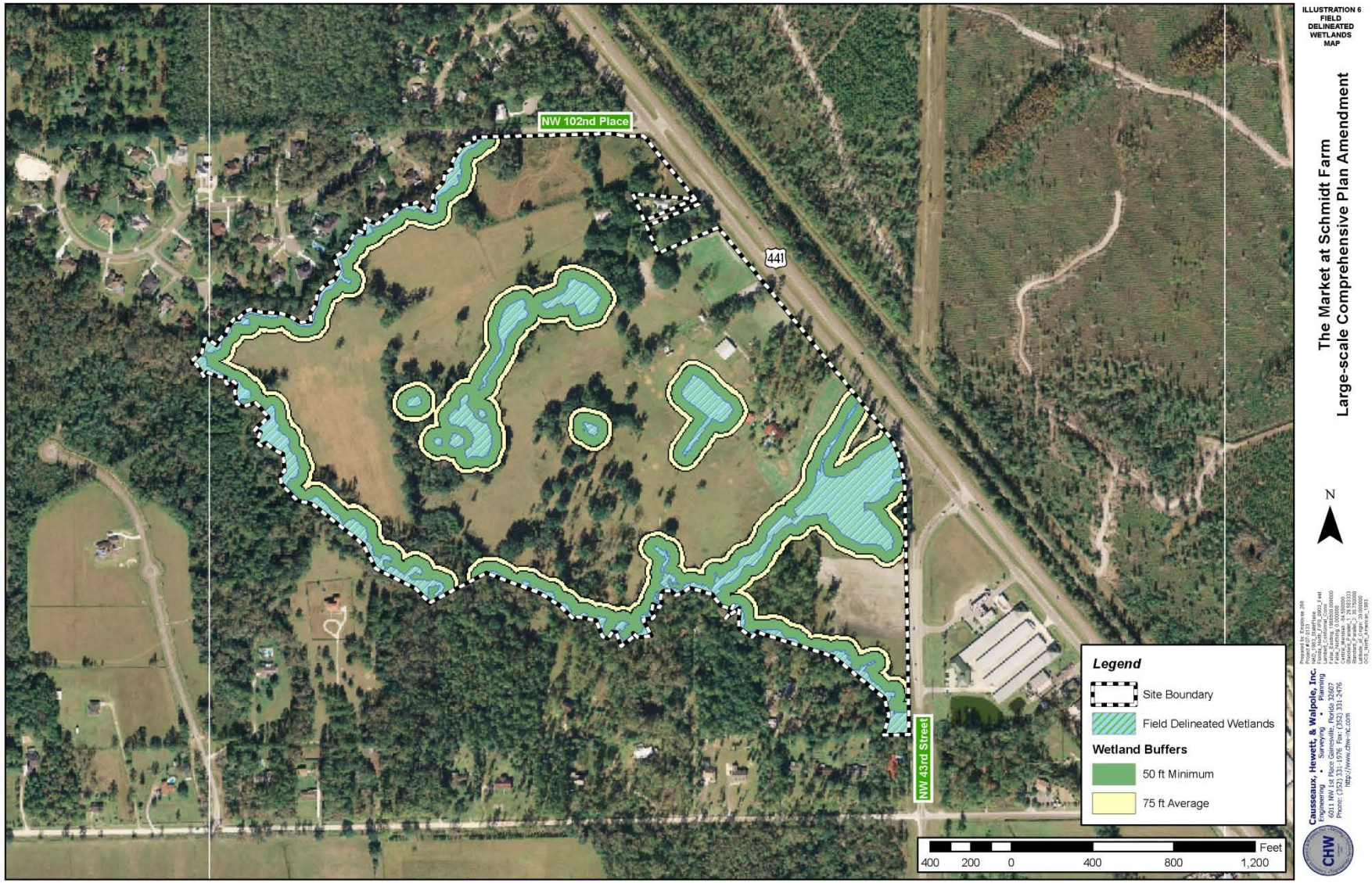


Figure 14. **Alachua County composite wetlands map as shown for The Market at Schmidt Farms project site.**

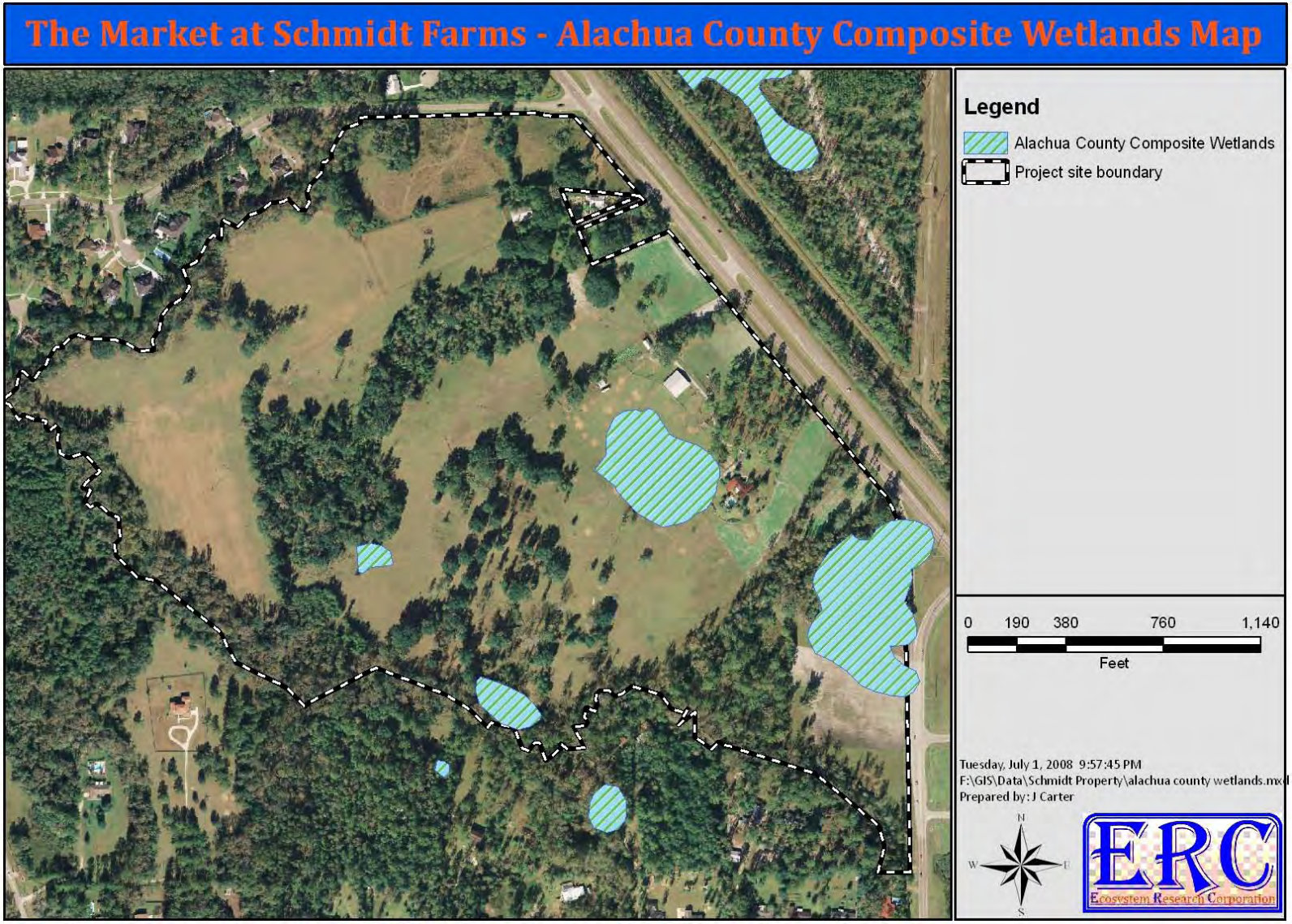


Figure 15. National Wetlands Inventory (NWI) wetlands map as shown for The Market at Schmidt Farms project site.

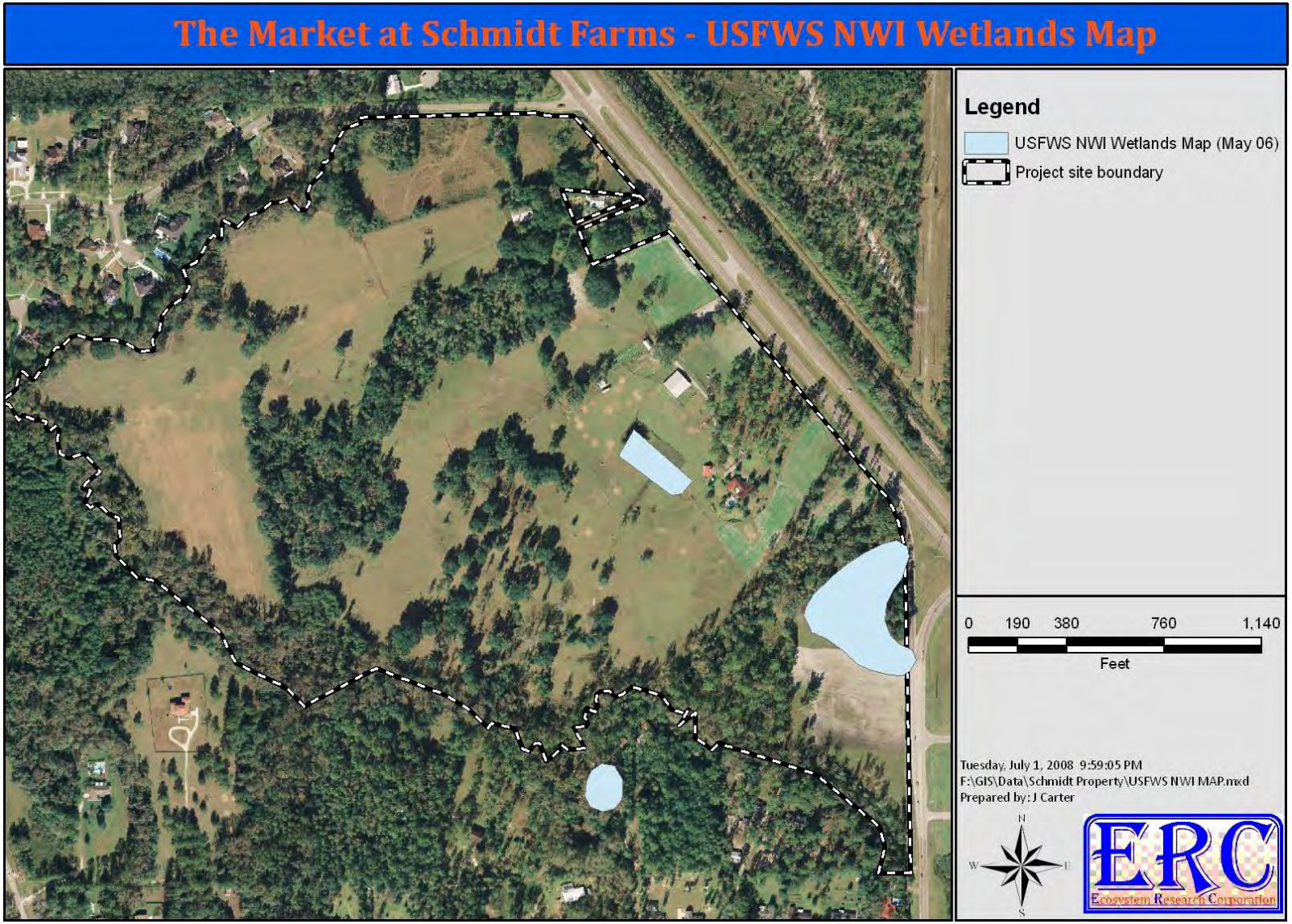


Figure 16. **The Market at Schmidt Farms project site as seen on a 1937 aerial.**

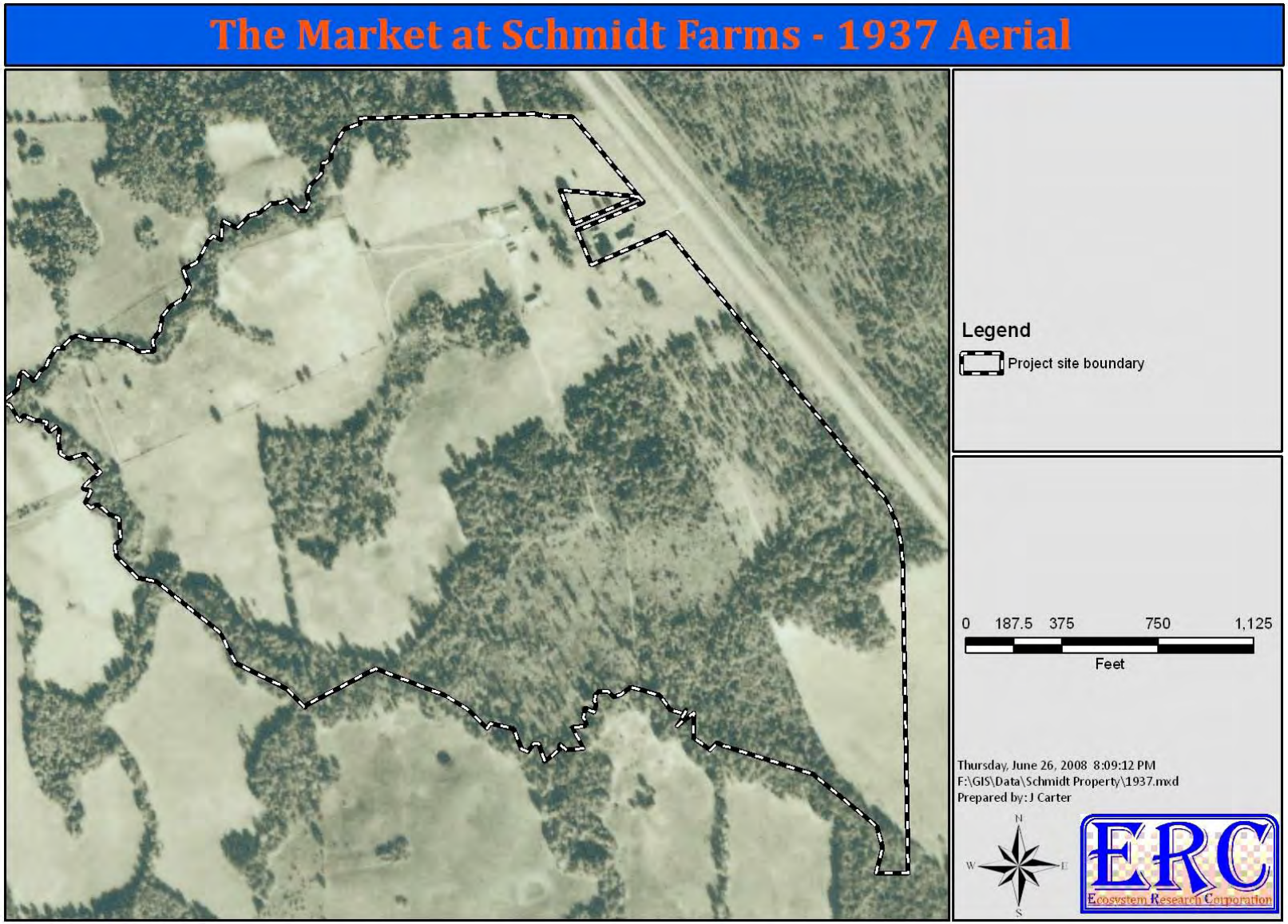


Figure 17. The Market at Schmidt Farms project site as seen on a 1949 aerial.

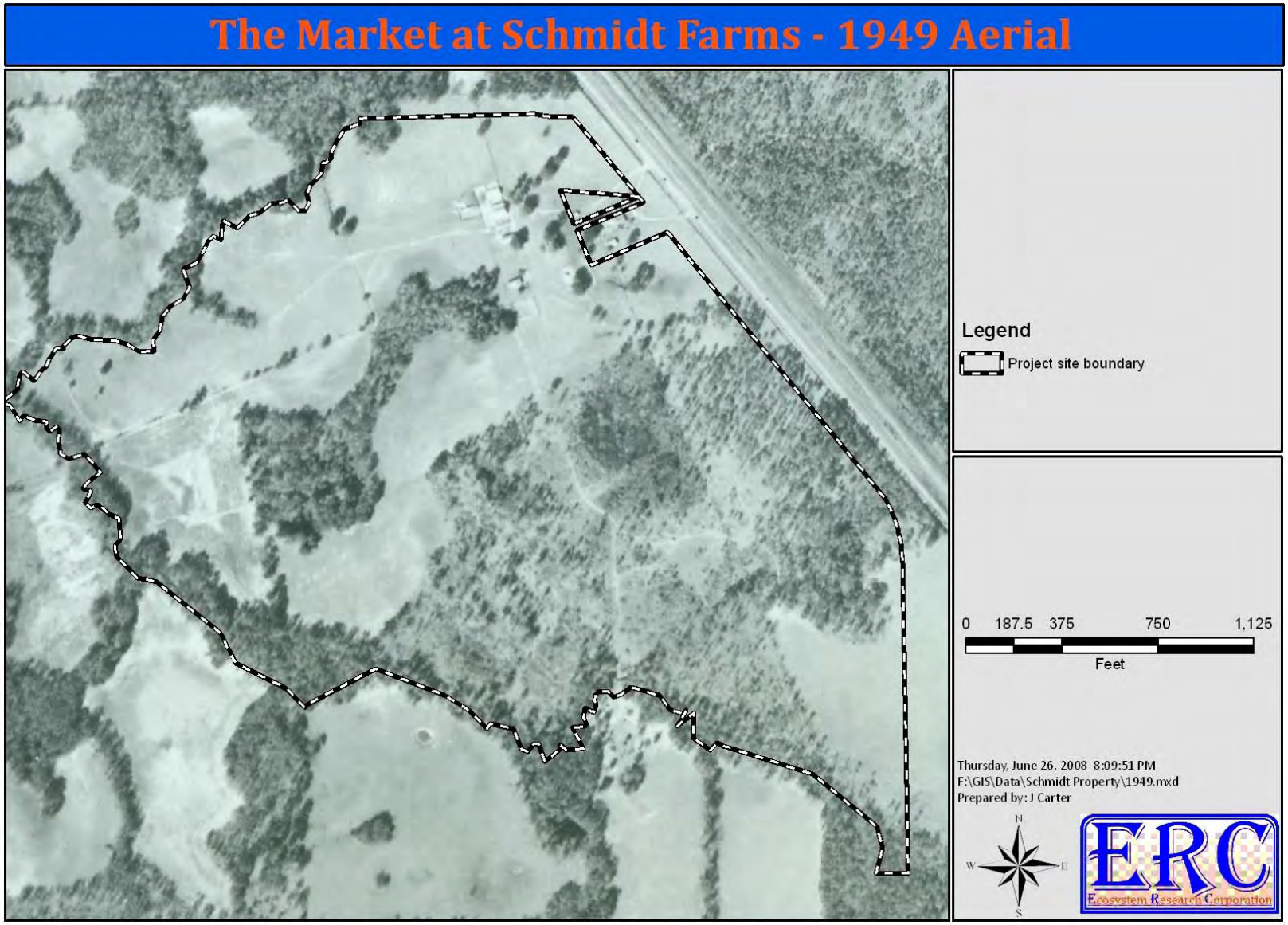


Figure 18. **The Market at Schmidt Farms project site as seen on a 1955 aerial.**

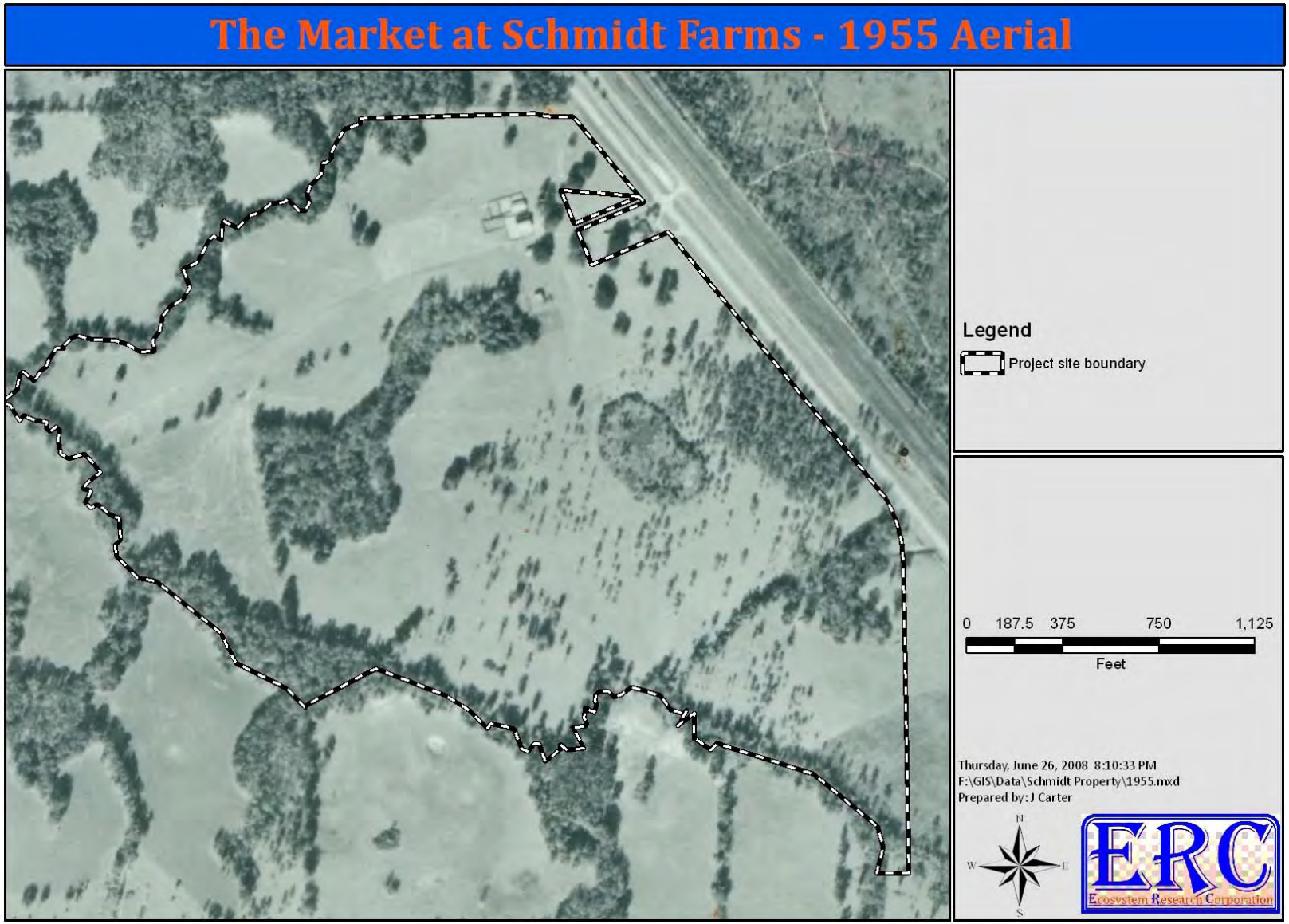


Figure 19. The Market at Schmidt Farms project site as seen on a 1961 aerial.

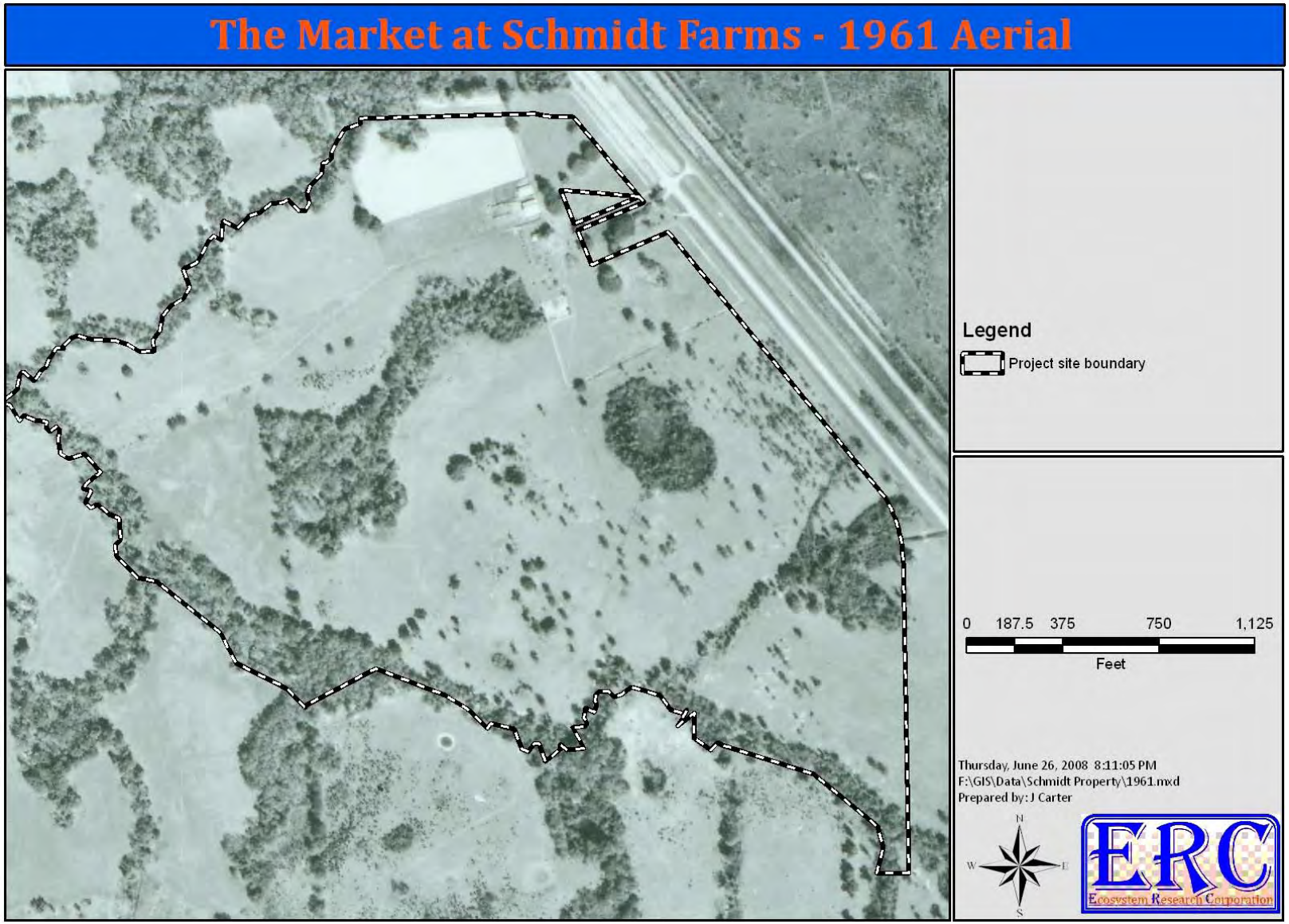


Figure 20. **The Market at Schmidt Farms project site as seen on a 1968 aerial.**

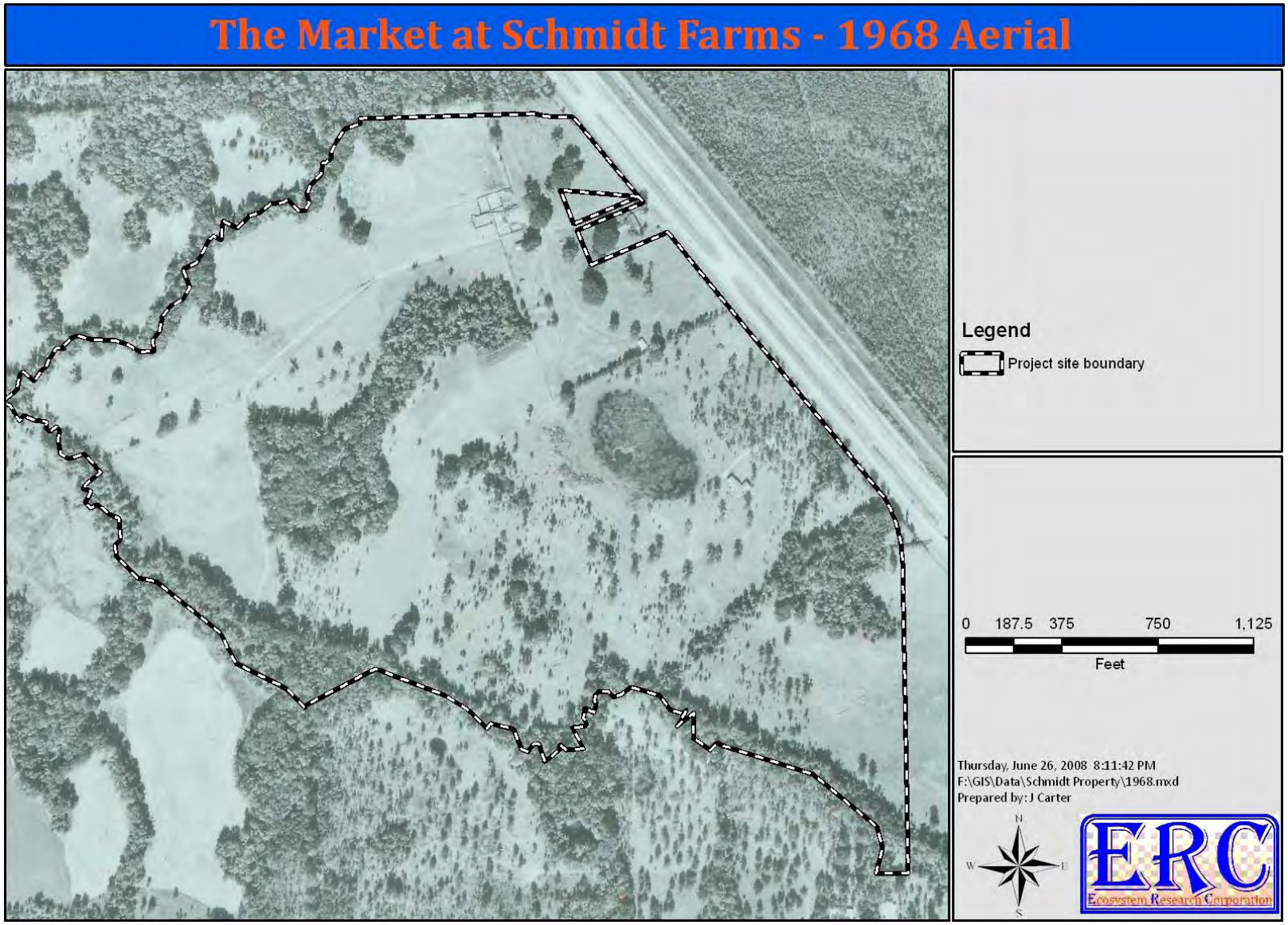


Figure 21. The Market at Schmidt Farms project site as seen on a 1974 aerial.

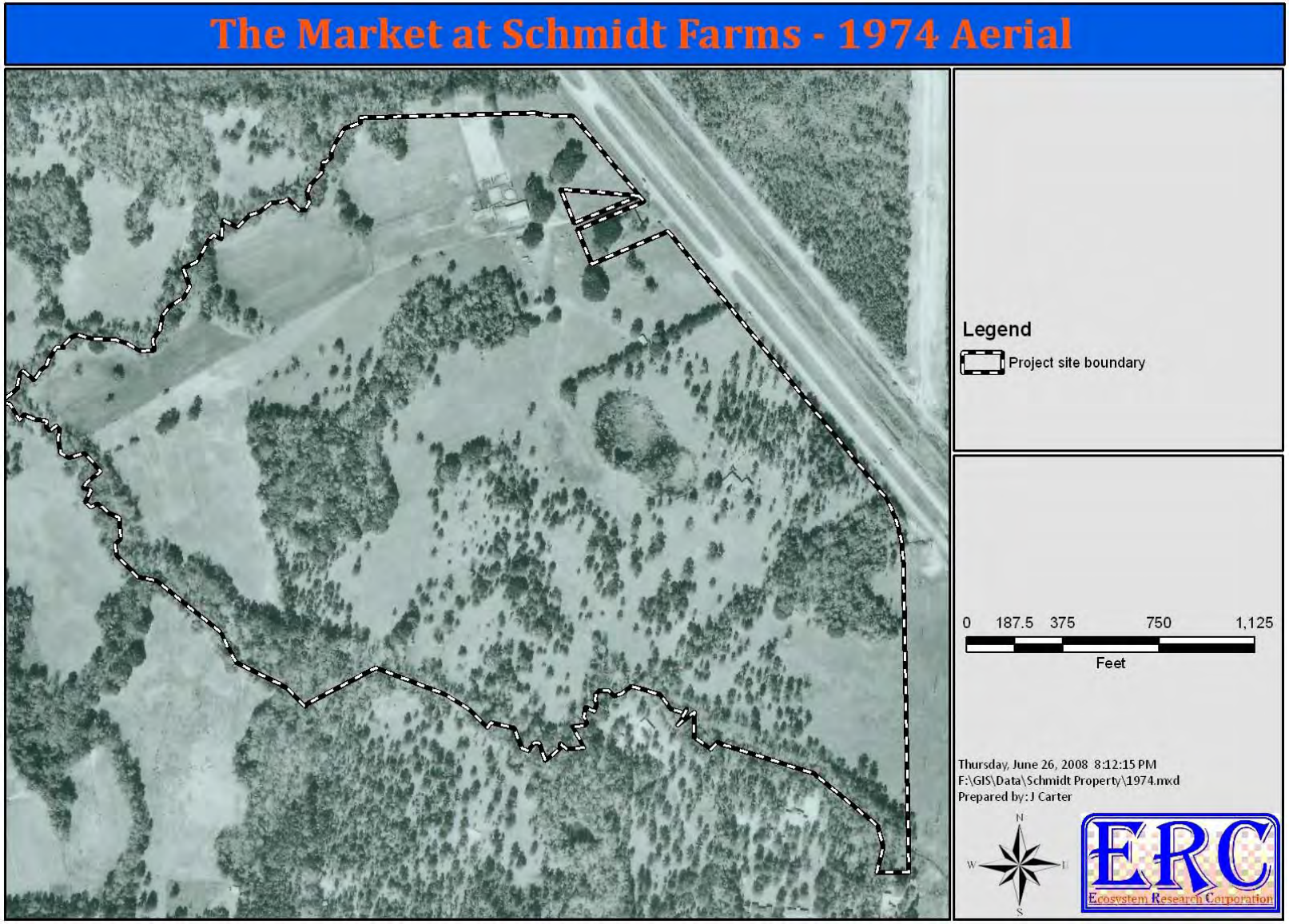


Figure 22. **The Market at Schmidt Farms project site as seen on a 1979 aerial.**

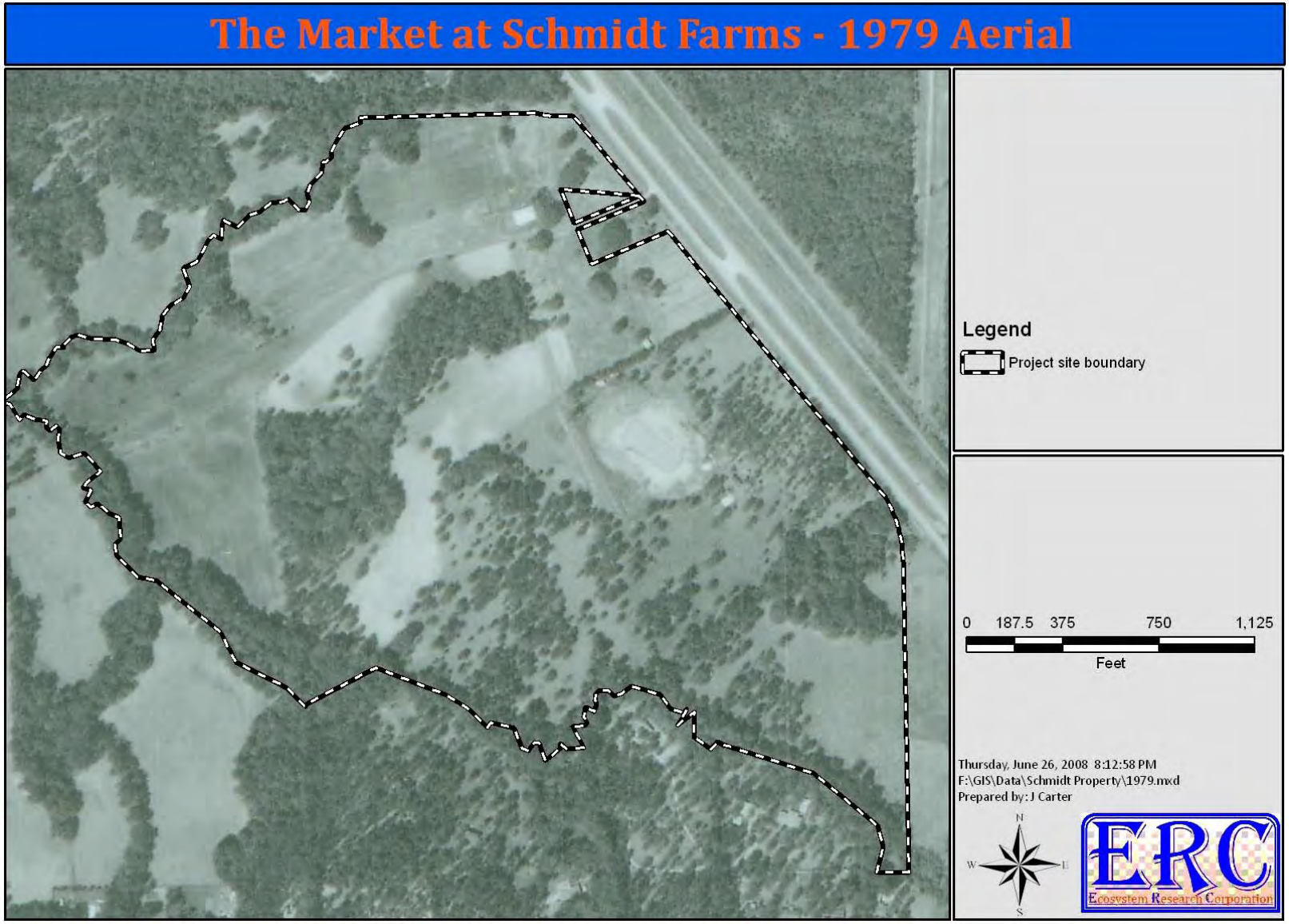


Figure 23. **The Market at Schmidt Farms project site as seen on a 1984 aerial.**

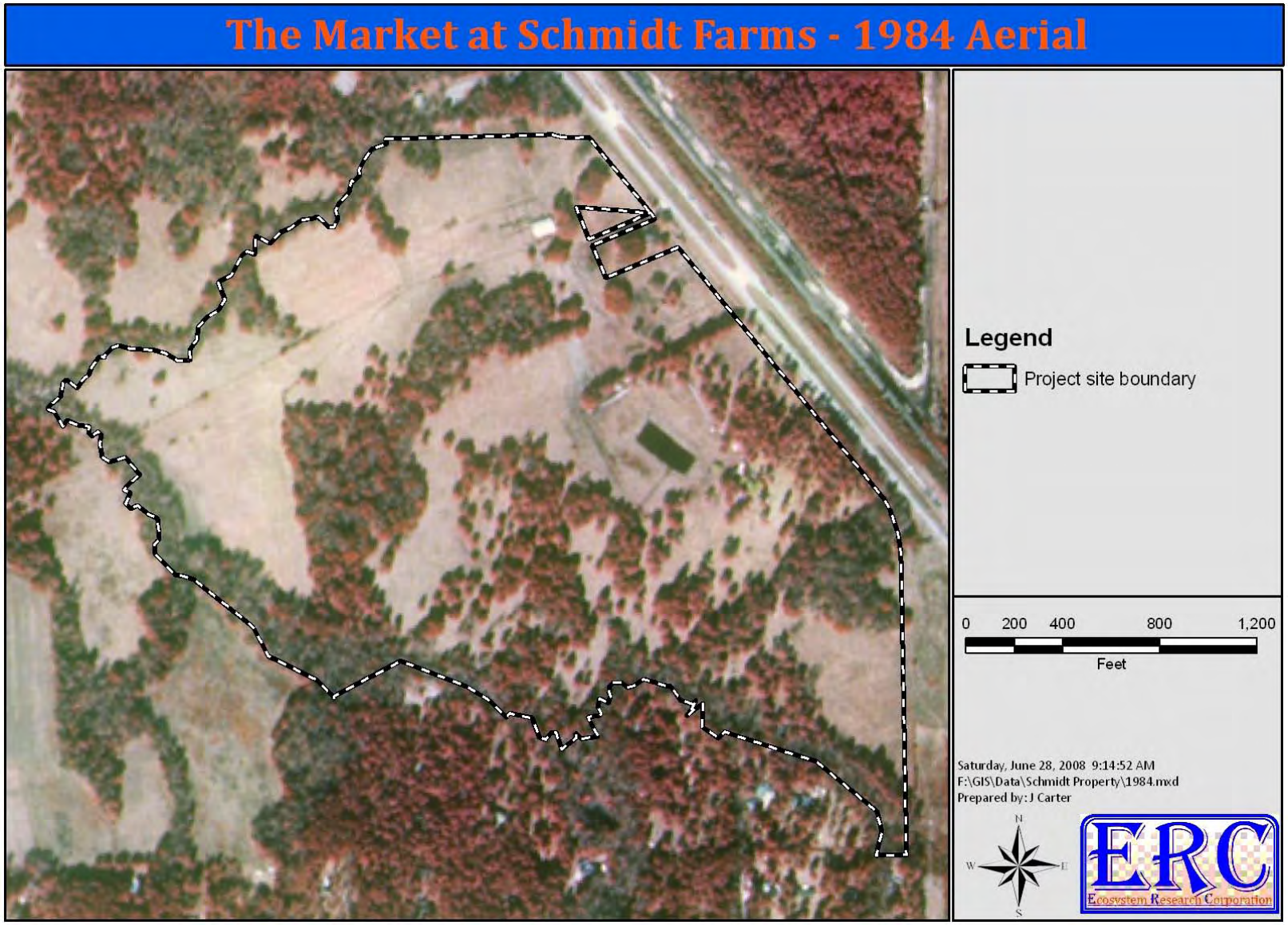
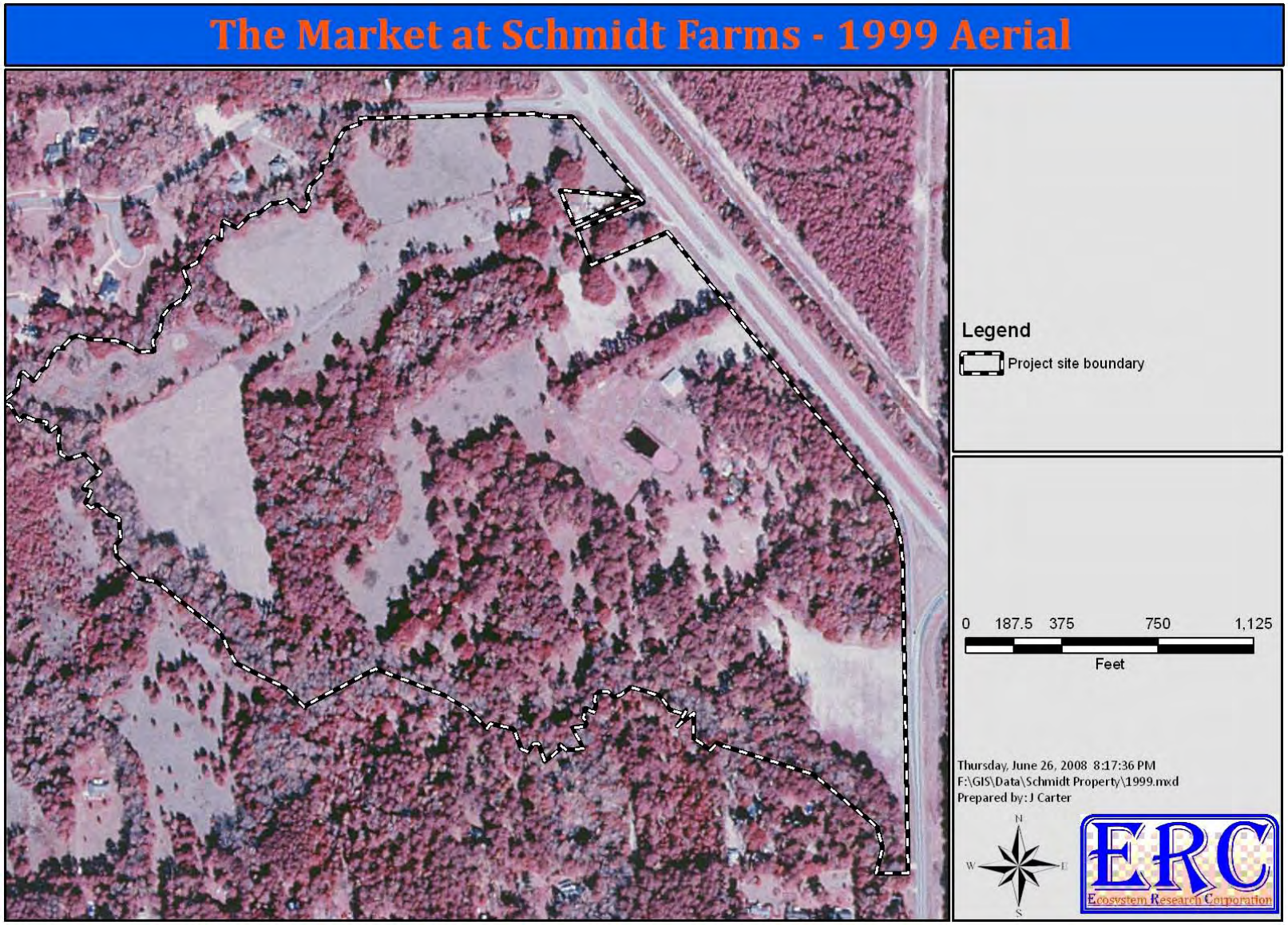


Figure 24. **The Market at Schmidt Farms project site as seen on a 1999 aerial.**



Section 4. Significant Plant and Wildlife Habitat & Listed Plant and Animal Species Habitat

Listed Plant & Animal Species

Summary Information Regarding Threatened & Endangered Species in Florida

There are several agencies that have been delegated the authority to protect and preserve the threatened and endangered flora and fauna that occur within the State of Florida. The United States Fish and Wildlife Service (USFWS) maintains a list of species afforded special protection by the Endangered Species Act of 1973 (16 U.S.C. 1531). The list is published in the List of Endangered and Threatened Wildlife and Plants, 50 CFR 17.11-12. The Florida Fish and Wildlife Conservation Commission maintains a list of the protected animals occurring within the state by authority of the Florida Endangered and Threatened Species Act of 1977 (Section 372.072, Florida Statutes) and the Wildlife Code of the State of Florida (Chapter 68A-27, Florida Administrative Code). The specific policy of the Florida Endangered and Threatened Species Act of 1977 is declared as follows:

> **Subsection 2: Declaration of Policy**-The Legislature recognizes that the State of Florida harbors a wide diversity of fish and wildlife and that it is the policy of this state to conserve and wisely manage these resources, with particular attention to those species defined by the Florida Fish and Wildlife Conservation Commission, the Department of Environmental Protection, or the U.S. Department of Interior, or successor agencies, as being endangered or threatened. As Florida has more endangered and threatened species than any other continental state, it is the intent of the Legislature to provide for research and management to conserve and protect these species as a natural resource.

The list of threatened and endangered animals protected by these laws is published in Section 68-27.003, .004, and .005, Florida Administrative Code. The regulation of listed marine animals was historically delegated to the Florida Department of Natural Resources (FDNR); however, has since been reorganized into the Florida Department of Environmental Protection. The Preservation of Native Flora of Florida Act (Sections 581.185, 581.186 [in part] and 581.201, Florida Statutes) passed in 1978 declares a public policy of the State of Florida with regard to native flora, as follows:

> **Subsection 1: Legislative Declaration**-The Legislature finds and declares that it shall be the public policy of this state to: provide recognition of those plant

> species native to the state that are endangered, threatened, or commercially exploited; protect the native flora from unlawful harvesting on both public and privately owned lands; provide an orderly and controlled procedure for restricted harvesting of native flora from the wild, thus preventing wanton exploitation or destruction of native plant populations; encourage the propagation of native species of flora; and provide the people of this state with the information necessary to legally harvest native plants so as to ultimately transplant those plants with the greatest possible chance of survival.

To this end, the Florida Department of Agriculture and Consumer Services (FDACS) regulates the threatened and endangered plant species occurring within the state. As specifically authorized by **Chapter 5B-40, Preservation of Native Flora of Florida, FAC, the Regulated Plant Index is published in Section 5B-40.0055**. The Game Commission periodically releases a publication that summarizes animal species that are regulated by the Florida Fish and Wildlife Conservation Commission, and the USFWS. The publication is entitled Florida's Endangered Species, Threatened Species, and Species of Special Concern. The federal lists of plants and animals is published in 50CFR 17.11-12 and the list of Florida's federally listed plant species is also published by the Florida Division of Forestry.

Alachua County, by authority of **Article 3 of Chapter 406, Significant Plant and Wildlife Habitat,** and **Article 4, Listed Plant and Animal Species Habitat**, of the Unified Land Development Code regulates the development in habitats where listed species occur or could potentially occur. Provisions within Articles 3 and 4 allow the County to require that up to 25% of the upland portion may be required to be protected and set aside as primary conservation areas. Areas protected under Articles 3 and 4 are designated as Conservation Management Areas and are further regulated via rules outlined in **Article 17, Conservation Management Areas** (ULDC) and potentially require that the property owner establish a conservation easement for the specific areas within the parcel. The owner is further responsible for development of a management plan and perpetual management of the area.

Several other lists of the endangered and threatened fauna and flora are maintained for the State of Florida. The Florida Natural Areas Inventory (FNAI) maintains a list that summarizes the status and distribution of both plant and animal species as well as natural communities occurring within the State of Florida. The FNAI is managed by The Nature Conservancy in cooperation with the Florida Department of Environmental Protection. The lists compiled by the FNAI contain many species that do not occur on the State or Federal lists. The FNAI list as compiled is not subjected to the time-consuming administrative process that is required for

listing for State and Federal protection. Therefore, these lists often reflect the up-to-date true status of species that may be in immediate peril. The FNAI species that are not State or Federally listed are not given legal protection.

An inventory of the statewide distribution of potentially threatened and endangered species was initiated in 1973 by the Florida Committee on Rare and Endangered Plants and Animals (FCREPA). The group published a several-volume series that contains detailed descriptions, distributions, and academic evaluations of species considered to be in peril. The FCREPA list contains many species in addition to the State and Federal lists; however, these additional species are afforded no legal protection. The FCREPA series offers the best compiled review of the biology of the imperiled biota of Florida to date. Beginning in 1986, revisions of the FCREPA volumes were initiated and continue to date.

To aid in review of the imperiled species that occur in Florida and the State and Federal Regulations that govern their management, the following publications are available:

- Endangered and Threatened Species Act of Florida, Chapter 372.072, Florida Statutes
- Rules Relating to Endangered and Threatened Species, Chapter 68A-27, FAC
- The Preservation of Native Flora of Florida, Chapter 581.185, Florida Statutes
- Preservation of Native Flora of Florida, Chapter 5B-40, FAC
- Florida Endangered Species, Threatened Species, and Species of Special Concern, June 2007

Threatened & Endangered Species Survey Methodology

Surveys for the occurrence of imperiled species were performed concurrent with plant community surveys from October 2006, November 2007, and April through May 2008. In addition to field surveys, searches of several existing databases were performed to investigate the documented and potentially occurring imperiled species located in and around the project site. The databases queried were

- Florida Natural Areas Inventory Biodiversity Data Matrix
- Florida Fish and Wildlife Conservation Commission (FWC) Eagle Nest Location Database
- FWC Waterbird Colony Location Database
- FWC 2006 Eagle Nest Census Data

Results of Imperiled Species Literature Review & Field Surveys

Herpetofauna

Common herpetofauna species seen on The Market at Schmidt Farms project site are listed in **Table 5.**

Table 5. Common herpetofauna species seen on The Market at Schmidt Farms project site.

Common Name	Scientific Name
Water Moccasin	*Agkistrodon piscivorous conanti*
Green Anole	*Anolis carolinensis*
Six-Lined Racerunner	*Cnemidophorus sexlineatus sexlineatus*
Southern Black Racer	*Coluber constrictor priapus*
Corn Snake	*Elaphe guttata*
Yellow Rat Snake	*Elaphe obsoleta quadrivittata*
Broadhead Skink	*Eumeces laticpes*
Green Treefrog	*Hyla cinerea*
Southern Spring Peeper	*Hyla crucifer bartramiana*
Eastern Fence Lizard	*Sceloporus undulates*
Ground Skink	*Scincella lateralis*
Florida Box Turtle	*Terrapene carolina bau*

Mammals

Common mammals seen during the field survey of The Market at Schmidt Farms project site are listed in **Table 6.**

Table 6. Common mammals seen during the field survey of The Market at Schmidt Farms project site.

Common Name	Scientific Name
Nine-banded armadillo	*Dasypus novemcinctus*
Opossum	*Didelphis virginiana*
Southern flying squirrel	*Glaucomys volans*
Bobcat (scat)	*Lynx rufus floridanus*
White-tailed deer	*Odocoileus virginianus*
Raccoon	*Procyon lotor*
Gray squirrel	*Sciurus caroliniensis*
Feral hogs	*Sus scrofa*

Common Name	Scientific Name
Eastern cottontail	*Sylvilagus floridanus*
Gray fox	*Urocyon cinereoargenteus*

Birds

Common birds encountered during the field survey of The Market at Schmidt Farms project site are listed in **Table 7.**

Table 7. Common birds encountered during the field survey of The Market at Schmidt Farms project site.

Common Name	Scientific Name
Red-winged blackbird	*Agelaius phoeniceus*
Ruby-throated hummingbird	*Archilochus colubris*
Cedar waxwing	*Bombycilla cedrorum*
Red-tailed hawk	*Buteo jamaicensis*
Red-shouldered hawk	*Buteo lineatus*
Chuck-will's-widow	*Caprimulgus carolinensis*
Northern cardinal	*Cardinalis cardinalis*
American goldfinch	*Carduelis tristis*
Turkey vulture	*Cathartes aura*
Hermit thrush	*Catharus guttata*
Common nighthawk	*Chordeiles minor*
Northern harrier	*Circus cyaneus*
Northern flicker	*Colaptes auratus*
Black vulture	*Coragyps atratus*
American crow	*Corvus brachyrhynchos*
Blue jay	*Cyanocitta cristata*
Black-throated blue warbler	*Dendroica caerulescens*
Pileated woodpecker	*Dryocopus pileatus*
Swallow-tailed kite	*Elanoides forficatus*
White ibis	*Eudocimus albus*
American kestrel	*Falco sparverius*
Sandhill crane	*Grus canadensis*
Mississippi kite	*Ictinia mississippiensis*
Loggerhead shrike	*Lanius ludovicianus*
Red-bellied woodpecker	*Melanerpes carolinus*
Red-headed woodpecker	*Melanerpes erythrocephalus*

Common Name	Scientific Name
Wild turkey	*Meleagris gallopavo*
Northern mockingbird	*Mimus polyglottos*
Brown-headed cowbird	*Molothrus ater*
Great-crested flycatcher	*Myiarchus crinitus*
Northern parula	*Parula americana*
Tufted titmouse	*Parus bicolor*
Carolina chickadee	*Parus carolinensis*
Indigo bunting	*Passerina cyanea*
Downy woodpecker	*Picoides pubescens*
Summer tanager	*Piranga rubra*
Blue-gray gnatcatcher	*Polioptila caerulea*
Common grackle	*Quiscalus quiscula*
American redstart	*Setophaga ruticilla*
Yellow-bellied sapsucker (evidence)	*Sphyrapicus varius*
Chipping sparrow	*Spizella passerina*
Barred owl	*Strix varia*
Carolina wren	*Thryothorus ludovicianus*
American robin	*Turdus migratorius*
Yellow-throated vireo	*Vireo flavifrons*
White-eyed vireo	*Vireo griseus*
Red-eyed vireo	*Vireo olivaceus*
Mourning dove	*Zenaida macroura*

The results of the 2006 eagle nest census data search are shown in **Figure 25**. There is one eagle nest located in the vicinity of the project site. This nest is located 2.5 miles to the west of the site within the San Felasco Hammock Preserve State Park area. The nest nomenclature is AL056, which is listed as active in 2003, 2004, 2005, and 2006. The status for 2007 is unknown. Development of the project site should have no impact on the viability of this nest site.

The results of the water bird rookeries data base search are shown in **Figure 26.** There are three (3) documented water bird nesting sites located in the vicinity of The Market at Schmidt Farm parcels. The nomenclature and activity status of these rookery sites are, as follows:

Nest ID	1970's Survey	1980's Survey	1990's Survey	1999 Survey	Total Nests
605004	Active	Active	Inactive	Inactive	---
605012	Active	Active	Active	Active	50-250
605113	Unknown	Active	Inactive	Inactive	---

Colony 605012 is the only active colony based on recent surveys. The species composition of this colony is approximately 1% great egrets and 99% cattle egrets. Colony 605113 is located within the existing Deerhaven power generating station property. This site was originally used by little blue herons and cattle egrets; however, has shown no activity since the 1980's.

The FNAI element occurrence location map, which shows known listed species locations in the vicinity of the project site is shown in **Figure 27**. The results show that no species are known for this location. It is possible that the timber rattlesnake, eastern diamondback rattlesnake, and eastern indigo snake could be found on the site. The most likely habitat for these species on the project site occurs within the forested buffer areas to the creeks and in the seepage area designated by polygon 32. These areas are designated as conservation in the Future Land Use Amendment proposal; therefore, no direct adverse affects would occur to these priority habitats. There are several species shown on the FNAI element occurrence map that are listed as likely to occur or potentially could occur in areas in the vicinity of the project site. The likelihood of the occurrence of these species on the project site is discussed, as follows.

FNAI LIKELY SPECIES

Eastern Indigo Snake (Drymarchon couperi): the eastern indigo snake has been documented by ERC in the Rocky Creek drainage 0.6 miles east of SR 121 at NW 142nd Avenue. The snake is found in a wide variety of habitats and could potentially occur within the creek and buffer areas, however, has not been documented.

Little Blue Heron (Egretta caerulea) and Woodstork (Mycteria americana): There is only one low-quality wading bird habitat on site and there is a low probability of widespread use of this site by these species.

Timber Rattlesnake (Crotalus horridus): ERC has documented the timber rattlesnake in the Rocky Creek drainage 0.6 miles east of SR 121 at NW 142nd Avenue. This species could potentially inhabit the wetland buffer areas on the project site, but has not been documented.

Short-tailed Snake (Stilosoma extenuatum): The short-tailed snake inhabits xeric habitats primarily longleaf pine-turkey oak sandhills. This project site does not have this habitat type or any type of xeric habitat. It is unlikely that this species occurs on site or that a population can be sustained on site given the present and past land management practices.

Eastern Diamondback Rattlesnake (Crotalus adamanteus): This species has historically been document for the site and habitat currently exists along the creek and within creek buffers. The primary habitat of this species on site is designated for conservation in the future land use amendment.

FNAI POTENTIAL SPECIES

Florida Sandhill Crane (Grus canadensis pratensis): Sandhill cranes were seen on the project site. There is no nesting habitat for this species occurring on site; however, the pastures provide foraging habitat.

Florida Pine Snake (Pituophis melanoleucus mugitus): The pine snake is a rare inhabitant of xeric communities. There are no preferred habitat types for this species on site. Pine snakes prefer pocket gopher burrows and, less frequently, gopher tortoise burrows, for refuge. There are no tortoises on site and no pocket gophers were seen.

Sherman's Fox Squirrels (Sciurus niger shermani): The fox squirrel typically occupies xeric areas that are frequently burned and have numerous mature oaks and pines distributed throughout the habitat. There are no known fox squirrels in this area and there is little suitable habitat present to support this species.

Florida Black Bear (Ursus americanus floridanus): There is a possibility that the Florida black bear is a transient inhabitant of this site. There were no signs of black bear present on the site during the field survey. No tracks were observed or any evidence of bear foraging.

Striped Newt (Notophthalmus perstriatus) and Gopher Frog (Rana capito): The striped newt and gopher frog are xeric-adapted species that typically inhabit scrubby flatwoods, sandhills, and scrub habitats. These species are commonly associated with gopher tortoise habitat and are frequently found within burrows. Both species depend on empheral, isolated wetlands for breeding and reproduction. These species are extremely sensitive to the impacts that are cosmopolitan on this site, which include extensive soil disturbance, fire suppression, and wetland disturbance. There is no habitat for these species on site. It is unlikely that these species occur on the site.

Flatwoods Salamander (Ambystoma cingulatum): The flatwoods salamander is an inhabitant of fire-maintained flatwoods with undisturbed cypress ponds. The flatwoods salamander once inhabited Bradford, Alachua, Marion, and Duval counties in north Florida; however, only one population has been recently verified in the north Florida area (Baker County)[2]. At present, it appears that this species has been extirpated from most of its North Florida range, but still maintains viable populations in several panhandle counties.[2]

[2] Management Plan: Flatwoods Salamander (*Ambystoma cingulatum*), February 21, 2001. Florida Fish and Wildlife Conservation Commission.

Southern Hognose Snake (Heterodon simus): the primary habitat for the southern hognose snake is sandhills and sandy soil, open hammocks and scrub. These habitat types do not occur on the project site. This species has not been reported for the immediate area of the site and it is unlikely that a breeding population is present.

Listed Plant Species

There was only one listed plant species found during the field survey. A plant belonging to the genus *Matelea* is found variously located in the hardwood areas adjacent to the creek systems. The plant is either *Matelea floridana*, which is listed as endangered (State of Florida) or *Matelea gonocarpus*, which is listed as threatened (State of Florida). The specific species cannot be identified without flowers, which have not yet been seen. Both these species are quite common in Alachua County mesic hammock areas. Their habitat on site is proposed for conservation in the Land Use amendment; therefore, the development on the site should have no adverse affects on the existing populations. It is likely that the population will benefit due to the removal of cattle from the proposed buffer areas, which is the primary habitat for this species on site. A photograph of this species is shown below.



Figure 25. Locations of known eagle nests in the vicinity of the project site in Alachua County.

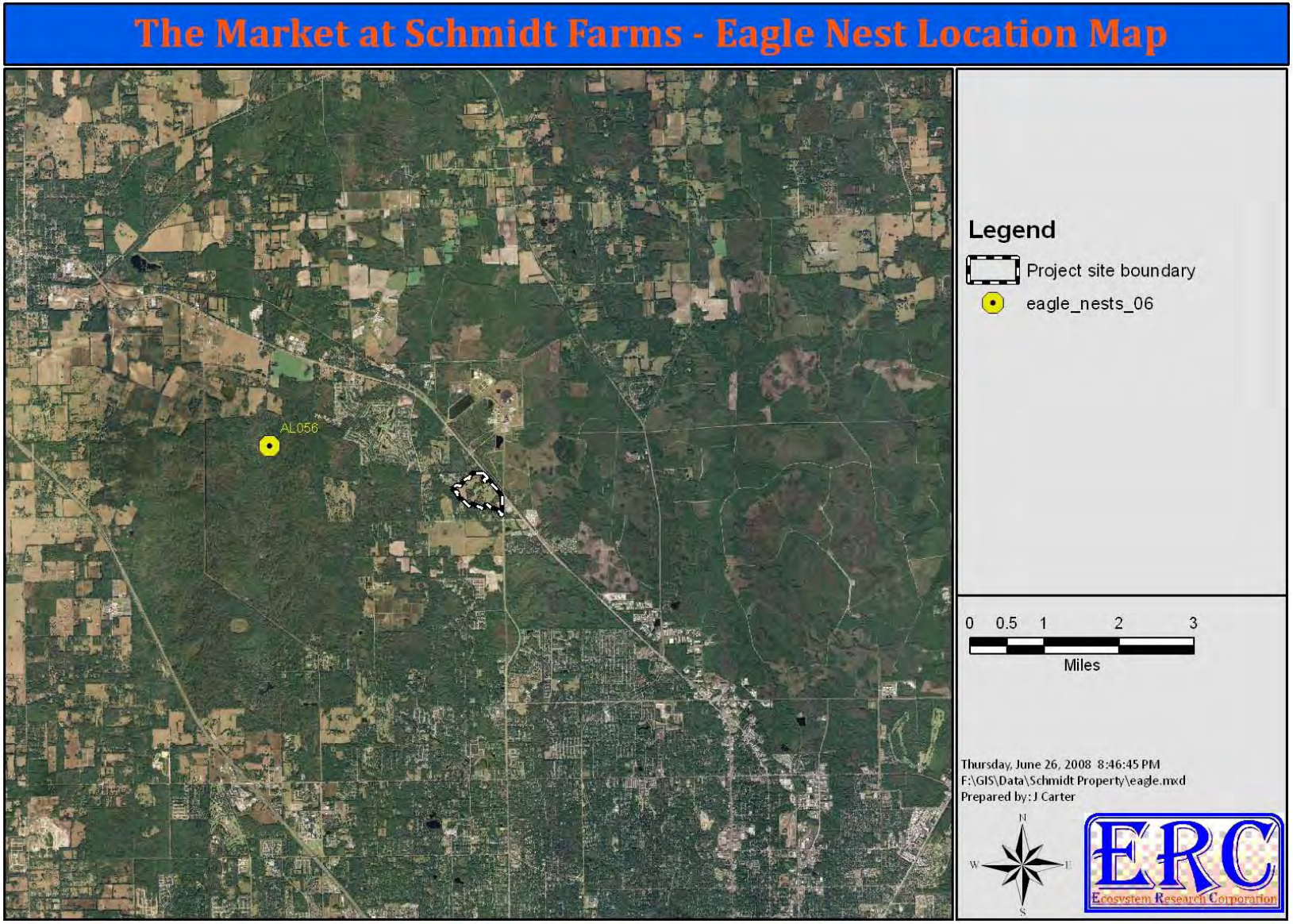


Figure 26. **Locations of water bird rookery sites in the vicinity of the project site in Alachua County.**

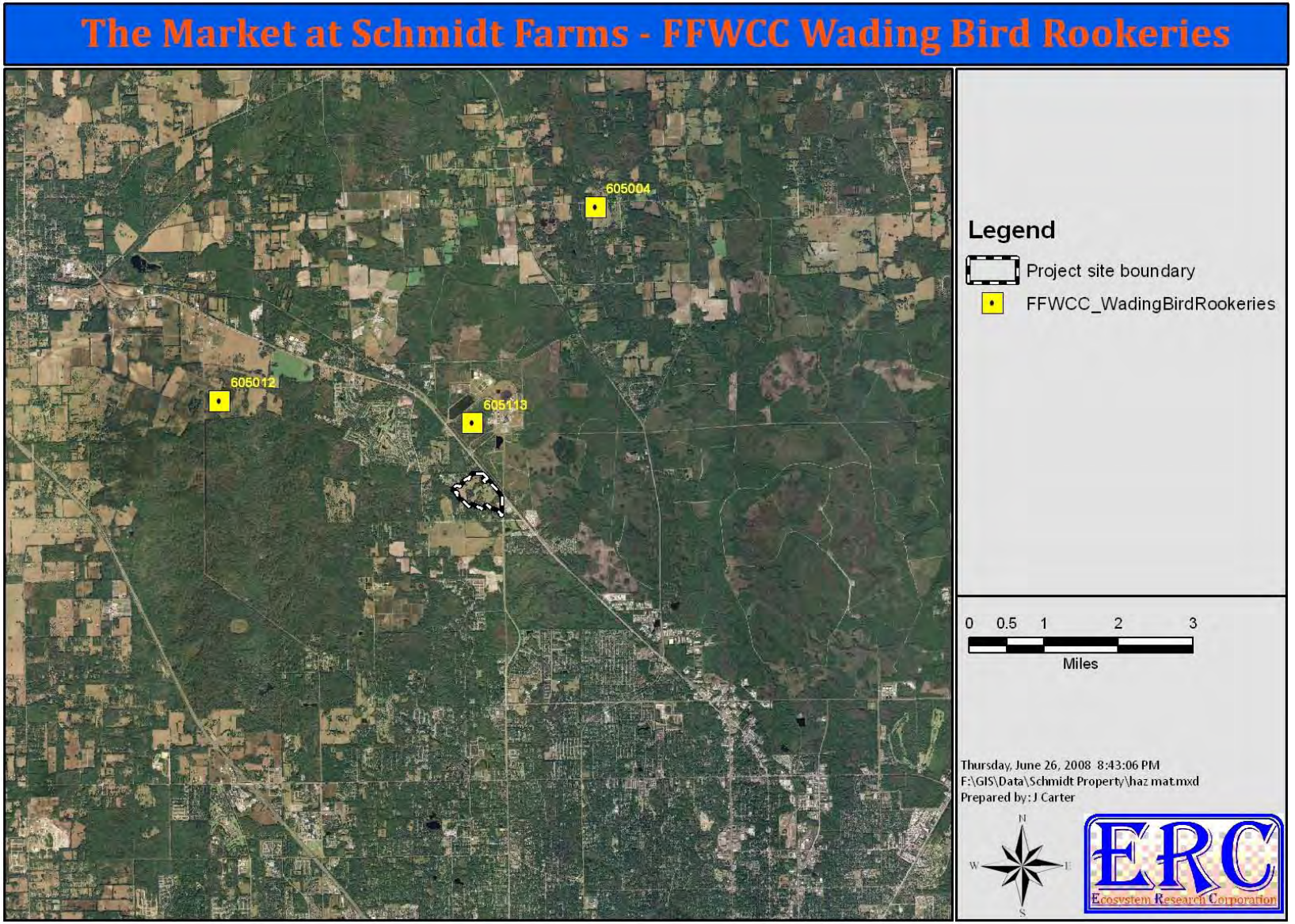
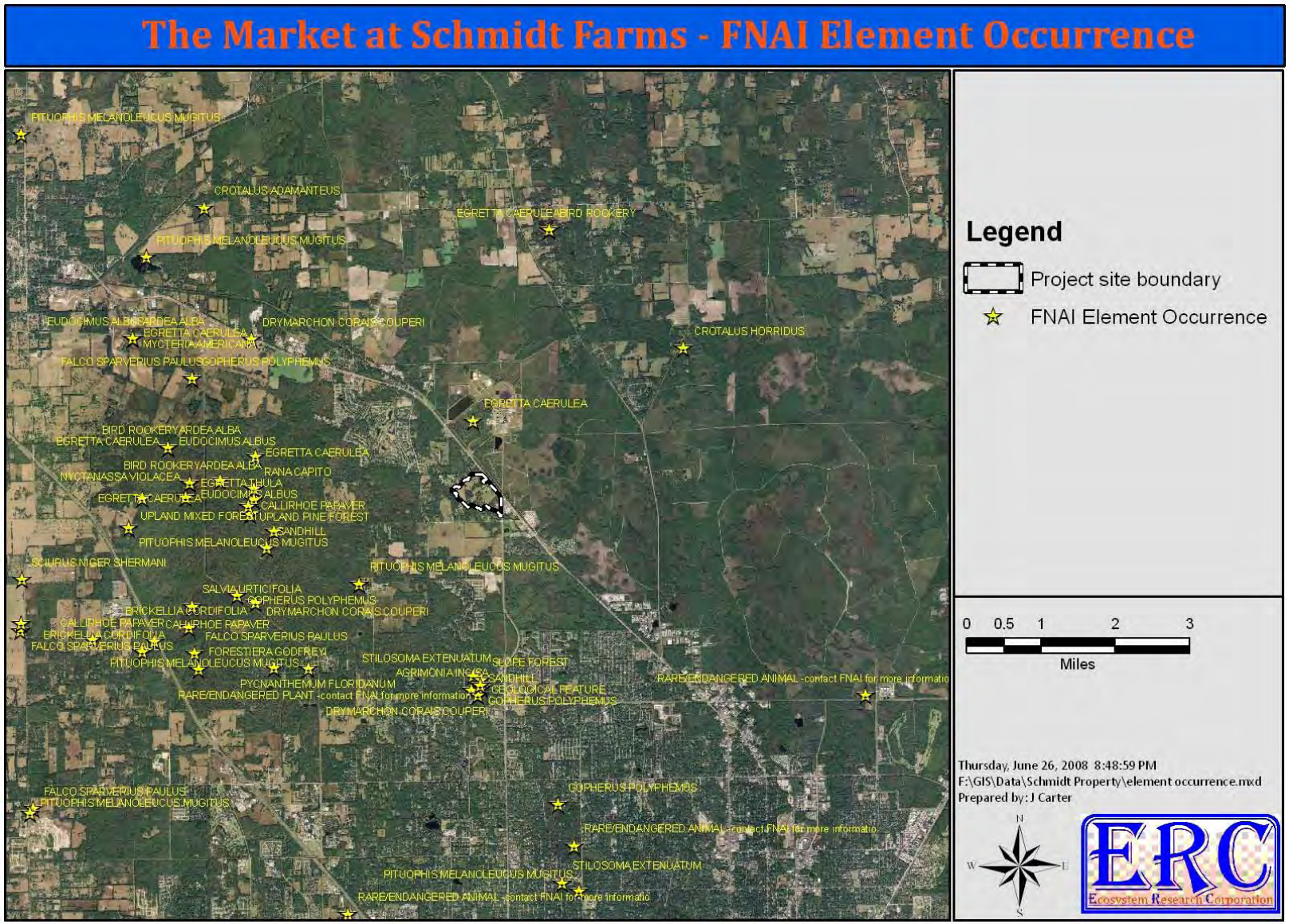


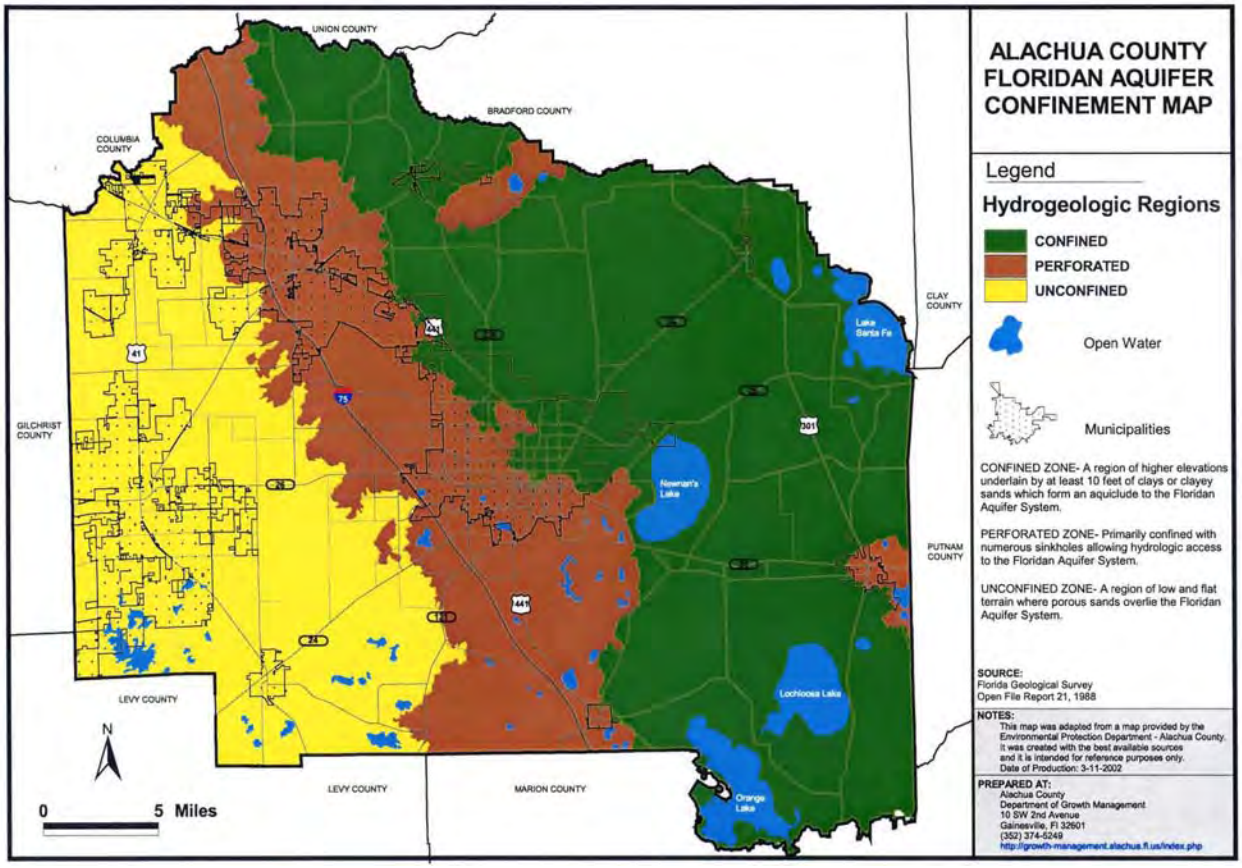
Figure 27. FNAI element occurrence map shown for the project site and surrounding area.



Section 5. High Aquifer Recharge Areas

The project site is located along the boundary of the confined and perforated hydrologic regions of the Floridan Aquifer (**Figure 28**). In this area, the aquifer is expected to be primarily confined by the Hawthorne Formation; however, perforations in the confining layer may be present in the form of sinkholes or relic sinkholes in which direct recharge to the Floridan can occur. A subsurface geotechnical report prepared by Ardaman & Associates is attached for review (Attachment 1).

Figure 28. Alachua County Floridan Aquifer Confinement Map.



Section 6. Soils

There are seven (7) soil mapping units shown to occur on the project site (**Figure 29; Table 8**). The Pomona sand (14), Pelham sand (13), and Mulat sand (23) are typical soils of the flatwoods with Pomona sand having a spodic horizon occurring between 16 inches and 24 inches below the soil surface. The Floridana sand (22) is a depressional mapping unit while Kanapaha (7) and Millhopper (8) sands are soils of gently rolling uplands that typically are colonized by a host of mesic to xeric hardwood species. All soils have a clay confining layer occurring within the top

58 inches of the soil profile. All soils have an expected seasonal high water table that is within 24 inches of the soil surface if only for a brief period of time. The Millhopper sand is the only moderately well-drained soil while the Floridana sand, depressional, is classified as very poorly drained. The remaining mapping units are considered as poorly drained. The Floridana sand, depressional, is the only mapped unit considered to be a hydric soil.

Figure 29. NRCS soils map for The Market at Schmidt Farms project site.

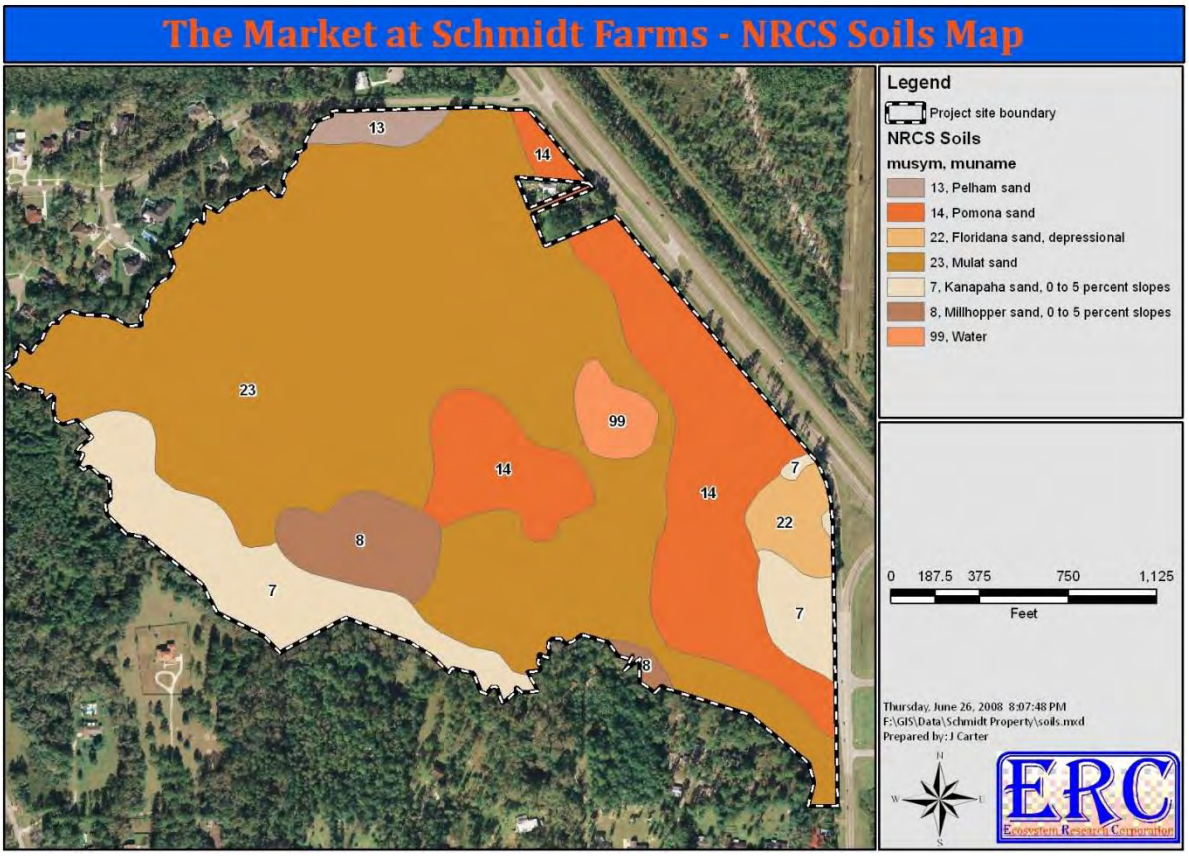


Table 8. Drainage characteristics of the soils mapped within and adjacent to The Market at Schmidt Farms project site.

Mapping Unit	Mapping Unit Name	Drainage Class	Hydric	Spodic Horizon	Clay Horizon	General Plant Community Type
7	Kanapaha sand, 0 to 5 percent slopes	Poorly drained	No	---	44 -> 80"	Gentle Upland Slopes
8	Millhopper sand, 0 to 5 percent slopes	Moderately well drained	No	---	58 -> 89"	Gently Rolling Uplands
13	Pelham sand	Poorly drained	No	---	29 -> 80"	Broad Flatwoods
14	Pomona sand	Poorly drained	No	16 - 24"	43 -> 84"	Broad Flatwoods
22	Floridana sand, depressional	Very poorly drained	Yes	---	30 -> 74"	Depressional Areas
23	Mulat sand	Poorly drained	No	---	26 -> 80"	Broad Flatwoods
99	Water	N/A	Unranked	---	---	N/A

Section 7. Hazardous Material Storage Facilities & Contamination (soil, surface water, groundwater)

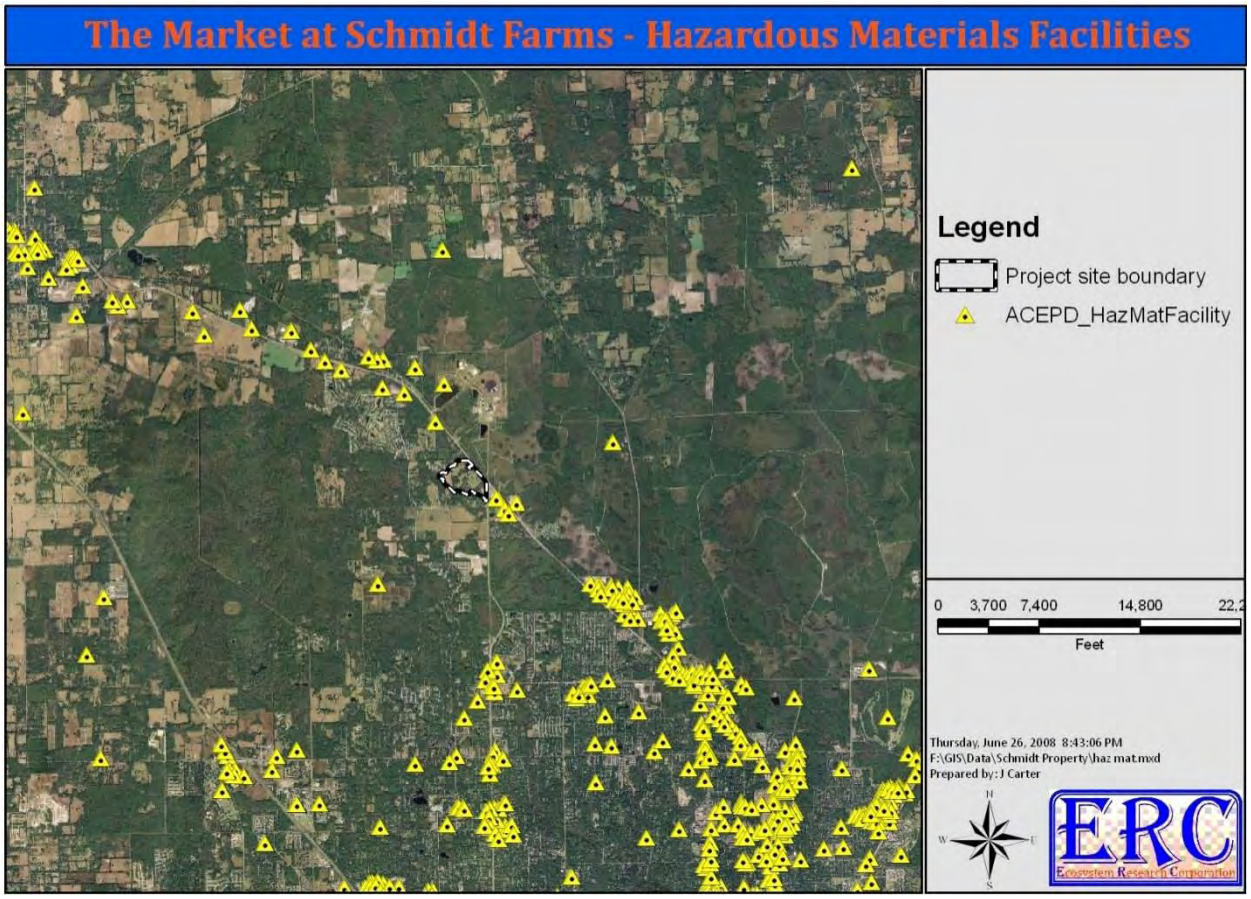
A Phase 1 Environmental Assessment report was performed for the project site but has not been reviewed by ERC. There were no obvious underground storage facilities located on the site that were observed by ERC. There is an approximately 250 gallon aboveground diesel fuel storage tank located at GPS location P-57 (**Photo 58**). The tank is used to supply fuel to onsite farm equipment. The tank did not appear to be leaking; however, small fuel stains on the ground indicate small spills have occurred. Historically (based on conversations with the property owner) there was a cattle dipping operation located around the pole barn (GPS location P-26). It is not known as to the materials used or the time duration of this operation; however, this may warrant future investigation. The hazardous material storage facilities that are currently monitored by Alachua County are shown in **Figure 30**. There is no indicated storage location for the project site.

Photo 58. Aboveground fuel storage tank located at GPS location P-57.





Figure 30. Hazardous Materials Facility Location Map.



Section 8. Wellfield Protection Areas

The project site is not located within a primary well field protection zone or secondary well field protection zone as defined by the City of Alachua Comprehensive Plan Future Land Use Element Policy 7.2.1 to 7.2.2. The project site is also not located within the City of Alachua or Alachua County Well Field protection zones (**Figure 31**). Therefore, changes in the intensity of the Future Land Use should not adversely affect any well field protection area.

Section 9. Significant Geologic Features & Topography/Steep Slopes

There are several significant geologic features within the boundaries of the proposed project site. These areas include a) Turkey Creek drainage; b) Brooke Pointe Creek drainage; c) Schmidt Creek drainage; and d) the system of seepage and depressional wetlands that are composed of several relic sinkholes and several additional relic sinkholes located in the southwest quadrant of the project site. These features are easily seen on the Alachua County 2001 LiDAR topo shown in **Figure 32**.

Figure 31. City of Alachua and Alachua County Well Field Protection Zones.

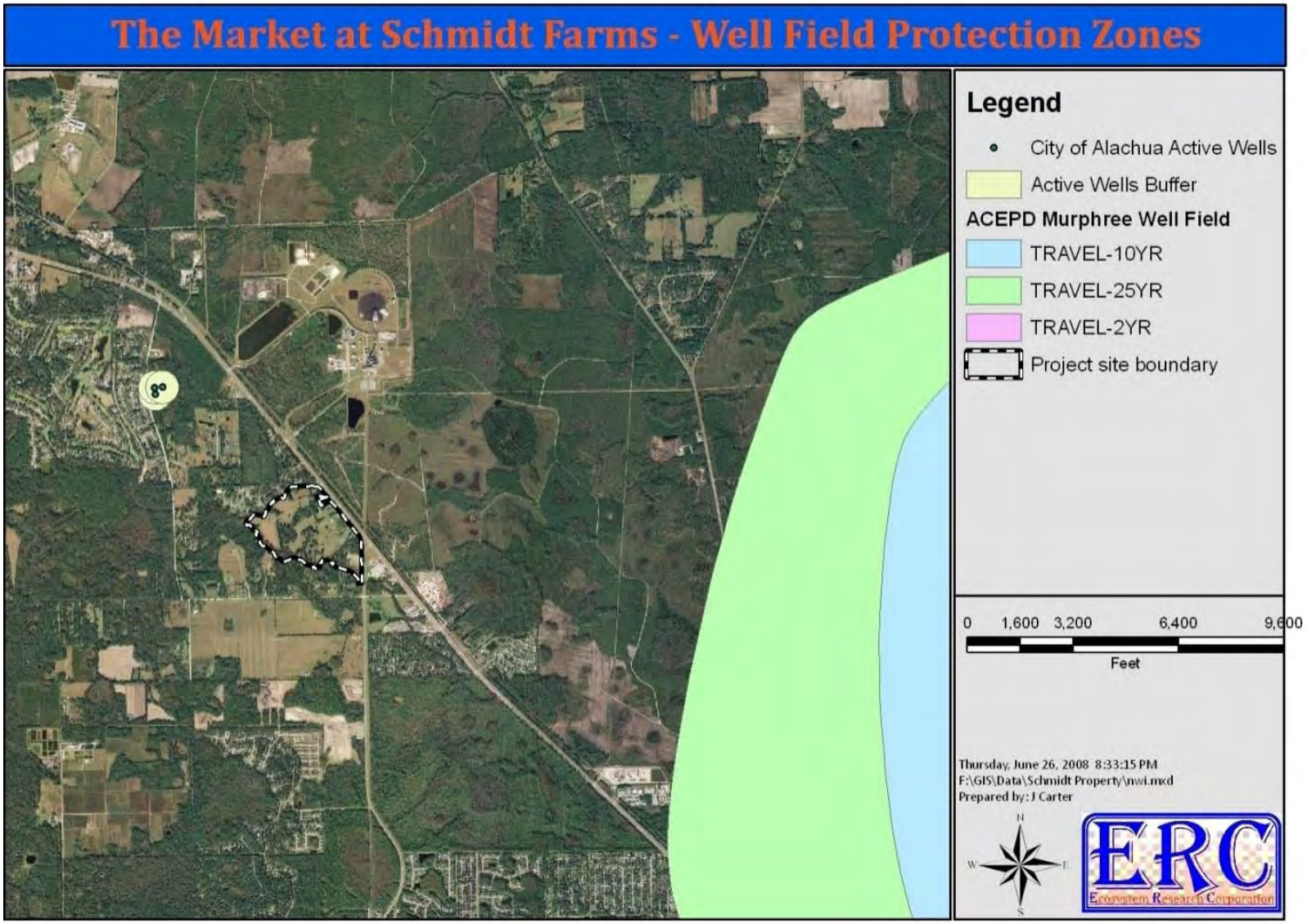
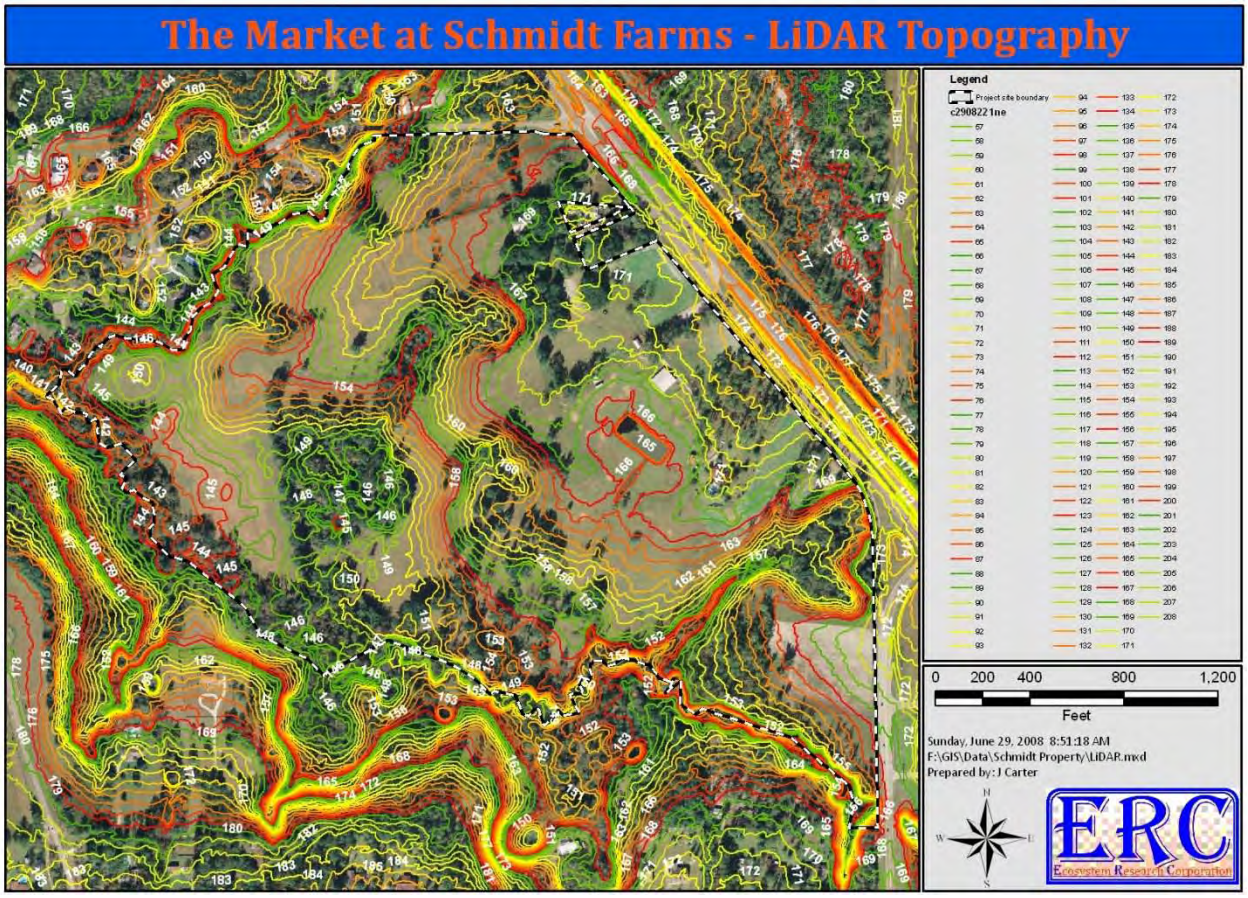


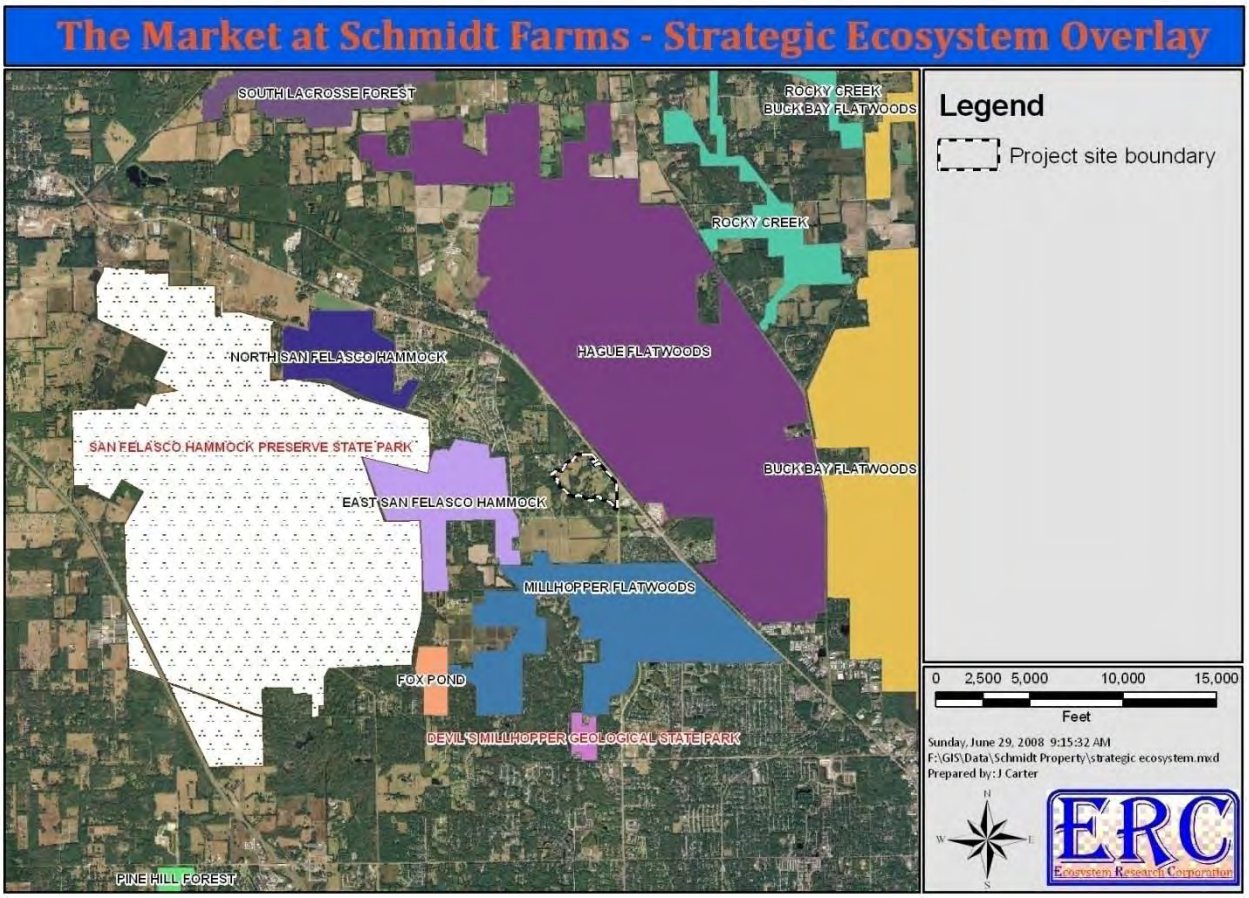
Figure 32. 2001 Alachua County LiDAR Topography Map of the Project Site.



Section 10. Strategic Ecosystems – Significant Ecological Communities District

The project site does not occur within an Alachua County Strategic Ecosystem Overlay to the County's Future Land Use Map. However, there are several mapped strategic ecosystems that totally surround the project site (**Figure 33**). The headwaters to Turkey Creek originate within the Hague Flatwoods Strategic Ecosystem and the creeks eventually flow through the North San Felasco Hammock Strategic Ecosystem and San Felasco Hammock Preserve State Park. Therefore, protection of this system and the other Turkey Creek tributaries located within the boundaries of the project site is critical. The applicant, in consideration of this importance, has designated all creeks and creek buffers as conservations areas. In addition, large open space areas are designated to establish connectivity with the large isolated systems on site and the 100-year floodplain area. This designation will protect the existing and future integrity of this very valuable ecosystem.

Figure 33. **Strategic Ecosystem Overlay and State park boundaries shown in relation to The Market at Schmidt Farms project site.**



Section 11. Wells & Septic

There are several wells in and adjacent to the project site. There are two (2) known 4-in wells located on the Schmidt property. An agricultural supply well is located at GPS location P-60 (Figure 7; **Photo 59**) and the Schmidt residence supply well is located at the southeast corner of the guest cottage at GPS location P-61 (**Photo 60**). On adjacent properties there is a 4-in well that supplies water to Harmony Gardens. This 4-in well is located at GPS location P-53 (**Photo 61**). The Bike Route located adjacent to Harmony Gardens is hooked to the City of Alachua water supply because the previous business was a restaurant in which treated water was needed. There is a residential septic tank located

Photo 59. **View of the agricultural supply well found at GPS**



adjacent to the Schmidt residence. The septic drainfield is located at GPS location P-62 (Figure 7). There are also septic tanks located on the Bike Route and Harmony Garden properties.



Photo 60. View of the Schmidt residence supply well located at GPS location P-61.



Photo 61. View of the 4-in supply well located on the Harmony Gardens property (GPS location P-53).

Section 12. Historic Structures

There are several structures located on the Schmidt property and adjacent properties that warrant some description. The buildings where the Bike Route and Harmony Gardens are presently located are listed as Alachua County Historic Structures AL04361 and AL 04360, respectively (**Figure 34**). The Harmony Gardens house is the original residence used by the Schmidts in the 1950's and was present when they bought the property from the Cellon's at that time. This house was built circa 1915. A photograph of the Harmony Gardens building (formerly Angel Gardens) is shown in **Photo 62**. The garage (also probably built circa 1915) is presently being used as a retail garden shop (**Photo 63**). **Photo 64** shows the Bike Route shop. This building was moved to the present site from Alachua in 1995. This house was built circa 1930. The buildings on the existing Schmidt parcel consist of a brick residence (**Photo 65;** GPS location P-63), a guest cottage (**Photo 66**; GPS location P-61), a concrete block stable (**Photo 67**; GPS location P-56), and a very large concrete block building used for agricultural storage (**Photo 68**; GPS location P-58).

Figure 34. Alachua County historic structures location map.

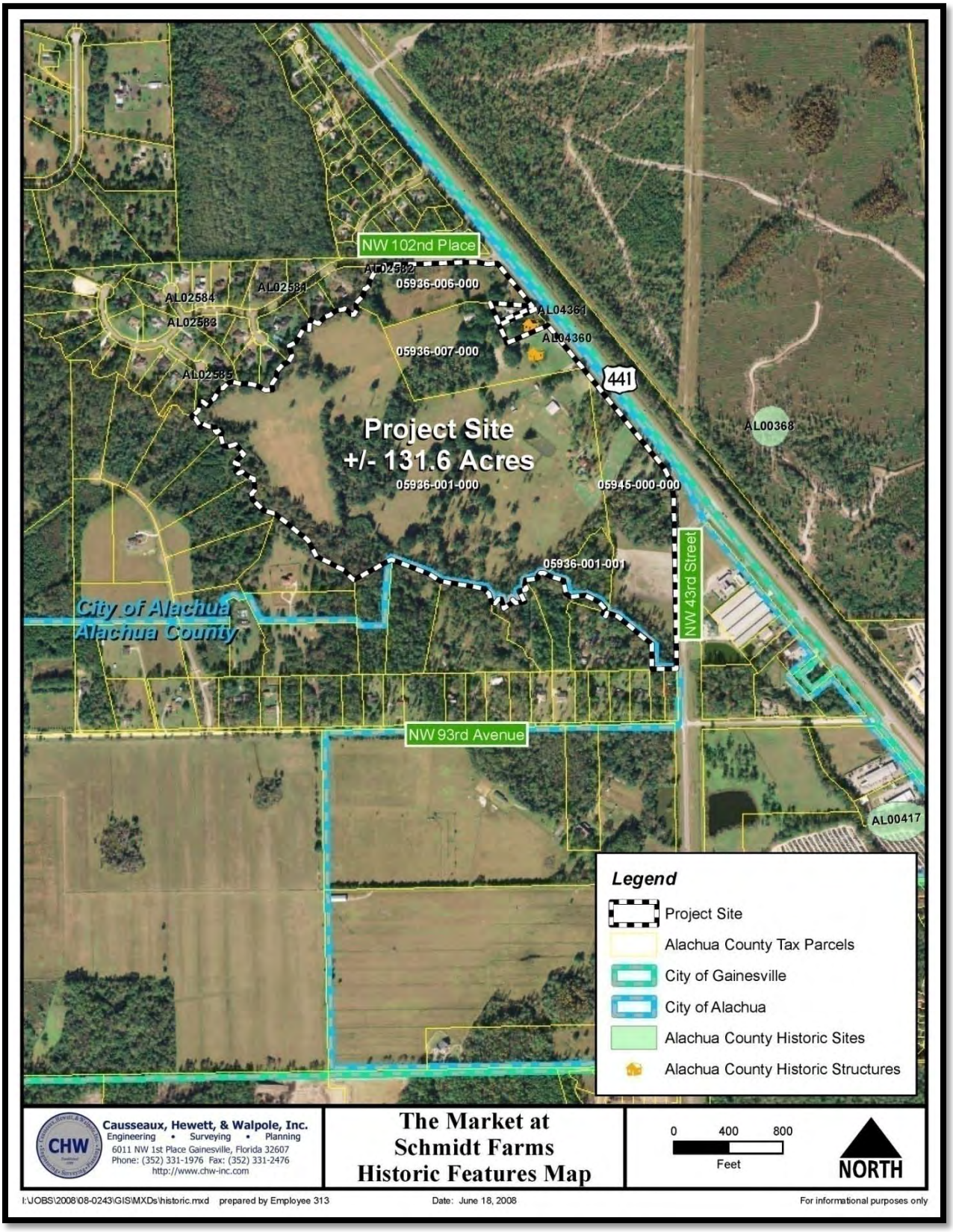


Photo 62. **Panoramic view of the Harmony Gardens building (Historic Structure AL04360) located at GPS location P-52.**



Photo 63. **View of the garage presently being used as a shop (GPS location P-52).**



Photo 64. **View of the Bike Route shop (Historic Structure AL04361) located at GPS location P-52.**



Photo 65. **Panoramic view of the brick residence located at GPS location P-63.**



Photo 66. **Panoramic view of the guest cottage located at GPS location P-61.**



Photo 67. **Panoramic view of the concrete block stable located at GPS location P-56.**



Photo 68. **Panoramic view of the large concrete block storage building that is used for agricultural storage (GPS location P-58).**



Final Statement

This report documents the existing conditions of the proposed project site referred to as The Market at Schmidt Farms. The most valuable natural communities existing on the project site have been included in the Conservation Future Land Use designation where no future development will occur. Therefore, no direct impacts to these systems should occur in the future as a result of the proposed change to the Future Land Use of this area.

The Market at Schmidt Farms

Attachment 1:

Geotechnical Report prepared by Ardaman & Associates, Inc.

Preliminary Subsurface Soil Exploration and
Geotechnical Engineering Evaluation
Proposed Retail Center
Market at Schmidt Farm
US 441 and NW 43rd Street
Alachua County, Florida



Ardaman & Associates, Inc.

OFFICES

Orlando, 8008 S. Orange Avenue, Orlando, Florida 32809, Phone (407) 855-3860
Bartow, 1525 Centennial Drive, Bartow, Florida 33830, Phone (863) 533-0858
Cocoa, 1300 N. Cocoa Blvd., Cocoa, Florida 32922, Phone (321) 632-2503
Fort Myers, 9970 Bavaria Road, Fort Myers, Florida 33913, Phone (239) 768-6600
Miami, 2608 W. 84th Street, Hialeah, Florida 33016, Phone (305) 825-2683
Port Charlotte, 740 Tamiami Trail, Unit 3, Port Charlotte, Florida 33954, Phone (941) 624-3393
Port St. Lucie, 460 Concourse Place NW, Unit 1, Port St. Lucie, Florida 34986, Phone (772) 878-0072
Sarasota, 2500 Bee Ridge Road, Sarasota, Florida 34239, Phone (941) 922-3526
Tallahassee, 3175 West Tharpe Street, Tallahassee, Florida 32303, Phone (850) 576-6131
Tampa, 3925 Coconut Palm Drive, Suite 115, Tampa, Florida 33619, Phone (813) 620-3389
West Palm Beach, 2200 North Florida Mango Road, Suite 101, West Palm Beach, Florida 33409, Phone (561) 687-8200

MEMBERS:
A.S.F.E.
American Concrete Institute
American Society for Testing and Materials
Florida Institute of Consulting Engineers

Ardaman & Associates, Inc.

Geotechnical, Environmental and
Materials Consultants

June 16, 2008
File No. 07-6842

Sandor Development Company
5725 N. Scottsdale Road
Suite C-195
Scottsdale, Arizona 85250

Attention: Mr. Brad Combs

Subject: Preliminary Subsurface Soil Exploration and
Geotechnical Engineering Evaluation
Proposed Retail Center
Market at Schmidt Farm
US 441 and NW 43rd Street
Alachua County, Florida

Gentlemen:

As requested and authorized by you, we have completed a shallow subsurface soil exploration and geotechnical engineering evaluation for the subject project. The purposes of performing this exploration were to preliminarily evaluate the general subsurface conditions within the building and parking/drive areas and to provide recommendations for site preparation, foundation support, and pavement design. In addition, we have estimated the normal seasonal high groundwater level at the boring locations. This report documents our findings and presents our engineering recommendations.

We understand that the building locations are not yet finalized. Additional Borings may be required depending on the final building layout.

SITE LOCATION AND SITE DESCRIPTION

The site for the proposed retail center is located on the west side of US 441 between NW 43rd Street and NW 102nd Place in Alachua County, Florida (Section 34, Township 8 South, Range 19 East). The general site location is shown superimposed on the Pine Castle, Florida U.S.G.S. quadrangle map presented on Figure 1.

The site is approximately 132 acres in area. At the time of our exploration, the site was primarily grass covered and sparsely wooded. Based on review of the provided survey prepared by Lochrane Engineers, ground surface elevations on the site in the areas proposed to be developed range between approximately +160 and +174 feet.

PROPOSED CONSTRUCTION AND GRADING

It is our understanding that the proposed development includes a retail/office center which will be approximately 292,000 square feet in plan area and include retail stores, offices and restaurants. The center will also include a major retail store as an anchor which is discussed in a separate report. The proposed buildings will consist of load bearing masonry walls and interior columns with slab-on-grade floors.

For the purposes of our analysis, we have assumed the maximum loading for the structures to be on the order of 3 to 5 kips per linear foot for wall foundations, 100 kips for individual column foundations and 100 pounds per square foot for slab-on-grade floors. Grading plans are not complete at this time, therefore we have assumed that 2 to4 feet of fill is required to raise the building and parking/drive areas to final elevations. If actual building loads or fill height exceed our assumptions, then the recommendations in this report may not be valid.

We understand that the stormwater run-off is to be retained off-site by means of wet retention ponds.

REVIEW OF SOIL SURVEY MAPS

Based on the 1985 Soil Survey for Alachua County, Florida, as prepared by the U.S. Department of Agriculture Soil Conservation Service, the site is located in an area mapped as the following soil series - "Kanapaha sand", "Millhopper sand", "Pelham sand", "Pomona sand" and "Mulat sand" soil series. The type and locations of the individual soils are shown on the Soil Survey Map presented as Figure 2.

The "Kanapaha sand" soil series (Soil Type 7B) consists of nearly level to gently sloping, poorly drained soil on the uplands. The soil permeability of the "Kanapaha sand" soil series is moderately slow to moderately rapid. According to the Soil Survey, the seasonal high water table for the "Kanapaha sand" soil series is typically within 10 inches of the natural ground surface.

The "Millhopper sand" soil series (Soil Type 8B) consists of nearly level to gently sloping, moderately well drained soil on the uplands and broad flatwoods. The soil permeability of the "Millhopper sand" soil series is moderately rapid to rapid. According to the Soil Survey, the seasonal high water table for the "Millhopper sand" soil series is typically 40 to 60 inches below the natural ground surface.

The "Pelham sand" soil series (Soil Type 13) consists of nearly level, poorly drained soil in the flatwoods. The soil permeability of the "Pelham sand" soil series is moderate to rapid. According to the Soil Survey, the seasonal high water table for the "Pelham sand" soil series is typically within 10 inches of the natural ground surface.

The "Pomona sand" soil series (Soil Type 14) consists of nearly level, poorly drained soil in the flatwoods. The soil permeability of the "Pomona sand"soil series is moderate to very rapid. According to the Soil Survey, the seasonal high water table for the "Pomona sand"soil series is typically within 10 inches of the natural ground surface.

The "Mulat sand " soil series (Soil Type 23) consists of nearly level, poorly drained soil in broad areas on the flat woods. The soil permeability is moderately slow to rapid. According to the Soil survey, the seasonal high water table is typically within 10 inches of the natural ground surface.

FIELD EXPLORATION PROGRAM

SPT and Auger Borings

The field exploration program included performing 55 Standard Penetration Test (SPT) borings (TH-16 through TH-70) and 20 auger borings (AB-1 through AB-6 and AB-13 through AB-26). The SPT borings were performed within the proposed "footprint" of the buildings and borings were advanced to depths of 20 to 30 feet below the ground surface using the methodology outlined in ASTM D-1586. A summary of this field procedure is included in Appendix I. Split-spoon soil samples recovered during performance of the borings were visually classified in the field and representative portions of the samples were transported to our laboratory in sealed sample jars.

The auger borings were performed in the proposed parking/drive areas. They were drilled using a truck-mounted, 4-inch diameter, continuous flight auger to a depth of 10 feet below the ground surface. A summary of this field procedure is included in Appendix I. Representative soil samples were recovered from the auger borings and transported to our laboratory for further analysis.

The groundwater level at each of the boring locations was measured upon completion of drilling. The borings were then backfilled with soil cuttings.

Test Locations

The approximate locations of the borings are schematically illustrated on a site plan shown on Figure 3. These locations were determined in the field by tape measurements from existing site features and use of a handheld GPS unit, and should be considered accurate only to the degree implied by the method of measurement used. The ground surface elevations shown on the boring profiles were estimated based on a survey of the site provided by Lochrane Engineering.

LABORATORY PROGRAM

Representative soil samples obtained during our field sampling operation were packaged and transferred to our laboratory for further visual examination and classification. The soil samples were visually classified in general accordance with the Unified Soil Classification System (ASTM D-2488). The resulting soil descriptions are shown on the soil boring profiles presented on Figures 4 through 14.

In addition, we conducted natural moisture content tests (ASTM D2216), percent fines analyses (ASTM D1140), organic limit tests (ASTM D2974-87) and Atterberg limits tests (ASTM D4318) on selected soil samples obtained from the borings to aid in classification. The results of these tests are presented adjacent to the sample depth on the boring profiles on Figures 5 through 14.

GENERAL SUBSURFACE CONDITIONS

General Soil Profile

The results of the field exploration and laboratory programs are graphically summarized on the soil boring profiles presented on Figures 4 through 14. The stratification of the boring profiles represents our interpretation of the field boring logs and the results of laboratory examinations of the recovered samples. The stratification lines represent the approximate boundary between soil types. The actual transitions may be more gradual than implied.

The results of the borings indicate that very loose to loose fine sand containing varying amounts of silt and/or clay was typically encountered from the surface to depths ranging from 3 to 5 feet below the existing ground surface. The borings terminated in loose to medium dense silty clayey fine sand interspersed with layers of medium stiff to very stiff sandy clay.

We note that organic muck was encountered in Boring TH-21 from the ground surface to a depth of 1.5 feet. Organic muck may be present at other location and to deeper depths at unexplored locations within the site.

The above soil profile is outlined in general terms only. Please refer to Figures 4 through 14 for soil profile details and Figure 3 for hand probe details.

Groundwater Level

The groundwater level was measured in the boreholes on the day drilled after stabilization of the downhole water level. As shown on Figures 4 through 14, groundwater was encountered at depths that ranged from 2.6 to 6.5 below the existing ground surface on the dates indicated. Fluctuation in groundwater levels should be anticipated throughout the year primarily due to seasonal variations in rainfall and other factors that may vary from the time the borings were conducted.

NORMAL SEASONAL HIGH GROUNDWATER LEVEL

The normal seasonal high groundwater level each year is the level in the August-September period at the end of the rainy season during a year of normal (average) rainfall. The water table elevations associated with a higher than normal rainfall and in the extreme case, flood, would be higher to much higher than the normal seasonal high groundwater level. The normal high water levels would more approximate the normal seasonal high groundwater levels.

The seasonal high groundwater level is affected by a number of factors. The drainage characteristics of the soils, the land surface elevation, relief points such as drainage ditches, lakes, rivers, swamp areas, etc., and distance to relief points are some of the more important factors influencing the seasonal high groundwater level.

Based on our interpretation of the site conditions using our boring logs, we have estimated the normal seasonal high groundwater level at the boring locations. Estimated seasonal high water table elevations are presented on Table 1, as well as on the boring profiles on Figures 5 to 14.

PRELIMINARY ENGINEERING EVALUATION AND RECOMMENDATIONS

General

The results of our exploration indicate that, with proper site preparation as recommended in this report, the existing soils are suitable for supporting the proposed buildings on a conventional shallow foundation system. Spread footings should provide an adequate support system for the structures.

Because of the clayey soils near the ground surface and some potential for shrink/swell, we recommend hardscape around the perimeter of the building (i.e.; no landscaping adjacent to the buildings) to reduce moisture fluctuation in these soils.

The following are our preliminary recommendations for overall site preparation, foundation support, and pavement construction which we feel are best suited for the proposed facility and existing soil conditions. The recommendations are made as a guide for the design engineer and/or architect, parts of which should be incorporated into the project's specifications. Additional borings may be required depending on the final building layout.

Stripping and Grubbing

The "footprint" of the proposed building and the parking/drive areas, plus a minimum margin of five feet, should be stripped of all surface vegetation, stumps, debris, organic topsoil or other deleterious materials, as encountered.

After stripping, the site should be grubbed or root-raked such that roots with a diameter greater than ½ inch, stumps, or small roots in a dense state, are completely removed. The actual depth(s) of stripping and grubbing must be determined by visual observation and judgment during the earthwork operation.

Demucking

The organic muck encountered in Boring TH-21 should be removed (demucked) to its entire vertical limits and horizontal limits. We note that organic muck may be present in other unexplored areas of the site.

The excavated organic muck/soft sediment must not be used as structural fill material and should be disposed of as directed by the owner or his representative. Demucking and backfilling operations should be monitored continuously by a representative of Ardaman & Associates to verify that all unsuitable material is removed and that backfill soils are suitable and well compacted.

Excavation slopes and/or bracing are the responsibility of the contractor. However, at a minimum, all excavations should be sloped and/or braced to meet the requirements of the Occupational Health and Safety Administration (OSHA) latest Standards.

Excavation will extend below the groundwater table and the control of the groundwater will be required. De-mucking should be conducted "in-the-dry". Dewatering should be accomplished as discussed in the "Dewatering" section of this report.

Proof-rolling

We recommend proof-rolling the cleared surface to locate any unforeseen soft areas or unsuitable surface or near-surface soils, to increase the density of the upper soils, and to prepare the existing surface for the addition of the fill soils (as required). Proof-rolling of the building areas should consist of at least 10 passes of a compactor capable of achieving the density requirements described. Each pass should overlap the preceding pass by 30 percent to achieve complete coverage. If deemed necessary, in areas that continue to "yield", remove all deleterious material and replace with clean, compacted sand backfill. The proof-rolling should occur after cutting and before filling. The number of passes can be reduced to 3 within the proposed parking/drive areas.

A density equivalent to or greater than 95 percent of the modified Proctor (ASTM D-1557) maximum dry density value for a depth of 2 feet in the building areas and 1 foot in the parking/drive areas must be achieved beneath the stripped and grubbed ground surface. Additional passes and/or overexcavation and recompaction may be required if these minimum density requirements are not achieved. The soil moisture should be adjusted as necessary during compaction.

Care should be exercised to avoid damaging any neighboring structures while the compaction operation is underway. Prior to commencing compaction, occupants of adjacent structures should be notified and the existing condition (i.e. cracks) of the structures documented with photographs and survey (if deemed necessary). Compaction should cease if deemed detrimental to adjacent structures, and Ardaman & Associates should be notified immediately.

Suitable Fill Material and the Compaction of Fill Soils

All fill materials should be free of organic materials, such as roots and vegetation. We recommend using fill with less than 12 percent by dry weight of material passing the U.S. Standard No. 200 sieve size. The fine sand and fine sand with silt (Strata No. 1 and 2 without roots, as shown on Figures 4 through 11) are suitable for use as fill materials and, with proper moisture control, should densify using conventional compaction methods. Soils with more than 12 percent passing the No. 200 sieve can be used in some applications, but will be more difficult to compact due to their inherent nature to retain soil moisture.

All structural fill should be placed in level lifts not to exceed 12 inches in uncompacted thickness. Each lift should be compacted to at least 95 percent of the modified Proctor (ASTM D-1557) maximum dry density value. The filling and compaction operations should continue in lifts until the desired elevation(s) is achieved. If hand-held compaction equipment is used, the lift thickness should be reduced to no more than 6 inches.

Foundation Support by Spread Footings and Foundation Compaction Criteria

Excavate the foundations to the proposed bottom of footing elevations and, thereafter, verify the in-place compaction for a depth of 2 feet below the footing bottoms. If necessary, compact the soils at the bottom of the excavations to at least 95 percent of the modified Proctor maximum dry density (ASTM D-1557) for a depth of 2 feet below the footing bottoms. Based on the existing soil conditions and, assuming the above outlined proof-rolling and compaction criteria are implemented, an allowable soil bearing pressure of 2,500 pounds per square foot (psf) may be used in the

foundation design. This bearing pressure should result in foundation settlement within tolerable limits (i.e., 1 inch or less).

All bearing wall foundations should be a minimum of 18 inches wide and column foundations 24 inches wide. A minimum soil cover of 18 inches should be maintained from the bottom of the foundations to the adjacent finished grades.

Floor Slab Moisture Reducer and Slab Compaction Requirements

Compaction beneath all floor slabs should be verified for a depth of 12 inches and meet the 95 percent criteria (modified Proctor, ASTM D-1557).

Precautions should be taken during the slab construction to reduce moisture entry from the underlying subgrade soils. Moisture entry can be reduced by installing a membrane between the subgrade soils and floor slab. Care should be exercised when placing the reinforcing steel (or mesh) and slab concrete such that the membrane is not punctured. We note that the membrane alone does not prevent moisture from occurring beneath or on top of the slab.

If interior columns are isolated from the floor slab, an expansion joint should be provided around the columns and sealed with a water-proof sealant.

Dewatering

Based on the groundwater conditions encountered, the control of the groundwater will likely not be required to achieve the necessary stripping and subsequent construction, backfilling, and compaction requirements presented in the preceding sections. If, however, dewatering becomes necessary, the actual method(s) of dewatering should be determined by the contractor. However, regardless of the method(s) used, we suggest drawing down the water table sufficiently, say 2 to 3 feet, below the bottom of any excavation or compaction surface to preclude "pumping" and/or compaction-related problems with the foundation soils.

Dewatering should be accomplished with the knowledge that the permeability of soil tends to decrease with an increasing silt and clay content. Therefore, a silty fine sand is typically less permeable than a fine sand. The SP, SP-SM, and some SM type soils can usually be dewatered by well pointing or ditch/sump methods.

Typical Asphaltic Concrete Surface Pavement Section

Site Preparation

All areas to be paved should be prepared as previously outlined. Prior to pavement base installation, the subgrade soil compaction should be verified for a depth of 12 inches (i.e.; compacted to at least 95 percent of the modified Proctor (ASTM D-1557, AASHTO T-180) maximum dry density value).

Soil-Cement Base

Install a minimum 6-inch thick soil-cement base compacted to at least 95 percent of the standard Proctor maximum dry density (AASHTO T-134). The soil cement should have a minimum laboratory compressive strength of 300 pounds per square inch (psi) in 7 days. For truck parking and drive areas, increase the minimum thickness to 8 inches. A minimum clearance of 12 inches should be maintained between the bottom of the soil cement base and the normal seasonal high groundwater level.

The term soil-cement applies to a type of base material that utilizes cement mixed with a select soil to develop its strength. We recommend conducting a laboratory soil-cement design to determine the actual cement content necessary. Shrinkage cracking normally occurs during the hydration of a soil-cement base and is reflected through the asphaltic concrete surface. We strongly recommend a curing time period of at least 7 days before applying the overlying asphaltic concrete wearing surface. This waiting period will not eliminate the cracks in the pavement surface, but will help reduce the severity of the cracks. An approved tack coat should be applied on a clean (swept) soil-cement surface to develop a sufficient bond before the paving begins. The base should be inspected and sounded for hardness prior to paving operations. Any soft or otherwise unsuitable areas should be repaired as recommended by Ardaman and Associates.

Cracks in the pavement surface that occur when soil-cement base is used are sometimes unappealing to owners. We recommend that an owner unaccustomed to these cracks observe examples of pavement cracks in actual soil cement applications to verify that cracks are acceptable.

Free-draining subgrade soils (i.e; soils with less than 12 percent fines by dry weight) are recommended beneath soil-cement base to promote drainage of infiltrating water. If the contractor's means and methods include stabilizing soils beneath the soil-cement base, then the stabilizing material should be coarse material (e.g; gravel). Low permeability soils (e.g; silt and/or clay) should not be used as stabilizing material beneath soil cement base.

Limerock Base (Optional)

In lieu of soil cement, a limerock base course 6 inches thick overlying an 8-inch thick stabilized subbase can be used provided that grading and drainage plans preclude periodic saturation of the base material. The periodic saturation of a limerock base material could lead to premature pavement distress. A minimum clearance of 18 inches must be maintained between the bottom of the limerock base and the seasonal high groundwater table.

The limerock should have a minimum Limerock Bearing Ratio (LBR) value of 100 and should be compacted to at least 98 percent of the modified Proctor (ASTM D-1557, AASHTO T-180) maximum density value. For truck parking and drive areas, the base thickness should be a minimum of 8 inches.

An 8-inch thick subbase having a minimum Limerock Bearing Ratio (LBR) value of 40 must be achieved beneath the limerock base. The natural soils may have to be stabilized with suitable clayey soil in order to achieve the required LBR value. The stabilized subbase must be compacted to at least 95 percent of the modified Proctor maximum dry density (ASTM D-1557, AASHTO T-180).

Crushed Concrete Base (Optional)

Crushed concrete base may be used. We recommend that the crushed concrete base course be supported by a free-draining subgrade. Six inches of base should be used in parking areas while 8 inches of crushed concrete base should be used in truck parking and drive areas. A minimum clearance of 12 inches should be maintained between the bottom of the crushed concrete base and the seasonal high groundwater table.

The crushed concrete base should have a minimum Limerock Bearing Ratio (LBR) value of 100 and should be compacted to at least 98 percent of the modified Proctor maximum dry density (ASTM D-1557, AASHTO T-180). The crushed concrete should meet Graded Aggregate Base gradation requirements according to Section 204, of the Florida Department of Transportation Standard Specifications for Road and Bridge Construction, 2004 Edition. The subgrade beneath the crushed concrete base should consist of free draining sand compacted to at least 98 percent of the modified Proctor maximum dry density (ASTM D-1557, AASHTO T-180).

We note that if the contractor's means and methods include stabilizing soils beneath the crushed concrete base, then the stabilizing material should be coarse material (e.g; gravel). Low permeability soils (e.g; silt and/or clay) should not be used as stabilizing material beneath crushed concrete base.

Wearing Surface

A minimum 1½ inch layer of Type SP-9.5 or SP-12.5 asphaltic concrete should be used for a wearing surface in automobile parking areas. For truck parking and drive areas, 2 inches of Type SP-9.5 or SP-12.5 asphaltic concrete should be used. Specific requirements for the Type-SP asphaltic concrete wearing surface are outlined in Section 334 in the Florida Department of Transportation, Standard Specifications for Road and Bridge Construction, 2004 Edition. Equivalent Type S asphaltic concrete may be substituted for Type SP-9.5 or SP-12.5.

The latest specifications of Florida Department of Transportation shall govern the design and placement of the base and asphaltic concrete wearing surface. The above minimum requirements will satisfactorily support Traffic Level A*. If a heavier traffic pattern is anticipated, the design section should be increased accordingly.

QUALITY ASSURANCE

We recommend establishing a comprehensive quality assurance program to verify that all site preparation and foundation and pavement construction is conducted in accordance with the appropriate plans and specifications. Materials testing and inspection services should be provided by Ardaman & Associates.

As a minimum, an on-site engineering technician should monitor all stripping and grubbing to verify that all deleterious materials have been removed and should observe the proof-rolling operation to verify that the appropriate number of passes are applied to the subgrade. In-situ density tests should be conducted during filling activities and below all footings, floor slabs and pavement areas

---

* Reference: "Flexible Pavement Design Manual", Florida Department of Transportation. (2002)

to verify that the required densities have been achieved. In-situ density values should be compared to laboratory Proctor moisture-density results for each of the different natural and fill soils encountered.

Additionally for the pavements, Limerock Bearing Ratio tests should be performed. The base course(s) should be tested for density and thickness. Soil cement base should be inspected and sounded for hardness after a minimum 7-day wearing period. Areas determined during the 7-day inspection to be soft or otherwise insufficient should be removed and replaced or otherwise repaired according to the geotechnical engineer's recommendations. Samples of the asphaltic concrete should be obtained and tested in the laboratory for Marshall stability, flow, asphalt content, and aggregate gradation. Also, the asphaltic concrete thickness should be verified in the field.

Finally, we recommend inspecting and testing the construction materials for the foundations and other structural components.

IN-PLACE DENSITY TESTING FREQUENCY

In Central Florida, earthwork testing is typically performed on an on-call basis when the contractor has completed a portion of the work. The test result from a specific location is only representative of a larger area if the contractor has used consistent means and methods and the soils are practically uniform throughout. The frequency of testing can be increased and full-time construction inspection can be provided to account for variations. We recommend that the following minimum testing frequencies be utilized.

In proposed parking areas, a minimum frequency of one in-place density test for each 5,000 square feet of area should be used. The existing, natural ground should be tested to a depth of 12 inches at the prescribed frequency. Each 12-inch lift of fill, as well as the stabilized subgrade (where applicable) and base should be tested at this frequency. Utility backfill should be tested at a minimum frequency of one in-place density test for each 12-inch lift for each 200 lineal feet of pipe. Additional tests should be performed in backfill for manholes, inlets, etc.

In proposed structural areas, the minimum frequency of in-place density testing should be reduced to one test for each 2,500 square feet of structural area. In-place density testing should be performed at this minimum frequency for a depth of 2 feet below natural ground and for every 1-foot lift of fill placed in the structural area. In addition, density tests should be performed in each column footing for a depth of 2 feet below the bearing surface. For continuous or wall footings, density tests should be performed at a minimum frequency of one test for every 50 lineal feet of footing, and for a depth of 2 feet below the bearing surface.

Representative samples of the various natural ground and fill soils, as well as stabilized subgrade (where applicable) and base materials should be obtained and transported to our laboratory for Proctor compaction tests. These tests will determine the maximum dry density and optimum moisture content for the materials tested and will be used in conjunction with the results of the in-place density tests to determine the degree of compaction achieved.

CLOSURE

The analyses and recommendations submitted herein are based on the data obtained from the soil borings presented on Figures 4 through 14 and the stated loading conditions. This report does not reflect any variations which may occur adjacent to or between the borings. The nature and extent of the variations between the borings may not become evident until during construction. If variations then appear evident, it will be necessary to re-evaluate the recommendations presented in this report after performing on-site observations during the construction period and noting the characteristics of the variations.

This study is based on a relatively shallow exploration and is not intended to be an evaluation for sinkhole potential. Based on the results of all borings conducted for this exploration, no soil conditions resembling sinkhole activity were encountered. This study does not include an evaluation of the environmental (ecological or hazardous/toxic material related) condition of the site and subsurface.

This report has been prepared for the exclusive use of Sandor Development Company and Lochrane Engineering in accordance with generally accepted soil and foundation engineering practices. In the event any changes occur in the design, nature, or location of the proposed facility, we should review the applicability of conclusions and recommendations in this report. We recommend a general review of final design and specifications by our office to verify that earthwork and foundation recommendations are properly interpreted and implemented in the design specifications. Ardaman and Associates should attend the pre-bid and preconstruction meetings to verify that the bidders/contractor understand the recommendations contained in this report.

We are pleased to be of assistance to you on this phase of the project. When we may be of further service to you or should you have any questions, please contact us.

Very truly yours,
ARDAMAN & ASSOCIATES, INC.

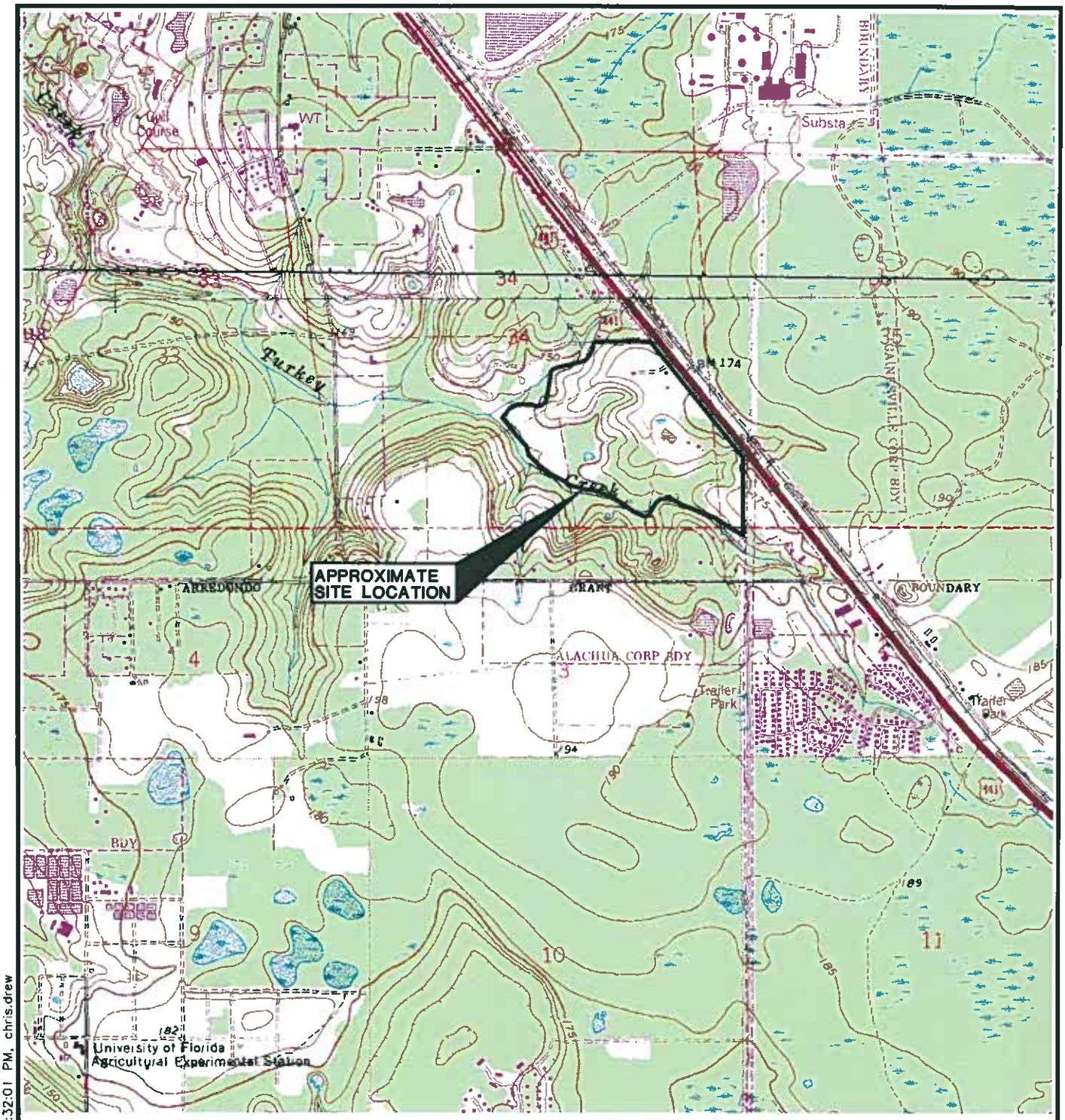
6/16/08

Zan C. Bates, P.E.
Senior Project Engineer
Florida Registration No. 49917

Charles H. Cunningham, P.E.
Division Manager
Florida Registration No. 38189

ZCB/CHC/ksb/nfm
07-6842 PSSE Retail Center at Market at Schmidt Farm zcb.wpd (2007 Geo)

cc: Mr. Tom Lochrane, P.E. - Lochrane Engineering



SECTION 34
TOWNSHIP 8 SOUTH
RANGE 19 EAST

OBTAINED FROM U.S.G.S. QUAD MAP: ALACHUA, FLORIDA

N

0 1000 2000

APPROXIMATE SCALE: 1"=2000'



QUADRANGLE LOCATION

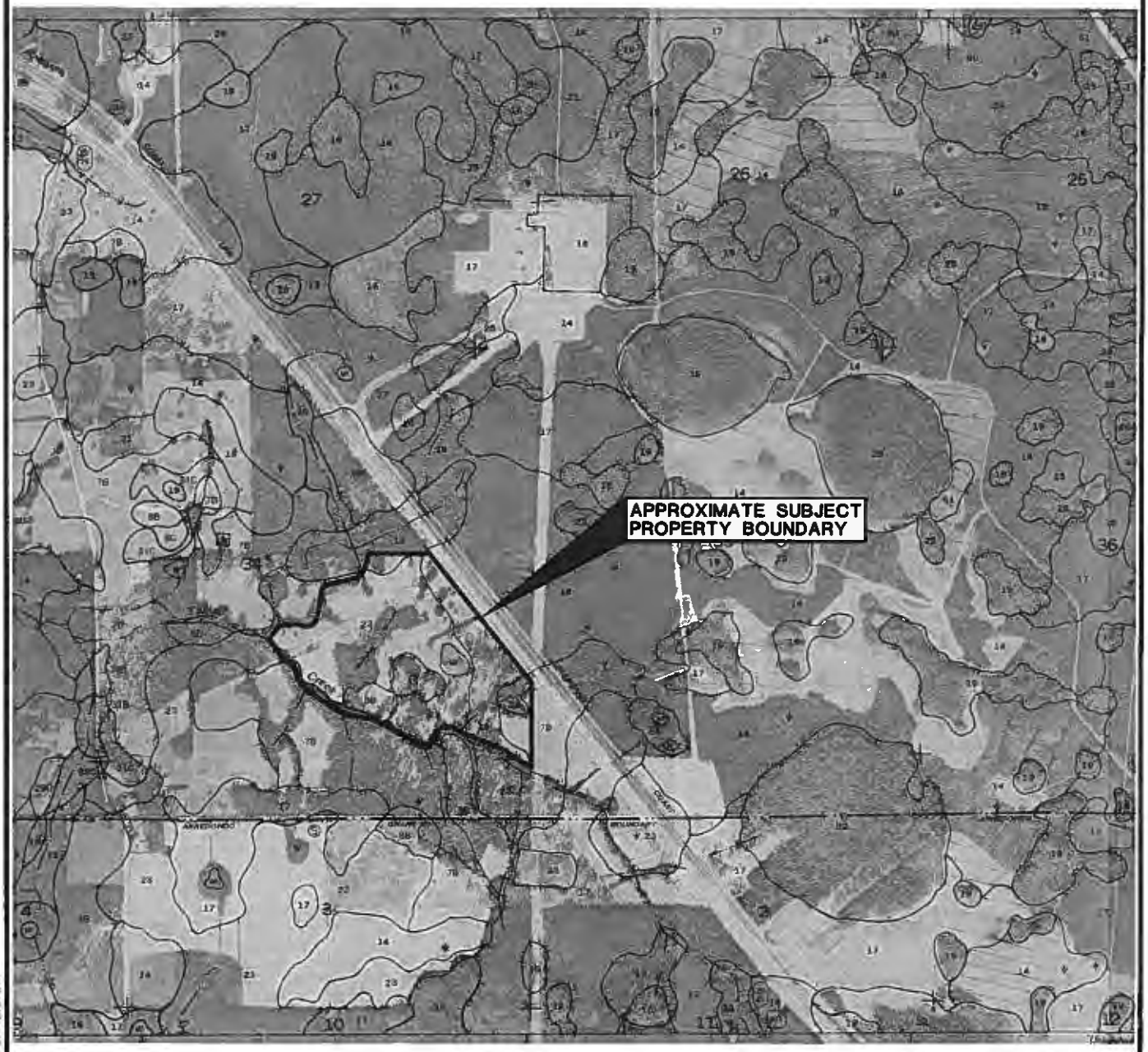
SITE LOCATION MAP

Ardaman & Associates, Inc.
Geotechnical, Environmental and Materials Consultants

SUBSURFACE SOIL EXPLORATION
MARKET AT SCHMIDT FARM
U.S. 441
ALACHUA COUNTY, FLORIDA

DRAWN BY: CD	CHECKED BY:	DATE: 04/21/08
FILE NO. 07-6842	APPROVED BY:	FIGURE: 1

T:\Orlando\07\07-6842\07684204.dwg 4/21/2008 2:32:01 PM, chris.drew



OBTAINED FROM: SOIL SURVEY OF ALACHUA COUNTY, FLORIDA
ISSUED DATE: AUGUST 1985

N

0 1000 2000

APPROXIMATE SCALE: 1"=2000'

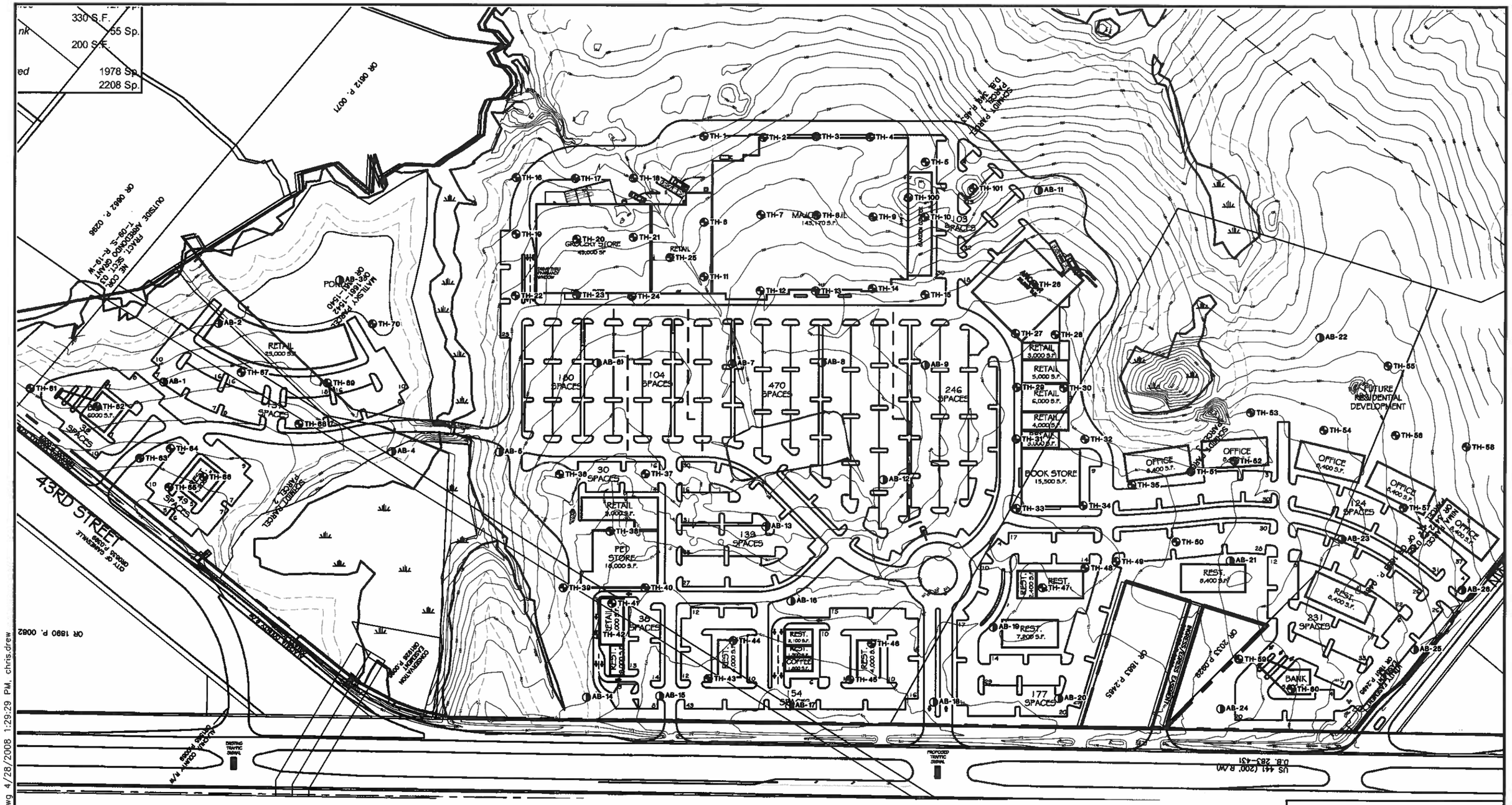
SOIL SURVEY MAP

Ardaman & Associates, Inc.
Geotechnical, Environmental and Materials Consultants

SUBSURFACE SOIL EXPLORATION
MARKET AT SCHMIDT FARM
U.S. 441
ALACHUA COUNTY, FLORIDA

DRAWN BY: CD	CHECKED BY:	DATE: 04/21/08
FILE NO. 07-6842	APPROVED BY:	FIGURE: 2

T:\Orlando\07\07-6842\07684204.dwg 4/21/2008 2:32:11 PM, chris.drew



LEGEND

- TH — STANDARD PENETRATION TEST (SPT) BORING LOCATION
- AB — AUGER BORING LOCATION

BORING LOCATION PLAN

Ardaman & Associates, Inc.
Geotechnical, Environmental and Materials Consultants

SUBSURFACE SOIL EXPLORATION
PROPOSED RETAIL CENTER
MARKET AT SCHMIDT FARM
U.S. 441
ALACHUA COUNTY, FLORIDA

DRAWN BY: CD	CHECKED BY:	DATE: 04/22/08
FILE NO. 07-6842	APPROVED BY:	FIGURE: 3

T:\Orlando\07\07-6842\07684209.dwg 4/28/2008 1:29:29 PM chris.drew

SOIL DESCRIPTIONS

1. FINE SAND (SP)
2. FINE SAND WITH SILT (SP-SM)
3. FINE SAND WITH CLAY (SP-SC)
4. SILTY CLAYEY FINE SAND (SM/SC)
5. SANDY CLAY (CH)
6. MUCK/PEAT (PT)
7. LIMESTONE
8. ORGANIC TOPSOIL

COLORS

- A GRAYISH BROWN
- B LIGHT BROWN TO BROWN
- C YELLOWISH BROWN OR ORANGE-BROWN
- D GRAY TO GREENISH GRAY
- E REDDISH BROWN TO DARK REDDISH BROWN

TH	STANDARD PENETRATION TEST (SPT) BORING
AB	AUGER BORING
N	STANDARD PENETRATION RESISTANCE IN BLOWS PER FOOT
NM	NATURAL MOISTURE CONTENT IN PERCENT (ASTM D-2216)
-200	PERCENT PASSING NO. 200 SIEVE SIZE (PERCENT FINES)(ASTM D-1140)
OC	ORGANIC CONTENT IN PERCENT (ASTM D-2974)
LL	LIQUID LIMIT IN PERCENT (ASTM D-423)
PI	PLASTICITY INDEX IN PERCENT (ASTM D-424)
50/3	50 BLOWS FOR 3-INCHES PENETRATION INTO SOIL
▼	GROUNDWATER LEVEL MEASURED ON DATE DRILLED
▽	ESTIMATED NORMAL SEASONAL HIGH GROUNDWATER LEVEL
GSE	APPROXIMATE GROUND SURFACE ELEVATION
SP,SP-SM SM,SC,CH	UNIFIED SOIL CLASSIFICATION SYSTEM

ENGINEERING CLASSIFICATION

I COHESIONLESS SOILS

DESCRIPTION	BLOW COUNT "N"
VERY LOOSE	0 TO 4
LOOSE	4 TO 10
MEDIUM DENSE	10 TO 30
DENSE	30 TO 50
VERY DENSE	>50

II COHESIVE SOILS

DESCRIPTION	UNCONFINED COMPRESSIVE STRENGTH, QU, TSF	BLOW COUNT "N"
VERY SOFT	<1/4	0 TO 2
SOFT	1/4 TO 1/2	2 TO 4
MEDIUM STIFF	1/2 TO 1	4 TO 8
STIFF	1 TO 2	8 TO 15
VERY STIFF	2 TO 4	15 TO 30
HARD	>4	>30

WHILE THE BORINGS ARE REPRESENTATIVE OF SUBSURFACE CONDITIONS AT THEIR RESPECTIVE LOCATIONS AND FOR THEIR RESPECTIVE VERTICAL REACHES, LOCAL VARIATIONS CHARACTERISTIC OF THE SUBSURFACE MATERIALS OF THE REGION ARE ANTICIPATED AND MAY BE ENCOUNTERED. THE BORING LOGS AND RELATED INFORMATION ARE BASED ON THE DRILLER'S LOGS AND VISUAL EXAMINATION OF SELECTED SAMPLES IN THE LABORATORY. THE DELINEATION BETWEEN SOIL TYPES SHOWN ON THE LOGS IS APPROXIMATE AND THE DESCRIPTION REPRESENTS OUR INTERPRETATION OF SUBSURFACE CONDITIONS AT THE DESIGNATED BORING LOCATIONS ON THE PARTICULAR DATE DRILLED.

GROUNDWATER ELEVATIONS SHOWN ON THE BORING LOGS REPRESENT GROUNDWATER SURFACES ENCOUNTERED ON THE DATES SHOWN. FLUCTUATIONS IN WATER TABLE LEVELS SHOULD BE ANTICIPATED THROUGHOUT THE YEAR.

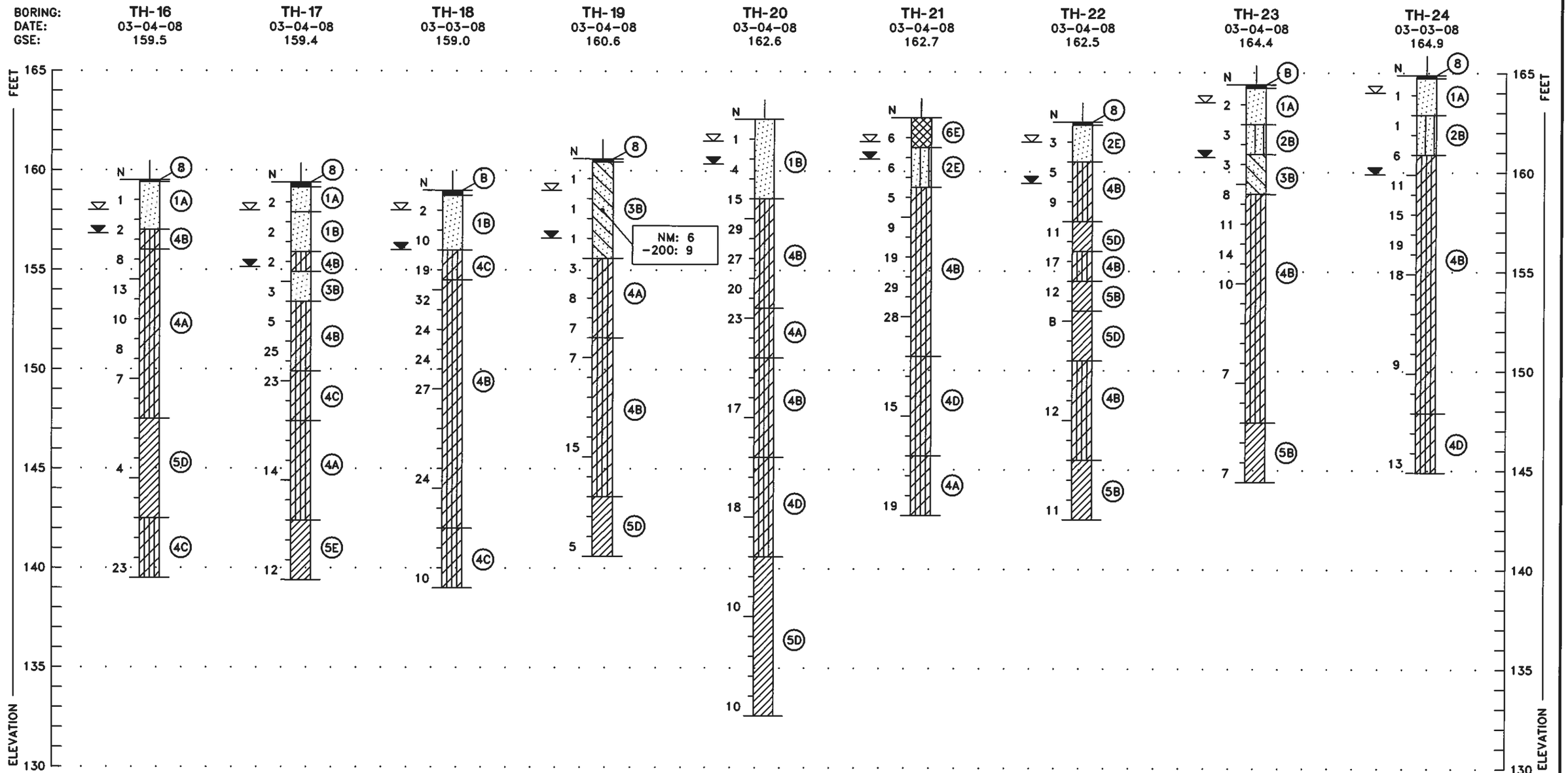
LEGEND FOR SOIL BORING PROFILES

Ardaman & Associates, Inc.
Geotechnical, Environmental and Materials Consultants

SUBSURFACE SOIL EXPLORATION
PROPOSED RETAIL CENTER
MARKET AT SCHMIDT FARM
U.S. 441
ALACHUA COUNTY, FLORIDA

DRAWN BY: BH	CHECKED BY:	DATE: 04/08/08
FILE NO. 07-6842	APPROVED BY:	FIGURE: 4

T:\Orlando\07\07-6842\07684210.dwg 4/28/2008 1:42:41 PM, chris.drew



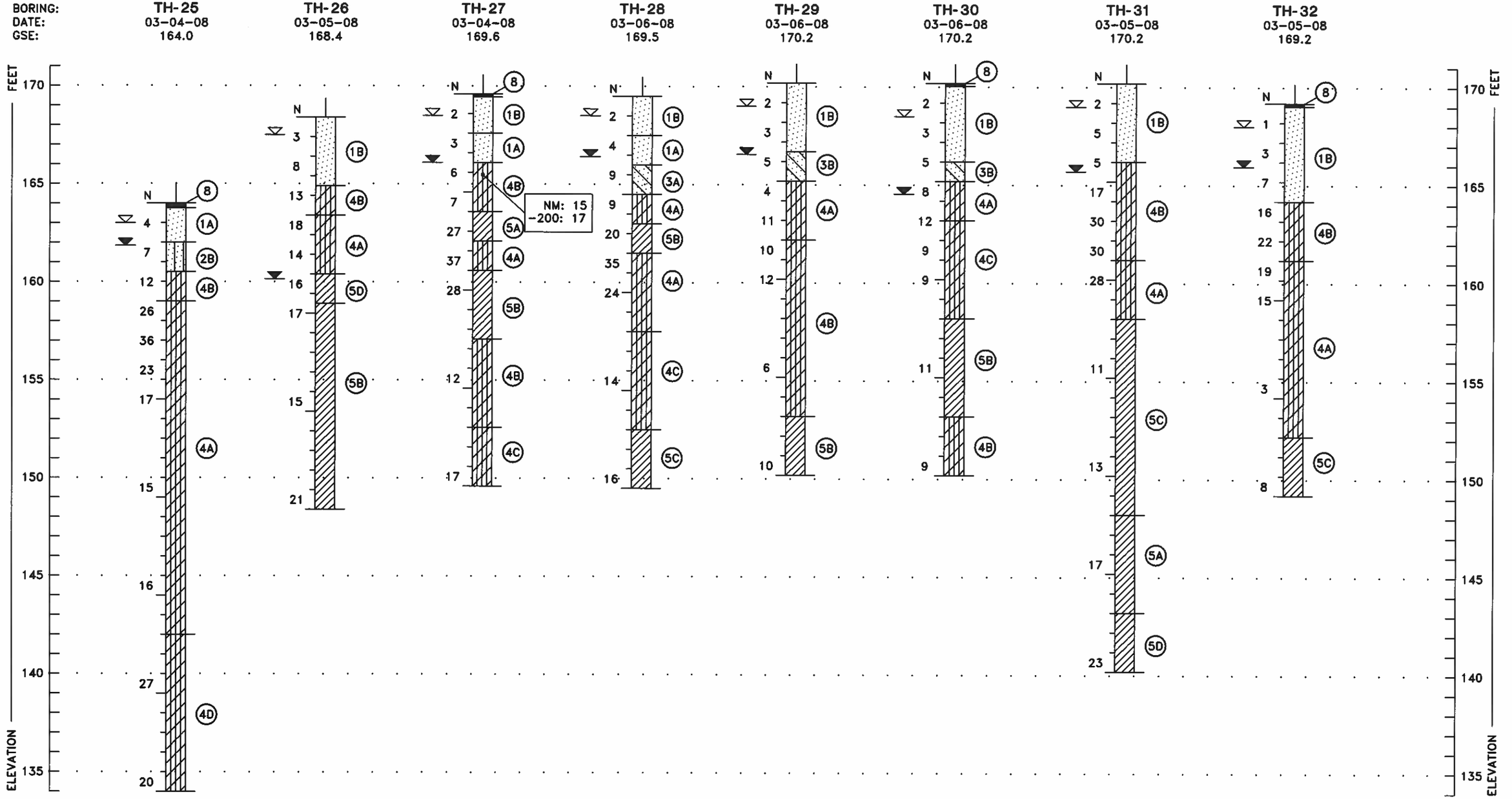
T:\Orlando\07\07-6842\07684211.dwg 4/28/2008 2:26:53 PM, chris.drew

SOIL BORING PROFILES

Ardaman & Associates, Inc.
Geotechnical, Environmental and Materials Consultants

SUBSURFACE SOIL EXPLORATION
PROPOSED RETAIL CENTER
MARKET AT SCHMIDT FARM
U.S. 441
ALACHUA COUNTY, FLORIDA

DRAWN BY: BH	CHECKED BY:	DATE: 04/08/08
FILE NO. 07-8842	APPROVED BY:	FIGURE: 5



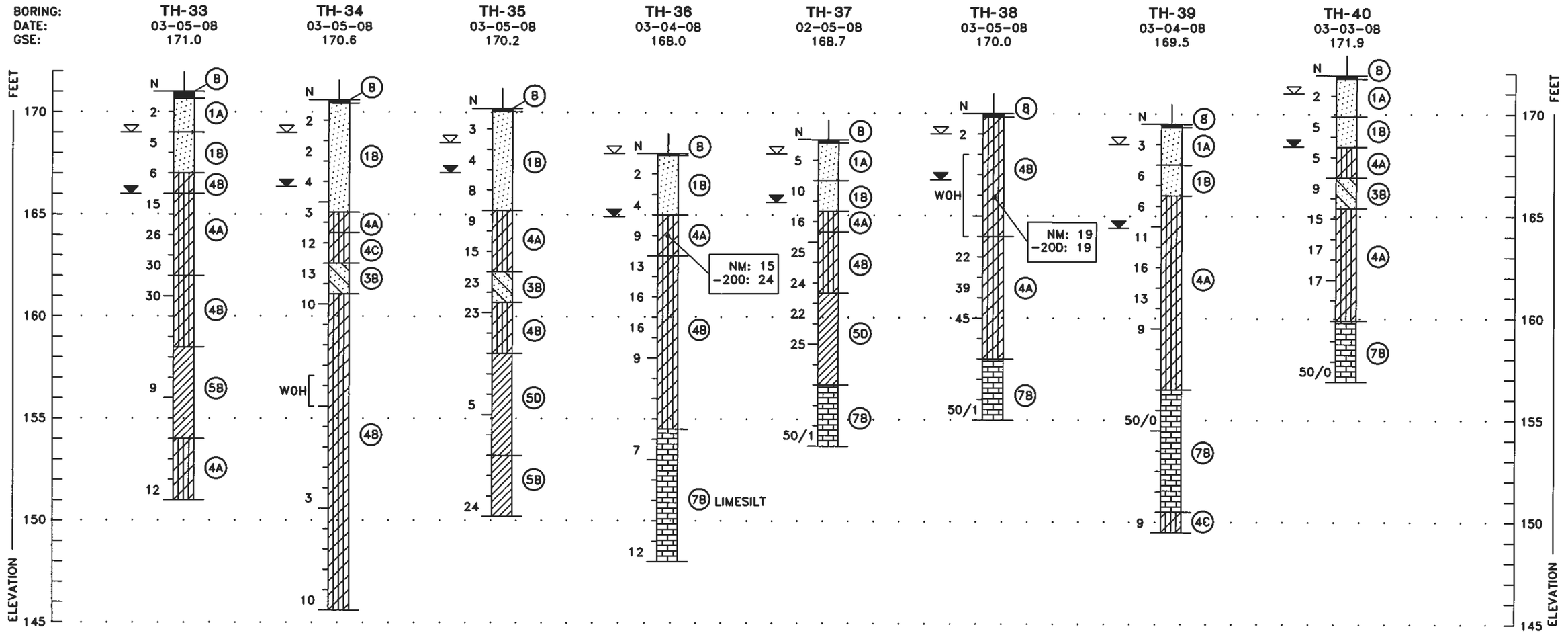
T:\Orlando\07\07-6842\07684211.dwg 4/28/2008 2:26:54 PM, chris.drew

SOIL BORING PROFILES

Ardaman & Associates, Inc.
Geotechnical, Environmental and Materials Consultants

SUBSURFACE SOIL EXPLORATION
PROPOSED RETAIL CENTER
MARKET AT SCHMIDT FARM
U.S. 441
ALACHUA COUNTY, FLORIDA

DRAWN BY: BH	CHECKED BY:	DATE: 04/08/08
FILE NO. 07-6842	APPROVED BY:	FIGURE: 6



SOIL BORING PROFILES

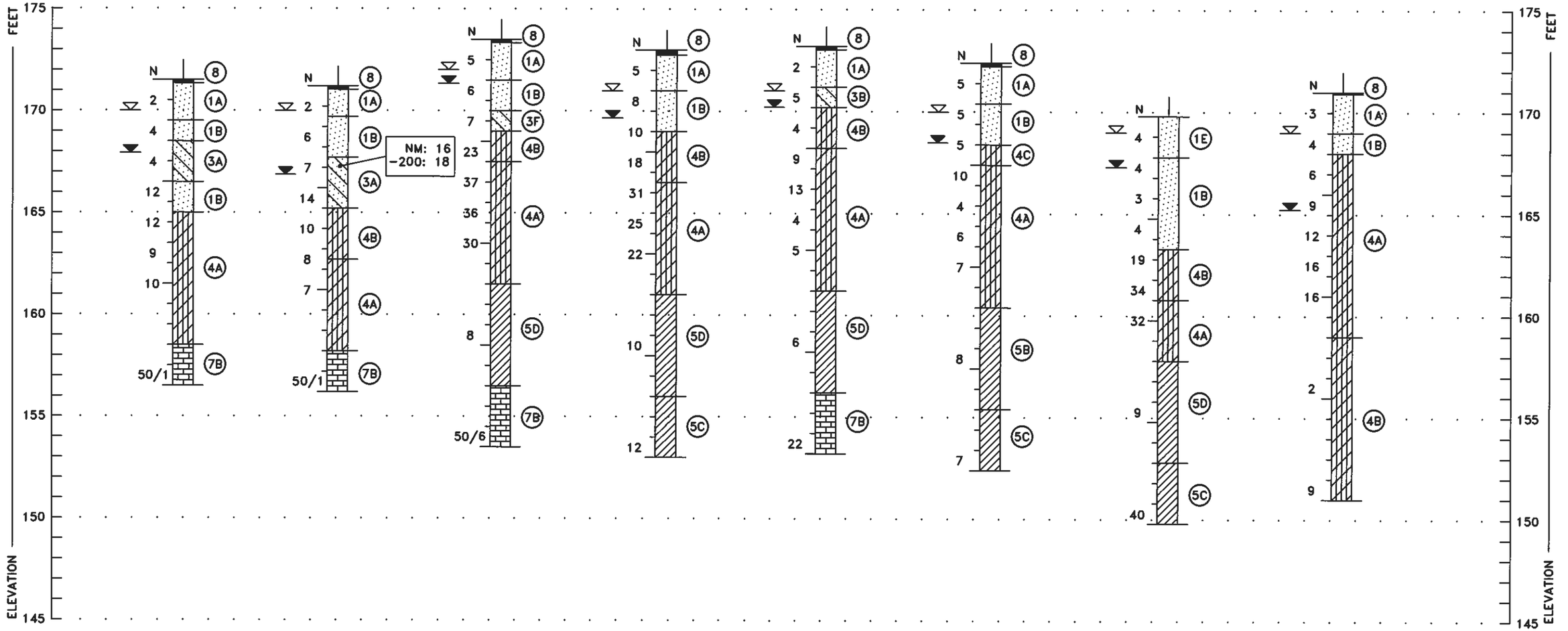
Ardaman & Associates, Inc.
Geotechnical, Environmental and Materials Consultants

SUBSURFACE SOIL EXPLORATION
PROPOSED RETAIL CENTER
MARKET AT SCHMIDT FARM
U.S. 441
ALACHUA COUNTY, FLORIDA

DRAWN BY: BH	CHECKED BY:	DATE: 04/08/08
FILE NO. 07-8842	APPROVED BY:	FIGURE: 7

T:\Orlando\07\07-6842\07684211.dwg 4/28/2008 2:26:56 PM, chris.drew

BORING:	TH-41	TH-42	TH-43	TH-44	TH-45	TH-46	TH-47	TH-48
DATE:	03-05-08	03-05-08	03-05-08	03-05-08	03-05-08	03-05-08	03-05-08	03-05-08
GSE:	171.5	171.2	173.5	173.0	173.2	172.4	169.8	171.0



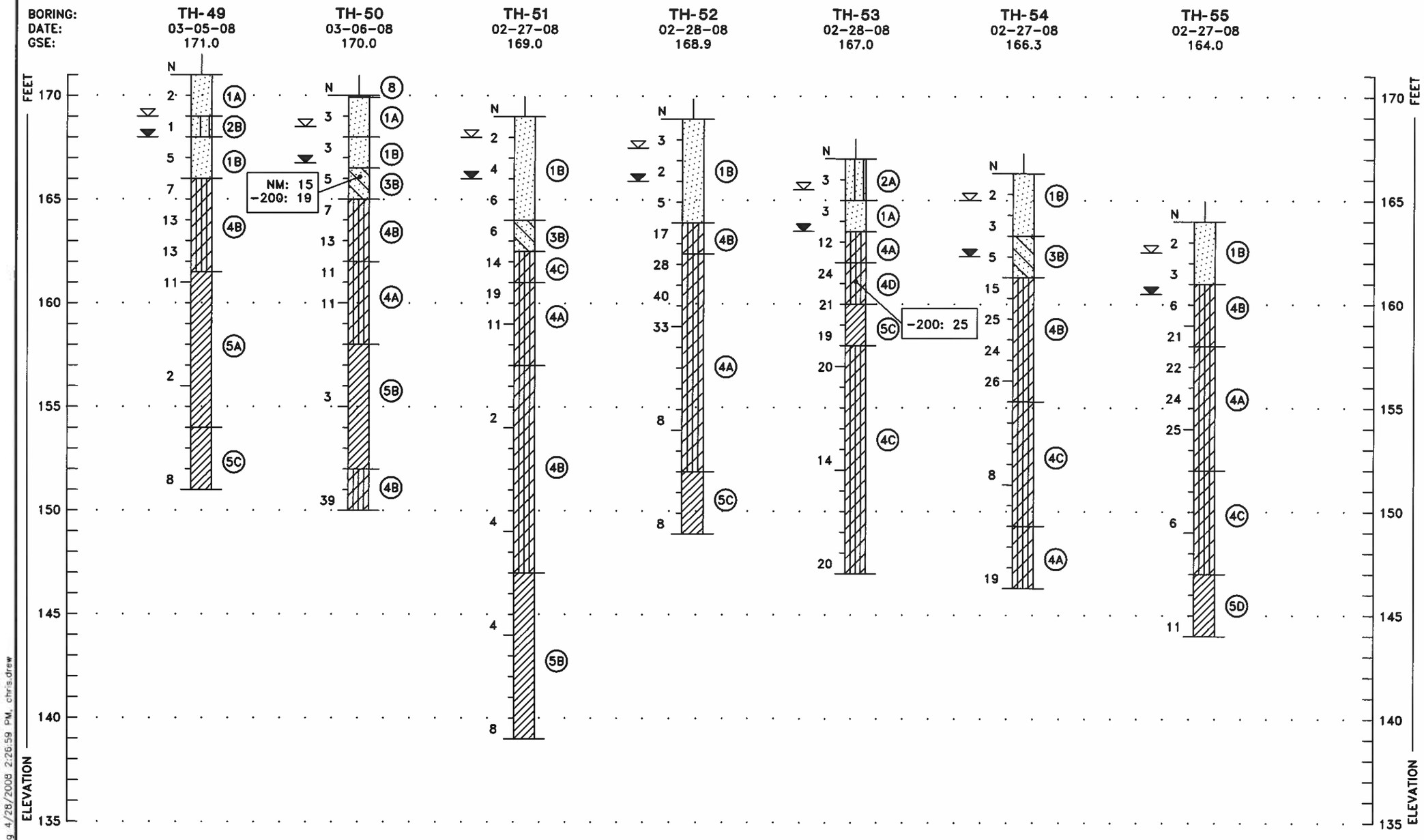
SOIL BORING PROFILES

Ardaman & Associates, Inc.
Geotechnical, Environmental and Materials Consultants

SUBSURFACE SOIL EXPLORATION
PROPOSED RETAIL CENTER
MARKET AT SCHMIDT FARM
U.S. 441
ALACHUA COUNTY, FLORIDA

DRAWN BY: BH	CHECKED BY:	DATE: 04/08/08
FILE NO. 07-8842	APPROVED BY:	FIGURE: 8

T:\Orlando\07\07-6842\07684211.dwg 4/28/2008 2:26:57 PM, chris.drew



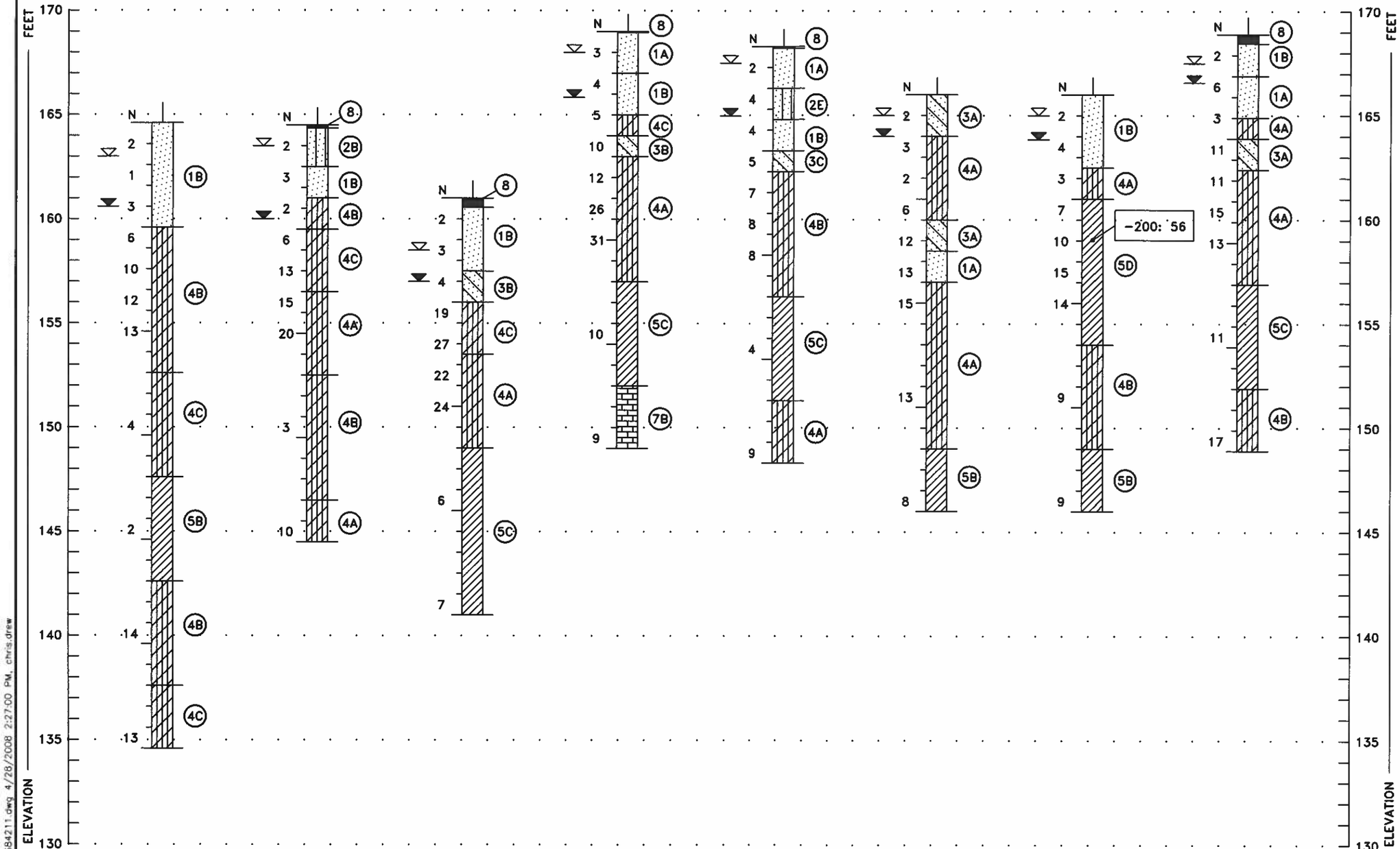
T:\Orlando\07\07-6842\07684211.dwg 4/28/2008 2:26:59 PM, chris.drew

SOIL BORING PROFILES

Ardaman & Associates, Inc.
Geotechnical, Environmental and Materials Consultants

SUBSURFACE SOIL EXPLORATION
PROPOSED RETAIL CENTER
MARKET AT SCHMIDT FARM
U.S. 441
ALACHUA COUNTY, FLORIDA

DRAWN BY: BH	CHECKED BY:	DATE: 04/08/08
FILE NO. 07-6842	APPROVED BY:	FIGURE: 9



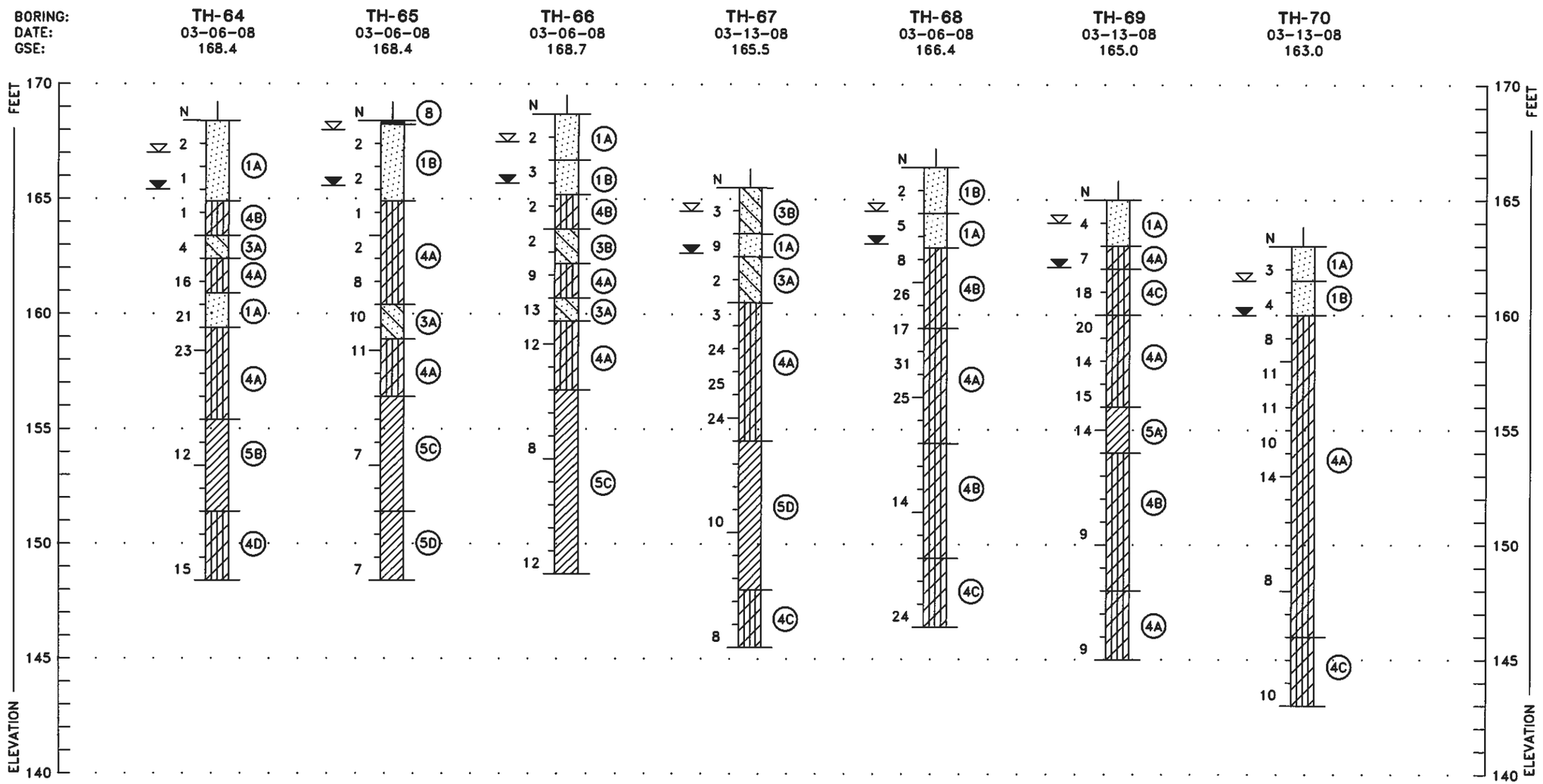
T:\Orlando\07\07-6842\07684211.dwg 4/28/2008 2:27:00 PM, chris.drew

SOIL BORING PROFILES

Ardaman & Associates, Inc.
Geotechnical, Environmental and Materials Consultants

SUBSURFACE SOIL EXPLORATION
PROPOSED RETAIL CENTER
MARKET AT SCHMIDT FARM
U.S. 441
ALACHUA COUNTY, FLORIDA

DRAWN BY: BH	CHECKED BY:	DATE: 04/08/08
FILE NO. 07-6842	APPROVED BY:	FIGURE: 10



T:\Orlando\07\07-6842\07684211.dwg 4/28/2008 2:27:02 PM, chris.drew

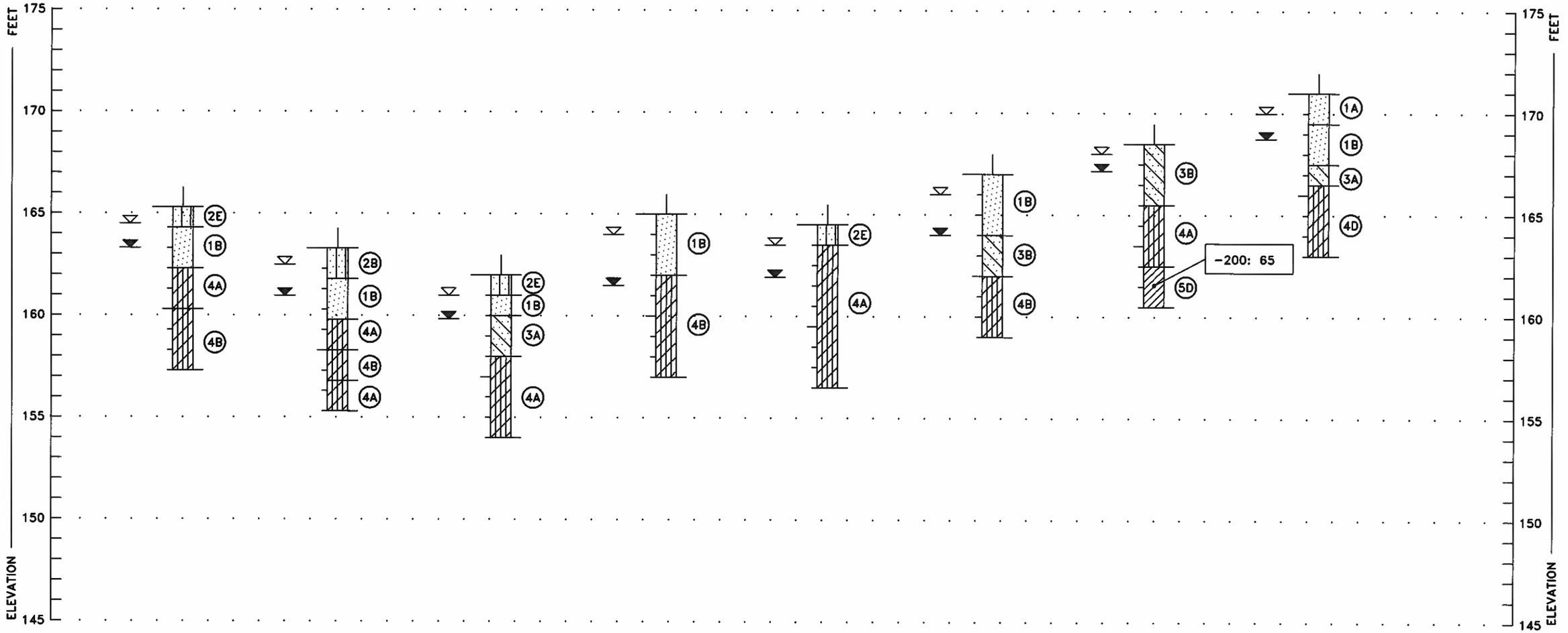
SOIL BORING PROFILES

Ardaman & Associates, Inc.
Geotechnical, Environmental and Materials Consultants

SUBSURFACE SOIL EXPLORATION
PROPOSED RETAIL CENTER
MARKET AT SCHMIDT FARM
U.S. 441
ALACHUA COUNTY, FLORIDA

DRAWN BY: BH	CHECKED BY:	DATE: 04/08/08
FILE NO. 07-6842	APPROVED BY:	FIGURE: 11

BORING:	AB-1	AB-2	AB-3	AB-4	AB-5	AB-6	AB-13	AB-14
DATE:	03/13/08	03/13/08	03/13/08	03/13/08	03/13/08	03/06/08	03/14/08	03/14/08
GSE:	165.3	163.3	162.0	165.0	164.5	167.0	168.5	171.0



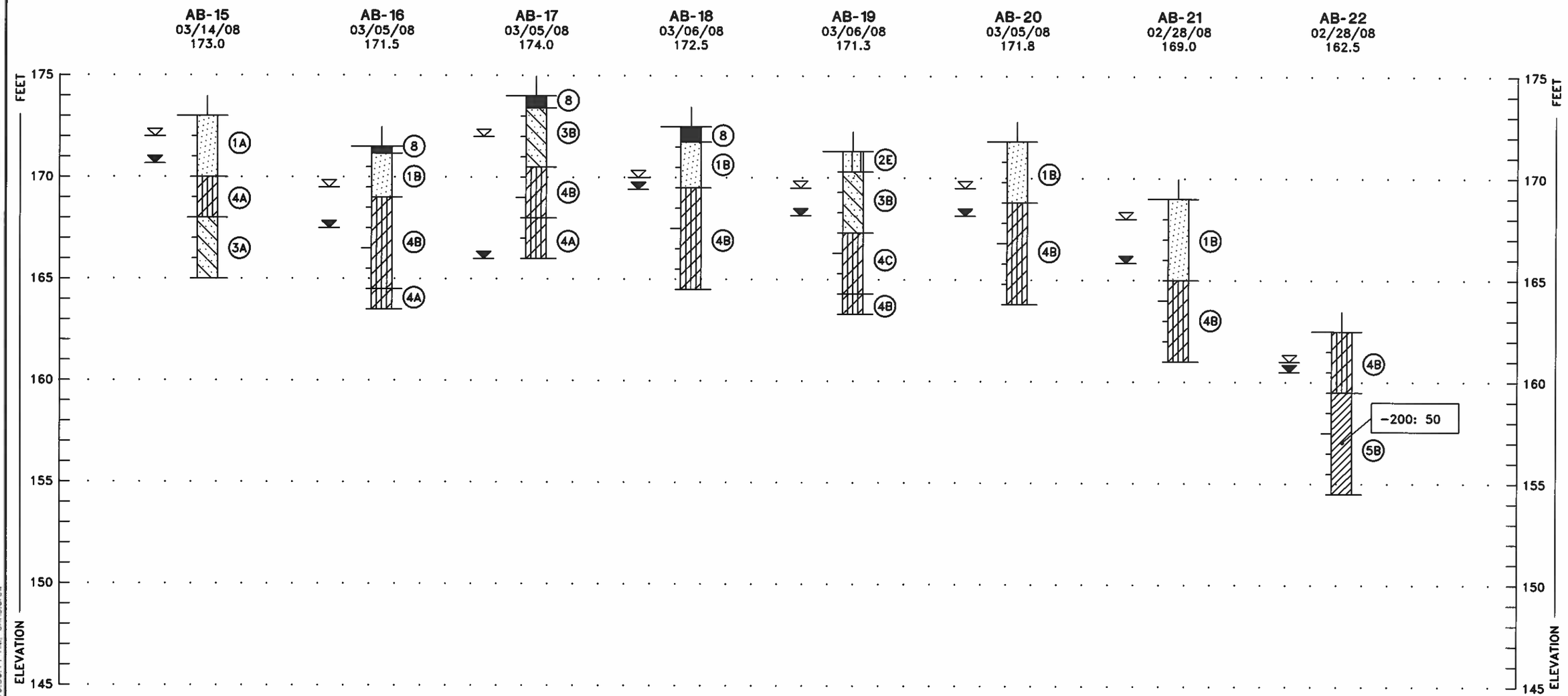
SOIL BORING PROFILES

Ardaman & Associates, Inc.
Geotechnical, Environmental and Materials Consultants

SUBSURFACE SOIL EXPLORATION
PROPOSED RETAIL CENTER
MARKET AT SCHMIDT FARM
U.S. 441
ALACHUA COUNTY, FLORIDA

DRAWN BY: BH	CHECKED BY:	DATE: 04/08/08
FILE NO. 07-6842	APPROVED BY:	FIGURE: 12

T:\Orlando\07\07-6842\07684212.dwg 6/16/2008 11:11:25 AM, chris.drew



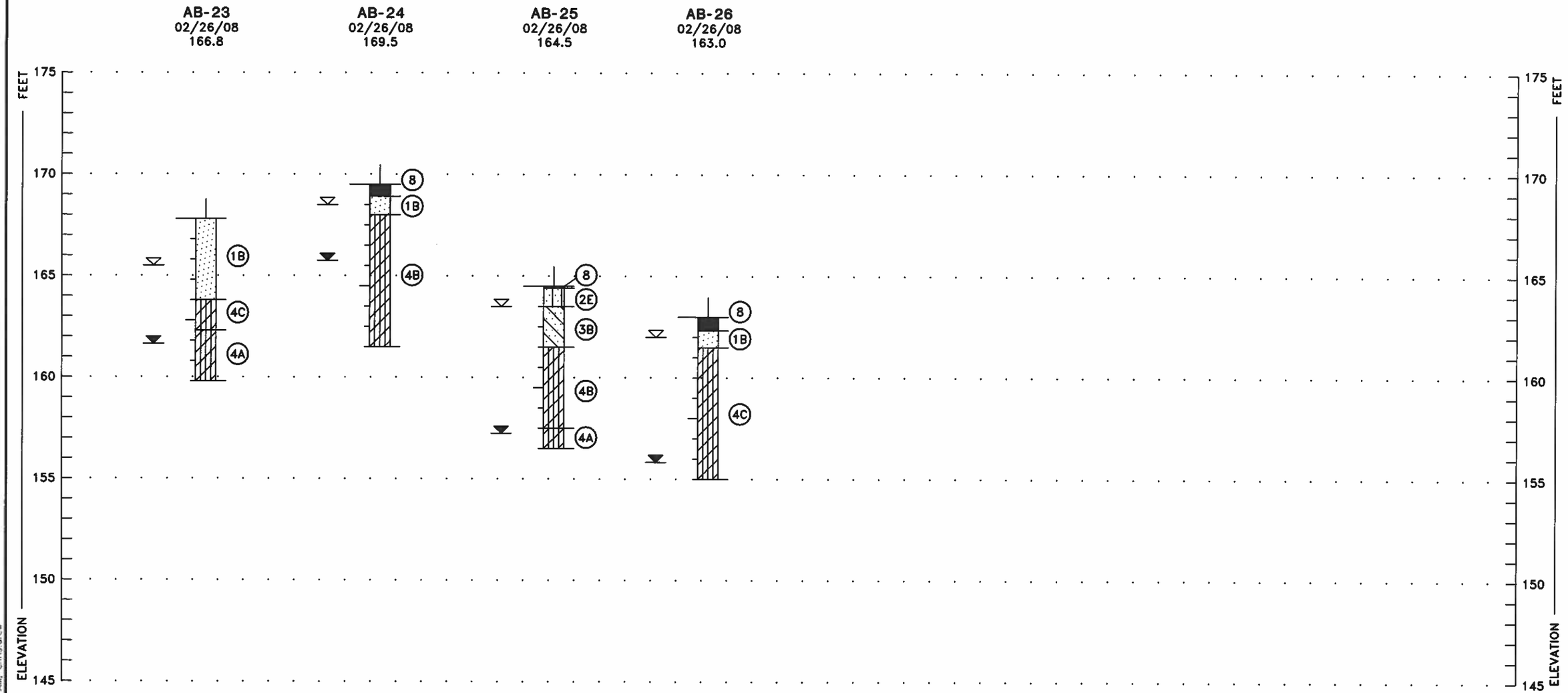
T:\Orlando\07\07-6842\07684212.dwg 6/16/2008 10:56:14 AM chris.drew

SOIL BORING PROFILES

Ardaman & Associates, Inc.
Geotechnical, Environmental and Materials Consultants

SUBSURFACE SOIL EXPLORATION
PROPOSED RETAIL CENTER
MARKET AT SCHMIDT FARM
U.S. 441
ALACHUA COUNTY, FLORIDA

DRAWN BY: BH	CHECKED BY:	DATE: 04/08/08
FILE NO. 07-6842	APPROVED BY:	FIGURE: 13



SOIL BORING PROFILES

Ardaman & Associates, Inc.
Geotechnical, Environmental and Materials Consultants

SUBSURFACE SOIL EXPLORATION
PROPOSED RETAIL CENTER
MARKET AT SCHMIDT FARM
U.S. 441
ALACHUA COUNTY, FLORIDA

DRAWN BY: BH	CHECKED BY:	DATE: 04/08/08
FILE NO. 07-6842	APPROVED BY:	FIGURE: 14

T:\Orlando\07\07-6842\07684212.dwg 5/16/2008 10:56:16 AM, chris.drew

APPENDIX I

Standard Penetration Test (SPT) Boring and
Auger Boring Procedures

STANDARD PENETRATION TEST

The standard penetration test is a widely accepted test method of *in situ* testing of foundation soils (ASTM D 1586). A 2-foot long, 2-inch O.D. split-barrel sampler attached to the end of a string of drilling rods is driven 18 inches into the ground by successive blows of a 140-pound hammer freely dropping 30 inches. The number of blows needed for each 6 inches of penetration is recorded. The sum of the blows required for penetration of the second and third 6-inch increments of penetration constitutes the test result or N-value. After the test, the sampler is extracted from the ground and opened to allow visual examination and classification of the retained soil sample. The N-value has been empirically correlated with various soil properties allowing a conservative estimate of the behavior of soils under load.

The tests are usually performed at 5-foot intervals. However, more frequent or continuous testing is done by our firm through depths where a more accurate definition of the soils is required. The test holes are advanced to the test elevations by rotary drilling with a cutting bit, using circulating fluid to remove the cuttings and hold the fine grains in suspension. The circulating fluid, which is a bentonitic drilling mud, is also used to keep the hole open below the water table by maintaining an excess hydrostatic pressure inside the hole. In some soil deposits, particularly highly pervious ones, NX-size flush-coupled casing must be driven to just above the testing depth to keep the hole open and/or prevent the loss of circulating fluid.

Representative split-spoon samples from the soils at every 5 feet of drilled depth and from every different stratum are brought to our laboratory in air-tight jars for further evaluation and testing, if necessary. Samples not used in testing are stored for 30 days prior to being discarded. After completion of a test boring, the hole is kept open until a steady state groundwater level is recorded. The hole is then sealed, if necessary, and backfilled.

AUGER BORINGS

Auger borings are used when a relatively large, continuous sampling of soil strata close to ground surface is desired. A 4-inch diameter, continuous flite, helical auger with a cutting head at its end is screwed into the ground in 5-foot sections. It is powered by the rotating action of the Kelly bar of a rotary drill rig. The sample is recovered by withdrawing the auger out of the ground without rotating it. The soil sample so obtained, is classified and representative samples put in bags or jars and brought back to the laboratory for classification testing.

ATTACHMENT 5: *Conceptual Environmental Resource Permit Application: Description of the Uniform Mitigation Assessment (UMAM) to Assess Wetland Impacts Associated with the Conceptual Development Plan for the Market at Schmidt Farms, City of Alachua, Florida (2008)*

Conceptual Environmental Resource Permit Application

Description of the Unified Mitigation Assessment Method (UMAM) to Assess Wetland Impacts Associated with the Conceptual Development Plans for The Market at Schmidt Farms, City of Alachua, Florida

2008

The Market at Schmidt Farms



Applicant: Mesa-Sand Realty, LLC
2220 N. Meridian Street
Indianapolis, IN 46208

Engineer: Lochrane Engineering, Inc.
201 South Brumby Avenue
Orlando, FL 32803

Planner: Causseaux, Hewett & Walpole, Inc.
6011 NW 1st Place
Gainesville, FL 32607
352.331.1976

Peter M. Wallace, Robert A. Garren, and Jenny C. Carter

Ecosystem Research Corporation

2906 NW 142nd Ave

Gainesville, FL 32609

386.462.5005

8/3/2008

Table of Contents

List of Photos iii
List of Figures iii
List of Tables iv
Project Description/Assessment of Wetland Impacts 1
Project Description 1
Assessment of Wetland Impacts 6
Impact Area #1 – Agricultural Pond & Drainage Area (0.777 Acres) 15
Impact Area #2 – Road Crossing (0.040 Acres) 16
Impact Area #3 – Wetland "S" (0.064 Acres) 18
Impact Area #4 – Wetland "T" (0.001 Acres) 20
Proposed Mitigation Options 20
Mitigation Component #1: Mitigation for Direct Impacts by Wetland Creation 21
Mitigation Component #2: Conservation Land Use 25
Mitigation Component #3: Extended Wetland Buffers 26
Mitigation Component #4: Creation of Stormwater Basins 33
Summary 33

List of Photos

Photo 1. *Panoramic view of the Agricultural Pond as seen looking northwest from the east side of the pond.* 15
Photo 2. *Panoramic view of the Excavated Ditch as seen looking southwest from the south perimeter of the pond.* 16
Photo 3. *Panoramic view of the Agricultural Road Crossing located across Schmidt Creek as seen looking west.* 17
Photo 4. *Panoramic view of the Culvert in Schmidt Creek located at the agricultural road crossing as seen looking south.* 17
Photo 5. *Panoramic view of the Schmidt Creek Stream Channel south of the road crossing as seen looking southwest from the crossing.* 18
Photo 6. *Panoramic view of the Depressional Wetland Areas 15 & 16 as seen looking west across the wetland (Photo taken November 2007).* 19
Photo 7. *Panoramic view of the Small Depressional Wetland 16 as seen looking northwest from the southwest boundary of the wetland (Photo taken June 2008).* 19
Photo 8. *Panoramic view of Small Depressional Wetland 15 as seen looking northeast.* 20
Photo 9. *Panoramic view of the Schmidt Creek – Disturbed Mixed Hardwood Stream/Seepage Swamp (Polygon 18) as seen looking east to southeast across the wetland.* 29
Photo 10. *Panoramic view of the Schmidt Creek – Disturbed Mixed Hardwood Stream/ Seepage Swamp (Polygon 18) as seen looking west to northwest across the wetland.* 29
Photo 11. *Panoramic view of the Disturbed Mixed Hardwoods - Shrub Seepage Wetland plant community (Polygon 9) as seen looking southwest across the wetland.* 30
Photo 12. *Panoramic view of the Disturbed Mixed Hardwoods - Shrub Seepage Wetland plant community (Polygons 9 and 32) as seen looking northeast across the wetland-upland boundary.* 30
Photo 13. *Panoramic view of Improved Pasture and Small Stream as seen looking north to northeast.* 31
Photo 14. *Panoramic view of the Improved Pasture and Existing Turkey Creek Buffer as seen looking northeast to east from the wetland jurisdiction line at Flag 196.* 31

List of Figures

Figure 1. *Project site location map showing location of proposed The Market at Schmidt Farms at the intersection of US Hwy 441 and NW 43rd Street.* 2
Figure 2. *Parcel location map of The Market at Schmidt Farms project site showing surveyed property boundary and Alachua County Property Appraiser's parcel boundaries, and City of Gainesville and City of Alachua municipal boundaries.* 3
Figure 3. *Existing Future Land Use map for The Market at Schmidt Farms.* 4
Figure 4. *Proposed amendment to the Future Land Use map.* 5
Figure 5. *Existing zoning for The Market at Schmidt Farms project site and surrounding area.* 7
Figure 6. *Conceptual Development Plan for The Market at Schmidt Farms (prepared by Lochrane Engineering, Inc.).* 8
Figure 7. *Conceptual Site Topographic Plan.* 9
Figure 8. *Distribution of the plant communities occurring on The Market at Schmidt Farms project site.* 10
Figure 9. *Close-up view of the wetland cross-section.* 23
Figure 10. *Close-up view of the wetland cross-section.* 24

Figure 11. Proposed Conservation and Open Space Future Land Use Areas for The Market at Schmidt Farms project site. 27

List of Tables

Table 1. Tax parcel numbers, owners, and associated acreages of the tax parcels that comprise The Market at Schmidt Farms project site. 1
Table 2. Comparative acreages contained in the existing and proposed Future Land Use categories for The Market at Schmidt Farms project site. 6
Table 3. Nomenclature and associated acreage of the impact areas in the proposed conceptual plan for The Market at Schmidt Farms. 6
Table 4. Part II UMAM Assessment for Impact Area #1 - Agricultural Pond. 11
Table 5. Part II UMAM Assessment for Impact Area #2 - Road Crossing. 12
Table 6. Part II UMAM Assessment for Impact Area #3 - Wetland "S." 13
Table 7. Part II UMAM Assessment for Impact Area #4 - Wetland "T." 14
Table 8. Functional loss calculations for the impact areas on The Market at Schmidt Farms. 21
Table 9. Part II UMAM Assessment for the Wetland Creation Area. 22
Table 10. Species and planting zones for the mitigation area. 25
Table 11. Part II UMAM Assessment of Conservation Area #1. 28
Table 12. Part II UMAM Assessment for the Buffer Areas. 32
Table 13. Part II UMAM Assessment for the Stormwater Ponds. 34

Project Description/Assessment of Wetland Impacts

Project Description

Mesa-Sand Realty, LLC is making an application to the Suwannee River Water Management District (SRWMD) for a Conceptual Environmental Resource Permit. The project site is currently the subject of a large-scale land use amendment application submitted to the City of Alachua, Florida, for a parcel of land to be referred to as **The Market at Schmidt Farms**. The project site is located in northwest Alachua County in the southwest corner of the intersection of US Hwy 441 and NW 43rd Street (**Figure 1**). The project site consists of five (5) Alachua County tax parcels, which total 131.6 acres (**Figure 2**). The parcel numbers and acreages as found on the Alachua County Property Appraiser's website are shown in **Table 1**.

Table 1. Tax parcel numbers, owners, and associated acreages of the tax parcels that comprise The Market at Schmidt Farms project site.

Tax Parcel No.	Owner(s)	Acreage
05936-001-001	Herbert Matilski	3.458
05936-006-000	Nima, Inc.	8.509
05936-001-000	Ann Schmidt	94.165
05945-000-000	Ann Schmidt	11.281
05936-007-000	Jules E. Schmidt	14.193
TOTAL		**131.606**

The site is contained within Sections 2 and 3, Township 9 South, Range 19 East and Sections 34 and 35, Township 8 South, Range 19 East. A large-scale comprehensive plan amendment is presently submitted to propose a change in the Future Land Use for the property to be referred to as The Market at Schmidt Farms, City of Alachua, Florida. The large-scale comprehensive plan amendment (CPA) proposes creating a mixed-use development on a ±131.6-acre parcel located on the south side of US Hwy 441 and west of NW 43rd Street. The site currently carries a Future Land Use designation of Agriculture (Ag) and Commercial (COM) (**Figure 3**). These land use designations have historically resulted in agricultural uses such as cattle ranching. The proposed land use change will create a mixture of urban residential and non-residential uses on the ±131.6-acre site while protecting the significant natural areas in conservation and open space (**Figure 4**). This CPA will allow for a broad range of retail, office, and multi-family and/or single-family development in a manner consistent with the City of Alachua's Comprehensive Plan and Land Development Regulations (LDR). In addition and directly related to the land use change, this application proposes the creation of a new Future Land Use designation, Open Space. This category represents a hybrid of the existing conservation, recreation, and public, but it is designed for private lands. In addition, this category is appropriately located in areas adjacent to conservation where through best management practices limited development may occur. A summary of the comparative acreages contained in each existing and proposed future land use category is summarized in **Table 2**. The existing zoning occurring on the project site is

Figure 1. Project site location map showing location of proposed The Market at Schmidt Farms at the intersection of US Hwy 441 and NW 43rd Street.

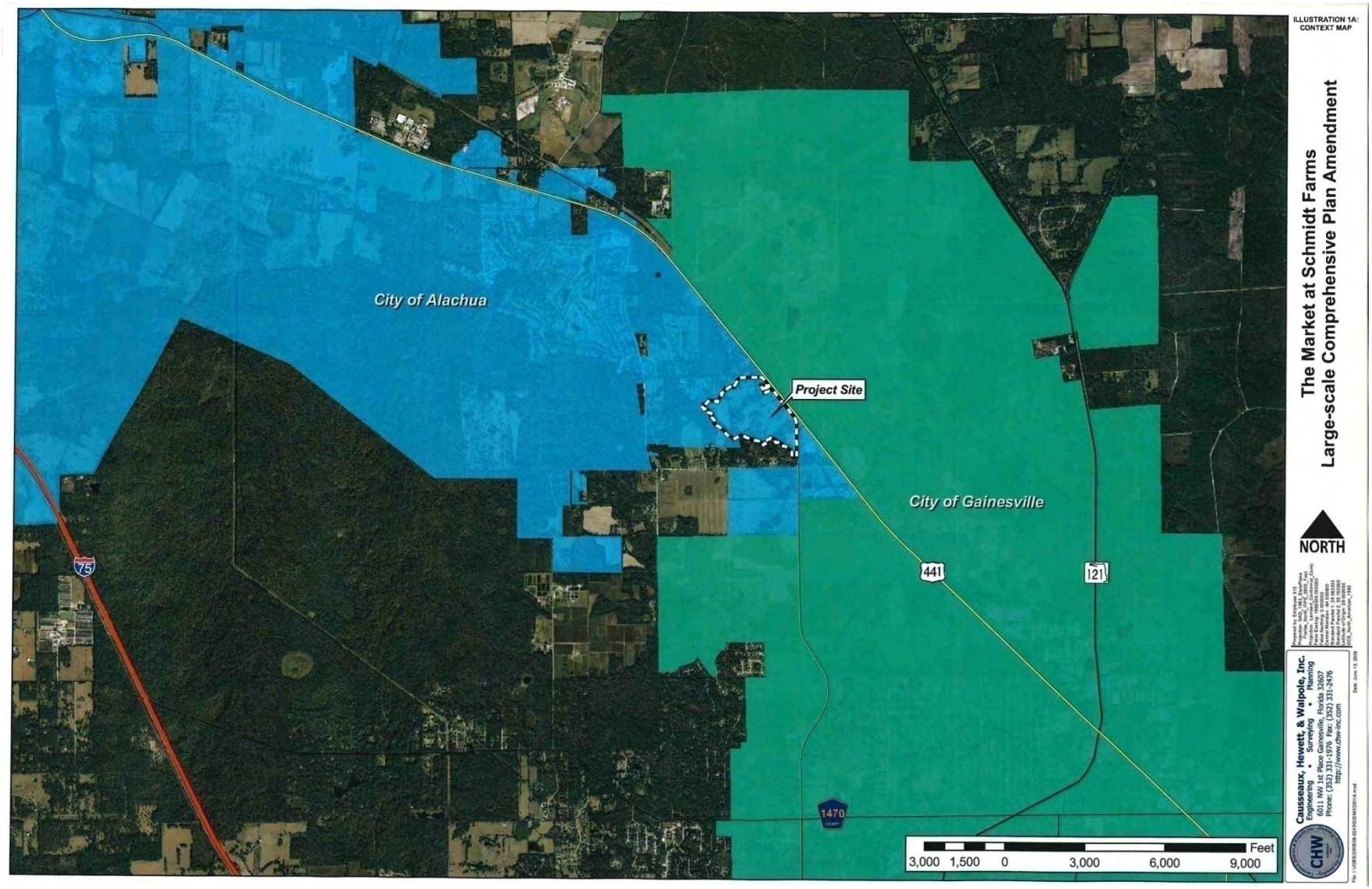


Figure 2. Parcel location map of The Market at Schmidt Farms project site showing surveyed property boundary and Alachua County Property Appraiser's parcel boundaries, and City of Gainesville and City of Alachua municipal boundaries.

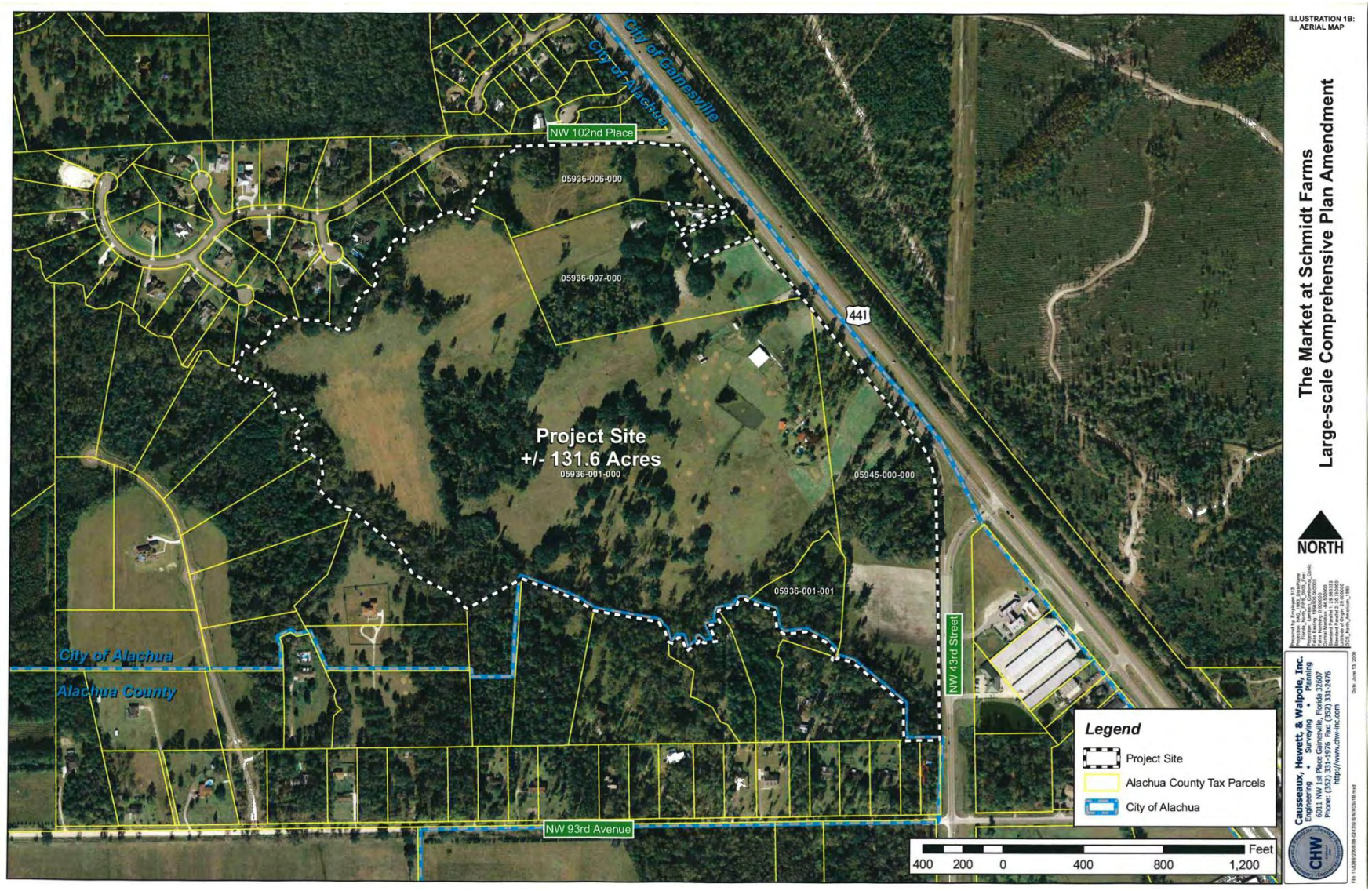


Figure 3. Existing Future Land Use map for The Market at Schmidt Farms.

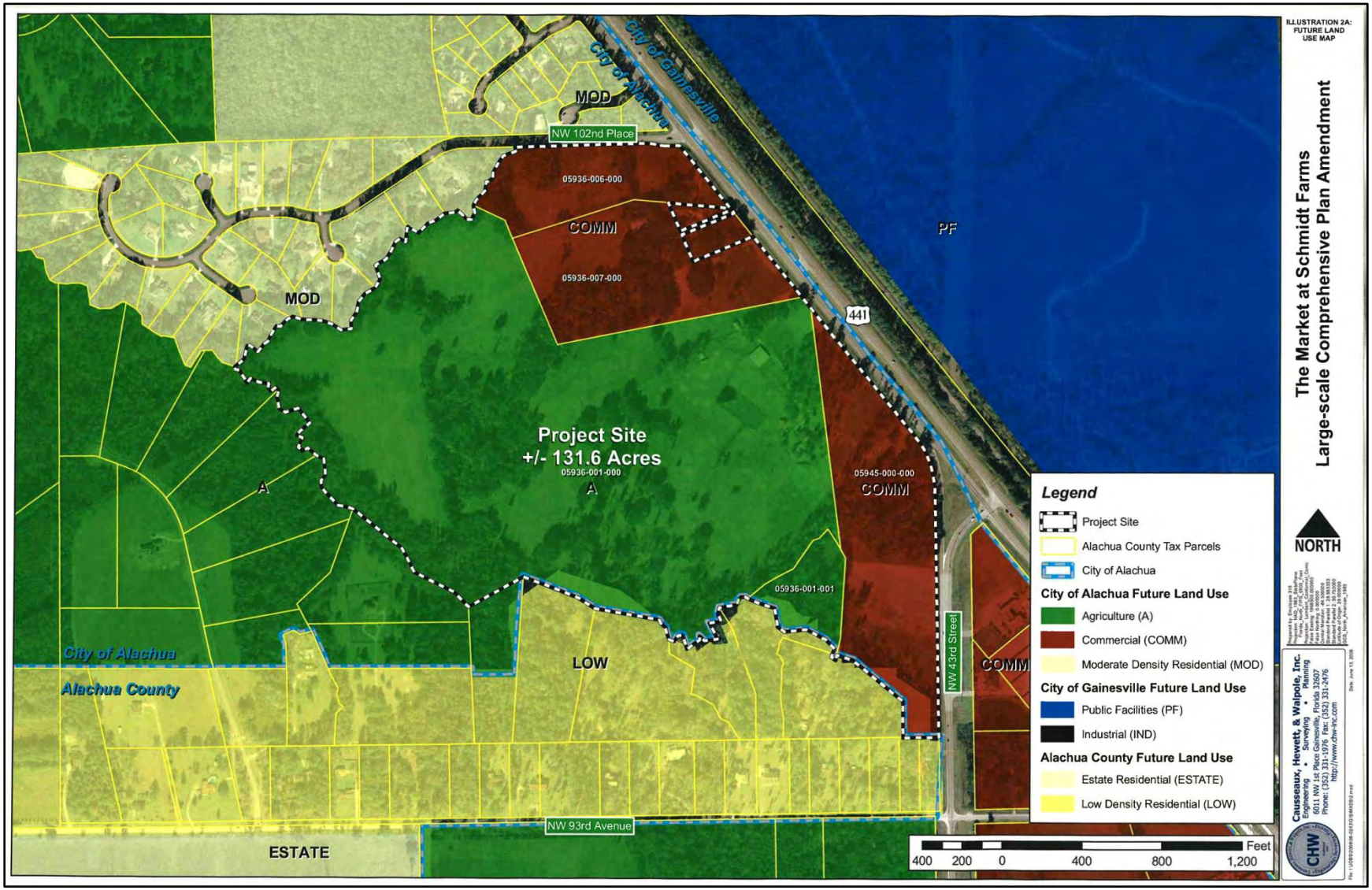


Figure 4. Proposed amendment to the Future Land Use map.

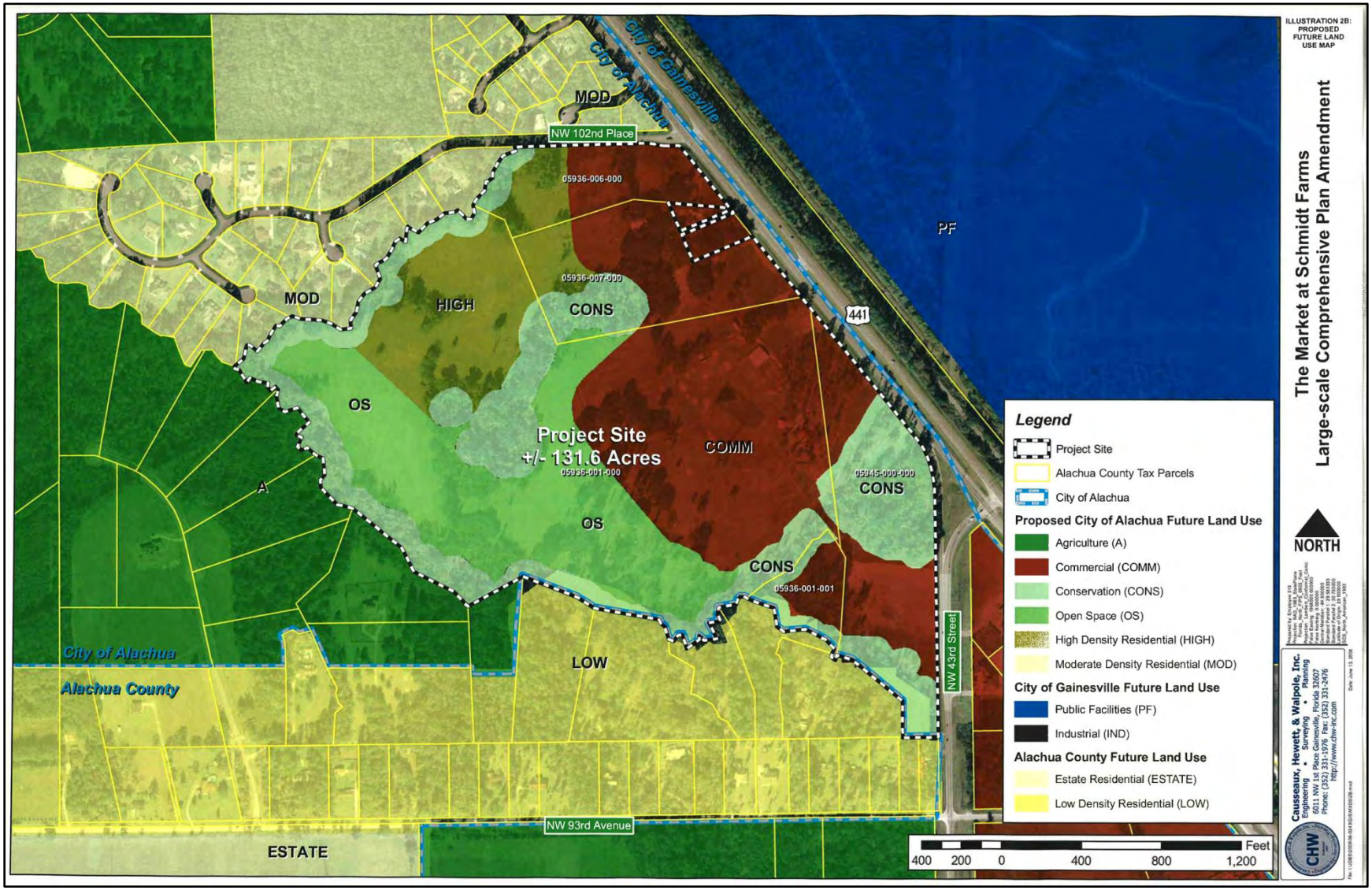


Table 2. Comparative acreages contained in the existing and proposed Future Land Use categories for The Market at Schmidt Farms project site.

Land Use Area (Acres)				
Land Use	**Existing**	**Proposed**	**Acreage Change**	**Percent Change**
Residential	0.00	17.00	17.00	100.00
Commercial	39.37	51.45	12.08	30.68
Agriculture	92.23	0.00	-92.23	-100.00
Conservation	0.00	36.38	36.38	100.00
Open Space	0.00	26.77	26.77	100.00
TOTAL	**131.60**	**131.60**		

shown in **Figure 5**. The conceptual ERP is presented to the District to conceptually address stormwater and wetland mitigation issues that will result during the construction phase of the project.

Assessment of Wetland Impacts

The Conceptual Development Plan for The Market at Schmidt Farms is presented in **Figures 6 and 7**. The proposed conceptual plan will result in 0.882 acres of direct wetland impacts, which will occur in four (4) areas of the project site (Figure 6). The impact areas nomenclature and association acreages are shown in **Table 3**. The plant community map for the project site is shown in **Figure 8.**

Table 3. Nomenclature and associated acreage of the impact areas in the proposed conceptual plan for The Market at Schmidt Farms.

Impact Area	Description	Polygon	FLUCCs Code	Impact Acreage
Area #1	Agricultural Pond & Drainage Ditch	17	535	0.777
Area #2	Existing Road Crossing	18	617.1	0.040
Area #3	Wetland “S”	16	660	0.064
Area #4	Wetland “T”	15	660	0.001
Total				**0.882**

To determine the amount of mitigation needed to offset the direct impacts proposed, the Unified Mitigation Assessment Method (UMAM) was used as described in Chapter 62-345 FAC. The Part II Quantification of Assessment (Impact or Mitigation) forms (Form 62.345.900[2] FAC) are included for each impact area in **Tables 4 through 7**, as follows:

Table 4 UMAM, Impact Area #1 (Agricultural Pond & Drainage Ditch)
Table 5 UMAM, Impact Area #2 (Road Crossing)
Table 6 UMAM, Impact Area #3 (Wetland “S”)
Table 7 UMAM, Impact Area #4 (Wetland “T”)

Figure 5. Existing zoning for The Market at Schmidt Farms project site and surrounding area.

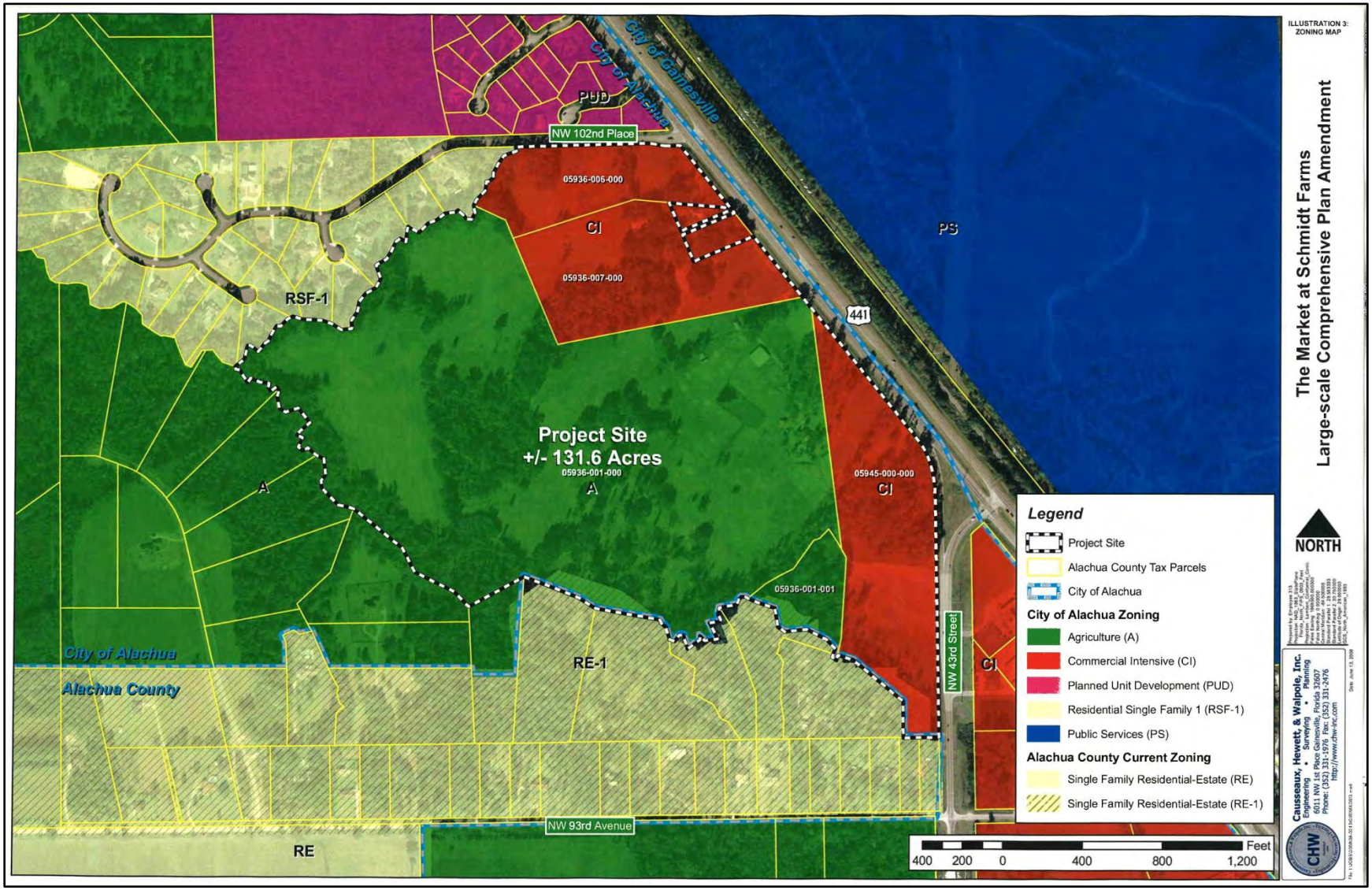


Figure 6. Conceptual Development Plan for The Market at Schmidt Farms (prepared by Lochrane Engineering, Inc.).

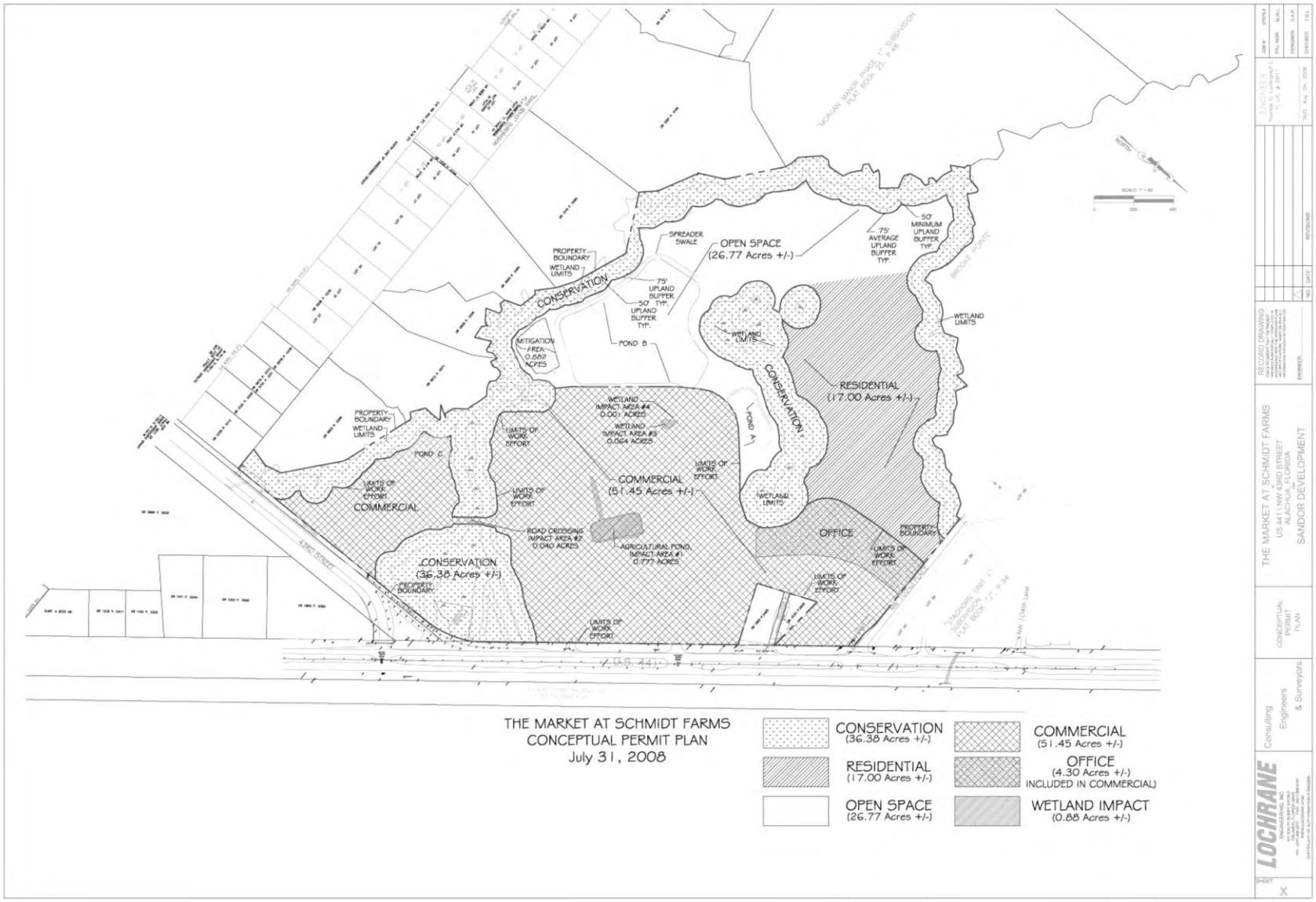


Figure 7. Conceptual Site Topographic Plan.

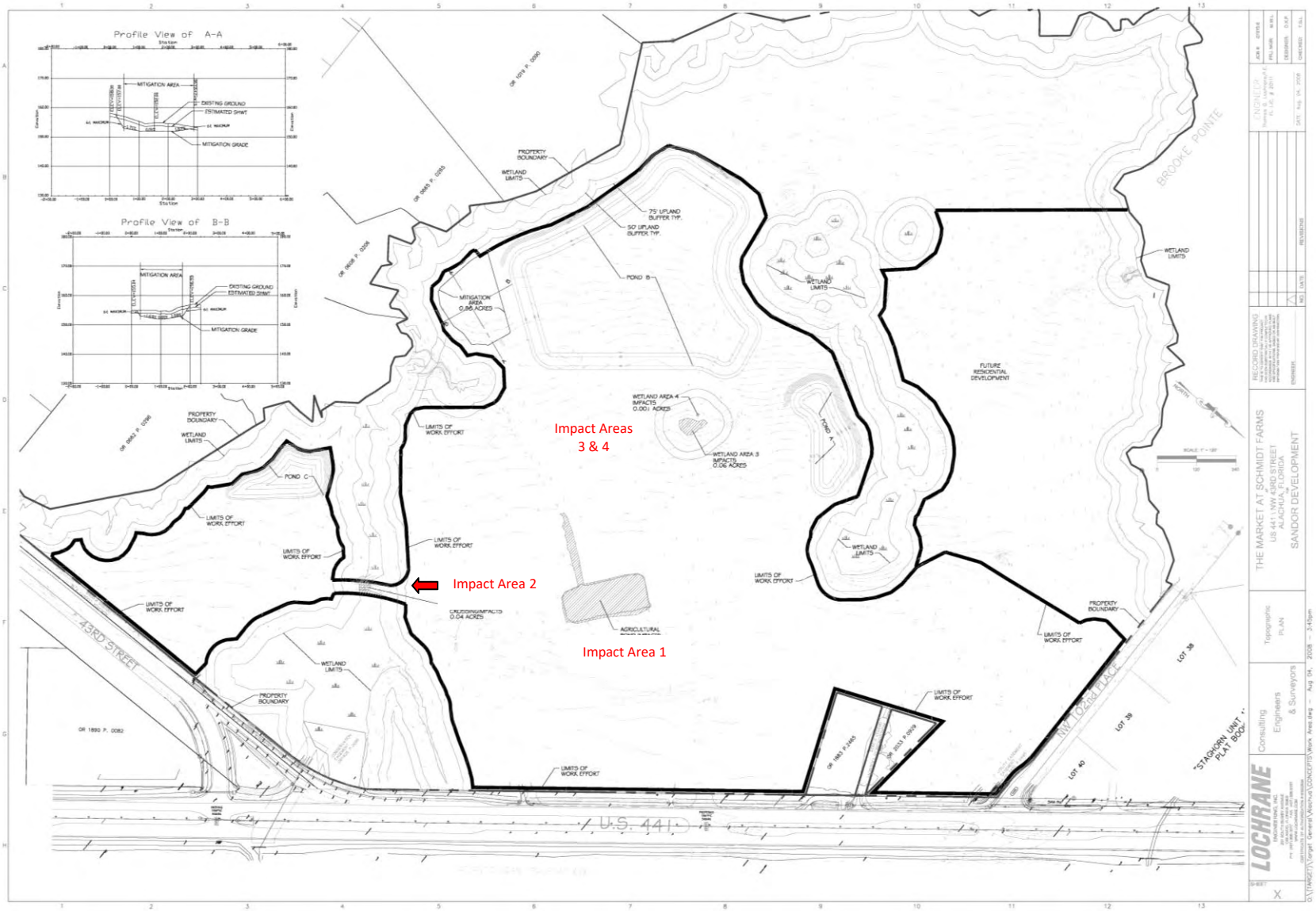


Figure 8. Distribution of the plant communities occurring on The Market at Schmidt Farms project site.

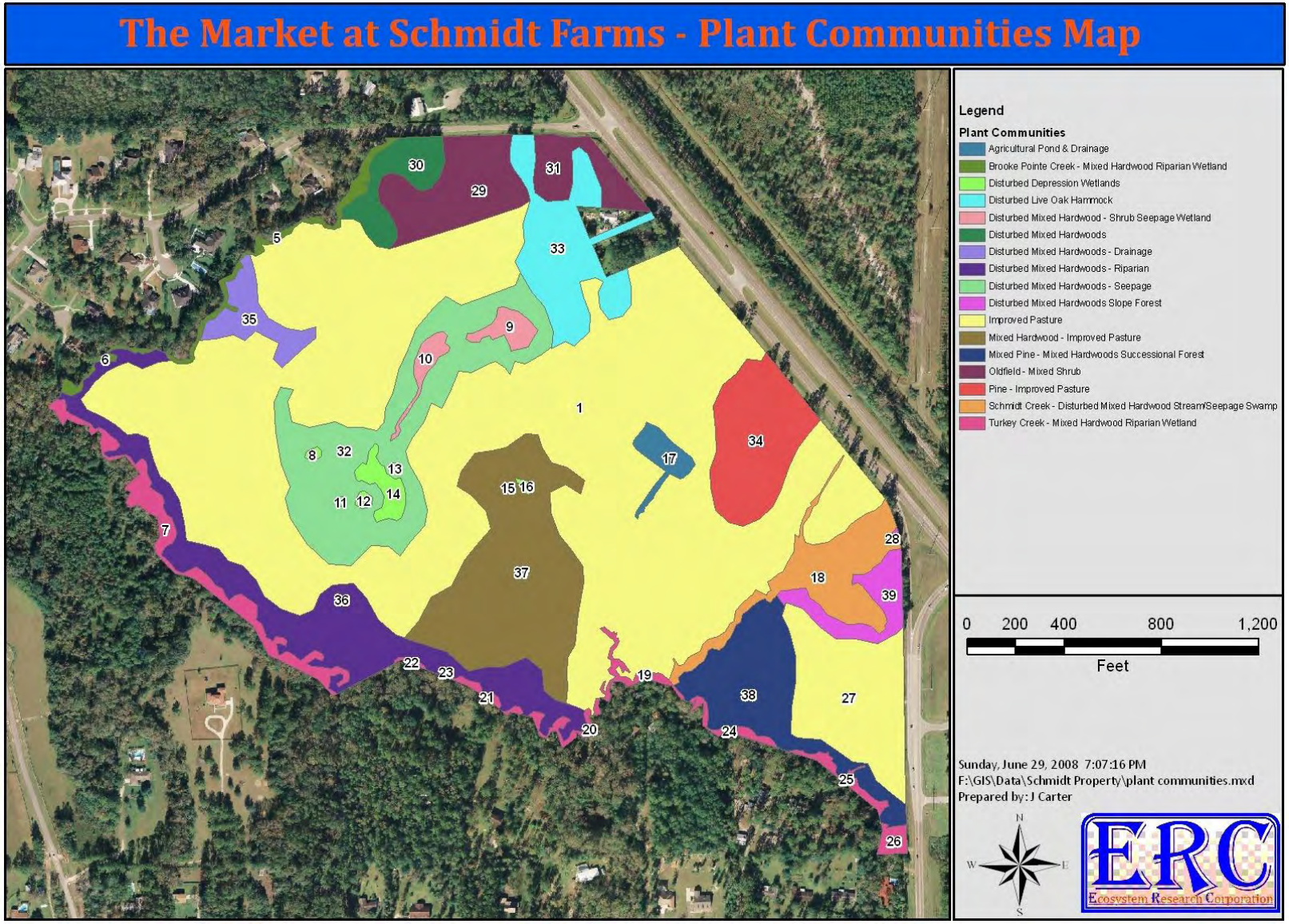


Table 4. Part II UMAM Assessment for Impact Area #1 - Agricultural Pond.

PART II – Quantification of Assessment Area (impact or mitigation)
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
The Market at Schmidt Farms		Impact Area #1 - Agricultural Pond
Impact or Mitigation	Assessment conducted by:	Assessment date:
Impact (0.777 acres)	Peter M. Wallace, P.W.S. Robert A. Garren, P.W.S.	July 7, 2008

Scoring Guidance	Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface water functions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

.500(6)(a) Location and Landscape Support	w/o pres or current: 6	with: 0	The surrounding area is disturbed, extensively grazed bahiagrass (*Paspalum notatum*) pasture. Cattle use has occurred on the area since the 1940's. There is minimal landscape support for aquatic wildlife that use the pond.
.500(6)(b)Water Environment (n/a for uplands)	w/o pres or current: 6	with: 0	This is a shallow pond excavated from a historic forested wetland. The area was excavated circa 1979. Fecal inputs to the pond are substantial, resulting in degraded water quality.
.500(6)(c)Community structure 1. Vegetation and/or 2. Benthic Community	w/o pres or current: 4	with: 0	The water surface is covered with a variety of lemnids. The littoral zone is only sparsely colonized by the emergent species soft rush (*Juncus effusus*) and dotted smartweed (*Polygonum punctatum*).

Score = sum of above scores/30 (if uplands, divide by 20)		If preservation as mitigation,	For impact assessment areas
current or w/o pres: 0.533	with: 0	Preservation adjustment factor = NA Adjusted mitigation delta = NA	FL = delta x acres = -0.414
Delta = [with-current] -0.533		If mitigation Time lag (t-factor) = NA Risk factor = NA	For mitigation assessment areas RFG = delta/(t-factor x risk) = NA

Form 62-345.900(2), F.A.C. [effective date]

Table 5. Part II UMAM Assessment for Impact Area #2 - Road Crossing.

PART II – Quantification of Assessment Area (impact or mitigation)
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
The Market at Schmidt Farms		Impact Area #2 - Road Crossing
Impact or Mitigation	Assessment conducted by:	Assessment date:
Impact (0.040 acres)	Peter M. Wallace, P.W.S. Robert A. Garren, P.W.S.	July 7, 2008

Scoring Guidance	Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface water functions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

.500(6)(a) Location and Landscape Support	w/o pres or current: 7	with: 0	This is a riparian mixed hardwood system that is heavily impacted by cattle use. The wetland area is surrounded by pasture. There is an existing road crossing at this location.
.500(6)(b)Water Environment (n/a for uplands)	w/o pres or current: 7	with: 0	The wetland in this area is an intermittent clear water stream in a well defined stream channel. Water quality is adversely affected by cattle inputs.
.500(6)(c)Community structure 1. Vegetation and/or 2. Benthic Community	w/o pres or current: 7	with: 0	The stream in the area has a canopy of live oak (*Quercus virginiana*), laurel oak (*Quercus hemisphaerica*), sweetgum (*Liquidambar styraciflua*), southern magnolia (*Magnolia grandiflora*), pignut hickory (*Carya glabra*), and loblolly pine (*Pinus taeda*). Groundcover vegetation has been adversely affected by cattle grazing.

Score = sum of above scores/30 (if uplands, divide by 20)	current or w/o pres	with
	0.7	0

If preservation as mitigation,
Preservation adjustment factor = NA
Adjusted mitigation delta = NA

For impact assessment areas
FL = delta x acres = -0.028

Delta = [with-current]
-0.7

If mitigation
Time lag (t-factor) = NA
Risk factor = NA

For mitigation assessment areas
RFG = delta/(t-factor x risk) = NA

Form 62-345.900(2), F.A.C. [effective date]

Table 6. Part II UMAM Assessment for Impact Area #3 - Wetland "S."

PART II – Quantification of Assessment Area (impact or mitigation)
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
The Market at Schmidt Farms		Impact Area #3 - Wetland "S"
Impact or Mitigation	Assessment conducted by:	Assessment date:
Impact (0.064 acres)	Peter M. Wallace, P.W.S. Robert A. Garren, P.W.S.	July 7, 2008

Scoring Guidance	**Optimal (10)**	**Moderate(7)**	**Minimal (4)**	**Not Present (0)**
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface water functions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

.500(6)(a) Location and Landscape Support	w/o pres or current: 6	with: 0	This is a small isolated wetland surrounded by improved pasture. The area is severely disturbed by cattle grazing and foraging. The wetland provides no aquatic habitat. The surrounding landscape provides minimal habitat support for aquatic species.
.500(6)(b)Water Environment (n/a for uplands)	w/o pres or current: 4	with: 0	This area is intermittent and only wet in response to high rainfall which seeps into the ground rapidly. Water quality is adversely affected by cow manure.
.500(6)(c)Community structure 1. Vegetation and/or 2. Benthic Community	w/o pres or current: 4	with: 0	The vegetation in the wetland is largely upland and tropical soda apple (*Solanum viarum*) is common. Sparse wetland vegetation includes soft rush (*Juncus effusus*), dotted smartweed (*Polygonum punctatum*), manyflower marshpennywort (*Hydrocotyle umbellata*), and Asian coinwort (*Centella asiatica*).

Score = sum of above scores/30 (if uplands, divide by 20)		
current or w/o pres: 0.467	with: 0	

If preservation as mitigation,	For impact assessment areas
Preservation adjustment factor = NA	FL = delta x acres = -0.030
Adjusted mitigation delta = NA	

Delta = [with-current]	If mitigation	For mitigation assessment areas
-0.467	Time lag (t-factor) = NA	RFG = delta/(t-factor x risk) = NA
	Risk factor = NA	

Form 62-345.900(2), F.A.C. [effective date]

Table 7. Part II UMAM Assessment for Impact Area #4 - Wetland "T."

PART II – Quantification of Assessment Area (impact or mitigation)
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
The Market at Schmidt Farms		Impact Area #4 - Wetland "T"
Impact or Mitigation	Assessment conducted by:	Assessment date:
Impact (0.001 acres)	Peter M. Wallace, P.W.S. Robert A. Garren, P.W.S.	July 7, 2008

Scoring Guidance	Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface water functions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

.500(6)(a) Location and Landscape Support	w/o pres or current: 6	with: 0
This is a small isolated wetland surrounded by improved pasture. The area is severely disturbed by cattle grazing and foraging.		
.500(6)(b)Water Environment (n/a for uplands)	w/o pres or current: 4	with: 0
This area is intermittent and only wet in response to high rainfall which seeps into the ground rapidly. Water quality is adversely affected by cow manure.		
.500(6)(c)Community structure 1. Vegetation and/or 2. Benthic Community	w/o pres or current: 4	with: 0
The vegetation in the wetland is largely upland and tropical soda apple (*Solanum viarum*) is common. Sparse wetland vegetation includes soft rush (*Juncus effusus*), dotted smartweed (*Polygonum punctatum*), manyflower marshpennywort (*Hydrocotyle umbellata*), and Asian coinwort (*Centella asiatica*).		

Score = sum of above scores/30 (if uplands, divide by 20)	current or w/o pres: 0.467	with: 0

If preservation as mitigation,
Preservation adjustment factor = NA
Adjusted mitigation delta = NA

For impact assessment areas
FL = delta x acres = -0.0004

Delta = [with-current]
-0.467

If mitigation
Time lag (t-factor) = NA
Risk factor = NA

For mitigation assessment areas
RFG = delta/(t-factor x risk) = NA

Form 62-345.900(2), F.A.C. [effective date]

An extensive Environmental Resource Assessment report was prepared by ERC for this project site. The report details the existing conditions of the project site as related to plant communities, historical ecology, and threatened and endangered species. This report is provided as part of the conceptual ERP application under separate cover.

A brief description of each mitigation area is provided, as follows:

Impact Area #1 – Agricultural Pond & Drainage Area (0.777 Acres)

This is an excavated pond located within the site that was dug circa 1979 in an historic forested wetland area. The pond is severely affected by cattle use and water quality has suffered from this use. The surface is variously covered with Lemnoids (*Lemna* sp. and *Spirodella* sp.) and the littoral zone is severely trampled with sparse populations of soft rush (*Juncus effusus* L.), dotted smartweed (*Polygonum punctatum* Ell.), and maidencane (*Panicum hemitomon* Schult.) surviving the daily cattle use. This pond drains south to Turkey Creek through an excavated drainage ditch. This is an intermittent drainage of which only a small portion was considered to be a jurisdictional surface water as per criteria outlined in Chapter 62-340 FAC, *Delineation of the Landward Extent of Wetlands and Surface Waters*. The vegetation in the ditch is dominated primarily by bahiagrass (*Paspalum notatum* Fluegge.) and Bermudagrass (*Cynodon dactylon* [L.] Pers.). The drainage broadens into a natural drainage feature adjacent to Turkey Creek (Photo 9). The Agricultural Pond & Drainage community can be seen in **Photos 1 and 2**. Removal of this surface water results in a loss of 0.777 acres and functional loss of -0.414 credits (Table 4).

Photo 1. Panoramic view of the Agricultural Pond as seen looking northwest from the east side of the pond.



Photo 2. Panoramic view of the Excavated Ditch as seen looking southwest from the south perimeter of the pond.



Impact Area #2 – Road Crossing (0.040 Acres)

An access road is proposed that will provide access from NW 43rd Street (Figure 6) to the general development area. This access road will cross Schmidt Creek in an area where an existing crossing occurs. This crossing was constructed prior to 1937 and the general characteristics of the area are shown in **Photos 3 through 5.** The crossing occurs in an area where Schmidt Creek Swamp abruptly narrows into a well-defined riparian system (Figure 8). The groundcover vegetation in the area has been extensively disturbed by cattle foraging and water quality is continually affected by cattle waste inputs. The canopy is composed of laurel oak (*Quercus hemisphaerica* Bartr.), water oak (*Quercus nigra* L.), live oak (*Quercus virginiana* Mill.), sweetgum (*Liquidambar styraciflua* L.), sugarberry (*Celtis laevigata* Willd.), pignut hickory (*Carya glabra* [Mill.] Sweet), and southern magnolia (*Magnolia grandiflora* L.). The crossing will be a constructed bridge span to minimize impacts to the creek. Total direct impacts to occur equal 0.040 acres, but this includes all areas under the span, which overestimates the true fill area. The 0.040 presumed acreage loss results in a functional loss of -0.028 credits as calculated by UMAM (Table 5).

Photo 3. Panoramic view of the Agricultural Road Crossing located across Schmidt Creek as seen looking west.



Photo 4. Panoramic view of the Culvert in Schmidt Creek located at the agricultural road crossing as seen looking south.



Photo 5. Panoramic view of the Schmidt Creek Stream Channel south of the road crossing as seen looking southwest from the crossing.



Impact Area #3 – Wetland "S" (0.064 Acres)

This area is a small depressional wetland that is intermittently saturated during times of extensive rainfall. This wetland area occurs in a relic sinkhole area that appears as a small depression in the pasture characterized by gently rolling topography. The vegetation in the area has been adversely affected by more than 60 years of cattle activity. Currently, there is minimal wetland vegetation present that consists of dotted smartweed (*Polygonum punctatum* Ell.), soft rush (*Juncus effusus* L.), small dog-fennel thorough-wort (*Eupatorium capillifolium* [Lam.] Small), dwarf palmetto (*Sabal minor* [Jacq.] Pers.), elderberry (*Sambucus canadensis* L.), and common pokeweed (*Phytolacca americana* L.). There is extensive coverage of the exotic species tropical soda apple (*Solanum viarum* Dunal). The general habitat appearance of the wetland is shown in **Photos 6 to 7**. The project development will completely remove this wetland, resulting in 0.064 acres of direct impacts and functional loss of -0.030 credits (Table 6).

Photo 6. Panoramic view of the Depressional Wetland Areas 15 & 16 as seen looking west across the wetland (Photo taken November 2007).



Photo 7. Panoramic view of the Small Depressional Wetland 16 as seen looking northwest from the southwest boundary of the wetland (Photo taken June 2008).



Impact Area #4 – Wetland "T" (0.001 Acres)

This is a very small wetland area that lies adjacent to but is isolated from Impact Area #3 (wetlands). The description for Impact Area #3 is sufficient to describe this area but it should be stated that the location of this area is almost imperceptible on the ground, appearing much like the surrounding pasture. The general nature of this wetland is shown in **Photo 8**. The project will result in the removal of this wetland, which results in a wetland loss of 0.001 acres and functional loss of -0.0004 credits (Table 7).

Photo 8. Panoramic view of Small Depressional Wetland 15 as seen looking northeast.



It should be noted that both wetland impact areas #3 and #4 are isolated wetlands and are less than 0.5 acres; therefore, they should be exempt from District mitigation requirements. However, the applicant will mitigate for these areas by wetland creation to ensure that no net loss of wetland acreage occurs in the Turkey Creek drainage basin.

Proposed Mitigation Options

The functional loss for each impact area has been determined based on the methods described in Chapter 62-345 FAC (UMAM). The functional loss for the impact areas is summarized in **Table 8**.

Table 8. Functional loss calculations for the impact areas on The Market at Schmidt Farms.

Impact Area	Description	Wetland Loss	Functional Loss
Area 1	Agricultural Pond & Drainage	0.777	-0.414
Area 2	Road Crossing	0.040	-0.028
Area 3	Wetland "S"	0.064	-0.030
Area 4	Wetland "T"	0.001	-0.0004
Total		0.882	-0.4724

To mitigate for the functional loss of -0.4724, there are several active and passive mitigation components proposed by the applicant to be considered by the District. These components are described, as follows:

Mitigation Component #1: Mitigation for Direct Impacts by Wetland Creation

The applicant proposes to create a 0.882-acre wetland (Figures 6 and 7) to mitigate 1:1 for all direct wetland impacts that occur as a result of the project. The total impacts equal 0.882 acres (Table 8). This mitigation proposal ensures that **no net loss** of wetland acreage occurs as a result of this project. Creation of 0.882 acres of wetland results in a functional gain of 0.344 credits (**Table 9**; i.e., FG = 0.390 RFG x 0.882 acres = 0.344 FG credits). The conceptual plan view and generalized cross-sections of the mitigation area are shown in Figure 7. The wetland cross-sections are shown in close-up in **Figures 9 and 10**.

Table 9. Part II UMAM Assessment for the Wetland Creation Area.

PART II – Quantification of Assessment Area (impact or mitigation)
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
The Market at Schmidt Farms		Wetland Creation Area
Impact or Mitigation	Assessment conducted by:	Assessment date:
Mitigation (0.882 acres)	Peter M. Wallace, P.W.S. Robert A. Garren, P.W.S.	July 7, 2008

Scoring Guidance	**Optimal (10)**	**Moderate(7)**	**Minimal (4)**	**Not Present (0)**
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface water functions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

		w/o pres or current	with
.500(6)(a) Location and Landscape Support	The wetland will be created in an area which is presently pasture with a sparse canopy in some portions. The wetland will provide habitat and habitat support for a host of aquatic species.	0	6
.500(6)(b)Water Environment (n/a for uplands)	The wetland will have a surface water table which ranges from saturated to greater than 2 feet in depth. The majority of the wetland will be less than 1 foot deep.	0	7
.500(6)(c)Community structure 1. Vegetation and/or 2. Benthic Community	The wetland will be planted with a host of herbaceous species to provide for high quality emergent habitat. Trees will be planted around the perimeter to provide for roosting habitat.	0	7

Score = sum of above scores/30 (if uplands, divide by 20)	current or w/o pres	with
	0	0.667

If preservation as mitigation,
Preservation adjustment factor = NA
Adjusted mitigation delta = NA

For impact assessment areas
FL = delta x acres = NA

Delta = [with-current]
0.667

If mitigation
Time lag (t-factor) = 1.14
Risk factor = 1.50

For mitigation assessment areas
RFG = delta/(t-factor x risk) = 0.390

Form 62-345.900(2), F.A.C. [effective date]

Figure 9. Close-up view of the wetland cross-section.

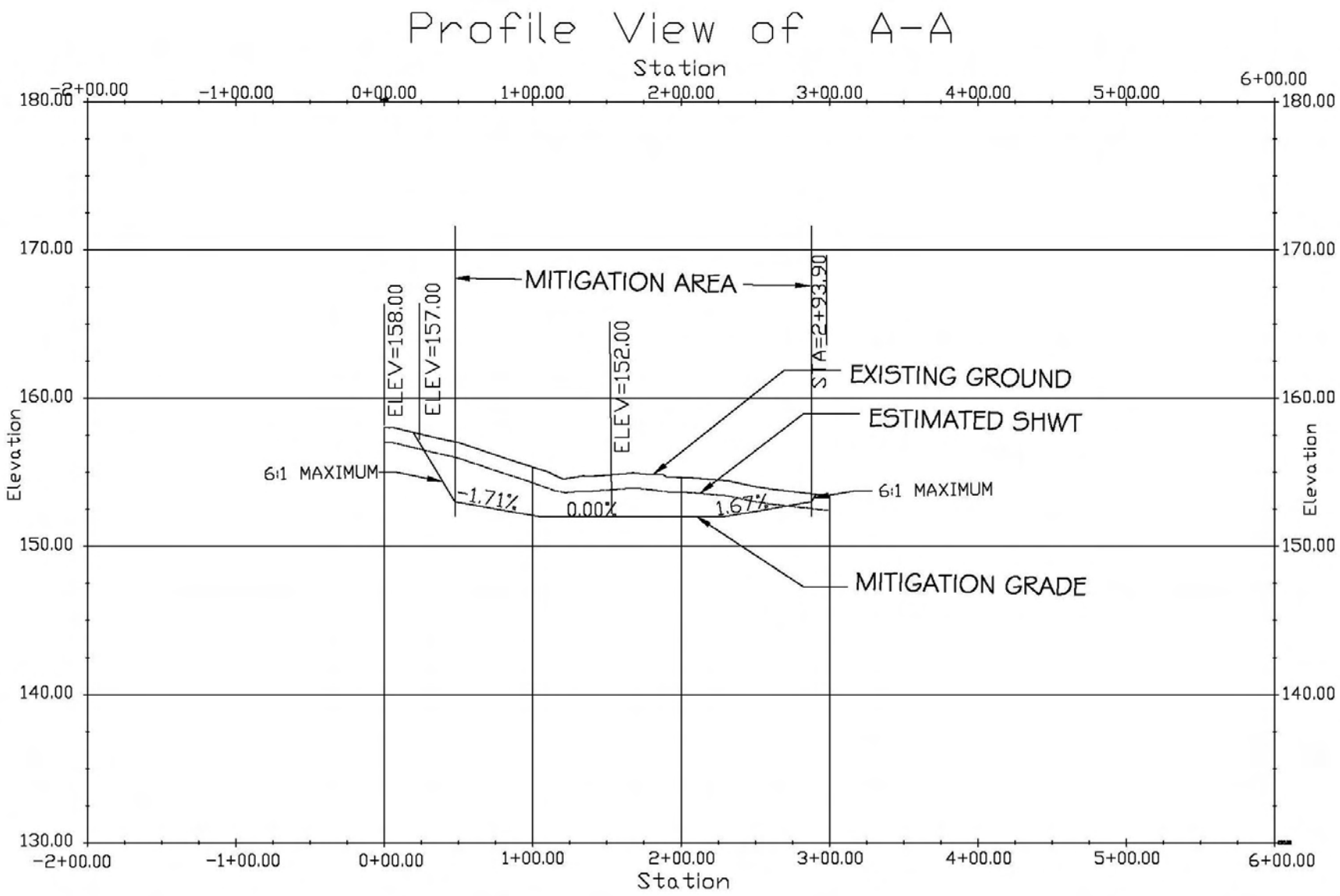
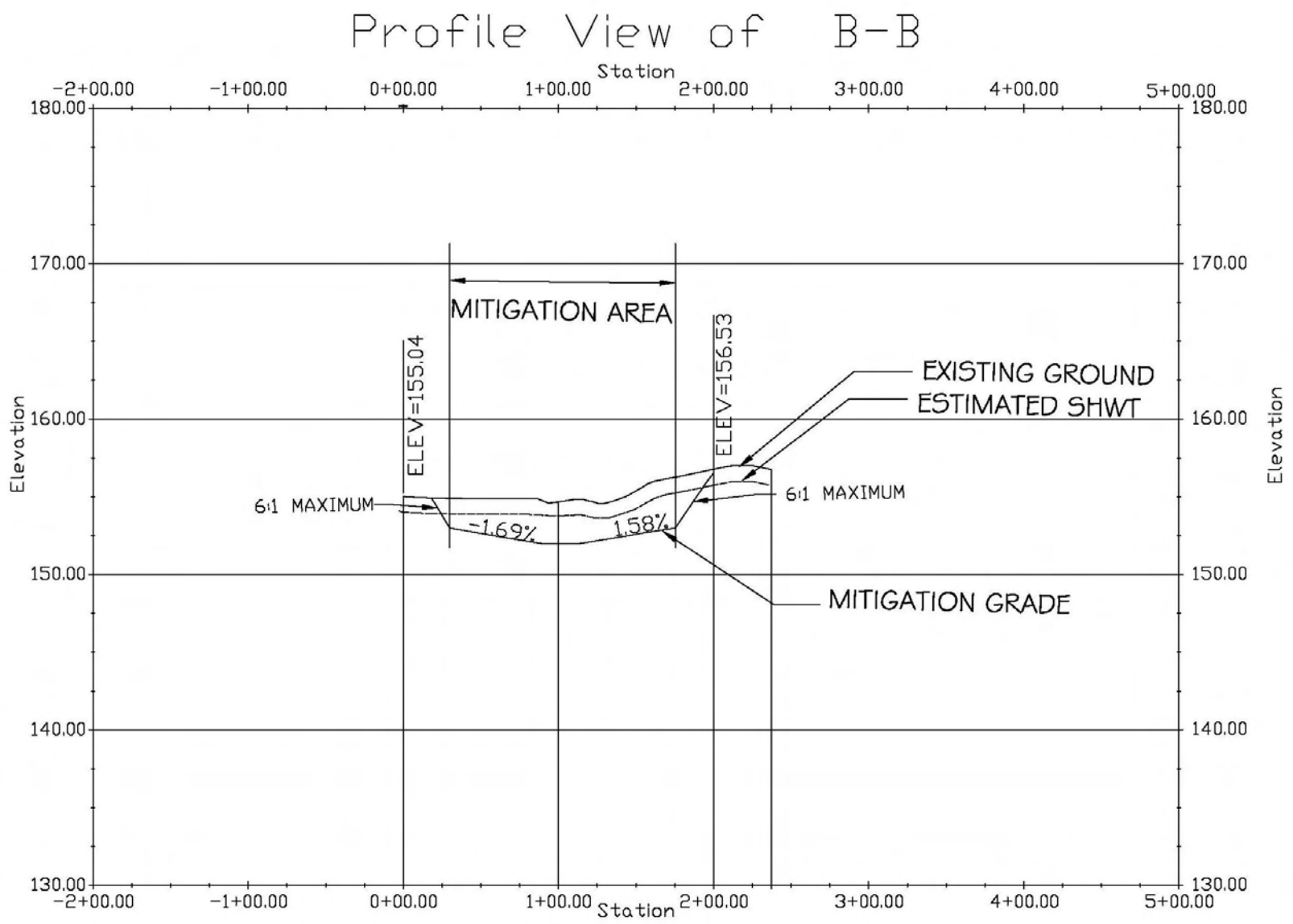


Figure 10. Close-up view of the wetland cross-section.



The mitigation area will be an herbaceous wetland that will be planted at a rate of 800 herbs/acre with a mix of the following species (**Table 10**):

Table 10. Species and planting zones for the mitigation area.

Species	Planting Zone*
Juncus effusus	-0.6 ft to + 1 ft
Spartina bakeri	0 ft to + 1 ft
Muhlenbergia capillaris	0 ft to + 1 ft
Panicum hemitomon	-1.0 ft to 0 ft
Saggitaria lancifolia	-1.5 ft to 0 ft
Pontederia cordata	-1.5 ft to 0 ft
Leersia hexandra	-1.0 ft to 0 ft
Nymphaea odorata	-3.0 ft to 0 ft

*Planting depths are relative to MHW elevations.

A total of 100 trees will be planted around the wetland perimeter to provide for water bird roosting habitat. Tree species will be bald cypress (*Taxodium distichum* [L.] L. Rich.), red maple (*Acer rubrum* L.), sweetgum (*Liquidambar styraciflua* L.) and Carolina ash (*Fraxinus caroliniana* Mill.). This mitigation plan will provide for higher quality and more expansive aquatic habitat than presently exists on site. The wetland will have at least 60% of the area with water depths ranging from 0 ft to -1 ft; 20% of the area will be between 1 and 2 ft deep with 20% being greater than 2 ft deep. This will ensure that both deep water and shallow, littoral zone habitat is provided in the creation area. The creation plan is designed to totally offset all direct impacts for wetland and surface water *acreage* that occurs on site. However, to totally offset all functional loss credits (-0.4724) would require a total of 1.211 acres of creation, calculated as follows:

$$Total\ Acres\ of\ Created\ Wetlands\ Needed = \frac{FL\ (Table\ 8)}{RFG\ (Table\ 9)}$$

$$= 0.4724 \div 0.390$$

$$= 1.211\ acres$$

The proposed creation provides for a total functional gain of *0.882 acres x 0.390 RFG = 0.344 credits*. This results in a deficit of *0.4724 – 0.3440 = 0.1284 credits*. The remaining 0.1284 functional loss credits will be offset passively and provided by the land use contained in the final design of the project. The functional loss will be provided, described as follows:

Mitigation Component #2: Conservation Land Use

The applicant has proposed a land use change to the City of Alachua for this project site. As part of this Land Use Application, all creeks and wetlands on site will be placed in a

conservation land use where no future development activity will be allowed. This conservation land use totals 36.38 acres (**Figure 11; Table 11**), which equals 27.6% of the project site. In addition, 26.77 acres will be placed in an Open Space Land Use where no development is allowed but stormwater management ponds will be placed in certain areas of this land use (Figure 11). The total conservation and open space equals 63.15 acres, or 47.9% of the project area. Examples of the habitat contained in this conservation area is shown in **Photos 9 through 12**. The conservation area includes buffers that extend 75 ft from the wetland line, which is far in excess of the district requirements. The extent of the conservation area is shown in Figure 11 with wetlands and buffers. There are also additional upland areas included in the conservation area that extend landward beyond the 75-ft buffer. These buffers (**Photos 13 and 14**) are now primarily pasture heavily affected by cattle. These buffers and wetlands will be allowed to succeed naturally to develop into native, forested systems. After removal of cattle, groundcover in these areas will recover quickly and forests will grow and water quality will be enhanced due to removal of significant cattle waste inputs.

Because the City of Alachua will not allow future activity in this area, a Conservation Easement should not be required. The enhancement of this area results in a total functional gain of 2.11 credits (0.058 RFG x 36.38 acres) (Table 11), which is scored very conservatively and significantly offsets the deficit of 0.1284 functional loss credits by a factor of 16.4 : 1 (2.110 ÷ 0.1284). This mitigation component also totally offsets the total functional loss for the entire project, which equals -0.4724 (Table 8).

Mitigation Component #3: Extended Wetland Buffers

As previously discussed, the conservation land use area includes all wetlands and buffers extending 75 ft from the wetland boundary. This is far in excess of the 25-ft buffer required by the District. If a UMAM is performed on just the buffer area extending from 25 to 75 ft (Figure 11) from the wetland area, the following functional gain (**Table 12**) is realized:

$$Total\ functional\ gain = 15.65\ acres\ x\ 0.117\ RFG = 1.831$$

Again, this placement of upland buffers (established beyond the District's regulatory boundary) results in a functional gain of 1.831 credits, which offsets the functional loss deficit of 0.1284 by a factor of 14.3 : 1. The functional gain of 1.831 also is sufficient to offset the total functional loss for the project of 0.4724 acres.

Figure 11. Proposed Conservation and Open Space Future Land Use Areas for The Market at Schmidt Farms project site.

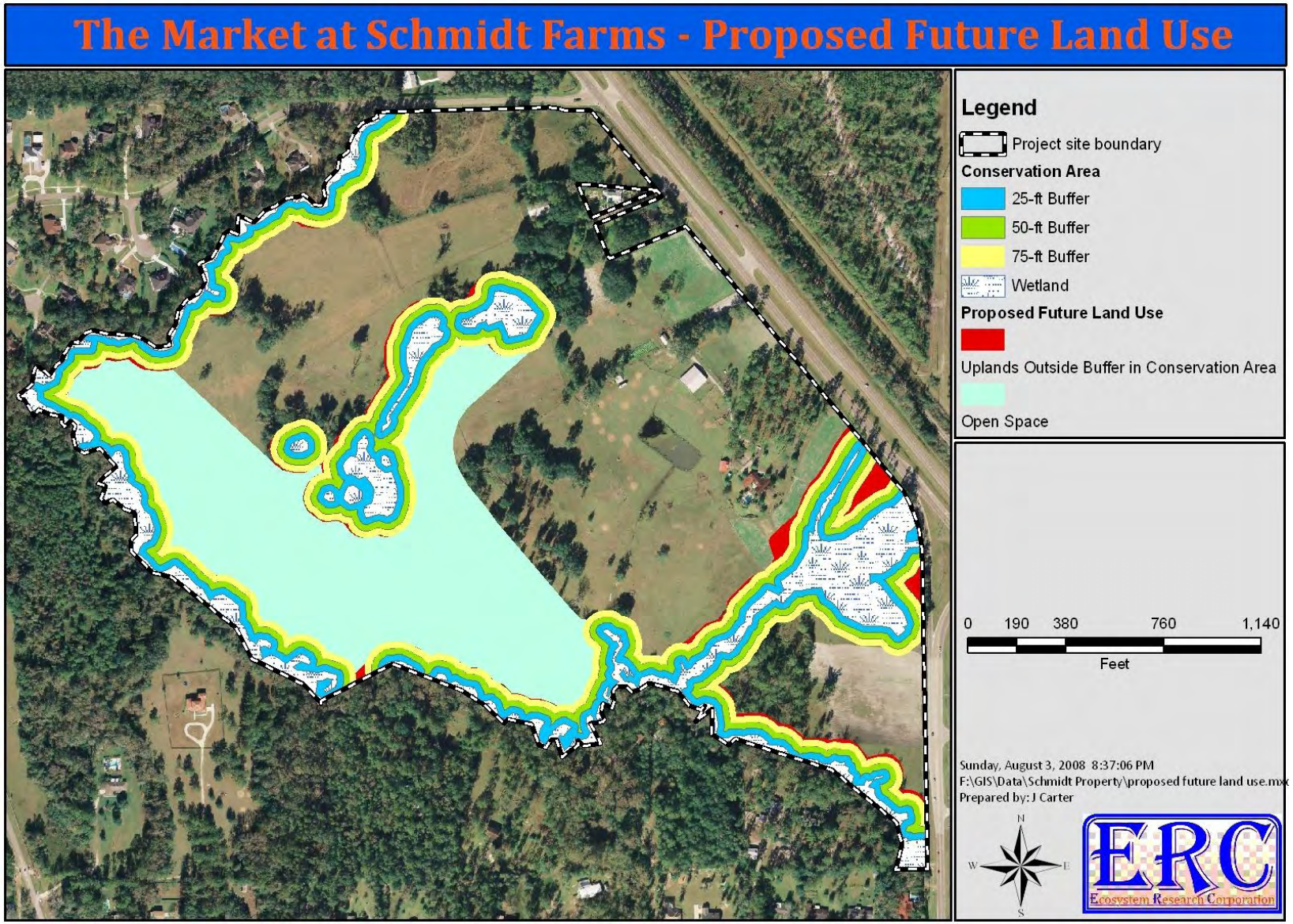


Table 11. Part II UMAM Assessment of Conservation Area #1.

PART II – Quantification of Assessment Area (impact or mitigation)
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
The Market at Schmidt Farms		Conservation Area #1
Impact or Mitigation: Mitigation (36.38 acres)	Assessment conducted by: Peter M. Wallace, P.W.S. Robert A. Garren, P.W.S.	Assessment date: July 7, 2008

Scoring Guidance	Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface water functions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

	w/o pres or current	with	
.500(6)(a) Location and Landscape Support	0	1	The conservation land use will be placed on 36.38 acres of upland and wetland areas where an agricultural land use currently exists. Cattle will be removed and the area, through natural succession, will be allowed to return to a more natural plant community assemblage.
.500(6)(b)Water Environment (n/a for uplands)	0	1	The surface and surficial groundwater quality will improve because direct effects of cattle grazing and foraging are removed.
.500(6)(c)Community structure 1. Vegetation and/or 2. Benthic Community	0	1	Plant community structure will improve due to removal of cattle, thus allowing recolonization of native groundcover species in both the wetlands and associated upland buffers.

Score = sum of above scores/30 (if uplands, divide by 20)	current or w/o pres	with
	0	3

If preservation as mitigation,
Preservation adjustment factor = NA
Adjusted mitigation delta = NA

For impact assessment areas
FL = delta x acres =NA

Delta = [with-current]
0.1

If mitigation
Time lag (t-factor) = 1.14
Risk factor = 1.50

For mitigation assessment areas
RFG = delta/(t-factor x risk) = 0.058

Form 62-345.900(2), F.A.C. [effective date]

Photo 9. Panoramic view of the Schmidt Creek – Disturbed Mixed Hardwood Stream/Seepage Swamp (Polygon 18) as seen looking east to southeast across the wetland.



Photo 10. Panoramic view of the Schmidt Creek – Disturbed Mixed Hardwood Stream/ Seepage Swamp (Polygon 18) as seen looking west to northwest across the wetland.



Photo 11. Panoramic view of the Disturbed Mixed Hardwoods - Shrub Seepage Wetland plant community (Polygon 9) as seen looking southwest across the wetland.



Photo 12. Panoramic view of the Disturbed Mixed Hardwoods - Shrub Seepage Wetland plant community (Polygons 9 and 32) as seen looking northeast across the wetland-upland boundary.



Photo 13. Panoramic view of Improved Pasture and Small Stream as seen looking north to northeast.



Photo 14. Panoramic view of the Improved Pasture and Existing Turkey Creek Buffer as seen looking northeast to east from the wetland jurisdiction line at Flag 196.



Table 12. Part II UMAM Assessment for the Buffer Areas.

PART II – Quantification of Assessment Area (impact or mitigation)
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
The Market at Schmidt Farms		Upland Buffer (25' to 75' in width)
Impact or Mitigation	Assessment conducted by:	Assessment date:
Mitigation (15.65 acres)	Peter M. Wallace, P.W.S. Robert A. Garren, P.W.S.	July 7, 2008

Scoring Guidance	**Optimal (10)**	**Moderate(7)**	**Minimal (4)**	**Not Present (0)**
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface water functions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

.500(6)(a) Location and Landscape Support	w/o pres or current: 4	with: 7	The buffer extending from 25 to 75 feet from the wetland is being placed in a conservation landuse for the City of Alachua. This is pasture and will be allowed to succeed naturally. This area is outside of the jurisdiction of the Suwannee River Water Management District.
.500(6)(b)Water Environment (n/a for uplands)	w/o pres or current: NA	with: NA	Water quality inflows to wetland creek areas will be improved by removal of cattle.
.500(6)(c)Community structure 1. Vegetation and/or 2. Benthic Community	w/o pres or current: 4	with: 7	Vegetation will succeed naturally from pasture or cattle affected disturbed forested areas to natural forested areas.

Score = sum of above scores/30 (if uplands, divide by 20)		If preservation as mitigation,	For impact assessment areas
current or w/o pres: 0.267	with: 0.467	Preservation adjustment factor = NA Adjusted mitigation delta = NA	FL = delta x acres = NA
Delta = [with-current]: 0.2		If mitigation Time lag (t-factor) = 1.14 Risk factor = 1.50	For mitigation assessment areas RFG = delta/(t-factor x risk) = 0.117

Form 62-345.900(2), F.A.C. [effective date]

Mitigation Component #4: Creation of Stormwater Basins

A fourth mitigation component to consider, which is a result of the project development and not an active mitigation plan, is the construction of stormwater basins on the site. The project will result in creation of three (3) storm basins that total 6.883 acres (Figures 6 and 7)

Pond A	0.4794 acres
Pond B	6.2080 acres
Pond C	0.1956 acres
Total	**6.883 acres**

These ponds, which provide for stormwater treatment, will also provide significant on-site aquatic habitat. The impacts that occur on site occur to a very disturbed agricultural pond, or surface water. This pond accounts for 88% (0.777 acres ÷ 0.882 acres = 88%) of the total impacts that occur on site; therefore, some consideration should be given for credit obtained by storm pond construction to mitigate for surface water habitat losses as a result of filling the pond. The UMAM (**Table 13**) calculated for the storm pond construction provides for 1.542 functional gain credits (0.224 RFG x 6.883 acres), which offsets the deficit functional loss credits of 0.1284 by a factor of 12.0 : 1 (1.542 ÷ 0.1284). These ponds will be constructed as wet ponds adjacent to conservation areas and contained in the open space land use. They will provide aquatic dependent animal habitat and provide for aquatic landscape support for the onsite creek systems that are much better than the existing landscape provides for today.

Summary

The proposed project will result in the loss of 0.882 acres of wetlands and surface waters. This acreage loss is equivalent to a functional loss of -0.4724 credits as calculated by UMAM. The loss, as compared to the functional gain described in this report, is summarized as follows:

Impacts	Acreage	Functional Loss
Wetland/Surface Water Impacts	0.882	-0.4724
Mitigation Components		
#1: Creation	0.882	+0.344
#2: Conservation Area	36.38	+2.110
#3: Extended Buffers	15.65	1.831
#4: Storm Pond Creation	6.883	1.542

As can be seen by this summary, Mitigation Components 2, 3, or 4 are individually sufficient to offset mitigation requirements as determined by UMAM. All components are being performed passively as a result of this project. The creation Component is being performed to ensure that ***no net loss of wetlands*** occurs in the drainage basin.

Table 13. Part II UMAM Assessment for the Stormwater Ponds.

PART II – Quantification of Assessment Area (impact or mitigation)
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
The Market at Schmidt Farms		Stormwater Ponds
Impact or Mitigation	Assessment conducted by:	Assessment date:
Mitigation (6.883 acres)	Peter M. Wallace, P.W.S. Robert A. Garren, P.W.S.	July 7, 2008

Scoring Guidance	Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface water functions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

.500(6)(a) Location and Landscape Support	w/o pres or current: 0	with: 4	The storm ponds will be wet systems constructed in uplands that are primarily designated as open space land use and will be adjacent to conservation areas. The ponds will provide much greater landscape support to the adjacent aquatic habitats than what exists in the present condition.
.500(6)(b)Water Environment (n/a for uplands)	w/o pres or current: 0	with: 4	The ponds will be permanently wet and provide for permanent on-site aquatic habitat.
.500(6)(c)Community structure 1. Vegetation and/or 2. Benthic Community	w/o pres or current: 0	with: 4	The ponds will provide foraging habitat for a host of listed bird species as well as permanent habitat for aquatic fish, turtles, reptiles and amphibians.

Score = sum of above scores/30 (if uplands, divide by 20)		If preservation as mitigation,	For impact assessment areas
current or w/o pres: 0	with: 0.4	Preservation adjustment factor = NA Adjusted mitigation delta = NA	FL = delta x acres = NA

Delta = [with-current]	If mitigation	For mitigation assessment areas
0.4	Time lag (t-factor) = 1.14 Risk factor = 1.50	RFG = delta/(t-factor x risk) = 0.224

Form 62-345.900(2), F.A.C. [effective date]

ATTACHMENT 6: Completeness Summary Issued 5 September 2019

City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

September 5, 2019

Also sent by electronic mail to jmontalto@windstream.net

Joe Montalto, Jr., P.E.
JMJ Consulting Engineering, LLC
309 SE 7th Street
Gainesville, FL 32601

RE: Completeness Review for:
- 121 Acre Traditional Neighborhood Development (TND) Large Scale Comprehensive Plan Amendment (LSCPA)
- 121 Acre Traditional Neighborhood Development (TND) Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

Dear Mr. Montalto:

On August 29, 2019 the City of Alachua received your application for a Comprehensive Plan Amendment to the Future Land Use Map for the 121 Acre Traditional Neighborhood Development (TND), which proposes amending the City of Alachua Future Land Use Map designations from Agriculture and Commercial to Moderate Density Residential on a 121 acre subject property (Parcel Nos. 05936-001-000, 05936-007-000, 05936-007-002, and 05945-000-000). The City also received your Site Specific Amendment to the Official Zoning Atlas (Rezoning) application, which proposes rezoning the subject property from Agricultural (A) and Commercial Intensive (CI) to Planned Development – Traditional Neighborhood Development (PD-TND) on a 121 acre subject property (Parcel Nos. 05936-001-000, 05936-007-000, 05936-007-002, and 05945-000-000).

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned application for completeness and finds that the application is complete, conditional upon submission of certain information found below. Unless otherwise noted, this information must be submitted not later than 5 PM on September 12, 2019. If the requested information is not provided within the timeframe provided, the application shall be considered incomplete.

Please note, the comments below are based solely on a preliminary review of your application for completeness. The contents of the applications **have not** been thoroughly reviewed. An in-depth review of the content of the application will be performed subsequently and any further issues with content will be provided to you at

PO Box 9
Alachua, Florida 32616-0009

"The Good Life Community"
www.cityofalachua.com

Phone: (386) 418-6120
Fax: (386) 418-6130

the Development Review Team meeting, which will be scheduled separately from this letter.

Please address the following:

1. Comprehensive Plan Amendment Application
    a. Application was not signed or notarized. Please submit a signed and notarized application form.
    b. Mailing labels not provided for those organizations and individuals registered with the City to receive notice.
    c. One property owner was identified as being within the 400' notice area, but no mailing label was provided. Property owner: CSX Transportation, Inc. 500 Water Street Tax Department J-910, Jacksonville, FL 32202-4422.
    d. It appears that only one property owner (David Meeks) signed the authorization form. Section 2.4.3 (C), City of Alachua Land Development Regulations requires all property owners to sign the application or authorization form.
2. Rezoning Application:
    a. It appears that only one property owner (David Meeks) signed the authorization form. Section 2.4.3 (C), City of Alachua Land Development Regulations requires all property owners to sign the application or authorization form.
    b. Mailing labels not provided for those organizations and individuals registered with the City to receive notice.
    c. One property owner was identified as being within the 400' notice area, but no mailing label was provided. Property owner: CSX Transportation, Inc. 500 Water Street Tax Department J-910, Jacksonville, FL 32202-4422.
    d. Environmental Reports are dated from 2008. Updated and revised reports are required as conditions have changed on the site. This comment will be included with the Development Review Team comments associated with this application. The updated reports may be submitted with future resubmittal.

Should you have any questions, please feel free to contact me at (386) 418-6100, ext. 108 or via email at ahall@cityofalachua.com.

Sincerely,



Adam Hall, AICP
Planner

c: Kathy Winburn, AICP, Planning & Community Development Director (by electronic mail)
Justin Tabor, AICP, Principal Planner (by electronic mail)
Project File

ATTACHMENT 7: Completeness Summary Issued 30 September 2021

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

September 30, 2021

Also sent by electronic mail to chris.potts@jbpro.com

Christopher Potts, P.E., LEED GA
Director of Civil Engineering
JBPro
3530 NW 43rd Street
Gainesville, FL 32606

RE: -Schmidt Farms (2021) Large Scale Comprehensive Plan Amendment (LSCPA)
-Schmidt Farms (2021) Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

Dear Mr Potts:

On August 25, 2021 the City of Alachua received your revised, completed application for a Comprehensive Plan Amendment to the Future Land Use Map for the Schmidt Farms project which proposes amending the City of Alachua Future Land Use Map designations from Agriculture and Commercial to Moderate Density Residential, Commercial, Community Commercial, and Conservation on a 121.56-acre subject property (Parcel Nos. 05936-001-000, 05936-007-000, 05936-007-002, and 05945-000-000). The City also received your, revised completed Site Specific Amendment to the Official Zoning Atlas (Rezoning) application, which proposes rezoning the subject property from Agricultural (A) and Commercial Intensive (CI) to Planned Development – Residential (PD-R) and Planned Development – Commercial (PD-COMM) on a 121.56 acre subject property (Parcel Nos. 05936-001-000, 05936-007-000, 05936-007-002, and 05945-000-000). The proposed rezoning would permit a maximum of 489,400 square feet of non-residential uses and 515 dwelling units on the subject property. A Project Assistance Team meeting is scheduled to be held on October 4, 2021 to discuss this application.

The applications have been reviewed for compliance with the applicable review standards, including the City's Comprehensive Plan and Land Development Regulations (LDRs). Based upon Staff's review, revisions must be made to the applications before they may be scheduled for a public hearing before the City's Planning & Zoning Board (PZB). Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by 5:00 PM on **Monday, October 18, 2021.** A total of four (4) copies of the complete application package (i.e., all application materials and attachments) and a CD containing a PDF of all application materials must be provided by this date. Submission of an incomplete package may delay your tentative hearing at the Planning and Zoning Board. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the PZB.

PO Box 9
Alachua, Florida 32616-0009

"The Good Life Community"
www.cityofalachua.com

Phone: (386) 418-6120
Fax: (386) 418-6130

Please address the following insufficiencies :

Deficiencies to be Addressed

** Unless otherwise noted, references to code sections are to the City of Alachua Land Development Regulations. **

LSCPA Review Comments

1. *General*
   a. Revise application cover and application to reflect change in agent for application. It is staff's understanding that Carter Thompson is no longer employed by JBPro.
   b. Revise application signature to reflect actual applicant or agent signature. Currently, Section B of the Application lists the agent as the applicant, however, the owner/ title holder of the property has signed the application.
   c. Identify small triangular shape area located near intersection of US 441 and NW 43rd Street that does not appear to be part of Conservation (D) area.
   d. Application provides legal description of overall property. Please provide legal description for each land use area (legal description for each area to be Moderate Density Residential, Commercial, Community Commercial, and Conservation).

2. *Urban Sprawl Analysis*
   a. Response II. a. located on Page 6 of Justification Report which relates to the application's consistency with Section 163.3177 (6)(a)(1)9.b(I), F.S, states the development abuts Turkey Creek. Please detail design considerations, including placement of lands within Conservation land use category that demonstrates compliance with this Section. Additionally, the response states that the buffer area will be undisturbed, but this area is identified on the related PD Master Plan application as being eligible for development including stormwater management facilities, roadways, utilities, etc.
   b. Response II. h. located on Page 7 of Justification Report which relates to the application's consistency with Section 163.3177 (6)(a)(1)9.b(VII), F.S., is unclear. Please reword to be clearer.

3. *Concurrency Impact Analysis*
   a. Submitted concurrency impact analysis for potable water, wastewater, traffic, solid waste only provides analysis for proposed residential dwelling units and not any of the proposed non-residential area. Please revise.
   b. Recreation impact analysis states that the proposed development will provide 1.29 acres in improved passive park space. Please clarify. Is this area intended to be dedicated to the City as a public park? If so, please provide location and call out in related PD Master Plan application.

4. *Needs Analysis*
   a. Submitted needs analysis provides state level data and analysis showing need for proposed development. Analysis should be more refined and include local analysis

showing need for residential and non-residential uses that would be permitted under this land use action.

5. *Comprehensive Plan Consistency Analysis*
   a. Page 18 of justification report states that the application is requesting medium density residential, however, map submitted with application and application cover indicate the application requesting moderate density residential. Please verify and correct throughout application.
   b. Page 25 of justification report addressed Objective 5.2 of the Future Land Use Element. The analysis states that the application has "clouted" their concurrency requirements. Please clarify or elaborate.
   c. Please provide calculation for number of permitted residential units. Application request 53.4 acres of Moderate Density Residential, which results in a maximum residential development of 213 dwelling units. However, the application states that the maximum number of residential units is 515. Please address. It may be necessary to include a portion as medium density residential or high density residential to achieve the 515 units on the subject property.
   d. Application does not address consistency with Objective 1.3 and Policy 1.3.d of the Conservation and Open Space Element. Please address.
   e. Application does not address consistency with Policy 1.10.b of the Conservation and Open Space Element. Please address.
   f. Application does not address consistency with Policy 1.12.d of the Conservation and Open Space Element. Please address.

6. *Outside Review Comments*
   a. See attached comments in an email dated September 13, 2021 from Brian Kanely of Volkert, Inc regarding submitted traffic study. Please revise and resubmit traffic study with corrections.
7. *Completeness Review Comments*
   a. Updated environmental report(s) must be provided.

PD-COMM and PD-R Rezoning Review Comments

1. *Site Specific Amendments to the Official Zoning Atlas (Section 2.4.2) and Planned Development Standards (Section 2.4.3)*
   a. Per Section 2.4.2 (E)(1)(e), the proposed zoning amendment must demonstrate that the uses permitted under the proposed amendment are not incompatible with existing land uses of adjacent lands and/or the uses permitted by the zone district classifications of adjacent lands. Please provide further detailed analysis including:
      i. Zoning and land use designations of all surrounding lands, regardless of jurisdiction.
      ii. Location of proposed uses proposed in relation to surrounding uses.
      iii. Location of existing uses in vicinity including commercial, industrial, or residential.
      iv. Any other information that address compatibly between proposed uses and existing uses.

b. Per Section 2.4.3 (E)(1)(g), the proposed zoning amendment must demonstrate that the uses permitted by the proposed amendment will not deviate from the development pattern (both established and as proposed by surrounding zone districts) of the area where the proposed amendment is located. Please elaborate on development pattern in area. Are there existing commercial or business uses already in the vicinity? Is there substantial residential development in the area?
c. Per Section 2.4.3 (E)(1)(j), the proposed zoning amendment must demonstrate that the proposed amendment will not result in development in a location where there are no plans by the City or other governmental entities to provide public facilities to serve the development (roads, potable water, wastewater, parks, stormwater management, and solid wastes), and there are no assurances by the private sector that public facilities are planned and will be available to adequately accommodate development. The rezoning application includes an infrastructure area improvement report that appears to be related to the financing of the needed improvements to serve the development. Please note that this may be a separate matter for the City Administration and Commission to consider. It is ultimately the developer's responsibility to finance and install any required improvements needed to serve the development site. Staff recommends the applicant work with the Public Services Department and/or City Manager's office to obtain feedback on the submitted infrastructure area improvement report.
d. Per Section 2.4.3 (E)(1)(k), the proposed zoning amendment must demonstrate that the proposed amendment would not result in significantly adverse impacts on the natural environment, including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment. Please elaborate on protections to be included. Please note the Conservation land use and development area, and permitted uses within those categories.
e. Per Section 2.4.3 (D)(3)(d), an analysis of the site's environmental conditions must be submitted during the rezoning process, as 1) environmental conditions may warrant design considerations and 2) certain standards or conditions may be required based on results of the environmental analysis. Please provide updated environmental analysis.

2. *General Standards for all PD Districts (Section 3.6.2)*
   a. The information provided within the justification narrative for development standards must be incorporated into the PD Master Plan sheets. A PD Master Plan may be multiple sheets.
   b. Per Section 3.6.2 (A)(1), the Master Plan must show the following:
      i. Master Plan must identify location of land use development areas with maximum number, type, and mix of land uses including residential densities and non-residential intensities within each development area. Proposed master plan must address the following:
         1. Additional sub areas should be considered as all uses provided in application materials may not be appropriate when adjacent to single family residential uses or multifamily uses or may require special design considerations. For example, the development area located in the southeast area of the site should not include gasoline sales or restaurants with drive-through/drive-in service. An additional development area within the PD-R zoning district should be

considered to provide for larger lots along the south and west property boundaries adjacent to Turkey Creek.

2. The location of all public facility sites serving the subject property including transportation, potable water, wastewater, parks, fire, police, EMS, storm water, solid waste and schools. This may be in graphical form or through a table displayed on the PD-Master Plan. If in tabular form, the table must show the distance in driving miles from site to public facility.
3. Please address inclusion of agricultural uses in PD-COMM zoning district.
4. Please address inclusion of upper-story dwellings in PD-COMM zoning areas. These are already permitted uses within the PD-Comm district. Does the applicant intend to preclude all other residential development types?
5. As residential is permitted within Development Areas A and B, dimensional standards must be provided for that development type.
6. Dimensional standards for cottage style residential uses located within Development Area C must be adjusted to have minimum width of 25', minimum side setback of 2.5', minimum lot size of 2,250 square feet.
7. For new residential development area to be created within PD-R District, cottage style and single family attached, and townhouses may be not be acceptable. Single family detached and 2 to 4 family may be appropriate.
8. If multiple family is proposed to be permitted in Development Area C, then dimensional standards need to be included.
9. For single family attached uses in any Development Area, please add dimensional standard that the "end cap" units must have a minimum 4,000 square feet lot size. For townhouse uses, please clarify that minimum lot size is 2,000 square per unit plus 4,000 square feet for each end unit.
10. Please revise transportation development area (E), to show how Development Area C will be accessed. If roadways are to be public, please create note that such roadways will be dedicated to the Public via platting process or infrastructure plan process.
11. Please include environmentally sensitive area map with future submittals showing wetlands and water bodies, with appropriate buffers as well as any special flood hazard areas.
12. PD Master Plan should clearly delineate areas to be zoned PD-R and PD-COMM.
13. Pages 23- 25 of the justification report includes multiple notes that relate to or modify the PD Master Plan. These notes, as corrected considering other comments made within this latter, must be incorporated into the PD Master Plan.
14. Note 2, a. -g., of the development standards notes list uses that are already permitted within the PD-COMM. Please clarify why these uses are separated and listed separately.
15. Note E.2), regarding signage. If signage is to vary from requirements of Section 6.5, a master sign plan will be required. Please review signage standards found in Section 6.5, especially 6.5.4 (C)(2)(b)(iii) and Section 6.5.4 (F)(5), which specifically reference signage within PD Districts.

16. Note 3) located page 25 of the justification report references Development Area F, but this area is not located on the PD Master Plan. Please verify/ clarify throughout application.
17. For cottage style uses, include minimum unit size of 600 square feet in dimensional standards.

c. Per Section 3.6.2 (A)(3), development along the perimeter of a PD district must be compatible with adjacent existing or proposed future development. A new development area should be created along south and west area of the subject property to provide for larger lots (minimum 10,000 square feet for single family detached; 15,000 square feet for 2 family; 20,000 square feet for 3 family, 30,000 square feet for 4 family).
d. Per Section 3.6.2 (A)(3), development along the perimeter of a PD district must be compatible with adjacent existing or proposed future development. The portion of development area A located in the southeast quadrant of the site immediately adjacent to NW 43rd Street, is in proximity to single family residential uses. Please include a development or dimensional standard that would require a 25' Type C buffer from all internal and external roadways, and any development area boundary.
e. PD Master Plan does not include a conversion schedule. While not required, a conversion schedule may be useful to ensure maximum flexibility.
f. The PD Master Plan must include a transportation, potable water and wastewater, parks, solid waste and stormwater component demonstrating that concurrency requirements have been met. Generally, this is provided through inclusion of Table from concurrency report into PD Master Plan.

3. *Additional Standards for PD Districts (Section 3.6.3 (A)) – PD-R)*
   a. Per Section 3.6.3 (A)(4)(b), provide minimum setbacks/ separations of Development Areas from adjoining residential uses.
   b. Per Section 3.6.3 (A)(5)(iii), design standards may be reduced where it is found that:
      a. The reduction or modification is necessary as a traffic-calming measure;
      b. The PD Master Plan provides for separation of vehicular, pedestrian, and bicycle traffic;
      c. Access for emergency service vehicles is not substantially impaired;
      d. Adequate off-street parking is provided for the uses proposed; and
      e. Adequate space for public utilities is provided within the right-of-way.
   c. Please include note in PD Master Plan that the alleys permitted will be private/ common area not to be maintained by the City.

4. *Additional Standards for PD Districts (Section 3.6.3 (D)) – PD-COMM*
   a. Note 4) provided on Page 25 of justification report outlines rights-of-way/street standards. These are generally acceptable for the residential areas, but separate standards should be outlined or deferred to best engineering design as a maximum roadway width may not accommodate the retail/ commercial uses allowed in PD-COMM district.
   b. Note 4) i. provides for on street parallel parking to be permitted. This is acceptable, but please clarify if the parking is included in the pavement width or separate from. Will traffic lanes be obstructed?

c. Given the dimensional standards (no maximum lot coverage and reduced setbacks), an alternative landscape plan may be advisable to provide maximum flexibility in internal site design. While no final landscape plan is required at this time, the alternative landscape plan may provide general parameters that future landscape plans for future development within the PD districts may use.
d. Given the dimensional standards (no maximum lot coverage and reduced setbacks), a master parking plan may be advisable to provide maximum flexibility in internal site design. While no final detailed parking plan is required at this time, the alternative landscape plan may provide general parameters that future landscape plans for future development within the PD districts may use.

5. *Comprehensive Plan Analysis*
   a. Page 11 of justification report states that the application is requesting medium density residential, however, map submitted with application and application cover indicate the application requesting moderate density residential. Please verify and correct throughout application.
   b. Page 18 of justification report addressed Objective 5.2 of the Future Land Use Element. The analysis states that the application has "clouted" their concurrency requirements. Please clarify or elaborate.
   c. Please provide calculation for number of permitted residential units. Application request 53.4 acres of Moderate Density Residential, which results in a maximum residential development of 213 dwelling units. However, the application states that the maximum number of residential units is 515. Please address. It may be necessary to include a portion as medium density residential or high density residential.
   d. Application does not address consistency with Objective 1.3 and Policy 1.3.d of the Conservation and Open Space Element. Please address.
   e. Application does not address consistency with Policy 1.10.b of the Conservation and Open Space Element. Please address.
   f. Application does not address consistency with Policy 1.12.d of the Conservation and Open Space Element. Please address
   g. Provide analysis of Objective 3.4, Objective 3.5, and Policy 3.7.a, Future Land Use Element regarding preservation of existing structures located on property.

6. *Concurrency Impact Analysis*
   a. Submitted concurrency impact analysis for potable water, wastewater, traffic, solid waste only provides analysis for proposed residential dwelling units and not any of the proposed non-residential area. Please revise.
   b. Recreation impact analysis states that the proposed development will provide 1.29 acres in improved passive park space. Please clarify. Is this area intended to be dedicated to the City as a public park? If so, please provide location and call out in related PD Master Plan application.

7. *Development and Subdivision Standards*
   a. Section 6.9.4 of the City's LDRs creates the Floodprone Area Standards for the City. Portions of the site appear to be located within Flood Zone A, AE, and X. Please note applicable code subsections within Section 6.9.4 for reference.

b. Section 7.3.9 requires fire protection improvements to be provided when a subdivision is connected to a publicly owned water system. The development must demonstrate compliance with the provisions of Section 7.3.9 prior to the approval of any Final PD Plan (preliminary plat or site plan). Applicant must coordinate with Alachua County Fire Rescue and City Public Services Department concerning compliance with applicable fire protection improvements or design requirements.

8. *Miscellaneous / General Comments*
   a. Certain uses, such as gasoline sales, for example, may be prohibited or conditioned based on environmental constraints of property.
   b. Provide legal descriptions for each area to be zoned PD-COMM and PD-R.
   c. Allowable uses column in Table on Master Plan sheet has typo in column title.
   d. Revise application cover and application to reflect change in agent for application. It is staff's understanding that Carter Thompson is no longer employed by JBPro.
   e. Revise application signature to reflect actual applicant or agent signature. Currently, the applicant lists the agent as the applicant, however, the owner/ title holder of the property has signed the application.
   f. In PD Master Plan Development Area Table, please bullet point or otherwise list the allowed uses for clarification purposes.

9. *Completeness Review Comments*
   a. Please submit updated environmental report(s).

10. *Outside Review*
    a. See attached comments in an email dated September 13, 2021 from Brian Kanely of Volkert, Inc regarding submitted traffic study. Please revise and resubmit traffic study with corrections.

11. Potential Development Conditions
    a. The following are preliminary potential conditions that are in the process of being developed and will be based on submitted data and information as well as consultation with outside experts and other agencies. Other conditions may be incorporated after review of subsequent approvals:
       i. Based on potential impacts to the surrounding roadway network and the recommendations by Brian Kanely, P.E., of Volkert Engineering, a condition may be considered that would require additional traffic studies at determined intervals in the future to ensure that the proposed development is not creating deficiencies, and if deficiencies are identified creating a method by which they will be addressed.
       ii. Because of the location in relation to surrounding wetlands, sustainable landscaping practices including limitations on use of pesticides and irrigation systems must be considered. These practices include:
          1. Requiring Compost fertilizing (as opposed to traditional/ synthetic fertilizers)
          2. Residential lots shall not be irrigated with potable water
          3. No new wells permitted on the property

4. All non-residential development shall be required to utilize Florida Friendly Landscaping practices

iii. Sidewalks will be provided along or within US Highway 441 right-of-way and NW 43rd Street right-of-way. Such sidewalks will be extended to NW 102nd Place and NW 93rd Ave.

iv. A limit of 12 gasoline pump stations located within Development Areas located within PD-COMM district.

v. A maximum 15,000 square feet of restaurant with drive-through use shall be permitted in PD-COMM development areas.

vi. No more than 225,000 square feet of non-residential shall be permitted through site plan until Certificates of Occupancy on 100 residential dwelling units have been issued within the PD-R or PD-COMM districts located on the subject property. A minimum of 40,000 square feet non-residential uses must be constructed with a Certificate of Occupancy prior to issuance of any development order for more than 100 dwelling units within the PD-COMM district.

vii. Prior to demolition of the existing structures on the property greater than 100 years old, the applicant must provide evidence from a licensed architect or structural engineer that rehabilitating the structures would not be cost feasible. Prior to demolition, the applicant shall supply a historic structure report that includes photos, architectural descriptions of the interior and exterior of the structure, known history of the structures and sites, and locations (longitude/latitude) of the structures.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1603 or via e-mail at ahall@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,

Adam Hall, AICP
Principal Planner

cc: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Project File

Zimbra **ad_hall@cityofalachua.org**

Updated US 441 Traditional Neighborhood Traffic Study

From : brian kanely <briank5030@outlook.com> Mon, Sep 13, 2021 02:31 PM
Subject : Updated US 441 Traditional Neighborhood Traffic Study
To : Adam Hall <ahall@cityofalachua.com>, Kathy Winburn <kwinburn@cityofalachua.org>

Adam:
I have reviewed the Traffic Study. There are some presentation errors that need to be cleaned up (listed below). The various calculations in the Study are correct and I agree with the conclusions. The errors that need to be cleaned up are as follows:

1. Study page 2 - the traffic volumes referenced should be 2031 volumes.
2. Figure 3 - this figure is 2019 data; it needs to be replaced with the 2021 data.
3. Figure 4 - this figure is 2019 data; it needs to be replaced with the 2021 data.
4. Figure 5 - this figure is 2019 data; it needs to be replaced with the 2021 data.
5. Figure 6 - this figure is 2019 data; it needs to be replaced with the 2021 data.
6. Figure 7 - this figure is 2019 data; it needs to be replaced with the 2021 data and retitled as 2031 Build Traffic.
7. Figure 8 - this figure is 2019 data; it needs to be replaced with the 2021 data and retitled as 2031 Build Traffic.
8. Figure 9 - this figure is 2019 data; it needs to be replaced with the 2021 data and retitled as 2031 Build Traffic.
9. Figure 10 - this figure is 2019 data; it needs to be replaced with the 2021 data and retitled as 2031 Build Traffic.
10. Table 13 - the title of this table needs to be changed to SIGNALIZED INTERSECTION CAPACITY RESULTS - US 441/43RD STREET - MINOR MOVEMENTS.
11. Table 14 - the title of this table needs to be changed to UNSIGNALIZED INTESECTION CAPACITY RESULTS - NW 43RD STREET/ SOUTH SITE DRIVE/MARATHON DWY.

To be consistent with other traffic studies submitted to the City, copies of the appropriate pages from the ITE Trip Generation Manual should be included in the Study.

I will proceed to work up the draft Independent Review and submit it to you in the next several days. You can then submit it to Buckholz Traffic with the above minor corrections.

Another issue with this traffic study is has it been submitted to FDOT and Alachua County for review? There are modifications recommended on US 441 and NW 43rd Street that should require review and comment by FDOT and Alachua County. Has there been any coordination with FDOT and the County to date?

Have you received the proposal letter yet?

Call me if you have any questions on the above (352-262-3580).

Brian

CAUTION: This email originated from outside the City.

DO NOT respond, click, or open attachments unless you recognize the sender **(name AND email address)** and know the content is safe.

Should there still be any question on the origin of this email, contact the IT Department immediately.

ATTACHMENT 8: Information for Planning and Consultation (IPaC) Online Consultation

United States Department of the Interior

FISH AND WILDLIFE SERVICE
North Florida Ecological Services Field Office
7915 Baymeadows Way, Suite 200
Jacksonville, FL 32256-7517
Phone: (904) 731-3336 Fax: (904) 731-3045

In Reply Refer To:
Consultation Code: 04EF1000-2021-SLI-1484
Event Code: 04EF1000-2021-E-02318
Project Name: 121 TND

August 29, 2021

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the ECOS-IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the ECOS-IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)

(c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

http://www.fws.gov/endangered/esa-library/pdf/TOC-GLOS.PDF

Please be aware that bald and golden eagles are protected under the Bald and Golden Eagle Protection Act (16 U.S.C. 668 *et seq.*), and projects affecting these species may require development of an eagle conservation plan (http://www.fws.gov/windenergy/eagle_guidance.html). Additionally, wind energy projects should follow the wind energy guidelines (http://www.fws.gov/windenergy/) for minimizing impacts to migratory birds and bats.

Guidance for minimizing impacts to migratory birds for projects including communications towers (e.g., cellular, digital television, radio, and emergency broadcast) can be found at: http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/towers.htm; http://www.towerkill.com; and http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/comtow.html.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Tracking Number in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List
- Migratory Birds

Official Species List

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

North Florida Ecological Services Field Office
7915 Baymeadows Way, Suite 200
Jacksonville, FL 32256-7517
(904) 731-3336

Project Summary

Consultation Code: 04EF1000-2021-SLI-1484
Event Code: 04EF1000-2021-E-02318
Project Name: 121 TND
Project Type: DEVELOPMENT
Project Description: 121-acre project site in consideration for a Traditional Neighborhood Development

Project Location:

Approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@29.7441333,-82.39379557863518,14z



Counties: Alachua County, Florida

Endangered Species Act Species

There is a total of 5 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries[1], as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

1. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

Birds

NAME	STATUS
Eastern Black Rail *Laterallus jamaicensis ssp. jamaicensis* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/10477	Threatened
Wood Stork *Mycteria americana* Population: AL, FL, GA, MS, NC, SC No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/8477	Threatened

Reptiles

NAME	STATUS
Eastern Indigo Snake *Drymarchon corais couperi* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/646	Threatened
Gopher Tortoise *Gopherus polyphemus* Population: eastern No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/6994	Candidate

Amphibians

NAME	STATUS
Frosted Flatwoods Salamander *Ambystoma cingulatum*	Threatened

There is **final** critical habitat for this species. The location of the critical habitat is not available.
Species profile: https://ecos.fws.gov/ecp/species/4981

Critical habitats

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

Migratory Birds

Certain birds are protected under the Migratory Bird Treaty Act[1] and the Bald and Golden Eagle Protection Act[2].

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described below.

1. The Migratory Birds Treaty Act of 1918.
2. The Bald and Golden Eagle Protection Act of 1940.
3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

The birds listed below are birds of particular concern either because they occur on the USFWS Birds of Conservation Concern (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ below. This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the E-bird data mapping tool (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found below.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
American Kestrel *Falco sparverius paulus* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/9587	Breeds Apr 1 to Aug 31
Bald Eagle *Haliaeetus leucocephalus* This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Sep 1 to Jul 31

NAME	BREEDING SEASON
Great Blue Heron *Ardea herodias occidentalis* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Jan 1 to Dec 31
Henslow's Sparrow *Ammodramus henslowii* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/3941	Breeds elsewhere
Lesser Yellowlegs *Tringa flavipes* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9679	Breeds elsewhere
Magnificent Frigatebird *Fregata magnificens* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Oct 1 to Apr 30
Prairie Warbler *Dendroica discolor* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 1 to Jul 31
Red-headed Woodpecker *Melanerpes erythrocephalus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 10 to Sep 10
Short-billed Dowitcher *Limnodromus griseus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9480	Breeds elsewhere
Swallow-tailed Kite *Elanoides forficatus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/8938	Breeds Mar 10 to Jun 30

Probability Of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 **4**-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see

below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

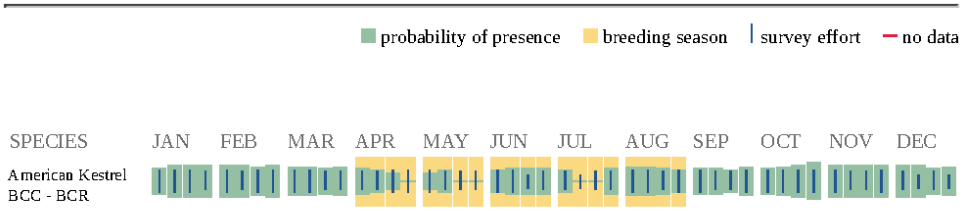
1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

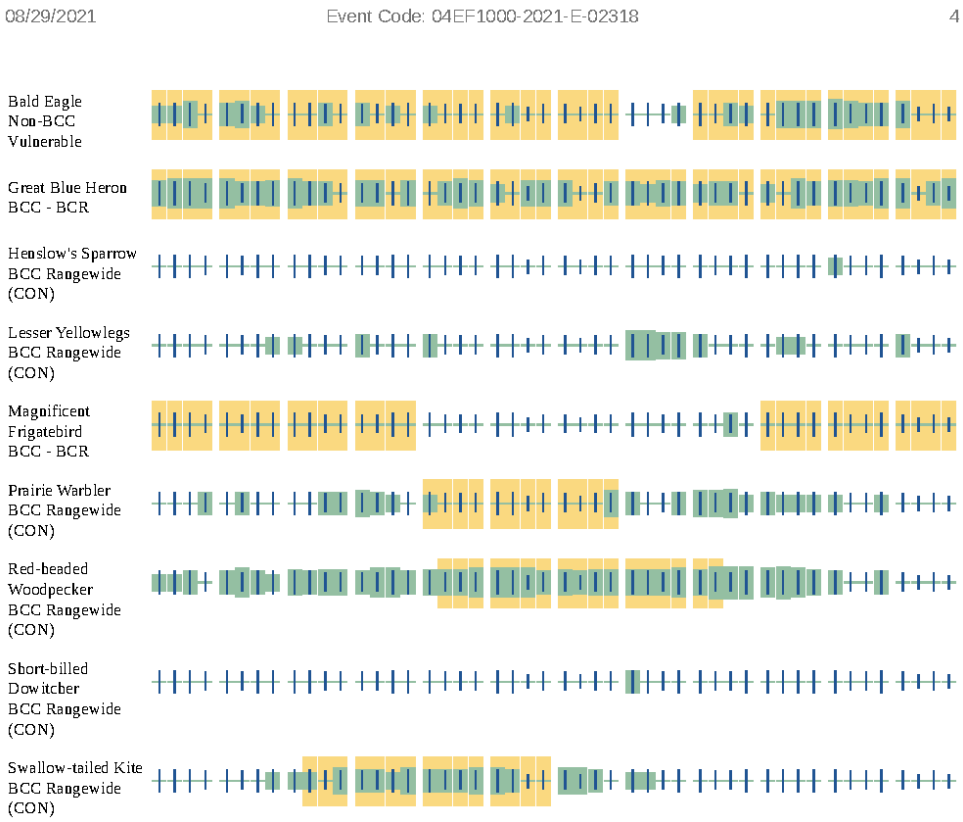
Breeding Season (■)
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

No Data (–)
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.





Additional information can be found using the following links:

- Birds of Conservation Concern http://www.fws.gov/birds/management/managed-species/birds-of-conservation-concern.php
- Measures for avoiding and minimizing impacts to birds http://www.fws.gov/birds/management/project-assessment-tools-and-guidance/conservation-measures.php
- Nationwide conservation measures for birds http://www.fws.gov/migratorybirds/pdf/management/nationwidestandardconservationmeasures.pdf

Migratory Birds FAQ

Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

Nationwide Conservation Measures describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding

in your project area, view the Probability of Presence Summary. Additional measures or permits may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the migratory birds potentially occurring in my specified location?
The Migratory Bird Resource List is comprised of USFWS Birds of Conservation Concern (BCC) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the AKN Phenology Tool.

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?
The probability of presence graphs associated with your migratory bird list are based on data provided by the Avian Knowledge Network (AKN). This data is derived from a growing collection of survey, banding, and citizen science datasets .

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering, migrating or present year-round in my project area?
To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may refer to the following resources: The Cornell Lab of Ornithology All About Birds Bird Guide, or (if you are unsuccessful in locating the bird of interest there), the Cornell Lab of Ornithology Neotropical Birds guide. If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?
Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are Birds of Conservation Concern (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);

2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the Eagle Act requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects
For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the Northeast Ocean Data Portal. The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the Diving Bird Study and the nanotag studies or contact Caleb Spiegel or Pam Loring.

What if I have eagles on my list?
If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report
The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities,

should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

APPENDIX A: Photographic Atlas of the Proposed Project Site

Figure A–1. Locations where photos were taken showing current habitat conditions on the Planning Parcel. 241

Photo 1. View of Man-made Intermittent Pond at GPS location 15 (polygon 29) as seen looking southeast on 4 November 2019. 242

Photo 2. View of Non-Wetland Surface Water 5 at GPS location 16 (polygon 11) as seen looking northwest on 4 November 2019. 242

Photo 3. View of Non-Wetland Surface Water 5 at GPS location 203 (polygon 11) as seen looking east on 4 November 2019. 243

Photo 4. View of Non-Wetland Swale 2 at GPS location 20 (polygon 17) as seen looking southwest on 4 November 2019. This is overflow channel from polygon 11 that flows into the ground. 243

Photo 5. View of a Non-Wetland Surface Water Depression at GPS location 250 (polygon 9) as seen looking east on 4 November 2019. 244

Photo 6. View of Improved Pasture Habitat at GPS location 324 as seen looking east-southeast on 4 November 2019. 244

Photo 7. View of cattle within Improved Pasture Habitat as seen on 5 November 2019. 245

Photo 8. View of donkey within Improved Pasture Habitat as seen on 5 November 2019. 245

Photo 9. View of donkey pair (Ed & Jed) within Improved Pasture Habitat as seen on 5 November 2019. 246

Photo 10. View of cattle within Improved Pasture Habitat as seen on 5 November 2019. 246

Photo 11. View of buried cattle dipping vat and surrounding Pasture Habitat at GPS location 497 as seen looking southwest on 5 November 2019. 247

Photo 12. View of buried cattle dipping vat and surrounding Pasture Habitat at GPS location 497 as seen looking south on 5 November 2019. 247

Photo 13. View of buried cattle dipping vat and surrounding Pasture Habitat at GPS location 497 as seen looking south on 5 November 2019. 248

Photo 14. View of buried cattle dipping vat and surrounding Pasture Habitat at GPS location 497 as seen looking south on 5 November 2019. 248

Photo 15. View of buried cattle dipping vat and surrounding Pasture Habitat at GPS location 497 as seen looking north on 5 November 2019. 249

Photo 16. Panoramic view of Improved Pasture Habitat at GPS location 498 as seen looking southwest on 5 November 2019. 249
Photo 17. View of Excavated Pit and Agricultural Trash at GPS location 504 as seen looking east on 5 November 2019. 250
Photo 18. Panoramic view of Improved Pasture Habitat at GPS location 524 as seen looking northwest–northeast on 5 November 2019. 250
Photo 19. Panoramic view of large depression with small, excavated pits within Improved Pasture Habitat at GPS location 556 as seen looking northwest–northeast on 5 November 2019. 251
Photo 20. View of excavated pit within Landscape Depression at GPS location 556 as seen looking east on 5 November 2019. 251
Photo 21. View of excavated pit within Landscape Depression at GPS location 556 as seen looking north on 5 November 2019. 252
Photo 22. View of Disturbed Mixed Hardwoods-Riparian Habitat (polygon 44) located north of Turkey Creek 9 (polygon 28) as seen near GPS location 649 on 5 November 2019. 252
Photo 23. View of Disturbed Mixed Hardwoods-Riparian Habitat (polygon 44) located north of Turkey Creek 9 (polygon 28) as seen near GPS location 649 on 5 November 2019. 253
Photo 24. View of Disturbed Mixed Hardwoods-Riparian Habitat (polygon 44) located north of Turkey Creek 9 (polygon 28) as seen near GPS location 649 on 5 November 2019. 253
Photo 25. View of Disturbed Mixed Hardwoods-Riparian Habitat (polygon 44) located north of Turkey Creek 9 (polygon 28) as seen near GPS location 649 on 5 November 2019. 254
Photo 26. View of Turkey Creek 9 (polygon 28) in vicinity of GPS location 649 as seen on 5 November 2019. 254
Photo 27. View of Turkey Creek 9 (polygon 28) in vicinity of GPS location 649 as seen on 5 November 2019. 255
Photo 28. View of Disturbed Mixed Hardwoods-Riparian Habitat (polygon 44) located north of Turkey Creek 9 (polygon 28) as seen near GPS location 649 on 5 November 2019. 255
Photo 29. View of large, exposed culvert in Turkey Creek near GPS location 620 as seen on 5 November 2019. 256
Photo 30. View of large, exposed culvert in Turkey Creek near GPS location 620 as seen on 5 November 2019. 256

Photo 31. View of Turkey Creek 9 (polygon 28) as seen in vicinity of GPS location 620 as seen on 5 November 2019. 257
Photo 32. View of Turkey Creek 9 (polygon 28) as seen in vicinity of GPS location 620 as seen on 5 November 2019. 257
Photo 33. View of Turkey Creek 9 (polygon 28) as seen in vicinity of GPS location 620 as seen on 5 November 2019. 258
Photo 34. View of outer margin of floodplain at pasture boundary in the vicinity of GPS location 620 as seen on 5 November 2019. 258
Photo 35. View of Improved Pasture Habitat at GPS location 631 as seen looking northwest on 5 November 2019. 259
Photo 36. View of road crossing that traverses Non-Wetland Surface Water 11 (polygon 6) at GPS location 851 as seen looking east on 5 November 2019. 259
Photo 37. View of road crossing at Non-Wetland Surface Water 11 at GPS location 851 as seen looking north along polygon 6 on 5 November 2019. View is north toward upstream area. 260
Photo 38. View of road crossing at Non-Wetland Surface Water 11 at GPS location 851 as seen looking north along polygon 6 on 5 November 2019. View is south toward downstream area. 260
Photo 39. View of Mixed Hardwood-Successional Wetland 2 (polygon 30) at GPS location 858 as seen looking southwest on 6 November 2019. Frame 054 261
Photo 40. View of southeast defined basin boundary of Mixed Hardwood-Successional Wetland 3 (polygon 31) at GPS location 871 as seen on 6 November 2019. 261
Photo 41. View of Mixed Hardwood-Successional Shrubby Wetland Area 3 (polygon 31) at GPS location 875 as seen looking southeast on 6 November 2019. 262
Photo 42. View of Mixed Hardwood-Successional Shrubby Wetland Area 3 (polygon 31) at GPS location 875 as seen looking west on 6 November 2019. 262
Photo 43. View of Mixed Hardwood-Successional Wetland 3 (polygon 31) at GPS location 885 as seen looking northeast along wetland boundary on 6 November 2019. 263
Photo 44. Panoramic view of Mixed Hardwood-Successional Wetland 4 (polygon 32) at GPS location 924 as seen looking northeast on 6 November 2019. 263

Photo 45. View of Mixed Hardwood-Successional Wetland 4 groundcover (polygon 32) at GPS location 927 as seen looking north along wetland/upland boundary on 6 November 2019. 264

Photo 46. Panoramic view of Mixed Hardwood-Successional Intermittent Wetland 4 groundcover (polygon 32) at GPS location 932 as seen looking east toward upland boundary on 6 November 2019. 264

Photo 47. Panoramic view of Intermittent Pond area within wetland 4 (polygon 32) at GPS location 943 as seen looking northeast on 6 November 2019. 265

Photo 48. View of Non-Wetland Surface Water 8 (polygon 14) at GPS location 943 as seen looking south on 6 November 2019. 265

Photo 49. View of Intermittent Wetland 4 (polygon 32) at GPS location 944 as seen looking north on 6 November 2019. 266

Photo 50. View of Intermittent Wetland 4 (polygon 32) at GPS location 945 as seen looking northwest on 6 November 2019. 266

Photo 51. View of Intermittent Wetland 4 (polygon 32) at GPS location 950 as seen looking south on 6 November 2019. 267

Photo 52. View of Intermittent Wetland 4 (polygon 32) at GPS location 957 as seen looking northeast on 6 November 2019. 267

Photo 53. View of Intermittent Wetland 4 Habitat (polygon 32) as seen looking northeast from GPS location 965 on 6 November 2019. 268

Photo 54. Panoramic view of Intermittent Wetland 4 Habitat (polygon 32) as seen looking east from GPS location 965 on 6 November 2019. 268

Photo 55. View of Intermittent Wetland 4 Habitat (polygon 32) as seen looking east from GPS location 970 on 6 November 2019. 269

Photo 56. View of Intermittent Wetland 4 Habitat (polygon 32) as seen looking east from GPS location 970 on 6 November 2019. 269

Photo 57. View of Intermittent Wetland 4 Habitat (polygon 32) as seen looking north from GPS location 971 on 6 November 2019. 270

Photo 58. View of Intermittent Wetland 4 Habitat (polygon 32) as seen looking north from GPS location 975 on 6 November 2019. 270

Photo 59. View of Intermittent Wetland 4 Habitat (polygon 32) as seen looking north from GPS location 981 on 6 November 2019. 271

Photo 60. View of Non-Wetland Swale 1 (polygon 16) as seen looking east from GPS location 1015 on 6 November 2019. 271

Photo 61. View of Non-Wetland Swale 1 (polygon 16) as seen looking west from GPS location 1015 on 6 November 2019. 272

Photo 62. View of boundary of Brooke Pointe Creek 1 (polygon 1) and Non-Wetland Swale 1 (polygon 16) as seen looking west from GPS location 1030 toward creek on 6 November 2019. 272

Photo 63. View of boundary of Brooke Pointe Creek 1 (polygon 1) and Non-Wetland Swale 1 (polygon 16) as seen looking east from GPS location 1030 toward uphill area of swale (polygon 16) on 6 November 2019..... 273

Photo 64. View toward downstream area of Brooke Pointe Creek 1 (polygon 1) as seen looking south from GPS location 1034 on 6 November 2019. Between polygons 16 (GPS 1030) and polygon 1 (GPS 1024) there is a man-made, excavated channel that connects swale to creek..... 273

Photo 65. View of Turkey Creek 8 (polygon 27) as seen looking upstream from GPS location 1249 on 6 November 2019. 274

Photo 66. View of Turkey Creek 8 (polygon 27) as seen looking downstream from GPS location 1249 on 23 November 2019. 274

Photo 67. View of Disturbed Mixed Hardwoods-Riparian Floodplain Habitat (polygon 44) as seen looking northwest from GPS locations 1255 and 1268 on 23 November 2019. 275

Photo 68. View of Disturbed Mixed Hardwoods-Riparian Floodplain Habitat (polygon 44) as seen looking northeast from GPS locations 1255 and 1268 on 23 November 2019. 275

Photo 69. View of Improved Pasture Habitat (polygon 33) in area of GPS location 1356 as seen looking north on 23 November 2019. 276

Photo 70. View of Improved Pasture Habitat (polygon 33) in area of GPS location 1356 as seen looking north on 23 November 2019. 276

Photo 71. Panoramic view to east of Improved Pasture Habitat (polygons 33 and 39) as seen at GPS location 1356 on 23 November 2019. 277

Photo 72. View of agricultural structure at GPS location 1387 as seen on 23 November 2019. 277

Photo 73. View of agricultural structure at GPS location 1387 as seen on 23 November 2019. 278

Photo 74. View of created fishpond (Man-made Surface Water 2 [polygon 4]) as seen at GPS location 1405 on 23 November 2019. 278

Photo 75. View of created fishpond (Man-made Surface Water 2 [polygon 4]) as seen at GPS location 1406 on 23 November 2019. 279

Photo 76. View of created fishpond (Man-made Surface Water 2 [polygon 4]) as seen at GPS location 1412 on 23 November 2019. 279

Photo 77. Panoramic view of discharge pipe that historically routed laundry water and used greenhouse water from the greenhouse work area at the northeast corner of the pond (Man-made Surface Water 1 [polygon 3]) at GPS location 1527 as seen on 23 November 2019. The pipe discharges into the pond at GPS location 1523. 280

Photo 78. View of residential supply well found at small residence at GPS location 1527 as seen on 23 November 2019. 280

Photo 79. View of residential supply well found at small residence at GPS location 1527 as seen on 23 November 2019. 281

Photo 80. View of building used for greenhouse and past laundry activities at GPS location 1527 as seen looking east on 23 November 2019. 281

Photo 81. View of Man-made Surface Water 1 (pond; polygon 3) at GPS location 1523 as seen looking northwest on 23 November 2019. 282

Photo 82. View of Improved Pasture Habitat at GPS location 1538 (polygon 33) as seen looking southeast on 23 November 2019. 282

Photo 83. View of Improved Pasture Habitat at GPS location 1538 (polygon 33) as seen looking southwest on 23 November 2019. 283

Photo 84. View of Improved Pasture Habitat at GPS location 1538 (polygon 33) as seen looking west on 23 November 2019. 283

Photo 85. Panoramic view of Pine-Improved Pasture Habitat at GPS location 1579 (polygon 42) as seen looking southeast on 23 November 2019..... 284

Photo 86. View of access roadway at GPS location 1595 (polygon 33) as seen looking northwest on 23 November 2019. 284

Photo 87. View of agricultural building at GPS location 1595 as seen looking west on 23 November 2019. 285

Photo 88. View of access roadway at GPS location 1595 as seen looking southeast on 23 November 2019. 285

Photo 89. View of 4-in. agricultural supply well at GPS location 1611 as seen on 23 November 2019. 286

Photo 90. View of cinder block building at GPS location 1615 as seen on 23 November 2019. 286

Photo 91. View of Improved Pasture Habitat (polygon 33) with invasive loblolly pine (*Pinus taeda*), loblolly pine seedlings, and saplings at GPS location 1693 as seen looking southeast on 23 November 2019. 287

Photo 92. View of Improved Pasture Habitat (polygon 33) at GPS location 1744 as seen looking south on 23 November 2019. 287

Photo 93. View of Improved Pasture Habitat (polygon 33) at GPS location 1744 as seen looking southeast on 23 November 2019. 288
Photo 94. View of Improved Pasture Habitat (polygon 33) at GPS location 1744 as seen looking south on 23 November 2019. 288
Photo 95. View of Schmidt Creek Wetland (polygon 19) as seen looking upstream (north) from bridge at GPS location 1799 on 23 November 2019. 289
Photo 96. View of Schmidt Creek surface water (polygon 18) as seen looking southwest from GPS location 1799 on 23 November 2019. 289
Photo 97. View of roadway and culvert constructed across Schmidt Creek between polygons 18 and 19 at GPS location 1799 as seen on 23 November 2019. 290
Photo 98. Panoramic view of Schmidt Creek Wetland-Mixed Hardwood Wetland (polygons 19 and 47) as seen looking northwest–northeast from GPS location 1816 on 23 November 2019. 290
Photo 99. View of culvert under US 441 as seen looking northeast from GPS location 1837 (polygon 47) on 3 December 2019. 291
Photo 100. View of stream within Schmidt Creek Wetland (polygon 19) as seen looking southwest from GPS location 1837 on 3 December 2019. 291
Photo 101. View of Schmidt Creek Wetland (polygon 19) and Creek as seen looking southeast from GPS location 1847 on 3 December 2019. 292
Photo 102. View of Schmidt Creek Wetland (polygon 19) as seen looking west from GPS location 1847 on 3 December 2019. 292
Photo 103. View of Schmidt Creek Wetland (polygon 19) as seen looking north from GPS location 1847 on 3 December 2019. 293
Photo 104. View of Successional Loblolly Pine Forest Habitat (polygon 36) as seen looking east from GPS location 1908 on 3 December 2019. 293
Photo 105. View of Successional Hardwood Habitat as seen looking southeast from GPS location 1938 on 3 December 2019. 294
Photo 106. View of Successional Hardwood Habitat as seen looking south from GPS location 1938 on 3 December 2019. 294
Photo 107. View of dense Sweetgum Habitat as seen looking north from GPS location 1962 on 3 December 2019. 295
Photo 108. View of Non-Wetland Surface Water Habitat 1 (polygon 7) just north of Turkey Creek at GPS location 2012 as seen on 3 December 2019. 295
Photo 109. Panoramic view of Non-Wetland Surface Water 4 (polygon 10) at GPS location 2101 as seen on 3 December 2019. 296

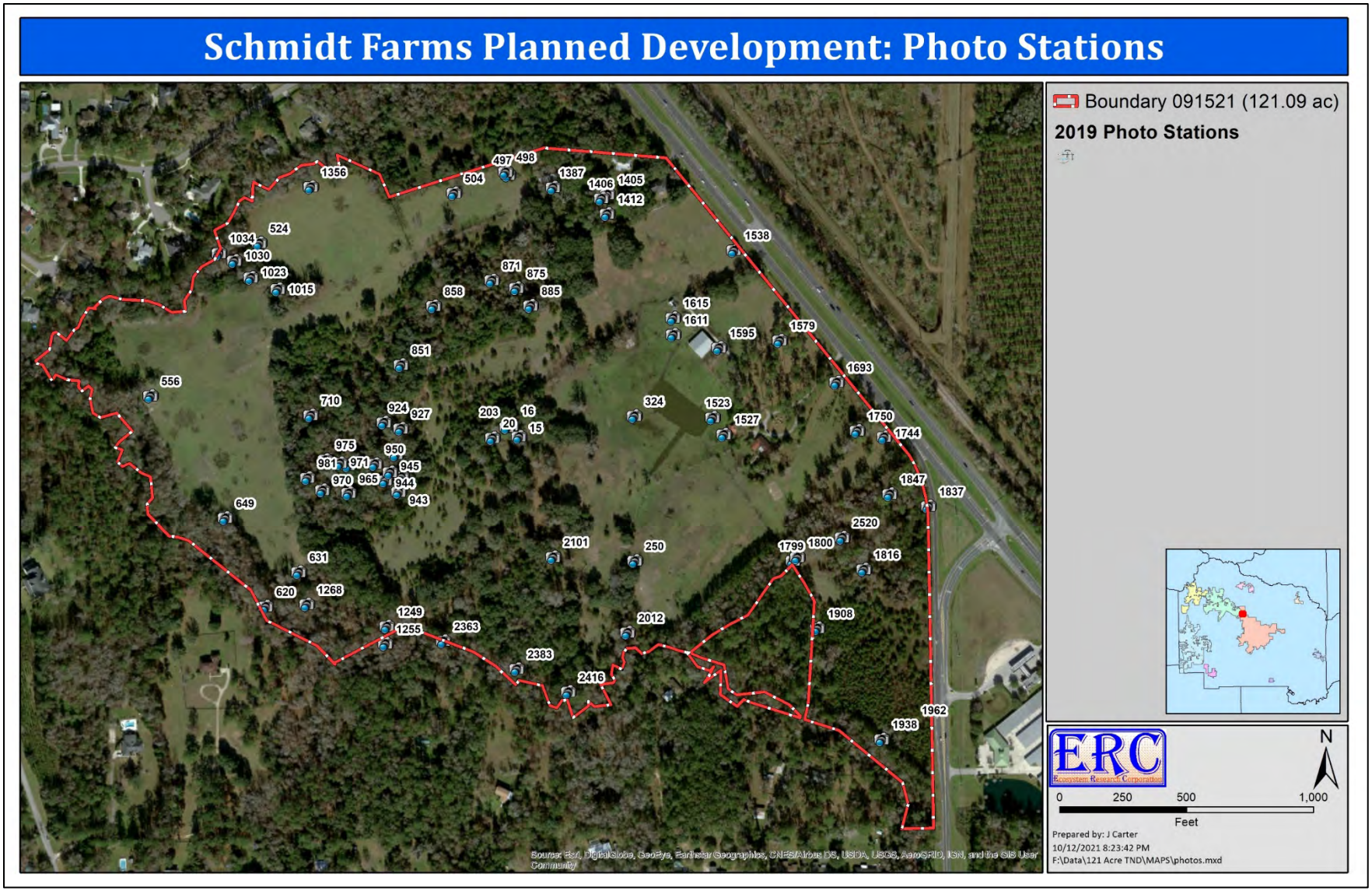


Figure A–1. Locations where photos were taken showing current habitat conditions on the Planning Parcel.



Photo 1. **View of Man-made Intermittent Pond at GPS location 15 (polygon 29) as seen looking southeast on 4 November 2019.**



Photo 2. **View of Non-Wetland Surface Water 5 at GPS location 16 (polygon 11) as seen looking northwest on 4 November 2019.**



Photo 3. **View of Non-Wetland Surface Water 5 at GPS location 203 (polygon 11) as seen looking east on 4 November 2019.**



Photo 4. **View of Non-Wetland Swale 2 at GPS location 20 (polygon 17) as seen looking southwest on 4 November 2019. This is overflow channel from polygon 11 that flows into the ground.**



Photo 5. **View of a Non-Wetland Surface Water Depression at GPS location 250 (polygon 9) as seen looking east on 4 November 2019.**



Photo 6. **View of Improved Pasture Habitat at GPS location 324 as seen looking east-southeast on 4 November 2019.**



Photo 7. **View of cattle within Improved Pasture Habitat as seen on 5 November 2019.**

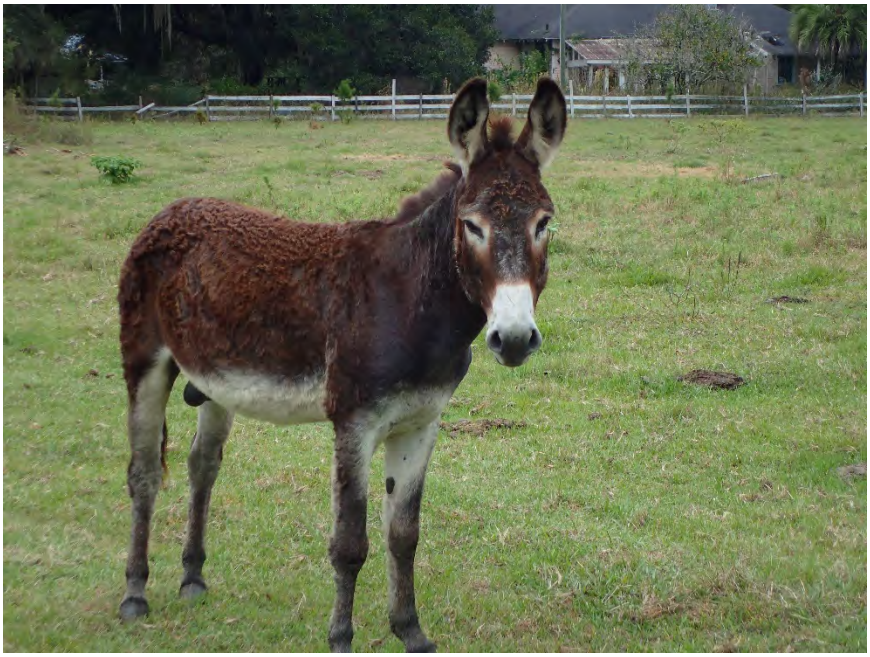


Photo 8. **View of donkey within Improved Pasture Habitat as seen on 5 November 2019.**



Photo 9. **View of donkey pair (Ed & Jed) within Improved Pasture Habitat as seen on 5 November 2019.**



Photo 10. **View of cattle within Improved Pasture Habitat as seen on 5 November 2019.**



Photo 11. **View of buried cattle dipping vat and surrounding Pasture Habitat at GPS location 497 as seen looking southwest on 5 November 2019.**



Photo 12. **View of buried cattle dipping vat and surrounding Pasture Habitat at GPS location 497 as seen looking south on 5 November 2019.**



Photo 13. **View of buried cattle dipping vat and surrounding Pasture Habitat at GPS location 497 as seen looking south on 5 November 2019.**



Photo 14. **View of buried cattle dipping vat and surrounding Pasture Habitat at GPS location 497 as seen looking south on 5 November 2019.**



Photo 15. **View of buried cattle dipping vat and surrounding Pasture Habitat at GPS location 497 as seen looking north on 5 November 2019.**



Photo 16. **Panoramic view of Improved Pasture Habitat at GPS location 498 as seen looking southwest on 5 November 2019.**



Photo 17. **View of Excavated Pit and Agricultural Trash at GPS location 504 as seen looking east on 5 November 2019.**



Photo 18. **Panoramic view of Improved Pasture Habitat at GPS location 524 as seen looking northwest–northeast on 5 November 2019.**



Photo 19. **Panoramic view of large depression with small, excavated pits within Improved Pasture Habitat at GPS location 556 as seen looking northwest–northeast on 5 November 2019.**



Photo 20. **View of excavated pit within Landscape Depression at GPS location 556 as seen looking east on 5 November 2019.**



Photo 21. **View of excavated pit within Landscape Depression at GPS location 556 as seen looking north on 5 November 2019.**



Photo 22. **View of Disturbed Mixed Hardwoods-Riparian Habitat (polygon 44) located north of Turkey Creek 9 (polygon 28) as seen near GPS location 649 on 5 November 2019.**



Photo 23. **View of Disturbed Mixed Hardwoods-Riparian Habitat (polygon 44) located north of Turkey Creek 9 (polygon 28) as seen near GPS location 649 on 5 November 2019.**



Photo 24. **View of Disturbed Mixed Hardwoods-Riparian Habitat (polygon 44) located north of Turkey Creek 9 (polygon 28) as seen near GPS location 649 on 5 November 2019.**



Photo 25. **View of Disturbed Mixed Hardwoods-Riparian Habitat (polygon 44) located north of Turkey Creek 9 (polygon 28) as seen near GPS location 649 on 5 November 2019.**



Photo 26. **View of Turkey Creek 9 (polygon 28) in vicinity of GPS location 649 as seen on 5 November 2019.**



Photo 27. **View of Turkey Creek 9 (polygon 28) in vicinity of GPS location 649 as seen on 5 November 2019.**



Photo 28. **View of Disturbed Mixed Hardwoods-Riparian Habitat (polygon 44) located north of Turkey Creek 9 (polygon 28) as seen near GPS location 649 on 5 November 2019.**



Photo 29. **View of large, exposed culvert in Turkey Creek near GPS location 620 as seen on 5 November 2019.**



Photo 30. **View of large, exposed culvert in Turkey Creek near GPS location 620 as seen on 5 November 2019.**



Photo 31. **View of Turkey Creek 9 (polygon 28) as seen in vicinity of GPS location 620 as seen on 5 November 2019.**



Photo 32. **View of Turkey Creek 9 (polygon 28) as seen in vicinity of GPS location 620 as seen on 5 November 2019.**



Photo 33. **View of Turkey Creek 9 (polygon 28) as seen in vicinity of GPS location 620 as seen on 5 November 2019.**



Photo 34. **View of outer margin of floodplain at pasture boundary in the vicinity of GPS location 620 as seen on 5 November 2019.**



Photo 35. **View of Improved Pasture Habitat at GPS location 631 as seen looking northwest on 5 November 2019.**



Photo 36. **View of road crossing that traverses Non-Wetland Surface Water 11 (polygon 6) at GPS location 851 as seen looking east on 5 November 2019.**



Photo 37. **View of road crossing at Non-Wetland Surface Water 11 at GPS location 851 as seen looking north along polygon 6 on 5 November 2019. View is north toward upstream area.**



Photo 38. **View of road crossing at Non-Wetland Surface Water 11 at GPS location 851 as seen looking north along polygon 6 on 5 November 2019. View is south toward downstream area.**



Photo 39. **View of Mixed Hardwood-Successional Wetland 2 (polygon 30) at GPS location 858 as seen looking southwest on 6 November 2019. Frame 054**



Photo 40. **View of southeast defined basin boundary of Mixed Hardwood-Successional Wetland 3 (polygon 31) at GPS location 871 as seen on 6 November 2019.**



Photo 41. **View of Mixed Hardwood-Successional Shrubby Wetland Area 3 (polygon 31) at GPS location 875 as seen looking southeast on 6 November 2019.**



Photo 42. **View of Mixed Hardwood-Successional Shrubby Wetland Area 3 (polygon 31) at GPS location 875 as seen looking west on 6 November 2019.**



Photo 43. **View of Mixed Hardwood-Successional Wetland 3 (polygon 31) at GPS location 885 as seen looking northeast along wetland boundary on 6 November 2019.**



Photo 44. **Panoramic view of Mixed Hardwood-Successional Wetland 4 (polygon 32) at GPS location 924 as seen looking northeast on 6 November 2019.**



Photo 45. **View of Mixed Hardwood-Successional Wetland 4 groundcover (polygon 32) at GPS location 927 as seen looking north along wetland/upland boundary on 6 November 2019.**



Photo 46. **Panoramic view of Mixed Hardwood-Successional Intermittent Wetland 4 groundcover (polygon 32) at GPS location 932 as seen looking east toward upland boundary on 6 November 2019.**



Photo 47. **Panoramic view of Intermittent Pond area within wetland 4 (polygon 32) at GPS location 943 as seen looking northeast on 6 November 2019.**



Photo 48. **View of Non-Wetland Surface Water 8 (polygon 14) at GPS location 943 as seen looking south on 6 November 2019.**



Photo 49. **View of Intermittent Wetland 4 (polygon 32) at GPS location 944 as seen looking north on 6 November 2019.**



Photo 50. **View of Intermittent Wetland 4 (polygon 32) at GPS location 945 as seen looking northwest on 6 November 2019.**



Photo 51. **View of Intermittent Wetland 4 (polygon 32) at GPS location 950 as seen looking south on 6 November 2019.**



Photo 52. **View of Intermittent Wetland 4 (polygon 32) at GPS location 957 as seen looking northeast on 6 November 2019.**



Photo 53. **View of Intermittent Wetland 4 Habitat (polygon 32) as seen looking northeast from GPS location 965 on 6 November 2019.**



Photo 54. **Panoramic view of Intermittent Wetland 4 Habitat (polygon 32) as seen looking east from GPS location 965 on 6 November 2019.**



Photo 55. **View of Intermittent Wetland 4 Habitat (polygon 32) as seen looking east from GPS location 970 on 6 November 2019.**



Photo 56. **View of Intermittent Wetland 4 Habitat (polygon 32) as seen looking east from GPS location 970 on 6 November 2019.**



Photo 57. **View of Intermittent Wetland 4 Habitat (polygon 32) as seen looking north from GPS location 971 on 6 November 2019.**



Photo 58. **View of Intermittent Wetland 4 Habitat (polygon 32) as seen looking north from GPS location 975 on 6 November 2019.**



Photo 59. **View of Intermittent Wetland 4 Habitat (polygon 32) as seen looking north from GPS location 981 on 6 November 2019.**



Photo 60. **View of Non-Wetland Swale 1 (polygon 16) as seen looking east from GPS location 1015 on 6 November 2019.**



Photo 61. **View of Non-Wetland Swale 1 (polygon 16) as seen looking west from GPS location 1015 on 6 November 2019.**



Photo 62. **View of boundary of Brooke Pointe Creek 1 (polygon 1) and Non-Wetland Swale 1 (polygon 16) as seen looking west from GPS location 1030 toward creek on 6 November 2019.**



Photo 63. **View of boundary of Brooke Pointe Creek 1 (polygon 1) and Non-Wetland Swale 1 (polygon 16) as seen looking east from GPS location 1030 toward uphill area of swale (polygon 16) on 6 November 2019.**



Photo 64. **View toward downstream area of Brooke Pointe Creek 1 (polygon 1) as seen looking south from GPS location 1034 on 6 November 2019. Between polygons 16 (GPS 1030) and polygon 1 (GPS 1024) there is a man-made, excavated channel that connects swale to creek.**



Photo 65. **View of Turkey Creek 8 (polygon 27) as seen looking upstream from GPS location 1249 on 6 November 2019.**



Photo 66. **View of Turkey Creek 8 (polygon 27) as seen looking downstream from GPS location 1249 on 23 November 2019.**



Photo 67. **View of Disturbed Mixed Hardwoods-Riparian Floodplain Habitat (polygon 44) as seen looking northwest from GPS locations 1255 and 1268 on 23 November 2019.**



Photo 68. **View of Disturbed Mixed Hardwoods-Riparian Floodplain Habitat (polygon 44) as seen looking northeast from GPS locations 1255 and 1268 on 23 November 2019.**



Photo 69. **View of Improved Pasture Habitat (polygon 33) in area of GPS location 1356 as seen looking north on 23 November 2019.**



Photo 70. **View of Improved Pasture Habitat (polygon 33) in area of GPS location 1356 as seen looking north on 23 November 2019.**



Photo 71. **Panoramic view to east of Improved Pasture Habitat (polygons 33 and 39) as seen at GPS location 1356 on 23 November 2019.**



Photo 72. **View of agricultural structure at GPS location 1387 as seen on 23 November 2019.**



Photo 73. **View of agricultural structure at GPS location 1387 as seen on 23 November 2019.**



Photo 74. **View of created fishpond (Man-made Surface Water 2 [polygon 4]) as seen at GPS location 1405 on 23 November 2019.**



Photo 75. **View of created fishpond (Man-made Surface Water 2 [polygon 4]) as seen at GPS location 1406 on 23 November 2019.**



Photo 76. **View of created fishpond (Man-made Surface Water 2 [polygon 4]) as seen at GPS location 1412 on 23 November 2019.**



Photo 77. **Panoramic view of discharge pipe that historically routed laundry water and used greenhouse water from the greenhouse work area at the northeast corner of the pond (Man-made Surface Water 1 [polygon 3]) at GPS location 1527 as seen on 23 November 2019. The pipe discharges into the pond at GPS location 1523.**



Photo 78. **View of residential supply well found at small residence at GPS location 1527 as seen on 23 November 2019.**



Photo 79. **View of residential supply well found at small residence at GPS location 1527 as seen on 23 November 2019.**



Photo 80. **View of building used for greenhouse and past laundry activities at GPS location 1527 as seen looking east on 23 November 2019.**



Photo 81. **View of Man-made Surface Water 1 (pond; polygon 3) at GPS location 1523 as seen looking northwest on 23 November 2019.**



Photo 82. **View of Improved Pasture Habitat at GPS location 1538 (polygon 33) as seen looking southeast on 23 November 2019.**



Photo 83. **View of Improved Pasture Habitat at GPS location 1538 (polygon 33) as seen looking southwest on 23 November 2019.**



Photo 84. **View of Improved Pasture Habitat at GPS location 1538 (polygon 33) as seen looking west on 23 November 2019.**



Photo 85. **Panoramic view of Pine-Improved Pasture Habitat at GPS location 1579 (polygon 42) as seen looking southeast on 23 November 2019.**



Photo 86. **View of access roadway at GPS location 1595 (polygon 33) as seen looking northwest on 23 November 2019.**



Photo 87. **View of agricultural building at GPS location 1595 as seen looking west on 23 November 2019.**



Photo 88. **View of access roadway at GPS location 1595 as seen looking southeast on 23 November 2019.**



Photo 89. **View of 4-in. agricultural supply well at GPS location 1611 as seen on 23 November 2019.**



Photo 90. **View of cinder block building at GPS location 1615 as seen on 23 November 2019.**



Photo 91. **View of Improved Pasture Habitat (polygon 33) with invasive loblolly pine (*Pinus taeda*), loblolly pine seedlings, and saplings at GPS location 1693 as seen looking southeast on 23 November 2019.**



Photo 92. **View of Improved Pasture Habitat (polygon 33) at GPS location 1744 as seen looking south on 23 November 2019.**



Photo 93. **View of Improved Pasture Habitat (polygon 33) at GPS location 1744 as seen looking southeast on 23 November 2019.**



Photo 94. **View of Improved Pasture Habitat (polygon 33) at GPS location 1744 as seen looking south on 23 November 2019.**



Photo 95. **View of Schmidt Creek Wetland (polygon 19) as seen looking upstream (north) from bridge at GPS location 1799 on 23 November 2019.**



Photo 96. **View of Schmidt Creek surface water (polygon 18) as seen looking southwest from GPS location 1799 on 23 November 2019.**



Photo 97. **View of roadway and culvert constructed across Schmidt Creek between polygons 18 and 19 at GPS location 1799 as seen on 23 November 2019.**



Photo 98. **Panoramic view of Schmidt Creek Wetland-Mixed Hardwood Wetland (polygons 19 and 47) as seen looking northwest–northeast from GPS location 1816 on 23 November 2019.**



Photo 99. **View of culvert under US 441 as seen looking northeast from GPS location 1837 (polygon 47) on 3 December 2019.**



Photo 100. **View of stream within Schmidt Creek Wetland (polygon 19) as seen looking southwest from GPS location 1837 on 3 December 2019.**



Photo 101. **View of Schmidt Creek Wetland (polygon 19) and Creek as seen looking southeast from GPS location 1847 on 3 December 2019.**



Photo 102. **View of Schmidt Creek Wetland (polygon 19) as seen looking west from GPS location 1847 on 3 December 2019.**



Photo 103. **View of Schmidt Creek Wetland (polygon 19) as seen looking north from GPS location 1847 on 3 December 2019.**



Photo 104. **View of Successional Loblolly Pine Forest Habitat (polygon 36) as seen looking east from GPS location 1908 on 3 December 2019.**



Photo 105. **View of Successional Hardwood Habitat as seen looking southeast from GPS location 1938 on 3 December 2019.**



Photo 106. **View of Successional Hardwood Habitat as seen looking south from GPS location 1938 on 3 December 2019.**



Photo 107. **View of dense Sweetgum Habitat as seen looking north from GPS location 1962 on 3 December 2019.**



Photo 108. **View of Non-Wetland Surface Water Habitat 1 (polygon 7) just north of Turkey Creek at GPS location 2012 as seen on 3 December 2019.**



Photo 109. Panoramic view of Non-Wetland Surface Water 4 (polygon 10) at GPS location 2101 as seen on 3 December 2019.

Infrastructure Improvement Area Report For Schmidt Farms Development (f.k.a NW 43rd TND)

City of Alachua, FL

Prepared By:

JBPro

3530 NW 43rd Street

Gainesville | St. Augustine
3530 NW 43rd Street
Gainesville, FL 32606

TABLE OF CONTENTS

General Description 3
Methodology 3
Analysis of Infrastructure Users 3
Attachment 1- Cost Estimate 4
Attachment 2 - Infrastructure Potential Users 5

TABLE OF FIGURES

Figure 1 - Map of Parcels of Potential Users 6

Gainesville | St. Augustine
3530 NW 43rd Street
Gainesville, FL 32606

General Description

The proposed development is 121-acre mixed use development that will have a residential, commercial and an open spaces element. There are five parcels that comprise the proposed development which are 05945-000-000, 05936-001-000, 05936-007-000, 05936-007-001 and 05936-007-002. This document will evaluate internal and external potential users for the infrastructure improvements, which include a wastewater force main extension, a wastewater lift station, and a potable water main extension, within the city.

Methodology

The Infrastructure Improvement Area Analysis evaluated all the potential users for the infrastructure improvements based on adjacent and vacant properties within the City limits in proximity to the proposed development and the allowed density under the Future Land Use designation. The proposed development is zoned Agriculture and Commercial Intensive. Verification of property vacancy was through the Alachua County Property Appraisers website. Current zoning was confirmed using Alachua County Map Genius. Proposed zoning was calculated based on the maximum density afforded by the Future Land Use Designation.

Commercial land use designation was calculated based off an intensity of less than or equal to 0.50 floor area ratio for parcels 5 acres or greater or 0.75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less. Agriculture was calculated at a density of 3.5 dwelling units per acre. The Moderate Density Residential land use designation was calculated maximum density of 0.93 dwelling units per acre.

Analysis of Infrastructure Users

There are five parcels within the proposed development and eight parcels outside of the proposed development that the infrastructure improvements could potentially serve. Of those thirteen parcels, 121 acres would be located within the proposed development and 153 acres would be located outside of the proposed development. The analysis shows that the proposed infrastructure improvements could serve up to 768 potential residential units and 1,242,128 sq.ft. of commercial. The total daily estimated flow to potentially be served is 363,410 gpd. The estimated construction cost for the infrastructure improvements is $1,343,587.00. Each new or existing non-residential establishment that connects to the Improvements shall contribute $0.90 per square foot of the gross building square footage at the time it connects to the improvements. Each new or existing residential establishment that connects to the improvements contribute $300.00 at the time it connects to the improvements.

Gainesville | St. Augustine
3530 NW 43rd Street
Gainesville, FL 32606

Attachment 1- Cost Estimate

Schmidt Farms (f.k.a. NW 43rd Street TND)
Infrastructure Improvement Area
Engineers Opinion of Probable Cost
Date: 3/8/2022

Item #	FDOT TITLE	UNIT	UNIT COST	QTY	TOTAL
General					
1	MOBILIZATION & GENERAL CONDITIONS	LS	$12,500.00	1	$12,500.00
2	GEOTECHNICAL TESTING	LS	$7,500.00	1	$7,500.00
			SUBTOTAL		**$20,000.00**
Roadway					
3	MILL, RESURFACE, AND REMOVE EXISTING ASPHALT PAVEMENT	SY	$24.50	180	$4,410.00
4	SUPERPAVE ASPHALTIC CONC, 3" SP-12.5 PAVEMENT	TN	$117.50	7	$873.03
5	10" LIMEROCK BASE GROUP 09	SY	$18.75	180	$3,375.00
6	12" STABILIZED SUBGRADE	SY	$7.25	180	$1,305.00
7	SODDING DISTURBED AREA	SY	$3.50	1,600	$5,600.00
			SUBTOTAL		**$15,563.03**
Utilities					
8	GRU Water Main Purchase	EA	$200,000.00	1	$200,000.00
9	Connection Fees	EA	$80,335.00	1	$80,335.00
10	Administration Fee	EA	$28,033.50	1	$28,033.50
11	LIFT STATION	LS	$375,000.00	1	$375,000.00
12	6" PVC DR-18 Force Main	LF	$37.50	8,000	$300,000.00
13	Utility Fitting, CLDI 11.25 Bend with Mech. Restraint	EA	$550.00	1	$550.00
14	Utility Fitting, CLDI 22.5 Bend with Mech. Restraint	EA	$550.00	2	$1,100.00
15	Utility Fitting, CLDI 45 Bend with Mech. Restraint	EA	$550.00	8	$4,400.00
16	Utility Fitting, CLDI 90 Bend with Mech. Restraint	EA	$550.00	1	$550.00
17	8" Steel Casing	LF	$335.00	408	$136,680.00
18	6" PLUG VALVE	EA	$875.00	7	$6,125.00
					$1,132,773.50
Entire Project					
19	MOT (5%)				$58,416.83
20	CONSTRUCTION CONTIGENCY (10%)				$116,833.65
			SUBTOTAL		**$175,250.48**
	Total Construction Estimate				**$1,343,587.00**

JBPro
Civil Engineering | Land Planning
Surveying | Construction Services

Gainesville | St. Augustine
3530 NW 43rd Street
Gainesville, FL 32606

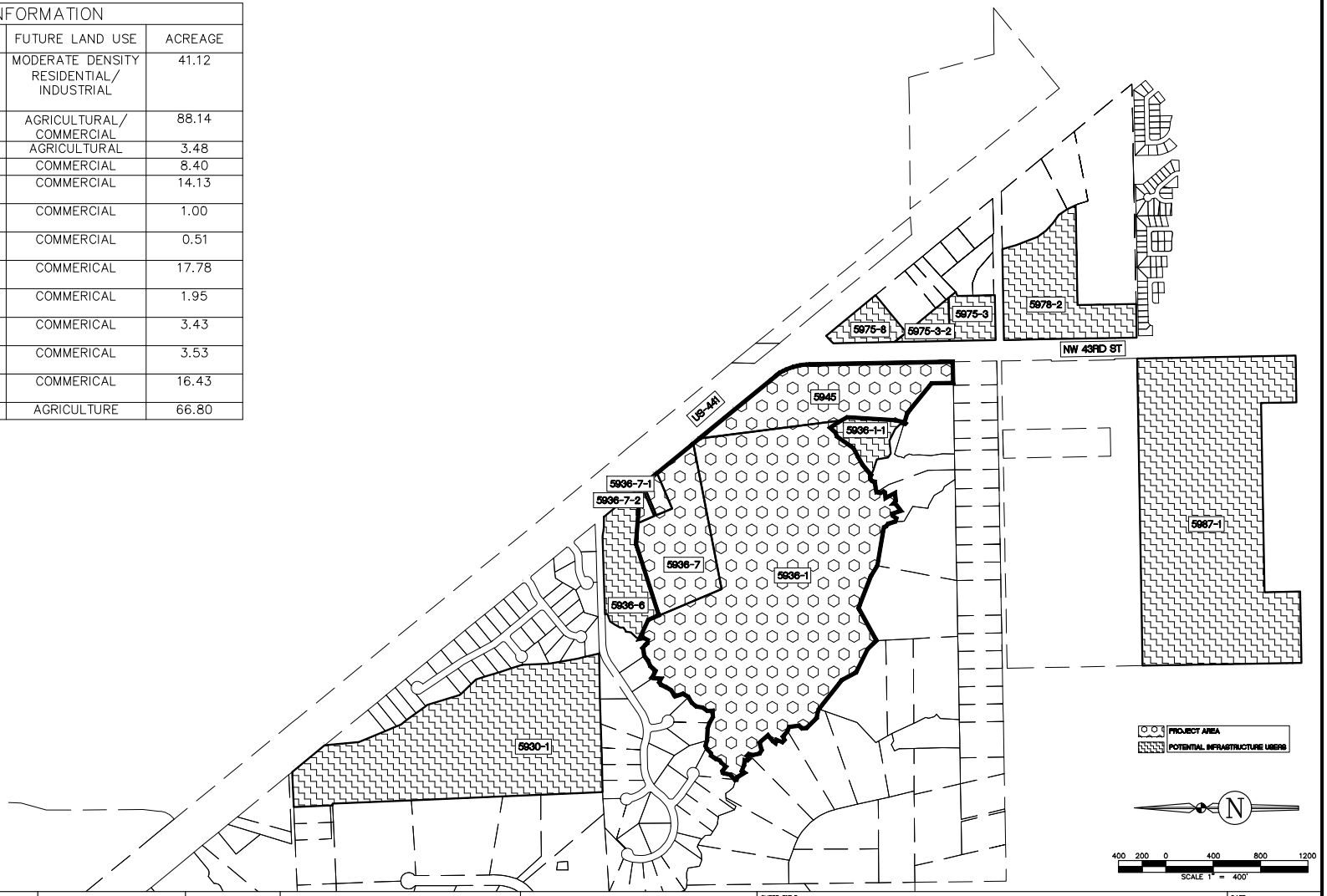
Attachment 2 - Infrastructure Potential Users

Parcel Numbers	Acreage Within Dev.	Acreage Outside Dev.	Current Zoning	Future Land Use	Commercial Square Footage (*)	Residential Density Units (**)	Estimated Flow (GPD) (***)	Wastewater ERCs (****)	Water ERCs (****)
05978-002-000		16.43	CI	Commercial	357,845		53,677	215	195
05975-003-000		3.43	CI	Commercial	112,058		1,681	7	6
05975-003-002		1.95	CI	Commercial	5,296		79	1	1
05975-008-000		3.53	CI	Commercial	3,101		47	1	1
05936-006-000		8.40	CI	Commercial	274,428		4,116	17	15
05930-001-000		49.12	PD	Moderate Density Residential		50	15,000	60	55
05987-001-000		66.80	AG	Agriculture		234	70,200	281	255
05936-001-001		3.48	AG	Agriculture		12	3,600	15	13
05945-000-000	17.78		PD	Mixed Use	489,400	472	73,410 141,600	860	717
05936-001-000	88.14								
05936-007-000	14.13								
05936-007-001	1.00								
05936-007-002	0.51								
Totals	**121.56**	**153.14**			**1,242,128**	**768**	**363,410**	**1,457**	**1,258**

* Commercial uses shall be limited to an intensity of less than or equal to 0.50 floor area ratio for parcels 5 acres or greater, 0.75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less.
** The Moderate Density Residential land use category allows a maximum of 4 dwelling units per acre. The Moderate Density Residential land use designation shall be limited to a maximum density of 0.93 dwelling unit per acre.
*** Estimated Flows for commercial developments were calculated using 0.15 gpd/sqft and using 300 gpd/unit for residential flows.
**** ERCs are calculated using 250 gpd/ERC for wastewater and 275 gpd/ERC for water.

Figure 1 - Map of Parcels of Potential Users

PARCEL INFORMATION			
PARCEL ID	ZONING	FUTURE LAND USE	ACREAGE
05930-001-000	PLANNED UNIT DEVELOPMENT/ INDUSTRIAL GENERAL	MODERATE DENSITY RESIDENTIAL/ INDUSTRIAL	41.12
05936-001-000	AGRICULTURAL/ COMMERCIAL	AGRICULTURAL/ COMMERCIAL	88.14
05936-001-001	AGRICULTURAL	AGRICULTURAL	3.48
05936-006-000	COMMERCIAL	COMMERCIAL	8.40
05936-007-000	COMMERCIAL INTENSIVE	COMMERCIAL	14.13
05936-007-001	COMMERCIAL INTENSIVE	COMMERCIAL	1.00
05936-007-002	COMMERCIAL INTENSIVE	COMMERCIAL	0.51
05945-000-000	COMMERCIAL INTENSIVE	COMMERICAL	17.78
05975-002-000	COMMERCIAL INTENSIVE	COMMERICAL	1.95
05975-003-000	COMMERCIAL INTENSIVE	COMMERICAL	3.43
05975-008-000	COMMERCIAL INTENSIVE	COMMERICAL	3.53
05978-002-000	COMMERCIAL INTENSIVE	COMMERICAL	16.43
05987-001-000	AGRICULTURE	AGRICULTURE	66.80



REVISIONS

NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: CHRISTOPHER A. POTTS, P.E. FLORIDA LICENSE NO. 73842

PRELIMINARY NOT FOR CONSTRUCTION

THIS DOCUMENT IS ISSUED FOR THE PURPOSE OF REVIEW ONLY AND IS NOT INTENDED FOR FINAL PERMITTING, BIDDING, OR CONSTRUCTION PURPOSES.

JBPro
CIVIL ENGINEERING • LAND SURVEYING • PLANNING

3530 NW 43rd Street • Gainesville, Florida 32606
PHONE: (352) 375-6999 • FAX: (352) 375-0633
E-MAIL: contact@jbpro.com

SHEET TITLE: INFRASTRUCTURE SERVICE AREA

DATE: JULY 2021

PROJECT NO: 373-21-03

CLIENT: DM ALACHUA INVESTMENTS LLC

PROJECT: SCHMIDT FARMS

SHEET NO: SA-1

PRELIMINARY PLAT OF SCHMIDT FARMS FOR DM ALACHUA INVESTMENTS, LLC ALACHUA, FL

GENERAL DEVELOPMENT INFORMATION

1.	PROPOSED NAME OF SUBDIVISION:	SCHMIDT FARMS
2.	OWNER:	DM ALACHUA INVESTMENTS, LLC DAVID MEEKS, 914 SW 131 ST, NEWBERRY, FL 32669 (352) 222-4088 DAVID.MEEKS3@GMAIL.COM
3.	CIVIL ENGINEER:	JBROWN PROFESSIONAL GROUP INC. TIMOTHY J. BOEHLEIN, P.E. 3530 NW 43RD STREET GAINESVILLE, FL 32606 (375) 375-8999 TIM.BOEHLEIN@JBPRO.COM
4.	SURVEYOR:	JBROWN PROFESSIONAL GROUP INC. RICHARD L. WHITE, P.L.S. 3530 NW 43RD STREET GAINESVILLE, FL 32606 (352) 375-8999 RICHARD.WHITE@JBPRO.COM
5.	VICINITY MAP:	SEE MAP THIS SHEET
6.	TAX PARCEL NO'S.:	05936-001-000, 05936-007-000, 05936-007-001, 05936-007-002, & 05945-000-000
7.	PARCEL SIZE:	120.63± ACRES
8.	SECTION/TOWNSHIP/RANGE	34/08/19
9.	FUTURE LAND USE:	COMMERCIAL, CONSERVATION, HIGH DENSITY RESIDENTIAL, MODERATE DENSITY RESIDENTIAL
10.	ZONING:	PD-R & PD-COMM
11.	ROADWAY TYPE:	URBAN CURB AND GUTTER ROADWAY WITH STORM SEWER PIPE PIPING AND RENTAL LIGHTS FROM CITY OF ALACHUA
12.	UTILITY PROVIDERS:	WATER: CITY OF ALACHUA SEWER: CITY OF ALACHUA ELECTRIC: CITY OF ALACHUA PHONE/CABLE: WINDSTREAM/COX
13.	FEMA FLOOD PLAIN:	MAP: 12001C0145E ZONE: A MAP: 12001C0145E ZONE: AE

DESCRIPTION BY THIS FIRM

A PARCEL OF LAND SITUATED IN SECTIONS 34 AND 35, TOWNSHIP 8 SOUTH, RANGE 19 EAST, AND IN FRACTIONAL SECTIONS 2 AND 3, TOWNSHIP 9 SOUTH, RANGE 19 EAST, ALACHUA COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

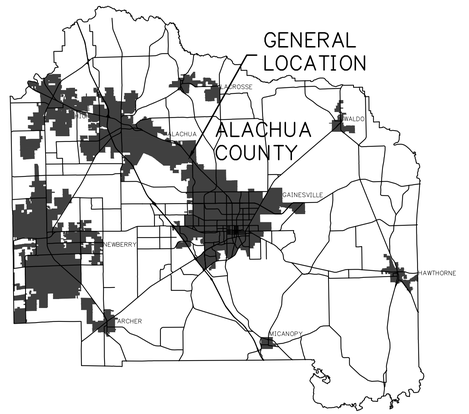
COMMENCE THE SOUTHEAST CORNER OF LOT 40 OF STAGHORN UNIT 1, AS PER THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK J, PAGE 94 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY BOUNDARY OF U.S. HIGHWAY 441; THENCE RUN SOUTH 39°20'28" EAST ALONG SAID WESTERLY RIGHT-OF-WAY BOUNDARY A DISTANCE OF 496.69 FEET TO A 5/8" REBAR WITH CAP STAMPED "LB 2856", ALSO BEING THE POINT OF BEGINNING; THENCE RUN SOUTH 39°19'09" EAST ALONG SAID WESTERLY RIGHT-OF-WAY BOUNDARY A DISTANCE OF 1520.12 FEET TO A 5/8" REBAR WITH CAP STAMPED "LB 2856", AND THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, WITH A RADIUS OF 526.89 FEET, THROUGH A CENTRAL ANGLE OF 28°43'02", FOR AN ARC DISTANCE OF 264.08 FEET (THE CHORD OF SAID ARC BEING SOUTH 15°32'21" EAST, 261.33 FEET), TO A 5/8" REBAR WITH CAP STAMPED "LB 2856" LYING ON THE WEST RIGHT-OF-WAY BOUNDARY OF NORTHWEST 43RD STREET; THENCE RUN SOUTH 00°59'45" EAST ALONG SAID WEST RIGHT-OF-WAY BOUNDARY OF NORTHWEST 43RD STREET A DISTANCE OF 1209.62 FEET TO A NAIL, NO IDENTIFICATION; THENCE LEAVING SAID WEST RIGHT-OF-WAY BOUNDARY, RUN SOUTH 89°00'24" WEST A DISTANCE OF 124.94 FEET TO A SET 5/8" REBAR WITH CAP STAMPED "JBPRO PCP PRM LB8031"; THENCE RUN NORTH 14°06'37" EAST A DISTANCE OF 100.64 FEET TO A SET 5/8" REBAR WITH CAP STAMPED "JBPRO PCP PRM LB8031"; THENCE RUN NORTH 14°26'56" WEST A DISTANCE OF 87.09 FEET TO A SET 5/8" REBAR WITH CAP STAMPED "JBPRO PCP PRM LB8031"; THENCE RUN NORTH 50°46'11" WEST A DISTANCE OF 324.19 TO A SET 5/8" REBAR WITH CAP STAMPED "JBPRO PCP PRM LB8031"; THENCE RUN NORTH 72°20'54" WEST A DISTANCE OF 141.36' TO A SET 5/8" REBAR WITH CAP STAMPED "JBPRO PCP PRM LB8031"; THENCE RUN NORTH 12°11'29" EAST A DISTANCE OF 65.09 FEET TO A SET 5/8" REBAR WITH CAP STAMPED "JBPRO PCP PRM LB8031"; THENCE RUN NORTH 03°27'56" EAST A DISTANCE OF 402.32 FEET TO A 5/8" REBAR, NO CAP; THENCE RUN NORTH 31°35'18" WEST A DISTANCE OF 168.41 FEET TO A 5/8" REBAR, NO IDENTIFICATION; THENCE RUN SOUTH 44°00'37" WEST A DISTANCE OF 62.89 FEET TO A 5/8" REBAR WITH CAP STAMPED "PLS 2228"; THENCE RUN SOUTH 70°44'42" WEST A DISTANCE OF 32.24 TO A SET 5/8" REBAR WITH CAP STAMPED "JBPRO PCP PRM LB8031"; THENCE RUN SOUTH 34°56'14" WEST A DISTANCE OF 174.07 FEET TO A 5/8" REBAR WITH CAP STAMPED "LB 2856"; THENCE RUN SOUTH 61°27'30" WEST A DISTANCE OF 158.44 FEET TO A 5/8" REBAR, NO IDENTIFICATION; THENCE RUN SOUTH 54°47'04" WEST A DISTANCE OF 116.37 FEET TO A 5/8" REBAR WITH CAP STAMPED "JBPRO REF PT LB 8031"; THENCE RUN SOUTH 54°19'02" WEST A DISTANCE OF 6.52 FEET TO THE APPROXIMATE CENTERLINE OF TURKEY CREEK; THENCE RUN ALONG THE APPROXIMATE CENTERLINE OF TURKEY CREEK THE FOLLOWING COURSES: NORTH 76°09'44" WEST, 35.84 FEET; NORTH 70°12'04" WEST, 29.30 FEET; NORTH 75°47'57" WEST, 51.44 FEET; SOUTH 54°24'40" WEST, 46.06' FEET; SOUTH 73°02'15" WEST, 30.02 FEET; NORTH 46°56'43" WEST, 32.00 FEET; SOUTH 89°13'23" WEST, 34.66 FEET; SOUTH 43°03'17" WEST, 20.00 FEET; SOUTH 10°01'46" WEST, 23.85 FEET; SOUTH 24°33'55" EAST, 18.38 FEET; SOUTH 21°36'26" WEST, 30.08 FEET; NORTH 63°30'10" WEST, 38.59 FEET; SOUTH 08°56'12", 37.44 FEET; SOUTH 29°50'46" EAST, 27.20 FEET; SOUTH 33°35'22" WEST, 12.17 FEET; SOUTH 83°09'05" WEST, 49.68 FEET; SOUTH 27°30'34" EAST, 90.14 FEET; SOUTH 83°25'53" WEST, 66.21 FEET; NORTH 48°24'16" WEST, 32.14 FEET; SOUTH 01°34'33" EAST, 18.00 FEET; SOUTH 52°27'04" WEST, 76.61 FEET; NORTH 18°16'33" WEST, 73.08 FEET; SOUTH 88°25'27" WEST, 20.00 FEET; SOUTH 34°40'38" WEST, 37.20 FEET; NORTH 71°12'58" WEST, 28.81 FEET; NORTH 20°18'23" WEST, 83.99 FEET; NORTH 77°57'18" WEST, 94.70 FEET; SOUTH 39°05'49" WEST, 21.06 FEET; NORTH 47°01'37" WEST, 106.98 FEET; NORTH 57°31'10" WEST, 102.70 FEET; NORTH 69°03'37" WEST, 290.00 FEET; SOUTH 62°20'21" WEST, 311.29 FEET; SOUTH 02°52'15" EAST, 7.41 FEET; NORTH 44°01'21" WEST, 101.79 FEET; NORTH 63°35'40" WEST, 223.05 FEET; NORTH 27°12'49" WEST, 134.55 FEET TO A 1/2 INCH REBAR WITH CAP STAMPED "LB 4665"; NORTH 51°09'00" WEST, 314.32 FEET TO A 4"X4" CONCRETE MONUMENT STAMPED "C&E LB50775"; NORTH 75°42'53" WEST, 43.84 FEET; NORTH 82°00'33" WEST, 35.18 FEET; NORTH 44°01'42" WEST, 120.17 FEET; NORTH 05°36'16" WEST, 38.74 FEET; NORTH 41°39'11" EAST, 33.37 FEET; NORTH 05°47'12" WEST, 83.95 FEET; NORTH 67°32'26" WEST, 39.58 FEET; NORTH 51°13'12" WEST, 59.93 FEET; SOUTH 64°08'19" WEST, 29.28 FEET; NORTH 48°25'38" WEST, 27.34 FEET; NORTH 22°25'37" EAST, 51.41 FEET; NORTH 72°40'10" WEST, 30.06 FEET; NORTH 35°17'14" EAST, 27.44 FEET; NORTH 51°04'43" EAST, 66.62 FEET; NORTH 40°42'56" WEST, 94.72 FEET; SOUTH 73°55'36" WEST, 66.13 FEET; NORTH 59°00'09" WEST, 34.99 FEET; NORTH 11°56'04" WEST, 57.12 FEET; NORTH 13°07'52" EAST, 37.51 FEET; NORTH 45°29'32" WEST, 20.41 FEET; SOUTH 51°27'48" WEST, 31.77 FEET; NORTH 43°03'54" WEST, 21.23 FEET; NORTH 07°24'48" EAST, 23.82 FEET; NORTH 83°43'02" WEST, 46.76 FEET; NORTH 66°12'09" WEST, 49.69 FEET; SOUTH 32°42'35" WEST, 28.26 FEET; NORTH 31°06'20" WEST, 73.12 FEET; NORTH 78°18'16" WEST, 22.52 FEET; NORTH 11°43'08" WEST, 12.75 FEET TO THE INTERSECTION OF THE APPROXIMATE CENTERLINE OF BROOKE POINTE CREEK; THENCE LEAVING THE APPROXIMATE CENTERLINE OF TURKEY CREEK, RUN ALONG THE APPROXIMATE CENTERLINE OF BROOKE POINTE CREEK THE FOLLOWING COURSES: NORTH 51°18'50" EAST, 67.14 FEET; NORTH 09°44'37" EAST, 55.57 FEET; NORTH 26°25'45" EAST, 13.00 FEET; NORTH 75°36'56" EAST, 11.18 FEET; SOUTH 51°54'02" EAST, 52.66 FEET; NORTH 36°05'41" EAST, 51.31 FEET; NORTH 57°08'08" EAST, 19.19 FEET; NORTH 22°37'50" EAST, 35.61 FEET; NORTH 33°05'11" EAST, 52.00 FEET; SOUTH 81°33'11" EAST, 25.81 FEET; NORTH 54°05'02" WEST, 5.72 FEET; NORTH 43°17'18" EAST, 50.12 FEET; NORTH 68°45'44" EAST, 28.18 FEET; SOUTH 74°40'29" EAST, 50.64 FEET; SOUTH 86°37'36" EAST, 100.12 FEET; SOUTH 72°27'14" EAST, 50.99 FEET; SOUTH 58°07'28" EAST, 55.46 FEET; NORTH 85°33'53" EAST, 53.89 FEET; NORTH 05°45'54" WEST, 40.92 FEET; NORTH 33°36'06" EAST, 50.36"; NORTH 09°00'55" EAST, 52.50 FEET; NORTH 38°04'12" EAST, 50.99 FEET; NORTH 60°46'01" EAST, 58.67 FEET; NORTH 29°18'53" EAST, 50.01 FEET; NORTH 19°02'03" WEST, 73.58 FEET; NORTH 48°43'21" EAST, 8.54 FEET; NORTH 61°51'27" EAST, 50.48 FEET; NORTH 30°27'36" EAST, 50.04 FEET; NORTH 25°52'38" EAST, 50.04 FEET; NORTH 56°29'37" EAST, 24.14 FEET; SOUTH 63°18'22" EAST, 33.24 FEET; NORTH 03°26'18" EAST, 64.08 FEET; NORTH 15°28'02" EAST, 12.21 FEET; SOUTH 58°10'57" EAST, 12.81 FEET; SOUTH 64°31'32" EAST, 52.33 FEET; NORTH 42°07'30" EAST, 63.18 FEET; NORTH 69°58'55" EAST, 43.82 FEET; NORTH 53°25'47" EAST, 55.46 FEET; NORTH 82°30'15" EAST, 50.09 FEET; NORTH 58°30'49" EAST, 17.09 FEET; SOUTH 50°06'15 EAST, 34.83 FEET; SOUTH 39°32'23" EAST, 25.06 FEET; SOUTH 83°11'04" EAST, 26.25 FEET; NORTH 25°19'25" EAST, 37.20 FEET; NORTH 10°44'42" WEST, 37.57 FEET; THENCE LEAVING THE APPROXIMATE CENTERLINE OF BROOKE POINT CREEK, RUN SOUTH 65°32'40" EAST A DISTANCE OF 184.03 FEET TO A 4"X4" CONCRETE MONUMENT STAMPED "LB 2678"; THENCE RUN SOUTH 22°55'50" EAST A DISTANCE OF 97.05 FEET TO A 4"X4" CONCRETE MONUMENT, NO IDENTIFICATION; THENCE RUN NORTH 72°21'34" EAST A DISTANCE OF 637.52 FEET; THENCE RUN SOUTH 85°15'42" EAST A DISTANCE OF 175.53 FEET; THENCE RUN SOUTH 85°25'33" EAST A DISTANCE OF 308.92 FEET TO THE WESTERLY RIGHT-OF-WAY BOUNDARY OF U.S. HIGHWAY 441 AND THE POINT OF BEGINNING.

CONTAINING 120.63 ACRES, MORE OR LESS.



LOCATION MAP

1" = 2000'



GENERAL COUNTYWIDE LOCATION MAP

N.T.S.

SCHMIDT FARMS PRELIMINARY PLAT

SHEET INDEX

SHEET NO.	TITLE
C0.00	COVER SHEET
C1.00	MASTER PHASING PLAN
C1.01-C1.06	PHASING PLAN
C2.00	MASTER DRAINAGE PLAN
C3.00	TYPICAL ROADWAY SECTIONS
C4.00	MASTER UTILITY PLAN
1 - 22	BOUNDARY & TOPOGRAPHIC SURVEY
RP-1 - RP-11	PRELIMINARY PLAT

REVISIONS

NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: TIMOTHY J. BOEHLEIN, P.E. FLORIDA LICENSE NO. 96416

PRELIMINARY NOT FOR CONSTRUCTION

THIS DOCUMENT IS ISSUED FOR THE PURPOSE OF REVIEW ONLY AND IS NOT INTENDED FOR FINAL PERMITTING, BIDDING, OR CONSTRUCTION PURPOSES.

JBPro

CIVIL ENGINEERING | LAND PLANNING
SURVEYING | CONSTRUCTION SERVICES

3530 NW 43rd Street | Gainesville, Florida 32606
4420 US-1 S, Suite 1 | St. Augustine, Florida 32086

Gainesville: (352) 375-8999 | St. Augustine: (904) 789-8999
Toll Free: (844) Go-JBPro | E-mail: contact@jbpro.com

SHEET TITLE: COVER SHEET

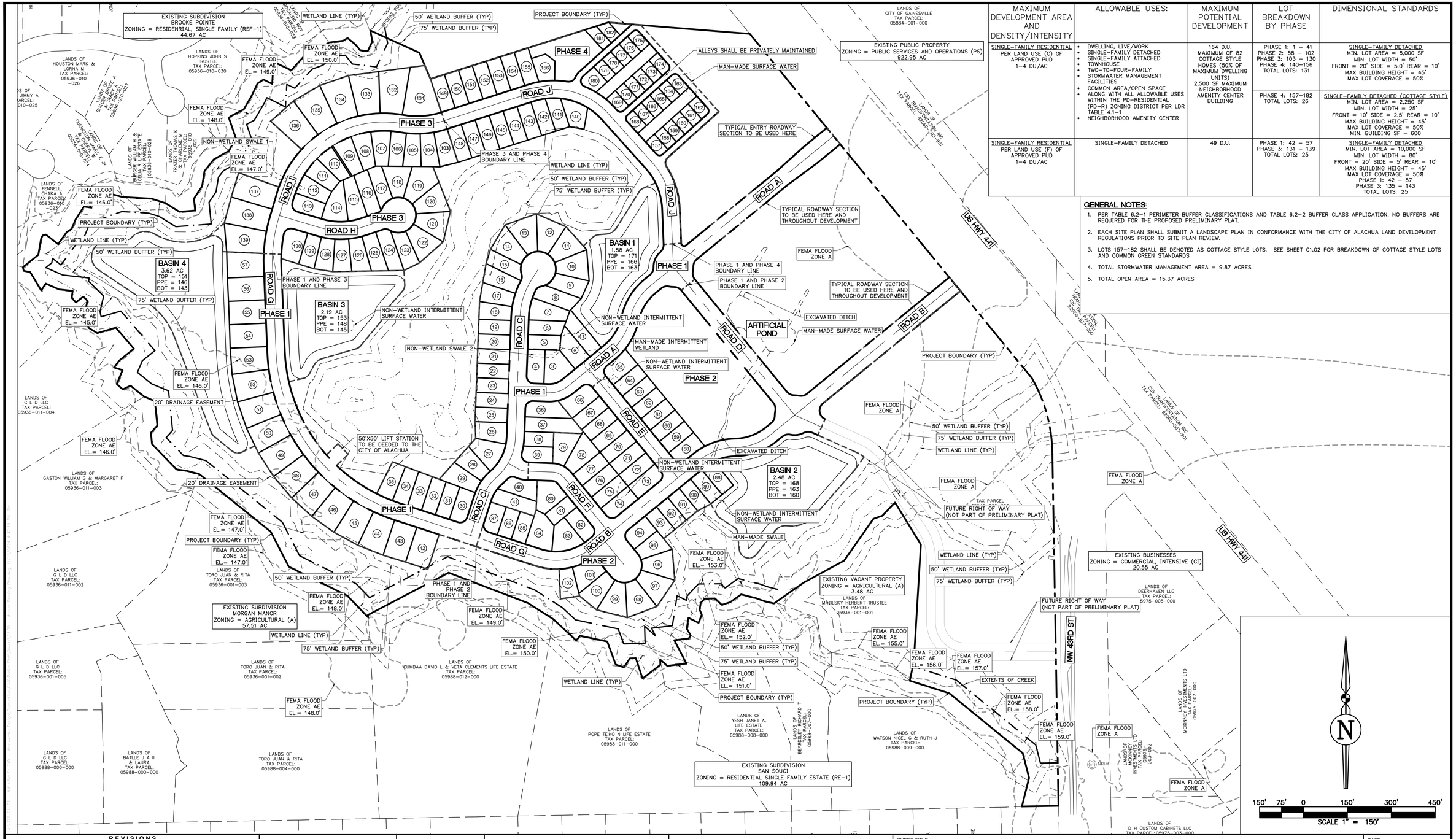
DATE: NOVEMBER 2024

PROJECT NO: 373-21-03

CLIENT: DM ALACHUA INVESTMENTS LLC, CITY, STATE

PROJECT: SCHMIDT FARMS PRELIMINARY PLAT

SHEET NO: C0.00



MAXIMUM DEVELOPMENT AREA AND DENSITY/INTENSITY	ALLOWABLE USES:	MAXIMUM POTENTIAL DEVELOPMENT	LOT BREAKDOWN BY PHASE	DIMENSIONAL STANDARDS
SINGLE-FAMILY RESIDENTIAL PER LAND USE (C) OF APPROVED PUD 1-4 DU/AC	• DWELLING, LIVE/WORK • SINGLE-FAMILY DETACHED • SINGLE-FAMILY ATTACHED • TOWNHOUSE • TWO-TO-FOUR-FAMILY • STORMWATER MANAGEMENT FACILITIES • COMMON AREA/OPEN SPACE • ALONG WITH ALL ALLOWABLE USES WITHIN THE PD-RESIDENTIAL (PD-R) ZONING DISTRICT PER LDR TABLE 4.1-1 • NEIGHBORHOOD AMENITY CENTER	164 D.U. MAXIMUM OF 82 COTTAGE STYLE HOMES (50% OF MAXIMUM DWELLING UNITS) 2,500 SF MAXIMUM NEIGHBORHOOD AMENITY CENTER BUILDING	PHASE 1: 1 – 41 PHASE 2: 58 – 102 PHASE 3: 103 – 130 PHASE 4: 140–156 TOTAL LOTS: 131	SINGLE-FAMILY DETACHED MIN. LOT AREA = 5,000 SF MIN. LOT WIDTH = 50' FRONT = 20' SIDE = 5.0' REAR = 10' MAX BUILDING HEIGHT = 45' MAX LOT COVERAGE = 50%
			PHASE 4: 157–182 TOTAL LOTS: 26	SINGLE-FAMILY DETACHED (COTTAGE STYLE) MIN. LOT AREA = 2,250 SF MIN. LOT WIDTH = 25' FRONT = 10' SIDE = 2.5' REAR = 10' MAX BUILDING HEIGHT = 45' MAX LOT COVERAGE = 50% MIN. BUILDING SF = 600
SINGLE-FAMILY RESIDENTIAL PER LAND USE (F) OF APPROVED PUD 1-4 DU/AC	SINGLE-FAMILY DETACHED	49 D.U.	PHASE 1: 42 – 57 PHASE 3: 131 – 139 TOTAL LOTS: 25	SINGLE-FAMILY DETACHED MIN. LOT AREA = 10,000 SF MIN. LOT WIDTH = 80' FRONT = 20' SIDE = 5' REAR = 10' MAX BUILDING HEIGHT = 45' MAX LOT COVERAGE = 50% PHASE 1: 42 – 57 PHASE 3: 135 – 143 TOTAL LOTS: 25

GENERAL NOTES:

1. PER TABLE 6.2-1 PERIMETER BUFFER CLASSIFICATIONS AND TABLE 6.2-2 BUFFER CLASS APPLICATION, NO BUFFERS ARE REQUIRED FOR THE PROPOSED PRELIMINARY PLAT.
2. EACH SITE PLAN SHALL SUBMIT A LANDSCAPE PLAN IN CONFORMANCE WITH THE CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS PRIOR TO SITE PLAN REVIEW.
3. LOTS 157–182 SHALL BE DENOTED AS COTTAGE STYLE LOTS. SEE SHEET C1.02 FOR BREAKDOWN OF COTTAGE STYLE LOTS AND COMMON GREEN STANDARDS
4. TOTAL STORMWATER MANAGEMENT AREA = 9.87 ACRES
5. TOTAL OPEN AREA = 15.37 ACRES

REVISIONS

NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: TIMOTHY J. BOEHLEIN, P.E. FLORIDA LICENSE NO. 96416

PRELIMINARY NOT FOR CONSTRUCTION

THIS DOCUMENT IS ISSUED FOR THE PURPOSE OF REVIEW ONLY AND IS NOT INTENDED FOR FINAL PERMITTING, BIDDING, OR CONSTRUCTION PURPOSES.

JBPro
CIVIL ENGINEERING | LAND PLANNING
SURVEYING | CONSTRUCTION SERVICES

3530 NW 43rd Street | Gainesville, Florida 32606
4420 US-1 S, Suite 1 | St. Augustine, Florida 32086

Gainesville: (352) 375-8999 | St. Augustine: (904) 789-8999
Toll Free: (844) Go-JBPro | E-mail: contact@jbpro.com

SHEET TITLE: MASTER PHASING PLAN

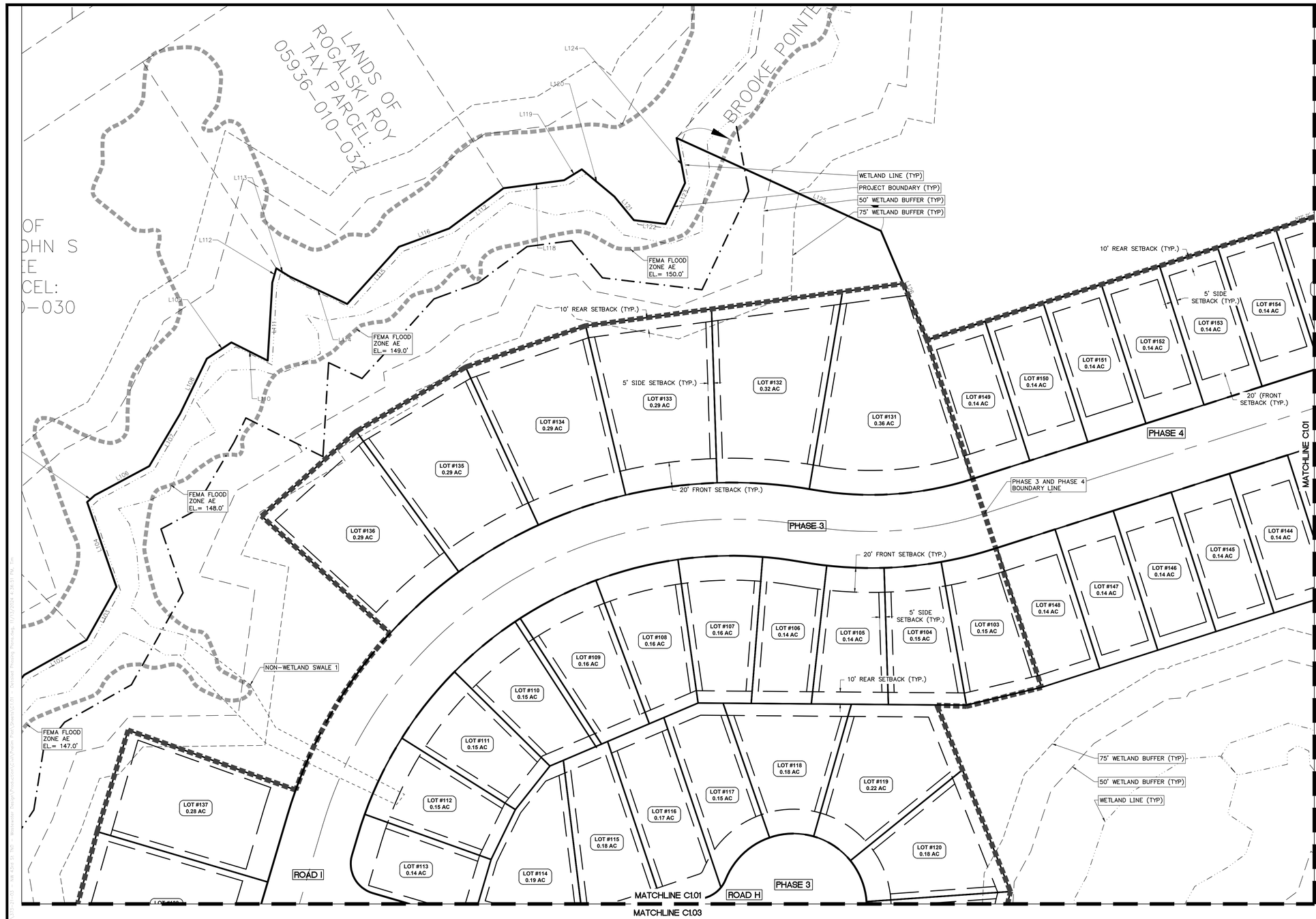
CLIENT: DM ALACHUA INVESTMENTS LLC, CITY, STATE

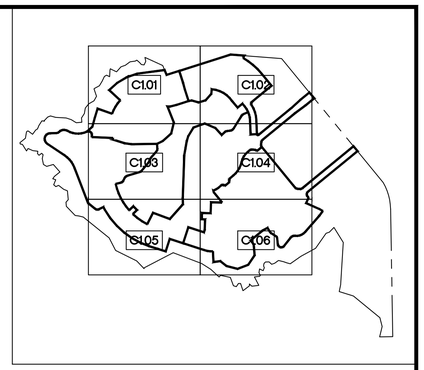
PROJECT: SCHMIDT FARMS PRELIMINARY PLAT

DATE: NOVEMBER 2024

PROJECT NO: 373-21-03

SHEET NO: C1.00





KEY MAP
N.T.S.

REVISIONS				
NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: TIMOTHY J. BOEHLEIN, P.E. FLORIDA LICENSE NO. 96416

PRELIMINARY NOT FOR CONSTRUCTION

THIS DOCUMENT IS ISSUED FOR THE PURPOSE OF REVIEW ONLY AND IS NOT INTENDED FOR FINAL PERMITTING, BIDDING, OR CONSTRUCTION PURPOSES.

JBPro
CIVIL ENGINEERING | LAND PLANNING
SURVEYING | CONSTRUCTION SERVICES

3530 NW 43rd Street | Gainesville, Florida 32606
4420 US-1 S, Suite 1 | St. Augustine, Florida 32086

Gainesville: (352) 375-8999 | St. Augustine: (904) 789-8999
Toll Free: (844) Go-JBPro | E-mail: contact@jbpro.com

SHEET TITLE: DETAILED PHASING PLAN

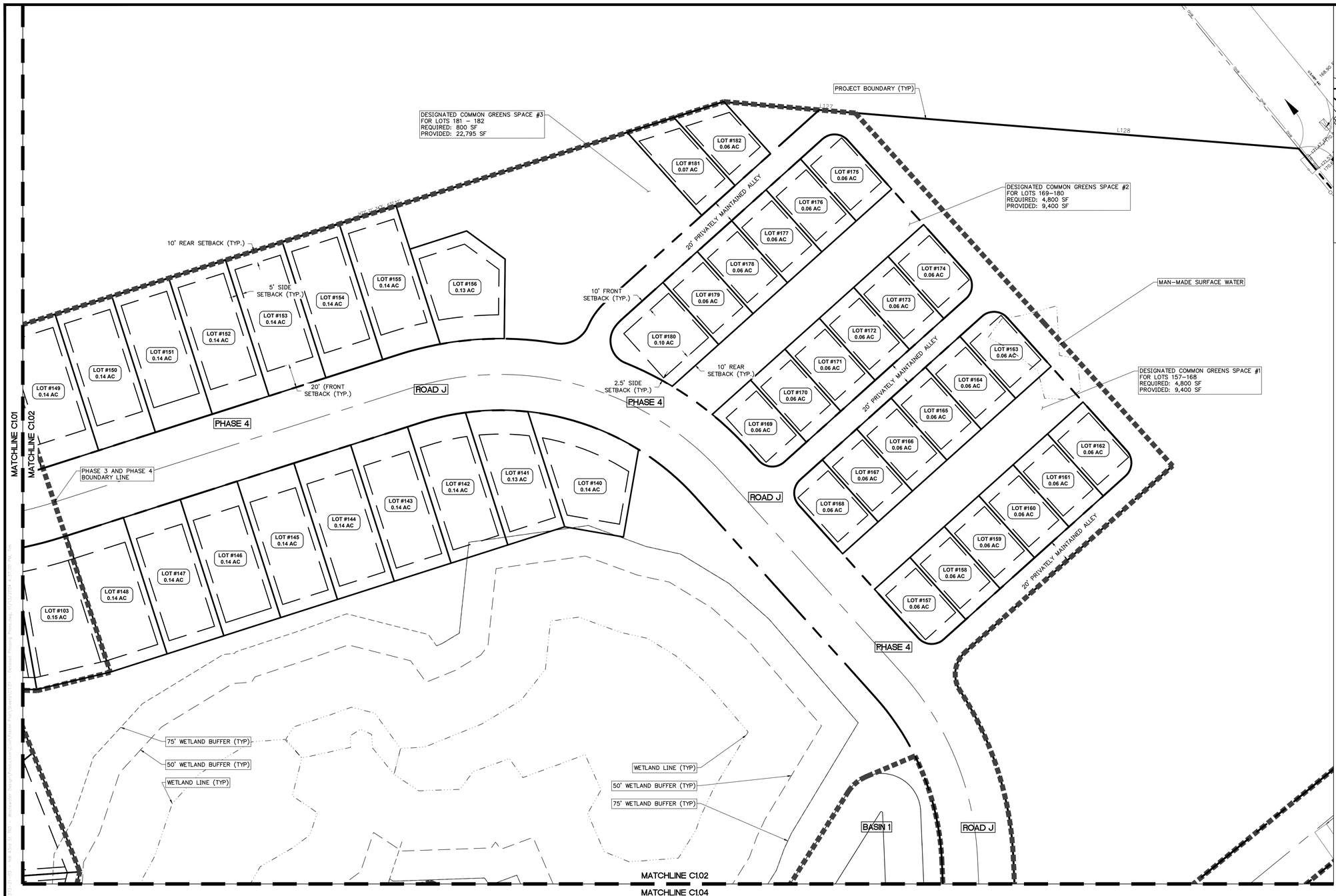
CLIENT: DM ALACHUA INVESTMENTS LLC, CITY, STATE

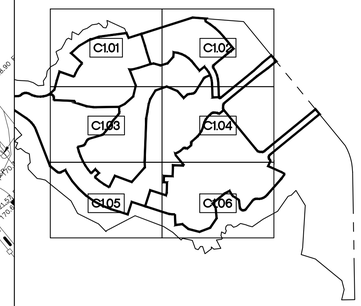
PROJECT: SCHMIDT FARMS PRELIMINARY PLAT

DATE: NOVEMBER 2024

PROJECT NO: 373-21-03

SHEET NO: C1.01





KEY MAP
N.T.S.

COMMON GREEN STANDARDS

1. CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS – SECTION 4.3.1 GOVERN COTTAGE LOTS WITHIN THE CITY OF ALACHUA.
2. 4.3.1(A)(5)(D) STATES THAT COMMON GREEN AREAS SHALL INCLUDE AT LEAST 400 SQUARE FEET PER COTTAGE HOME.
5. 25 TOTAL LOTS, (LOTS 157–181) SHALL BE DENOTED AS COTTAGE LOTS. A MINIMUM OF FOUR AND A MAXIMUM OF 12 COTTAGE HOMES SHALL BE CLUSTERED AROUND A COMMON GREEN.
6. A MINIMUM OF 80% OF THE COTTAGE HOMES WITHIN A COTTAGE NEIGHBORHOOD SHALL BE CLUSTERED AROUND AND SHALL DIRECTLY FRONT A COMMON GREEN.
7. THE DESIGNATED COTTAGE COMMON GREENS FOR EACH LOT HAS BEEN DENOTED ON THE SITE PLAN.

REVISIONS

NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: TIMOTHY J. BOEHLEIN, P.E. FLORIDA LICENSE NO. 96416

PRELIMINARY NOT FOR CONSTRUCTION

THIS DOCUMENT IS ISSUED FOR THE PURPOSE OF REVIEW ONLY AND IS NOT INTENDED FOR FINAL PERMITTING, BIDDING, OR CONSTRUCTION PURPOSES.

JBPro
CIVIL ENGINEERING | LAND PLANNING
SURVEYING | CONSTRUCTION SERVICES

3530 NW 43rd Street | Gainesville, Florida 32606
4420 US-1 S, Suite 1 | St. Augustine, Florida 32086

Gainesville: (352) 375-8999 | St. Augustine: (904) 789-8999
Toll Free: (844) Go-JBPro | E-mail: contact@jbpro.com

SHEET TITLE: DETAILED PHASING PLAN

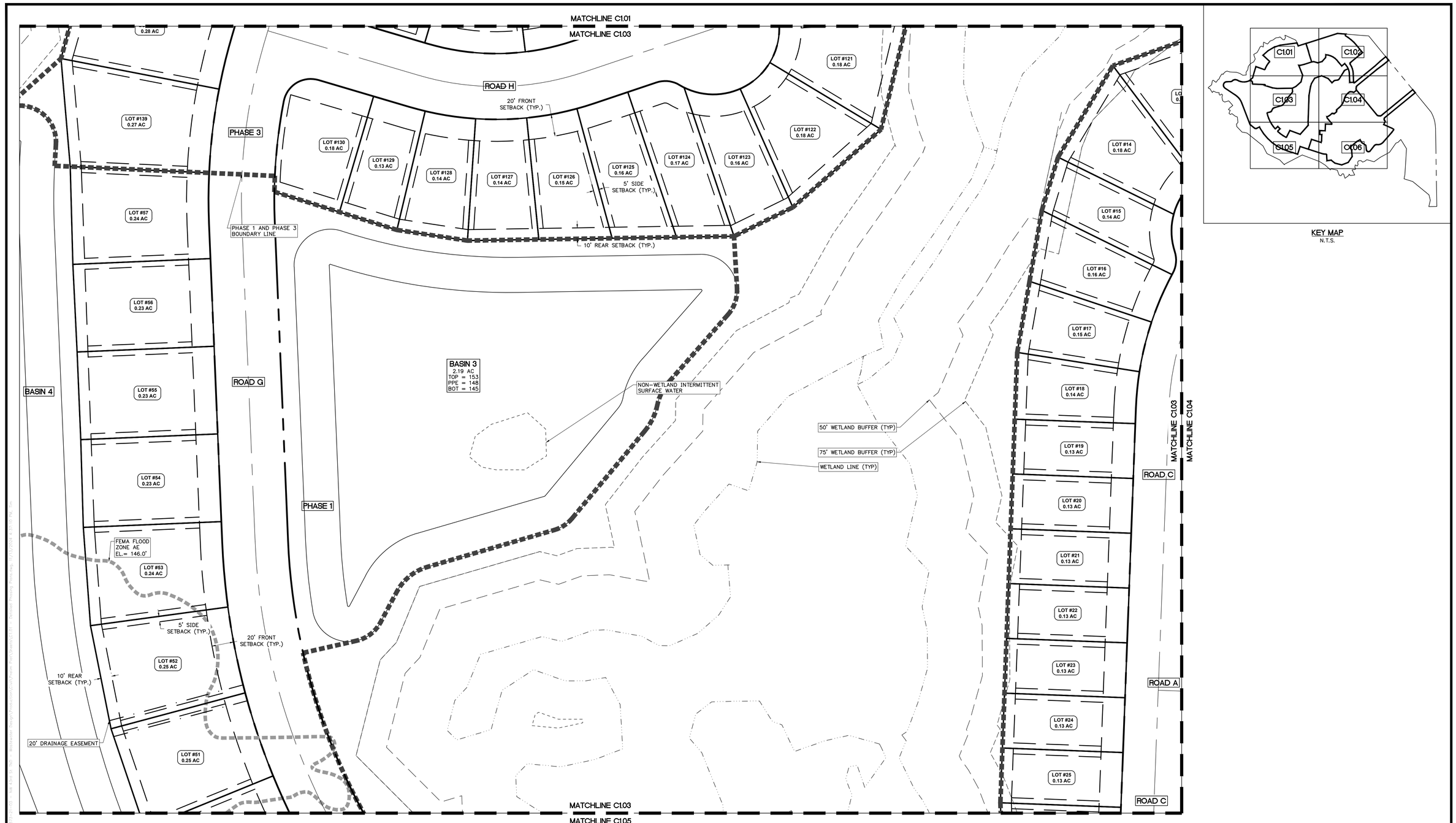
DATE: NOVEMBER 2024

PROJECT NO: 373-21-03

CLIENT: DM ALACHUA INVESTMENTS LLC, CITY, STATE

PROJECT: SCHMIDT FARMS PRELIMINARY PLAT

SHEET NO: C1.02



KEY MAP
N.T.S.

REVISIONS				
NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: TIMOTHY J. BOEHLEIN, P.E. FLORIDA LICENSE NO. 96416

PRELIMINARY NOT FOR CONSTRUCTION

THIS DOCUMENT IS ISSUED FOR THE PURPOSE OF REVIEW ONLY AND IS NOT INTENDED FOR FINAL PERMITTING, BIDDING, OR CONSTRUCTION PURPOSES.

JBPro
CIVIL ENGINEERING | LAND PLANNING
SURVEYING | CONSTRUCTION SERVICES

3530 NW 43rd Street | Gainesville, Florida 32606
4420 US-1 S, Suite 1 | St. Augustine, Florida 32086

Gainesville: (352) 375-8999 | St. Augustine: (904) 789-8999
Toll Free: (844) Go-JBPro | E-mail: contact@jbpro.com

SHEET TITLE: DETAILED PHASING PLAN

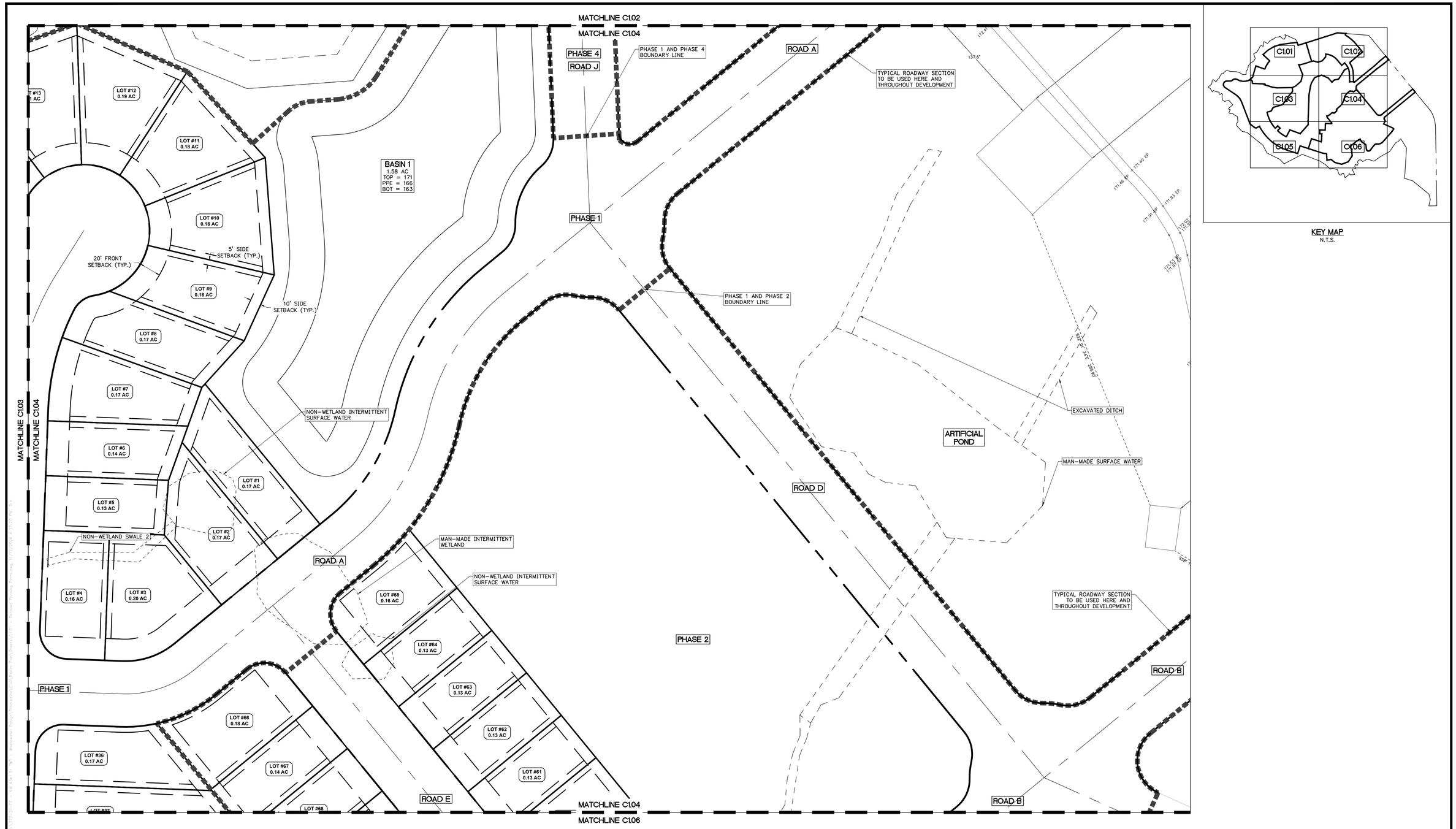
DATE: NOVEMBER 2024

PROJECT NO: 373-21-03

CLIENT: DM ALACHUA INVESTMENTS LLC, CITY, STATE

PROJECT: SCHMIDT FARMS PRELIMINARY PLAT

SHEET NO: C1.03



KEY MAP
N.T.S.

REVISIONS				
NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: TIMOTHY J. BOEHLEIN, P.E. FLORIDA LICENSE NO. 96416

PRELIMINARY NOT FOR CONSTRUCTION

THIS DOCUMENT IS ISSUED FOR THE PURPOSE OF REVIEW ONLY AND IS NOT INTENDED FOR FINAL PERMITTING, BIDDING, OR CONSTRUCTION PURPOSES.

JBPro
CIVIL ENGINEERING | LAND PLANNING
SURVEYING | CONSTRUCTION SERVICES

3530 NW 43rd Street | Gainesville, Florida 32606
4420 US-1 S, Suite 1 | St. Augustine, Florida 32086

Gainesville: (352) 375-8999 | St. Augustine: (904) 789-8999
Toll Free: (844) Go-JBPro | E-mail: contact@jbpro.com

SHEET TITLE: DETAILED PHASING PLAN

CLIENT: DM ALACHUA INVESTMENTS LLC, CITY, STATE

PROJECT: SCHMIDT FARMS PRELIMINARY PLAT

DATE: NOVEMBER 2024

PROJECT NO: 373-21-03

SHEET NO: C1.04

MATCHLINE C1.03

MATCHLINE C1.05

BASIN 4

LOT #50 0.25 AC

LOT #49 0.25 AC

LOT #48 0.25 AC

LOT #47 0.25 AC

LOT #46 0.25 AC

LOT #45 0.25 AC

LOT #44 0.25 AC

LOT #43 0.23 AC

LOT #42 0.23 AC

50'X50' LIFT STATION TO BE DEEDED TO THE CITY OF ALACHUA

WETLAND LINE (TYP)

50' WETLAND BUFFER (TYP)

75' WETLAND BUFFER (TYP)

10' REAR SETBACK (TYP.)

20' DRAINAGE EASEMENT

20' FRONT SETBACK (TYP.)

5' SIDE SETBACK (TYP.)

10' REAR SETBACK (TYP.)

PHASE 1

ROAD C

ROAD F

ROAD G

LOT #26 0.16 AC

LOT #27 0.18 AC

LOT #28 0.15 AC

LOT #29 0.17 AC

LOT #30 0.15 AC

LOT #31 0.13 AC

LOT #32 0.14 AC

LOT #33 0.14 AC

LOT #34 0.15 AC

LOT #35 0.15 AC

LOT #40 0.16 AC

LOT #41 0.17 AC

LOT #87 0.13 AC

LOT #86 0.12 AC

PHASE 1 AND PHASE 2 BOUNDARY LINE

PHASE 2

ROAD G

MATCHLINE C1.05

MATCHLINE C1.06

PROJECT BOUNDARY (TYP)

FEMA FLOOD ZONE AE EL.= 147.0'

FEMA FLOOD ZONE AE EL.= 148.0'

FEMA FLOOD ZONE AE EL.= 149.0'

L43

L44

L45

L46

L47

LANDS OF
RO JUAN & RITA
TAX PARCEL:
5936-001-003

KEY MAP
N.T.S.

C1.01 C1.02 C1.03 C1.04 C1.05 C1.06

REVISIONS				
NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: TIMOTHY J. BOEHLEIN, P.E. FLORIDA LICENSE NO. 96416

PRELIMINARY NOT FOR CONSTRUCTION

THIS DOCUMENT IS ISSUED FOR THE PURPOSE OF REVIEW ONLY AND IS NOT INTENDED FOR FINAL PERMITTING, BIDDING, OR CONSTRUCTION PURPOSES.

JBPro
CIVIL ENGINEERING | LAND PLANNING
SURVEYING | CONSTRUCTION SERVICES

3530 NW 43rd Street | Gainesville, Florida 32606
4420 US-1 S, Suite 1 | St. Augustine, Florida 32086

Gainesville: (352) 375-8999 | St. Augustine: (904) 789-8999
Toll Free: (844) Go-JBPro | E-mail: contact@jbpro.com

SHEET TITLE: DETAILED PHASING PLAN

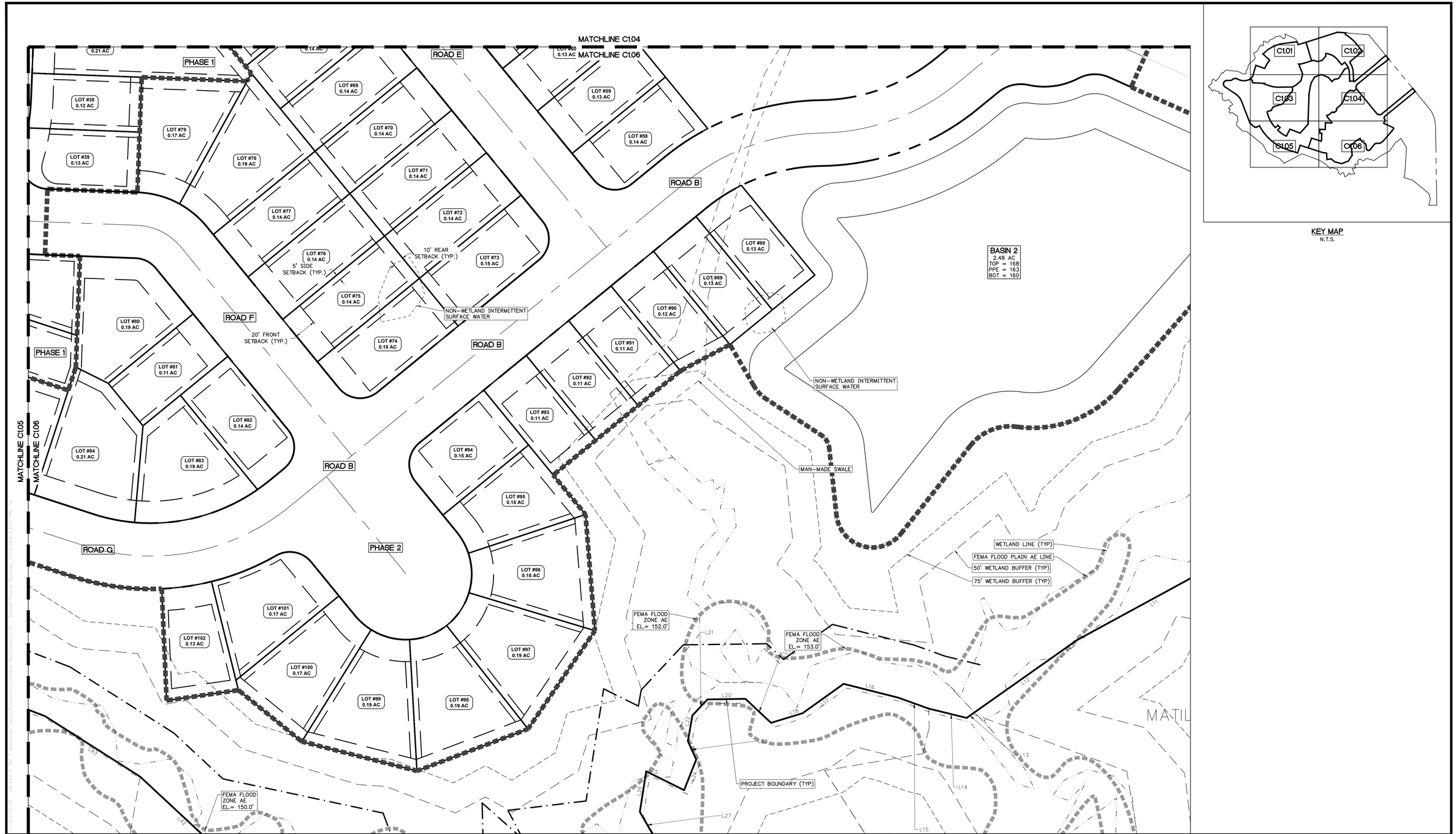
DATE: NOVEMBER 2024

PROJECT NO: 373-21-03

CLIENT: DM ALACHUA INVESTMENTS LLC, CITY, STATE

PROJECT: SCHMIDT FARMS PRELIMINARY PLAT

SHEET NO: C1.05



KEY MAP
N.T.S.

REVISIONS				
NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: TIMOTHY J. BOEHLEIN, P.E. FLORIDA LICENSE NO. 96416

PRELIMINARY NOT FOR CONSTRUCTION

THIS DOCUMENT IS ISSUED FOR THE PURPOSE OF REVIEW ONLY AND IS NOT INTENDED FOR FINAL PERMITTING, BIDDING, OR CONSTRUCTION PURPOSES.

JBPro
CIVIL ENGINEERING | LAND PLANNING
SURVEYING | CONSTRUCTION SERVICES

3530 NW 43rd Street | Gainesville, Florida 32606
4420 US-1 S, Suite 1 | St. Augustine, Florida 32086
Gainesville: (352) 375-8999 | St. Augustine: (904) 789-8999
Toll Free: (844) Go-JBPro | E-mail: contact@jbpro.com

SHEET TITLE: DETAILED PHASING PLAN

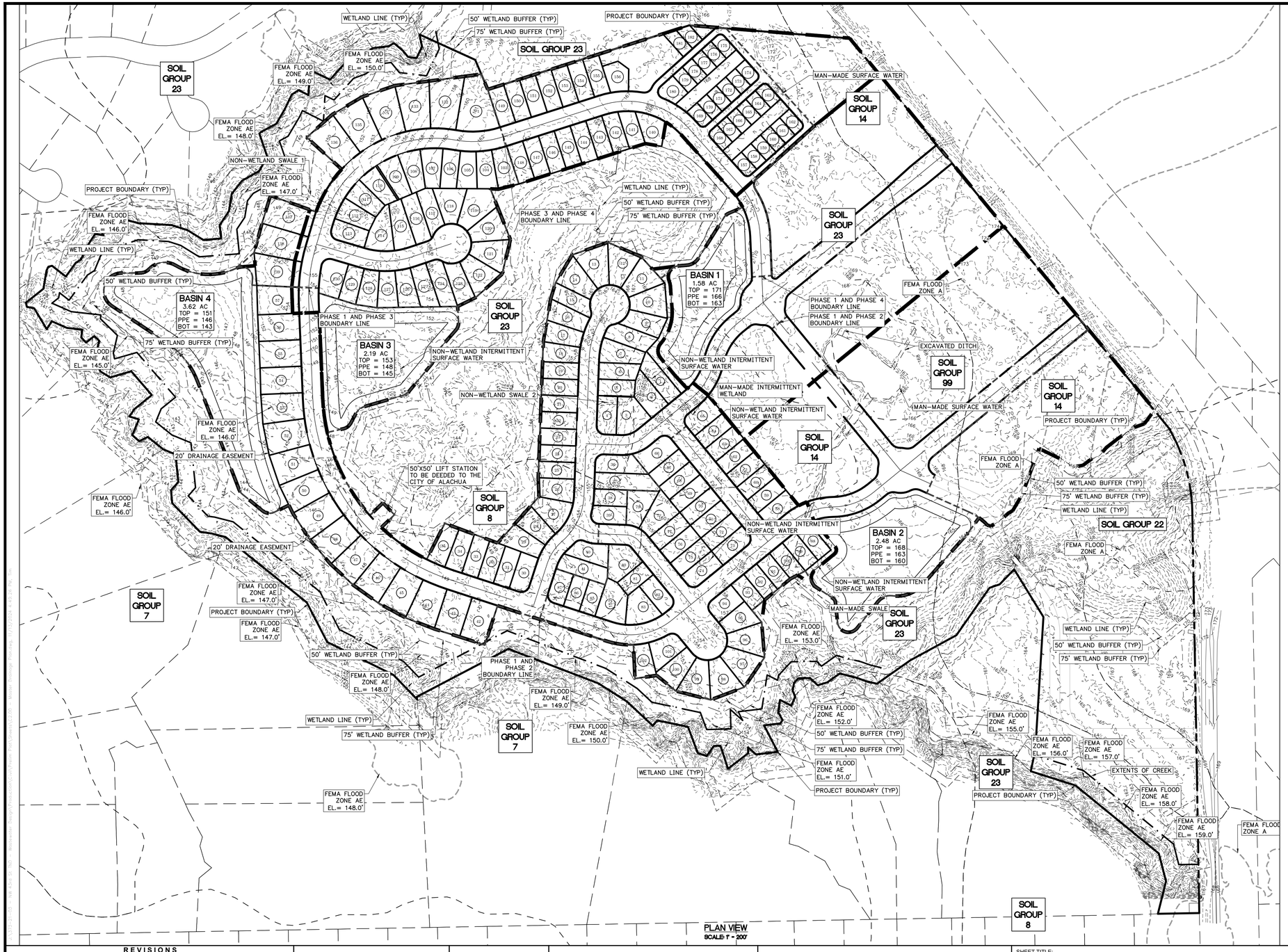
CLIENT: DM ALACHUA INVESTMENTS LLC, CITY, STATE

PROJECT: SCHMIDT FARMS PRELIMINARY PLAT

DATE: NOVEMBER 2024

PROJECT NO: 373-21-03

SHEET NO: C1.06



PLAN VIEW
SCALE: 1" = 200'

150' 75' 0 150' 300' 450'
SCALE 1" = 150'

LEGEND:

- WETLAND LINE
- SETBACK LINE
- DRAINAGE BOUNDARY
- FEMA FLOOD PLAIN
- SOIL GROUP BOUNDARY

GENERAL NOTES:

1. THE STORMWATER LAYOUT SHOWN HEREON ARE GENERALIZED CONCEPT LAYOUTS TO DOCUMENT HOW STORMWATER WILL BE DESIGNED TO SERVE THE SCHMIDT FARMS PROJECT. THE LOCATION AND SIZING OF PIPES IS NOT EXACT AND ARE SUBJECT TO CHANGE.
2. ALL STORMWATER MANAGEMENT (SMF) BASINS WILL BE DESIGNED TO MEET THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT (SRWMD) DESIGN CRITERIA OF THE 100 YR. CRITICAL DURATION DESIGN STORM. ALL BASINS DESIGNED TO BE DETENTION BASINS SHALL DISCHARGE UNDER POST DEVELOPMENT CONDITIONS AT RATES LESS THAN PRE-DEVELOPMENT CONDITIONS. STORMWATER MANAGEMENT REPORTS SHALL BE PROVIDED WITH FINAL DESIGN OF EACH INDIVIDUAL CONSTRUCTION PHASE DOCUMENTING CONFORMANCE TO THE DESIGN CRITERIA.
3. EACH DEVELOPMENT PHASE SHALL OBTAIN A SRWMD ERP PERMIT APPROVAL FOR THE INDIVIDUAL PHASE.
4. THE STORMWATER MANAGEMENT SYSTEM SHALL COMPLY WITH ALACHUA COUNTY KARST SENSITIVE REQUIREMENTS. THE WATER QUALITY TREATMENT WILL BE PROVIDED BY A COMBINATION TREATMENT SYSTEMS WITHIN EACH DRAINAGE BASIN.
5. THE HOMEOWNER'S ASSOCIATION (HOA) SHALL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM NOT IN THE RIGHT-OF-WAY. THE CITY OF ALACHUA WILL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF THE STORMWATER SYSTEM WITHIN THE RIGHT-OF-WAY.
6. THE PROPOSED STORMWATER SYSTEM WILL RECEIVE RUNOFF FROM THE PROPOSED DEVELOPMENT. THE SYSTEM WILL DISCHARGE TO THE WEST.
7. AN ENVIRONMENTAL STUDY WAS COMPLETED ON OCTOBER 15, 2021 BY ECOSYSTEM RESEARCH CORPORATION. THIS STUDY NOTED THAT NO KNOWN LISTED SPECIES WILL BE ADVERSELY AFFECTED BY DEVELOPMENT OF THE PLANNING PARCEL.
8. AN ENVIRONMENTAL STUDY WAS COMPLETED ON OCTOBER 15, 2021 BY ECOSYSTEM RESEARCH CORPORATION. THIS STUDY DELINEATED THE WETLAND AND THE WETLAND IS SHOWN ON THE TOPOGRAPHIC SURVEY AND PRELIMINARY PLAT. A 50' MINIMUM SETBACK AND 75' AVERAGE BUFFER SHALL BE KEPT FROM THE WETLAND IN ALL LOCATIONS.
9. THE DELINEATED WETLANDS AND SURFACE WATERS WILL BE RE-FLAGGED AND RE-VERIFIED BY AN ENVIRONMENTAL CONSULTANT AND THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT PRIOR TO ISSUANCE OF CONSTRUCTION PLANS.
10. IT SHALL BE THE APPLICANTS RESPONSIBILITY TO ENSURE THAT THE PROJECT DOES NOT CAUSE DAMAGE TO ANY SPECIES LISTED UNDER THE MIGRATORY BIRD TREATY ACT OF 1918.
11. GSE COMPLETED A GEOTECHNICAL REPORT IN MAY OF 2019 WHICH INVESTIGATED SOIL AND POSSIBLE KARST FEATURES ON SITE. THE REPORT INDICATED THAT THE SITE IS LOCATED IN THE NORTHERN HIGHLANDS GEOLOGY AREA OF ALACHUA COUNTY. THIS GEOLOGY HAS THE LOWEST RISK FOR SINKHOLE DEVELOPMENT IN THE COUNTY. SITE ELEVATIONS ARE GENERALLY ABOVE 145 FEET. SINKHOLES ARE MOST COMMON IN AREAS WITH ELEVATIONS LOWER THAN 80 TO 100 FEET.
12. FLOOD ELEVATIONS WITHIN THE CITY SHALL NOT INCREASE MORE THAN ONE FOOT BECAUSE OF ANY PROPOSED DEVELOPMENT WITHIN THE AE FLOOD ZONE IN ACCORDANCE WITH SECTION 6.9.4 (E)(3) OF THE CITY OF ALACHUA LDRS.

REVISIONS

NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: TIMOTHY J. BOEHLEIN, P.E. FLORIDA LICENSE NO. 96416

PRELIMINARY NOT FOR CONSTRUCTION

THIS DOCUMENT IS ISSUED FOR THE PURPOSE OF REVIEW ONLY AND IS NOT INTENDED FOR FINAL PERMITTING, BIDDING, OR CONSTRUCTION PURPOSES.

JBPro
CIVIL ENGINEERING | LAND PLANNING
SURVEYING | CONSTRUCTION SERVICES

3530 NW 43rd Street | Gainesville, Florida 32606
4420 US-1 S, Suite 1 | St. Augustine, Florida 32086

Gainesville: (352) 375-8999 | St. Augustine: (904) 789-8999
Toll Free: (844) Go-JBPro | E-mail: contact@jbpro.com

SHEET TITLE: MASTER DRAINAGE PLAN

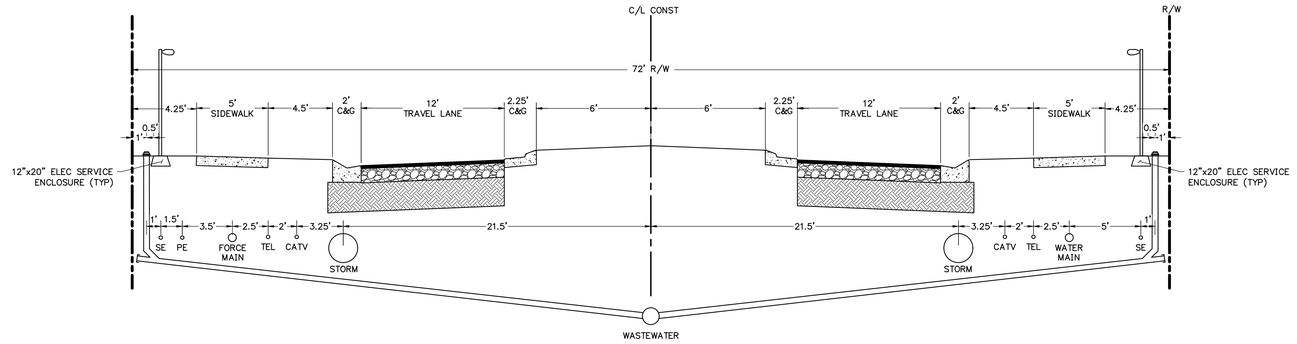
CLIENT: DM ALACHUA INVESTMENTS LLC, CITY, STATE

PROJECT: SCHMIDT FARMS PRELIMINARY PLAT

DATE: NOVEMBER 2024

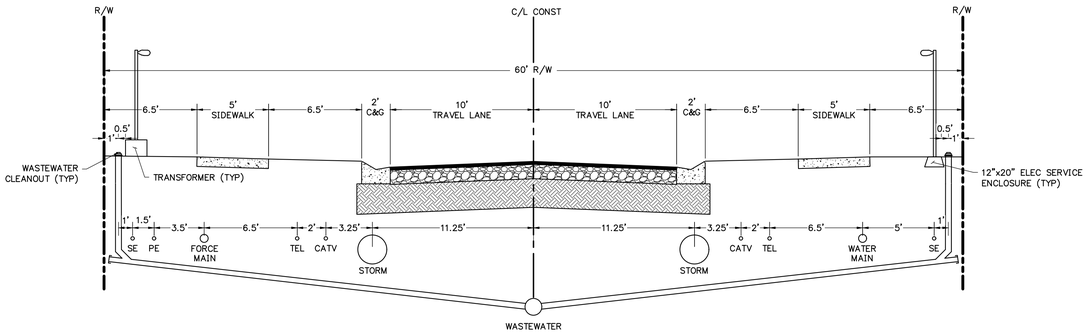
PROJECT NO: 373-21-03

SHEET NO: C2.00



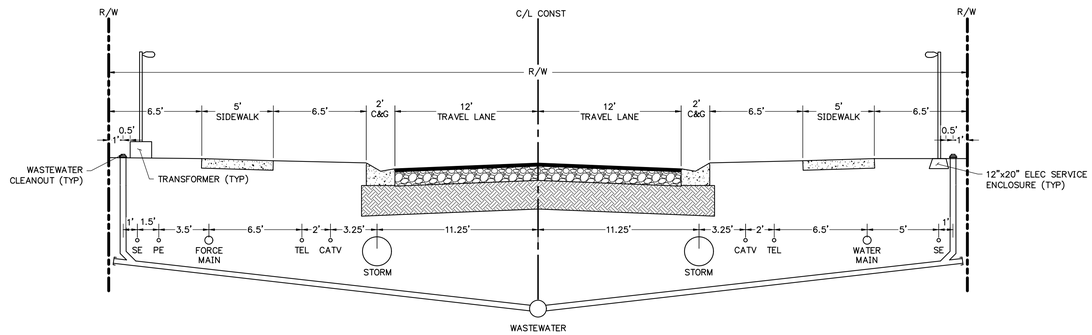
TYPICAL ENTRY ROADWAY SECTION AND UTILITY ALLOCATIONS

NTS



TYPICAL RESIDENTIAL ROADWAY SECTION

NTS



TYPICAL NON-RESIDENTIAL ROADWAY SECTION

NTS

GENERAL NOTES:

1. ALL DISTURBED AREAS WITHIN THE R/W AND PUE SHALL BE SEEDED, FERTILIZED, AND MULCHED (UNLESS OTHERWISE NOTED).
2. PROVIDE 16" MIN SOD STRIP ADJACENT TO ALL NEW CONCRETE (S/W, CURB, ETC.)
3. DESIGN SPEED = 25 MPH
4. POSTED SPEED = 25 MPH

REVISIONS				
NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: TIMOTHY J. BOEHLEIN, P.E. FLORIDA LICENSE NO. 96416

PRELIMINARY NOT FOR CONSTRUCTION

THIS DOCUMENT IS ISSUED FOR THE PURPOSE OF REVIEW ONLY AND IS NOT INTENDED FOR FINAL PERMITTING, BIDDING, OR CONSTRUCTION PURPOSES.

JBPro
CIVIL ENGINEERING | LAND PLANNING
SURVEYING | CONSTRUCTION SERVICES

3530 NW 43rd Street | Gainesville, Florida 32606
4420 US-1 S, Suite 1 | St. Augustine, Florida 32086

Gainesville: (352) 375-8999 | St. Augustine: (904) 789-8999
Toll Free: (844) Go-JBPro | E-mail: contact@jbpro.com

SHEET TITLE: TYPICAL ROADWAY SECTION AND UTILITY ALLOCATIONS

CLIENT: DM ALACHUA INVESTMENTS LLC, CITY, STATE

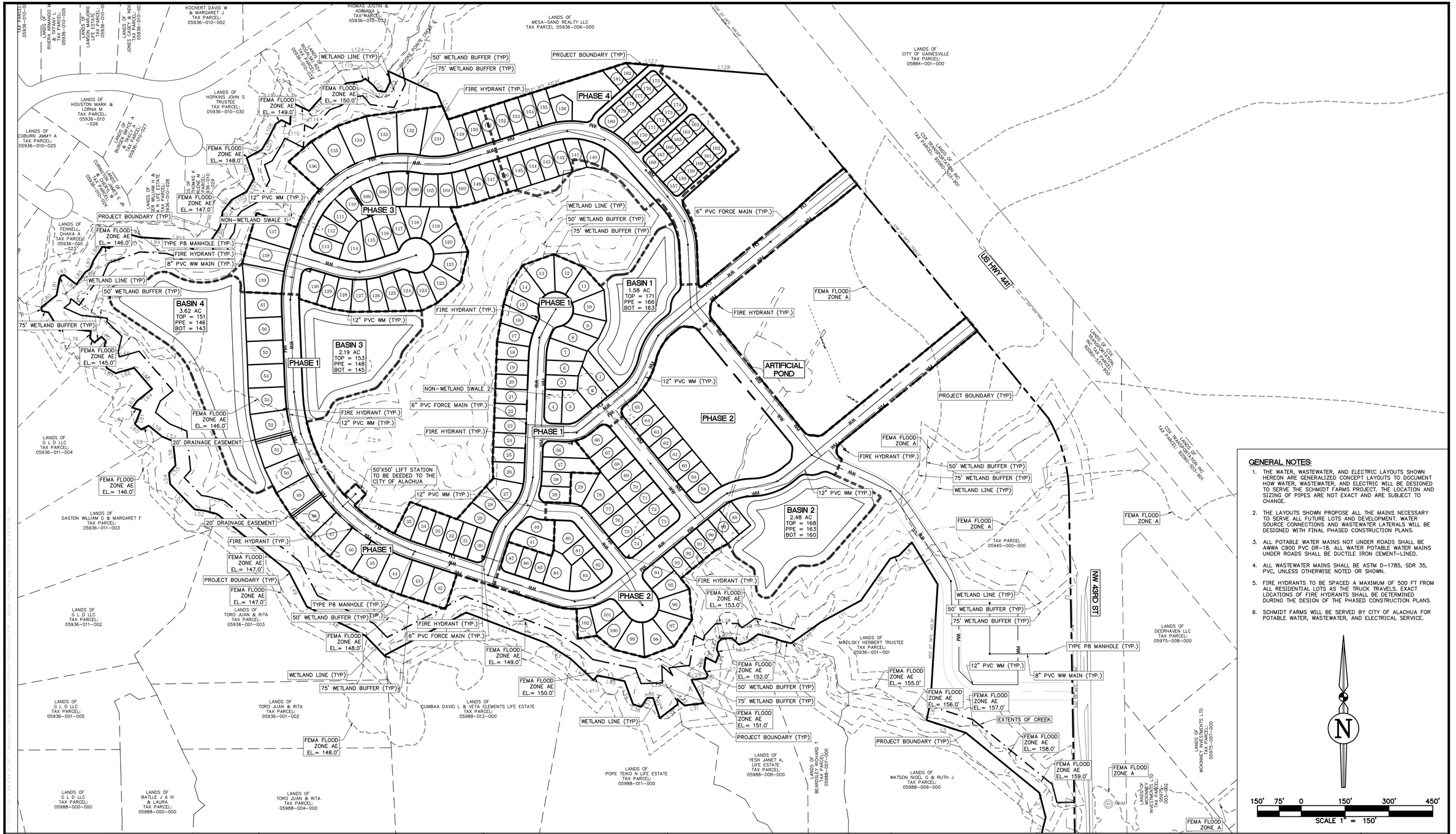
PROJECT: SCHMIDT FARMS PRELIMINARY PLAT

DATE: NOVEMBER 2024

PROJECT NO: 373-21-03

SHEET NO: C3.00

J:\373-21-03 - 108 Acre SF, MF - Stormwater Design\Production\Civil\Plans Plat\Sheets\C3.00 - Typical Roadway & Utility Sections.dwg 11/19/2024 4:36:19 PM



GENERAL NOTES:

1. THE WATER, WASTEWATER, AND ELECTRIC LAYOUTS SHOWN HEREON ARE GENERALIZED CONCEPT LAYOUTS TO DOCUMENT HOW WATER, WASTEWATER, AND ELECTRIC WILL BE DESIGNED TO SERVE THE SCHMIDT FARMS PROJECT. THE LOCATION AND SIZING OF PIPES ARE NOT EXACT AND ARE SUBJECT TO CHANGE.
2. THE LAYOUTS SHOWN PROPOSE ALL THE MAINS NECESSARY TO SERVE ALL FUTURE LOTS AND DEVELOPMENT. WATER SOURCE CONNECTIONS AND WASTEWATER LATERALS WILL BE DESIGNED WITH FINAL PHASED CONSTRUCTION PLANS.
3. ALL POTABLE WATER MAINS NOT UNDER ROADS SHALL BE AWWA C900 PVC DR-18. ALL WATER POTABLE WATER MAINS UNDER ROADS SHALL BE DUCTILE IRON CEMENT-LINED.
4. ALL WASTEWATER MAINS SHALL BE ASTM D-1785, SDR 35, PVC, UNLESS OTHERWISE NOTED OR SHOWN.
5. FIRE HYDRANTS TO BE SPACED A MAXIMUM OF 500 FT FROM ALL RESIDENTIAL LOTS AS THE TRUCK TRAVELS. EXACT LOCATIONS OF FIRE HYDRANTS SHALL BE DETERMINED DURING THE DESIGN OF THE PHASED CONSTRUCTION PLANS.
6. SCHMIDT FARMS WILL BE SERVED BY CITY OF ALACHUA FOR POTABLE WATER, WASTEWATER, AND ELECTRICAL SERVICE.

REVISIONS				
NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: **TIMOTHY J. BOEHLEIN, P.E. FLORIDA LICENSE NO. 96416**

PRELIMINARY NOT FOR CONSTRUCTION

THIS DOCUMENT IS ISSUED FOR THE PURPOSE OF REVIEW ONLY AND IS NOT INTENDED FOR FINAL PERMITTING, BIDDING, OR CONSTRUCTION PURPOSES.

JBPro
CIVIL ENGINEERING | LAND PLANNING
SURVEYING | CONSTRUCTION SERVICES

3530 NW 43rd Street | Gainesville, Florida 32606
4420 US-1 S, Suite 1 | St. Augustine, Florida 32086

Gainesville: (352) 375-8999 | St. Augustine: (904) 789-8999
Toll Free: (844) Go-JBPro | E-mail: contact@jbpro.com

SHEET TITLE: **MASTER UTILITY PLAN**

DATE: **NOVEMBER 2024**

PROJECT NO: **373-21-03**

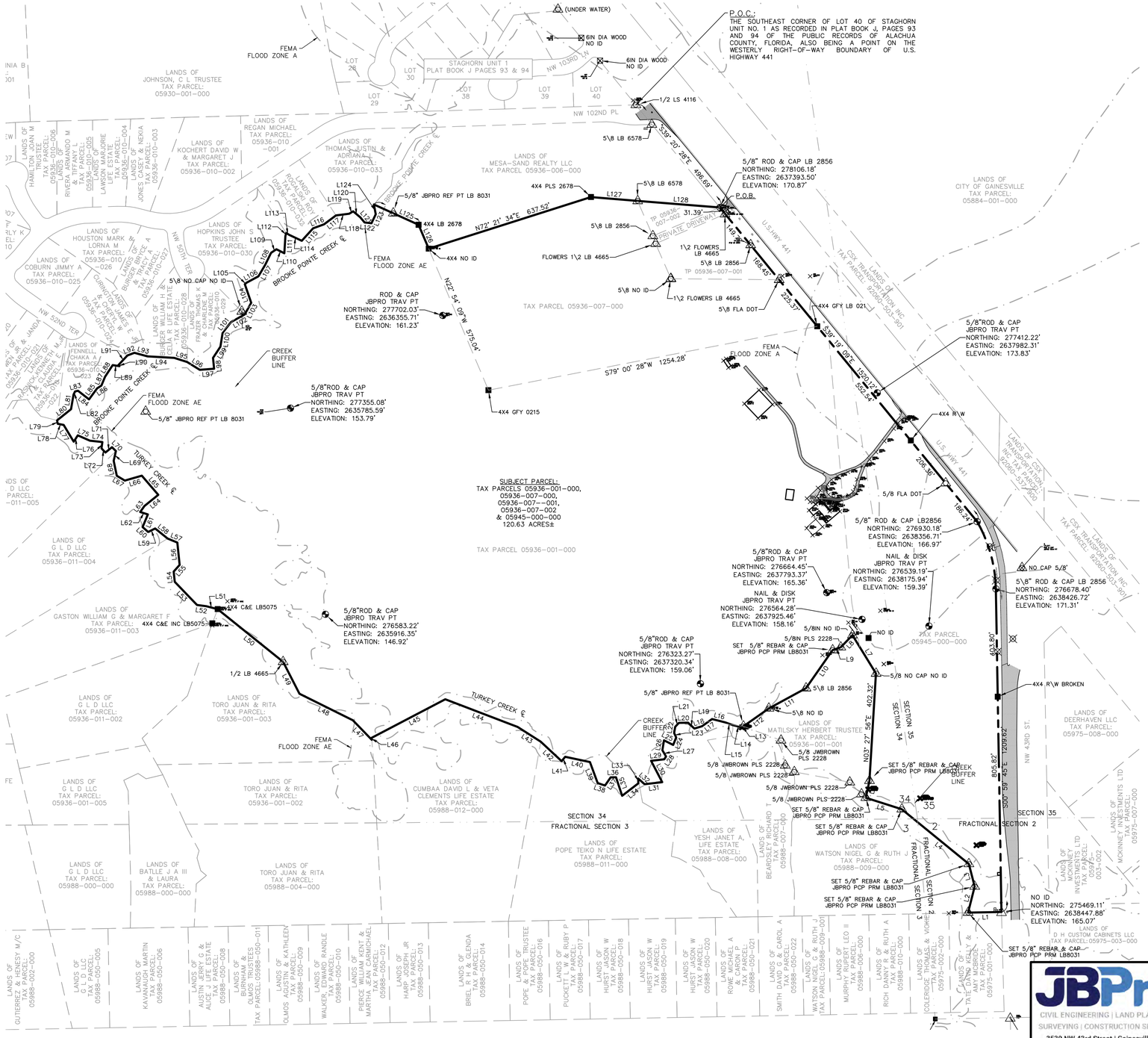
CLIENT: DM ALACHUA INVESTMENTS LLC, CITY, STATE

PROJECT: **SCHMIDT FARMS** PRELIMINARY PLAT

SHEET NO: **C4.00**

BOUNDARY SURVEY

IN SECTIONS 34 & 35, TOWNSHIP 8 SOUTH, RANGE 19 EAST, AND FRACTIONAL SECTIONS 2 & 3, TOWNSHIP 9 SOUTH, RANGE 19 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA


P.O.C.:
THE SOUTHEAST CORNER OF LOT 40 OF STAGHORN UNIT NO. 1 AS RECORDED IN PLAT BOOK J, PAGES 93 AND 94 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY BOUNDARY OF U.S. HIGHWAY 441
P.O.B.
5/8" ROD & CAP LB 2856
NORTHING: 278106.18'
EASTING: 2637393.50'
ELEVATION: 170.87'
SUBJECT PARCEL:
TAX PARCELS 05936-001-000, 05936-007-000, 05936-007-001, 05936-007-002 & 05945-000-000
120.63 ACRES±
STAGHORN UNIT 1
PLAT BOOK J PAGES 93 & 94
NW 103RD TER
NW 102ND PL
NW 52ND TER
NW 50TH TER
BROOKE POINTE CREEK
TURKEY CREEK
CREEK BUFFER LINE
FEMA FLOOD ZONE A
FEMA FLOOD ZONE AE
U.S. HWY 441
PRIVATE DRIVEWAY
TAX PARCEL 05936-007-002
TAX PARCEL 05936-007-000
TAX PARCEL 05936-001-000
TAX PARCEL 05945-000-000
LANDS OF CITY OF GAINESVILLE TAX PARCEL: 05884-001-000
LANDS OF CSX TRANSPORTATION, INC TAX PARCEL: 9-0060-0301-901
LANDS OF CSX TRANSPORTATION, INC TAX PARCEL: 9-0060-0317-901
LANDS OF DEERHAVEN LLC TAX PARCEL: 05975-008-000
LANDS OF MATILSKY HERBERT TRUSTEE TAX PARCEL: 05936-001-001
LANDS OF WATSON NIGEL G & RUTH J 05988-009-000
LANDS OF MURPHY JESSE LEO II TAX PARCEL: 05988-006-000
LANDS OF RICH DANNY R & RUTH A TAX PARCEL: 05988-010-000
LANDS OF [COLERIDGE THOMAS & WOMEN] TAX PARCEL: 05975-002-000
LANDS OF TAYLOR KELLY & AMY MCBRIDE TAX PARCEL: 05975-001-000
LANDS OF D H CUSTOM CABINETS LLC TAX PARCEL: 05975-003-000
LANDS OF MCKINNEY INVESTMENTS LTD TAX PARCEL: 05975-007-000
LANDS OF MCKINNEY INVESTMENTS LTD TAX PARCEL: 05975-004-022
LANDS OF JOHNSON, C L TRUSTEE TAX PARCEL: 05930-001-000
LANDS OF REGAN MICHAEL TAX PARCEL: 05936-010-001
LANDS OF KOCHERT DAVID W & MARGARET J TAX PARCEL: 05936-010-002
LANDS OF THOMAS, JUSTIN & ADRIANA TAX PARCEL: 05936-010-033
LANDS OF MESA-SAND REALTY LLC TAX PARCEL 05936-006-000
LANDS OF HOUSTON MARK & LORNA M TAX PARCEL: 05936-010-026
LANDS OF HOPKINS JOHN S TRUSTEE TAX PARCEL: 05936-010-030
LANDS OF COBURN JIMMY A TAX PARCEL: 05936-010-025
LANDS OF FENNELL, CHAKA A TAX PARCEL: 05936-010-023
LANDS OF G L D LLC TAX PARCEL: 05936-011-004
LANDS OF GASTON WILLIAM G & MARGARET F TAX PARCEL: 4X4 C&E INC LB5075
LANDS OF G L D LLC TAX PARCEL: 05936-011-002
LANDS OF TORO JUAN & RITA TAX PARCEL: 05936-001-003
LANDS OF G L D LLC TAX PARCEL: 05936-001-005
LANDS OF TORO JUAN & RITA TAX PARCEL: 05936-001-002
LANDS OF CUMBAA DAVID L. & VETA CLEMENTS LIFE ESTATE TAX PARCEL: 05988-012-000
LANDS OF G L D LLC TAX PARCEL: 05988-000-000
LANDS OF BATTLE J A III & LAURA TAX PARCEL: 05988-000-000
LANDS OF TORO JUAN & RITA TAX PARCEL: 05988-004-000
LANDS OF POPE TEIKO N LIFE ESTATE 05988-011-000
LANDS OF YESH JANET A. LIFE ESTATE TAX PARCEL: 05988-008-000
LANDS OF BEARDSLEY RICHARD ANTHONY 05988-007-000
LANDS OF GUTIERREZ & HENESY M/C TAX PARCEL: 05988-002-000
LANDS OF KAVANAUGH MARTIN TAX PARCEL: 05988-050-006
LANDS OF AUSTIN JERRY LIFE ESTATE TAX PARCEL: 05988-050-008
LANDS OF BURNHAM & OLMOS AGUSTIN TAX PARCEL: 05988-050-011
LANDS OF OLMOS AGUSTIN & KATHLEEN TAX PARCEL: 05988-050-009
LANDS OF WALKER LAURA RANDLE TAX PARCEL: 05988-050-010
LANDS OF PIERCE WILLIAM KENT & MARTHA ALEXANDRA CARMICHAEL TAX PARCEL: 05988-050-012
LANDS OF HARP JOSEPH JR TAX PARCEL: 05988-050-013
LANDS OF BRIEL R H & GLENDA TAX PARCEL: 05988-050-014
LANDS OF POPE & POPE TRUSTEE TAX PARCEL: 05988-050-016
LANDS OF PUCKETT LARRY RUBY P TAX PARCEL: 05988-050-017
LANDS OF HUSSEY JASON W TAX PARCEL: 05988-050-018
LANDS OF HUSSEY JASON W TAX PARCEL: 05988-050-019
LANDS OF HURST JASON W TAX PARCEL: 05988-050-020
LANDS OF ROWE MICHAEL A & CARON P TAX PARCEL: 05988-050-021
LANDS OF SMITH DAVID G & CAROL A TAX PARCEL: 05988-050-022
LANDS OF [TAX PARCEL:05988-009-001]
5/8 FLA DOT
5/8 NO ID
5/8 NO CAP NO ID
5/8 LB 6578
5/8 LB 2856
1/2 FLOWERS LB 4665
FLOWERS 1\2 LB 4665
1/2 LS 4116
1/2 LB 4665
4X4 PLS 2678
4X4 LB 2678
4X4 NO ID
4X4 GFY LB 021
4X4 GFY 0215
4X4 R\W
4X4 R\W BROKEN
4X4 C&E LB5075
5/8" JBPRO REF PT LB 8031
5/8"ROD & CAP JBPRO TRAV PT NORTHING: 277702.03' EASTING: 2636355.71' ELEVATION: 161.23'
5/8"ROD & CAP JBPRO TRAV PT NORTHING: 277355.08' EASTING: 2635785.59' ELEVATION: 153.79'
5/8"ROD & CAP JBPRO TRAV PT NORTHING: 277583.22' EASTING: 2635916.35' ELEVATION: 146.92'
5/8"ROD & CAP JBPRO TRAV PT NORTHING: 277323.27' EASTING: 2637320.34' ELEVATION: 159.06'
5/8"ROD & CAP JBPRO TRAV PT NORTHING: 276664.45' EASTING: 2637793.37' ELEVATION: 165.36'
NAIL & DISK JBPRO TRAV PT NORTHING: 276564.28' EASTING: 2637925.46' ELEVATION: 158.16'
NAIL & DISK JBPRO TRAV PT NORTHING: 276539.19' EASTING: 2638175.94' ELEVATION: 159.39'
5/8" ROD & CAP LB2856 NORTHING: 276930.18' EASTING: 2638356.71' ELEVATION: 166.97'
5/8" ROD & CAP LB 2856 NORTHING: 276678.40' EASTING: 2638426.72' ELEVATION: 171.31'
NO ID NORTHING: 275469.11' EASTING: 2638447.88' ELEVATION: 165.07'
5/8 JWBROWN PLS 2228
5/8 JWBROWN PLS 2228
5/8 JWBROWN PLS 2228

BOUNDARY & TOPOGRAPHIC SURVEY

IN SECTIONS 34 & 35, TOWNSHIP 8 SOUTH, RANGE 19 EAST, AND FRACTIONAL SECTIONS 2 & 3, TOWNSHIP 9 SOUTH, RANGE 19 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

Line Table		
Line#	Direction	Length
L1	S89°00'24"W	124.94'
L2	N14°06'37"E	100.64'
L3	N14°26'56"W	87.09'
L4	N50°46'11"W	324.19'
L5	N72°20'54"W	141.36'
L6	N12°11'29"E	65.09'
L7	N31°35'18"W	168.41'
L8	S44°00'37"W	62.89'
L9	S70°44'42"W	32.24'
L10	S34°56'14"W	174.07'
L11	S61°27'30"W	158.44'
L12	S54°47'04"W	116.37'
L13	S54°19'02"W	6.52'
L14	N76°09'44"W	35.84'
L15	N70°12'04"W	29.30'
L16	N75°47'57"W	51.44'
L17	S54°24'40"W	46.06'
L18	S73°02'15"W	30.02'
L19	N46°56'43"W	32.00'
L20	S89°13'23"W	34.66'

Line Table		
Line#	Direction	Length
L21	S43°03'17"W	20.00'
L22	S10°01'46"W	23.85'
L23	S24°33'55"E	18.38'
L24	S21°36'26"W	30.08'
L25	N63°30'10"W	38.59'
L26	S08°56'12"W	37.44'
L27	S29°50'46"E	27.20'
L28	S33°35'22"W	12.17'
L29	S83°09'05"W	49.68'
L30	S27°30'34"E	90.14'
L31	S83°25'53"W	66.21'
L32	N48°24'16"W	32.14'
L33	S01°34'33"E	18.00'
L34	S52°27'04"W	76.61'
L35	N18°16'33"W	73.08'
L36	S88°25'27"W	20.00'
L37	S34°40'38"W	37.20'
L38	N71°12'58"W	28.81'
L39	N20°18'23"W	83.99'
L40	N77°57'18"W	94.70'

Line Table		
Line#	Direction	Length
L41	S39°05'49"W	21.06'
L42	N47°01'37"W	106.98'
L43	N57°31'10"W	102.70'
L44	N69°03'37"W	290.00'
L45	S62°20'21"W	311.29'
L46	S02°52'15"E	7.41'
L47	N44°01'21"W	101.79'
L48	N63°35'40"W	223.05'
L49	N27°12'49"W	134.55'
L50	N51°09'00"W	314.32'
L51	N75°42'53"W	43.84'
L52	N82°00'33"W	35.18'
L53	N44°01'42"W	120.17'
L54	N05°36'16"W	38.74'
L55	N41°39'11"E	33.37'
L56	N05°47'12"W	83.95'
L57	N67°32'26"W	39.58'
L58	N51°13'12"W	59.93'
L59	S64°08'19"W	29.28'
L60	N48°25'38"W	27.34'

Line Table		
Line#	Direction	Length
L121	S39°32'23"E	25.06'
L122	S83°11'04"E	26.25'
L123	N25°19'25"E	37.20'
L124	N10°44'42"W	37.57'
L125	S65°32'40"E	184.03'
L126	S22°55'50"E	97.05'
L127	S85°15'42"E	175.53'
L128	S85°25'33"E	308.92'
L129	N47°11'06"E	25.58'
L130	S09°18'53"E	70.00'
L131	S05°46'23"E	45.34'
L132	S66°16'20"W	10.97'

Line Table		
Line#	Direction	Length
L61	N22°25'37"E	51.41'
L62	N72°40'10"W	30.06'
L63	N35°17'14"E	27.44'
L64	N51°04'43"E	66.62'
L65	N40°42'56"W	94.72'
L66	S73°55'36"W	66.13'
L67	N59°00'09"W	34.99'
L68	N11°56'04"W	57.12'
L69	N13°07'52"E	37.51'
L70	N45°29'32"W	20.41'
L71	S51°27'48"W	31.77'
L72	N43°03'54"W	21.23'
L73	N07°24'48"E	23.82'
L74	N83°43'02"W	46.76'
L75	N66°12'09"W	49.69'
L76	S32°42'35"W	28.26'
L77	N31°06'20"W	73.12'
L78	N78°18'16"W	22.52'
L79	N11°43'08"W	12.75'
L80	N51°18'50"E	67.14'

Line Table		
Line#	Direction	Length
L81	N09°44'37"E	55.57'
L82	N26°25'45"E	13.00'
L83	N75°36'56"E	11.18'
L84	S51°54'02"E	52.66'
L85	N36°05'41"E	51.31'
L86	N57°08'08"E	19.19'
L87	N22°37'50"E	35.61'
L88	N33°05'11"E	52.00'
L89	S81°33'11"E	25.81'
L90	N54°05'02"W	5.72'
L91	N43°17'18"E	50.12'
L92	N68°45'44"E	28.18'
L93	S74°40'29"E	50.64'
L94	S86°37'36"E	100.12'
L95	S72°27'14"E	50.99'
L96	S58°07'28"E	55.46'
L97	N85°33'53"E	53.89'
L98	N05°45'54"W	40.92'
L99	N33°36'06"E	50.36'
L100	N09°00'55"E	52.50'

Line Table		
Line#	Direction	Length
L101	N38°04'12"E	50.99'
L102	N60°46'01"E	58.67'
L103	N29°18'53"E	50.01'
L104	N19°02'03"W	73.58'
L105	N48°43'21"E	8.54'
L106	N61°51'27"E	50.48'
L107	N30°27'36"E	50.04'
L108	N25°52'38"E	50.04'
L109	N56°29'37"E	24.14'
L110	S63°18'22"E	33.24'
L111	N03°26'18"E	64.08'
L112	N15°28'02"E	12.21'
L113	S58°10'57"E	12.81'
L114	S64°31'32"E	52.33'
L115	N42°07'30"E	63.18'
L116	N69°58'55"E	43.82'
L117	N53°25'47"E	55.46'
L118	N82°30'15"E	50.09'
L119	N58°30'49"E	17.09'
L120	S50°06'15"E	34.83'

Curve Table						
Curve#	Length	Radius	Delta	Tangent	Chord Bearing	Chord Distance
C1	264.08'	526.89'	28°43'02"	134.88'	S15°32'21"E	261.33'
C2	20.98'	526.89'	2°16'53"	10.49'	S28°45'26"E	20.98'
C3	98.02'	526.89'	10°39'32"	49.15'	S22°17'13"E	97.88'
C4	47.91'	526.89'	5°12'36"	23.97'	S14°21'09"E	47.89'
C5	70.11'	526.89'	7°37'25"	35.11'	S07°56'08"E	70.06'
C6	27.07'	526.89'	2°56'35"	13.54'	S02°39'08"E	27.06'

SURVEYOR'S NOTES

1. ALL DISTANCES AS SHOWN HEREON ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
2. BEARINGS ARE BASED ON THE WESTERLY RIGHT-OF-WAY BOUNDARY OF U.S. HIGHWAY 441, HAVING A MEASURED BEARING OF S39°19'09"E UTILIZING STATE PLANE NAD83 FLORIDA NORTH ZONE PROJECTION.
3. STATE PLANE COORDINATES ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT, FLORIDA NORTH COORDINATE ZONE AND BASED ON MULTIPLE GPS OBSERVATIONS REFERENCING THE FLORIDA DEPARTMENT OF TRANSPORTATION PERMANENT REFERENCE NETWORK (FPRN).
4. THIS SURVEY IS BASED ON MEASUREMENTS CONDUCTED ON 08/02/2023.
5. THE BOUNDARY LINE ALONG TURKEY CREEK AND ITS TRIBUTARY BROOKE POINTE CREEK IS A MEANDER LINE APPROXIMATION OF THE CENTERLINES OF THE CREEKS DERIVED FROM SURVEYED FIELD CONDITIONS. THESE APPROXIMATE CENTERLINES DEPICT THE OVERALL DIRECTION, BUT DO NOT ACCOUNT FOR ALL CHANGES IN DIRECTION OF THE CREEKS. THE BOUNDARY LINE DEFINED BY THE APPROXIMATE CREEK CENTERLINES IS SUBJECT TO CHANGE DUE TO NATURAL CAUSES, AND MAY OR MAY NOT REPRESENT THE ACTUAL LIMITS OF THE LOCATION OF TITLE.
5. THE SIGNING LAND SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE COMMITMENT OF MATTERS AFFECTING TITLE TO THE SUBJECT PROPERTY. THERE MAY EXIST DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS OR OTHER MATTERS, THAT COULD AFFECT THE BOUNDARIES OR TITLE TO THE SUBJECT REAL ESTATE.
6. NO UNDERGROUND UTILITIES WERE LOCATED IN THE COURSE OF THIS SURVEY.
7. ADDITIONAL ENCUMBRANCES MAY AFFECT THE SUBJECT PARCEL THAT DO NOT APPEAR ON THIS MAP.
8. NO EASEMENT RESEARCH WAS CONDUCTED DURING THE COURSE OF THIS SURVEY.
9. REPRODUCED COPIES THAT ARE NOT AT 24"X36" MAY NOT BE TO SCALE.
10. UNLESS OTHERWISE NOTED, CORNER MARKERS SHOWN HEREON WERE FOUND DURING THE COURSE OF THIS SURVEY.
11. THIS SURVEY CONSISTS OF 22 SHEETS. NO SINGLE SHEET IS VALID OR COMPLETE WITHOUT THE REST. SHEET 1 SHOWS THE OVERALL BOUNDARY SURVEY. SHEET 2 SHOWS THE DESCRIPTION, NOTES, & LINE AND CURVE TABLES. SHEET 3 SHOWS THE TURKEY CREEK AND BROOKE POINTE CREEK WITNESS LINE OFFSETS. SHEETS 4 THRU 22 ARE THE TOPOGRAPHIC SURVEY SHEETS.

DESCRIPTION BY THIS FIRM

A PARCEL OF LAND SITUATED IN SECTIONS 34 AND 35, TOWNSHIP 8 SOUTH, RANGE 19 EAST, AND IN FRACTIONAL SECTIONS 2 AND 3, TOWNSHIP 9 SOUTH, RANGE 19 EAST, ALACHUA COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE THE SOUTHEAST CORNER OF LOT 40 OF STAGHORN UNIT 1, AS PER THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK J, PAGE 94 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY BOUNDARY OF U.S. HIGHWAY 441; THENCE RUN SOUTH 39°20'28" EAST ALONG SAID WESTERLY RIGHT-OF-WAY BOUNDARY A DISTANCE OF 496.69 FEET TO A 5/8" REBAR WITH CAP STAMPED "LB 2856", ALSO BEING THE POINT OF BEGINNING; THENCE RUN SOUTH 39°19'09" EAST ALONG SAID WESTERLY RIGHT-OF-WAY BOUNDARY A DISTANCE OF 1520.12 FEET TO A 5/8" REBAR WITH CAP STAMPED "LB 2856", AND THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, WITH A RADIUS OF 526.89 FEET, THROUGH A CENTRAL ANGLE OF 28°43'02", FOR AN ARC DISTANCE OF 264.08 FEET (THE CHORD OF SAID ARC BEING SOUTH 15°32'21" EAST, 261.33 FEET), TO A 5/8" REBAR WITH CAP STAMPED "LB 2856" LYING ON THE WEST RIGHT-OF-WAY BOUNDARY OF NORTHWEST 43RD STREET; THENCE RUN SOUTH 00°59'45" EAST ALONG SAID WEST RIGHT-OF-WAY BOUNDARY OF NORTHWEST 43RD STREET A DISTANCE OF 1209.62 FEET TO A NAIL, NO IDENTIFICATION; THENCE LEAVING SAID WEST RIGHT-OF-WAY BOUNDARY, RUN SOUTH 89°00'24" WEST A DISTANCE OF 124.94 FEET TO A SET 5/8" REBAR WITH CAP STAMPED "JBPRO PCP PRM LB8031"; THENCE RUN NORTH 14°06'37" EAST A DISTANCE OF 100.64 FEET TO A SET 5/8" REBAR WITH CAP STAMPED "JBPRO PCP PRM LB8031"; THENCE RUN NORTH 14°26'56" WEST A DISTANCE OF 87.09 FEET TO A SET 5/8" REBAR WITH CAP STAMPED "JBPRO PCP PRM LB8031"; THENCE RUN NORTH 50°46'11" WEST A DISTANCE OF 324.19 TO A SET 5/8" REBAR WITH CAP STAMPED "JBPRO PCP PRM LB8031"; THENCE RUN NORTH 72°20'54" WEST A DISTANCE OF 141.36' TO A SET 5/8" REBAR WITH CAP STAMPED "JBPRO PCP PRM LB8031"; THENCE RUN NORTH 12°11'29" EAST A DISTANCE OF 65.09 FEET TO A SET 5/8" REBAR WITH CAP STAMPED "JBPRO PCP PRM LB8031"; THENCE RUN NORTH 03°27'56" EAST A DISTANCE OF 402.32 FEET TO A 5/8" REBAR, NO CAP; THENCE RUN NORTH 31°35'18" WEST A DISTANCE OF 168.41 FEET TO A 5/8" REBAR, NO IDENTIFICATION; THENCE RUN SOUTH 44°00'37" WEST A DISTANCE OF 62.89 FEET TO A 5/8" REBAR WITH CAP STAMPED "PLS 2228"; THENCE RUN SOUTH 70°44'42" WEST A DISTANCE OF 32.24 TO A SET 5/8" REBAR WITH CAP STAMPED "JBPRO PCP PRM LB8031"; THENCE RUN SOUTH 34°56'14" WEST A DISTANCE OF 174.07 FEET TO A 5/8" REBAR WITH CAP STAMPED "LB 2856"; THENCE RUN SOUTH 61°27'30" WEST A DISTANCE OF 158.44 FEET TO A 5/8" REBAR, NO IDENTIFICATION; THENCE RUN SOUTH 54°47'04" WEST A DISTANCE OF 116.37 FEET TO A 5/8" REBAR WITH CAP STAMPED "JBPRO REF PT LB 8031"; THENCE RUN SOUTH 54°19'02" WEST A DISTANCE OF 6.52 FEET TO THE APPROXIMATE CENTERLINE OF TURKEY CREEK; THENCE RUN ALONG THE APPROXIMATE CENTERLINE OF TURKEY CREEK THE FOLLOWING COURSES: NORTH 76°09'44' WEST, 35.84 FEET; NORTH 70°12'04" WEST, 29.30 FEET; NORTH 75°47'57" WEST, 51.44 FEET; SOUTH 54°24'40" WEST, 46.06' FEET; SOUTH 73°02'15" WEST, 30.02 FEET; NORTH 46°56'43" WEST, 32.00 FEET; SOUTH 89°13'23" WEST, 34.66 FEET; SOUTH 43°03'17" WEST, 20.00 FEET; SOUTH 10°01'46" WEST, 23.85 FEET; SOUTH 24°33'55" EAST, 18.38 FEET; SOUTH 21°36'26" WEST, 30.08 FEET; NORTH 63°30'10" WEST, 38.59 FEET; SOUTH 08°56'12", 37.44 FEET; SOUTH 29°50'46" EAST, 27.20 FEET; SOUTH 33°35'22" WEST, 12.17 FEET; SOUTH 83°09'05" WEST, 49.68 FEET; SOUTH 27°30'34" EAST, 90.14 FEET; SOUTH 83°25'53" WEST, 66.21 FEET; NORTH 48°24'16" WEST, 32.14 FEET; SOUTH 01°34'33" EAST, 18.00 FEET; SOUTH 52°27'04" WEST, 76.61 FEET; NORTH 18°16'33" WEST, 73.08 FEET; SOUTH 88°25'27" WEST, 20.00 FEET; SOUTH 34°40'38" WEST, 37.20 FEET; NORTH 71°12'58" WEST, 28.81 FEET; NORTH 20°18'23" WEST, 83.99 FEET; NORTH 77°57'18" WEST, 94.70 FEET; SOUTH 39°05'49" WEST, 21.06 FEET; NORTH 47°01'37" WEST, 106.98 FEET; NORTH 57°31'10" WEST, 102.70 FEET; NORTH 69°03'37" WEST, 290.00 FEET; SOUTH 62°20'21" WEST, 311.29 FEET; SOUTH 02°52'15" EAST, 7.41 FEET; NORTH 44°01'21" WEST, 101.79 FEET; NORTH 63°35'40" WEST, 223.05 FEET; NORTH 27°12'49" WEST, 134.55 FEET TO A 1/2 INCH REBAR WITH CAP STAMPED "LB 4665"; NORTH 51°09'00" WEST, 314.32 FEET TO A 4"X4" CONCRETE MONUMENT STAMPED "C&E LB5075"; NORTH 75°42'53" WEST, 43.84 FEET; NORTH 82°00'33" WEST, 35.18 FEET; NORTH 44°01'42" WEST, 120.17 FEET; NORTH 05°36'16" WEST, 38.74 FEET; NORTH 41°39'11" EAST, 33.37 FEET; NORTH 05°47'12" WEST, 83.95 FEET; NORTH 67°32'26" WEST, 39.58 FEET; NORTH 51°13'12" WEST, 59.93 FEET; SOUTH 64°08'19" WEST, 29.28 FEET; NORTH 48°25'38" WEST, 27.34 FEET; NORTH 22°25'37" EAST, 51.41 FEET; NORTH 72°40'10" WEST, 30.06 FEET; NORTH 35°17'14" EAST, 27.44 FEET; NORTH 51°04'43" EAST, 66.62 FEET; NORTH 40°42'56" WEST, 94.72 FEET; SOUTH 73°55'36" WEST, 66.13 FEET; NORTH 59°00'09" WEST, 34.99 FEET; NORTH 11°56'04" WEST, 57.12 FEET; NORTH 13°07'52" EAST, 37.51 FEET; NORTH 45°29'32" WEST, 20.41 FEET; SOUTH 51°27'48" WEST, 31.77 FEET; NORTH 43°03'54" WEST, 21.23 FEET; NORTH 07°24'48" EAST, 23.82 FEET; NORTH 83°43'02" WEST, 46.76 FEET; NORTH 66°12'09" WEST, 49.69 FEET; SOUTH 32°42'35" WEST, 28.26 FEET; NORTH 31°06'20" WEST, 73.12 FEET; NORTH 78°18'16" WEST, 22.52 FEET; NORTH 11°43'08" WEST, 12.75 FEET TO THE INTERSECTION OF THE APPROXIMATE CENTERLINE OF BROOKE POINTE CREEK; THENCE LEAVING THE APPROXIMATE CENTERLINE OF TURKEY CREEK, RUN ALONG THE APPROXIMATE CENTERLINE OF BROOKE POINTE CREEK THE FOLLOWING COURSES: NORTH 51°18'50" EAST, 67.14 FEET; NORTH 09°44'37" EAST, 55.57 FEET; NORTH 26°25'45" EAST, 13.00 FEET; NORTH 75°36'56" EAST, 11.18 FEET; SOUTH 51°54'02" EAST, 52.66 FEET; NORTH 36°05'41" EAST, 51.31 FEET; NORTH 57°08'08" EAST, 19.19 FEET; NORTH 22°37'50" EAST, 35.61 FEET; NORTH 33°05'11" EAST, 52.00 FEET; SOUTH 81°33'11" EAST, 25.81 FEET; NORTH 54°05'02" WEST, 5.72 FEET; NORTH 43°17'18" EAST, 50.12 FEET; NORTH 68°45'44" EAST, 28.18 FEET; SOUTH 74°40'29" EAST, 50.64 FEET; SOUTH 86°37'36" EAST, 100.12 FEET; SOUTH 72°27'14" EAST, 50.99 FEET; SOUTH 58°07'28" EAST, 55.46 FEET; NORTH 85°33'53" EAST, 53.89 FEET; NORTH 05°45'54" WEST, 40.92 FEET; NORTH 33°36'06" EAST, 50.36"; NORTH 09°00'55" EAST, 52.50 FEET; NORTH 38°04'12" EAST, 50.99 FEET; NORTH 60°46'01" EAST, 58.67 FEET; NORTH 29°18'53" EAST, 50.01 FEET; NORTH 19°02'03" WEST, 73.58 FEET; NORTH 48°43'21" EAST, 8.54 FEET; NORTH 61°51'27" EAST, 50.48 FEET; NORTH 30°27'36" EAST, 50.04 FEET; NORTH 25°52'38" EAST, 50.04 FEET; NORTH 56°29'37" EAST, 24.14 FEET; SOUTH 63°18'22" EAST, 33.24 FEET; NORTH 03°26'18" EAST, 64.08 FEET; NORTH 15°28'02" EAST, 12.21 FEET; SOUTH 58°10'57" EAST, 12.81 FEET; SOUTH 64°31'32" EAST, 52.33 FEET; NORTH 42°07'30" EAST, 63.18 FEET; NORTH 69°58'55" EAST, 43.82 FEET; NORTH 53°25'47" EAST, 55.46 FEET; NORTH 82°30'15" EAST, 50.09 FEET; NORTH 58°30'49" EAST, 17.09 FEET; SOUTH 50°06'15 EAST, 34.83 FEET; SOUTH 39°32'23" EAST, 25.06 FEET; SOUTH 83°11'04" EAST, 26.25 FEET; NORTH 25°19'25" EAST, 37.20 FEET; NORTH 10°44'42" WEST, 37.57 FEET; THENCE LEAVING THE APPROXIMATE CENTERLINE OF BROOKE POINT CREEK, RUN SOUTH 65°32'40" EAST A DISTANCE OF 184.03 FEET TO A 4"X4" CONCRETE MONUMENT STAMPED "LB 2678"; THENCE RUN SOUTH 22°55'50" EAST A DISTANCE OF 97.05 FEET TO A 4"X4" CONCRETE MONUMENT, NO IDENTIFICATION; THENCE RUN NORTH 72°21'34" EAST A DISTANCE OF 637.52 FEET; THENCE RUN SOUTH 85°15'42" EAST A DISTANCE OF 175.53 FEET; THENCE RUN SOUTH 85°25'33" EAST A DISTANCE OF 308.92 FEET TO THE WESTERLY RIGHT-OF-WAY BOUNDARY OF U.S. HIGHWAY 441 AND THE POINT OF BEGINNING.

CONTAINING 120.63 ACRES, MORE OR LESS.

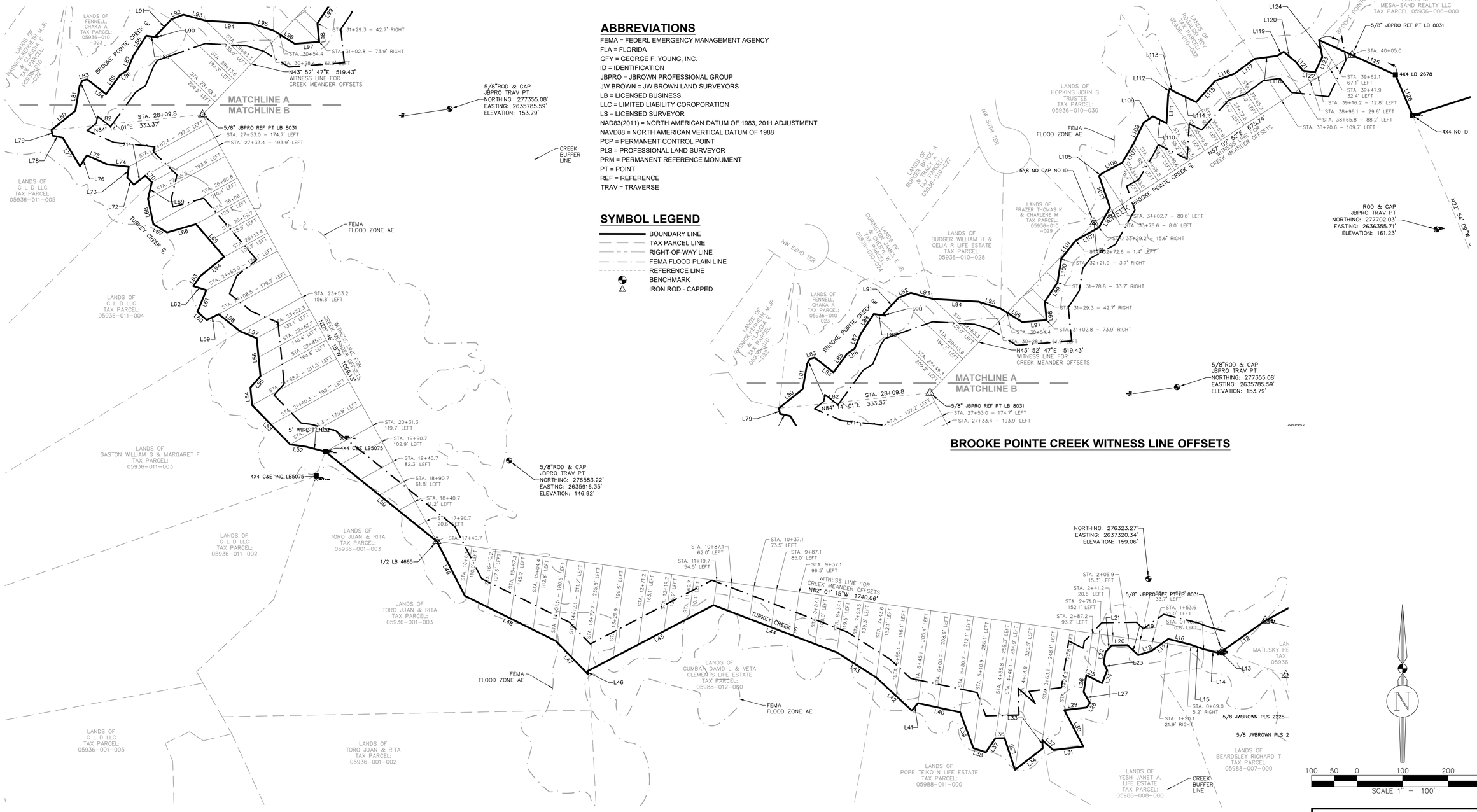
BOUNDARY & TOPOGRAPHIC SURVEY

JBPro
CIVIL ENGINEERING | LAND PLANNING
SURVEYING | CONSTRUCTION SERVICES
3530 NW 43rd Street | Gainesville, FL
4420 US-1 S, Suite 1 | St. Augustine, FL
1826 Ox Bottom Lane | Tallahassee, FL
Toll Free: (844) Go-JBPro

Scale:	No Scale
Proj. No.	373-21-03
Drawn:	T. Hensley
Checked:	R. White
Dwg. Name:	373-21-03-T
Dwg. Date:	11/07/2023
Field Book:	33
Pages:	63
Sheet:	2 of 22

BOUNDARY & TOPOGRAPHIC SURVEY

IN SECTIONS 34 & 35, TOWNSHIP 8 SOUTH, RANGE 19 EAST, AND FRACTIONAL SECTIONS 2 & 3, TOWNSHIP 9 SOUTH, RANGE 19 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA



ABBREVIATIONS

FEMA = FEDERL EMERGENCY MANAGEMENT AGENCY
FLA = FLORIDA
GFY = GEORGE F. YOUNG, INC.
ID = IDENTIFICATION
JBPRO = JBROWN PROFESSIONAL GROUP
JW BROWN = JW BROWN LAND SURVEYORS
LB = LICENSED BUSINESS
LLC = LIMITED LIABILITY COROPORATION
LS = LICENSED SURVEYOR
NAD83(2011) = NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT
NAVD88 = NORTH AMERICAN VERTICAL DATUM OF 1988
PCP = PERMANENT CONTROL POINT
PLS = PROFESSIONAL LAND SURVEYOR
PRM = PERMANENT REFERENCE MONUMENT
PT = POINT
REF = REFERENCE
TRAV = TRAVERSE

SYMBOL LEGEND

BOUNDARY LINE
TAX PARCEL LINE
RIGHT-OF-WAY LINE
FEMA FLOOD PLAIN LINE
REFERENCE LINE
BENCHMARK
IRON ROD - CAPPED

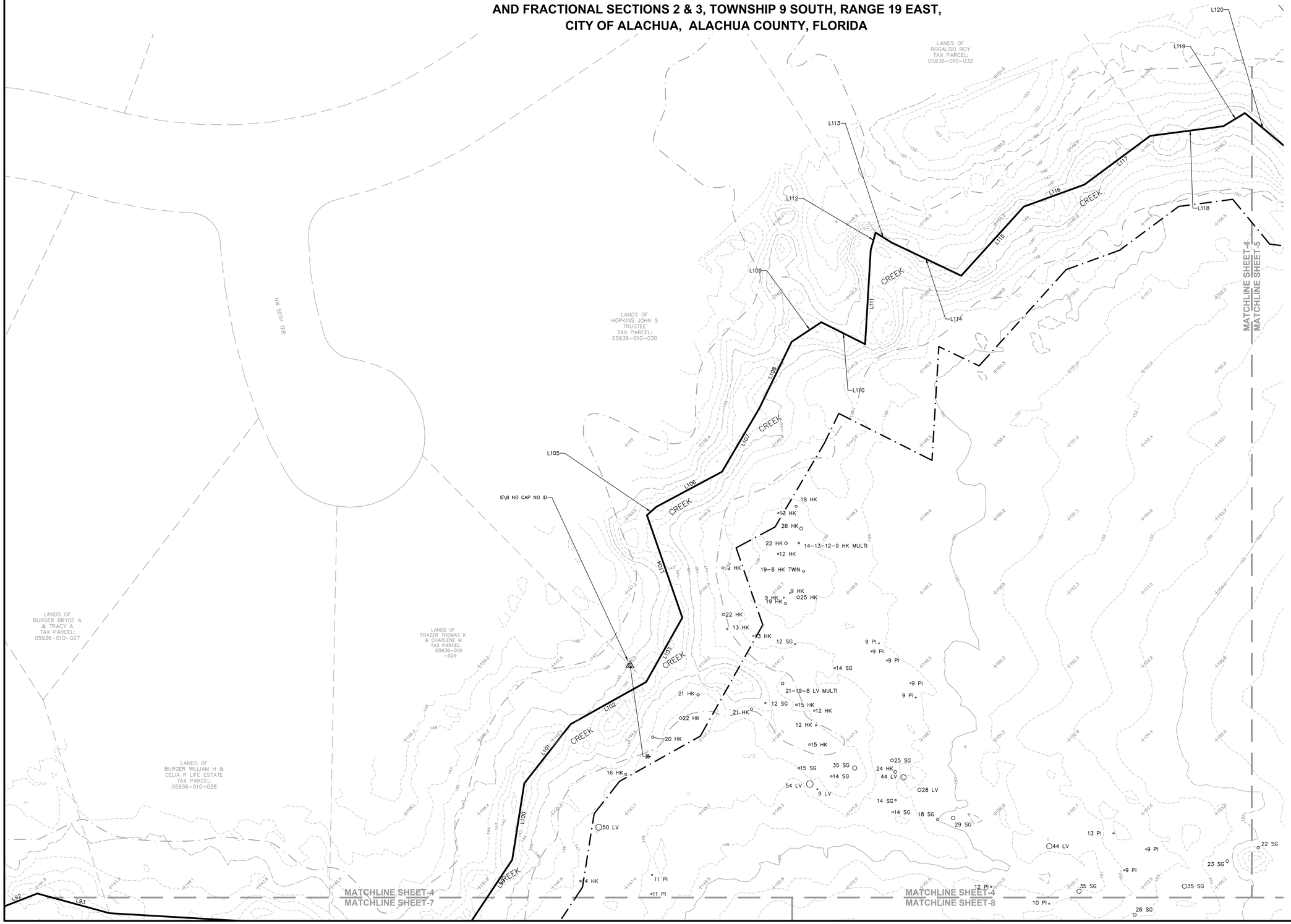
BROOKE POINTE CREEK WITNESS LINE OFFSETS

TURKEY CREEK WITNESS LINE OFFSETS

BOUNDARY & TOPOGRAPHIC SURVEY		
JBPro CIVIL ENGINEERING | LAND PLANNING SURVEYING | CONSTRUCTION SERVICES 3530 NW 43rd Street | Gainesville, FL 4420 US-1 S, Suite 1 | St. Augustine, FL 1826 Ox Bottom Lane | Tallahassee, FL Toll Free: (844) Go-JBPro	Scale:	1"=100'
	Proj. No.	373-21-03
	Drawn:	T. Hensley
	Checked:	R. White
	Dwg. Name:	373-21-03-T
	Dwg. Date:	11/07/2023
	Field Book:	33
	Pages:	63
	Sheet:	3 of 22

BOUNDARY & TOPOGRAPHIC SURVEY

IN SECTIONS 34 & 35, TOWNSHIP 8 SOUTH, RANGE 19 EAST, AND FRACTIONAL SECTIONS 2 & 3, TOWNSHIP 9 SOUTH, RANGE 19 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA



ABBREVIATIONS

CMON = CONCRETE MONUMENT
ELEV = ELEVATION
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
ID = IDENTIFICATION
IRC = IRON ROD - CAPPED
JBPRO = JBROWN PROFESSIONAL GROUP
LB = LICENSED SURVEYING BUSINESS
LS = LICENSED SURVEYOR
NAD83(2011) = NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT
NAVD88 = NORTH AMERICAN VERTICAL DATUM OF 1988
PRM = PERMANENT REFERENCE MONUMENT
PLS = PROFESSIONAL LAND SURVEYOR

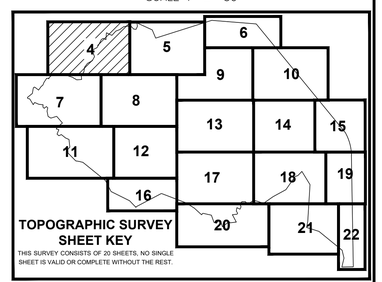
TREES:
CH = CHESNUT
CT = CHINESE TALLOW
HI = HICKORY
HK = HACKBERRY
HO = HOLLY
LA = LAUREL OAK
LV = LIVE OAK
PI = PINE
SB = SUGARBERRY
SG = SWEETGUM
TWIN = TWIN TRUNK
WC = WILD CHERRY
WO = WATER OAK

SYMBOL LEGEND

BOUNDARY LINE
TAX PARCEL LINE
FEMA FLOOD PLAIN LINE
IRON ROD - CAPPED
BENCHMARK
9 SYC TREE-SIZE(INCHES) AND SPECIES
150 CONTOUR LINES

N

30 15 0 30 60 90
SCALE 1" = 30'



TOPOGRAPHIC SURVEY SHEET KEY

THIS SURVEY CONSISTS OF 20 SHEETS, NO SINGLE SHEET IS VALID OR COMPLETE WITHOUT THE REST.

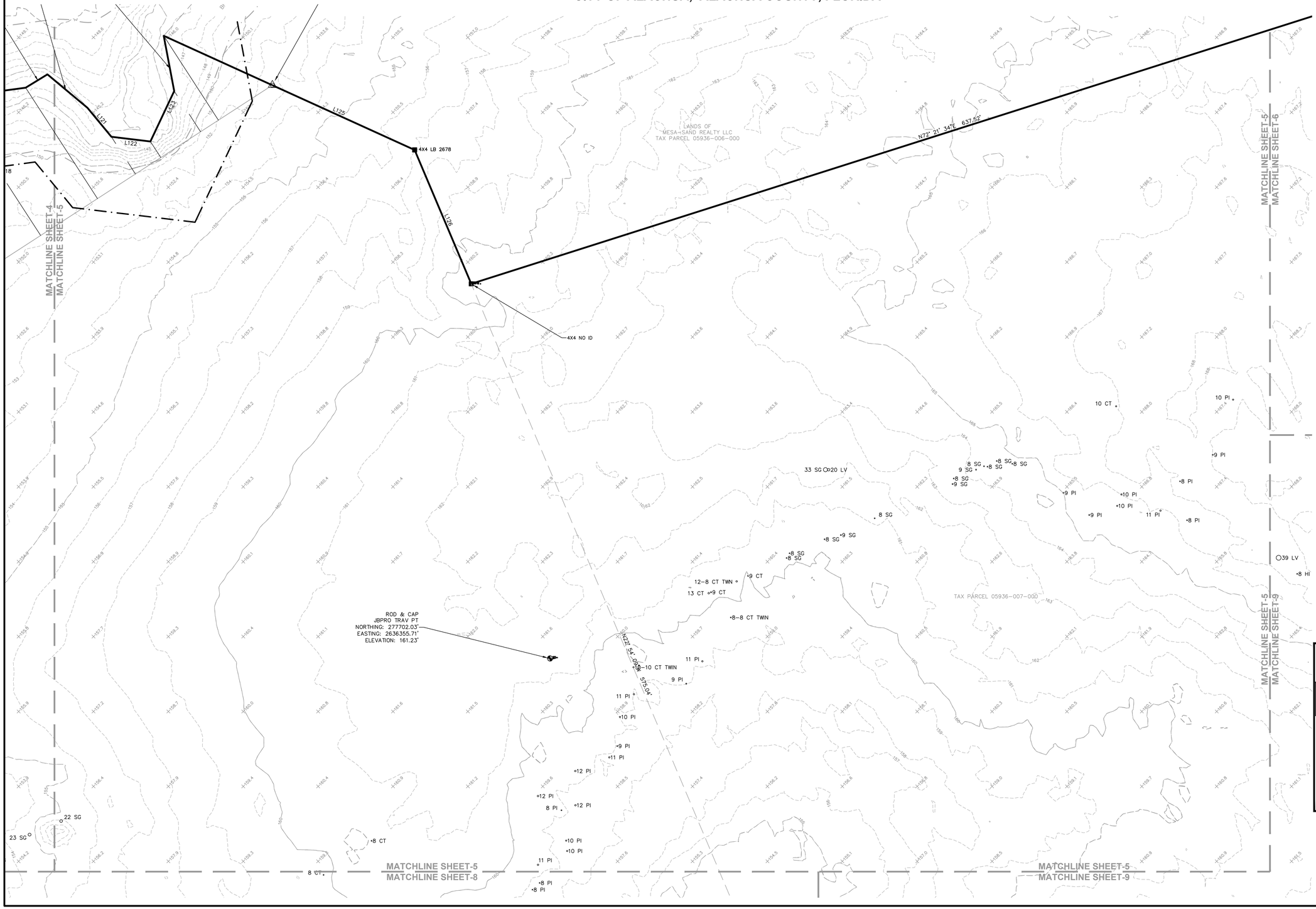
BOUNDARY & TOPOGRAPHIC SURVEY

JBPro
CIVIL ENGINEERING | LAND PLANNING
SURVEYING | CONSTRUCTION SERVICES
3530 NW 43rd Street | Gainesville, FL
4420 US-1 S, Suite 1 | St. Augustine, FL
1826 Ox Bottom Lane | Tallahassee, FL
Toll Free: (844) Go-JBPro

Scale:	1"=30'
Proj. No.	373-21-03
Drawn:	A.Cortina
Checked:	R.White
Dwg. Name:	373-21-03-T
Dwg. Date:	11/07/2023
Field Book:	33
Pages:	63
Sheet:	4 of 22

BOUNDARY & TOPOGRAPHIC SURVEY

IN SECTIONS 34 & 35, TOWNSHIP 8 SOUTH, RANGE 19 EAST, AND FRACTIONAL SECTIONS 2 & 3, TOWNSHIP 9 SOUTH, RANGE 19 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA



ABBREVIATIONS

CMON = CONCRETE MONUMENT
ELEV = ELEVATION
ID = IDENTIFICATION
IRC = IRON ROD - CAPPED
JBPRO = JBROWN PROFESSIONAL GROUP
LB = LICENSED SURVEYING BUSINESS
LS = LICENSED SURVEYOR
NAD83(2011) = NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT
NAVD88 = NORTH AMERICAN VERTICAL DATUM OF 1988
PRM = PERMANENT REFERENCE MONUMENT
PLS = PROFESSIONAL LAND SURVEYOR

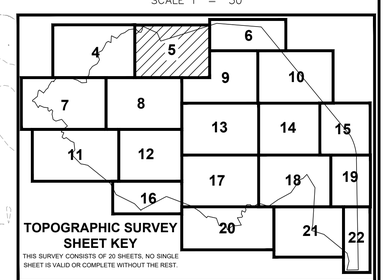
TREES:
CH = CHESNUT
CT = CHINESE TALLOW
HI = HICKORY
HK = HACKBERRY
HO = HOLLY
LA = LAUREL OAK
LV = LIVE OAK
PI = PINE
SB = SUGARBERRY
SG = SWEETGUM
TWIN = TWIN TRUNK
WC = WILD CHERRY
WO = WATER OAK

SYMBOL LEGEND

BOUNDARY LINE
TAX PARCEL LINE
BENCHMARK
CONCRETE MONUMENT
IRON ROD - CAPPED
9 SYC — TREE-SIZE(INCHES) AND SPECIES
150 — CONTOUR LINES

N

30 15 0 30 60 90
SCALE 1" = 30'



TOPOGRAPHIC SURVEY SHEET KEY

THIS SURVEY CONSISTS OF 20 SHEETS, NO SINGLE SHEET IS VALID OR COMPLETE WITHOUT THE REST.

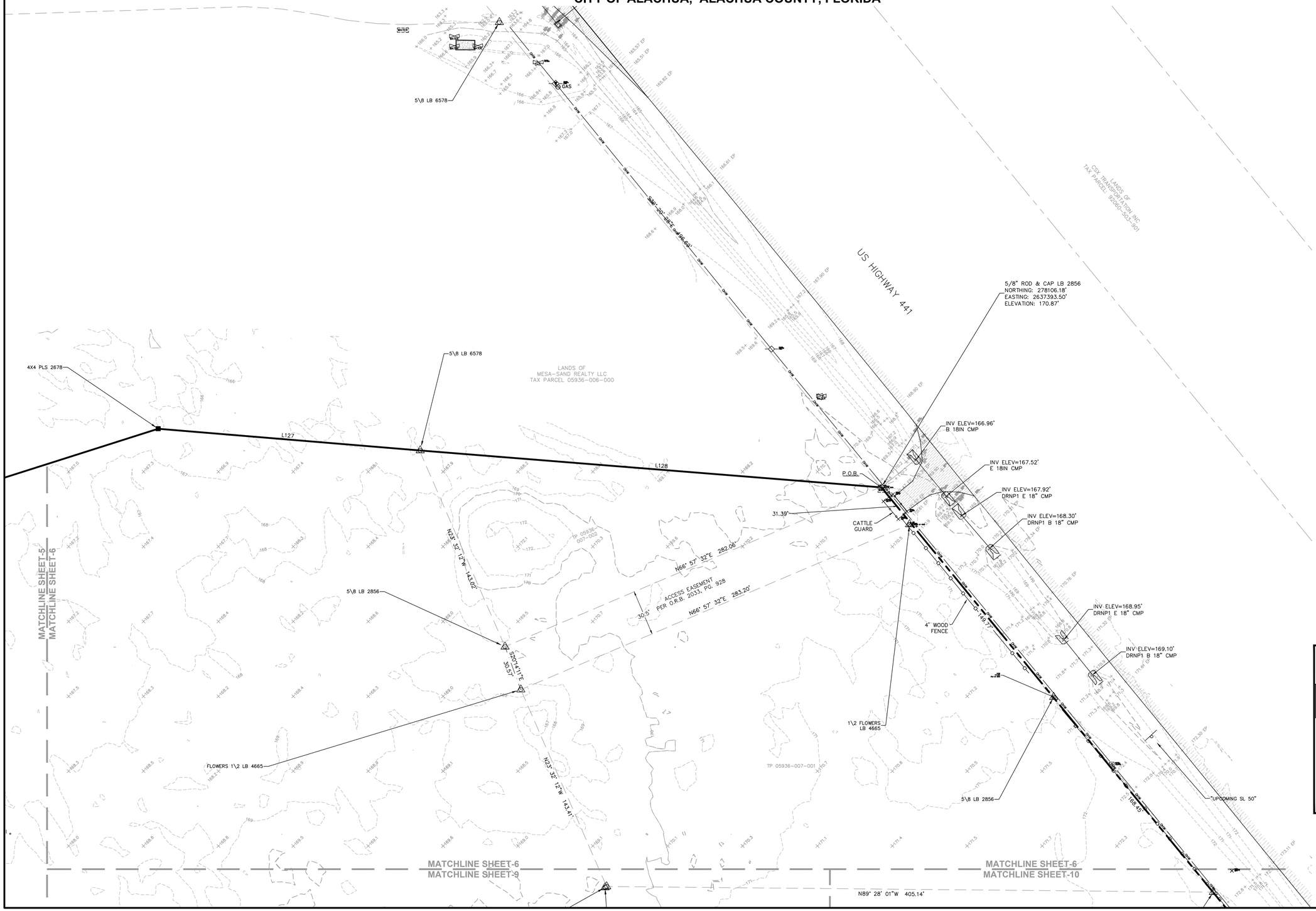
BOUNDARY & TOPOGRAPHIC SURVEY

JBPro
CIVIL ENGINEERING | LAND PLANNING
SURVEYING | CONSTRUCTION SERVICES
3530 NW 43rd Street | Gainesville, FL
4420 US-1 S, Suite 1 | St. Augustine, FL
1826 Ox Bottom Lane | Tallahassee, FL
Toll Free: (844) Go-JBPro

Scale:	1"=30'
Proj. No.	373-21-03
Drawn:	A.Cortina
Checked:	R.White
Dwg. Name:	373-21-03-T
Dwg. Date:	11/07/2023
Field Book:	33
Pages:	63
Sheet:	5 of 22

BOUNDARY & TOPOGRAPHIC SURVEY

IN SECTIONS 34 & 35, TOWNSHIP 8 SOUTH, RANGE 19 EAST, AND FRACTIONAL SECTIONS 2 & 3, TOWNSHIP 9 SOUTH, RANGE 19 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA



ABBREVIATIONS

CMON = CONCRETE MONUMENT
CMP = CORRUGATED METAL PIPE
DRNP = DRIANPIPE
ELEV = ELEVATION
EP = EDGE OF PAVEMENT
ID = IDENTIFICATION
INC = INCORPORATED
IRC = IRON ROD - CAPPED
JBPRO = JBROWN PROFESSIONAL GROUP
LB = LICENSED SURVEYING BUSINESS
LS = LICENSED SURVEYOR
NAD83(2011) = NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT
NAVD88 = NORTH AMERICAN VERTICAL DATUM OF 1988
PRM = PERMANENT REFERENCE MONUMENT
PLS = PROFESSIONAL LAND SURVEYOR
SL = SPEED LIMIT

TREES:

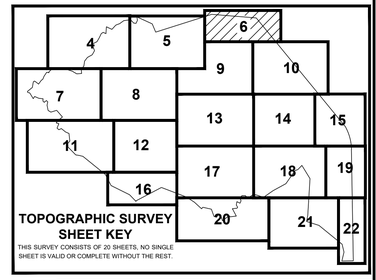
CH = CHESNUT
CT = CHINESE TALLOW
HI = HICKORY
HK = HACKBERRY
HO = HOLLY
LA = LAUREL OAK
LV = LIVE OAK
PI = PINE
SB = SUGARBERRY
SG = SWEETGUM
TWIN = TWIN TRUNK
WC = WILD CHERRY
WO = WATER OAK

SYMBOL LEGEND

- BOUNDARY LINE
- TAX PARCEL LINE
- RIGHT-OF-WAY LINE
- OHW — OVERHEAD WIRE
- BENCHMARK
- CONCRETE MONUMENT
- IRON ROD - CAPPED
- WV — WATER VALVE
- WATER — WATER METER
- FIRE HYDRANT
- GAS — GAS MARKER
- POWER POLE
- POWER POLE WITH TRANSFORMER
- SINGLE POLE SIGN
- 9 SYC — TREE-SIZE(INCHES) AND SPECIES
- × 132.2 — SPOT ELEVATION - SOFT SURFACE
- × 132.21 — SPOT ELEVATION - HARD SURFACE
- 150 — CONTOUR LINES
- ASPHALT SURFACE
- CONCRETE SURFACE

N

30 15 0 30 60 90
SCALE 1" = 30'



TOPOGRAPHIC SURVEY SHEET KEY

THIS SURVEY CONSISTS OF 20 SHEETS, NO SINGLE SHEET IS VALID OR COMPLETE WITHOUT THE REST.

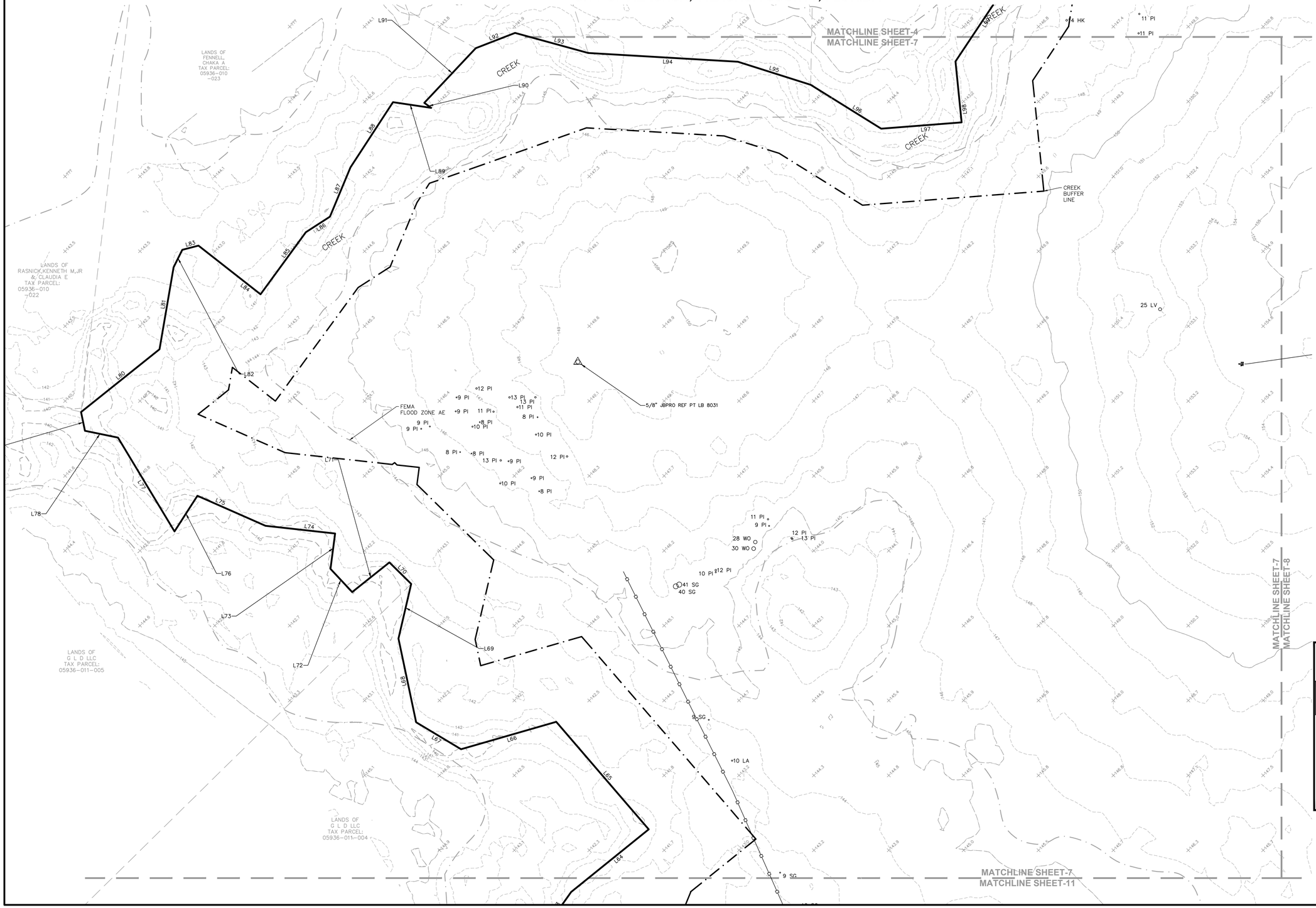
BOUNDARY & TOPOGRAPHIC SURVEY

JBPro
CIVIL ENGINEERING | LAND PLANNING
SURVEYING | CONSTRUCTION SERVICES
3530 NW 43rd Street | Gainesville, FL
4420 US-1 S, Suite 1 | St. Augustine, FL
1826 Ox Bottom Lane | Tallahassee, FL
Toll Free: (844) Go-JBPro

Scale:	1"=30'
Proj. No.	373-21-03
Drawn:	A.Cortina
Checked:	R.White
Dwg. Name:	373-21-03-T
Dwg. Date:	11/07/2023
Field Book:	33
Pages:	63
Sheet:	**6 of 22**

BOUNDARY & TOPOGRAPHIC SURVEY

IN SECTIONS 34 & 35, TOWNSHIP 8 SOUTH, RANGE 19 EAST, AND FRACTIONAL SECTIONS 2 & 3, TOWNSHIP 9 SOUTH, RANGE 19 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA



ABBREVIATIONS

CMON = CONCRETE MONUMENT
ELEV = ELEVATION
FEMA = FEDERAL ENVIRONMENTAL MANAGEMENT AGENCY
ID = IDENTIFICATION
IRC = IRON ROD - CAPPED
JBPRO = JBROWN PROFESSIONAL GROUP
LB = LICENSED SURVEYING BUSINESS
LS = LICENSED SURVEYOR
NAD83(2011) = NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT
NAVD88 = NORTH AMERICAN VERTICAL DATUM OF 1988
PRM = PERMANENT REFERENCE MONUMENT
PLS = PROFESSIONAL LAND SURVEYOR

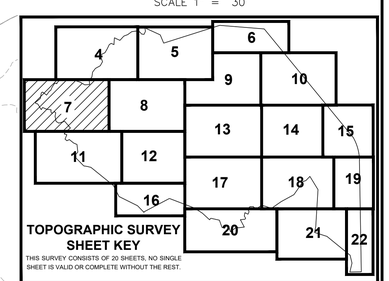
TREES:

CH = CHESNUT
CT = CHINESE TALLOW
HI = HICKORY
HK = HACKBERRY
HO = HOLLY
LA = LAUREL OAK
LV = LIVE OAK
PI = PINE
SB = SUGARBERRY
SG = SWEETGUM
TWIN = TWIN TRUNK
WC = WILD CHERRY
WO = WATER OAK

SYMBOL LEGEND

- BOUNDARY LINE
- TAX PARCEL LINE
- FEMA FLOOD PLAIN LINE
- IRON ROD - CAPPED
- BENCHMARK
- TREE-SIZE(INCHES) AND SPECIES
- CONTOUR LINES

30 15 0 30 60 90
SCALE 1" = 30'



TOPOGRAPHIC SURVEY SHEET KEY

THIS SURVEY CONSISTS OF 20 SHEETS, NO SINGLE SHEET IS VALID OR COMPLETE WITHOUT THE REST.

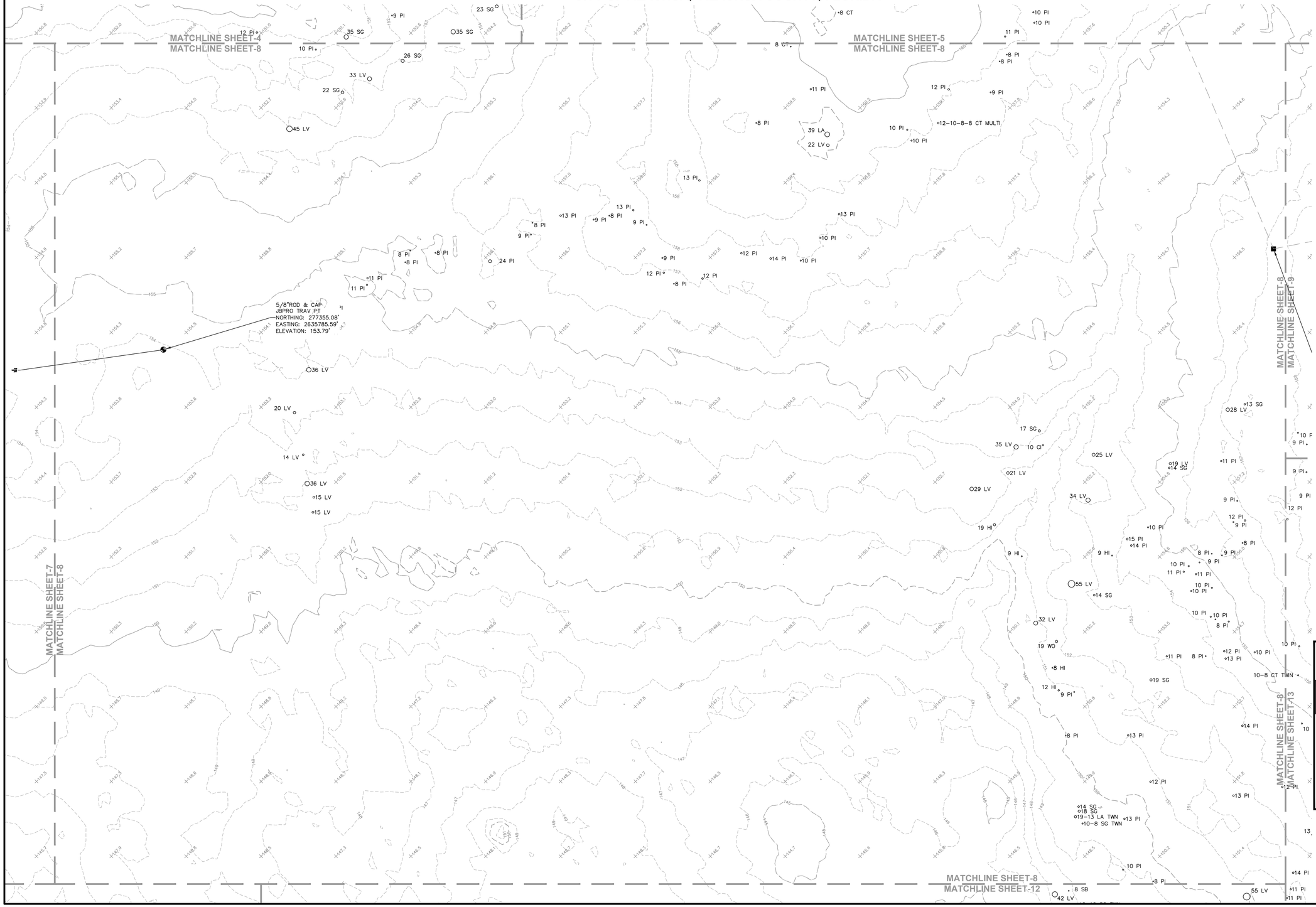
BOUNDARY & TOPOGRAPHIC SURVEY

JBPro
CIVIL ENGINEERING | LAND PLANNING
SURVEYING | CONSTRUCTION SERVICES
3530 NW 43rd Street | Gainesville, FL
4420 US-1 S, Suite 1 | St. Augustine, FL
1826 Ox Bottom Lane | Tallahassee, FL
Toll Free: (844) Go-JBPro

Scale:	1"=30'
Proj. No.	373-21-03
Drawn:	A.Cortina
Checked:	R.White
Dwg. Name:	373-21-03-T
Dwg. Date:	11/07/2023
Field Book:	33
Pages:	63
Sheet:	7 of 22

BOUNDARY & TOPOGRAPHIC SURVEY

IN SECTIONS 34 & 35, TOWNSHIP 8 SOUTH, RANGE 19 EAST, AND FRACTIONAL SECTIONS 2 & 3, TOWNSHIP 9 SOUTH, RANGE 19 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA



ABBREVIATIONS

CMON = CONCRETE MONUMENT
ELEV = ELEVATION
ID = IDENTIFICATION
IRC = IRON ROD - CAPPED
JBPRO = JBROWN PROFESSIONAL GROUP
LB = LICENSED SURVEYING BUSINESS
LS = LICENSED SURVEYOR
NAD83(2011) = NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT
NAVD88 = NORTH AMERICAN VERTICAL DATUM OF 1988
PRM = PERMANENT REFERENCE MONUMENT
PLS = PROFESSIONAL LAND SURVEYOR
PT = POINT
TRAV = TRAVERSE

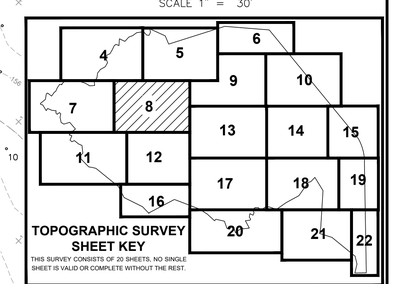
TREES:
CH = CHESNUT
CT = CHINESE TALLOW
HI = HICKORY
HK = HACKBERRY
HO = HOLLY
LA = LAUREL OAK
LV = LIVE OAK
PI = PINE
SB = SUGARBERRY
SG = SWEETGUM
TWIN = TWIN TRUNK
WC = WILD CHERRY
WO = WATER OAK

SYMBOL LEGEND

BOUNDARY LINE
TAX PARCEL LINE
BENCHMARK
CONCRETE MONUMENT
9 SYC TREE-SIZE(INCHES) AND SPECIES
150 CONTOUR LINES

N

30 15 0 30 60 90
SCALE 1" = 30'



TOPOGRAPHIC SURVEY SHEET KEY

THIS SURVEY CONSISTS OF 22 SHEETS. NO SINGLE SHEET IS VALID OR COMPLETE WITHOUT THE REST.

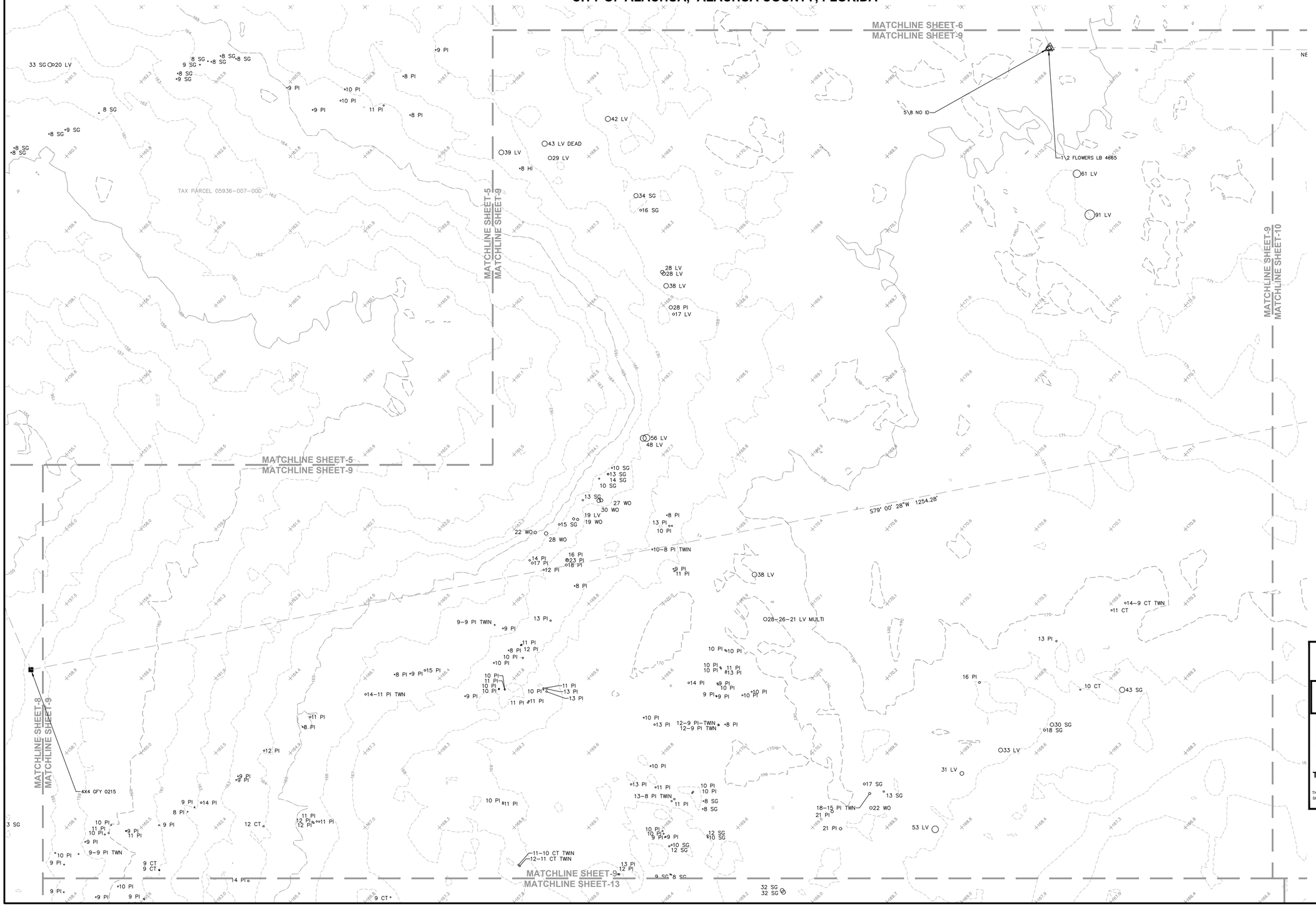
JBPro
CIVIL ENGINEERING | LAND PLANNING
SURVEYING | CONSTRUCTION SERVICES
3530 NW 43rd Street | Gainesville, FL
4420 US-1 S, Suite 1 | St. Augustine, FL
1826 Ox Bottom Lane | Tallahassee, FL
Toll Free: (844) Go-JBPro

BOUNDARY & TOPOGRAPHIC SURVEY

Scale:	1"=30'
Proj. No.	373-21-03
Drawn:	A.Cortina
Checked:	R.White
Dwg. Name:	373-21-03-T
Dwg. Date:	11/07/2023
Field Book:	33
Pages:	63
Sheet:	8 of 22

BOUNDARY & TOPOGRAPHIC SURVEY

IN SECTIONS 34 & 35, TOWNSHIP 8 SOUTH, RANGE 19 EAST, AND FRACTIONAL SECTIONS 2 & 3, TOWNSHIP 9 SOUTH, RANGE 19 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA



ABBREVIATIONS

CMON = CONCRETE MONUMENT
ELEV = ELEVATION
GFY = GEORGE F. YOUNG, INC.]
ID = IDENTIFICATION
IRC = IRON ROD - CAPPED
JBPRO = JBROWN PROFESSIONAL GROUP
LB = LICENSED SURVEYING BUSINESS
LS = LICENSED SURVEYOR
NAD83(2011) = NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT
NAVD88 = NORTH AMERICAN VERTICAL DATUM OF 1988
PRM = PERMANENT REFERENCE MONUMENT
PLS = PROFESSIONAL LAND SURVEYOR

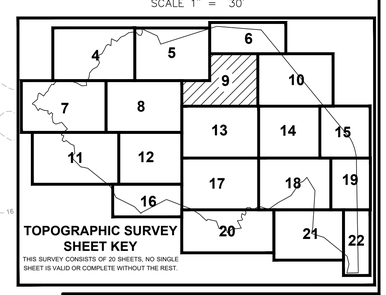
TREES:

CH = CHESNUT
CT = CHINESE TALLOW
HI = HICKORY
HK = HACKBERRY
HO = HOLLY
LA = LAUREL OAK
LV = LIVE OAK
PI = PINE
SB = SUGARBERRY
SG = SWEETGUM
TWIN = TWIN TRUNK
WC = WILD CHERRY
WO = WATER OAK

SYMBOL LEGEND

- BOUNDARY LINE
- TAX PARCEL LINE
- IRON ROD - CAPPED
- CONCRETE MONUMENT
- BENCHMARK
- o 9 SYC — TREE-SIZE(INCHES) AND SPECIES
- 150 — CONTOUR LINES

30 15 0 30 60 90
SCALE 1" = 30'



TOPOGRAPHIC SURVEY SHEET KEY

THIS SURVEY CONSISTS OF 20 SHEETS, NO SINGLE SHEET IS VALID OR COMPLETE WITHOUT THE REST.

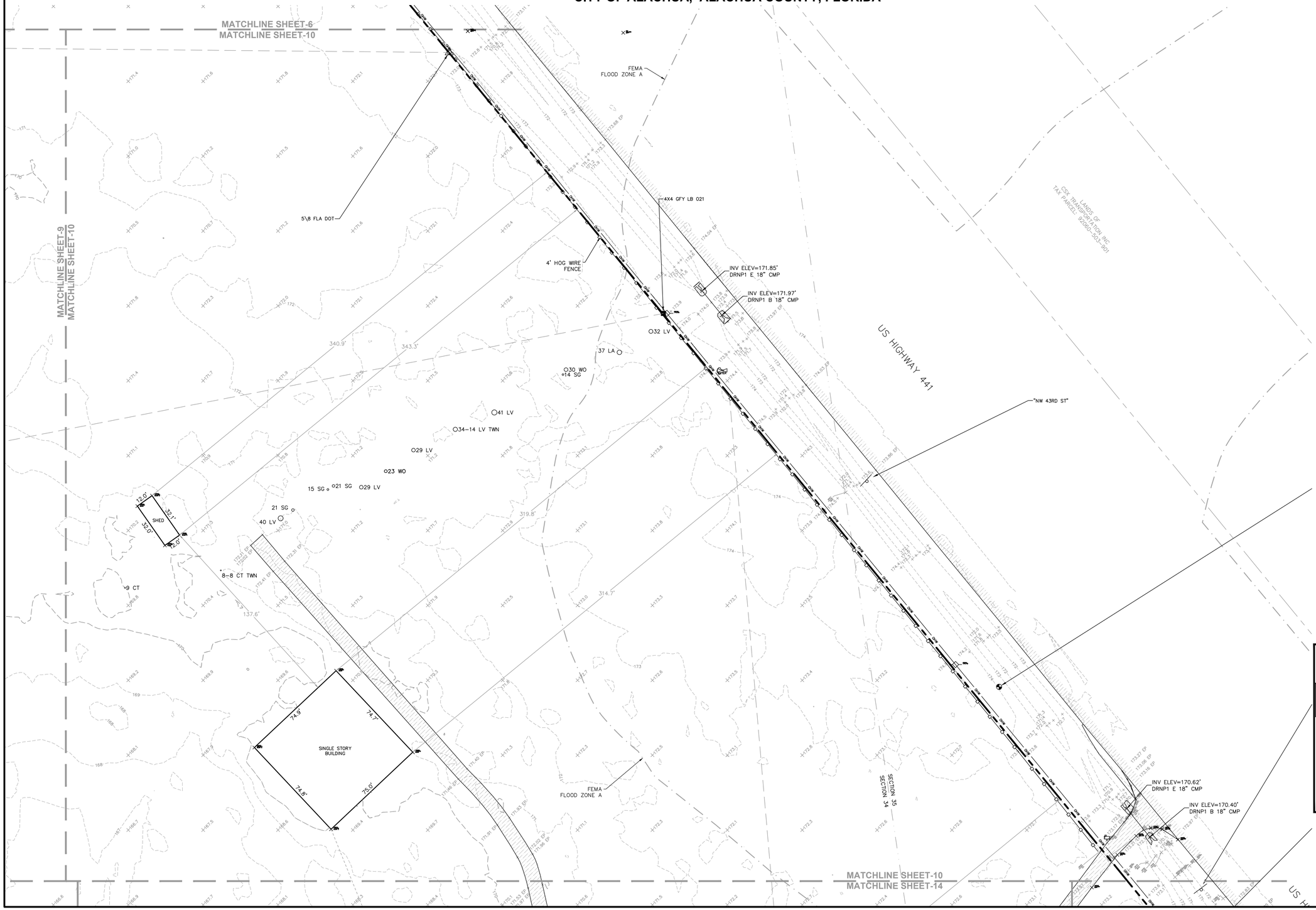
BOUNDARY & TOPOGRAPHIC SURVEY

JBPro
CIVIL ENGINEERING | LAND PLANNING
SURVEYING | CONSTRUCTION SERVICES
3530 NW 43rd Street | Gainesville, FL
4420 US-1 S, Suite 1 | St. Augustine, FL
1826 Ox Bottom Lane | Tallahassee, FL
Toll Free: (844) Go-JBPro

Scale:	1"=30'
Proj. No.	373-21-03
Drawn:	A.Cortina
Checked:	R.White
Dwg. Name:	373-21-03-T
Dwg. Date:	11/07/2023
Field Book:	33
Pages:	63
Sheet:	9 of 22

BOUNDARY & TOPOGRAPHIC SURVEY

IN SECTIONS 34 & 35, TOWNSHIP 8 SOUTH, RANGE 19 EAST, AND FRACTIONAL SECTIONS 2 & 3, TOWNSHIP 9 SOUTH, RANGE 19 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA



ABBREVIATIONS

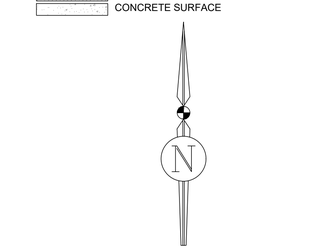
CMON = CONCRETE MONUMENT
CMP = CORRUGATED METAL PIPE
DOT = DEPARTMENT OF TRANSPORTATION
DRNP = DRAINPIPE
ELEV = ELEVATION
EP = EDGE OF PAVEMENT
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
FLA = FLORIDA
ID = IDENTIFICATION
INV = INVERT
IRC = IRON ROD - CAPPED
JBPRO = JBROWN PROFESSIONAL GROUP
LB = LICENSED SURVEYING BUSINESS
LS = LICENSED SURVEYOR
NAD83(2011) = NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT
NAVD88 = NORTH AMERICAN VERTICAL DATUM OF 1988
PRM = PERMANENT REFERENCE MONUMENT
PLS = PROFESSIONAL LAND SURVEYOR

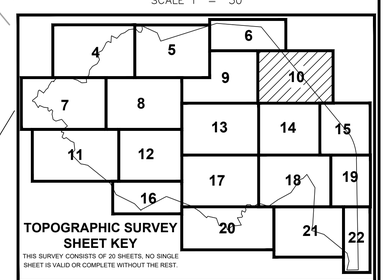
TREES:

CH = CHESNUT
CT = CHINESE TALLOW
HI = HICKORY
HK = HACKBERRY
HO = HOLLY
LA = LAUREL OAK
LV = LIVE OAK
PI = PINE
SB = SUGARBERRY
SG = SWEETGUM
TWIN = TWIN TRUNK
WC = WILD CHERRY
WO = WATER OAK

SYMBOL LEGEND

- BOUNDARY LINE
- TAX PARCEL LINE
- RIGHT-OF-WAY LINE
- SECTION LINE
- FEMA FLOOD PLAIN LINE
- OHW — OVERHEAD WIRE
- BENCHMARK
- CONCRETE MONUMNET
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- GAS — GAS MARKER
- POWER POLE
- POWER POLE WITH TRANSFORMER
- SINGLE POLE SIGN
- o 9 SYC — TREE-SIZE(INCHES) AND SPECIES
- × 132.2 — SPOT ELEVATION - SOFT SURFACE
- × 132.21 — SPOT ELEVATION - HARD SURFACE
- 150 — CONTOUR LINES
- ASPHALT SURFACE
- CONCRETE SURFACE





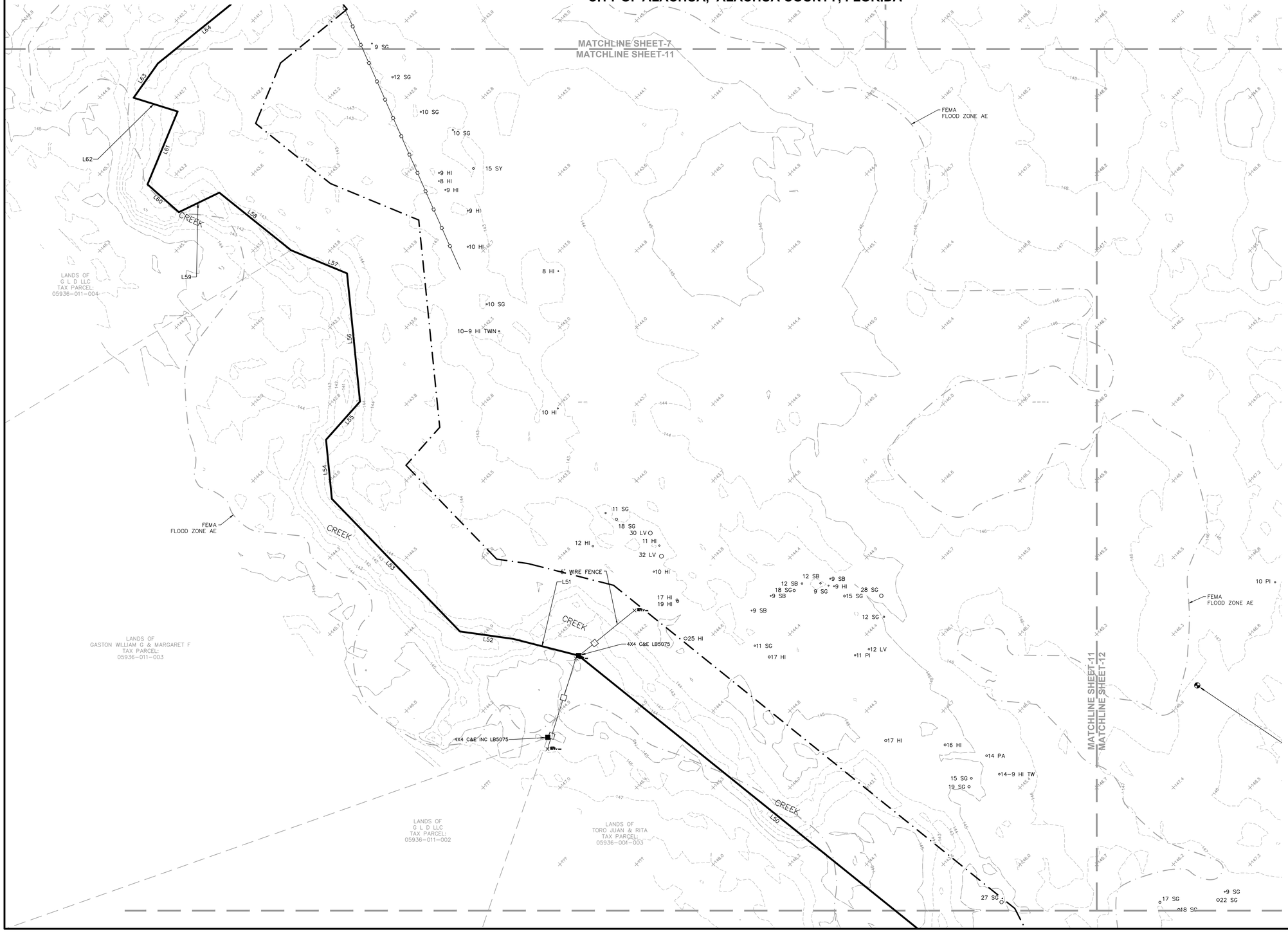
BOUNDARY & TOPOGRAPHIC SURVEY

JBPro
CIVIL ENGINEERING | LAND PLANNING
SURVEYING | CONSTRUCTION SERVICES
3530 NW 43rd Street | Gainesville, FL
4420 US-1 S, Suite 1 | St. Augustine, FL
1826 Ox Bottom Lane | Tallahassee, FL
Toll Free: (844) Go-JBPro

Scale:	1"=30'
Proj. No.	373-21-03
Drawn:	A.Cortina
Checked:	R.White
Dwg. Name:	373-21-03-T
Dwg. Date:	11/07/2023
Field Book:	33
Pages:	63
Sheet:	10 of 22

BOUNDARY & TOPOGRAPHIC SURVEY

IN SECTIONS 34 & 35, TOWNSHIP 8 SOUTH, RANGE 19 EAST, AND FRACTIONAL SECTIONS 2 & 3, TOWNSHIP 9 SOUTH, RANGE 19 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA



ABBREVIATIONS

C&E = CAUSSEAUX & ELLINGTON
CMON = CONCRETE MONUMENT
ELEV = ELEVATION
FEMA = FEDERAL ENVIRONMENTAL MANAGEMENT AGENCY
ID = IDENTIFICATION
INC = INCORPORATED
IRC = IRON ROD - CAPPED
JBPRO = JBROWN PROFESSIONAL GROUP
LB = LICENSED SURVEYING BUSINESS
LS = LICENSED SURVEYOR
NAD83(2011) = NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT
NAVD88 = NORTH AMERICAN VERTICAL DATUM OF 1988
PRM = PERMANENT REFERENCE MONUMENT
PLS = PROFESSIONAL LAND SURVEYOR

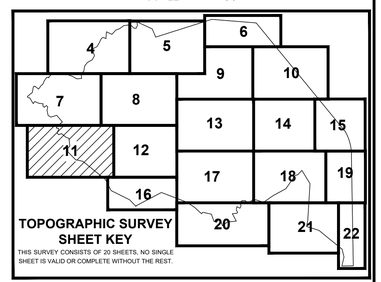
TREES:
CH = CHESNUT
CT = CHINESE TALLOW
HI = HICKORY
HK = HACKBERRY
HO = HOLLY
LA = LAUREL OAK
LV = LIVE OAK
PI = PINE
SB = SUGARBERRY
SG = SWEETGUM
TWIN = TWIN TRUNK
WC = WILD CHERRY
WO = WATER OAK

SYMBOL LEGEND

BOUNDARY LINE
TAX PARCEL LINE
FEMA FLOOD PLAIN LINE
FENCE LINE
BENCHMARK
CONCRETE MONUMENT
9 SYC — TREE-SIZE(INCHES) AND SPECIES
150 — CONTOUR LINES

N

30 15 0 30 60 90
SCALE 1" = 30'



TOPOGRAPHIC SURVEY SHEET KEY

THIS SURVEY CONSISTS OF 20 SHEETS, NO SINGLE SHEET IS VALID OR COMPLETE WITHOUT THE REST.

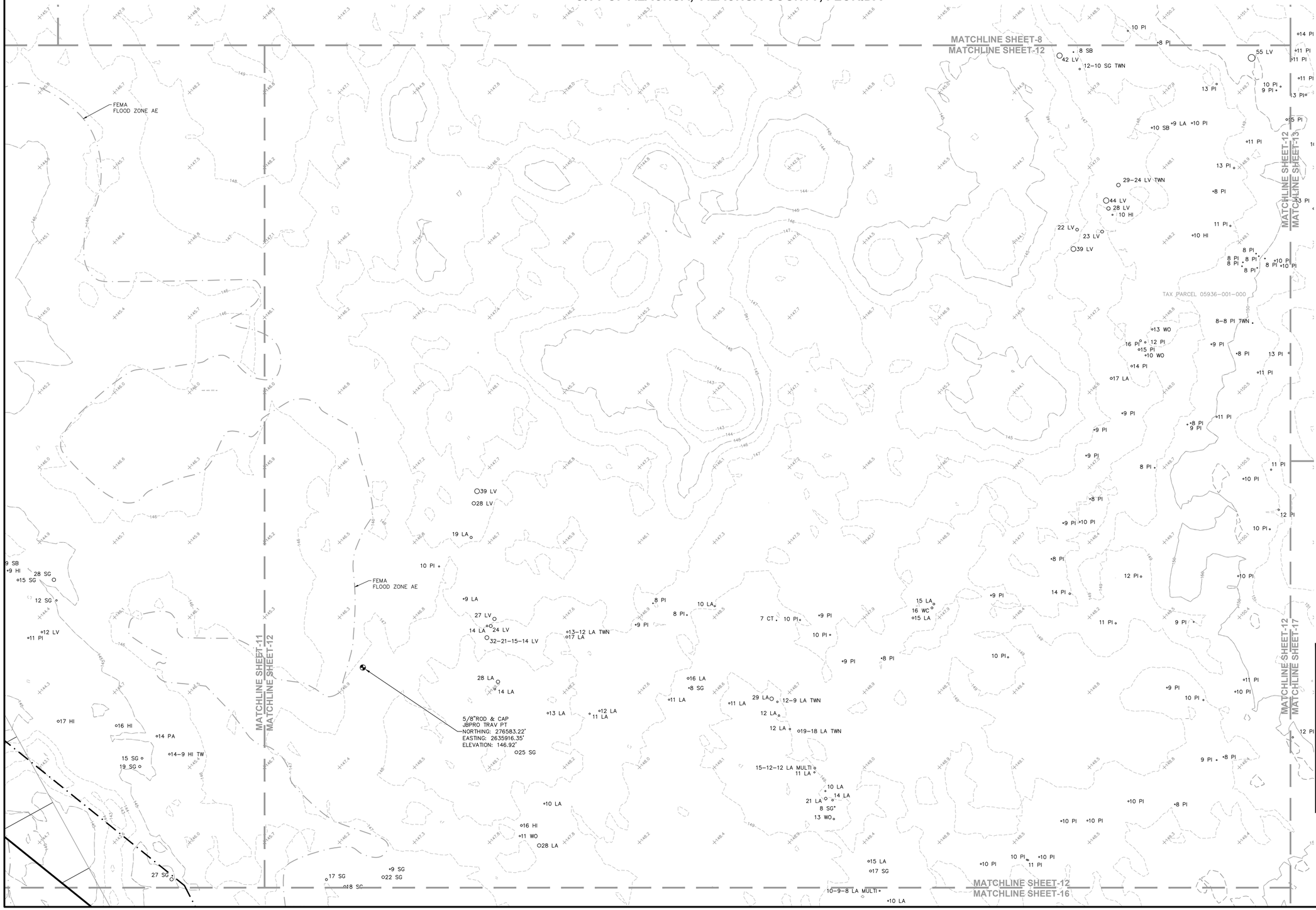
BOUNDARY & TOPOGRAPHIC SURVEY

JBPro
CIVIL ENGINEERING | LAND PLANNING
SURVEYING | CONSTRUCTION SERVICES
3530 NW 43rd Street | Gainesville, FL
4420 US-1 S, Suite 1 | St. Augustine, FL
1826 Ox Bottom Lane | Tallahassee, FL
Toll Free: (844) Go-JBPro

Scale:	1"=30'
Proj. No.	373-21-03
Drawn:	A.Cortina
Checked:	R.White
Dwg. Name:	373-21-03-T
Dwg. Date:	11/07/2023
Field Book:	33
Pages:	63
Sheet:	11 of 22

BOUNDARY & TOPOGRAPHIC SURVEY

IN SECTIONS 34 & 35, TOWNSHIP 8 SOUTH, RANGE 19 EAST, AND FRACTIONAL SECTIONS 2 & 3, TOWNSHIP 9 SOUTH, RANGE 19 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA



ABBREVIATIONS

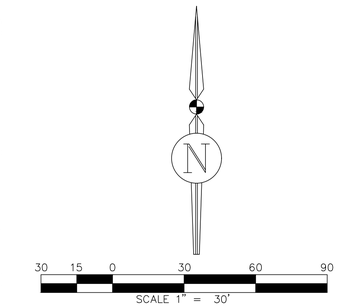
CMON = CONCRETE MONUMENT
ELEV = ELEVATION
FEMA = FEDERAL ENVIRONMENTAL MANAGEMENT AGENCY
ID = IDENTIFICATION
IRC = IRON ROD - CAPPED
JBPRO = JBROWN PROFESSIONAL GROUP
LB = LICENSED SURVEYING BUSINESS
LS = LICENSED SURVEYOR
NAD83(2011) = NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT
NAVD88 = NORTH AMERICAN VERTICAL DATUM OF 1988
PRM = PERMANENT REFERENCE MONUMENT
PLS = PROFESSIONAL LAND SURVEYOR
PT = POINT
TRAV = TRAVERSE

TREES:

CH = CHESNUT
CT = CHINESE TALLOW
HI = HICKORY
HK = HACKBERRY
HO = HOLLY
LA = LAUREL OAK
LV = LIVE OAK
PI = PINE
SB = SUGARBERRY
SG = SWEETGUM
TWIN = TWIN TRUNK
WC = WILD CHERRY
WO = WATER OAK

SYMBOL LEGEND

BOUNDARY LINE
TAX PARCEL LINE
FEMA FLOOD PLAIN LINE
BENCHMARK
9 SYC — TREE-SIZE(INCHES) AND SPECIES
150 — CONTOUR LINES



TOPOGRAPHIC SURVEY SHEET KEY

THIS SURVEY CONSISTS OF 20 SHEETS, NO SINGLE SHEET IS VALID OR COMPLETE WITHOUT THE REST.

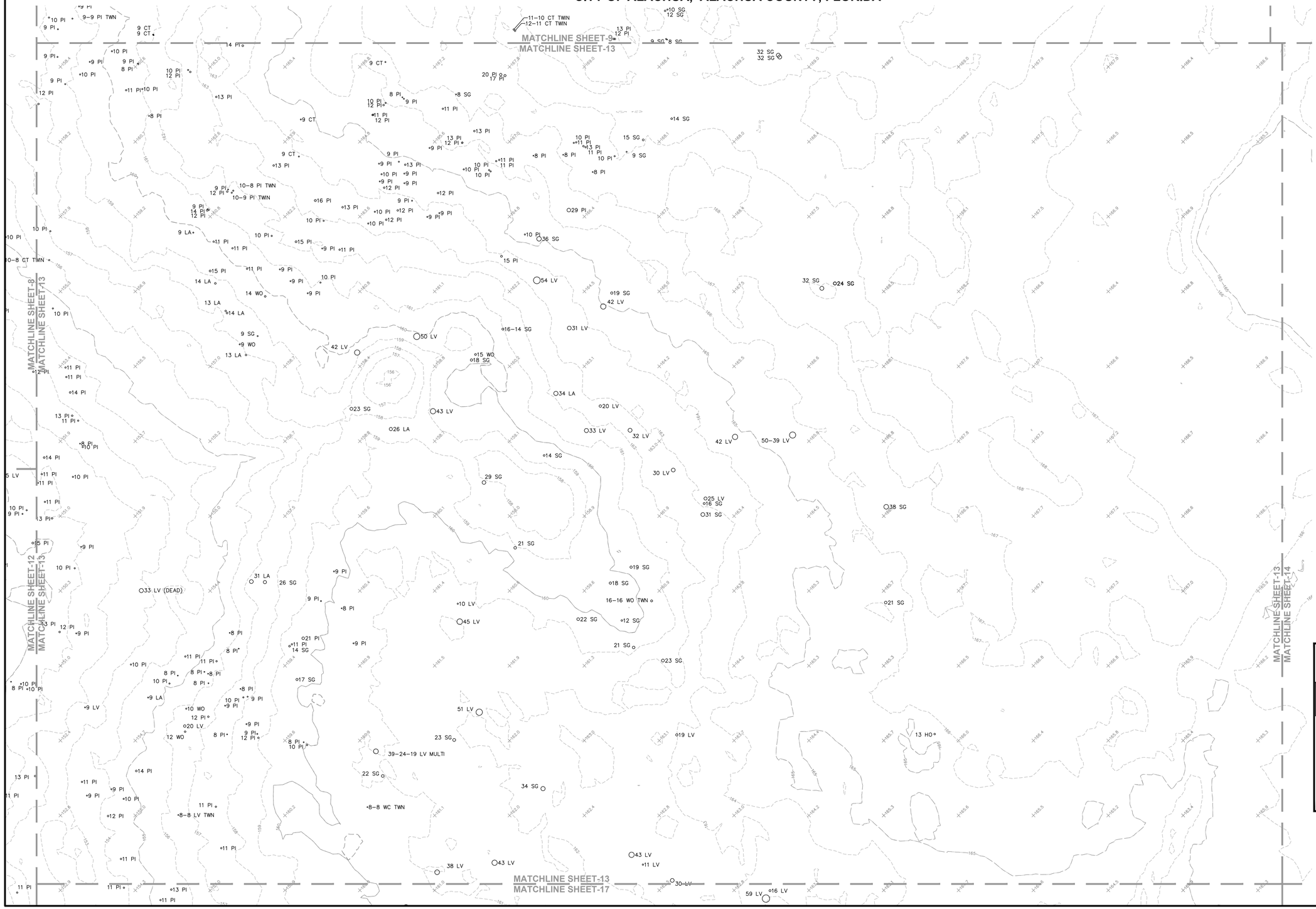
BOUNDARY & TOPOGRAPHIC SURVEY

JBPro
CIVIL ENGINEERING | LAND PLANNING
SURVEYING | CONSTRUCTION SERVICES
3530 NW 43rd Street | Gainesville, FL
4420 US-1 S, Suite 1 | St. Augustine, FL
1826 Ox Bottom Lane | Tallahassee, FL
Toll Free: (844) Go-JBPro

Scale:	1"=30'
Proj. No.	373-21-03
Drawn:	A.Cortina
Checked:	R.White
Dwg. Name:	373-21-03-T
Dwg. Date:	11/07/2023
Field Book:	33
Pages:	63
Sheet:	12 of 22

BOUNDARY & TOPOGRAPHIC SURVEY

IN SECTIONS 34 & 35, TOWNSHIP 8 SOUTH, RANGE 19 EAST, AND FRACTIONAL SECTIONS 2 & 3, TOWNSHIP 9 SOUTH, RANGE 19 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA



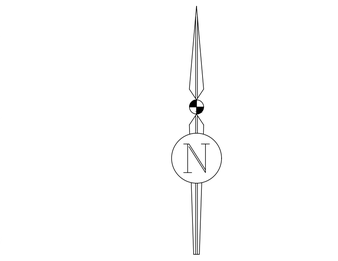
ABBREVIATIONS

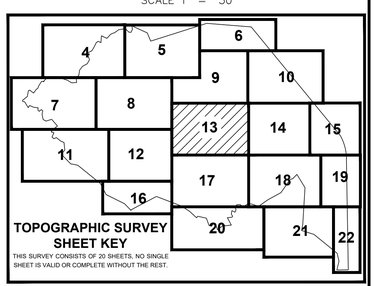
CMON = CONCRETE MONUMENT
ELEV = ELEVATION
ID = IDENTIFICATION
IRC = IRON ROD - CAPPED
JBPRO = JBROWN PROFESSIONAL GROUP
LB = LICENSED SURVEYING BUSINESS
LS = LICENSED SURVEYOR
NAD83(2011) = NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT
NAVD88 = NORTH AMERICAN VERTICAL DATUM OF 1988
PRM = PERMANENT REFERENCE MONUMENT
PLS = PROFESSIONAL LAND SURVEYOR

TREES:
CH = CHESNUT
CT = CHINESE TALLOW
HI = HICKORY
HK = HACKBERRY
HO = HOLLY
LA = LAUREL OAK
LV = LIVE OAK
PI = PINE
SB = SUGARBERRY
SG = SWEETGUM
TWIN = TWIN TRUNK
WC = WILD CHERRY
WO = WATER OAK

SYMBOL LEGEND

BOUNDARY LINE
TAX PARCEL LINE
BENCHMARK
9 SYC — TREE-SIZE(INCHES) AND SPECIES
150 — CONTOUR LINES





TOPOGRAPHIC SURVEY SHEET KEY

THIS SURVEY CONSISTS OF 20 SHEETS, NO SINGLE SHEET IS VALID OR COMPLETE WITHOUT THE REST.

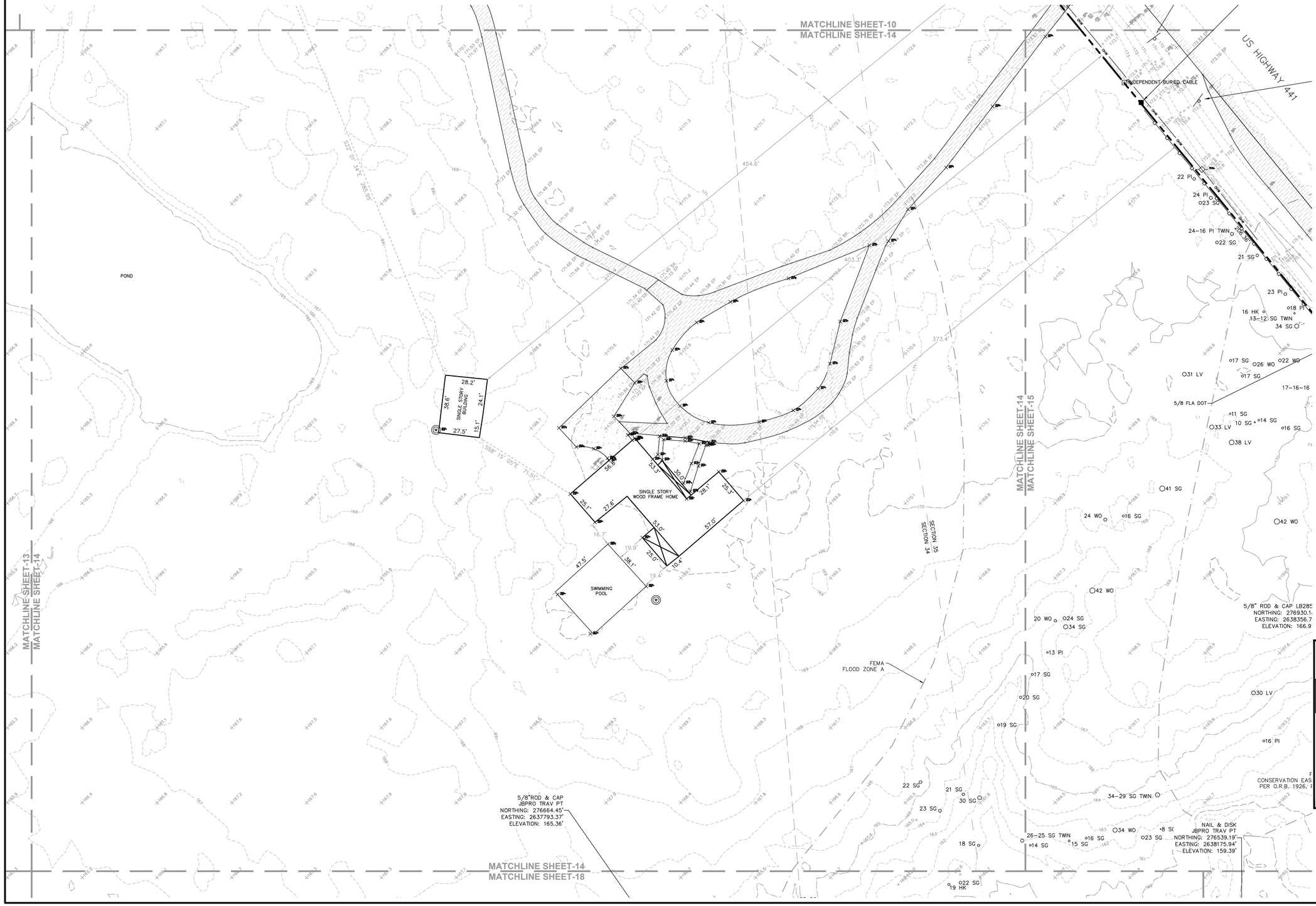
BOUNDARY & TOPOGRAPHIC SURVEY

JBPro
CIVIL ENGINEERING | LAND PLANNING
SURVEYING | CONSTRUCTION SERVICES
3530 NW 43rd Street | Gainesville, FL
4420 US-1 S, Suite 1 | St. Augustine, FL
1826 Ox Bottom Lane | Tallahassee, FL
Toll Free: (844) Go-JBPro

Scale:	1"=30'
Proj. No.	373-21-03
Drawn:	A.Cortina
Checked:	R.White
Dwg. Name:	373-21-03-T
Dwg. Date:	11/07/2023
Field Book:	33
Pages:	63
Sheet:	13 of 22

BOUNDARY & TOPOGRAPHIC SURVEY

IN SECTIONS 34 & 35, TOWNSHIP 8 SOUTH, RANGE 19 EAST, AND FRACTIONAL SECTIONS 2 & 3, TOWNSHIP 9 SOUTH, RANGE 19 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA



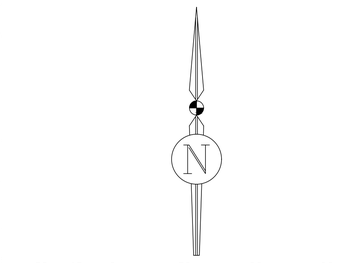
ABBREVIATIONS

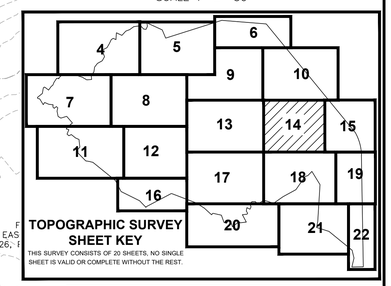
CMON = CONCRETE MONUMENT
DOT = DEPARTMENT OF TRANSPORTATION
ELEV = ELEVATION
EP = EDGE OF PAVEMENT
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
FLA = FLORIDA
ID = IDENTIFICATION
IRC = IRON ROD - CAPPED
JBPRO = JBROWN PROFESSIONAL GROUP
LB = LICENSED SURVEYING BUSINESS
LS = LICENSED SURVEYOR
NAD83(2011) = NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT
NAVD88 = NORTH AMERICAN VERTICAL DATUM OF 1988
PRM = PERMANENT REFERENCE MONUMENT
PLS = PROFESSIONAL LAND SURVEYOR
PT = POINT
TRAV = TRAVERSE

TREES:
CH = CHESNUT
CT = CHINESE TALLOW
HI = HICKORY
HK = HACKBERRY
HO = HOLLY
LA = LAUREL OAK
LV = LIVE OAK
PI = PINE
SB = SUGARBERRY
SG = SWEETGUM
TWIN = TWIN TRUNK
WC = WILD CHERRY
WO = WATER OAK

SYMBOL LEGEND

- BOUNDARY LINE
- TAX PARCEL LINE
- RIGHT-OF-WAY LINE
- SECTION LINE
- FEMA FLOOD PLAIN LINE
- REFERENCE LINE
- OHW — OVERHEAD WIRE
- BENCHMARK
- WATER WELL
- POWER POLE
- SINGLE POLE SIGN
- 9 SYC — TREE-SIZE(INCHES) AND SPECIES
- × 132.2 — SPOT ELEVATION - SOFT SURFACE
- × 132.21 — SPOT ELEVATION - HARD SURFACE
- 150 — CONTOUR LINES
- ASPHALT SURFACE
- CONCRETE SURFACE





TOPOGRAPHIC SURVEY SHEET KEY

THIS SURVEY CONSISTS OF 20 SHEETS, NO SINGLE SHEET IS VALID OR COMPLETE WITHOUT THE REST.

BOUNDARY & TOPOGRAPHIC SURVEY

JBPro
CIVIL ENGINEERING | LAND PLANNING
SURVEYING | CONSTRUCTION SERVICES
3530 NW 43rd Street | Gainesville, FL
4420 US-1 S, Suite 1 | St. Augustine, FL
1826 Ox Bottom Lane | Tallahassee, FL
Toll Free: (844) Go-JBPro

Scale:	1"=30'
Proj. No.	373-21-03
Drawn:	A.Cortina
Checked:	R.White
Dwg. Name:	373-21-03-T
Dwg. Date:	11/07/2023
Field Book:	33
Pages:	63
Sheet:	14 of 22

BOUNDARY & TOPOGRAPHIC SURVEY

IN SECTIONS 34 & 35, TOWNSHIP 8 SOUTH, RANGE 19 EAST, AND FRACTIONAL SECTIONS 2 & 3, TOWNSHIP 9 SOUTH, RANGE 19 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA



Curve Table						
Curve#	Length	Radius	Delta	Tangent	Chord Bearing	Chord Distance
C1	264.08'	526.89'	28°43'02"	134.88'	S15°32'21"E	261.33'
C2	20.98'	526.89'	2°16'53"	10.49'	S28°45'26"E	20.98'
C3	98.02'	526.89'	10°39'32"	49.15'	S22°17'13"E	97.88'
C4	47.91'	526.89'	5°12'36"	23.97'	S14°21'09"E	47.89'
C5	70.11'	526.89'	7°37'25"	35.11'	S07°56'08"E	70.06'

Line Table		
Line#	Direction	Length
L129	N47°11'06"E	25.58'
L130	S09°18'53"E	70.00'
L131	S05°46'23"E	45.34'
L132	S66°16'20"W	10.97'

ABBREVIATIONS

CMON = CONCRETE MONUMENT
D.B. = DEED BOOK
ELEV = ELEVATION
EP = EDGE OF PAVEMENT
F.D.E.P. = FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
ID = IDENTIFICATION
IRC = IRON ROD - CAPPED
JBPRO = JBROWN PROFESSIONAL GROUP
LB = LICENSED SURVEYING BUSINESS
LS = LICENSED SURVEYOR
NAD83(2011) = NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT
NAVD88 = NORTH AMERICAN VERTICAL DATUM OF 1988
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE
PRM = PERMANENT REFERENCE MONUMENT
PLS = PROFESSIONAL LAND SURVEYOR

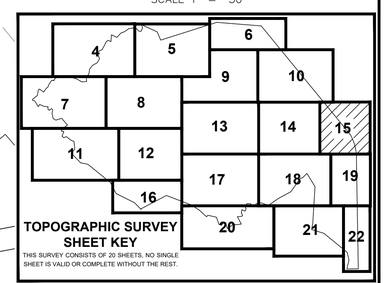
TREES:
CH = CHESNUT
CT = CHINESE TALLOW
HI = HICKORY
HK = HACKBERRY
HO = HOLLY
LA = LAUREL OAK
LV = LIVE OAK
PI = PINE
SB = SUGARBERRY
SG = SWEETGUM
TWIN = TWIN TRUNK
WC = WILD CHERRY
WO = WATER OAK

SYMBOL LEGEND

- BOUNDARY LINE
- TAX PARCEL LINE
- RIGHT-OF-WAY LINE
- SECTION LINE
- FEMA FLOOD PLAIN LINE
- EASEMENT LINE
- OHW — OVERHEAD WIRE
- BENCHMARK
- CONCRETE MONUMENT
- IRON ROD - CAPPED
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- GAS MARKER
- POWER POLE
- POWER POLE WITH TRANSFORMER
- SINGLE POLE SIGN
- o 9 SYC — TREE-SIZE(INCHES) AND SPECIES
- × 132.2 — SPOT ELEVATION - SOFT SURFACE
- × 132.21 — SPOT ELEVATION - HARD SURFACE
- 150 — CONTOUR LINES
- ASPHALT SURFACE
- CONCRETE SURFACE

N

30 15 0 30 60 90
SCALE 1" = 30'



TOPOGRAPHIC SURVEY SHEET KEY

THIS SURVEY CONSISTS OF 20 SHEETS, NO SINGLE SHEET IS VALID OR COMPLETE WITHOUT THE REST.

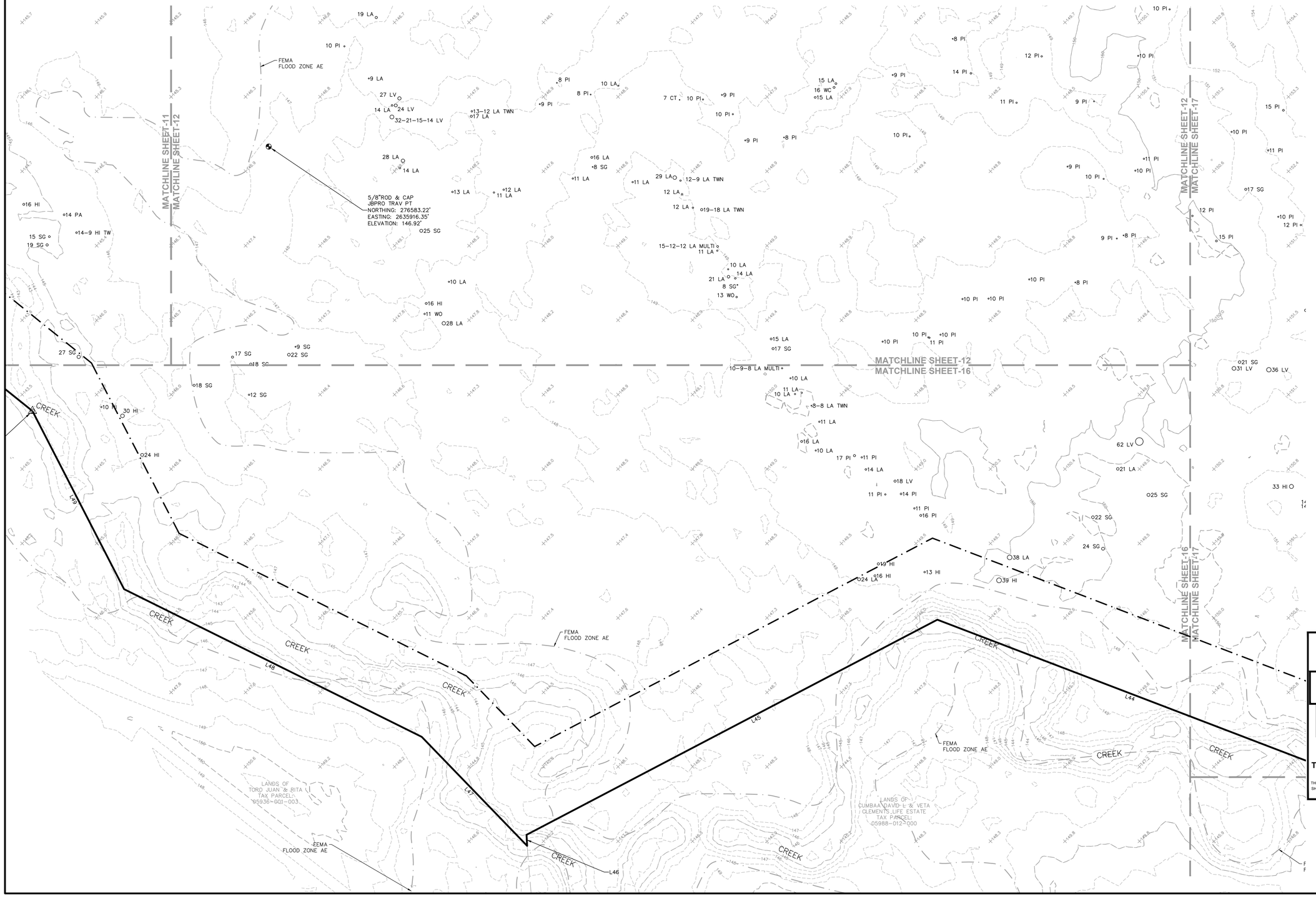
BOUNDARY & TOPOGRAPHIC SURVEY

JBPro
CIVIL ENGINEERING | LAND PLANNING
SURVEYING | CONSTRUCTION SERVICES
3530 NW 43rd Street | Gainesville, FL
4420 US-1 S, Suite 1 | St. Augustine, FL
1826 Ox Bottom Lane | Tallahassee, FL
Toll Free: (844) Go-JBPro

Scale:	1"=30'
Proj. No.	373-21-03
Drawn:	A.Cortina
Checked:	R.White
Dwg. Name:	373-21-03-T
Dwg. Date:	11/07/2023
Field Book:	33
Pages:	63
Sheet:	15 of 22

BOUNDARY & TOPOGRAPHIC SURVEY

IN SECTIONS 34 & 35, TOWNSHIP 8 SOUTH, RANGE 19 EAST, AND FRACTIONAL SECTIONS 2 & 3, TOWNSHIP 9 SOUTH, RANGE 19 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA



ABBREVIATIONS

CMON = CONCRETE MONUMENT
ELEV = ELEVATION
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
ID = IDENTIFICATION
IRC = IRON ROD - CAPPED
JBPRO = JBROWN PROFESSIONAL GROUP
LB = LICENSED SURVEYING BUSINESS
LS = LICENSED SURVEYOR
NAD83(2011) = NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT
NAVD88 = NORTH AMERICAN VERTICAL DATUM OF 1988
PRM = PERMANENT REFERENCE MONUMENT
PLS = PROFESSIONAL LAND SURVEYOR
PT = POINT
TRAV = TRAVERSE

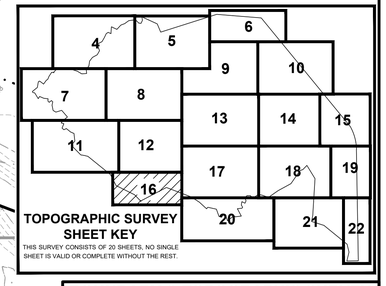
TREES:
CH = CHESNUT
CT = CHINESE TALLOW
HI = HICKORY
HK = HACKBERRY
HO = HOLLY
LA = LAUREL OAK
LV = LIVE OAK
PI = PINE
SB = SUGARBERRY
SG = SWEETGUM
TWIN = TWIN TRUNK
WC = WILD CHERRY
WO = WATER OAK

SYMBOL LEGEND

BOUNDARY LINE
TAX PARCEL LINE
FEMA FLOOD PLAIN LINE
BENCHMARK
o 9 SYC TREE-SIZE(INCHES) AND SPECIES
150 CONTOUR LINES

N

30 15 0 30 60 90
SCALE 1" = 30'



TOPOGRAPHIC SURVEY SHEET KEY

THIS SURVEY CONSISTS OF 20 SHEETS, NO SINGLE SHEET IS VALID OR COMPLETE WITHOUT THE REST.

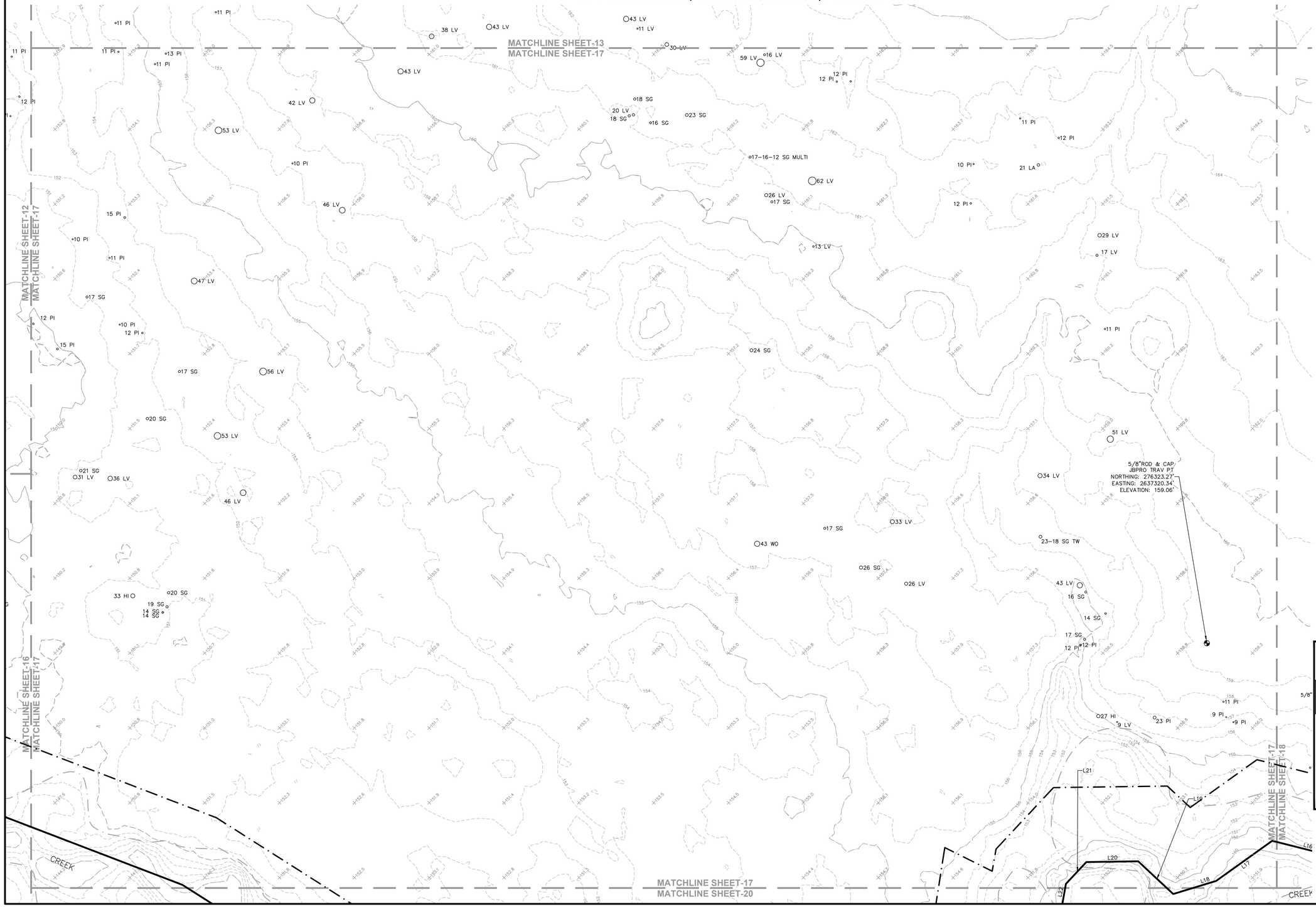
BOUNDARY & TOPOGRAPHIC SURVEY

JBPro
CIVIL ENGINEERING | LAND PLANNING
SURVEYING | CONSTRUCTION SERVICES
3530 NW 43rd Street | Gainesville, FL
4420 US-1 S, Suite 1 | St. Augustine, FL
1826 Ox Bottom Lane | Tallahassee, FL
Toll Free: (844) Go-JBPro

Scale:	1"=30'
Proj. No.	373-21-03
Drawn:	A.Cortina
Checked:	R.White
Dwg. Name:	373-21-03-T
Dwg. Date:	11/07/2023
Field Book:	33
Pages:	63
Sheet:	16 of 22

BOUNDARY & TOPOGRAPHIC SURVEY

IN SECTIONS 34 & 35, TOWNSHIP 8 SOUTH, RANGE 19 EAST, AND FRACTIONAL SECTIONS 2 & 3, TOWNSHIP 9 SOUTH, RANGE 19 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA



ABBREVIATIONS

CMON = CONCRETE MONUMENT
ELEV = ELEVATION
ID = IDENTIFICATION
IRC = IRON ROD - CAPPED
JBPRO = JBROWN PROFESSIONAL GROUP
LB = LICENSED SURVEYING BUSINESS
LS = LICENSED SURVEYOR
NAD83(2011) = NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT
NAVD88 = NORTH AMERICAN VERTICAL DATUM OF 1988
PRM = PERMANENT REFERENCE MONUMENT
PLS = PROFESSIONAL LAND SURVEYOR
PT = POINT
TRAV = TRAVERSE

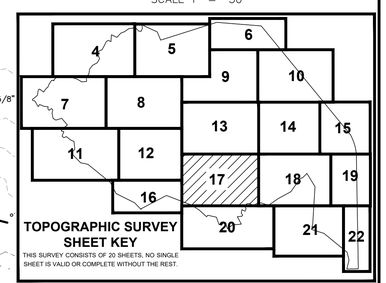
TREES:
CH = CHESNUT
CT = CHINESE TALLOW
HI = HICKORY
HK = HACKBERRY
HO = HOLLY
LA = LAUREL OAK
LV = LIVE OAK
PI = PINE
SB = SUGARBERRY
SG = SWEETGUM
TWIN = TWIN TRUNK
WC = WILD CHERRY
WO = WATER OAK

SYMBOL LEGEND

BOUNDARY LINE
TAX PARCEL LINE
BENCHMARK
o 9 SYC — TREE-SIZE(INCHES) AND SPECIES
150 — CONTOUR LINES

N

30 15 0 30 60 90
SCALE 1" = 30'



TOPOGRAPHIC SURVEY SHEET KEY

THIS SURVEY CONSISTS OF 20 SHEETS, NO SINGLE SHEET IS VALID OR COMPLETE WITHOUT THE REST.

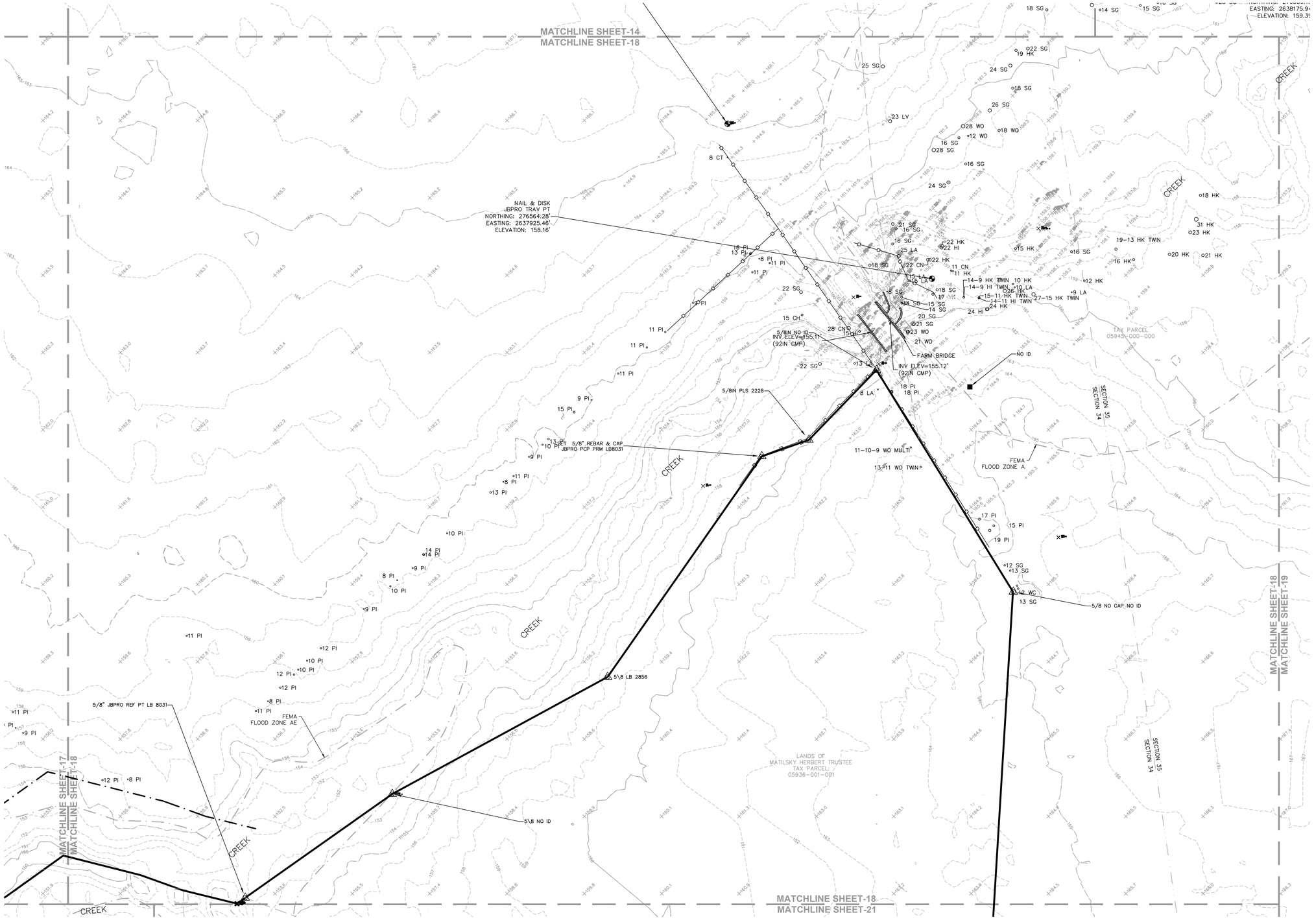
BOUNDARY & TOPOGRAPHIC SURVEY

JBPro
CIVIL ENGINEERING | LAND PLANNING
SURVEYING | CONSTRUCTION SERVICES
3530 NW 43rd Street | Gainesville, FL
4420 US-1 S, Suite 1 | St. Augustine, FL
1826 Ox Bottom Lane | Tallahassee, FL
Toll Free: (844) Go-JBPro

Scale:	1"=30'
Proj. No.	373-21-03
Drawn:	A.Cortina
Checked:	R.White
Dwg. Name:	373-21-03-T
Dwg. Date:	11/07/2023
Field Book:	33
Pages:	63
Sheet:	17 of 22

BOUNDARY & TOPOGRAPHIC SURVEY

IN SECTIONS 34 & 35, TOWNSHIP 8 SOUTH, RANGE 19 EAST, AND FRACTIONAL SECTIONS 2 & 3, TOWNSHIP 9 SOUTH, RANGE 19 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA



ABBREVIATIONS

CMON = CONCRETE MONUMENT
ELEV = ELEVATION
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
ID = IDENTIFICATION
IRC = IRON ROD - CAPPED
JBPRO = JBROWN PROFESSIONAL GROUP
LB = LICENSED SURVEYING BUSINESS
LS = LICENSED SURVEYOR
NAD83(2011) = NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT
NAVD88 = NORTH AMERICAN VERTICAL DATUM OF 1988
PRM = PERMANENT REFERENCE MONUMENT
PLS = PROFESSIONAL LAND SURVEYOR
PT = POINT
TRAV = TRAVERSE

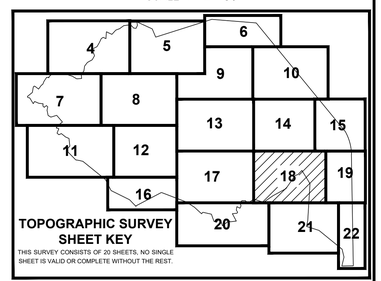
TREES:
CH = CHESNUT
CT = CHINESE TALLOW
HI = HICKORY
HK = HACKBERRY
HO = HOLLY
LA = LAUREL OAK
LV = LIVE OAK
PI = PINE
SB = SUGARBERRY
SG = SWEETGUM
TWIN = TWIN TRUNK
WC = WILD CHERRY
WO = WATER OAK

SYMBOL LEGEND

- BOUNDARY LINE
- TAX PARCEL LINE
- FEMA FLOOD PLAIN LINE
- BENCHMARK
- CONCRETE MONUMENT
- IRON ROD - CAPPED
- o 9 SYC — TREE-SIZE(INCHES) AND SPECIES
- 150 — CONTOUR LINES

N

30 15 0 30 60 90
SCALE 1" = 30'



TOPOGRAPHIC SURVEY SHEET KEY

THIS SURVEY CONSISTS OF 20 SHEETS, NO SINGLE SHEET IS VALID OR COMPLETE WITHOUT THE REST.

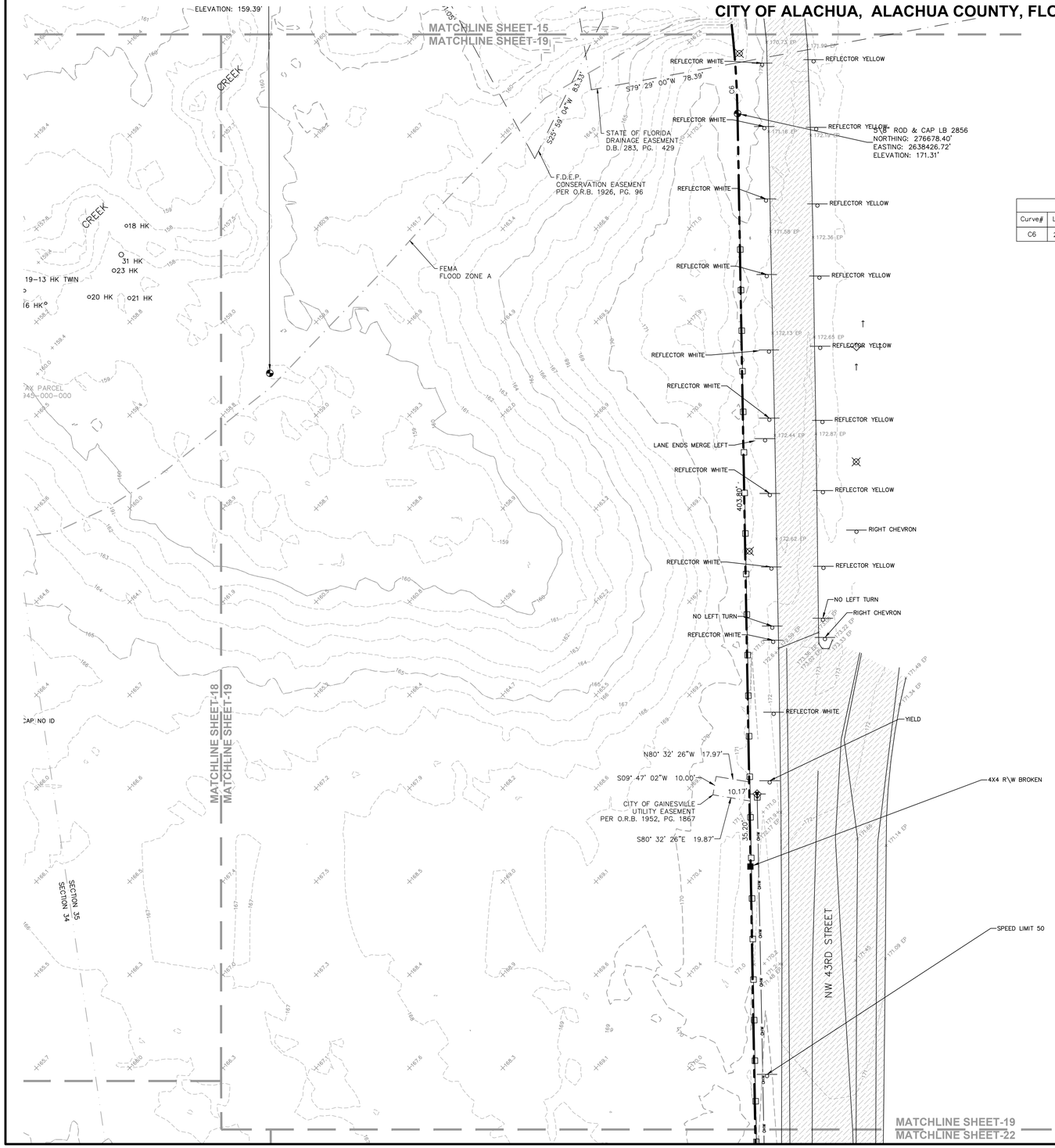
BOUNDARY & TOPOGRAPHIC SURVEY

JBPro
CIVIL ENGINEERING | LAND PLANNING
SURVEYING | CONSTRUCTION SERVICES
3530 NW 43rd Street | Gainesville, FL
4420 US-1 S, Suite 1 | St. Augustine, FL
1826 Ox Bottom Lane | Tallahassee, FL
Toll Free: (844) Go-JBPro

Scale:	1"=30'
Proj. No.	373-21-03
Drawn:	A.Cortina
Checked:	R.White
Dwg. Name:	373-21-03-T
Dwg. Date:	11/07/2023
Field Book:	33
Pages:	63
Sheet:	18 of 22

BOUNDARY & TOPOGRAPHIC SURVEY

IN SECTIONS 34 & 35, TOWNSHIP 8 SOUTH, RANGE 19 EAST, AND FRACTIONAL SECTIONS 2 & 3, TOWNSHIP 9 SOUTH, RANGE 19 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA



Curve Table						
Curve#	Length	Radius	Delta	Tangent	Chord Bearing	Chord Distance
C6	27.07'	526.89'	2°56'35"	13.54'	S02°39'08"E	27.06'

LANDS OF
DEERHAVEN LLC
TAX PARCEL:
05975-008-000

US HIGHWAY 441

ABBREVIATIONS

CMON = CONCRETE MONUMENT
ELEV = ELEVATION
EP = EDGE OF PAVEMENT
F.D.E.P. = FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
FEMA = FEDERAL ENVIRONMENTAL MANAGEMENT AGENCY
ID = IDENTIFICATION
IRC = IRON ROD - CAPPED
JBPRO = JBROWN PROFESSIONAL GROUP
LB = LICENSED SURVEYING BUSINESS
LS = LICENSED SURVEYOR
NAD83(2011) = NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT
NAVD88 = NORTH AMERICAN VERTICAL DATUM OF 1988
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE
PRM = PERMANENT REFERENCE MONUMENT
PLS = PROFESSIONAL LAND SURVEYOR
R/W = RIGHT OF WAY

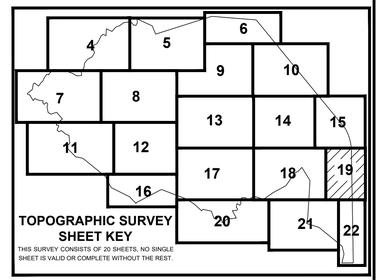
TREES:
CH = CHESNUT
CT = CHINESE TALLOW
HI = HICKORY
HK = HACKBERRY
HO = HOLLY
LA = LAUREL OAK
LV = LIVE OAK
PI = PINE
SB = SUGARBERRY
SG = SWEETGUM
TWIN = TWIN TRUNK
WC = WILD CHERRY
WO = WATER OAK

SYMBOL LEGEND

BOUNDARY LINE
TAX PARCEL LINE
RIGHT-OF-WAY LINE
EASEMENT LINE
FEMA FLOOD PLAIN LINE
OHW OVERHEAD WIRE
BENCHMARK
CONCRETE MONUMENT
POWER POLE WITH TRANSFORMER
SINGLE POLE SIGN
TELEPHONE PEDESTAL/SERVICE BOX
9 SYC TREE-SIZE(INCHES) AND SPECIES
× 132.2 SPOT ELEVATION - SOFT SURFACE
× 132.21 SPOT ELEVATION - HARD SURFACE
150 CONTOUR LINES
ASPHALT SURFACE



30 15 0 30 60 90
SCALE 1" = 30'



TOPOGRAPHIC SURVEY
SHEET KEY

THIS SURVEY CONSISTS OF 20 SHEETS, NO SINGLE SHEET IS VALID OR COMPLETE WITHOUT THE REST.

BOUNDARY & TOPOGRAPHIC SURVEY

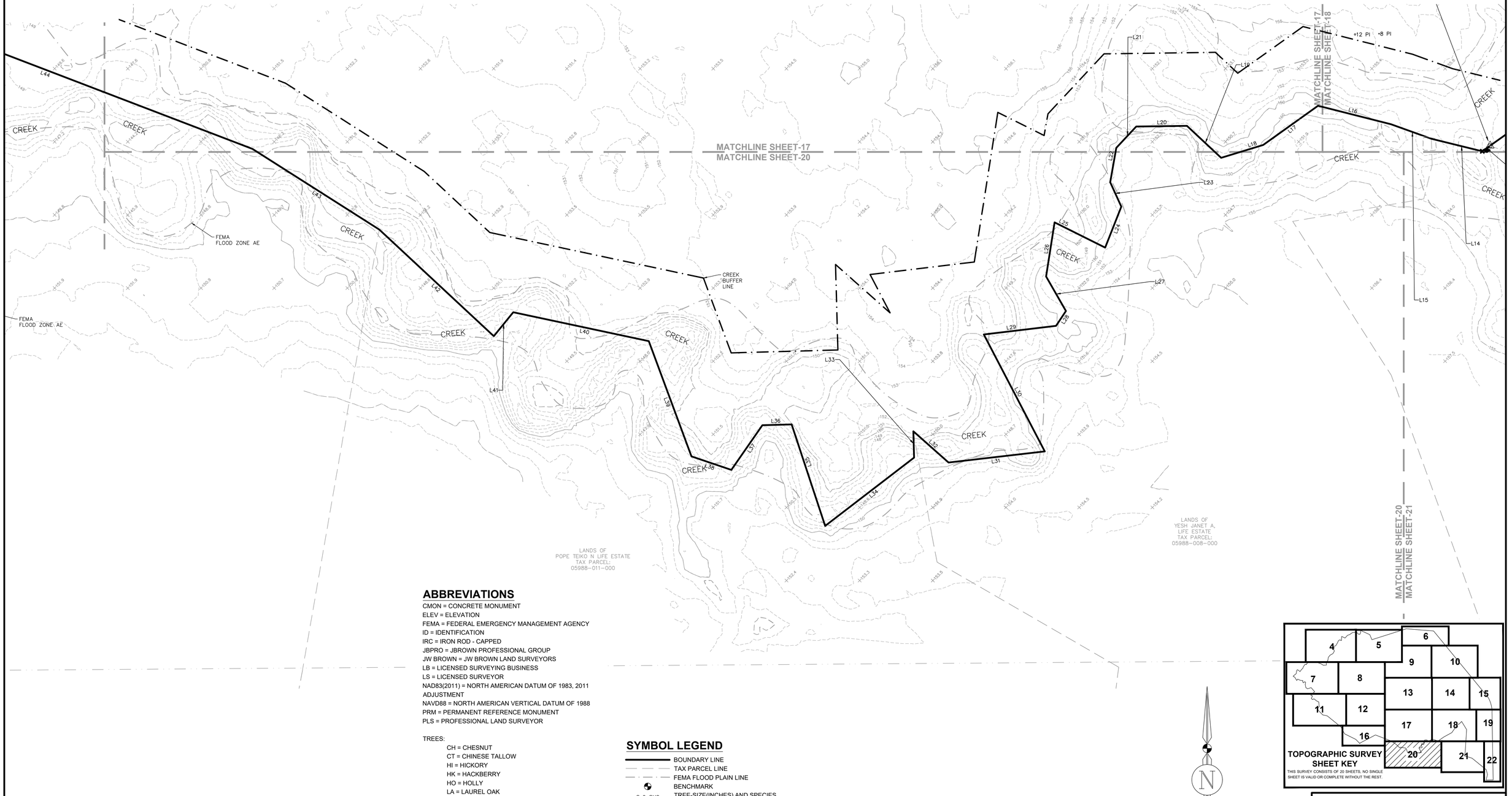
JBPro
CIVIL ENGINEERING | LAND PLANNING
SURVEYING | CONSTRUCTION SERVICES

3530 NW 43rd Street | Gainesville, FL
4420 US-1 S, Suite 1 | St. Augustine, FL
1826 Ox Bottom Lane | Tallahassee, FL
Toll Free: (844) Go-JBPro

Scale:	1"=30'
Proj. No.	373-21-03
Drawn:	A.Cortina
Checked:	R.White
Dwg. Name:	373-21-03-T
Dwg. Date:	11/07/2023
Field Book:	33
Pages:	63
Sheet:	19 of 22

BOUNDARY & TOPOGRAPHIC SURVEY

IN SECTIONS 34 & 35, TOWNSHIP 8 SOUTH, RANGE 19 EAST,
AND FRACTIONAL SECTIONS 2 & 3, TOWNSHIP 9 SOUTH, RANGE 19 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA



ABBREVIATIONS

CMON = CONCRETE MONUMENT
ELEV = ELEVATION
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
ID = IDENTIFICATION
IRC = IRON ROD - CAPPED
JBPRO = JBROWN PROFESSIONAL GROUP
JW BROWN = JW BROWN LAND SURVEYORS
LB = LICENSED SURVEYING BUSINESS
LS = LICENSED SURVEYOR
NAD83(2011) = NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT
NAVD88 = NORTH AMERICAN VERTICAL DATUM OF 1988
PRM = PERMANENT REFERENCE MONUMENT
PLS = PROFESSIONAL LAND SURVEYOR

TREES:
- CH = CHESNUT
- CT = CHINESE TALLOW
- HI = HICKORY
- HK = HACKBERRY
- HO = HOLLY
- LA = LAUREL OAK
- LV = LIVE OAK
- PI = PINE
- SB = SUGARBERRY
- SG = SWEETGUM
- TWIN = TWIN TRUNK
- WC = WILD CHERRY
- WO = WATER OAK

SYMBOL LEGEND

- BOUNDARY LINE
- TAX PARCEL LINE
- FEMA FLOOD PLAIN LINE
- BENCHMARK
- o 9 SYC — TREE-SIZE(INCHES) AND SPECIES
- 150 — CONTOUR LINES

TOPOGRAPHIC SURVEY SHEET KEY

THIS SURVEY CONSISTS OF 20 SHEETS. NO SINGLE SHEET IS VALID OR COMPLETE WITHOUT THE REST.

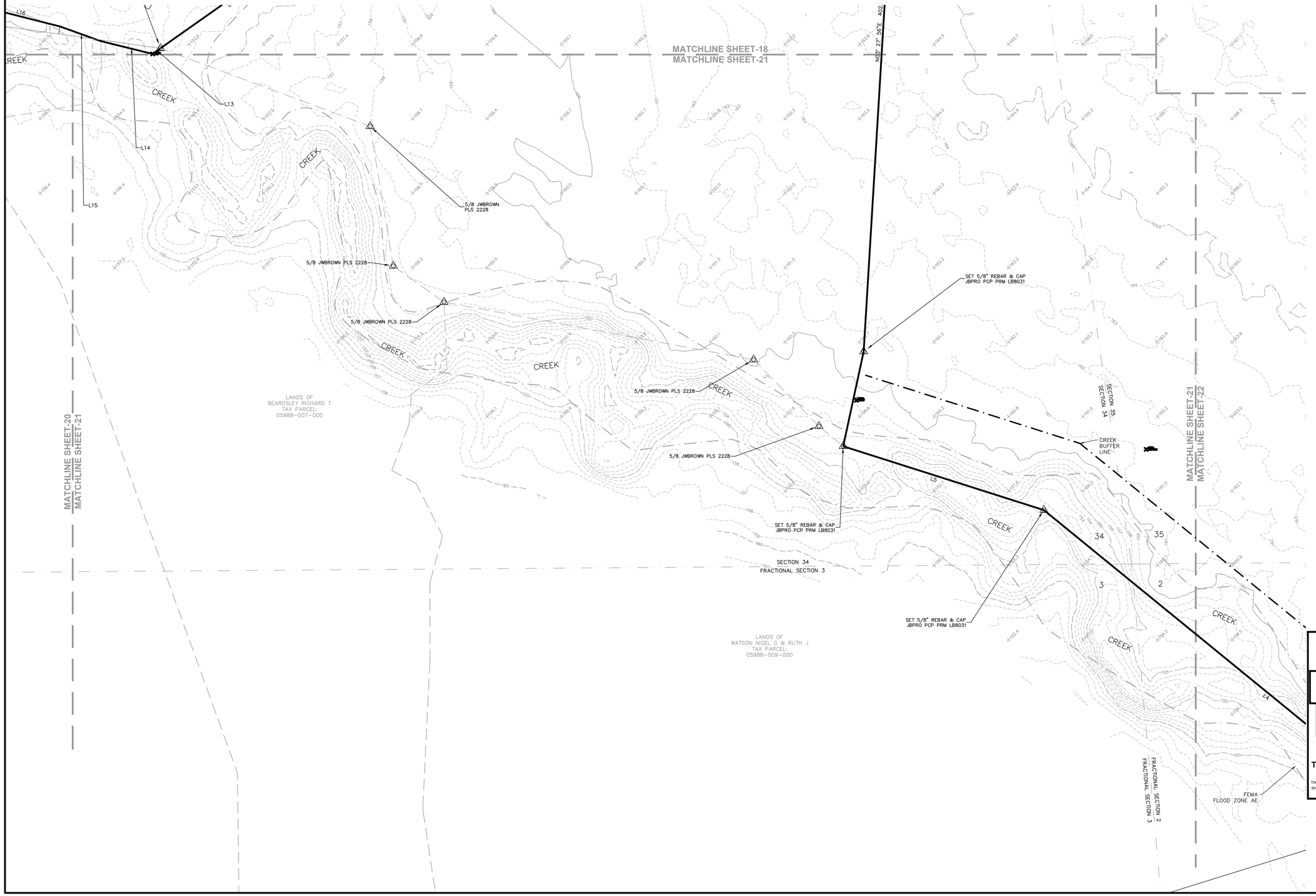
BOUNDARY & TOPOGRAPHIC SURVEY

JBPro
CIVIL ENGINEERING | LAND PLANNING
SURVEYING | CONSTRUCTION SERVICES
3530 NW 43rd Street | Gainesville, FL
4420 US-1 S, Suite 1 | St. Augustine, FL
1826 Ox Bottom Lane | Tallahassee, FL
Toll Free: (844) Go-JBPro

Scale:	1"=30'
Proj. No.	373-21-03
Drawn:	A.Cortina
Checked:	R.White
Dwg. Name:	373-21-03-T
Dwg. Date:	11/07/2023
Field Book:	33
Pages:	63
Sheet:	**20 of 22**

BOUNDARY & TOPOGRAPHIC SURVEY

IN SECTIONS 34 & 35, TOWNSHIP 8 SOUTH, RANGE 19 EAST, AND FRACTIONAL SECTIONS 2 & 3, TOWNSHIP 9 SOUTH, RANGE 19 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA



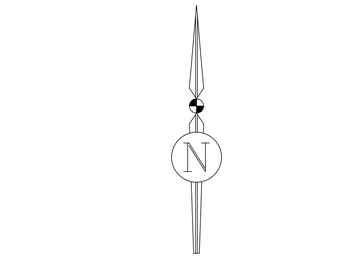
ABBREVIATIONS

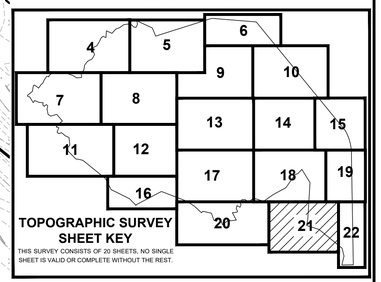
CMON = CONCRETE MONUMENT
ELEV = ELEVATION
ID = IDENTIFICATION
IRC = IRON ROD - CAPPED
JBPRO = JBROWN PROFESSIONAL GROUP
LB = LICENSED SURVEYING BUSINESS
LS = LICENSED SURVEYOR
NAD83(2011) = NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT
NAVD88 = NORTH AMERICAN VERTICAL DATUM OF 1988
PRM = PERMANENT REFERENCE MONUMENT
PLS = PROFESSIONAL LAND SURVEYOR

TREES:
- CH = CHESNUT
- CT = CHINESE TALLOW
- HI = HICKORY
- HK = HACKBERRY
- HO = HOLLY
- LA = LAUREL OAK
- LV = LIVE OAK
- PI = PINE
- SB = SUGARBERRY
- SG = SWEETGUM
- TWIN = TWIN TRUNK
- WC = WILD CHERRY
- WO = WATER OAK

SYMBOL LEGEND

- BOUNDARY LINE
- TAX PARCEL LINE
- FEMA FLOOD PLAIN LINE
- BENCHMARK
- IRON ROD - CAPPED
- 9 SYC — TREE-SIZE(INCHES) AND SPECIES
- 150 — CONTOUR LINES





TOPOGRAPHIC SURVEY SHEET KEY

THIS SURVEY CONSISTS OF 22 SHEETS. NO SINGLE SHEET IS VALID OR COMPLETE WITHOUT THE REST.

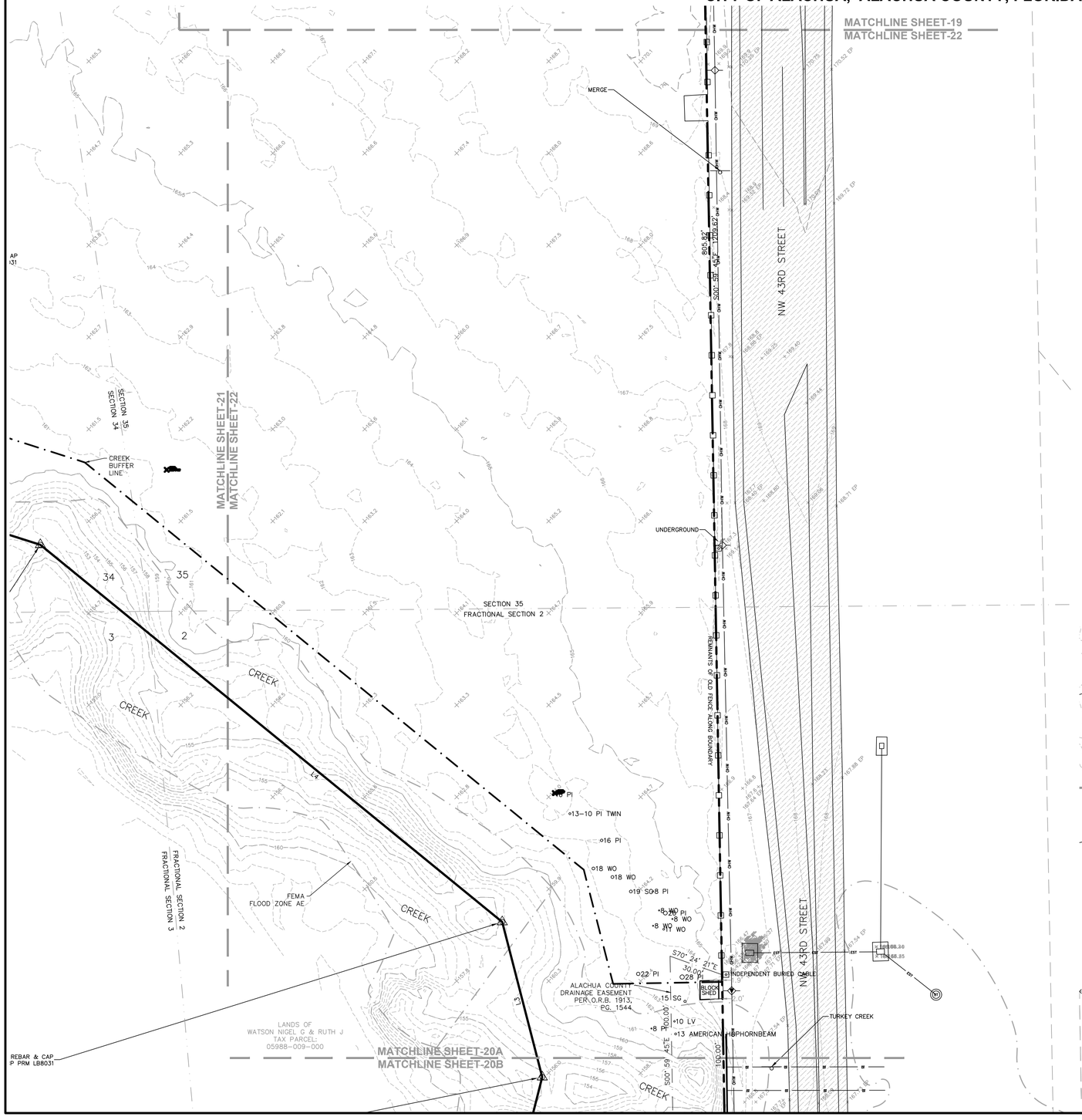
BOUNDARY & TOPOGRAPHIC SURVEY

JBPro
CIVIL ENGINEERING | LAND PLANNING
SURVEYING | CONSTRUCTION SERVICES
3530 NW 43rd Street | Gainesville, FL
4420 US-1 S, Suite 1 | St. Augustine, FL
1826 Ox Bottom Lane | Tallahassee, FL
Toll Free: (844) Go-JBPro

Scale:	1"=30'
Proj. No.	373-21-03
Drawn:	A.Cortina
Checked:	R.White
Dwg. Name:	373-21-03-T
Dwg. Date:	11/07/2023
Field Book:	33
Pages:	63
Sheet:	21 of 22

BOUNDARY & TOPOGRAPHIC SURVEY

IN SECTIONS 34 & 35, TOWNSHIP 8 SOUTH, RANGE 19 EAST, AND FRACTIONAL SECTIONS 2 & 3, TOWNSHIP 9 SOUTH, RANGE 19 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA



ABBREVIATIONS

CMON = CONCRETE MONUMENT
ELEV = ELEVATION
ID = IDENTIFICATION
IRC = IRON ROD - CAPPED
JBPRO = JBROWN PROFESSIONAL GROUP
LB = LICENSED SURVEYING BUSINESS
LS = LICENSED SURVEYOR
NAD83(2011) = NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT
NAVD88 = NORTH AMERICAN VERTICAL DATUM OF 1988
PRM = PERMANENT REFERENCE MONUMENT
PLS = PROFESSIONAL LAND SURVEYOR

TREES:

- CH = CHESNUT
- CT = CHINESE TALLOW
- HI = HICKORY
- HK = HACKBERRY
- HO = HOLLY
- LA = LAUREL OAK
- LV = LIVE OAK
- PI = PINE
- SB = SUGARBERRY
- SG = SWEETGUM
- TWIN = TWIN TRUNK
- WC = WILD CHERRY
- WO = WATER OAK

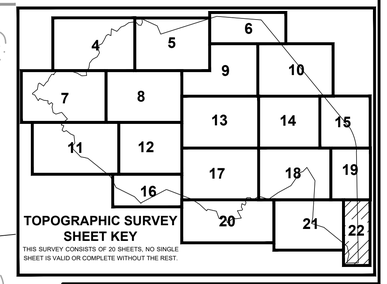
SYMBOL LEGEND

- BOUNDARY LINE
- TAX PARCEL LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- FEMA FLOOD PLAIN LINE
- SECTION LINE
- OHW — OVERHEAD WIRE
- BENCHMARK
- IRON ROD - CAPPED
- POWER POLE
- SINGLE POLE SIGN
- TELEPHONE PEDESTAL/SERVICE BOX
- 9 SYC — TREE-SIZE(INCHES) AND SPECIES
- × 132.2 — SPOT ELEVATION - SOFT SURFACE
- × 132.21 — SPOT ELEVATION - HARD SURFACE
- 150 — CONTOUR LINES
- ASPHALT SURFACE

N

30 15 0 30 60 90

SCALE 1" = 30'



TOPOGRAPHIC SURVEY SHEET KEY

THIS SURVEY CONSISTS OF 20 SHEETS, NO SINGLE SHEET IS VALID OR COMPLETE WITHOUT THE REST.

BOUNDARY & TOPOGRAPHIC SURVEY

JBPro
CIVIL ENGINEERING | LAND PLANNING
SURVEYING | CONSTRUCTION SERVICES
3530 NW 43rd Street | Gainesville, FL
4420 US-1 S, Suite 1 | St. Augustine, FL
1826 Ox Bottom Lane | Tallahassee, FL
Toll Free: (844) Go-JBPro

Scale:	1"=30'
Proj. No.	373-21-03
Drawn:	A.Cortina
Checked:	R.White
Dwg. Name:	373-21-03-T
Dwg. Date:	11/07/2023
Field Book:	33
Pages:	63
Sheet:	22 of 22

SCHMIDT FARMS
PRELIMINARY PLAT

IN SECTIONS 34 & 35, TOWNSHIP 8 SOUTH, RANGE 19 EAST,
AND FRACTIONAL SECTIONS 2 & 3, TOWNSHIP 9 SOUTH, RANGE 19 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

NOT FOR FINAL RECORDING

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 SUPPLANTED 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.

Plat Book ____ , Page ____
Sheet One of Ten

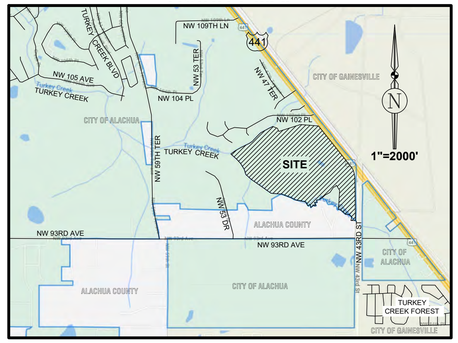
DESCRIPTION BY THIS FIRM

A PARCEL OF LAND SITUATED IN SECTIONS 34 AND 35, TOWNSHIP 8 SOUTH, RANGE 19 EAST, AND IN FRACTIONAL SECTIONS 2 AND 3, TOWNSHIP 9 SOUTH, RANGE 19 EAST, ALACHUA COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE THE SOUTHEAST CORNER OF LOT 40 OF STAGHORN UNIT 1, AS PER THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK J, PAGE 94 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY BOUNDARY OF U.S. HIGHWAY 441; THENCE RUN SOUTH 39°20'28" EAST ALONG SAID WESTERLY RIGHT-OF-WAY BOUNDARY A DISTANCE OF 496.69 FEET TO A 5/8" REBAR WITH CAP STAMPED "LB 2856", ALSO BEING THE POINT OF BEGINNING; THENCE RUN SOUTH 39°19'09" EAST ALONG SAID WESTERLY RIGHT-OF-WAY BOUNDARY A DISTANCE OF 1520.12 FEET TO A 5/8" REBAR WITH CAP STAMPED "LB 2856", AND THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, WITH A RADIUS OF 526.89 FEET, THROUGH A CENTRAL ANGLE OF 28°43'02", FOR AN ARC DISTANCE OF 264.08 FEET (THE CHORD OF SAID ARC BEING SOUTH 15°32'21" EAST, 261.33 FEET), TO A 5/8" REBAR WITH CAP STAMPED "LB 2856" LYING ON THE WEST RIGHT-OF-WAY BOUNDARY OF NORTHWEST 43RD STREET; THENCE RUN SOUTH 00°59'45" EAST ALONG SAID WEST RIGHT-OF-WAY BOUNDARY OF NORTHWEST 43RD STREET A DISTANCE OF 1209.62 FEET TO A NAIL, NO IDENTIFICATION; THENCE LEAVING SAID WEST RIGHT-OF-WAY BOUNDARY, RUN SOUTH 89°00'24" WEST A DISTANCE OF 124.94 FEET TO A 5/8" REBAR WITH CAP STAMPED "JBPRO PCP PRM LB8031"; THENCE RUN NORTH 14°06'37" EAST A DISTANCE OF 100.64 FEET TO A 5/8" REBAR WITH CAP STAMPED "JBPRO PCP PRM LB8031"; THENCE RUN NORTH 14°26'56" WEST A DISTANCE OF 87.09 FEET TO A 5/8" REBAR WITH CAP STAMPED "JBPRO PCP PRM LB8031"; THENCE RUN NORTH 50°46'11" WEST A DISTANCE OF 324.19 TO A 5/8" REBAR WITH CAP STAMPED "JBPRO PCP PRM LB8031"; THENCE RUN NORTH 72°20'54" WEST A DISTANCE OF 141.36' TO A 5/8" REBAR WITH CAP STAMPED "JBPRO PCP PRM LB8031"; THENCE RUN NORTH 12°11'29" EAST A DISTANCE OF 65.09 FEET TO A 5/8" REBAR WITH CAP STAMPED "JBPRO PCP PRM LB8031"; THENCE RUN NORTH 03°27'56" EAST A DISTANCE OF 402.32 FEET TO A 5/8" REBAR, NO CAP; THENCE RUN NORTH 31°35'18" WEST A DISTANCE OF 168.41 FEET TO A 5/8" REBAR, NO IDENTIFICATION; THENCE RUN SOUTH 44°00'37" WEST A DISTANCE OF 62.89 FEET TO A 5/8" REBAR WITH CAP STAMPED "PLS 2228"; THENCE RUN SOUTH 70°44'42" WEST A DISTANCE OF 32.24 TO A 5/8" REBAR WITH CAP STAMPED "JBPRO PCP PRM LB8031"; THENCE RUN SOUTH 34°56'14" WEST A DISTANCE OF 174.07 FEET TO A 5/8" REBAR WITH CAP STAMPED "LB 2856"; THENCE RUN SOUTH 61°27'30" WEST A DISTANCE OF 158.44 FEET TO A 5/8" REBAR, NO IDENTIFICATION; THENCE RUN SOUTH 54°47'04" WEST A DISTANCE OF 116.37 FEET TO A 5/8" REBAR WITH CAP STAMPED "JBPRO REF PT LB 8031"; THENCE RUN SOUTH 54°19'02" WEST A DISTANCE OF 6.52 FEET TO THE APPROXIMATE CENTERLINE OF TURKEY CREEK; THENCE RUN ALONG THE APPROXIMATE CENTERLINE OF TURKEY CREEK THE FOLLOWING COURSES: NORTH 76°09'44' WEST, 35.84 FEET; NORTH 70°12'04" WEST, 29.30 FEET; NORTH 75°47'57" WEST, 51.44 FEET; SOUTH 54°24'40" WEST, 46.06' FEET; SOUTH 73°02'15" WEST, 30.02 FEET; NORTH 46°56'43" WEST, 32.00 FEET; SOUTH 89°13'23" WEST, 34.66 FEET; SOUTH 43°03'17" WEST, 20.00 FEET; SOUTH 10°01'46" WEST, 23.85 FEET; SOUTH 24°33'55" EAST, 18.38 FEET; SOUTH 21°36'26" WEST, 30.08 FEET; NORTH 63°30'10" WEST, 38.59 FEET; SOUTH 08°56'12", 37.44 FEET; SOUTH 29°50'46" EAST, 27.20 FEET; SOUTH 33°35'22" WEST, 12.17 FEET; SOUTH 83°09'05" WEST, 49.68 FEET; SOUTH 27°30'34" EAST, 90.14 FEET; SOUTH 83°25'53" WEST, 66.21 FEET; NORTH 48°24'16" WEST, 32.14 FEET; SOUTH 01°34'33" EAST, 18.00 FEET; SOUTH 52°27'04" WEST, 76.61 FEET; NORTH 18°16'33" WEST, 73.08 FEET; SOUTH 88°25'27" WEST, 20.00 FEET; SOUTH 34°40'38" WEST, 37.20 FEET; NORTH 71°12'58" WEST, 28.81 FEET; NORTH 20°18'23" WEST, 83.99 FEET; NORTH 77°57'18" WEST, 94.70 FEET; SOUTH 39°05'49" WEST, 21.06 FEET; NORTH 47°01'37" WEST, 106.98 FEET; NORTH 57°31'10" WEST, 102.70 FEET; NORTH 69°03'37" WEST, 290.00 FEET; SOUTH 62°20'21" WEST, 311.29 FEET; SOUTH 02°52'15" EAST, 7.41 FEET; NORTH 44°01'21" WEST, 101.79 FEET; NORTH 63°35'40" WEST, 223.05 FEET; NORTH 27°12'49" WEST, 134.55 FEET TO A 1/2 INCH REBAR WITH CAP STAMPED "LB 4665"; NORTH 51°09'00" WEST, 314.32 FEET TO A 4"X4" CONCRETE MONUMENT STAMPED "C&E LB5075"; NORTH 75°42'53" WEST, 43.84 FEET; NORTH 82°00'33" WEST, 35.18 FEET; NORTH 44°01'42" WEST, 120.17 FEET; NORTH 05°36'16" WEST, 38.74 FEET; NORTH 41°39'11" EAST, 33.37 FEET; NORTH 05°47'12" WEST, 83.95 FEET; NORTH 67°32'26" WEST, 39.58 FEET; NORTH 51°13'12" WEST, 59.93 FEET; SOUTH 64°08'19" WEST, 29.28 FEET; NORTH 48°25'38" WEST, 27.34 FEET; NORTH 22°25'37" EAST, 51.41 FEET; NORTH 72°40'10" WEST, 30.06 FEET; NORTH 35°17'14" EAST, 27.44 FEET; NORTH 51°04'43" EAST, 66.62 FEET; NORTH 40°42'56" WEST, 94.72 FEET; SOUTH 73°55'36" WEST, 66.13 FEET; NORTH 59°00'09" WEST, 34.99 FEET; NORTH 11°56'04" WEST, 57.12 FEET; NORTH 13°07'52" EAST, 37.51 FEET; NORTH 45°29'32" WEST, 20.41 FEET; SOUTH 51°27'48" WEST, 31.77 FEET; NORTH 43°03'54" WEST, 21.23 FEET; NORTH 07°24'48" EAST, 23.82 FEET; NORTH 83°43'02" WEST, 46.76 FEET; NORTH 66°12'09" WEST, 49.69 FEET; SOUTH 32°42'35" WEST, 28.26 FEET; NORTH 31°06'20" WEST, 73.12 FEET; NORTH 78°18'16" WEST, 22.52 FEET; NORTH 11°43'08" WEST, 12.75 FEET TO THE INTERSECTION OF THE APPROXIMATE CENTERLINE OF BROOKE POINTE CREEK; THENCE LEAVING THE APPROXIMATE CENTERLINE OF TURKEY CREEK, RUN ALONG THE APPROXIMATE CENTERLINE OF BROOKE POINTE CREEK THE FOLLOWING COURSES: NORTH 51°18'50" EAST, 67.14 FEET; NORTH 09°44'37" EAST, 55.57 FEET; NORTH 26°25'45" EAST, 13.00 FEET; NORTH 75°36'56" EAST, 11.18 FEET; SOUTH 51°54'02" EAST, 52.66 FEET; NORTH 36°05'41" EAST, 51.31 FEET; NORTH 57°08'08" EAST, 19.19 FEET; NORTH 22°37'50" EAST, 35.61 FEET; NORTH 33°05'11" EAST, 52.00 FEET; SOUTH 81°33'11" EAST, 25.81 FEET; NORTH 54°05'02" WEST, 5.72 FEET; NORTH 43°17'18" EAST, 50.12 FEET; NORTH 68°45'44" EAST, 28.18 FEET; SOUTH 74°40'29" EAST, 50.64 FEET; SOUTH 86°37'36" EAST, 100.12 FEET; SOUTH 72°27'14" EAST, 50.99 FEET; SOUTH 58°07'28" EAST, 55.46 FEET; NORTH 85°33'53" EAST, 53.89 FEET; NORTH 05°45'54" WEST, 40.92 FEET; NORTH 33°36'06" EAST, 50.36"; NORTH 09°00'55" EAST, 52.50 FEET; NORTH 38°04'12" EAST, 50.99 FEET; NORTH 60°46'01" EAST, 58.67 FEET; NORTH 29°18'53" EAST, 50.01 FEET; NORTH 19°02'03" WEST, 73.58 FEET; NORTH 48°43'21" EAST, 8.54 FEET; NORTH 61°51'27" EAST, 50.48 FEET; NORTH 30°27'36" EAST, 50.04 FEET; NORTH 25°52'38" EAST, 50.04 FEET; NORTH 56°29'37" EAST, 24.14 FEET; SOUTH 63°18'22" EAST, 33.24 FEET; NORTH 03°26'18" EAST, 64.08 FEET; NORTH 15°28'02" EAST, 12.21 FEET; SOUTH 58°10'57" EAST, 12.81 FEET; SOUTH 64°31'32" EAST, 52.33 FEET; NORTH 42°07'30" EAST, 63.18 FEET; NORTH 69°58'55" EAST, 43.82 FEET; NORTH 53°25'47" EAST, 55.46 FEET; NORTH 82°30'15" EAST, 50.09 FEET; NORTH 58°30'49" EAST, 17.09 FEET; SOUTH 50°06'15 EAST, 34.83 FEET; SOUTH 39°32'23" EAST, 25.06 FEET; SOUTH 83°11'04" EAST, 26.25 FEET; NORTH 25°19'25" EAST, 37.20 FEET; NORTH 10°44'42" WEST, 37.57 FEET; THENCE LEAVING THE APPROXIMATE CENTERLINE OF BROOKE POINT CREEK, RUN SOUTH 65°32'40" EAST A DISTANCE OF 184.03 FEET TO A 4"X4" CONCRETE MONUMENT STAMPED "LB 2678"; THENCE RUN SOUTH 22°55'50" EAST A DISTANCE OF 97.05 FEET TO A 4"X4" CONCRETE MONUMENT, NO IDENTIFICATION; THENCE RUN NORTH 72°21'34" EAST A DISTANCE OF 637.52 FEET; THENCE RUN SOUTH 85°15'42" EAST A DISTANCE OF 175.53 FEET; THENCE RUN SOUTH 85°25'33" EAST A DISTANCE OF 308.92 FEET TO THE WESTERLY RIGHT-OF-WAY BOUNDARY OF U.S. HIGHWAY 441 AND THE POINT OF BEGINNING.

CONTAINING 120.63 ACRES, MORE OR LESS.

VICINITY MAP



NOTES

1. BEARINGS AND STATE PLANE COORDINATES DEPICTED HEREON ARE GRID, FLORIDA NORTH ZONE, NAD-83 (CORS96, EPOCH:2002.0000), BASED ON TRIMBLE VIRTUAL REFERENCE STATION NETWORK AND REFERENCED TO THE WEST BOUNDARY OF THE S.E. 1/4 OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, AS BEING N00°05'03"E. THE ERROR OF CLOSURE OF THIS PLAT DOES NOT EXCEED 1:5,000. ALL PERMANENT REFERENCE MONUMENTS, PERMANENT CONTROL POINTS AND LOT CORNERS WILL BE SET PER FLORIDA STATUTE 177 PART 1 PLATTING.
2. THIS PLAT IS BASED ON A BOUNDARY SURVEY BY THIS FIRM.
3. 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. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION. REPRODUCED COPIES THAT ARE NOT AT 24"X36" MAY NOT BE TO SCALE.
4. THIS PLAT IS COMPRISED OF 10 SHEETS, AND IS MEANT TO BE USED AS A SET. NO ONE SHEET IS VALID BY ITSELF. SHEET 1 IS THE LEGAL DESCRIPTION, NOTES, & VICINITY MAP FOR THE BOUNDARY. SHEET 2 IS AN OVERVIEW OF THE ENTIRE PROPERTY. SHEETS 3 THRU 10 ARE LOT DETAIL SHEETS.

SUBDIVIDER
DM ALACHUA INVESTMENTS LLC
914 SW 131 ST
NEWBERRY, FL 32669
(352) 371-5772

JBPro
CIVIL ENGINEERING | LAND PLANNING
SURVEYING | CONSTRUCTION SERVICES
3530 NW 43rd Street | Gainesville, FL
4420 US-1 S, Suite 1 | St. Augustine, FL
1826 Ox Bottom Lane | Tallahassee, FL
Toll Free: (844) Go-JBPro

Owner's Certification and Dedication:

KNOW ALL MEN BY THESE PRESENT, THAT DM ALACHUA INVESTMENTS LLC ("OWNER"), BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE ATTACHED PLAT ENTITLED "SCHMIDT FARMS" (THE "PLAT"), AS OWNER, HEREBY DEDICATES SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED; HEREBY DEDICATES ALL STREETS, ROADS, RIGHTS-OF-WAY, AVENUES, BOULEVARDS, WAYS, LANES, DRAINAGE EASEMENTS, AND UTILITY EASEMENTS, SHOWN OR DESCRIBED ON THE ATTACHED PLAT (UNLESS ANY OF THE FOREGOING ARE SHOWN ON THE ATTACHED PLAT AS BEING DEDICATED OTHERWISE), TO THE PERPETUAL USE OF THE PUBLIC, FOR PROPER PURPOSES. OWNER COMMITS TO ESTABLISH AND LEGALLY CREATE THE SCHMIDT FARMS HOMEOWNERS ASSOCIATION ("HOA") WHICH SHALL SPECIFICALLY ACCEPT, ASSUME, AND BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM NOT IN THE RIGHT-OF-WAY. THE CITY OF ALACHUA WILL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE STORMWATER SYSTEM WITHIN THE RIGHT-OF-WAY. ALL COMMON AREAS AND OPEN SPACES ARE HEREBY DEDICATED TO THE SCHMIDT FARMS HOMEOWNERS ASSOCIATION, WHICH SHALL BE RESPONSIBLE FOR THEIR OPERATION AND MAINTENANCE, AND TO THE CITY OF ALACHUA OR UTILITY PROVIDERS FOR PROPER PURPOSES.

DM ALACHUA INVESTMENTS LLC

WITNESS _____ BY: _____
PRINT NAME _____

WITNESS _____
PRINT NAME _____ DAVID W. MEEKS
AUTHORIZED MEMBER

Acknowledgment:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION THIS _____ DAY OF _____, 2024 BY DAVID W. MEEKS, AS AUTHORIZED MEMBER OF DM ALACHUA INVESTMENTS LLC, ON BEHALF OF THE COMPANY. SAID PERSON IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 20___.

_____ NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

Certificate of Surveyor:

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF SCHMIDT FARMS PHASE 1 AND THAT SAID PLAT HAS BEEN CREATED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, BASED ON A BOUNDARY SURVEY BY THIS FIRM COMPLETED ON 07/02/2024 AND THAT THE PLAT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES.

_____ DATE: _____
RICHARD L. WHITE, P.L.S.
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 4816

JBROWN PROFESSIONAL GROUP INC.
3530 N.W. 43rd STREET
GAINESVILLE, FLORIDA, 32606
CERTIFICATE OF AUTHORIZATION NO. 8031

Certificate of Subdivider's Engineer:

THIS IS TO CERTIFY, THAT ON _____, TIMOTHY J. BOEHLEIN, PROFESSIONAL ENGINEER, AS SPECIFIED WITHIN CHAPTER 471, FLORIDA STATUTES, LICENCE NO. 96416, DOES HEREBY CERTIFY THAT AN APPROPRIATE SURETY DOCUMENT HAS BEEN SUBMITTED TO THE CITY AS SURETY FOR THE APPROPRIATE CONSTRUCTION OF THE REQUIRED IMPROVEMENTS AND IF APPLICABLE, HAS SUBMITTED OR WILL SUBMIT "AS BUILT" DOCUMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF THE CITY OF ALACHUA, FLORIDA.

_____ DATE: _____
TIMOTHY J. BOEHLEIN, P.E.
PROFESSIONAL ENGINEER
FLORIDA CERTIFICATE NO. 96416

JBROWN PROFESSIONAL GROUP INC.
3530 N.W. 43rd STREET
GAINESVILLE, FLORIDA, 32606
CERTIFICATE OF AUTHORIZATION NO. 8031

CERTIFICATE OF APPROVAL BY PROFESSIONAL SURVEYOR AND MAPPER

EXAMINED ON: _____
AND
APPROVED BY: _____
PROFESSIONAL SURVEYOR AND MAPPER

CERTIFICATE OF APPROVAL BY THE COUNTY HEALTH DEPARTMENT

EXAMINED ON: _____
AND
APPROVED BY: _____
COUNTY HEALTH DEPARTMENT

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR THE CITY.

EXAMINED ON: _____
AND
APPROVED BY: _____
CITY ATTORNEY

CERTIFICATE OF APPROVAL BY THE CITY COMMISSION

THIS IS TO CERTIFY, THAT ON_____, THE FOREGOING PLAT WAS APPROVED BY THE CITY COMMISSION.

MAYOR _____
ATTEST:
_____
CITY MANAGER

FILED FOR RECORD ON: _____

RECEIVED AND FILED

RECEIVED AND FILED FOR RECORD ON THIS DAY OF_____

_____
DEPUTY CLERK DATE

SCHMIDT FARMS
PRELIMINARY PLAT

IN SECTIONS 34 & 35, TOWNSHIP 8 SOUTH, RANGE 19 EAST,
AND FRACTIONAL SECTIONS 2 & 3, TOWNSHIP 9 SOUTH, RANGE 19 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

NOT FOR FINAL RECORDING

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 SUPPLANTED 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.

Plat Book ____ , Page ____
Sheet Two of Ten

Line Table		
Line#	Direction	Length
L1	S89°00'24"W	124.94'
L2	N14°06'37"E	100.64'
L3	N14°26'56"W	87.09'
L4	N50°46'11"W	324.19'
L5	N72°20'54"W	141.36'
L6	N12°11'29"E	65.09'
L7	N31°35'18"W	168.41'
L8	S44°00'37"W	62.89'
L9	S70°44'42"W	32.24'
L10	S34°56'14"W	174.07'
L11	S61°27'30"W	158.44'
L12	S54°47'04"W	116.37'
L13	S54°19'02"W	6.52'
L14	N76°09'44"W	35.84'
L15	N70°12'04"W	29.30'
L16	N75°47'57"W	51.44'
L17	S54°24'40"W	46.06'
L18	S73°02'15"W	30.02'
L19	N46°56'43"W	32.00'
L20	S89°13'23"W	34.66'

Line Table		
Line#	Direction	Length
L21	S43°03'17"W	20.00'
L22	S10°01'46"W	23.85'
L23	S24°33'55"E	18.38'
L24	S21°36'26"W	30.08'
L25	N63°30'10"W	38.59'
L26	S08°56'12"W	37.44'
L27	S29°50'46"E	27.20'
L28	S33°35'22"W	12.17'
L29	S83°09'05"W	49.68'
L30	S27°30'34"E	90.14'
L31	S83°25'53"W	66.21'
L32	N48°24'16"W	32.14'
L33	S01°34'33"E	18.00'
L34	S52°27'04"W	76.61'
L35	N18°16'33"W	73.08'
L36	S88°25'27"W	20.00'
L37	S34°40'38"W	37.20'
L38	N71°12'58"W	28.81'
L39	N20°18'23"W	83.99'
L40	N77°57'18"W	94.70'

Line Table		
Line#	Direction	Length
L41	S39°05'49"W	21.06'
L42	N47°01'37"W	106.98'
L43	N57°31'10"W	102.70'
L44	N69°03'37"W	290.00'
L45	S62°20'21"W	311.29'
L46	S02°52'15"E	7.41'
L47	N44°01'21"W	101.79'
L48	N63°35'40"W	223.05'
L49	N27°12'49"W	134.55'
L50	N51°09'00"W	314.32'
L51	N75°42'53"W	43.84'
L52	N82°00'33"W	35.18'
L53	N44°01'42"W	120.17'
L54	N05°36'16"W	38.74'
L55	N41°39'11"E	33.37'
L56	N05°47'12"W	83.95'
L57	N67°32'26"W	39.58'
L58	N51°13'12"W	59.93'
L59	S64°08'19"W	29.28'
L60	N48°25'38"W	27.34'

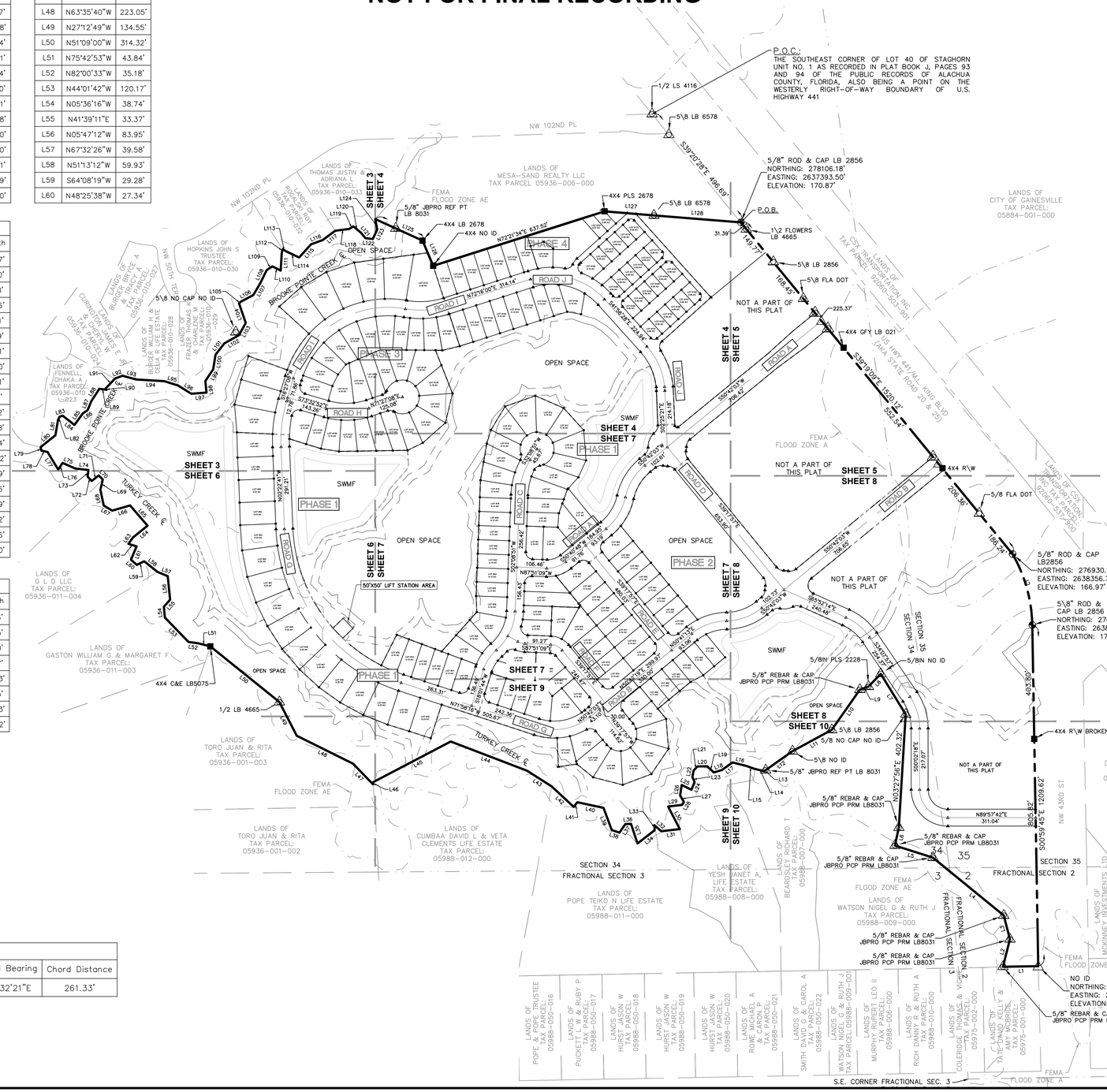
Line Table		
Line#	Direction	Length
L61	N22°25'37"E	51.41'
L62	N72°40'10"W	30.06'
L63	N35°17'14"E	27.44'
L64	N51°04'43"E	66.62'
L65	N40°42'56"W	94.72'
L66	S73°55'36"W	66.13'
L67	N59°00'09"W	34.99'
L68	N11°56'04"W	57.12'
L69	N13°07'52"E	37.51'
L70	N45°29'32"W	20.41'
L71	S51°27'48"W	31.77'
L72	N43°03'54"W	21.23'
L73	N07°24'48"E	23.82'
L74	N83°43'02"W	46.76'
L75	N66°12'09"W	49.69'
L76	S32°42'35"W	28.26'
L77	N31°06'20"W	73.12'
L78	N78°18'16"W	22.52'
L79	N11°43'08"W	12.75'
L80	N51°18'50"E	67.14'

Line Table		
Line#	Direction	Length
L81	N09°44'37"E	55.57'
L82	N26°25'45"E	13.00'
L83	N75°36'56"E	11.18'
L84	S51°54'02"E	52.66'
L85	N36°05'41"E	51.31'
L86	N57°08'08"E	19.19'
L87	N22°37'50"E	35.61'
L88	N33°05'11"E	52.00'
L89	S81°33'11"E	25.81'
L90	N54°05'02"W	5.72'
L91	N43°17'18"E	50.12'
L92	N68°45'44"E	28.18'
L93	S74°40'29"E	50.64'
L94	S86°37'36"E	100.12'
L95	S72°27'14"E	50.99'
L96	S58°07'28"E	55.46'
L97	N85°33'53"E	53.89'
L98	N05°45'54"W	40.92'
L99	N33°36'06"E	50.36'
L100	N09°00'55"E	52.50'

Line Table		
Line#	Direction	Length
L101	N38°04'12"E	50.99'
L102	N60°46'01"E	58.67'
L103	N29°18'53"E	50.01'
L104	N19°02'03"W	73.58'
L105	N48°43'21"E	8.54'
L106	N61°51'27"E	50.48'
L107	N30°27'36"E	50.04'
L108	N25°52'38"E	50.04'
L109	N56°29'37"E	24.14'
L110	S63°18'22"E	33.24'
L111	N03°26'18"E	64.08'
L112	N15°28'02"E	12.21'
L113	S58°10'57"E	12.81'
L114	S64°31'32"E	52.33'
L115	N42°07'30"E	63.18'
L116	N69°58'55"E	43.82'
L117	N53°25'47"E	55.46'
L118	N82°30'15"E	50.09'
L119	N58°30'49"E	17.09'
L120	S50°06'15"E	34.83'

Line Table		
Line#	Direction	Length
L121	S39°32'23"E	25.06'
L122	S83°11'04"E	26.25'
L123	N25°19'25"E	37.20'
L124	N10°44'42"W	37.57'
L125	S65°32'40"E	184.03'
L126	S22°55'50"E	97.05'
L127	S85°15'42"E	175.53'
L128	S85°25'33"E	308.92'

Curve Table						
Curve#	Length	Radius	Delta	Tangent	Chord Bearing	Chord Distance
C1	264.08'	526.89'	28°43'02"	134.88'	S15°32'21"E	261.33'


P.O.C.:
THE SOUTHEAST CORNER OF LOT 40 OF STAGHORN UNIT NO. 1 AS RECORDED IN PLAT BOOK J, PAGES 93 AND 94 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY BOUNDARY OF U.S. HIGHWAY 441
P.O.B.
5/8" ROD & CAP LB 2856
NORTHING: 278106.18'
EASTING: 2637393.50'
ELEVATION: 170.87'
1/2 LS 4116
5\8 LB 6578
S39°20'28"E 496.60'
NW 102ND PL
LANDS OF THOMAS JUSTIN & ADRIANA L TAX PARCEL: 05936-010-034
LANDS OF ROANOKE PARCEL 05936-010-032
LANDS OF MESA-SAND REALTY LLC TAX PARCEL 05936-006-000
LANDS OF CITY OF GAINESVILLE TAX PARCEL: 05884-001-000
FEMA FLOOD ZONE AE
5/8" JBPRO REF PT LB 8031
4X4 LB 2678
4X4 NO ID
N72°21'34"E 637.52'
4X4 PLS 2678
5\8 LB 6578
1\2 FLOWERS LB 4665
5\8 LB 2856
5\8 FLA DOT
4X4 GFY LB 021
4X4 R\W
5/8 FLA DOT
5/8" ROD & CAP LB2856
NORTHING: 276930.18'
EASTING: 2638356.71'
ELEVATION: 166.97'
5/8" ROD & CAP LB 2856
NORTHING: 276678.40'
EASTING: 2638426.72'
ELEVATION: 171.31'
NO ID
NORTHING: 275469.11'
EASTING: 2638447.88'
ELEVATION: 165.07'
5/8" REBAR & CAP JBPRO PCP PRM LB8031
NOT A PART OF THIS PLAT
SECTION 34
SECTION 35
FRACTIONAL SECTION 3
FRACTIONAL SECTION 2
S.E. CORNER FRACTIONAL SEC. 3
LANDS OF TURKEY CREEK INC. TAX PARCEL: 9260-003-901 (AKA HWY 441/MLL KING BLVD (AKA STATE ROAD 20 & 25))
LANDS OF DEERHAVEN LLC TAX PARCEL: 05975-008-000
LANDS OF MCKINNEY INVESTMENTS LTD TAX PARCEL: 05975-007-000
LANDS OF MCKINNEY INVESTMENTS LTD TAX PARCEL: 05975-005-002
LANDS OF D H CUSTOM CABINETS LLC TAX PARCEL: 05975-001-000
LANDS OF G L D LLC TAX PARCEL: 05936-011-004
LANDS OF GASTON WILLIAM G & MARGARET F TAX PARCEL: 05936-011-003
LANDS OF TORO JUAN & RITA TAX PARCEL: 05936-001-003
LANDS OF TORO JUAN & RITA TAX PARCEL: 05936-001-002
LANDS OF CUMBAA DAVID L & VETA CLEMENTS LIFE ESTATE TAX PARCEL: 05988-012-000
LANDS OF POPE TEIKO N LIFE ESTATE TAX PARCEL: 05988-011-000
LANDS OF YESH JANET A LIFE ESTATE TAX PARCEL: 05988-008-000
LANDS OF WATSON NIGEL G & RUTH J TAX PARCEL: 05988-009-000
LANDS OF BEARDSLEY RICHARD T TAX PARCEL: 05988-007-000
LANDS OF POPE ANDREW TRUSTEE TAX PARCEL: 05988-050-016
LANDS OF PUCKETT JAMES & RUBY P TAX PARCEL: 05988-050-017
LANDS OF HURST JASON W TAX PARCEL: 05988-050-018
LANDS OF HURST JASON W TAX PARCEL: 05988-050-019
LANDS OF HURST JASON W TAX PARCEL: 05988-050-020
LANDS OF ROME MICHAEL A & CARON L.P. TAX PARCEL: 05988-050-021
LANDS OF SMITH DAVID G & CAROL A TAX PARCEL: 05988-050-022
LANDS OF WATSON NIGEL G & RUTH J TAX PARCEL: 05988-009-001
LANDS OF MURPHY RUPERT LEO III TAX PARCEL: 05988-006-000
LANDS OF RICH DANNY R & RUTH A TAX PARCEL: 05988-010-000
LANDS OF COLERIDGE THOMAS & WIFE TAX PARCEL: 05975-002-000
LANDS OF TAYLOR KELLY & AMY NICHOLL TAX PARCEL: 05975-001-000
LANDS OF HOPKINS JOHN S TRUSTEE TAX PARCEL: 05936-010-030
LANDS OF BURGER BRUCE A & PACY PAMELA R TAX PARCEL: 05936-010-027
LANDS OF CURRAN CHARLES A & LYON JAMES A TAX PARCEL: 05936-010-024
LANDS OF FENNELL CHAKA A TAX PARCEL: 05936-010-023
LANDS OF FRAZIER THOMAS S & CATHERINE M TAX PARCEL: 05936-010-029
LANDS OF BURGER BRUCE A & PACY PAMELA R LIFE ESTATE TAX PARCEL: 05936-010-028
5\8 NO CAP NO ID
BROOKE POINTE CREEK
TURKEY CREEK
OPEN SPACE
PHASE 1
PHASE 2
PHASE 3
PHASE 4
ROAD C
ROAD D
ROAD E
ROAD F
ROAD G
ROAD H
ROAD I
ROAD J
SWMF
SHEET 3
SHEET 6
SHEET 4
SHEET 7
SHEET 5
SHEET 8
SHEET 6
SHEET 7
SHEET 9
SHEET 8
SHEET 10
SHEET 9
SHEET 10
50'X50' LIFT STATION AREA
5/8" REBAR & CAP JBPRO PCP PRM LB8031
5/8" JBPRO REF PT LB 8031
5/8 NO ID
5/8 NO CAP NO ID
5/8IN PLS 2228
5/8IN NO ID
1/2 LB 4665
4X4 C&E LB5075
4X4 R\W BROKEN
N03°27'56"E 402.32'
S00°59'45"E 1209.62'
N89°57'42"E 311.04'
805.82'
493.59'
217.09'
S30°02'18"E
S30°47'05"W 709.42'
S52°22'21"E 274.98'
S32°10'08"E 1520.12'
S55°54'
2306.46'
180.24'
S39°37'57"E 883.90'
S30°47'05"W 106.60'
S85°51'14"E 240.48'
S30°47'05"W 199.85'
S30°47'05"W 93.16'
S30°47'05"W 106.46'
N87°21'09"W 256.42'
N87°21'09"W 93.06'
N60°47'05"E 93.06'
N60°47'05"E 43.10'
N60°47'05"E 43.10'
N60°47'05"E 30.00'
S87°51'09"E 91.27'
S87°51'09"E 156.43'
S87°51'09"E 106.46'
S87°51'09"E 93.16'
S87°51'09"E 199.85'
S87°51'09"E 106.72'
S87°51'09"E 106.72'
S87°51'09"E 106.72

SCHMIDT FARMS
PRELIMINARY PLAT

IN SECTIONS 34 & 35, TOWNSHIP 8 SOUTH, RANGE 19 EAST,
AND FRACTIONAL SECTIONS 2 & 3, TOWNSHIP 9 SOUTH, RANGE 19 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

NOT FOR FINAL RECORDING

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 SUPPLANTED 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.

Plat Book ____ , Page ____
Sheet Three of Ten

Line Table		
Line#	Direction	Length
L70	N45°29'32"W	20.41'
L71	S51°27'48"W	31.77'
L72	N43°03'54"W	21.23'
L73	N07°24'48"E	23.82'
L74	N83°43'02"W	46.76'
L75	N66°12'09"W	49.69'
L76	S32°42'35"W	28.26'
L77	N31°06'20"W	73.12'
L78	N78°18'16"W	22.52'
L79	N11°43'08"W	12.75'
L80	N51°18'50"E	67.14'
L81	N09°44'37"E	55.57'
L82	N26°25'45"E	13.00'
L83	N75°36'56"E	11.18'
L84	S51°54'02"E	52.66'
L85	N36°05'41"E	51.31'
L86	N57°08'08"E	19.19'
L87	N22°37'50"E	35.61'
L88	N33°05'11"E	52.00'
L89	S81°33'11"E	25.81'

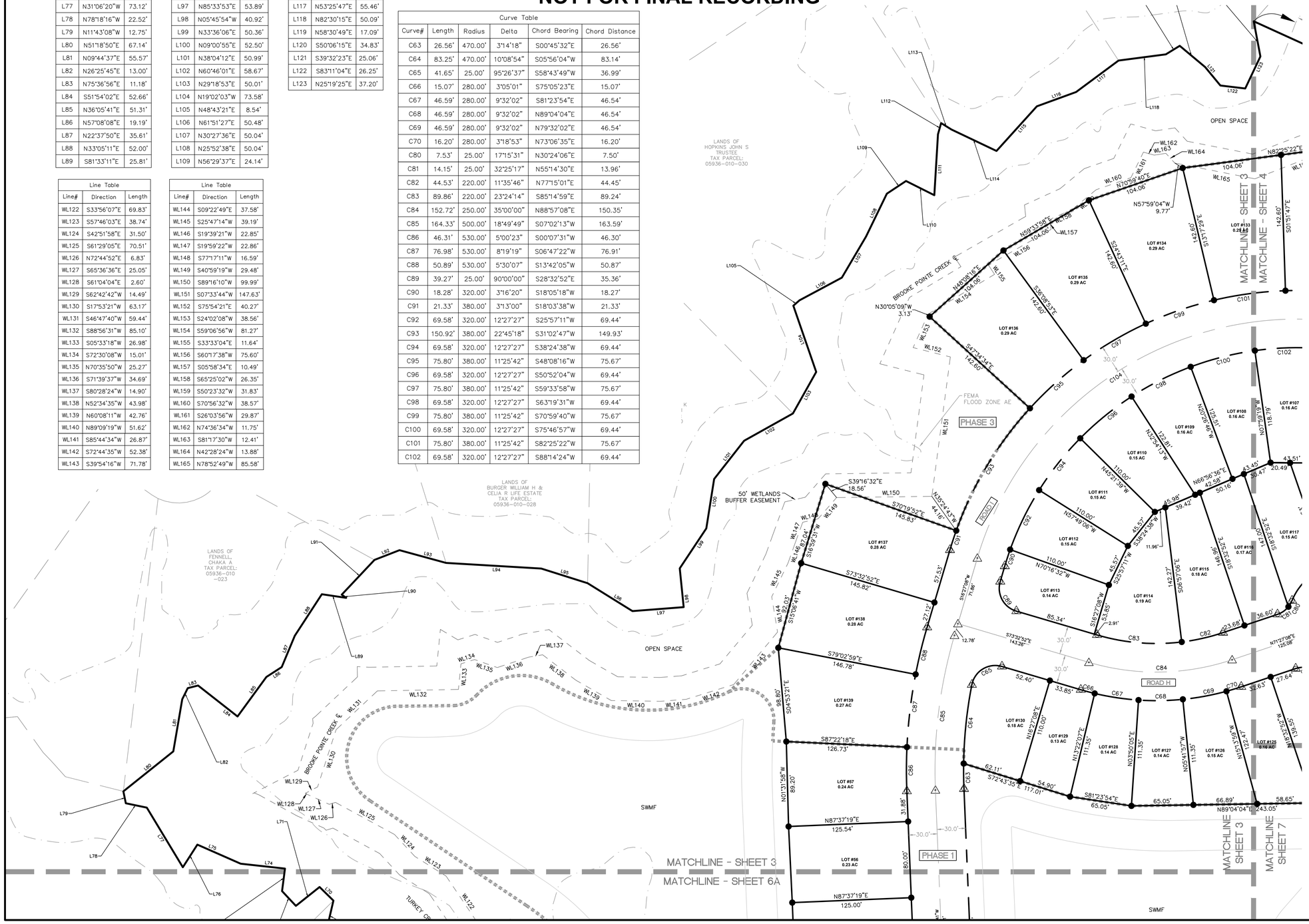
Line Table		
Line#	Direction	Length
L90	N54°05'02"W	5.72'
L91	N43°17'18"E	50.12'
L92	N68°45'44"E	28.18'
L93	S74°40'29"E	50.64'
L94	S86°37'36"E	100.12'
L95	S72°27'14"E	50.99'
L96	S58°07'28"E	55.46'
L97	N85°33'53"E	53.89'
L98	N05°45'54"W	40.92'
L99	N33°36'06"E	50.36'
L100	N09°00'55"E	52.50'
L101	N38°04'12"E	50.99'
L102	N60°46'01"E	58.67'
L103	N29°18'53"E	50.01'
L104	N19°02'03"W	73.58'
L105	N48°43'21"E	8.54'
L106	N61°51'27"E	50.48'
L107	N30°27'36"E	50.04'
L108	N25°52'38"E	50.04'
L109	N56°29'37"E	24.14'

Line Table		
Line#	Direction	Length
L110	S63°18'22"E	33.24'
L111	N03°26'18"E	64.08'
L112	N15°28'02"E	12.21'
L113	S58°10'57"E	12.81'
L114	S64°31'32"E	52.33'
L115	N42°07'30"E	63.18'
L116	N69°58'55"E	43.82'
L117	N53°25'47"E	55.46'
L118	N82°30'15"E	50.09'
L119	N58°30'49"E	17.09'
L120	S50°06'15"E	34.83'
L121	S39°32'23"E	25.06'
L122	S83°11'04"E	26.25'
L123	N25°19'25"E	37.20'

Line Table		
Line#	Direction	Length
WL122	S33°56'07"E	69.83'
WL123	S57°46'03"E	38.74'
WL124	S42°51'58"E	31.50'
WL125	S61°29'05"E	70.51'
WL126	N72°44'52"E	6.83'
WL127	S65°36'36"E	25.05'
WL128	S61°04'04"E	2.60'
WL129	S62°42'42"W	14.49'
WL130	S17°53'21"W	63.17'
WL131	S46°47'40"W	59.44'
WL132	S88°56'31"W	85.10'
WL133	S05°33'18"W	26.98'
WL134	S72°30'08"W	15.01'
WL135	N70°35'50"W	25.27'
WL136	S71°39'37"W	34.69'
WL137	S80°28'24"W	14.90'
WL138	N52°34'35"W	43.98'
WL139	N60°08'11"W	42.76'
WL140	N89°09'19"W	51.62'
WL141	S85°44'34"W	26.87'
WL142	S72°44'35"W	52.38'
WL143	S39°54'16"W	71.78'

Line Table		
Line#	Direction	Length
WL144	S09°22'49"E	37.58'
WL145	S25°47'14"W	39.19'
WL146	S19°39'21"W	22.85'
WL147	S19°59'22"W	22.86'
WL148	S77°17'11"W	16.59'
WL149	S40°59'19"W	29.48'
WL150	S89°16'10"W	99.99'
WL151	S07°33'44"W	147.63'
WL152	S75°54'21"E	40.27'
WL153	S24°02'08"W	38.56'
WL154	S59°06'56"W	81.27'
WL155	S33°33'04"E	11.64'
WL156	S60°17'38"W	75.60'
WL157	S05°58'34"E	10.49'
WL158	S65°25'02"W	26.35'
WL159	S50°23'32"W	31.83'
WL160	S70°56'32"W	38.57'
WL161	S26°03'56"W	29.87'
WL162	N74°36'34"W	11.75'
WL163	S81°17'30"W	12.41'
WL164	N42°28'24"W	13.88'
WL165	N78°52'49"W	85.58'

Curve Table					
Curve#	Length	Radius	Delta	Chord Bearing	Chord Distance
C63	26.56'	470.00'	3°14'18"	S00°45'32"E	26.56'
C64	83.25'	470.00'	10°08'54"	S05°56'04"W	83.14'
C65	41.65'	25.00'	95°26'37"	S58°43'49"W	36.99'
C66	15.07'	280.00'	3°05'01"	S75°05'23"E	15.07'
C67	46.59'	280.00'	9°32'02"	S81°23'54"E	46.54'
C68	46.59'	280.00'	9°32'02"	N89°04'04"E	46.54'
C69	46.59'	280.00'	9°32'02"	N79°32'02"E	46.54'
C70	16.20'	280.00'	3°18'53"	N73°06'35"E	16.20'
C80	7.53'	25.00'	17°15'31"	N30°24'06"E	7.50'
C81	14.15'	25.00'	32°25'17"	N55°14'30"E	13.96'
C82	44.53'	220.00'	11°35'46"	N77°15'01"E	44.45'
C83	89.86'	220.00'	23°24'14"	S85°14'59"E	89.24'
C84	152.72'	250.00'	35°00'00"	N88°57'08"E	150.35'
C85	164.33'	500.00'	18°49'49"	S07°02'13"W	163.59'
C86	46.31'	530.00'	5°00'23"	S00°07'31"W	46.30'
C87	76.98'	530.00'	8°19'19"	S06°47'22"W	76.91'
C88	50.89'	530.00'	5°30'07"	S13°42'05"W	50.87'
C89	39.27'	25.00'	90°00'00"	S28°32'52"E	35.36'
C90	18.28'	320.00'	3°16'20"	S18°05'18"W	18.27'
C91	21.33'	380.00'	3°13'00"	S18°03'38"W	21.33'
C92	69.58'	320.00'	12°27'27"	S25°57'11"W	69.44'
C93	150.92'	380.00'	22°45'18"	S31°02'47"W	149.93'
C94	69.58'	320.00'	12°27'27"	S38°24'38"W	69.44'
C95	75.80'	380.00'	11°25'42"	S48°08'16"W	75.67'
C96	69.58'	320.00'	12°27'27"	S50°52'04"W	69.44'
C97	75.80'	380.00'	11°25'42"	S59°33'58"W	75.67'
C98	69.58'	320.00'	12°27'27"	S63°19'31"W	69.44'
C99	75.80'	380.00'	11°25'42"	S70°59'40"W	75.67'
C100	69.58'	320.00'	12°27'27"	S75°46'57"W	69.44'
C101	75.80'	380.00'	11°25'42"	S82°25'22"W	75.67'
C102	69.58'	320.00'	12°27'27"	S88°14'24"W	69.44'



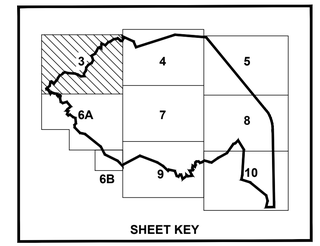
SYMBOL LEGEND

- BOUNDARY LINE (PLAT)
- BOUNDARY LINE (LOT)
- RIGHT-OF-WAY LINE
- REFERENCE LINE
- BENCHMARK
- SET CONCRETE MONUMENT "JBPRO PRM LB8031"
- SET 5/8" IRON ROD & CAP "JBPRO PCP PRM LB8031" UNLESS NOTED OTHERWISE
- SET NAIL & DISK "PCP LB 8031"
- SET 5/8" ROD & CAP "JBPRO LB 8031"
- 8 LOT NUMBER
- OFFSITE EASEMENT (FROM PHASE 1)
- FEMA FLOOD ZONE A

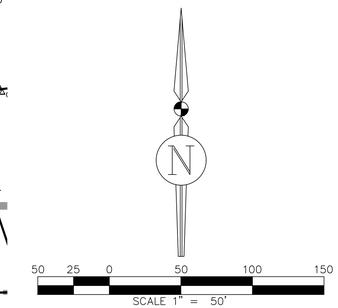
ABBREVIATIONS

C.E. = CONSTRUCTION EASEMENT
D.E. = DRAINAGE EASEMENT
FFE = FINISHED FLOOR ELEVATION
ID = IDENTIFICATION
INC = INCORPORATED
JBPRO = JBROWN PROFESSIONAL GROUP
LB = LICENSED SURVEYING BUSINESS
LLC = LIMITED LIABILITY CORPORATION
MIN = MINIMUM
O.R.B. = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK
PG. = PAGE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.U.E. = PUBLIC UTILITIES EASEMENT
PCP = PERMANENT CONTROL POINT
PRM = PERMANENT REFERENCE MONUMENT
PSM = PROFESSIONAL SURVEYOR AND MAPPER
P.U.E. = PUBLIC UTILITIES EASEMENT
R/W = RIGHT-OF-WAY
SQFT = SQUARE FEET
TP = TAX PARCEL

ALL EXISTING BOUNDARY MONUMENTATION WILL BE MARKED AS "PRM'S" PRIOR TO RECORDING



SHEET KEY



JBPro
CIVIL ENGINEERING | LAND PLANNING
SURVEYING | CONSTRUCTION SERVICES
3530 NW 43rd Street | Gainesville, FL
4420 US-1 S, Suite 1 | St. Augustine, FL
1826 Ox Bottom Lane | Tallahassee, FL
Toll Free: (844) Go-JBPro

SCHMIDT FARMS
PRELIMINARY PLAT

IN SECTIONS 34 & 35, TOWNSHIP 8 SOUTH, RANGE 19 EAST,
AND FRACTIONAL SECTIONS 2 & 3, TOWNSHIP 9 SOUTH, RANGE 19 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

NOT FOR FINAL RECORDING

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 SUPPLANTED 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.

Plat Book ____ , Page ____
Sheet Four of Ten

Curve Table					
Curve#	Length	Radius	Delta	Chord Bearing	Chord Distance
C69	46.59'	280.00'	9°32'02"	N79°32'02"E	46.54'
C70	16.20'	280.00'	3°18'53"	N73°06'35"E	16.20'
C71	21.68'	25.00'	49°40'47"	N83°42'28"W	21.00'
C72	4.87'	60.00'	4°39'11"	S61°11'40"E	4.87'
C73	52.82'	60.00'	50°26'22"	S88°44'27"E	51.13'
C74	36.68'	60.00'	35°01'30"	N48°31'38"E	36.11'
C75	36.68'	60.00'	35°01'30"	N13°30'08"E	36.11'
C76	36.68'	60.00'	35°01'30"	N21°31'21"W	36.11'
C77	36.68'	60.00'	35°01'30"	N56°32'51"W	36.11'
C78	36.68'	60.00'	35°01'30"	S88°25'39"W	36.11'
C79	51.46'	60.00'	49°08'34"	S46°20'38"W	49.90'
C80	7.53'	25.00'	17°15'31"	N30°24'06"E	7.50'
C81	14.15'	25.00'	32°25'17"	N55°14'30"E	13.96'
C82	44.53'	220.00'	11°35'46"	N77°15'01"E	44.45'
C100	69.58'	320.00'	12°27'27"	S75°46'57"W	69.44'

Curve Table					
Curve#	Length	Radius	Delta	Chord Bearing	Chord Distance
C121	43.52'	280.00'	8°54'20"	N84°53'26"W	43.48'
C122	33.01'	25.00'	75°39'49"	N61°43'49"E	30.67'
C123	25.31'	60.00'	24°09'57"	S35°58'33"W	25.12'
C124	8.15'	40.00'	11°40'45"	S42°13'09"W	8.14'
C125	36.55'	19.86'	105°25'21"	S15°49'15"E	31.61'
C126	43.92'	280.00'	8°59'11"	N63°31'41"W	43.87'
C127	41.07'	280.00'	8°24'15"	N54°49'58"W	41.03'
C128	42.46'	280.00'	8°41'22"	N46°17'09"W	42.42'
C129	23.56'	15.00'	90°00'00"	S86°56'28"E	21.21'
C130	23.56'	15.00'	90°00'00"	N86°56'28"W	21.21'
C131	23.56'	15.00'	90°00'00"	N03°03'32"E	21.21'
C132	23.56'	15.00'	90°00'00"	N86°56'28"W	21.21'
C133	23.56'	15.00'	90°00'00"	S03°03'32"W	21.21'
C134	23.56'	15.00'	90°00'00"	S86°56'28"E	21.21'
C135	23.56'	15.00'	90°00'00"	N03°03'32"E	21.21'

Curve Table					
Curve#	Length	Radius	Delta	Chord Bearing	Chord Distance
C136	35.34'	25.00'	80°59'29"	S07°33'47"W	32.47'
C137	135.49'	286.47'	27°06'00"	N19°12'34"W	134.24'
C138	158.81'	250.00'	36°23'46"	N23°44'35"W	156.15'
C139	13.63'	250.00'	3°07'22"	N03°59'02"W	13.62'
C140	138.12'	220.00'	35°58'16"	N23°57'20"W	135.86'
C141	13.62'	220.00'	3°32'51"	N04°11'46"W	13.62'
C142	15.50'	7.00'	126°52'36"	S65°51'39"E	12.52'
C149	28.87'	32.00'	51°41'02"	N23°25'10"E	27.90'
C169	36.68'	60.00'	35°01'30"	N74°24'49"W	36.11'
C170	36.68'	60.00'	35°01'30"	S70°33'41"W	36.11'

SYMBOL LEGEND

- BOUNDARY LINE (PLAT)
- BOUNDARY LINE (LOT)
- RIGHT-OF-WAY LINE
- REFERENCE LINE
- BENCHMARK
- SET CONCRETE MONUMENT "JBPRO PRM LB8031"
- SET 5/8" IRON ROD & CAP "JBPRO PCP PRM LB8031" UNLESS NOTED OTHERWISE
- SET NAIL & DISK "PCP LB 8031"
- SET 5/8" ROD & CAP "JBPRO LB 8031"
- 8 LOT NUMBER
- OFFSITE EASEMENT (FROM PHASE 1)
- FEMA FLOOD ZONE A

ABBREVIATIONS

C.E. = CONSTRUCTION EASEMENT
D.E. = DRAINAGE EASEMENT
FFE = FINISHED FLOOR ELEVATION
ID = IDENTIFICATION
INC = INCORPORATED
JBPRO = JBROWN PROFESSIONAL GROUP
LB = LICENSED SURVEYING BUSINESS
LLC = LIMITED LIABILITY CORPORATION
MIN = MINIMUM
O.R.B. = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK
PG. = PAGE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.U.E. = PUBLIC UTILITIES EASEMENT
PCP = PERMANENT CONTROL POINT
PRM = PERMANENT REFERENCE MONUMENT
PSM = PROFESSIONAL SURVEYOR AND MAPPER
P.U.E. = PUBLIC UTILITIES EASEMENT
R/W = RIGHT-OF-WAY
SQFT = SQUARE FEET
TP = TAX PARCEL

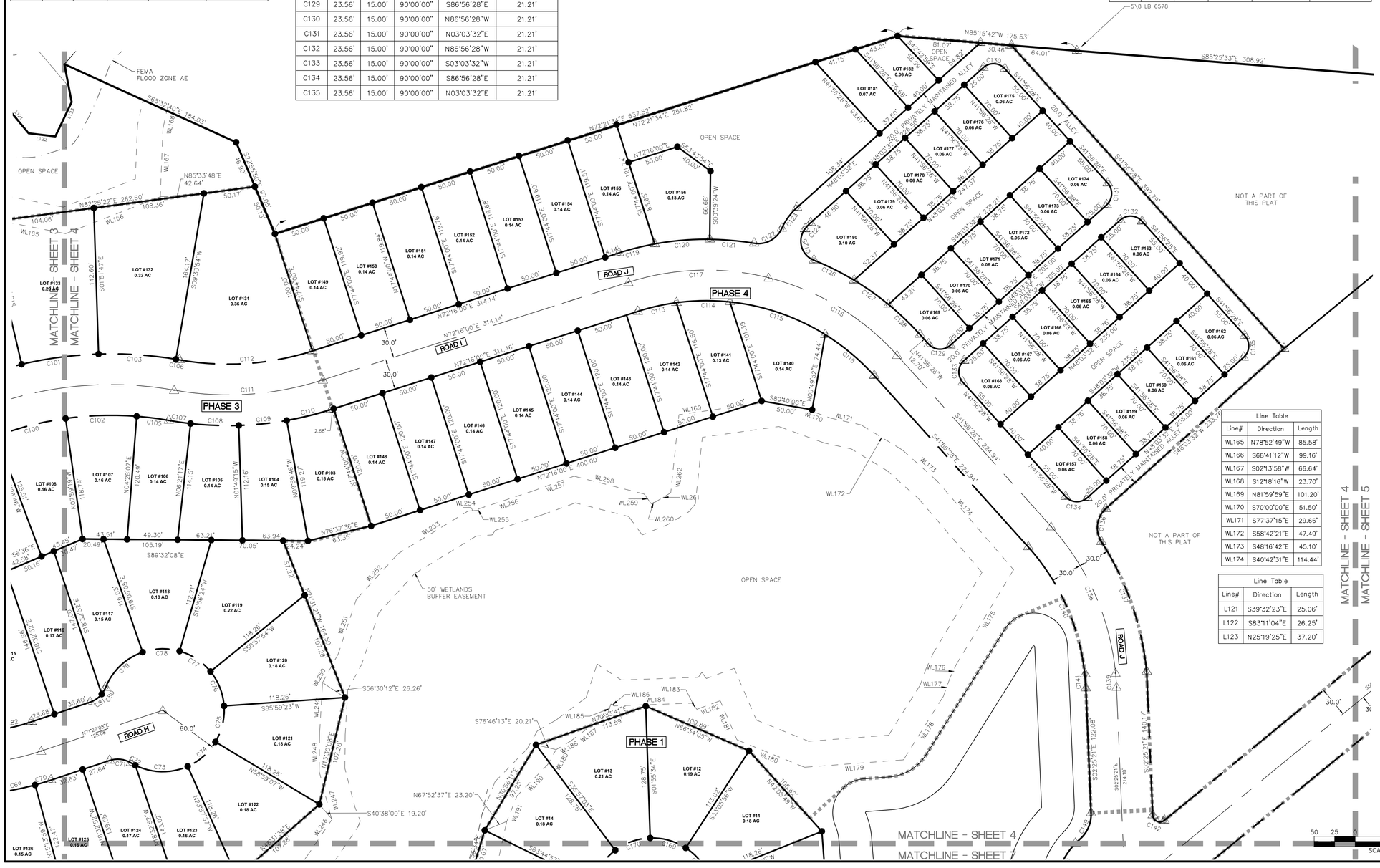
ALL EXISTING BOUNDARY MONUMENTATION WILL BE MARKED AS "PRM'S" PRIOR TO RECORDING

Line Table		
Line#	Direction	Length
WL165	N78°52'49"W	85.58'
WL166	S68°41'12"W	99.16'
WL167	S02°13'58"W	66.64'
WL168	S12°18'16"W	23.70'
WL169	N81°59'59"E	101.20'
WL170	S70°00'00"E	51.50'
WL171	S77°37'15"E	29.66'
WL172	S58°42'21"E	47.49'
WL173	S48°16'42"E	45.10'
WL174	S40°42'31"E	114.44'

Line Table		
Line#	Direction	Length
L121	S39°32'23"E	25.06'
L122	S83°11'04"E	26.25'
L123	N25°19'25"E	37.20'

Line Table		
Line#	Direction	Length
WL175	S31°08'53"W	108.05'
WL176	S24°59'34"W	14.59'
WL177	S19°53'50"W	19.18'
WL178	S32°09'51"W	72.94'
WL179	S85°40'34"W	96.77'
WL180	N67°54'32"W	71.13'
WL181	N23°11'55"W	41.55'
WL182	S69°47'28"W	24.36'
WL183	N35°24'55"W	7.40'
WL184	S88°00'00"W	76.66'
WL185	S18°15'12"W	9.66'
WL186	N56°27'02"W	3.46'
WL187	S53°17'27"W	45.82'
WL188	S59°46'43"W	15.87'
WL189	S29°38'11"W	16.93'
WL190	S44°23'02"W	42.62'
WL191	S21°53'18"W	26.81'
WL192	S12°16'50"W	99.67'

Line Table		
Line#	Direction	Length
WL245	N35°19'03"E	57.21'
WL246	N34°17'21"E	42.18'
WL247	N14°31'48"W	44.16'
WL248	N00°38'03"E	36.74'
WL249	N03°17'39"E	49.94'
WL250	N28°37'36"E	31.72'
WL251	N18°22'32"E	56.19'
WL252	N42°28'56"E	60.75'
WL253	N58°37'29"E	79.62'
WL254	N85°38'18"E	9.43'
WL255	N32°47'03"E	1.67'
WL256	N71°45'50"E	57.08'
WL257	N70°06'16"E	41.35'
WL258	S75°43'39"E	70.60'
WL259	S35°57'03"E	11.68'
WL260	N68°00'00"E	4.87'
WL261	N58°52'28"E	17.04'
WL262	N06°00'00"E	76.64'



JBPro
CIVIL ENGINEERING | LAND PLANNING
SURVEYING | CONSTRUCTION SERVICES
3530 NW 43rd Street | Gainesville, FL
4420 US-1 S, Suite 1 | St. Augustine, FL
1826 Ox Bottom Lane | Tallahassee, FL
Toll Free: (844) Go-JBPro

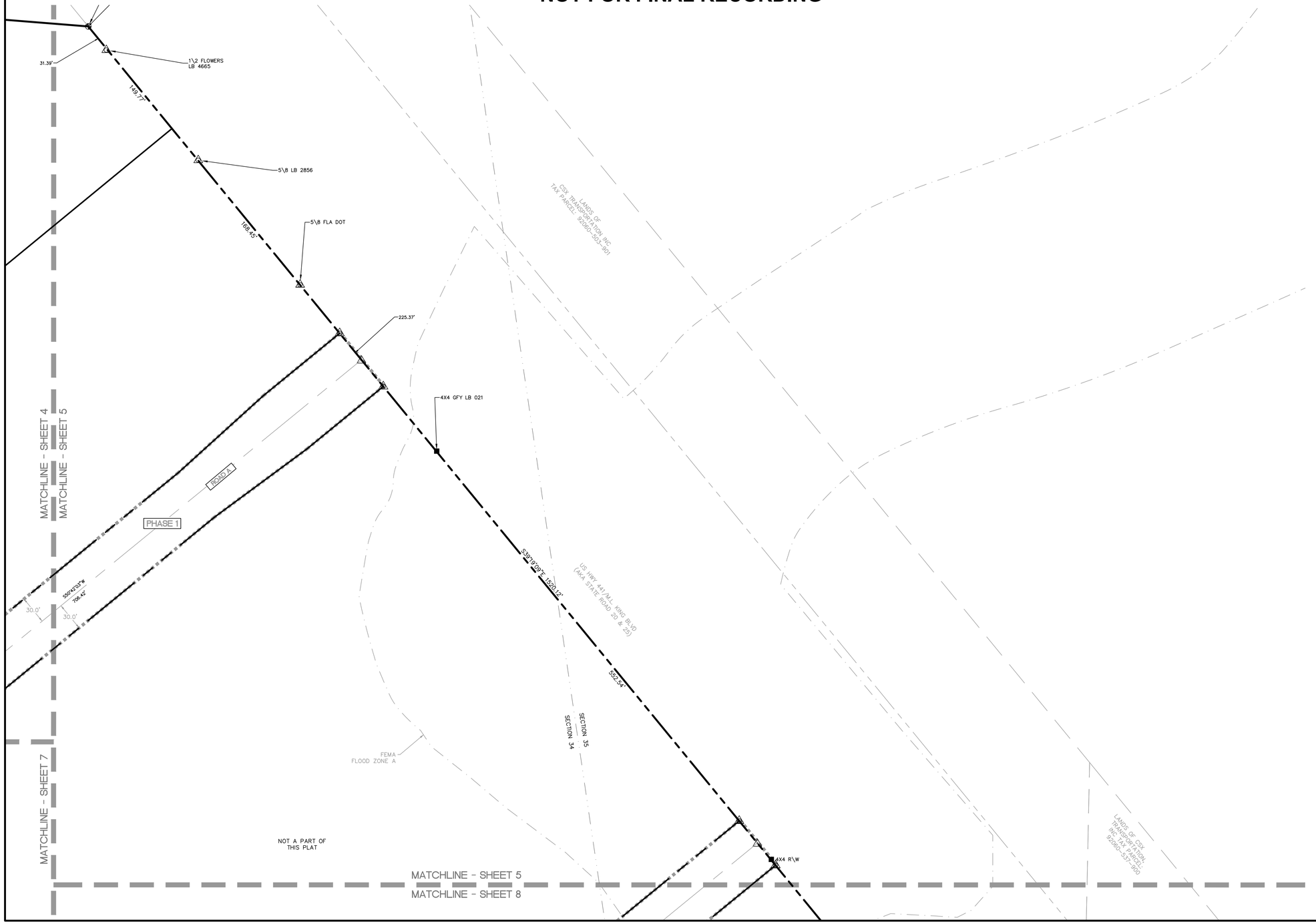
SCHMIDT FARMS
PRELIMINARY PLAT

IN SECTIONS 34 & 35, TOWNSHIP 8 SOUTH, RANGE 19 EAST,
AND FRACTIONAL SECTIONS 2 & 3, TOWNSHIP 9 SOUTH, RANGE 19 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

NOT FOR FINAL RECORDING

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 SUPPLANTED 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.

Plat Book ____ , Page ____
Sheet Five of Ten



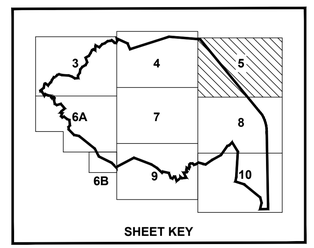
SYMBOL LEGEND

- BOUNDARY LINE (PLAT)
- BOUNDARY LINE (LOT)
- RIGHT-OF-WAY LINE
- REFERENCE LINE
- BENCHMARK
- SET CONCRETE MONUMENT "JBPRO PRM LB8031"
- SET 5/8" IRON ROD & CAP "JBPRO PCP PRM LB8031" UNLESS NOTED OTHERWISE
- SET NAIL & DISK "PCP LB 8031"
- SET 5/8" ROD & CAP "JBPRO LB 8031"
- 8 LOT NUMBER
- OFFSITE EASEMENT (FROM PHASE 1)
- FEMA FLOOD ZONE A

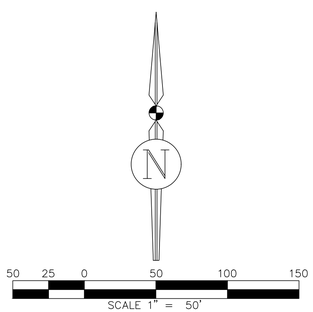
ABBREVIATIONS

C.E. = CONSTRUCTION EASEMENT
D.E. = DRAINAGE EASEMENT
FFE = FINISHED FLOOR ELEVATION
ID = IDENTIFICATION
INC = INCORPORATED
JBPRO = JBROWN PROFESSIONAL GROUP
LB = LICENSED SURVEYING BUSINESS
LLC = LIMITED LIABILITY CORPORATION
MIN = MINIMUM
O.R.B. = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK
PG. = PAGE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.U.E. = PUBLIC UTILITIES EASEMENT
PCP = PERMANENT CONTROL POINT
PRM = PERMANENT REFERENCE MONUMENT
PSM = PROFESSIONAL SURVEYOR AND MAPPER
P.U.E. = PUBLIC UTILITIES EASEMENT
R/W = RIGHT-OF-WAY
SQFT = SQUARE FEET
TP = TAX PARCEL

ALL EXISTING BOUNDARY MONUMENTATION WILL BE MARKED AS "PRM'S" PRIOR TO RECORDING



SHEET KEY



JBPro
CIVIL ENGINEERING | LAND PLANNING
SURVEYING | CONSTRUCTION SERVICES
3530 NW 43rd Street | Gainesville, FL
4420 US-1 S, Suite 1 | St. Augustine, FL
1826 Ox Bottom Lane | Tallahassee, FL
Toll Free: (844) Go-JBPro

SCHMIDT FARMS
PRELIMINARY PLAT

IN SECTIONS 34 & 35, TOWNSHIP 8 SOUTH, RANGE 19 EAST,
AND FRACTIONAL SECTIONS 2 & 3, TOWNSHIP 9 SOUTH, RANGE 19 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

NOT FOR FINAL RECORDING

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 SUPPLANTED 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.

Plat Book ____ , Page ____
Sheet Six of Ten

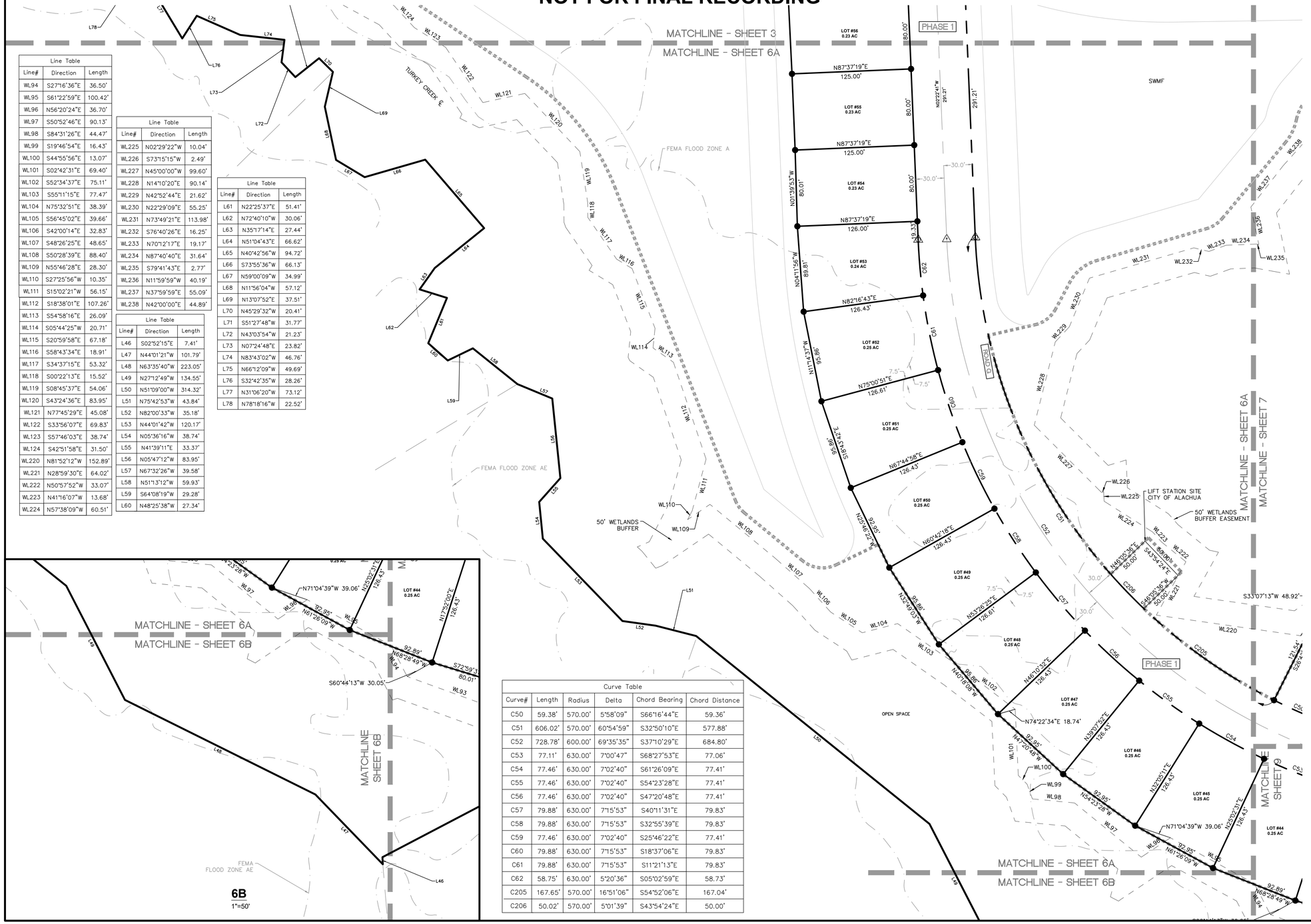
Line Table		
Line#	Direction	Length
WL94	S27°16'36"E	36.50'
WL95	S61°22'59"E	100.42'
WL96	N56°20'24"E	36.70'
WL97	S50°52'46"E	90.13'
WL98	S84°31'26"E	44.47'
WL99	S19°46'54"E	16.43'
WL100	S44°55'56"E	13.07'
WL101	S02°42'31"E	69.40'
WL102	S52°34'37"E	75.11'
WL103	S55°11'15"E	77.47'
WL104	N75°32'51"E	38.39'
WL105	S56°45'02"E	39.66'
WL106	S42°00'14"E	32.83'
WL107	S48°26'25"E	48.65'
WL108	S50°28'39"E	88.40'
WL109	N55°46'28"E	28.30'
WL110	S27°25'56"W	10.35'
WL111	S15°02'21"W	56.15'
WL112	S18°38'01"E	107.26'
WL113	S54°58'16"E	26.09'
WL114	S05°44'25"W	20.71'
WL115	S20°59'58"E	67.18'
WL116	S58°43'34"E	18.91'
WL117	S34°37'15"E	53.32'
WL118	S00°22'13"E	15.52'
WL119	S08°45'37"E	54.06'
WL120	S43°24'36"E	83.95'
WL121	N77°45'29"E	45.08'
WL122	S33°56'07"E	69.83'
WL123	S57°46'03"E	38.74'
WL124	S42°51'58"E	31.50'
WL220	N81°52'12"W	152.89'
WL221	N28°59'30"E	64.02'
WL222	N50°57'52"W	33.07'
WL223	N41°16'07"W	13.68'
WL224	N57°38'09"W	60.51'

Line Table		
Line#	Direction	Length
WL225	N02°29'22"W	10.04'
WL226	S73°15'15"W	2.49'
WL227	N45°00'00"W	99.60'
WL228	N14°10'20"E	90.14'
WL229	N42°52'44"E	21.62'
WL230	N22°29'09"E	55.25'
WL231	N73°49'21"E	113.98'
WL232	S76°40'26"E	16.25'
WL233	N70°12'17"E	19.17'
WL234	N87°40'40"E	31.64'
WL235	S79°41'43"E	2.77'
WL236	N11°59'59"W	40.19'
WL237	N37°59'59"E	55.09'
WL238	N42°00'00"E	44.89'

Line Table		
Line#	Direction	Length
L46	S02°52'15"E	7.41'
L47	N44°01'21"W	101.79'
L48	N63°35'40"W	223.05'
L49	N27°12'49"W	134.55'
L50	N51°09'00"W	314.32'
L51	N75°42'53"W	43.84'
L52	N82°00'33"W	35.18'
L53	N44°01'42"W	120.17'
L54	N05°36'16"W	38.74'
L55	N41°39'11"E	33.37'
L56	N05°47'12"W	83.95'
L57	N67°32'26"W	39.58'
L58	N51°13'12"W	59.93'
L59	S64°08'19"W	29.28'
L60	N48°25'38"W	27.34'

Line Table		
Line#	Direction	Length
L61	N22°25'37"E	51.41'
L62	N72°40'10"W	30.06'
L63	N35°17'14"E	27.44'
L64	N51°04'43"E	66.62'
L65	N40°42'56"W	94.72'
L66	S73°55'36"W	66.13'
L67	N59°00'09"W	34.99'
L68	N11°56'04"W	57.12'
L69	N13°07'52"E	37.51'
L70	N45°29'32"W	20.41'
L71	S51°27'48"W	31.77'
L72	N43°03'54"W	21.23'
L73	N07°24'48"E	23.82'
L74	N83°43'02"W	46.76'
L75	N66°12'09"W	49.69'
L76	S32°42'35"W	28.26'
L77	N31°06'20"W	73.12'
L78	N78°18'16"W	22.52'

Curve Table					
Curve#	Length	Radius	Delta	Chord Bearing	Chord Distance
C50	59.38'	570.00'	5°58'09"	S66°16'44"E	59.36'
C51	606.02'	570.00'	60°54'59"	S32°50'10"E	577.88'
C52	728.78'	600.00'	69°35'35"	S37°10'29"E	684.80'
C53	77.11'	630.00'	7°00'47"	S68°27'53"E	77.06'
C54	77.46'	630.00'	7°02'40"	S61°26'09"E	77.41'
C55	77.46'	630.00'	7°02'40"	S54°23'28"E	77.41'
C56	77.46'	630.00'	7°02'40"	S47°20'48"E	77.41'
C57	79.88'	630.00'	7°15'53"	S40°11'31"E	79.83'
C58	79.88'	630.00'	7°15'53"	S32°55'39"E	79.83'
C59	77.46'	630.00'	7°02'40"	S25°46'22"E	77.41'
C60	79.88'	630.00'	7°15'53"	S18°37'06"E	79.83'
C61	79.88'	630.00'	7°15'53"	S11°21'13"E	79.83'
C62	58.75'	630.00'	5°20'36"	S05°02'59"E	58.73'
C205	167.65'	570.00'	16°51'06"	S54°52'06"E	167.04'
C206	50.02'	570.00'	5°01'39"	S43°54'24"E	50.00'



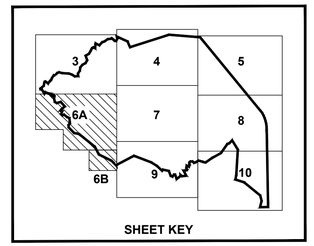
SYMBOL LEGEND

- BOUNDARY LINE (PLAT)
- BOUNDARY LINE (LOT)
- RIGHT-OF-WAY LINE
- REFERENCE LINE
- BENCHMARK
- SET CONCRETE MONUMENT "JBPRO PRM LB8031"
- SET 5/8" IRON ROD & CAP "JBPRO PCP PRM LB8031" UNLESS NOTED OTHERWISE
- SET NAIL & DISK "PCP LB 8031"
- SET 5/8" ROD & CAP "JBPRO LB 8031"
- 8 LOT NUMBER
- OFFSITE EASEMENT (FROM PHASE 1)
- FEMA FLOOD ZONE A

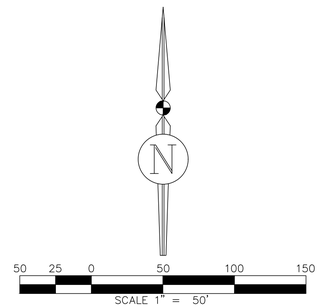
ABBREVIATIONS

C.E. = CONSTRUCTION EASEMENT
D.E. = DRAINAGE EASEMENT
FFE = FINISHED FLOOR ELEVATION
ID = IDENTIFICATION
INC = INCORPORATED
JBPRO = JBROWN PROFESSIONAL GROUP
LB = LICENSED SURVEYING BUSINESS
LLC = LIMITED LIABILITY CORPORATION
MIN = MINIMUM
O.R.B. = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK
PG. = PAGE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.U.E. = PUBLIC UTILITIES EASEMENT
PCP = PERMANENT CONTROL POINT
PRM = PERMANENT REFERENCE MONUMENT
PSM = PROFESSIONAL SURVEYOR AND MAPPER
P.U.E. = PUBLIC UTILITIES EASEMENT
R/W = RIGHT-OF-WAY
SQFT = SQUARE FEET
TP = TAX PARCEL

ALL EXISTING BOUNDARY MONUMENTATION WILL BE MARKED AS "PRM'S" PRIOR TO RECORDING



SHEET KEY



JBPro
CIVIL ENGINEERING | LAND PLANNING
SURVEYING | CONSTRUCTION SERVICES
3530 NW 43rd Street | Gainesville, FL
4420 US-1 S, Suite 1 | St. Augustine, FL
1826 Ox Bottom Lane | Tallahassee, FL
Toll Free: (844) Go-JBPro

SCHMIDT FARMS
PRELIMINARY PLAT

IN SECTIONS 34 & 35, TOWNSHIP 8 SOUTH, RANGE 19 EAST,
AND FRACTIONAL SECTIONS 2 & 3, TOWNSHIP 9 SOUTH, RANGE 19 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

NOT FOR FINAL RECORDING

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 SUPPLANTED 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.

Plat Book ____ , Page ____
Sheet Seven of Ten

Curve Table					
Curve#	Length	Radius	Delta	Chord Bearing	Chord Distance
C142	15.50'	7.00'	126°52'36"	S65°51'39"E	12.52'
C143	28.87'	32.00'	51°41'02"	S24°51'32"W	27.90'
C144	15.87'	68.00'	13°22'04"	N05°42'03"E	15.83'
C145	28.87'	32.00'	51°41'02"	S13°27'26"E	27.90'
C146	28.87'	32.00'	51°41'02"	N65°08'28"W	27.90'
C147	15.87'	68.00'	13°22'04"	S84°17'57"E	15.83'
C148	28.87'	32.00'	51°41'02"	S76°32'34"W	27.90'
C149	28.87'	32.00'	51°41'02"	N23°25'10"E	27.90'
C150	59.63'	68.00'	50°14'40"	S24°08'21"W	57.74'
C151	28.87'	32.00'	51°41'02"	N24°51'32"E	27.90'
C152	154.53'	230.00'	38°29'40"	S31°27'13"W	151.64'

Curve Table					
Curve#	Length	Radius	Delta	Chord Bearing	Chord Distance
C153	114.15'	170.00'	38°28'24"	N31°26'35"E	112.02'
C154	134.37'	200.00'	38°29'40"	S31°27'13"W	131.86'
C155	134.30'	200.00'	38°28'24"	N31°26'35"E	131.79'
C156	114.22'	170.00'	38°29'40"	S31°27'13"W	112.08'
C157	107.31'	230.00'	26°43'58"	N25°34'22"E	106.34'
C158	47.13'	230.00'	11°44'26"	N44°48'35"E	47.05'
C159	39.26'	25.00'	89°58'45"	S05°41'25"W	35.35'
C160	50.66'	70.00'	41°28'03"	N71°24'49"E	49.56'

Curve Table					
Curve#	Length	Radius	Delta	Chord Bearing	Chord Distance
C161	39.27'	25.00'	90°00'00"	S42°51'09"E	35.36'
C162	67.47'	220.00'	17°34'18"	S10°56'00"W	67.21'
C163	26.94'	220.00'	7°01'02"	S23°13'39"W	26.93'
C164	23.70'	25.00'	54°19'06"	S53°53'43"W	22.82'
C165	14.50'	60.00'	13°50'56"	N74°07'48"E	14.47'
C166	56.61'	60.00'	54°03'25"	N40°10'38"E	54.53'
C167	36.68'	60.00'	35°01'30"	N04°21'50"W	36.11'
C168	36.68'	60.00'	35°01'30"	N39°23'19"W	36.11'
C169	36.68'	60.00'	35°01'30"	N74°24'49"W	36.11'
C170	36.68'	60.00'	35°01'30"	S70°33'41"W	36.11'
C171	39.97'	60.00'	38°10'09"	S33°57'52"W	39.24'
C172	34.53'	60.00'	32°58'17"	S01°36'21"E	34.05'
C173	20.31'	25.00'	46°32'28"	N05°10'45"E	19.75'
C174	1.46'	280.00'	0°17'57"	S28°18'01"W	1.46'
C175	47.23'	280.00'	9°39'53"	S23°19'06"W	47.17'
C176	46.59'	280.00'	9°32'02"	S13°43'09"W	46.54'
C177	33.25'	280.00'	6°48'17"	S05°32'59"W	33.23'
C178	130.90'	250.00'	30°00'00"	S17°08'51"W	129.41'
C179	39.28'	25.00'	90°01'15"	N84°18'35"W	35.36'
C180	60.39'	130.00'	26°37'00"	N64°00'33"E	59.85'
C181	33.65'	130.00'	14°49'47"	N84°43'57"E	33.55'
C182	72.34'	100.00'	41°26'48"	N71°25'27"E	70.77'
C183	39.27'	25.00'	90°00'00"	S47°08'51"W	35.36'
C184	28.65'	222.00'	7°23'40"	N05°50'41"E	28.63'
C185	24.50'	222.00'	6°19'22"	N12°42'12"E	24.49'
C186	45.26'	25.00'	103°43'02"	S35°59'38"E	39.32'
C187	39.61'	85.00'	26°42'03"	N74°30'07"W	39.25'
C188	32.42'	85.00'	21°51'09"	N50°13'31"W	32.22'
C189	46.61'	55.00'	48°33'12"	N63°34'33"W	45.23'
C190	21.19'	25.00'	48°33'12"	N63°34'33"W	20.56'
C191	26.43'	55.00'	27°32'12"	S74°05'03"E	26.18'
C192	34.12'	85.00'	23°00'08"	S76°21'05"E	33.90'
C193	31.71'	25.00'	72°40'54"	S78°48'32"W	29.63'
C194	26.18'	222.00'	6°45'28"	N45°50'49"E	26.17'
C195	20.52'	120.00'	9°47'58"	S44°19'34"W	20.50'
C196	44.82'	120.00'	21°23'53"	S28°43'39"W	44.56'
C197	24.15'	162.00'	8°32'29"	N06°25'05"E	24.13'
C198	108.96'	162.00'	38°32'13"	N29°57'26"E	106.92'
C199	45.62'	180.00'	14°31'21"	S41°57'53"W	45.50'
C200	44.84'	180.00'	14°16'20"	S27°34'02"W	44.72'
C201	7.55'	180.00'	2°24'09"	S19°13'48"W	7.55'
C202	92.28'	192.00'	27°32'12"	N15°54'57"E	91.39'
C203	65.49'	192.00'	19°32'30"	N39°27'18"E	65.17'
C204	81.67'	150.00'	31°11'49"	S33°37'38"W	80.67'

Line Table		
Line#	Direction	Length
WL63	S48°04'48"E	32.30'
WL64	N81°58'44"E	61.55'
WL65	N43°28'42"E	98.04'
WL191	S21°53'18"W	26.81'
WL192	S12°16'50"W	99.67'
WL193	N74°09'25"W	17.40'
WL194	S35°14'24"W	14.67'
WL195	S31°50'09"W	46.95'
WL196	S35°33'56"W	23.10'
WL197	S25°31'28"E	8.56'
WL198	S23°23'34"W	65.28'
WL199	S38°06'27"E	31.15'
WL200	S13°16'27"E	64.00'
WL201	S13°01'24"W	24.90'
WL202	S42°54'10"E	29.39'
WL203	S10°55'00"W	55.89'
WL204	S12°05'53"E	15.07'
WL205	S00°19'49"E	52.27'
WL206	S15°43'08"W	42.98'
WL207	S36°47'07"E	4.65'

Line Table		
Line#	Direction	Length
WL208	S22°30'14"W	23.77'
WL209	S28°36'38"E	21.83'
WL210	S35°45'14"E	2.68'
WL211	S21°02'15"E	35.85'
WL212	S02°11'09"W	73.75'
WL213	S58°29'29"W	80.08'
WL214	S85°51'43"W	58.44'
WL215	N66°52'56"W	71.66'
WL216	N26°24'00"W	30.02'
WL217	S28°44'23"W	28.80'
WL218	S50°23'52"W	66.91'
WL219	S54°08'14"W	61.19'
WL220	N81°52'12"W	152.89'

Curve Table					
Curve#	Length	Radius	Delta	Chord Bearing	Chord Distance
C23	75.90'	170.00'	25°34'53"	S76°23'49"W	75.27'
C24	107.19'	230.00'	26°42'13"	S75°50'09"W	106.23'
C25	38.29'	170.00'	12°54'19"	S57°09'13"W	38.21'
C26	134.34'	200.00'	38°29'12"	S69°56'39"W	131.83'
C27	47.30'	230.00'	11°47'00"	S56°35'33"W	47.22'
C28	39.27'	25.00'	90°00'00"	S84°17'57"E	35.36'
C29	39.27'	25.00'	90°00'00"	N05°42'03"E	35.36'
C30	39.27'	25.00'	90°00'00"	S84°17'57"E	35.36'
C48	39.27'	25.00'	90°00'00"	N63°01'44"E	35.36'
C49	26.94'	570.00'	2°42'28"	S70°37'02"E	26.94'
C50	59.38'	570.00'	5°58'09"	S66°16'44"E	59.36'
C53	77.11'	630.00'	7°00'47"	S68°27'53"E	77.06'
C54	77.46'	630.00'	7°02'40"	S61°26'09"E	77.41'

Line Table		
Line#	Direction	Length
WL233	N70°12'17"E	19.17'
WL234	N87°40'40"E	31.64'
WL235	S79°41'43"E	2.77'
WL236	N11°59'59"W	40.19'
WL237	N37°59'59"E	55.09'
WL238	N42°00'00"E	44.89'
WL239	N00°42'47"E	18.89'
WL240	N41°17'45"E	83.89'
WL241	N61°58'09"E	54.25'
WL242	N09°25'02"E	4.12'
WL243	N66°55'13"E	9.10'
WL244	N29°22'32"E	62.81'
WL245	N35°19'03"E	57.21'
WL246	N34°17'21"E	42.18'

SYMBOL LEGEND

- BOUNDARY LINE (PLAT)
- BOUNDARY LINE (LOT)
- RIGHT-OF-WAY LINE
- REFERENCE LINE
- BENCHMARK
- SET CONCRETE MONUMENT "JBPRO PRM LB8031"
- SET 5/8" IRON ROD & CAP "JBPRO PCP PRM LB8031" UNLESS NOTED OTHERWISE
- SET NAIL & DISK "PCP LB 8031"
- SET 5/8" ROD & CAP "JBPRO LB 8031"
- 8 LOT NUMBER
- OFFSITE EASEMENT (FROM PHASE 1)
- FEMA FLOOD ZONE A

ABBREVIATIONS

C.E. = CONSTRUCTION EASEMENT
D.E. = DRAINAGE EASEMENT
FFE = FINISHED FLOOR ELEVATION
ID = IDENTIFICATION
INC = INCORPORATED
JBPRO = JBROWN PROFESSIONAL GROUP
LB = LICENSED SURVEYING BUSINESS
LLC = LIMITED LIABILITY CORPORATION
MIN = MINIMUM
O.R.B. = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK
PG. = PAGE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.U.E. = PUBLIC UTILITIES EASEMENT
PCP = PERMANENT CONTROL POINT
PRM = PERMANENT REFERENCE MONUMENT
PSM = PROFESSIONAL SURVEYOR AND MAPPER
P.U.E. = PUBLIC UTILITIES EASEMENT
R/W = RIGHT-OF-WAY
SQFT = SQUARE FEET
TP = TAX PARCEL

ALL EXISTING BOUNDARY MONUMENTATION WILL BE MARKED AS "PRM'S" PRIOR TO RECORDING

SCALE 1" = 50'

SHEET KEY

JBPro
CIVIL ENGINEERING | LAND PLANNING
SURVEYING | CONSTRUCTION SERVICES
3530 NW 43rd Street | Gainesville, FL
4420 US-1 S, Suite 1 | St. Augustine, FL
1826 Ox Bottom Lane | Tallahassee, FL
Toll Free: (844) Go-JBPro

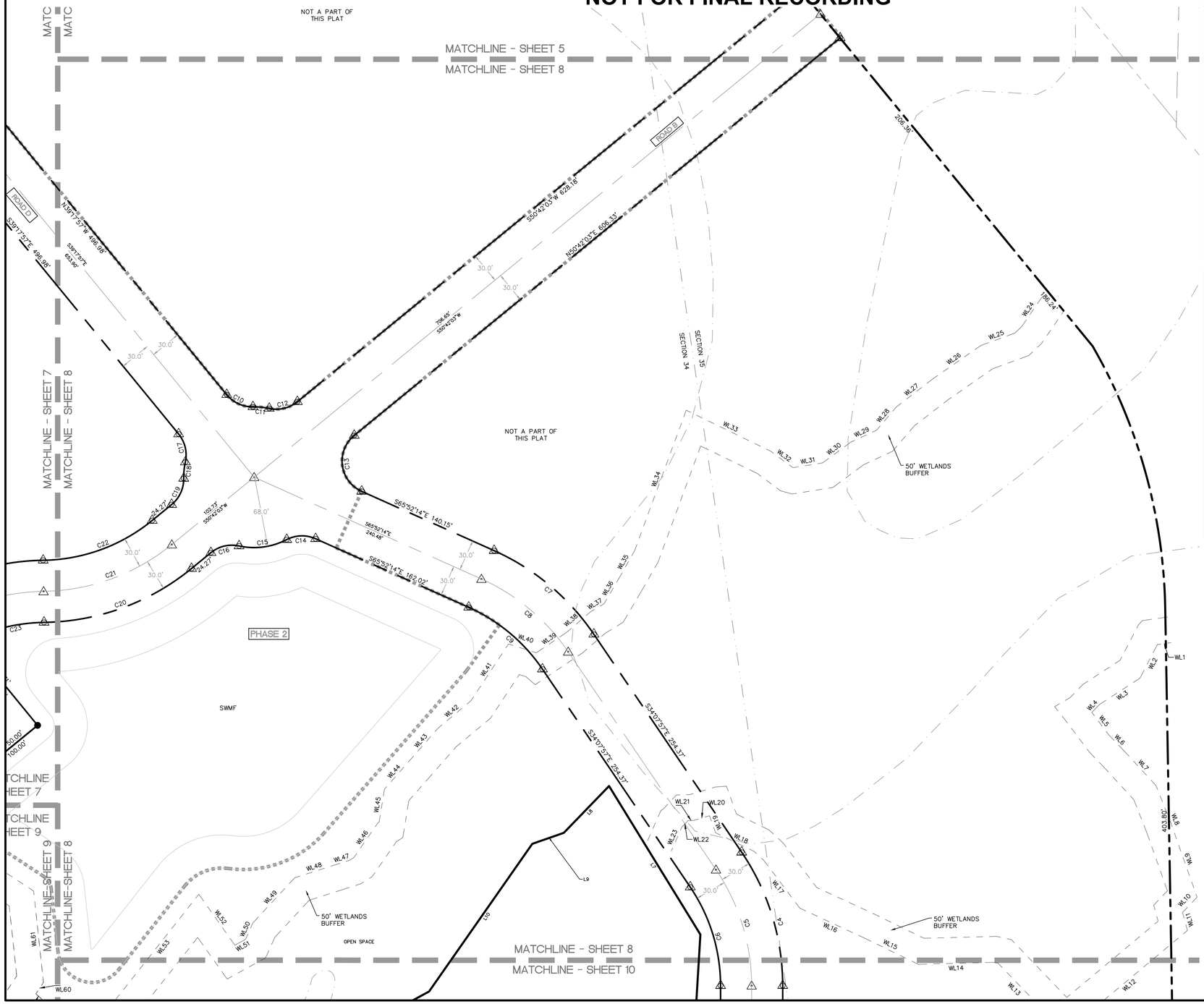
SCHMIDT FARMS
PRELIMINARY PLAT

IN SECTIONS 34 & 35, TOWNSHIP 8 SOUTH, RANGE 19 EAST,
AND FRACTIONAL SECTIONS 2 & 3, TOWNSHIP 9 SOUTH, RANGE 19 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

NOT FOR FINAL RECORDING

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 SUPPLANTED 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.

Plat Book ____ , Page ____
Sheet Eight of Ten



Curve Table					
Curve#	Length	Radius	Delta	Chord Bearing	Chord Distance
C4	136.86'	230.00'	34°05'39"	N17°05'08"W	134.85'
C5	119.01'	200.00'	34°05'39"	N17°05'08"W	117.26'
C6	101.16'	170.00'	34°05'39"	N17°05'08"W	99.67'
C7	127.41'	230.00'	31°44'17"	N50°00'06"W	125.78'
C8	110.79'	200.00'	31°44'17"	N50°00'06"W	109.38'
C9	94.17'	170.00'	31°44'17"	N50°00'06"W	92.97'
C10	28.87'	32.00'	51°41'02"	S65°08'28"E	27.90'
C11	15.87'	68.00'	13°22'04"	N84°17'57"W	15.83'
C12	28.87'	32.00'	51°41'02"	N76°32'34"E	27.90'
C13	65.11'	32.00'	116°34'18"	S07°35'06"E	54.44'
C14	28.87'	32.00'	51°41'02"	S88°17'15"W	27.90'
C15	47.40'	68.00'	39°56'21"	N82°24'54"E	46.45'
C16	28.87'	32.00'	51°41'02"	S76°32'34"W	27.90'
C17	28.87'	32.00'	51°41'02"	N13°27'26"W	27.90'
C18	15.87'	68.00'	13°22'04"	S05°42'03"W	15.83'
C19	28.87'	32.00'	51°41'02"	N24°51'32"E	27.90'
C20	154.50'	230.00'	38°29'12"	N69°56'39"E	151.61'
C21	134.34'	200.00'	38°29'12"	N69°56'39"E	131.83'
C22	114.19'	170.00'	38°29'12"	N69°56'39"E	112.06'
C23	75.90'	170.00'	25°34'53"	S76°23'49"W	75.27'

Line Table		
Line#	Direction	Length
WL1	S81°50'21"W	13.41'
WL2	S27°26'03"W	36.53'
WL3	S56°52'10"W	46.80'
WL4	S44°01'37"W	10.41'
WL5	S36°57'07"E	27.20'
WL6	S43°43'35"E	21.13'
WL7	S42°35'10"E	45.99'
WL8	S21°32'19"E	39.42'
WL9	S19°25'45"E	75.32'
WL10	S43°38'10"W	20.34'
WL11	S15°14'59"E	18.03'
WL12	S50°07'59"W	154.19'
WL13	N43°50'38"W	93.08'
WL14	S88°31'40"W	73.06'
WL15	N64°02'47"W	57.73'
WL16	N65°07'40"W	68.86'
WL17	N36°59'45"W	57.96'
WL18	N64°05'24"W	41.43'
WL19	N19°39'46"W	17.42'
WL20	S73°23'16"W	15.62'

Line Table		
Line#	Direction	Length
WL21	S88°23'56"W	5.84'
WL22	S43°03'50"W	8.71'
WL23	S23°44'53"W	25.27'
WL24	N34°27'37"E	34.85'
WL25	N69°55'18"E	34.98'
WL26	N55°08'59"E	57.48'
WL27	N52°18'27"E	43.43'
WL28	N40°33'23"E	29.53'
WL29	N64°59'32"E	27.70'
WL30	N53°36'04"E	33.47'
WL31	N80°50'08"E	28.28'
WL32	S53°18'37"E	25.57'
WL33	S64°06'06"E	90.83'
WL34	N20°08'55"E	144.92'
WL35	N29°37'46"E	29.53'
WL36	N30°29'56"E	29.27'
WL37	N58°58'17"E	15.29'
WL38	N49°07'44"E	29.90'
WL39	N56°05'06"E	35.86'
WL40	S72°19'40"E	28.12'

Line Table		
Line#	Direction	Length
WL41	N33°26'39"E	65.91'
WL42	N50°16'39"E	41.06'
WL43	N41°16'21"E	40.64'
WL44	N41°20'47"E	37.90'
WL45	N09°11'10"E	32.22'
WL46	N34°41'46"E	40.67'
WL47	N72°16'03"E	13.76'
WL48	N72°16'03"E	41.92'
WL49	N42°49'40"E	59.49'
WL50	N24°03'36"E	17.39'
WL51	N61°03'33"E	11.76'
WL52	S35°16'17"E	60.27'
WL53	N38°18'37"E	141.14'
WL60	S33°33'06"W	13.26'
WL61	S06°08'02"E	88.81'

Line Table		
Line#	Direction	Length
L7	N31°35'18"W	168.41'
L8	S44°00'37"W	62.89'
L9	S70°44'42"W	32.24'

SYMBOL LEGEND

- BOUNDARY LINE (PLAT)
- BOUNDARY LINE (LOT)
- RIGHT-OF-WAY LINE
- REFERENCE LINE
- BENCHMARK
- SET CONCRETE MONUMENT "JBPRO PRM LB8031"
- SET 5/8" IRON ROD & CAP "JBPRO PCP PRM LB8031" UNLESS NOTED OTHERWISE
- SET NAIL & DISK "PCP LB 8031"
- SET 5/8" ROD & CAP "JBPRO LB 8031"
- 8 LOT NUMBER
- OFFSITE EASEMENT (FROM PHASE 1)
- FEMA FLOOD ZONE A

ABBREVIATIONS

C.E. = CONSTRUCTION EASEMENT
D.E. = DRAINAGE EASEMENT
FFE = FINISHED FLOOR ELEVATION
ID = IDENTIFICATION
INC = INCORPORATED
JBPRO = JBROWN PROFESSIONAL GROUP
LB = LICENSED SURVEYING BUSINESS
LLC = LIMITED LIABILITY CORPORATION
MIN = MINIMUM
O.R.B. = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK
PG. = PAGE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.U.E. = PUBLIC UTILITIES EASEMENT
PCP = PERMANENT CONTROL POINT
PRM = PERMANENT REFERENCE MONUMENT
PSM = PROFESSIONAL SURVEYOR AND MAPPER
P.U.E. = PUBLIC UTILITIES EASEMENT
R/W = RIGHT-OF-WAY
SQFT = SQUARE FEET
TP = TAX PARCEL

ALL EXISTING BOUNDARY MONUMENTATION WILL BE MARKED AS "PRM'S" PRIOR TO RECORDING

JBPro
CIVIL ENGINEERING | LAND PLANNING
SURVEYING | CONSTRUCTION SERVICES
3530 NW 43rd Street | Gainesville, FL
4420 US-1 S, Suite 1 | St. Augustine, FL
1826 Ox Bottom Lane | Tallahassee, FL
Toll Free: (844) Go-JBPro

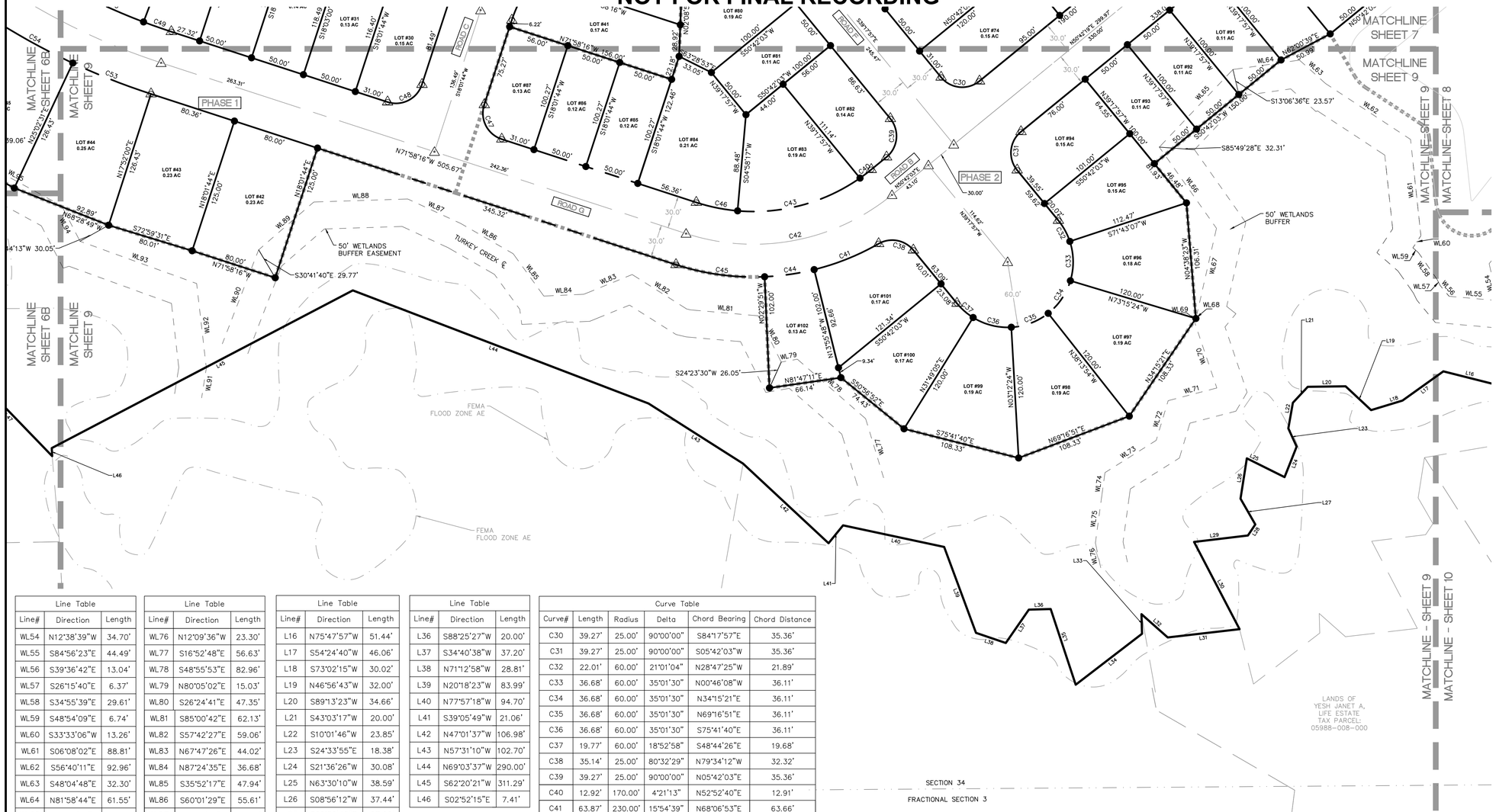
SCHMIDT FARMS
PRELIMINARY PLAT

IN SECTIONS 34 & 35, TOWNSHIP 8 SOUTH, RANGE 19 EAST,
AND FRACTIONAL SECTIONS 2 & 3, TOWNSHIP 9 SOUTH, RANGE 19 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

NOT FOR FINAL RECORDING

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 SUPPLANTED 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.

Plat Book ____ , Page ____
Sheet Nine of Ten



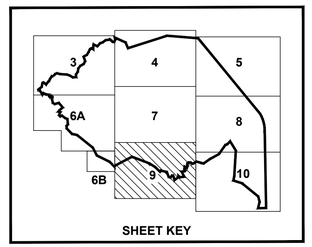
SYMBOL LEGEND

- BOUNDARY LINE (PLAT)
- BOUNDARY LINE (LOT)
- RIGHT-OF-WAY LINE
- REFERENCE LINE
- BENCHMARK
- SET CONCRETE MONUMENT "JBPRO PRM LB8031"
- SET 5/8" IRON ROD & CAP "JBPRO PCP PRM LB8031" UNLESS NOTED OTHERWISE
- SET NAIL & DISK "PCP LB 8031"
- SET 5/8" ROD & CAP "JBPRO LB 8031"
- 8 LOT NUMBER
- OFFSITE EASEMENT (FROM PHASE 1)
- FEMA FLOOD ZONE A

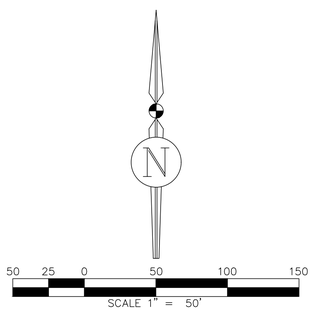
ABBREVIATIONS

C.E. = CONSTRUCTION EASEMENT
D.E. = DRAINAGE EASEMENT
FFE = FINISHED FLOOR ELEVATION
ID = IDENTIFICATION
INC = INCORPORATED
JBPRO = JBROWN PROFESSIONAL GROUP
LB = LICENSED SURVEYING BUSINESS
LLC = LIMITED LIABILITY CORPORATION
MIN = MINIMUM
O.R.B. = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK
PG. = PAGE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.U.E. = PUBLIC UTILITIES EASEMENT
PCP = PERMANENT CONTROL POINT
PRM = PERMANENT REFERENCE MONUMENT
PSM = PROFESSIONAL SURVEYOR AND MAPPER
P.U.E. = PUBLIC UTILITIES EASEMENT
R/W = RIGHT-OF-WAY
SQFT = SQUARE FEET
TP = TAX PARCEL

ALL EXISTING BOUNDARY MONUMENTATION WILL BE MARKED AS "PRM'S" PRIOR TO RECORDING



SHEET KEY



Line Table		
Line#	Direction	Length
WL54	N12°38'39"W	34.70'
WL55	S84°56'23"E	44.49'
WL56	S39°36'42"E	13.04'
WL57	S26°15'40"E	6.37'
WL58	S34°55'39"E	29.61'
WL59	S48°54'09"E	6.74'
WL60	S33°33'06"W	13.26'
WL61	S06°08'02"E	88.81'
WL62	S56°40'11"E	92.96'
WL63	S48°04'48"E	32.30'
WL64	N81°58'44"E	61.55'
WL65	N43°28'42"E	98.04'
WL66	N35°07'39"W	91.00'
WL67	N12°47'28"E	83.58'
WL68	N51°47'08"W	0.91'
WL69	N39°42'57"E	3.99'
WL70	N18°38'51"W	64.60'
WL71	N75°23'05"E	46.05'
WL72	N16°43'50"E	38.01'
WL73	N57°47'09"E	55.50'
WL74	N07°44'39"E	21.69'
WL75	N07°44'39"E	43.33'

Line Table		
Line#	Direction	Length
WL76	N12°09'36"W	23.30'
WL77	S16°52'48"E	56.63'
WL78	S48°55'53"E	82.96'
WL79	N80°05'02"E	15.03'
WL80	S26°24'41"E	47.35'
WL81	S85°00'42"E	62.13'
WL82	S57°42'27"E	59.06'
WL83	N67°47'26"E	44.02'
WL84	N87°24'35"E	36.68'
WL85	S35°52'17"E	47.94'
WL86	S60°01'29"E	55.61'
WL87	S65°13'03"E	53.36'
WL88	N88°09'00"E	86.04'
WL89	N49°03'34"E	66.88'
WL90	N21°06'36"E	92.39'
WL91	S08°58'41"W	27.77'
WL92	S06°32'33"E	77.96'
WL93	S70°03'22"E	113.64'
WL94	S27°16'36"E	36.50'
WL95	S61°22'59"E	100.42'

Line Table		
Line#	Direction	Length
L16	N75°47'57"W	51.44'
L17	S54°24'40"W	46.06'
L18	S73°02'15"W	30.02'
L19	N46°56'43"W	32.00'
L20	S89°13'23"W	34.66'
L21	S43°03'17"W	20.00'
L22	S10°01'46"W	23.85'
L23	S24°33'55"E	18.38'
L24	S21°36'26"W	30.08'
L25	N63°30'10"W	38.59'
L26	S08°56'12"W	37.44'
L27	S29°50'46"E	27.20'
L28	S33°35'22"W	12.17'
L29	S83°09'05"W	49.68'
L30	S27°30'34"E	90.14'
L31	S83°25'53"W	66.21'
L32	N48°24'16"W	32.14'
L33	S01°34'33"E	18.00'
L34	S52°27'04"W	76.61'
L35	N18°16'33"W	73.08'

Line Table		
Line#	Direction	Length
L36	S88°25'27"W	20.00'
L37	S34°40'38"W	37.20'
L38	N71°12'58"W	28.81'
L39	N20°18'23"W	83.99'
L40	N77°57'18"W	94.70'
L41	S39°05'49"W	21.06'
L42	N47°01'37"W	106.98'
L43	N57°31'10"W	102.70'
L44	N69°03'37"W	290.00'
L45	S62°20'21"W	311.29'
L46	S02°52'15"E	7.41'

Curve Table					
Curve#	Length	Radius	Delta	Chord Bearing	Chord Distance
C30	39.27'	25.00'	90°00'00"	S84°17'57"E	35.36'
C31	39.27'	25.00'	90°00'00"	S05°42'03"W	35.36'
C32	22.01'	60.00'	21°01'04"	N28°47'25"W	21.89'
C33	36.68'	60.00'	35°01'30"	N00°46'08"W	36.11'
C34	36.68'	60.00'	35°01'30"	N34°15'21"E	36.11'
C35	36.68'	60.00'	35°01'30"	N69°16'51"E	36.11'
C36	36.68'	60.00'	35°01'30"	S75°41'40"E	36.11'
C37	19.77'	60.00'	18°52'58"	S48°44'26"E	19.68'
C38	35.14'	25.00'	80°32'29"	N79°34'12"W	32.32'
C39	39.27'	25.00'	90°00'00"	N05°42'03"E	35.36'
C40	12.92'	170.00'	4°21'13"	N52°52'40"E	12.91'
C41	63.87'	230.00'	15°54'39"	N68°06'53"E	63.66'
C42	200.11'	200.00'	57°19'41"	N79°21'53"E	191.87'
C43	118.44'	170.00'	39°55'01"	N75°00'46"E	116.06'
C44	45.89'	230.00'	11°25'57"	N81°47'11"E	45.82'
C45	82.40'	230.00'	20°31'34"	S82°14'03"E	81.96'
C46	38.74'	170.00'	13°03'27"	S78°30'00"E	38.66'
C47	39.27'	25.00'	90°00'00"	S26°58'16"E	35.36'
C48	39.27'	25.00'	90°00'00"	N63°01'44"E	35.36'
C49	26.94'	570.00'	2°42'28"	S70°37'02"E	26.94'
C53	77.11'	630.00'	7°00'47"	S68°27'53"E	77.06'
C54	77.46'	630.00'	7°02'40"	S61°26'09"E	77.41'

JBPro
CIVIL ENGINEERING | LAND PLANNING
SURVEYING | CONSTRUCTION SERVICES
3530 NW 43rd Street | Gainesville, FL
4420 US-1 S, Suite 1 | St. Augustine, FL
1826 Ox Bottom Lane | Tallahassee, FL
Toll Free: (844) Go-JBPro

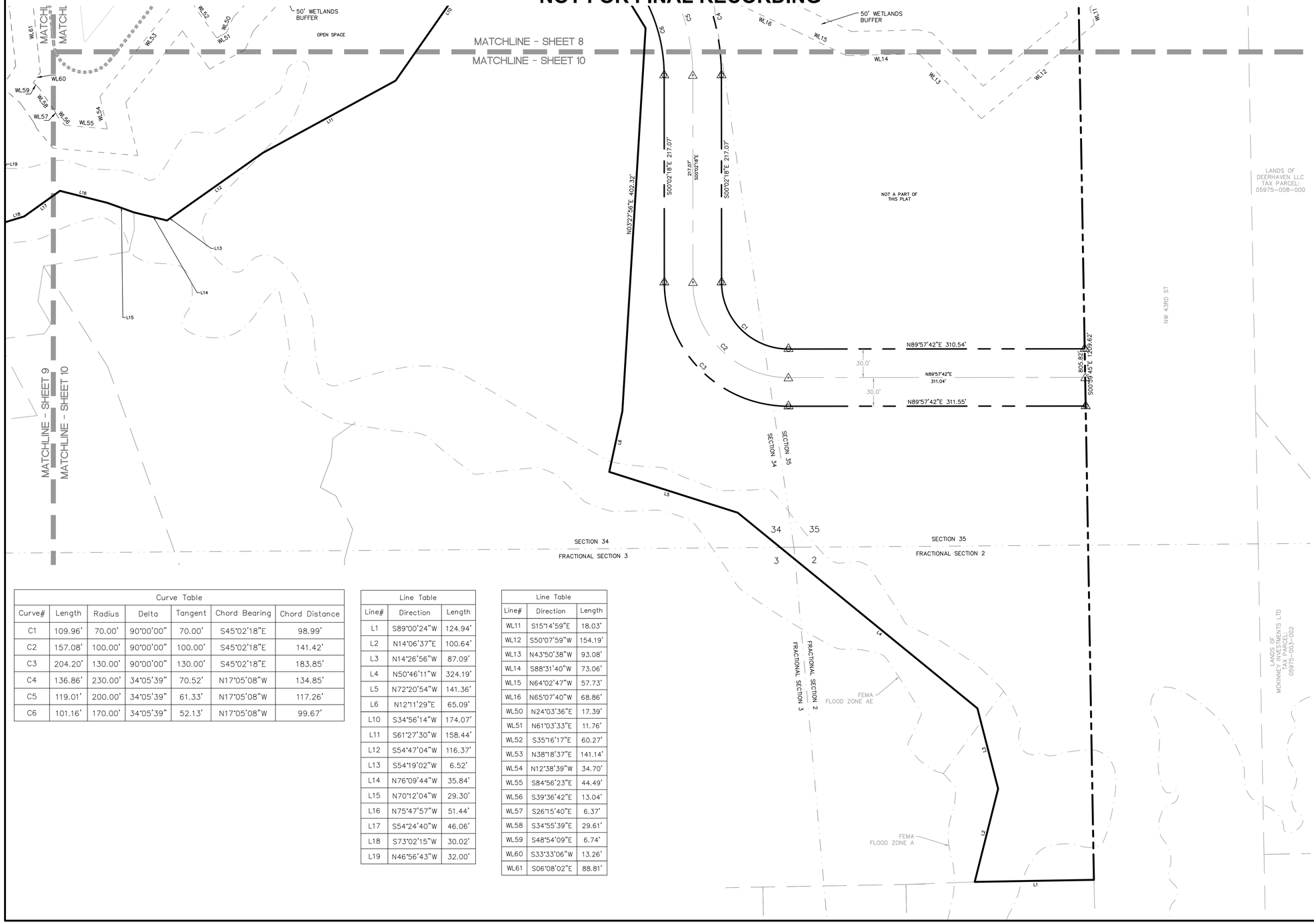
SCHMIDT FARMS
PRELIMINARY PLAT

IN SECTIONS 34 & 35, TOWNSHIP 8 SOUTH, RANGE 19 EAST,
AND FRACTIONAL SECTIONS 2 & 3, TOWNSHIP 9 SOUTH, RANGE 19 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

NOT FOR FINAL RECORDING

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 SUPPLANTED 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.

Plat Book ____ , Page ____
Sheet Ten of Ten



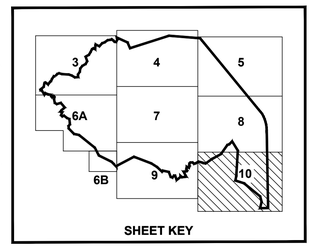
SYMBOL LEGEND

- BOUNDARY LINE (PLAT)
- BOUNDARY LINE (LOT)
- RIGHT-OF-WAY LINE
- REFERENCE LINE
- BENCHMARK
- SET CONCRETE MONUMENT "JBPRO PRM LB8031"
- SET 5/8" IRON ROD & CAP "JBPRO PCP PRM LB8031" UNLESS NOTED OTHERWISE
- SET NAIL & DISK "PCP LB 8031"
- SET 5/8" ROD & CAP "JBPRO LB 8031"
- 8 LOT NUMBER
- OFFSITE EASEMENT (FROM PHASE 1)
- FEMA FLOOD ZONE A

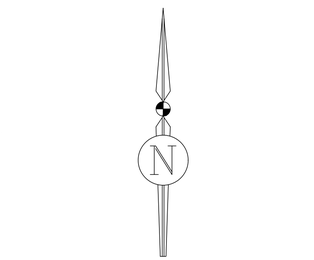
ABBREVIATIONS

C.E. = CONSTRUCTION EASEMENT
D.E. = DRAINAGE EASEMENT
FFE = FINISHED FLOOR ELEVATION
ID = IDENTIFICATION
INC = INCORPORATED
JBPRO = JBROWN PROFESSIONAL GROUP
LB = LICENSED SURVEYING BUSINESS
LLC = LIMITED LIABILITY CORPORATION
MIN = MINIMUM
O.R.B. = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK
PG. = PAGE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.U.E. = PUBLIC UTILITIES EASEMENT
PCP = PERMANENT CONTROL POINT
PRM = PERMANENT REFERENCE MONUMENT
PSM = PROFESSIONAL SURVEYOR AND MAPPER
P.U.E. = PUBLIC UTILITIES EASEMENT
R/W = RIGHT-OF-WAY
SQFT = SQUARE FEET
TP = TAX PARCEL

ALL EXISTING BOUNDARY MONUMENTATION WILL BE MARKED AS "PRM'S" PRIOR TO RECORDING



SHEET KEY

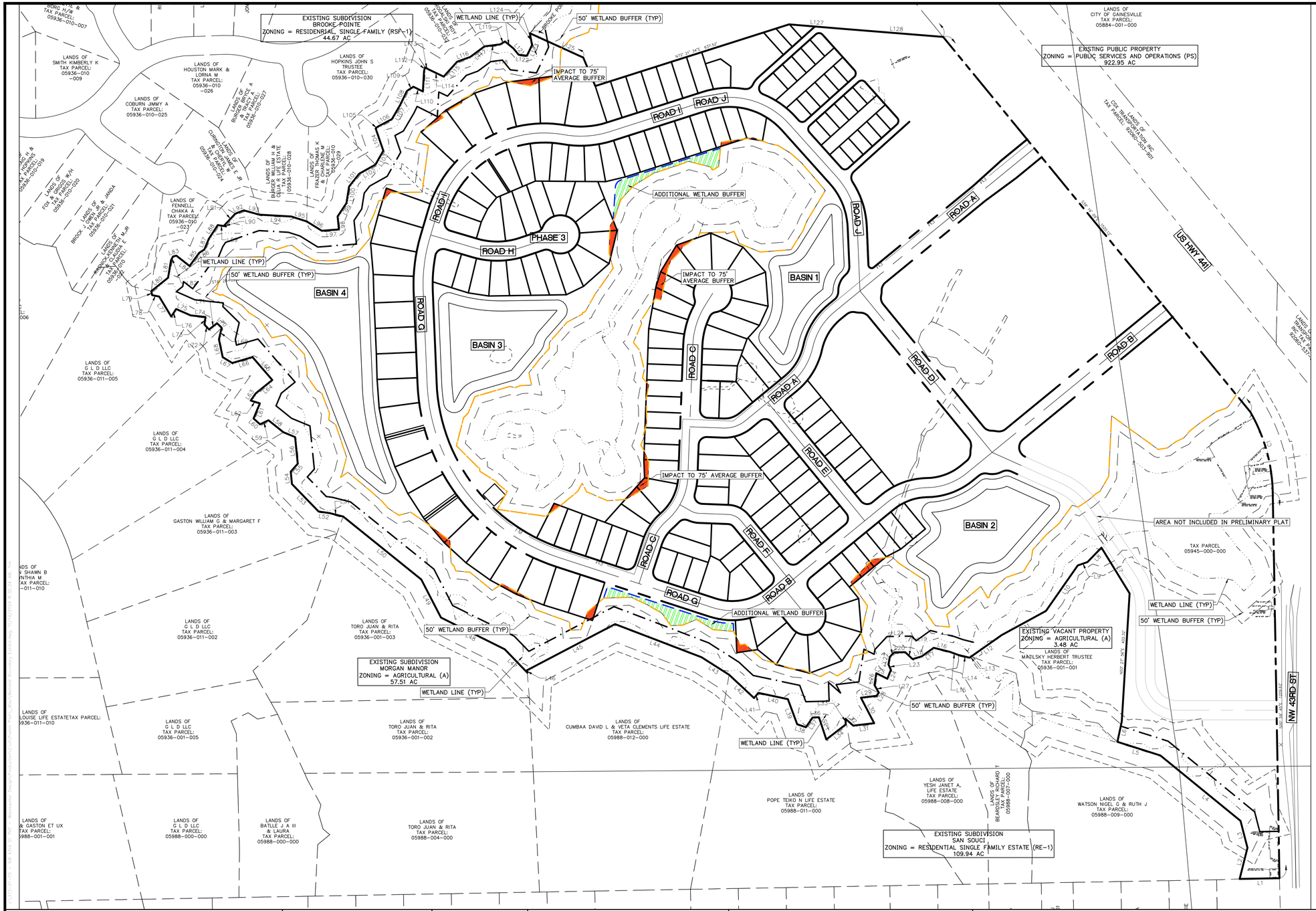


Curve Table						
Curve#	Length	Radius	Delta	Tangent	Chord Bearing	Chord Distance
C1	109.96'	70.00'	90°00'00"	70.00'	S45°02'18"E	98.99'
C2	157.08'	100.00'	90°00'00"	100.00'	S45°02'18"E	141.42'
C3	204.20'	130.00'	90°00'00"	130.00'	S45°02'18"E	183.85'
C4	136.86'	230.00'	34°05'39"	70.52'	N17°05'08"W	134.85'
C5	119.01'	200.00'	34°05'39"	61.33'	N17°05'08"W	117.26'
C6	101.16'	170.00'	34°05'39"	52.13'	N17°05'08"W	99.67'

Line Table		
Line#	Direction	Length
L1	S89°00'24"W	124.94'
L2	N14°06'37"E	100.64'
L3	N14°26'56"W	87.09'
L4	N50°46'11"W	324.19'
L5	N72°20'54"W	141.36'
L6	N12°11'29"E	65.09'
L10	S34°56'14"W	174.07'
L11	S61°27'30"W	158.44'
L12	S54°47'04"W	116.37'
L13	S54°19'02"W	6.52'
L14	N76°09'44"W	35.84'
L15	N70°12'04"W	29.30'
L16	N75°47'57"W	51.44'
L17	S54°24'40"W	46.06'
L18	S73°02'15"W	30.02'
L19	N46°56'43"W	32.00'

Line Table		
Line#	Direction	Length
WL11	S15°14'59"E	18.03'
WL12	S50°07'59"W	154.19'
WL13	N43°50'38"W	93.08'
WL14	S88°31'40"W	73.06'
WL15	N64°02'47"W	57.73'
WL16	N65°07'40"W	68.86'
WL50	N24°03'36"E	17.39'
WL51	N61°03'33"E	11.76'
WL52	S35°16'17"E	60.27'
WL53	N38°18'37"E	141.14'
WL54	N12°38'39"W	34.70'
WL55	S84°56'23"E	44.49'
WL56	S39°36'42"E	13.04'
WL57	S26°15'40"E	6.37'
WL58	S34°55'39"E	29.61'
WL59	S48°54'09"E	6.74'
WL60	S33°33'06"W	13.26'
WL61	S06°08'02"E	88.81'

JBPro
CIVIL ENGINEERING | LAND PLANNING
SURVEYING | CONSTRUCTION SERVICES
3530 NW 43rd Street | Gainesville, FL
4420 US-1 S, Suite 1 | St. Augustine, FL
1826 Ox Bottom Lane | Tallahassee, FL
Toll Free: (844) Go-JBPro



LEGEND

- AREAS WHERE 75' BUFFER IS NOT MET
- AREAS WHERE ADDITIONAL BUFFER IS PROVIDED TO COMPENSATE
- 75' WETLAND SETBACK
- PROPOSED AVERAGE 75' WETLAND BUFFER

WETLAND NOTES

A. AN AVERAGE 75' WETLAND BUFFER WILL BE MAINTAINED THROUGHOUT THE ENTIRE PROJECT. THIS WILL BE FURTHER DISPLAYED ON THE CONSTRUCTION PLANS.

B. IN NO LOCATIONS WILL THERE BE IMPACTS BEYOND THE 50' MINIMUM SETBACK.

C. WETLAND ADJACENT TO CREEK:
IMPACTS TO 75' BUFFER: 8,183 SF
ADDITIONAL BUFFER PROVIDED: 10,250 SF
NET GAIN: 3,000 SF OF ADDITIONAL BUFFER AREA

C. WETLAND IN CENTER OF SITE:
IMPACTS TO 75' BUFFER: 8,875 SF
ADDITIONAL BUFFER PROVIDED: 9,650 SF
NET GAIN: 775 SF OF ADDITIONAL BUFFER AREA

REVISIONS

NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: TIMOTHY J. BOEHLEIN, P.E. FLORIDA LICENSE NO. 96416

PRELIMINARY NOT FOR CONSTRUCTION

THIS DOCUMENT IS ISSUED FOR THE PURPOSE OF REVIEW ONLY AND IS NOT INTENDED FOR FINAL PERMITTING, BIDDING, OR CONSTRUCTION PURPOSES.

JBPro
CIVIL ENGINEERING | LAND PLANNING
SURVEYING | CONSTRUCTION SERVICES

3530 NW 43rd Street | Gainesville, Florida 32606
4420 US-1 S, Suite 1 | St. Augustine, Florida 32086

Gainesville: (352) 375-8999 | St. Augustine: (904) 789-8999
Toll Free: (844) Go-JBPro | E-mail: contact@jbpro.com

SHEET TITLE:

DATE: NOVEMBER 2024

PROJECT NO: 373-21-03

CLIENT: DM ALACHUA INVESTMENTS LLC, CITY, STATE

PROJECT: SCHMIDT FARMS PRELIMINARY PLAT

SHEET NO: EX-1

JOHN POWER TAX COLLECTOR Serving Alachua County
FLORIDA STERLING AWARD RECIPIENT

2023 PAID REAL ESTATE 29931

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
05936 001 000	9900 NW US HWY 441	1700

DM ALACHUA INVESTMENTS LLC
C/O DAVID W MEEKS
914 SW 131 ST
NEWBERRY, FL 32669

EXEMPTIONS:

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.6414	299,957	0	299,957	2,292.09
LIBRARY GENERAL	1.0339	299,957	0	299,957	310.13
SCHOOL CAP PROJECT	1.5000	314,919	0	314,919	472.38
SCHOOL DISCRNRY & CN	0.7480	314,919	0	314,919	235.56
SCHOOL GENERAL	3.1840	314,919	0	314,919	1,002.70
SCHOOL VOTED	1.0000	314,919	0	314,919	314.92
CHILDREN'S TRUST	0.4612	299,957	0	299,957	138.34
SUWANNEE RIVER WATER MGT DIST	0.3113	299,957	0	299,957	93.38
CITY OF ALACHUA	5.9500	299,957	0	299,957	1,784.74
TOTAL MILLAGE	21.8298			AD VALOREM TAXES	$6,644.24

LEGAL DESCRIPTION

GOVT LOTS 6 7 8 W OF R/W LESS OR 608/45 & 206 LESS PART IN OR 662/295 AND LESS P
See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT
710 BOCC SOLID WASTE MGMT	1.000	@ 25.2700	25.27
550 COUNTY FIRE SERVICES	1.000	Varies	564.36
NON-AD VALOREM ASSESSMENTS			$589.63

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS	$7,233.87

IF PAID BY PLEASE PAY	Nov 30, 2023 $0.00				

Please Retain this Portion for your Records. Receipt Available Online.

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR
2023 PAID REAL ESTATE 29931
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. Box 44310 • Jacksonville, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
05936 001 000	9900 NW US HWY 441

DM ALACHUA INVESTMENTS LLC
C/O DAVID W MEEKS
914 SW 131 ST
NEWBERRY, FL 32669

PAY ONLY ONE AMOUNT

	IF PAID BY	PLEASE PAY
☐	Nov 30, 2023	$0.00
☐		
☐		
☐		
☐		

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT www.AlachuaCollector.com AND SIGN UP FOR E-BILLS!

Receipt # 23-0012556 $6,944.52 Paid 11/09/2023

John Power TAX COLLECTOR Serving Alachua County
FLORIDA STERLING AWARD RECIPIENT

2023 PAID REAL ESTATE 29942

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
05936 007 000	UNASSIGNED LOCATION RE	1700

DM ALACHUA INVESTMENTS LLC
C/O DAVID W MEEKS
914 SW 131 ST
NEWBERRY, FL 32669

EXEMPTIONS:

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.6414	7,320	0	7,320	55.94
LIBRARY GENERAL	1.0339	7,320	0	7,320	7.57
SCHOOL CAP PROJECT	1.5000	7,320	0	7,320	10.98
SCHOOL DISCRNRY & CN	0.7480	7,320	0	7,320	5.48
SCHOOL GENERAL	3.1840	7,320	0	7,320	23.31
SCHOOL VOTED	1.0000	7,320	0	7,320	7.32
CHILDREN'S TRUST	0.4612	7,320	0	7,320	3.38
SUWANNEE RIVER WATER MGT DIST	0.3113	7,320	0	7,320	2.28
CITY OF ALACHUA	5.9500	7,320	0	7,320	43.55

TOTAL MILLAGE 21.8298 AD VALOREM TAXES $159.81

LEGAL DESCRIPTION

COM SE COR STAGHORN UNIT 1 PB J-94 S 38 DEG E 496.80 FT POB S 38 DEG E 575 FT S
See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT

NON-AD VALOREM ASSESSMENTS $0.00

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS $159.81

IF PAID BY PLEASE PAY	Nov 30, 2023 $0.00				

Please Retain this Portion for your Records. Receipt Available Online.

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR
2023 PAID REAL ESTATE 29942
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. Box 44310 • Jacksonville, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
05936 007 000	UNASSIGNED LOCATION RE

DM ALACHUA INVESTMENTS LLC
C/O DAVID W MEEKS
914 SW 131 ST
NEWBERRY, FL 32669

PAY ONLY ONE AMOUNT

	IF PAID BY	PLEASE PAY
☐	Nov 30, 2023	$0.00
☐		
☐		
☐		
☐		

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT www.AlachuaCollector.com AND SIGN UP FOR E-BILLS!

Receipt # 23-0012556 $153.42 Paid 11/09/2023

John Power TAX COLLECTOR Serving Alachua County
FLORIDA STERLING AWARD RECIPIENT

2023 PAID REAL ESTATE 29943

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
05936 007 001	10100 NW US HWY 441	1700

DM ALACHUA INVESTMENTS LLC
C/O DAVID W MEEKS
914 SW 131 ST
NEWBERRY, FL 32669

EXEMPTIONS:

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.6414	133,580	0	133,580	1,020.74
LIBRARY GENERAL	1.0339	133,580	0	133,580	138.11
SCHOOL CAP PROJECT	1.5000	134,286	0	134,286	201.43
SCHOOL DISCRNRY & CN	0.7480	134,286	0	134,286	100.45
SCHOOL GENERAL	3.1840	134,286	0	134,286	427.57
SCHOOL VOTED	1.0000	134,286	0	134,286	134.29
CHILDREN'S TRUST	0.4612	133,580	0	133,580	61.61
SUWANNEE RIVER WATER MGT DIST	0.3113	133,580	0	133,580	41.58
CITY OF ALACHUA	5.9500	133,580	0	133,580	794.80

TOTAL MILLAGE 21.8298 AD VALOREM TAXES $2,920.58

LEGAL DESCRIPTION

COM SE COR STAGHORN UNIT 1 PB J-94
S 38 DEG E 527.80 FT POB S 38 DEG E 150 FT S
See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT
550 COUNTY FIRE SERVICES	1.000	Varies	99.00

NON-AD VALOREM ASSESSMENTS $99.00

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS $3,019.58

IF PAID BY	Nov 30, 2023				
PLEASE PAY	$0.00				

Please Retain this Portion for your Records. Receipt Available Online.

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2023 PAID REAL ESTATE 29943

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. Box 44310 • Jacksonville, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
05936 007 001	10100 NW US HWY 441

DM ALACHUA INVESTMENTS LLC
C/O DAVID W MEEKS
914 SW 131 ST
NEWBERRY, FL 32669

PAY ONLY ONE AMOUNT

	IF PAID BY	PLEASE PAY
☐	Nov 30, 2023	$0.00
☐		
☐		
☐		
☐		

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT www.AlachuaCollector.com AND SIGN UP FOR E-BILLS!

Receipt # 23-0012556 $2,898.80 Paid 11/09/2023

John Power TAX COLLECTOR Serving Alachua County
FLORIDA STERLING AWARD RECIPIENT

2023 PAID REAL ESTATE 29944

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
05936 007 002	10110 NW US HWY 441	1700

DM ALACHUA INVESTMENTS LLC
C/O DAVID W MEEKS
914 SW 131 ST
NEWBERRY, FL 32669

EXEMPTIONS:

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.6414	59,592	0	59,592	455.37
LIBRARY GENERAL	1.0339	59,592	0	59,592	61.61
SCHOOL CAP PROJECT	1.5000	59,650	0	59,650	89.48
SCHOOL DISCRNRY & CN	0.7480	59,650	0	59,650	44.62
SCHOOL GENERAL	3.1840	59,650	0	59,650	189.93
SCHOOL VOTED	1.0000	59,650	0	59,650	59.65
CHILDREN'S TRUST	0.4612	59,592	0	59,592	27.48
SUWANNEE RIVER WATER MGT DIST	0.3113	59,592	0	59,592	18.55
CITY OF ALACHUA	5.9500	59,592	0	59,592	354.57

TOTAL MILLAGE 21.8298 AD VALOREM TAXES $1,301.26

LEGAL DESCRIPTION

COM INT N LINE GOV'T LOT 8 & W R/W LINE 441 S 38 DEG E 496.80 FT POB S 67 DEG W
See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT
550 COUNTY FIRE SERVICES	1.000	Varies	99.00

NON-AD VALOREM ASSESSMENTS $99.00

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS $1,400.26

IF PAID BY	Nov 30, 2023				
PLEASE PAY	$0.00				

Please Retain this Portion for your Records. Receipt Available Online.

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2023 PAID REAL ESTATE 29944
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. Box 44310 • Jacksonville, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
05936 007 002	10110 NW US HWY 441

DM ALACHUA INVESTMENTS LLC
C/O DAVID W MEEKS
914 SW 131 ST
NEWBERRY, FL 32669

PAY ONLY ONE AMOUNT

	IF PAID BY	PLEASE PAY
☐	Nov 30, 2023	$0.00
☐		
☐		
☐		
☐		

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT www.AlachuaCollector.com AND SIGN UP FOR E-BILLS!

Receipt # 23-0012556 $1,344.25 Paid 11/09/2023

John Power TAX COLLECTOR Serving Alachua County
FLORIDA STERLING AWARD RECIPIENT

2023 PAID REAL ESTATE 29994

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
05945 000 000	UNASSIGNED LOCATION RE	1700

DM ALACHUA INVESTMENTS LLC
C/O DAVID W MEEKS
914 SW 131 ST
NEWBERRY, FL 32669

EXEMPTIONS:

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.6414	3,403	0	3,403	26.00
LIBRARY GENERAL	1.0339	3,403	0	3,403	3.52
SCHOOL CAP PROJECT	1.5000	3,403	0	3,403	5.10
SCHOOL DISCRNRY & CN	0.7480	3,403	0	3,403	2.55
SCHOOL GENERAL	3.1840	3,403	0	3,403	10.84
SCHOOL VOTED	1.0000	3,403	0	3,403	3.40
CHILDREN'S TRUST	0.4612	3,403	0	3,403	1.57
SUWANNEE RIVER WATER MGT DIST	0.3113	3,403	0	3,403	1.06
CITY OF ALACHUA	5.9500	3,403	0	3,403	20.25

TOTAL MILLAGE 21.8298 AD VALOREM TAXES $74.29

LEGAL DESCRIPTION

COM INT W LINE SEC & WLY R/W US 441 POB SELY ALONG R/W TO W R/W CITY OF GNV PUB
See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT

NON-AD VALOREM ASSESSMENTS $0.00

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS $74.29

IF PAID BY PLEASE PAY	Nov 30, 2023 $0.00				

Please Retain this Portion for your Records. Receipt Available Online.

2023 PAID REAL ESTATE 29994

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. Box 44310 • Jacksonville, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
05945 000 000	UNASSIGNED LOCATION RE

DM ALACHUA INVESTMENTS LLC
C/O DAVID W MEEKS
914 SW 131 ST
NEWBERRY, FL 32669

PAY ONLY ONE AMOUNT

	IF PAID BY	PLEASE PAY
☐	Nov 30, 2023	$0.00
☐		
☐		
☐		
☐		

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT www.AlachuaCollector.com AND SIGN UP FOR E-BILLS!

Receipt # 23-0012556 $71.32 Paid 11/09/2023

GSE Engineering & Consulting, Inc.

SUMMARY REPORT OF A GEOTECHNICAL SITE EXPLORATION – REVISION 1

PROPOSED 121 ACRE TND STORMWATER ALACHUA, ALACHUA COUNTY, FLORIDA

GSE PROJECT No. 13967

Prepared For:

DM ALACHUA INVESTMENTS, LLC

SEPTEMBER 2024

GSE Engineering & Consulting, Inc.

September 5, 2024

David Meeks
DM Alachua Investments, LLC
3120 SW 75th Street
Gainesville, Florida 32608

Subject: Summary Report of a Geotechnical Site Exploration – Revision 1
Proposed 121 Acre TND Stormwater
Alachua, Alachua County, Florida
GSE Project No. 13967

GSE Engineering & Consulting, Inc. (GSE) is pleased to submit this geotechnical site exploration report for the above referenced project.

Presented herein are the findings and conclusions of our exploration, including the geotechnical parameters and recommendations to assist with stormwater management designs. This report has been revised to include a discussion of the regional geology.

GSE appreciates this opportunity to have assisted you on this project. If you have any questions or comments concerning this report, please contact us.

Sincerely,

GSE Engineering & Consulting, Inc.

KENNETH L. HILL LICENSE No.40146 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by

on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Kevin P. Fisher, E.I.
Project Engineer

Kenneth L. Hill, P.E.
Principal Engineer
Florida Registration No. 40146

KPF/KLH:tlf
Q:\Projects\13967 Proposed 121 Acre TND Stormwater\13967 Rev. 1.docx

Distribution: Addressee (1)
JBPro (1)
File (1)

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
(352) 377-3233 Phone ◆ (352) 377-0335 Fax
www.gseengineering.com

TABLE OF CONTENTS

LIST OF FIGURES ii

1.0 INTRODUCTION 1-1
1.1 General 1-1
1.2 Project Description 1-1
1.3 Purpose 1-1

2.0 FIELD AND LABORATORY TESTS 2-1
2.1 General Description 2-1
2.2 Auger Borings 2-1
2.3 Soil Laboratory Tests 2-1

3.0 FINDINGS 3-1
3.1 Surface Conditions 3-1
3.2 Subsurface Conditions 3-2
3.3 Review of Regional Geology 3-2
3.4 Review of Published Data 3-3
3.5 Laboratory Soil Analysis 3-12

4.0 EVALUATION AND RECOMMENDATIONS 4-1
4.1 General 4-1
4.2 Groundwater 4-1
4.3 Stormwater Management 4-1
4.4 Proposed Wet Area Recommendations 4-3
4.5 Regional Geology/Karst Evaluation 4-4
4.6 Fill Suitability 4-4

5.0 FIELD DATA 5-1
5.1 Auger Boring Logs 5-2
5.2 Laboratory Results 5-3
5.3 Key to Soil Classification 5-4

6.0 LIMITATIONS 6-1
6.1 Warranty 6-1
6.2 Auger Borings 6-1
6.3 Site Figures 6-1
6.4 Unanticipated Soil Conditions 6-1
6.5 Misinterpretation of Soil Engineering Report 6-1

LIST OF FIGURES

Figure

1. Project Site Location Map
2. Site Plan Showing Approximate Locations of Field Tests

1.0 INTRODUCTION

1.1 General

GSE Engineering & Consulting, Inc. (GSE) has completed this geotechnical exploration for the proposed 121 Acre TND residential development located in Alachua, Alachua County, Florida. This exploration was performed in accordance with GSE Proposal No. 2019-045 dated January 23, 2019. You authorized our services on March 11, 2019.

1.2 Project Description

This project will consist of a traditional neighborhood development (TND). The site is located at the west corner of the U.S. 441 and NW 43rd Street intersection in Alachua, Alachua County, Florida (Figure 1). Mr. Joe Montalto, Jr., P.E. provided information about the project including a concept site plan overlaid onto an aerial photograph with topographic contours.

We understand that four drainage areas are proposed for the site. Retention Areas 2, 3, and 4 will be conventional stormwater basins. Retention Area 1 will be a waterway connecting a basin with the creek on-site, and the waterway is intended to remain wet.

The provided site plan and aerial photograph were used in preparation of this exploration and report.

1.3 Purpose

The purpose of this geotechnical exploration was to determine the general subsurface conditions, evaluate these conditions with respect to the proposed construction, and prepare geotechnical parameters and recommendations to assist with stormwater management designs.

2.0 FIELD AND LABORATORY TESTS

2.1 General Description

The procedures used for field sampling and testing are in general accordance with industry standards of care and established geotechnical engineering practices for this geographic region. This exploration consisted of performing thirty-five (35) auger borings to depths of 15 to 30 feet bls in the proposed stormwater management area and six (6) auger borings to 15 feet in the proposed wet area.

The soil borings were performed at the approximate locations as shown on Figure 2. The borings were located at the site using the provided site plan, Global Positioning System (GPS) coordinates, and obvious site features as reference. The boring locations should be considered approximate. The soil borings were performed from April 15 to April 17, 2019.

2.2 Auger Borings

The auger borings were performed in accordance with ASTM D1452. The borings were performed with flight auger equipment that was rotated into the ground in a manner that reduces soil disturbance. After penetrating to the required depth, the auger was retracted and the soils collected on the auger flights were field classified and placed in sealed containers. Representative samples of each stratum were retained from the auger boring. Results from the auger borings are provided in Section 5.1.

2.3 Soil Laboratory Tests

The soil samples recovered from the soil borings were returned to our laboratory, and examined to confirm the field descriptions. Representative samples were then selected for laboratory testing. The laboratory tests consisted of eighteen (18) percent soil fines passing the No. 200 sieve determinations, eighteen (18) natural moisture content determinations, and seven (7) constant head hydraulic conductivity tests. These tests were performed in order to aid in classifying the soils and to further evaluate their engineering properties. The laboratory tests are provided in Section 5.2.

3.0 FINDINGS

3.1 Surface Conditions

Messrs. Logan Mudd, Shawn McNally, Kevin Fisher, and Jason Gowland with GSE visited the site on multiple occasions to observe the site conditions and mark the boring locations.

The site is mostly open pasture with some heavily wooded areas. The site is bordered by U.S. Highway 441 to the east and Turkey Creek to the west. Residential homes are present north of the site.

The topography at the site is gently sloping down to Turkey Creek from the east towards the west. The Alachua County Growth Management website topographic survey indicates ground surface elevations at the site are near 142 to 174 feet. An excerpt from the Alachua County Growth Management Map Genius of the site is shown below.



Picture 1 – Topographic Survey from Lidar Data Published by the Alachua County Growth Management website.

Standing water was observed in a central pond and portions of the ditches located on the site likely for the cattle and flowing water was observed in the creek beds.

3.2 Subsurface Conditions

The locations of the auger borings are provided on Figure 2. Complete logs for the borings are provided in Sections 5.1. Descriptions for the soils encountered are accompanied by the Unified Soil Classification System symbol (SM, SP-SM, etc.) and are based on visual examination of the recovered soil samples and the laboratory tests performed. Stratification boundaries between the soil types should be considered approximate, as the actual transition between soil types may be gradual.

The auger borings located in the proposed stormwater management facilities indicate the soils across these areas are relatively consistent. The auger borings generally encountered surficial sand and sand with silt (SP, SP-SM) underlain by interbedded strata of silty sand and silty sand with trace clay (SM), clayey to very clayey sand (SC, SC/CH), and some interbedded sand with clay (SP-SC) and sandy clay to clay (CH) when encountered to the maximum boring termination depth of 30 feet bls.

A groundwater table was encountered in auger borings R-30 at a depth of approximately 7 feet bls, R-31 at 6 feet bls, and W-5 at 4 feet bls. Groundwater was not encountered within the remaining borings at the time of drilling.

3.3 Review of Regional Geology

Alachua County straddles two physiographic provinces: Northern Highlands and Coastal Lowlands. A broad karst escarpment known as the Cody Scarp separates these two provinces.

The Northern Highlands, which lie north and east of the Cody Scarp, are underlain by a thick sequence of relatively impermeable Miocene to Pleistocene sediments. Because of this thick sequence of sediments, the Northern Highlands Province contains few karst features. This upland plateau is nearly level, sloping gently to the west, north and east. Elevation ranges from about 150 to 200 feet above sea level. The plateau, which originally extended completely across the county, has many swamps. Sinkholes are not common within the plateau, but a few are found near its margin.

Thin Plio-Pleistocene sediments overlying thin and discontinuous, residual Miocene strata and Eocene limestone characterize the Lowlands. Karst features are numerous in the Lowlands. The western plains region has low relief. Elevation ranges from about 50 to 80 feet above sea level. The plain is devoid of stream channels, but it is dotted with sinks and limestone mines. While the Ocala Limestone is essentially near the surface in this region, many of the old sinks have become filled (some to a depth of 250 feet) with sand, clayey sand, and sandy clay. These soil materials come from marine submergence, soil creep and slumping, and stream transport from the Northern Highlands. This sinkhole fill tends to mask many of the karst irregularities of the Ocala surface.

The Cody Scarp, which separates the Northern Highlands from the Coastal Lowlands, contains large sinkholes, sinking streams, and other karst features. The bottoms of the karst features often penetrate to the Ocala Limestone and the depressions are usually filled with organic soils, fluvial and lacustrine sediments, and clay-rich soils. The hills within the scarp contain Miocene sediments similar to the Northern Highlands Province. Many of the large, flat-bottomed lakes and wet prairies are associated with the scarp and represent coalescent sinkholes known as poljes and uvalas. Many of these level prairies and lakes, most of which are near or below 60 feet NGVD, are associated with ground water levels.

Three major geologic formations occur at or near the surface within the county. These formations have influenced soil development. They are, in order of decreasing age, the Ocala Limestone of Eocene age, the Miocene to Pliocene Hawthorn Group, and the Plio-Pleistocene Terrace Deposits.

The Ocala Limestone underlies the entire county; exposures are common in the Coastal Lowlands in the southern and western parts of the county. Here a limestone plain is formed which is covered by a veneer of loose sand in most places. Thin and discontinuous beds of clay-rich soils may also occur in this region of the county. The Ocala Limestone consists of soft, white to cream colored, chalky, limestone that is approximately 98 percent calcium carbonate. Boulders and irregular masses of chert are common near the top. In many areas the Ocala is cavernous and fractured.

The Miocene Hawthorn Group includes at least three formations in Alachua County. These are, from bottom to top, the Penny Farms Formation, Marks Head Formation, and Coosawhatchie Formation. All three formations consist of varying proportions of interbedded clay, sand, limestone, and dolostone, all of which are phosphatic. The Hawthorn Group crops out in isolated areas around the town of Micanopy and in an irregular pattern along the Cody Scarp from Lochloosa Lake northwestward through Gainesville and into the north-Northern and northwestern part of the county. Much of the outcrop area is hill and valley terrain created by the formation of karst features at the foot of the escarpment. A thin veneer of loose sands of the older Plio-Pleistocene Terrace deposits covers the Hawthorn Group of sediments in the Cody Scarp and Northern Highlands. The Hawthorn Group lies unconformably on the solution-pitted Ocala Limestone surface.

The most recent formation is a surface mantle of fine to medium sand, silt, and clay that formed as Pliocene and Pleistocene sea levels fluctuated and periodically inundated portions of the county. Primarily, the terrace deposits overlie the Hawthorn Group. They are exposed in the Northern and eastern parts of the county.

3.4 Review of Published Data

The site is mapped as eight soil series by the Soil Conservation Service (SCS) Soil Survey for Alachua County[1]. An excerpt of the soil survey map is shown below. It should be noted that scale on the map shown below may not be accurate and should be only used as a guide. The transitions between soil series may be gradual.

[1] Soil Survey of Alachua County, Florida. Soil Conservation Service, U.S. Department of Agriculture.



Picture 2 – Site Soil Map

The following soil descriptions are from the Soil Survey.

7 – Kanapaha sand, 0 to 5 percent slopes – This nearly level to gently sloping, poorly drained soil is in small to relatively large areas on uplands. Slopes are nearly smooth to slightly convex. The areas are irregular in shape and range from about 10 to 200 acres.

Typically, the surface layer is dark gray sand about 8 inches thick. The subsurface layer is sand about 36 inches thick. The upper 5 inches is light brownish gray, and the lower 31 inches is light gray. The subsoil is sandy clay loam to a depth of 80 inches or more. The upper 6 inches is light brownish gray, and the lower 30 inches is gray.

Included with this soil in mapping are small areas of Blichton, Bivans, Lochloosa, and Wacahoota soils. Also included are small areas of soils which are similar to the Kanapaha soils except that the weighted average is more than 35 percent clay in the upper 20 inches of the subsoil. Small areas of Kanapaha soils which have 5 to 8 percent slopes are included. Also included are about 20 acres along the Santa Fe River that are occasionally flooded. Total included areas are about 20 percent or less.

This Kanapaha soil has a water table that is less than 10 inches below the surface for 1 to 3 months during most years. Surface runoff is slow. The available water capacity is very low to low in the sandy surface and subsurface layers, and it is low to medium in the subsoil. Permeability is moderately rapid in the surface and subsurface layers and is slow to moderately slow in the subsoil. Natural fertility is low to medium. Organic matter content of the surface layer ranges from moderately low to moderate.

8 – Millhopper sand, 0 to 5 percent slopes – This nearly level to gently sloping, moderately well drained soil is in small and large irregularly shaped areas on uplands and on slightly rolling knolls in the broad flatwoods. Slopes are mostly nearly smooth or convex. The areas are variable in size. They range from about 10 to 250 acres.

Typically, the surface layer is dark grayish brown sand about 9 inches thick. The subsurface layer is sand or fine sand about 49 inches thick. The upper 17 inches is yellowish brown, the next 22 inches is light yellowish brown, and the lower 10 inches is very pale brown. The subsoil extends to a depth of 89 inches. The upper 6 inches is yellowish brown loamy sand that has grayish and brownish mottles; the next 22 inches is light gray, mottled sandy clay loam; and the lower 3 inches is light gray, mottled sandy loam.

Included with this soil in mapping are small areas of Arredondo, Bonneau, Fort Meade, Gainesville, Kanapaha, Lochloosa, and Sparr soils. Siliceous limestone boulders and small sinks are within some delineations. Small areas of Millhopper soils that have 5 to 8 percent slopes are also included. About 25 acres mapped as this Millhopper soil along the Santa Fe River is occasionally flooded. Total included areas are about 20 percent or less.

This Millhopper soil has a water table that is at a depth of 40 to 60 inches for 1 to 4 months and at a depth of 60 to 72 inches for 2 to 4 months during most years. The available water capacity is low in the surface and subsurface layers and is low to medium in the subsoil. Permeability is rapid in the surface and subsurface layers, moderately rapid in the upper 6 inches of the subsoil, and slow to moderately slow below this depth. Natural fertility is low. Organic matter content is low to moderately low.

13 – Pelham sand – This nearly level, poorly drained soil is in small and large areas in the flatwoods. Slopes are nearly smooth and range from 0 to 2 percent. The areas are irregular in shape and range from 10 to 50 acres.

Typically, the surface layer is sand about 7 inches thick. The upper 4 inches is very dark gray, and the lower 3 inches is dark gray. The subsurface layer is sand about 22 inches thick. The upper 7 inches is light brownish gray and has gray mottles, and the lower 15 inches is gray. The subsoil extends to a depth of 69 inches. The upper 3 inches is gray sandy loam, and the lower 37 inches is gray, mottled sandy clay loam. Between depths of 69 and 80 inches, the underlying material is gray, mottled sandy loam.

Included with this soil in mapping are small areas of Mulat, Pomona, Riviera, Surrency, and Wauchula soils. Some mapped areas of this soil along Hogtown Creek and its tributaries in the western part of Gainesville are occasionally flooded. Total included areas are less than 15 percent.

This Pelham soil has a water table that is less than 10 inches below the surface for 1 to 4 months during most years. The water table recedes below a depth of 40 inches during dry seasons. Surface runoff is slow. The available water capacity is low in the surface and subsurface layers and medium in the loamy subsoil. Permeability is rapid in the surface and subsurface layers and moderate in the loamy subsoil. Natural fertility is low in the upper 29 inches and medium below 29 inches. The organic matter content is moderately low.

14 – Pomona sand – This nearly level, poorly drained soil is in small and large areas in the flatwoods. Slopes are nearly smooth and range from 0 to 2 percent. The areas are irregular in shape and range from about 10 to 350 acres.

Typically, the surface layer is very dark gray sand about 5 inches thick. The subsurface layer is sand to a depth of 16 inches. The upper 4 inches is gray, and the lower 7 inches is light gray. The upper 4 inches of the subsoil is very dark gray sand in which many sand grains are coated with organic material, and the next 4 inches is dark reddish brown sand. The next 8 inches is pale brown sand that has mottles, and the lower 11 inches is very pale brown sand. Below this a loamy subsoil extends to a depth of 69 inches. The upper 4 inches is light gray fine sandy loam, and the lower 22 inches is gray, mottled sandy clay loam. Between depths of 69 and 84 inches, the underlying material is light gray, mottled fine sandy loam.

Included with this soil in mapping are small areas of soils which are similar to Pomona soils but which have a brown, organically stained layer. Many of the sand grains are uncoated. Also included are small areas of soils which are similar to this Pomona soil but which have weakly cemented layers at a depth of 30 to 50 inches. Small areas of Myakka, Newnan, Pelham, Sparr, and Wauchula soils are in some areas. About 60 acres mapped as Pomona soil along the Santa Fe River is occasionally flooded. Total included areas are about 20 percent.

In this Pomona soil, the water table is within 10 inches of the surface for 1 to 3 months during most years. During dry seasons, the water table recedes to a depth of more than 40 inches. Surface runoff is slow. The available water capacity is low to medium in the surface and subsurface layers, and it ranges from low to high in the subsoil. Permeability is rapid to very rapid in the surface and subsurface layers, moderate to rapid in the upper part of the subsoil, and moderately slow to moderate in the lower part.

16 – Surrency sand – This nearly level, very poorly drained soil is in ponds and depressional areas in the broad flatwoods and in areas of wet prairie on uplands. Slopes are less than 1 percent. The areas are relatively small and range from about 10 to 40 acres.

Typically, the surface layer is black sand about 15 inches thick. The subsurface layer is light gray sand to a depth of 28 inches. Between 28 and 80 inches, the subsoil is sandy clay loam. The upper 27 inches is gray, and the lower 25 inches is light gray.

Included with this soil in mapping are small areas of Monteocha, Pomona, Samsula, and Wauberg soils. Also included are small areas of soils that have a 10- to 24-inch, black or very dark gray sand or loamy sand surface layer over a gray sandy clay loam subsoil. In some delineations are small areas of soils which are similar to this Surrency soil but which have 3 to 10 inches of well-decomposed organic material covering the surface. In some small areas the subsoil decreases in clay content by 20 percent or more at a depth of about 55 to 60 inches. Total included areas are about 20 percent or less.

This Surrency soil has a water table that is within 10 inches of the surface for about 6 months or more during most years. Water is on the surface for 4 months or more. The available water capacity ranges from low to high in the surface and subsurface layers and from low to medium in the subsoil. Permeability is moderately rapid to rapid in the sandy surface and subsurface layers and slow to moderately slow in the loamy subsoil. Natural fertility is medium in the surface layer and is low in the subsurface layer and subsoil. Organic matter content is high to very high in the surface layer.

17 – Wauchula sand – This nearly level, poorly drained soil is in broad areas of the flatwoods. Slopes are nearly smooth and range from 0 to 2 percent. This soil is in small and large, irregularly shaped or meandering areas that range from about 20 to 800 acres.

Typically, the surface layer is sand about 8 inches thick. The upper 5 inches is black, and the lower 3 inches is dark gray. The subsurface layer is light brownish gray sand about 6 inches thick. The upper part of the subsoil is 4 inches of dark reddish brown loamy sand, in which many sand grains have an organic coating, and 5 inches of dark brown sand. Below this is a leached layer of pale brown, mottled fine sand about 5 inches thick. The lower part of the subsoil is a loamy layer that extends to a depth of 62 inches. The upper 9 inches is gray, mottled fine sandy loam; the next 19 inches is light brownish gray, mottled loamy sand; and the lower 6 inches is light gray, mottled fine sandy loam. Between depths of 62 and 80 inches, the underlying material is light gray, mottled sandy clay loam.

Included with this soil in mapping are small areas of Mulat, Newnan, Pelham, Pomona, Riviera, and Sparr soils. Also included are small areas of poorly drained soils that have a brownish stain in the subsurface layer. The sand grains are uncoated or only thinly coated. Total included areas are 15 percent or less.

The Wauchula soil has a water table that is at a depth of less than 10 inches for 1 to 4 months and is at a depth of 10 to 40 inches for about 6 months. During driest seasons, the water table recedes to a depth of more than 40 inches. The available water capacity is low to medium in the surface layer, very low to low in the subsurface layer, low to high in the upper part of the subsoil, and medium to high in the lower part. Permeability is moderately rapid to rapid in the surface and subsurface layers, moderate to moderately rapid in the upper part of the subsoil, and slow to moderately slow in the lower part. Organic matter content is low.

22 – Floridana sand, depressional – This nearly level, poorly drained soil is in seasonally ponded, depressional areas and swamps. Slopes are less than 2 percent. The areas are variable in shape and range from about 15 to 75 acres.

Typically the surface layer is black sand about 14 inches thick. The subsurface layer is gray sand to a depth of 30 inches. The subsoil extends to a depth of 65 inches. It is gray sandy clay loam. Between depths of 65 and 74 inches, the underlying material is light gray sandy loam.

Included with this soil in mapping are small areas of Riveria and Wauchula soils. Also included are some small areas of soils which are similar to the Floridana soils except that the loamy subsoil is at a depth of 40 to 80 inches. In the center of some depressions are small areas where the surface is covered with 3 to 8 inches of organic material. About 80 acres mapped as Floridana soil along the Santa Fe River is occasionally flooded. Total included areas are less than 20 percent.

This depressional Floridana soil has water standing on the surface for about 6 months or more during most years. For much of the year, the water table is less than 10 inches below the surface. Available water capacity is medium to a depth of about 14 inches, low from 14 to about 30 inches, and medium below 30 inches.

Permeability is rapid to 30 inches and slow between 30 to 74 inches. Natural fertility and organic matter content are high to about 14 inches and low below this depth.

23 – Mulat sand – This nearly level, poorly drained soil is in broad areas of the flatwoods. Slopes are nearly smooth to slightly concave and range from 0 to 2 percent. The soil usually is ill irregularly shaped small areas and ranges from about 15 to 60 acres.

Typically, the surface layer is sand about 8 inches thick. The upper 5 inches is very dark gray, and the lower 3 inches is dark gray. The subsurface layer is grayish brown to light gray sand to a depth of 26 inches. The subsoil extends to a depth of 54 inches and is gray. The upper 4 inches is loamy sand. The next 17 inches is fine sandy loam, and the lower 7 inches is loamy sand. Between depths of 54 and 80 inches, the underlying material is light gray loamy sand.

Included with this soil in mapping are small areas of Pelham, Plummer, Pomona, and Wauchula soils. Also included are a few small areas of soils which are similar to the Mulat soil but which have a loamy sand surface layer. Total included areas are about 20 percent or less.

This Mulat soil has a water table that is at a depth of 10 inches for 2 to 4 months and at a depth of 10 to 30 inches for about 2 to 4 months during most years. During drier seasons, the water table recedes to a depth of more than 30 inches. Surface runoff is slow. The available water capacity is low to medium. Permeability is moderately rapid to rapid in the surface and subsurface layers and slow .to moderately slow in the subsoil. Permeability is moderately rapid to rapid in the underlying material. Natural fertility is low, and organic matter content of the surface layer ranges from moderate to moderately low.

The following engineering properties are from the Soil Survey.

Engineering Properties–Alachua County, Florida

Map unit symbol and soil name	Pct. of map unit	Hydrologic group	Depth	USDA texture	Classification		Pct Fragments		Percentage passing sieve number—				Liquid limit	Plasticity index
					Unified	AASHTO	>10 inches	3-10 inches	4	10	40	200		
			In				*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*
7—Kanapaha sand, 0 to 5 percent slopes														
Kanapaha	85	A/D	0-8	Sand	SP-SM	A-3, A-2-4	0- 0- 0	0- 0- 0	95-96-100	90-95-100	75-85-95	5- 9- 12	0-7 -14	NP
			8-44	Fine sand, sand	SP-SM	A-3, A-2-4	0- 0- 0	0- 0- 0	95-97-100	90-95-100	75-85-95	5- 9- 12	0-7 -14	NP
			44-50	Sandy clay loam, sandy loam	SC, SC-SM	A-2-4	0- 0- 0	0- 0- 0	95-97-100	90-95-100	80-88-95	20-29-35	20-25 -30	4-7 -10
			50-62	Sandy loam, sandy clay, sandy clay loam	SC-SM, SC	A-6, A-4, A-2-6, A-2-4	0- 0- 0	0- 0- 0	95-97-100	90-95-100	80-88-95	25-35-45	19-30 -40	6-14-22
			62-80	Sandy loam, sandy clay loam	SC-SM, SC	A-6, A-4, A-2-6, A-2-4	0- 0- 0	0- 0- 0	95-97-100	90-95-100	80-88-95	25-35-45	19-27 -35	6-12-18

Engineering Properties–Alachua County, Florida														
Map unit symbol and soil name	Pct. of map unit	Hydrologic group	Depth	USDA texture	Classification		Pct Fragments		Percentage passing sieve number—				Liquid limit	Plasticity index
					Unified	AASHTO	>10 inches	3-10 inches	4	10	40	200		
			In				*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*
8—Millhopper sand, 0 to 5 percent slopes														
Millhopper	85	A	0-9	Sand	SP-SM, SC-SM	A-2-4, A-3	0- 0- 0	0- 0- 0	97-100-100	93-98-100	74-84-92	7-11- 15	0-18 -23	NP-1 -4
			9-58	Fine sand, sand	SP-SM, SC-SM	A-2-4, A-3	0- 0- 0	0- 0- 0	97-100-100	94-98-100	73-83-92	7-11- 16	0-17 -21	NP-2 -4
			58-64	Sandy loam, sandy clay loam, loamy sand, loamy fine sand	SC, SC-SM	A-2-4, A-6	0- 0- 0	0- 0- 0	97-100-100	94-98-100	72-82-99	15-20-36	19-23 -38	4-8 -19
			64-89	Sandy clay loam, fine sandy loam, sandy loam	SC-SM, SC	A-2-6, A-2-4, A-6	0- 0- 0	0- 0- 0	97-100-100	94-98-100	71-84-100	20-26-39	22-31 -38	7-15-19
13—Pelham sand														
Pelham	70	B/D	0-7	Sand	SM	A-2	0- 0- 0	0- 0- 0	100-100-100	95-97-100	75-83-90	10-18-25	0-7 -14	NP
			7-29	Sand	SM	A-2	0- 0- 0	0- 0- 0	100-100-100	95-97-100	65-78-90	10-18-25	0-7 -14	NP
			29-69	Fine sandy loam, sandy loam, sandy clay loam	SM, SC-SM, SC	A-6, A-4, A-2	0- 0- 0	0- 0- 0	100-100-100	95-96-100	65-78-90	30-40-50	15-23 -30	2-7 -12
			69-80	Sandy clay, sandy loam, sandy clay loam	SC-SM, SC, ML, CL	A-7, A-6, A-4, A-2	0- 0- 0	0- 0- 0	100-100-100	95-96-100	65-78-90	30-48-65	20-33 -45	5-13-20

Engineering Properties–Alachua County, Florida														
Map unit symbol and soil name	Pct. of map unit	Hydrologic group	Depth	USDA texture	Classification		Pct Fragments		Percentage passing sieve number—				Liquid limit	Plasticity index
					Unified	AASHTO	>10 inches	3-10 inches	4	10	40	200		
			In				*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*
14—Pomona sand, 0 to 2 percent slopes														
Pomona	70	A/D	0-5	Sand	SP-SM, SM	A-2-4, A-3	0- 0- 0	0- 0- 0	100-100-100	100-100-100	69-77-80	7- 9- 18	0-20 -26	NP-2 -3
			5-16	Sand, fine sand	SP-SM, SM	A-2-4, A-3	0- 0- 0	0- 0- 0	100-100-100	100-100-100	69-77-86	7- 9- 18	0-15 -18	NP-2 -3
			16-24	Sand, fine sand	SP-SM, SM	A-3, A-2-4	0- 0- 0	0- 0- 0	100-100-100	100-100-100	69-77-87	8-10- 19	0-21 -27	NP-2 -3
			24-43	Sand, fine sand	SP-SM, SM	A-2-4, A-3	0- 0- 0	0- 0- 0	100-100-100	100-100-100	69-77-87	7- 9- 18	0-15 -18	NP-2 -3
			43-69	Sandy clay loam, sandy loam, sandy clay	SC, CL	A-4, A-6, A-7-6	0- 0- 0	0- 0- 0	100-100-100	95-97-100	72-85-99	36-48-61	23-34 -44	8-17-25
			69-84	Sandy clay, sandy clay loam, sandy loam	SC, CL	A-4, A-6, A-7-6	0- 0- 0	0- 0- 0	100-100-100	100-100-100	79-88-97	37-50-57	23-34 -44	8-17-25
16—Surrency sand														
Surrency	80	A/D	0-15	Sand	SM	A-2-4	0- 0- 0	0- 0- 0	100-100-100	95-97-100	50-63-75	10-17-26	0-7 -14	NP
			15-28	Fine sand, sand, loamy sand	SM	A-2-4	0- 0- 0	0- 0- 0	100-100-100	95-97-100	50-63-75	10-17-26	0-7 -14	NP
			28-44	Sandy clay loam, sandy loam	SM, SC-SM, SC	A-2	0- 0- 0	0- 0- 0	100-100-100	95-97-100	75-84-93	22-28-35	0-15 -30	NP-5 -10
			44-80	Sandy clay loam	SM, SC-SM, SC	A-6, A-4, A-2-6	0- 0- 0	0- 0- 0	100-100-100	95-97-100	80-89-98	30-37-44	0-18 -35	NP-8 -15

Engineering Properties–Alachua County, Florida														
Map unit symbol and soil name	Pct. of map unit	Hydrologic group	Depth	USDA texture	Classification		Pct Fragments		Percentage passing sieve number—				Liquid limit	Plasticity index
					Unified	AASHTO	>10 inches	3-10 inches	4	10	40	200		
			In				*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*
17—Wauchula sand														
Wauchula, non-hydric	70	C/D	0-8	Sand	SP-SM	A-3, A-2-4	0- 0- 0	0- 0- 0	100-100 -100	100-100 -100	90-95-1 00	5- 9- 12	0-7 -14	NP
			8-14	Fine sand, sand	SP-SM	A-3, A-2-4	0- 0- 0	0- 0- 0	100-100 -100	100-100 -100	90-95-1 00	5- 9- 12	0-7 -14	NP
			14-18	Loamy sand, fine sand, sand	SP-SM, SM	A-3, A-2-4	0- 0- 0	0- 0- 0	100-100 -100	100-100 -100	90-95-1 00	8-17- 25	0-7 -14	NP
			18-28	Fine sand, sand	SP-SM, SM	A-3, A-2-4	0- 0- 0	0- 0- 0	100-100 -100	100-100 -100	90-95-1 00	7-13- 20	0-7 -14	NP
			28-62	Sandy clay loam, fine sandy loam, sandy loam	SM, SC-SM, SC	A-6, A-4, A-2-6, A-2-4	0- 0- 0	0- 0- 0	100-100 -100	92-95-1 00	90-95-1 00	25-38- 50	0-20 -40	NP-10-2 0
			62-80	Sandy clay loam, fine sandy loam, sandy loam	SM, SC-SM, SC	A-6, A-4, A-2-6, A-2-4	0- 0- 0	0- 0- 0	100-100 -100	92-95-1 00	90-95-1 00	25-38- 50	0-20 -40	NP-10-2 0
Wauchula, hydric	15	C/D	0-8	Sand	SP-SM	A-2-4, A-3	0- 0- 0	0- 0- 0	100-100 -100	100-100 -100	90-95-1 00	5- 9- 12	0-7 -14	NP
			8-14	Fine sand, sand	SP-SM	A-2-4, A-3	0- 0- 0	0- 0- 0	100-100 -100	100-100 -100	90-95-1 00	5- 9- 12	0-7 -14	NP
			14-18	Loamy sand, fine sand, sand	SM, SP-SM	A-2-4, A-3	0- 0- 0	0- 0- 0	100-100 -100	100-100 -100	90-95-1 00	8-17- 25	0-7 -14	NP
			18-28	Fine sand, sand	SM, SP-SM	A-2-4, A-3	0- 0- 0	0- 0- 0	100-100 -100	100-100 -100	90-95-1 00	7-13- 20	0-7 -14	NP
			28-62	Sandy loam, fine sandy loam, sandy clay loam	SC, SC-SM, SM	A-2-4, A-2-6, A-4, A-6	0- 0- 0	0- 0- 0	100-100 -100	92-95-1 00	90-95-1 00	25-38- 50	0-20 -40	NP-10-2 0
			62-80	Sandy loam, fine sandy loam, sandy clay loam	SC, SC-SM, SM	A-2-4, A-2-6, A-4, A-6	0- 0- 0	0- 0- 0	100-100 -100	92-95-1 00	90-95-1 00	25-38- 50	0-20 -40	NP-10-2 0

Engineering Properties–Alachua County, Florida														
Map unit symbol and soil name	Pct. of map unit	Hydrologic group	Depth	USDA texture	Classification		Pct Fragments		Percentage passing sieve number—				Liquid limit	Plasticity index
					Unified	AASHTO	>10 inches	3-10 inches	4	10	40	200		
			In				*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*
22—Floridana sand, frequently ponded, 0 to 2 percent slopes														
Floridana	85	C/D	0-21	Sand	SP-SM, SM	A-3, A-2-4	0- 0- 0	0- 0- 0	100-100 -100	100-100 -100	71-76-85	5- 8- 15	0-0 -0	NP
			21-25	Sand, fine sand	SP-SM, SM	A-3, A-2-4	0- 0- 0	0- 0- 0	100-100 -100	100-100 -100	71-77-85	5- 8- 15	0-0 -0	NP
			25-60	Fine sandy loam, sandy clay loam, sandy loam	CL, SC-SM	A-6, A-7-6, A-4	0- 0- 0	0- 0- 0	100-100 -100	100-100 -100	74-87-97	36-50-61	23-38 -48	7-19-27
			60-80	Sandy loam, fine sandy loam, sandy clay loam	CL, SC-SM	A-6, A-7-6, A-4	0- 0- 0	0- 0- 0	100-100 -100	100-100 -100	74-87-99	36-50-64	23-38 -48	7-19-27

Engineering Properties–Alachua County, Florida														
Map unit symbol and soil name	Pct. of map unit	Hydrologic group	Depth	USDA texture	Classification		Pct Fragments		Percentage passing sieve number—				Liquid limit	Plasticity index
					Unified	AASHTO	>10 inches	3-10 inches	4	10	40	200		
			In				*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*
23—Mulat sand														
Mulat, non-hydric	70	C/D	0-8	Sand	SP-SM	A-2-4, A-3	0- 0- 0	0- 0- 0	100-100 -100	100-100 -100	80-87- 95	5- 9- 12	0-7 -14	NP
			8-30	Sand, loamy sand, fine sand	SP-SM	A-2-4, A-3	0- 0- 0	0- 0- 0	100-100 -100	100-100 -100	80-87- 95	5- 9- 12	0-7 -14	NP
			30-47	Sandy loam, fine sandy loam, sandy clay loam	SC, SC-SM, SM	A-2-4	0- 0- 0	0- 0- 0	100-100 -100	100-100 -100	80-87- 95	20-27- 35	20-25 -30	NP-5 -10
			47-80	Fine sand, sand, loamy sand	SP, SP-SM, SM	A-3, A-2-4	0- 0- 0	0- 0- 0	100-100 -100	100-100 -100	75-85- 95	4-12- 20	0-7 -14	NP
Mulat, hydric	20	C/D	0-8	Sand	SP-SM	A-2-4, A-3	0- 0- 0	0- 0- 0	100-100 -100	100-100 -100	80-87- 95	5- 9- 12	0-7 -14	NP
			8-30	Sand, loamy sand, fine sand	SP-SM	A-2-4, A-3	0- 0- 0	0- 0- 0	100-100 -100	100-100 -100	80-87- 95	5- 9- 12	0-7 -14	NP
			30-47	Sandy loam, fine sandy loam, sandy clay loam	SC, SC-SM, SM	A-2-4	0- 0- 0	0- 0- 0	100-100 -100	100-100 -100	80-87- 95	20-27- 35	20-25 -30	NP-5 -10
			47-80	Fine sand, sand, loamy sand	SP, SP-SM, SM	A-2-4, A-3	0- 0- 0	0- 0- 0	100-100 -100	100-100 -100	75-85- 95	4-12- 20	0-7 -14	NP

The following water features are from the Soil Survey.

Map unit symbol and soil name	Hydrologic group	Surface runoff	Most likely months	Water table			Ponding			Flooding	
				Upper limit	Lower limit	Kind	Surface depth	Duration	Frequency	Duration	Frequency
				Ft	*Ft*		*Ft*				
7—Kanapaha sand, 0 to 5 percent slopes											
Kanapaha	A/D	Negligible	Jan-Jun	—	—	—	—	—	None	—	None
			Jul-Sep	0.5-1.0	6.0	Apparent	—	—	None	—	None
			Oct-Dec	—	—	—	—	—	None	—	None
8—Millhopper sand, 0 to 5 percent slopes											
Millhopper	A	Negligible	Jan-May	—	—	—	—	—	None	—	None
			Jun-Sep	3.5-6.0	6.0	Apparent	—	—	None	—	None
			Oct-Dec	—	—	—	—	—	None	—	None
13—Pelham sand											
Pelham	B/D	Very low	Jan-May	—	—	—	—	—	None	—	None
			Jun-Sep	0.5-1.5	6.0	Apparent	—	—	None	—	None
			Oct-Dec	—	—	—	—	—	None	—	None
14—Pomona sand, 0 to 2 percent slopes											
Pomona	A/D	High	Jan-Jun	—	—	—	—	—	None	—	None
			Jul-Sep	0.5-1.5	6.0	Apparent	—	—	None	—	None
			Oct-Dec	—	—	—	—	—	None	—	None
16—Surrency sand											
Surrency	A/D	Negligible	Jan-Sep	0.0-0.5	6.0	Apparent	0.0-1.0	Very long (more than 30 days)	Frequent	—	None
			Oct-Dec	—	—	—	—	—	—	—	None

Map unit symbol and soil name	Hydrologic group	Surface runoff	Most likely months	Water table			Ponding			Flooding	
				Upper limit	Lower limit	Kind	Surface depth	Duration	Frequency	Duration	Frequency
				Ft	*Ft*		*Ft*				
17—Wauchula sand											
Wauchula, non-hydric	C/D	High	Jan-May	—	—	—	—	—	None	—	None
			Jun-Sep	1.0-1.5	6.0	Apparent	—	—	None	—	None
			Oct-Dec	—	—	—	—	—	None	—	None
Wauchula, hydric	C/D	High	Jan-May	—	—	—	—	—	None	—	None
			Jun-Sep	0.0-1.0	6.0	Apparent	—	—	None	—	None
			Oct-Dec	—	—	—	—	—	None	—	None
22—Floridana sand, frequently ponded, 0 to 2 percent slopes											
Floridana	C/D	Negligible	Jan	0.0-0.5	6.0	Apparent	0.0-2.0	Very long (more than 30 days)	Frequent	—	None
			Feb-May	0.0-1.0	6.0	Apparent	0.0-2.0	Very long (more than 30 days)	Frequent	—	None
			Jun-Dec	0.0-0.5	6.0	Apparent	0.0-2.0	Very long (more than 30 days)	Frequent	—	None
23—Mulat sand											
Mulat, non-hydric	C/D	Very high	Jan-May	—	—	—	—	—	None	—	None
			Jun-Sep	0.5-1.5	6.0	Apparent	—	—	None	—	None
			Oct-Dec	—	—	—	—	—	None	—	None
Mulat, hydric	C/D	Very high	Jan-May	—	—	—	—	—	None	—	None
			Jun-Sep	0.0-1.0	6.0	Apparent	—	—	None	—	None
			Oct-Dec	—	—	—	—	—	None	—	None

3.5 Laboratory Soil Analysis

Selected soil samples recovered from the soil borings were analyzed for the percent soil fines passing the No. 200 sieve, natural moisture content, and hydraulic conductivity. Samples selected for laboratory testing were collected at depths ranging from near ground surface up to 12.5 feet bls. These tests were performed to confirm visual soil classification and evaluate their engineering properties. The complete laboratory report is provided in Section 5.2.

The laboratory tests indicate the tested soils consist of sand, sand with silt, silty sand, clayey sand, very clayey sand and sandy clay. The tested sand and sand with silt (SP, SP-SM) contains approximately 4.8 to 12 percent soil fines passing the No. 200 sieve with natural moisture contents of about 6.2 to 7.1 percent. The tested silty sand (SM) contains approximately 14 to 19 percent soil fines passing the No. 200 sieve with natural moisture contents of about 8.5 to 13 percent.

The tested clayey sand (SC) contains approximately 19 to 25 percent soil fines passing the No. 200 sieve with natural moisture contents of about 9.2 to 21 percent. The tested very clayey sand (SC/CL) contains approximately 31 to 43 percent soil fines passing the No. 200 sieve with natural moisture contents of about 19 to 30 percent. The tested sandy clay (CH) contains 63 percent soil fines passing the No. 200 sieve with a natural moisture content of about 30 percent.

The constant head hydraulic conductivity test results indicate the near-surface sand and sand with silt (SP, SP-SM) has hydraulic conductivity values of 1.1 to 15 feet per day. The tested silty sand (SM) has hydraulic conductivity values of 3.1 to 11 feet per day. Although not tested, the clayey sand (SC) soils are expected to have permeability values on the order of 1 to 2 feet per day and the very clayey sand (SC/CL) and sandy clay to clay (CH) would be considered confining soils or have No Flow.

4.0 EVALUATION AND RECOMMENDATIONS

4.1 General

The following recommendations are made based upon our understanding of the proposed construction, a review of the attached soil borings and laboratory test data, and experience with similar projects and subsurface conditions. If plans or the location of proposed construction changes from those discussed previously, GSE requests the opportunity to review and possibly amend our recommendations with respect to those changes.

The performance of site improvements may be sensitive to their post-construction relationship to site groundwater levels, seepage zones, or soil/rock characteristics exposed at final site grades. GSE recommends that use of boring information for final design of all site improvements be predicated on proper horizontal and vertical control of borings.

In this section of the report, we present our geotechnical parameters and recommendations to assist with stormwater management designs.

4.2 Groundwater

A groundwater table was encountered in auger borings R-30 at a depth of approximately 7 feet bls, R-31 at 6 feet bls, and W-5 at 4 feet bls. Groundwater was not encountered within the remaining borings at the time of drilling. The County Soil Survey indicates the seasonal high groundwater table will range from approximately 0 to 6 feet across the site.

Based upon the results of the soil borings and the County Soil Survey information, we estimate that the seasonal high groundwater table for the site will be 0.5 to 2 feet bls. It appears that there are natural drainage patterns to evacuate stormwater from the site. Although the soil survey indicates a seasonal low groundwater table at 6 feet bls, groundwater was not apparent in the boring logs at the time of drilling. You should anticipate the absence of an established groundwater table across the site during dry conditions as a result of natural drainage towards Turkey Creek and the impermeable soils at deeper depths generally encountered in most of the borings.

4.3 Stormwater Management

The soil conditions at the site are somewhat consistent. The borings generally encountered surficial sand and sand with silt (SP, SP-SM) underlain by interbedded strata of silty sand and silty sand with trace clay (SM), clayey to very clayey sand (SC, SC/CH), and some interbedded sand with clay (SP-SC) and sandy clay to clay (CH) when encountered to the maximum boring termination depth of 30 feet bls.

A groundwater table was encountered in auger borings R-30 at a depth of approximately 7 feet bls, R-31 at 6 feet bls, and W-5 at 4 feet bls. Groundwater was not encountered within the remaining borings at the time of drilling. GSE estimates that the seasonal high groundwater table for the site will be about 0.5 to 2 feet bls. Although the soil survey indicates a seasonal low groundwater table at 6 feet bls, groundwater was not apparent in the boring logs at the time of drilling. You should anticipate the absence of an established groundwater table across the site during dry conditions as a result of natural drainage towards Turkey Creek and the impermeable soils at deeper depths generally encountered in most of the borings. Our estimates for the groundwater tables are presented on the individual boring logs.

The laboratory permeability tests indicate the sand and sand with silt (SP, SP-SM) soils have hydraulic conductivity values of 1.1 to 15 feet per day. The tested silty sand (SM) has hydraulic conductivity values of 3.1 to 11 feet per day. Although not tested, the clayey sand (SC) soils are expected to have permeability values on the order of 1 to 2 feet per day and the very clayey sand (SC/CL) and sandy clay to clay (CH) would be considered confining soils or have No Flow.

Based upon our findings and test results, our recommended soil parameters for modeling the stormwater management design in the explored areas are presented below. The recommended parameters consider the results of the permeability tests, wash 200 determinations, and our experience with these types of soils. At your request, we are presenting the stormwater parameters in a table format. The stormwater designer shall use weighted averages of the below values of the borings that fall within the area being modelled. The parameters below do not consider a factor of safety.

Table 1 Recommend Design Soil Parameters

Boring Range	Base of Aquifer (ft)	Porosity (%)	Hydraulic Conductivity (k_h) (ft/day)	Unsaturated Vertical Infiltration (k_v) (ft/day)	Seasonal High Groundwater Table (ft)	Seasonal Low Groundwater Table (ft)
R-1	6.0	25	2	1.5	1.0	6.0
R-2	4.0	20	6	4	2.0	6.0
R-3	2.5	25	6	4	0.5	6.0
R-4	3.0	25	6	4	2.0	6.0
R-5	2.0	25	6	4	1.0	6.0
R-6	10	20	7	4.5	2.0	6.0
R-7	1.5	25	6	4	0.5	6.0
R-8	6.0	20	3	2	2.0	6.0
R-9	5.5	20	3	2	2.0	6.0
R-10	12	20	1	0.5	2.0	6.0
R-11	>15	20	2.5	1.5	2.0	>15
R-12	1.5	25	6	4	0.5	6.0
R-13	6.0	20	2	1.5	1	6.0
R-14	3.0	25	6	4	2.0	6.0
R-15	8.5	25	4.5	3	2.0	6.0
R-16	2.0	25	6	4	1.0	6.0
R-17	3.5	25	6	4	2.0	6.0
R-18	9.0	25	8	5	2.0	6.0
R-19	7.0	20	2.5	1.5	1.0	6.0
R-20	10.0	20	4	3	2.0	6.0
R-21	>15	25	11	7	2.0	>15
R-22	2.0	25	6	4	1.0	6.0
R-23	10.0	20	1	0.5	0.5	6.0

R-24	12.0	20	1	0.5	2.0	6.0
R-25	11.0	20	1	0.5	1.0	6.0
R-26	6.5	20	1	0.5	0.5	6.0
R-27	2.0	20	6	4	1	6.0
R-28	2.0	25	6	4	1.0	6.0
R-29	2.0	25	6	4	1.0	6.0
R-30	2.5	25	6	4	1.5	6.0
R-31	9.0	20	3	2	2.0	6.0
R-32	6.5	20	1.5	1	2.0	6.0
B-24	8.5	20	3	2	2.0	6.0
B-25	>15	25	10	6.5	2.0	13.0
B-26	11	20	5	3.5	2.0	6.0

4.4 Proposed Wet Area Recommendations

We understand that a proposed waterway connecting a basin with the creek on-site is intended to remain wet. An apparent groundwater was not encountered in the W-borings at the time of drilling. A groundwater table was encountered in boring W-5 at 4 feet. Depending on the intended water level in the waterway, GSE recommends you consider a liner in the bottom of this basing to facilitate wet conditions in this area. The liner can consist of either on-site very clayey sands (SC/CL) and sandy clays (CH) or a geosynthetic liner. The liner should extend up to the desired water level in the wet area. The following recommendations should be consider for maintaining a wet waterway at the site.

Native Clay Liner

It is our opinion that the material encountered in the proposed retention facilities is generally suitable for use as a pond liner. It should be noted that the very clayey sands (SC/CL) and sandy clay to clay (CH) having greater than 30 percent soil fines passing the No. 200 sieve is the preferable material for use as a pond liner.

If native soils are used, we recommend the contractor make a reasonable effort to select the heavier (higher fines content) clay-rich soils from the stockpile.

The clay-rich material (SC/CL, CH) should be placed in maximum 4-inch loose lifts that are compacted to a minimum of 98 percent of the Standard Proctor (ASTM D-698) maximum dry density. In order to accomplish this, we recommend compacting the clay-rich material with a Sheepsfoot roller or heavy rubber-tired equipment, such as a loaded front-end loader or dump truck. We consider the Sheepsfoot roller as the preferred method for compaction of the clay-rich soil as this method kneads the lifts together creating a more impermeable layer. Vibratory roller equipment should not be used to compact the clay-rich soil as this method is typically counterproductive.

The contractor should also perform a compaction test for each 10,000 square feet of material placed per foot of pond liner, or a minimum of three tests, whichever is greater. Due to the anticipated variability of the stockpile materials, the contractor should obtain a minimum of three (3) proctor tests and compare the field test results to the average value of the proctor tests. Further, the moisture content of the materials should be maintained within 2 percent +/- of the optimum moisture content in order to facilitate the compaction effort.

Geosynthetic Liner

If a geosynthetic liner is used for the proposed wet area, GSE recommends you consider a minimum 40 mil High Density Poly Ethylene (HDPE) liner. A geosynthetic clay liner such as a Bentomat® or Claymax® liner or approved equivalent could also be considered. The liner should be sufficiently covered with clean sand to protect the liner from puncture and to weigh down the liner to prevent it from floating. GSE recommends a minimum of 1 foot of clean sand be placed on top of the liner or as recommended by the manufacturer.

Installation of the liner should follow the manufacturer's guidelines.

4.5 Regional Geology/Karst Evaluation

This site is located within the Northern Highlands geologic region where thick beds of clay-rich soil overlie the limestone formation. The geology of the Northern Highlands generally results in the lowest sinkhole risk in Alachua County. Sinkholes in Alachua County typically develop from the sudden collapse of soil into voids and fractures in the limestone formation resulting from rapid stormwater recharge. Because of the depth to limestone in the Northern Highlands (generally more than 100 feet below land surface[2]), this risk is low. Further, the site is mapped by Alachua County within the Floridan Aquifer Confined Zone[3] where recharge into the Floridan Aquifer occurs very slowly. This also corelates to a low risk for sinkhole development.

4.6 Fill Suitability

The soils encountered at this site within the explored depths range from sands (SP) to clays (CL/CH). A discussion of the suitability for reuse as structural fill for each soil classification according to the Unified Soil Classification System (USCS) designation is provided below.

SP, SP/SM – Sands (SP) and sand with silt (SP/SM) have less than 5 percent and 12 percent soil fines passing the No. 200 sieve, respectively, and are typically well draining soils that are suitable for reuse as structural fill. The sands with silt may require moisture conditioning (drying) to make the material more workable. These soils will require stockpiling and drying before they are reused if they are excavated from below the water table.

[2] Water Resources of Alachua, Bradford, Clay and Union Counties, Florida, Report of Investigation No. 35, Florida Geological Survey, 1964.

[3] Alachua County Unconfined Zone Map, https://communityplanningbook.org/media/ch4_link4.pdf

SM – Silty sands (SM) can have between 12 percent and 50 percent soil fines passing the No. 200 sieve. Silty sands are typically non-plastic or have low plasticity, and can be reused as structural fill with precautions. Silty sands can be moisture sensitive and difficult to work and compact and can rut if the moisture content is near or above the optimum moisture content. We recommend these soils be moisture conditioned (dried) so that the moisture content during use is at or below the optimum moisture content. Aerating and exposure to the sun is typically the most effective methods of drying these soils. It may not be practical to reuse these materials during the wet season, as frequent rain showers may not allow these soils to dry to a workable moisture content. Suitable silty sands are limited to soil having less than 30 percent soil fines passing the No. 200 sieve. Silty sands with more than 30 percent soil fines are especially moisture sensitive, and are not recommended for reuse as structural fill. These soils will behave more as sandy silt, and for this reason, very silty sands having more than 30 percent soil fines passing the No. 200 sieve have been assigned a dual classification of SM/ML. Silty sand soils that are excavated from below the water table are not recommended for reuse as structural fill due to the amount of time that will be required to dry these soils to a workable condition.

SC – Clayey sand (SC) soils can have between 12 percent and 50 percent soil fines passing the No. 200 sieve. Clayey sands can have a high range of plasticity, varying from a PI of 7 or greater and plotting above the A-line to highly plastic. Friable clayey sands are typically suitable for use as structural fill with precautions. Clayey sands will be moisture sensitive and difficult to work and compact and can rut during placement if the moisture content is near or above the natural moisture content.

We recommend these soils be moisture conditioned (dried) so that the moisture content during use is at or below the optimum moisture content. Aerating and exposure to the sun is typically the most effective methods of drying these soils. It may not be practical to reuse these materials during the wet season, as frequent rain showers may not allow these soils to dry to a workable moisture content. Suitable clayey sands are limited to soil having less than 30 percent soil fines passing the No. 200 sieve. Clayey sands with more than 30 percent soil fines passing the No. 200 sieve are especially moisture sensitive and are typically highly plastic, and are not recommended for reuse as structural fill. These soils will behave more as sandy clay, and for this reason, very clayey sands having more than 30 percent soil fines passing the No. 200 sieve have been assigned a dual classification of SC/CH or SC/CL. Clayey sand soils that are excavated from below the water table are not recommended for reuse as structural fill due to the amount of time that will be required to dry these soils to a workable condition.

ML, MH, CL, CH – Silts and clays are not suitable materials for reuse as structural fill.

When using on-site soils as fill materials, we recommend the silty and clayey sand soils (SM, SC) be used in the lower depths of the fill. Sand and sand with silt (SP, SP-SM) should be used in the upper portions of the fill. We recommend a minimum of 2 feet of sand (SP, SP-SM) cover the silty and clayey sand fill materials to reduce the potential for soggy surface conditions due to the low permeability characteristics of the silty and clayey sand materials.

The very clayey sand (SC/CL, SC/CH) and sandy clay to clay (CL, CH) materials are suitable to use as a clay liner.

5.0 FIELD DATA

5.1 Auger Boring Logs

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

CLIENT DM Alachua Investments, LLC
PROJECT NAME Proposed 121 Acre TND Stormwater
PROJECT NUMBER 13967
PROJECT LOCATION Alachua, Alachua County, Florida

BORING NUMBER B-24

DATE PERFORMED 4/17/2019
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
AT TIME OF DRILLING NE
ESTIMATED SEASONAL HIGH 2.0 ft
LOGGED BY WDI
CHECKED BY JEG
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0		AU 1	(SP-SM) Brown SAND with silt
			4.0
5		AU 2	(SC) Gray and brown clayey SAND
			8.5
10		AU 3	(CH) Gray and orange CLAY with trace limestone
			11.0
15		AU 4	(SC/CL) Gray and brown very clayey SAND
			17.0
20		AU 5	(SC/CL) Orange and brown very clayey SAND
			21.0
25		AU 6	(SC/CL) Brown and orange very clayey SAND
30		AU 7	30.0
			Bottom of borehole at 30.0 feet.

BORING NUMBER B-25

DATE PERFORMED 4/17/2019
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
AT TIME OF DRILLING 13.2 ft
ESTIMATED SEASONAL HIGH 2.0 ft
LOGGED BY WDI
CHECKED BY JEG
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0		AU 1	(SP-SM) Brown SAND with silt
			4.0
5		AU 2	(SP) Gray and orange SAND with trace clay
		AU 3	
			11.0
10		AU 4	(SP-SC) Pale brown SAND with clay
			15.0
15			Bottom of borehole at 15.0 feet.

AB 2 PORTRAIT - GINT STD US.GDT - 5/8/19 09:01 - Q:\PROJECTS\13967 PROPOSED 121 ACRE TND STORMWATER\13967 BORINGS\13967 BORINGS.GPJ

(Continued Next Page)

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

CLIENT DM Alachua Investments, LLC
PROJECT NAME Proposed 121 Acre TND Stormwater
PROJECT NUMBER 13967
PROJECT LOCATION Alachua, Alachua County, Florida

DATE PERFORMED 4/17/2019 **BORING NUMBER B-26**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY JEG
▽ ESTIMATED SEASONAL HIGH 2.0 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0		AU 1	(SP-SM) Brown SAND with silt ▽
4.5			
5		AU 2	(SC) Gray and brown clayey SAND
6.5			
		AU 3	(SP-SC) Gray and brown SAND with clay
10			
11.0			
		AU 4	(SC/CL) Gray very clayey SAND
15			
15.0			
			Bottom of borehole at 15.0 feet.

AB 2 PORTRAIT - GINT STD US.GDT - 5/8/19 09:01 - Q:\PROJECTS\13967 PROPOSED 121 ACRE TND STORMWATER\13967 BORINGS\13967 BORINGS.GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

CLIENT DM Alachua Investments, LLC
PROJECT NAME Proposed 121 Acre TND Stormwater
PROJECT NUMBER 13967
PROJECT LOCATION Alachua, Alachua County, Florida

DATE PERFORMED 4/15/2019 **BORING NUMBER R-1**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY JEG
▽ ESTIMATED SEASONAL HIGH 1.0 ft
NOTES

DEPTH (ft)	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0	AU 1 PS	(SP-SM) Brown and orange SAND with silt ▽
		2.0
	AU 2	(SC) Gray and orange clayey SAND
5	AU 3	
		6.0
	AU 4	(CH) Gray and orange sandy CLAY
10		
		10.5
	AU 5	(SC/CL) Orange and brown very clayey SAND
15		15.0
		Bottom of borehole at 15.0 feet.

DATE PERFORMED 4/15/2019 **BORING NUMBER R-2**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY JEG
▽ ESTIMATED SEASONAL HIGH 2.0 ft
NOTES

DEPTH (ft)	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0	AU 1 PS	(SP-SM) Brown and orange SAND with silt ▽
		3.0
	AU 2	(SC) Gray and orange clayey SAND
		4.0
5	AU 3	(SC/CL) Gray and orange very clayey SAND
		7.5
	AU 4	(SC/CL) Pale gray, green, and orange very clayey SAND
10		10.0
	AU 5	(SC/CL) Orange and gray very clayey SAND
15		15.0
		Bottom of borehole at 15.0 feet.

(Continued Next Page)

AB 2 PORTRAIT - GINT STD US.GDT - 5/9/19 08:35 - P:\GENERAL\PROJECTS\13967 PROPOSED 121 ACRE TND STORMWATER\13967 BORINGS\13967 BORINGS.GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

CLIENT DM Alachua Investments, LLC
PROJECT NAME Proposed 121 Acre TND Stormwater
PROJECT NUMBER 13967
PROJECT LOCATION Alachua, Alachua County, Florida

DATE PERFORMED 4/15/2019 **BORING NUMBER R-3**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY JEG
▽ ESTIMATED SEASONAL HIGH 0.5 ft
NOTES

DEPTH (ft)	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0	AU 1	▽ (SP-SM) Brown SAND with silt
1.5	AU 2	(SC) Gray and orange clayey SAND
2.5	AU 3	(CH) Gray, green, and orange sandy CLAY
7.0	AU 4	(CH) Pale gray and orange sandy CLAY
11.0	AU 5	(SC/CL) Brown and orange very clayey SAND
15.0		Bottom of borehole at 15.0 feet.

DATE PERFORMED 4/15/2019 **BORING NUMBER R-4**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY JEG
▽ ESTIMATED SEASONAL HIGH 2.0 ft
NOTES

DEPTH (ft)	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0	AU 1 PS	(SP-SM) Brown and gray SAND with silt ▽
3.0	AU 2	(SC/CL) Brown and gray very clayey SAND
6.0	AU 3	(CH) Gray and orange sandy CLAY
8.0	AU 4	(SC/CL) Orange and gray very clayey SAND
11.5	AU 5	(SC/CL) Brown and orange very clayey SAND
15.0		Bottom of borehole at 15.0 feet.

(Continued Next Page)

AB 2 PORTRAIT - GINT STD US.GDT - 5/9/19 08:35 - P:\GENERAL\PROJECTS\13967 PROPOSED 121 ACRE TND STORMWATER\13967 BORINGS\13967 BORINGS.GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

CLIENT DM Alachua Investments, LLC
PROJECT NAME Proposed 121 Acre TND Stormwater
PROJECT NUMBER 13967
PROJECT LOCATION Alachua, Alachua County, Florida

DATE PERFORMED 4/15/2019 **BORING NUMBER R-5**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY JEG
▽ ESTIMATED SEASONAL HIGH 1.0 ft
NOTES

DEPTH (ft)	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0	AU 1	(SP-SM) Brown SAND with silt ▽
2.0	AU 2	(SC/CL) Gray and orange very clayey SAND
6.0	AU 3	(SC/CL) Pale gray and orange very clayey SAND
11.0	AU 4	(CH) Gray and orange sandy CLAY
15.0		Bottom of borehole at 15.0 feet.

DATE PERFORMED 4/15/2019 **BORING NUMBER R-6**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY JEG
▽ ESTIMATED SEASONAL HIGH 2.0 ft
NOTES

DEPTH (ft)	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0	AU 1	(SP-SM) Brown SAND with silt ▽
2.0	AU 2 PS	(SM) Gray silty SAND *%PASS-200 = 19* *MC = 9.2*
6.0	AU 3	(SC) Gray and orange clayey SAND
10.0	AU 4	(SC/CL) Brown, gray, and orange very clayey SAND
15.0		Bottom of borehole at 15.0 feet.

(Continued Next Page)

AB 2 PORTRAIT - GINT STD US.GDT - 5/9/19 08:35 - P:\GENERAL\PROJECTS\13967 PROPOSED 121 ACRE TND STORMWATER\13967 BORINGS\13967 BORINGS.GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

CLIENT DM Alachua Investments, LLC
PROJECT NAME Proposed 121 Acre TND Stormwater
PROJECT NUMBER 13967
PROJECT LOCATION Alachua, Alachua County, Florida

DATE PERFORMED 4/15/2019 **BORING NUMBER R-7**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY JEG
▽ ESTIMATED SEASONAL HIGH 0.5 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0		AU 1	▽ (SP-SM) Brown SAND with silt
1.5		AU 2	(SC/CL) Gray and orange very clayey SAND
6.0		AU 3	(CH) Green and orange CLAY
12.0		AU 4	(SC/CL) Brown, gray, and orange very clayey SAND
15.0			Bottom of borehole at 15.0 feet.

DATE PERFORMED 4/15/2019 **BORING NUMBER R-8**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY JEG
▽ ESTIMATED SEASONAL HIGH 2.0 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			(SP-SM) Brown SAND with silt
3.0		AU 1 PS	▽
		AU 2	(SC) Gray and orange clayey SAND with lenses of clay
6.0		AU 3	(CH) Gray and orange sandy CLAY
10.0		AU 4	(CH) Brown, gray, and orange sandy CLAY
12.5		AU 5	(CH) Orange and gray CLAY with sand
15.0			Bottom of borehole at 15.0 feet.

(Continued Next Page)

AB 2 PORTRAIT - GINT STD US.GDT - 5/9/19 08:35 - P:\GENERAL\PROJECTS\13967 PROPOSED 121 ACRE TND STORMWATER\13967 BORINGS\13967 BORINGS.GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

CLIENT DM Alachua Investments, LLC
PROJECT NAME Proposed 121 Acre TND Stormwater
PROJECT NUMBER 13967
PROJECT LOCATION Alachua, Alachua County, Florida

DATE PERFORMED 4/15/2019 **BORING NUMBER R-9**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY JEG
▽ ESTIMATED SEASONAL HIGH 2.0 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0		AU 1 PS	(SP-SM) Brown SAND with silt
			▽
3.0		AU 2	(SC) Gray and orange clayey SAND with trace limestone
5			
5.5		AU 3	(CH) Gray and orange sandy CLAY
10			
11.5		AU 4	(SC/CL) Orange and gray very clayey SAND
15			
15.0			Bottom of borehole at 15.0 feet.

DATE PERFORMED 4/15/2019 **BORING NUMBER R-10**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY JEG
▽ ESTIMATED SEASONAL HIGH 2.0 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			(SP-SM) Brown SAND with silt
			▽
		AU 1 PS	*%PASS-200 = 12* *MC = 6.2* *k_h = 1.1 ft/day*
5			
5.5		AU 2	(SC) Brown and gray clayey SAND
			%PASS-200 = 23 *MC = 14*
10			
12.0		AU 3	(SC/CL) Orange and gray very clayey SAND
15			
15.0			Bottom of borehole at 15.0 feet.

(Continued Next Page)

AB 2 PORTRAIT - GINT STD US.GDT - 5/9/19 08:35 - P:\GENERAL\PROJECTS\13967 PROPOSED 121 ACRE TND STORMWATER\13967 BORINGS\13967 BORINGS.GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

CLIENT DM Alachua Investments, LLC
PROJECT NAME Proposed 121 Acre TND Stormwater
PROJECT NUMBER 13967
PROJECT LOCATION Alachua, Alachua County, Florida

DATE PERFORMED 4/15/2019 **BORING NUMBER R-11**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
AT TIME OF DRILLING NE CHECKED BY JEG
ESTIMATED SEASONAL HIGH 2.0 ft
NOTES

DEPTH (ft)	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0	AU 1	(SP-SM) Dark brown SAND with silt
	AU 2 PS	4.0
5		(SP) Pale brown SAND
	AU 3	7.0 (SC) Gray and brown SAND with silt
10		11.0
	AU 4	(SC) Gray and brown SAND
15		15.0
		Bottom of borehole at 15.0 feet.

DATE PERFORMED 4/15/2019 **BORING NUMBER R-12**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
AT TIME OF DRILLING NE CHECKED BY JEG
ESTIMATED SEASONAL HIGH 0.5 ft
NOTES

DEPTH (ft)	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0	AU 1	(SP-SM) Brown SAND with silt
		1.5
	AU 2	(SC/CL) Gray and orange very clayey SAND
5		
	AU 3	
10		11.0
	AU 4	(SC/CL) Orange and green very clayey SAND
15		15.0
		Bottom of borehole at 15.0 feet.

(Continued Next Page)

AB 2 PORTRAIT - GINT STD US.GDT - 5/9/19 08:35 - P:\GENERAL\PROJECTS\13967 PROPOSED 121 ACRE TND STORMWATER\13967 BORINGS\13967 BORINGS.GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

CLIENT DM Alachua Investments, LLC
PROJECT NAME Proposed 121 Acre TND Stormwater
PROJECT NUMBER 13967
PROJECT LOCATION Alachua, Alachua County, Florida

DATE PERFORMED 4/15/2019 **BORING NUMBER R-13**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY JEG
▽ ESTIMATED SEASONAL HIGH 1.0 ft
NOTES

DEPTH (ft)	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0	AU 1	(SP-SM) Brown SAND with silt ▽
2.0	AU 2	(SC) Brown, gray, and orange clayey SAND with trace limestone
6.0	AU 3	(SC/CL) Pale gray and orange very clayey SAND
11.0	AU 4	(SC/CL) Pale brown and orange very clayey SAND
15.0		Bottom of borehole at 15.0 feet.

DATE PERFORMED 4/16/2019 **BORING NUMBER R-14**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY JEG
▽ ESTIMATED SEASONAL HIGH 2.0 ft
NOTES

DEPTH (ft)	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0	AU 1	(SP-SM) Brown SAND with silt ▽
3.0	AU 2	(CH) Green and orange sandy CLAY
7.0	AU 3	(CH) Green and orange CLAY
11.0	AU 4	(SC/CL) Brown and orange very clayey SAND *%PASS-200 = 37* *MC = 23*
15.0		Bottom of borehole at 15.0 feet.

(Continued Next Page)

AB 2 PORTRAIT - GINT STD US.GDT - 5/9/19 08:35 - P:\GENERAL\PROJECTS\13967 PROPOSED 121 ACRE TND STORMWATER\13967 BORINGS\13967 BORINGS.GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

CLIENT DM Alachua Investments, LLC
PROJECT NAME Proposed 121 Acre TND Stormwater
PROJECT NUMBER 13967
PROJECT LOCATION Alachua, Alachua County, Florida

DATE PERFORMED 4/15/2019 **BORING NUMBER R-15**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY JEG
▽ ESTIMATED SEASONAL HIGH 2.0 ft
NOTES

DEPTH (ft)	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0	AU 1	(SP-SM) Brown SAND with silt ▽
		3.0
5	AU 2 PS	(SM) Pale brown silty SAND *%PASS-200 = 15* *MC = 9.9* *k_h = 3.1 ft/day*
		6.0
	AU 3	(SP-SC) Brown and orange SAND with clay
		8.5
10	AU 4	(CH) Gray and orange sandy CLAY with trace limestone
		15.0
15		Bottom of borehole at 15.0 feet.

DATE PERFORMED 4/15/2019 **BORING NUMBER R-16**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY JEG
▽ ESTIMATED SEASONAL HIGH 1.0 ft
NOTES

DEPTH (ft)	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0	AU 1	(SP-SM) Brown SAND with silt ▽
		2.0
	AU 2	(CH) Gray and orange sandy CLAY
5		7.0
	AU 3	(SC/CL) Orange very clayey SAND
		12.0
10	AU 4	(SC/CL) Brown and orange very clayey SAND
		15.0
15		Bottom of borehole at 15.0 feet.

(Continued Next Page)

AB 2 PORTRAIT - GINT STD US.GDT - 5/9/19 08:35 - P:\GENERAL\PROJECTS\13967 PROPOSED 121 ACRE TND STORMWATER\13967 BORINGS\13967 BORINGS.GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

CLIENT DM Alachua Investments, LLC
PROJECT NAME Proposed 121 Acre TND Stormwater
PROJECT NUMBER 13967
PROJECT LOCATION Alachua, Alachua County, Florida

DATE PERFORMED 4/16/2019 **BORING NUMBER R-17**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
AT TIME OF DRILLING NE CHECKED BY JEG
ESTIMATED SEASONAL HIGH 2.0 ft
NOTES

DEPTH (ft)	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0	AU 1	(SP-SM) Gray SAND with silt
		3.5
	AU 2	(CH) Gray sandy CLAY
5		6.5
	AU 3	(SC) Gray and orange clayey SAND
10		10.0
		(SM) Brown silty SAND with trace clay
	AU 4 PS	*%PASS-200 = 18* *MC = 13* *k_h = 7.4 ft/day*
15		15.0
		Bottom of borehole at 15.0 feet.

DATE PERFORMED 4/15/2019 **BORING NUMBER R-18**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
AT TIME OF DRILLING NE CHECKED BY JEG
ESTIMATED SEASONAL HIGH 2.0 ft
NOTES

DEPTH (ft)	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0	AU 1 PS	(SP-SM) Brown SAND with silt
		4.0
	AU 2	(SP) Pale brown and orange SAND
5		9.0
	AU 3	(CH) Gray sandy CLAY
10		11.0
	AU 4	(CH) Gray and orange sandy CLAY
15		15.0
		Bottom of borehole at 15.0 feet.

(Continued Next Page)

AB 2 PORTRAIT - GINT STD US.GDT - 5/9/19 08:35 - P:\GENERAL\PROJECTS\13967 PROPOSED 121 ACRE TND STORMWATER\13967 BORINGS\13967 BORINGS.GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

CLIENT DM Alachua Investments, LLC
PROJECT NAME Proposed 121 Acre TND Stormwater
PROJECT NUMBER 13967
PROJECT LOCATION Alachua, Alachua County, Florida

DATE PERFORMED 4/16/2019 **BORING NUMBER R-19**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY JEG
▽ ESTIMATED SEASONAL HIGH 1.0 ft
NOTES

DEPTH (ft)	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0	AU 1	(SP-SM) Brown SAND with silt ▽
2.0	AU 2	(SC) Gray clayey SAND
5		
7.0	AU 3	(CH) Gray and orange sandy CLAY with trace limestone
10		
12.5	AU 4	(SC) Gray and brown clayey SAND
15		
15.0		Bottom of borehole at 15.0 feet.

DATE PERFORMED 4/15/2019 **BORING NUMBER R-20**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY JEG
▽ ESTIMATED SEASONAL HIGH 2.0 ft
NOTES

DEPTH (ft)	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0	AU 1	(SP-SM) Brown SAND with silt
	AU 3 ▽	
6.0	AU 2	(SC) Gray and brown clayey SAND
5		
10.0		(SC/CL) Brown and gray very clayey SAND
10		
15.0		Bottom of borehole at 15.0 feet.
15		

AB 2 PORTRAIT - GINT STD US.GDT - 5/9/19 08:35 - P:\GENERAL\PROJECTS\13967 PROPOSED 121 ACRE TND STORMWATER\13967 BORINGS\13967 BORINGS.GPJ

(Continued Next Page)

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

CLIENT DM Alachua Investments, LLC
PROJECT NAME Proposed 121 Acre TND Stormwater
PROJECT NUMBER 13967
PROJECT LOCATION Alachua, Alachua County, Florida

BORING NUMBER R-21

DATE PERFORMED 4/16/2019
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
AT TIME OF DRILLING NE
ESTIMATED SEASONAL HIGH 2.0 ft
LOGGED BY WDI
CHECKED BY JEG
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0		AU 1	(SP-SM) Brown SAND with silt
			2.5
		AU 2	(SP-SM) Pale brown SAND with silt
5			6.0
			(SM) Brown silty SAND with trace clay
		AU 3 PS	*%PASS-200 = 8.5* *MC = 14* *k_h = 11 ft/day*
10			11.0
		AU 4	(SM) Gray silty SAND
15			15.0
			Bottom of borehole at 15.0 feet.

BORING NUMBER R-22

DATE PERFORMED 4/16/2019
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
AT TIME OF DRILLING NE
ESTIMATED SEASONAL HIGH 1.0 ft
LOGGED BY WDI
CHECKED BY JEG
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0		AU 1	(SP-SM) Brown SAND with silt
			2.0
		AU 2	(CH) Gray and orange sandy CLAY
5			6.5
		AU 3	(CH) Gray and orange CLAY with sand
10			11.0
		AU 4	(SC/CL) Orange and brown very clayey SAND
15			15.0
			Bottom of borehole at 15.0 feet.

(Continued Next Page)

AB 2 PORTRAIT - GINT STD US.GDT - 5/9/19 08:35 - P:\GENERAL\PROJECTS\13967 PROPOSED 121 ACRE TND STORMWATER\13967 BORINGS\13967 BORINGS.GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

CLIENT DM Alachua Investments, LLC
PROJECT NAME Proposed 121 Acre TND Stormwater
PROJECT NUMBER 13967
PROJECT LOCATION Alachua, Alachua County, Florida

DATE PERFORMED 4/16/2019 **BORING NUMBER R-23**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
AT TIME OF DRILLING NE CHECKED BY JEG
ESTIMATED SEASONAL HIGH 0.5 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0		AU 1	(SP-SM) Brown SAND with silt
			1.5
		AU 2	(SC) Orange and gray clayey SAND
5			
			7.0
		AU 3	(SC) Pale gray and orange clayey SAND
10			10.0
		AU 4	(SC/CL) Brown and orange very clayey SAND
15			15.0
			Bottom of borehole at 15.0 feet.

DATE PERFORMED 4/15/2019 **BORING NUMBER R-24**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
AT TIME OF DRILLING NE CHECKED BY JEG
ESTIMATED SEASONAL HIGH 2.0 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0		AU 1	(SP-SM) Brown SAND with silt
			3.0
		AU 2	(SC) Gray and orange clayey SAND
5			6.5
		AU 3	(SC) Pale gray clayey SAND with lenses of clay
10			12.0
		AU 4	(SC/CL) Orange and brown very clayey SAND
15			15.0
			Bottom of borehole at 15.0 feet.

(Continued Next Page)

AB 2 PORTRAIT - GINT STD US.GDT - 5/9/19 08:35 - P:\GENERAL\PROJECTS\13967 PROPOSED 121 ACRE TND STORMWATER\13967 BORINGS\13967 BORINGS.GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

CLIENT DM Alachua Investments, LLC
PROJECT NAME Proposed 121 Acre TND Stormwater
PROJECT NUMBER 13967
PROJECT LOCATION Alachua, Alachua County, Florida

DATE PERFORMED 4/16/2019 **BORING NUMBER R-25**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY JEG
▽ ESTIMATED SEASONAL HIGH 1.0 ft
NOTES

DEPTH (ft)	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0	AU 1	(SP-SM) Brown SAND with silt ▽
		2.0
	AU 2	(SC) Gray and orange clayey SAND
5		
	AU 3	
10		
		11.0
	AU 4	(SC/CL) Orange very clayey SAND *%PASS-200 = 43* *MC = 30*
15		15.0
		Bottom of borehole at 15.0 feet.

DATE PERFORMED 4/17/2019 **BORING NUMBER R-26**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY JEG
▽ ESTIMATED SEASONAL HIGH 0.5 ft
NOTES

DEPTH (ft)	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0	AU 1	▽ (SP-SM) Brown and gray SAND with silt
		1.5
	AU 2	(SC) Gray and orange clayey SAND
5		
		6.5
	AU 3	(CH) Gray and orange sandy CLAY
10		
15	AU 4	15.0
		Bottom of borehole at 15.0 feet.

(Continued Next Page)

AB 2 PORTRAIT - GINT STD US.GDT - 5/9/19 08:35 - P:\GENERAL\PROJECTS\13967 PROPOSED 121 ACRE TND STORMWATER\13967 BORINGS\13967 BORINGS.GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

CLIENT DM Alachua Investments, LLC
PROJECT NAME Proposed 121 Acre TND Stormwater
PROJECT NUMBER 13967
PROJECT LOCATION Alachua, Alachua County, Florida

DATE PERFORMED 4/15/2019 **BORING NUMBER R-27**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY JEG
▽ ESTIMATED SEASONAL HIGH 1.0 ft
NOTES

DEPTH (ft)	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0	AU 1	(SP-SM) Brown SAND with silt ▽
2.0	AU 2	(CH) Gray and orange CLAY
7.0	AU 3	(CH) Pale gray and orange sandy CLAY
13.0	AU 4	(CH) Pale green and orange sandy CLAY
21.0	AU 5	
	AU 6	(SC/CL) Orange and brown very clayey SAND
25.0	AU 7	(SC/CL) Brown sandy very clayey SAND
30.0		Bottom of borehole at 30.0 feet.

DATE PERFORMED 4/15/2019 **BORING NUMBER R-28**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY JEG
▽ ESTIMATED SEASONAL HIGH 1.0 ft
NOTES

DEPTH (ft)	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0	AU 1 PS	(SP-SM) Brown SAND with silt ▽
2.0	AU 2	(CH) Gray CLAY with sand
7.5	AU 3	(CH) Orange and gray sandy CLAY
15.0	AU 4	Bottom of borehole at 15.0 feet.

(Continued Next Page)

AB 2 PORTRAIT - GINT STD US.GDT - 5/9/19 08:35 - P:\GENERAL\PROJECTS\13967 PROPOSED 121 ACRE TND STORMWATER\13967 BORINGS\13967 BORINGS.GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

CLIENT DM Alachua Investments, LLC
PROJECT NAME Proposed 121 Acre TND Stormwater
PROJECT NUMBER 13967
PROJECT LOCATION Alachua, Alachua County, Florida

DATE PERFORMED 4/17/2019 **BORING NUMBER R-29**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY JEG
▽ ESTIMATED SEASONAL HIGH 1.0 ft
NOTES

DEPTH (ft)	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0	AU 1 PS	(SP-SM) Brown SAND with silt ▽
		2.0
	AU 2	(CH) Gray CLAY
5		
		6.0
	AU 3	(CH) Orange and pale brown sandy CLAY
10		
		11.5
	AU 4	(CH) Orange and gray sandy CLAY
15		15.0
		Bottom of borehole at 15.0 feet.

DATE PERFORMED 4/16/2019 **BORING NUMBER R-30**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING 7.0 ft, perched CHECKED BY JEG
▽ ESTIMATED SEASONAL HIGH 1.5 ft
NOTES

DEPTH (ft)	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0	AU 1 PS	(SP-SM) Brown SAND with silt ▽
		2.5
	AU 2	(SC/CH) Gray and orange very clayey SAND
5		
		6.5
	AU 3	▼ (CH) Gray and orange sandy CLAY with trace rock
10		
		10.5
	AU 4	(CH) Orange and green CLAY
15		15.0
		Bottom of borehole at 15.0 feet.

(Continued Next Page)

AB 2 PORTRAIT - GINT STD US.GDT - 5/9/19 08:35 - P:\GENERAL\PROJECTS\13967 PROPOSED 121 ACRE TND STORMWATER\13967 BORINGS\13967 BORINGS.GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

CLIENT DM Alachua Investments, LLC
PROJECT NAME Proposed 121 Acre TND Stormwater
PROJECT NUMBER 13967
PROJECT LOCATION Alachua, Alachua County, Florida

DATE PERFORMED 4/16/2019 **BORING NUMBER R-31**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
AT TIME OF DRILLING 6.0 ft, perched CHECKED BY JEG
ESTIMATED SEASONAL HIGH 2.0 ft
NOTES

DEPTH (ft)	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0		(SP-SM) Brown SAND with silt
	AU 1 PS	
4.0		
5	AU 2	(SC) Gray clayey SAND
9.0		
10	AU 3	(CH) Green and orange sandy CLAY *%PASS-200 = 63* *MC = 30*
12.0		
	AU 4	(SC/CL) Orange and green very clayey SAND *%PASS-200 = 39* *MC = 19*
15		15.0
		Bottom of borehole at 15.0 feet.

DATE PERFORMED 4/16/2019 **BORING NUMBER R-32**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
AT TIME OF DRILLING NE CHECKED BY JEG
ESTIMATED SEASONAL HIGH 2.0 ft
NOTES

DEPTH (ft)	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0	AU 1	(SP-SM) Brown SAND with silt
3.5		
5	AU 2	(SC) Gray clayey SAND
6.5		
	AU 3	(SC/CL) Orange and green very clayey SAND
10	AU 4	
15		15.0
		Bottom of borehole at 15.0 feet.

AB 2 PORTRAIT - GINT STD US.GDT - 5/9/19 08:35 - P:\GENERAL\PROJECTS\13967 PROPOSED 121 ACRE TND STORMWATER\13967 BORINGS\13967 BORINGS.GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

CLIENT DM Alachua Investments, LLC
PROJECT NAME Proposed 121 Acre TND Stormwater
PROJECT NUMBER 13967
PROJECT LOCATION Alachua, Alachua County, Florida

DATE PERFORMED 4/15/2019 **BORING NUMBER W-1**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY JEG
▽ ESTIMATED SEASONAL HIGH 2.0 ft
NOTES

DEPTH (ft)	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0.0	AU 1 PS	(SP-SM) Brown SAND with silt
2.0		▽
2.5	AU 2	(SC/CL) Gray and orange very clayey SAND
5.5		
5.0	AU 3	(CH) Green and orange CLAY
7.5		
10.0		
11.0		
12.5	AU 4	(SC/CL) Orange very clayey SAND
15.0		
15.0		Bottom of borehole at 15.0 feet.

DATE PERFORMED 4/16/2019 **BORING NUMBER W-2**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY JEG
▽ ESTIMATED SEASONAL HIGH 2.0 ft
NOTES

DEPTH (ft)	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0.0	AU 1	(SP-SM) Brown SAND with silt
		▽
2.5		
3.0		
5.0	AU 2	(CH) Gray sandy CLAY
5.0		
7.5	AU 3	(CH) Green and gray CLAY with sand
10.0		
10.0	AU 4	(SC/CL) Orange and gray very clayey SAND
12.5		
15.0		
15.0		Bottom of borehole at 15.0 feet.

(Continued Next Page)

AB 2 PORTRAIT - GINT STD US.GDT - 5/8/19 09:00 - Q:\PROJECTS\13967 PROPOSED 121 ACRE TND STORMWATER\13967 BORINGS\13967 BORINGS.GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

CLIENT DM Alachua Investments, LLC
PROJECT NAME Proposed 121 Acre TND Stormwater
PROJECT NUMBER 13967
PROJECT LOCATION Alachua, Alachua County, Florida

DATE PERFORMED 4/16/2019 **BORING NUMBER W-3**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY JEG
▽ ESTIMATED SEASONAL HIGH 2.0 ft
NOTES

DEPTH (ft)	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0.0		
	AU 1 PS	(SP-SM) Brown and gray SAND with silt
2.5		2.5
	AU 2	(SC/CL) Orange and gray very clayey SAND
5.0		
7.5		
	AU 3	
10.0		
		11.0
	AU 4	(SC/CL) Orange and brown very clayey SAND
12.5		
15.0		15.0
		Bottom of borehole at 15.0 feet.

DATE PERFORMED 4/16/2019 **BORING NUMBER W-4**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY JEG
▽ ESTIMATED SEASONAL HIGH 2.0 ft
NOTES

DEPTH (ft)	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0.0		
	AU 1	(SP-SM) Brown and gray SAND with silt
2.5		
		3.5
	AU 2	(SC/CL) Gray and orange very clayey SAND
5.0		
		6.0
7.5	AU 3	(CH) Pale green and gray sandy CLAY with trace limestone
10.0		
		10.5
	AU 4	(SC/CL) Orange very clayey SAND
12.5		
15.0		15.0
		Bottom of borehole at 15.0 feet.

(Continued Next Page)

AB 2 PORTRAIT - GINT STD US.GDT - 5/8/19 09:00 - Q:\PROJECTS\13967 PROPOSED 121 ACRE TND STORMWATER\13967 BORINGS\13967 BORINGS.GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

CLIENT DM Alachua Investments, LLC
PROJECT NAME Proposed 121 Acre TND Stormwater
PROJECT NUMBER 13967
PROJECT LOCATION Alachua, Alachua County, Florida

DATE PERFORMED 4/16/2019 **BORING NUMBER W-5**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING 4.0 ft, perched CHECKED BY JEG
▽ ESTIMATED SEASONAL HIGH 2.0 ft
NOTES

DEPTH (ft)	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0.0	AU 1	(SP-SM) Brown and gray SAND with silt
2.5	AU 2	(SC) Gray and orange clayey SAND
4.0		▼
5.0	AU 3	(SC/CL) Gray sandy CLAY
7.0		
7.5	AU 4	(SC/CL) Pale gray and orange sandy CLAY
10.0		
11.0		
12.5		
15.0		Bottom of borehole at 15.0 feet.

DATE PERFORMED 4/16/2019 **BORING NUMBER W-6**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY JEG
▽ ESTIMATED SEASONAL HIGH 2.0 ft
NOTES

DEPTH (ft)	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0.0	AU 1 PS	(SP-SM) Gray SAND with silt
2.5		▽
	AU 2	(SC/CL) Brown and gray very clayey SAND
5.0		
6.0	AU 3	(SP-SC) Gray and orange SAND with clay
7.5		
10.0		
11.5	AU 4	(SC/CL) Gray and orange very clayey SAND
12.5		
15.0		Bottom of borehole at 15.0 feet.

AB 2 PORTRAIT - GINT STD US.GDT - 5/8/19 09:00 - Q:\PROJECTS\13967 PROPOSED 121 ACRE TND STORMWATER\13967 BORINGS\13967 BORINGS.GPJ

5.2 Laboratory Results

GSE Engineering & Consulting, Inc.

SUMMARY REPORT OF LABORATORY TEST RESULTS

Project Number: 13967

Project Name: 121 Acre TND

Boring Number	Depth (ft)	Soil Description	Natural Moisture Content (%)	Liquid Limit	Plastic Limit	Plasticity Index	Percent Passing No. 200 Sieve	Organic Content (%)	Hydraulic Conductivity (ft/day)	Unified Soil Classification
R-21	8-10	Brown Silty SAND with Trace Clay	8.5				14		11	SM
W-1	0-2	Brown SAND with Silt	7.2				6.4		5.0	SP-SM
R-30	0-2	Brown SAND with Silt	7.1				7.7		7.0	SP-SM
W-6	0-2	Gray SAND	10				4.8		15	SP
B-25	9-10	Gray and Orange Silty SAND with Trace Clay	13				16			SM
B-26	11-11.5	Gray Very Clayey SAND	19				31			SC/CL
R-6	2-5	Gray Silty SAND	9.2				19			SM
R-10	3-5	Brown SAND with Silt	6.2				12		1.1	SP-SM
R-10	5.5-6	Brown and Gray Clayey SAND	14				23			SC
R-15	3-6	Pale Brown Silty SAND	9.9				15		3.1	SM
R-25	11-11.5	Orange Very Clayey SAND	30				43			SC/CL
W-1	4-5	Gray and Orange Clayey SAND	21				25			SC

GSE Engineering & Consulting, Inc.

SUMMARY REPORT OF LABORATORY TEST RESULTS

Project Number: 13967

Project Name: 121 Acre TND

Boring Number	Depth (ft)	Soil Description	Natural Moisture Content (%)	Liquid Limit	Plastic Limit	Plasticity Index	Percent Passing No. 200 Sieve	Organic Content (%)	Hydraulic Conductivity (ft/day)	Unified Soil Classification
W-5	4-5	Gray and Orange Clayey SAND	16				19			SC
R-32	9-10	Green Very Clayey SAND	23				39			SC/CL
R-31	9-9.5	Green and Orange Sandy CLAY	30				63			CH
R-31	12-12.5	Orange and Green Very Clayey SAND	19				39			SC/CL
R-14	11-11.5	Brown and Orange Very Clayey SAND	23				37			SC/CL
R-17	13-15	Brown Silty SAND with Trace Clay	13				18		7.4	SM

5.3 Key to Soil Classification

KEY TO SOIL CLASSIFICATION CHART

Criteria for Assigning Group Symbols and Group Names Using Laboratory Tests				SYMBOLS		GROUP NAME
				GRAPHIC	LETTER	
COARSE-GRAINED SOILS	Gravels	Clean Gravels	$Cu \geq 4$ and $1 \leq Cc \leq 3$		GW	Well graded GRAVEL
More than 50% retained on No. 200 sieve	More than 50% of coarse fraction retained on No. 4 sieve	Less than 5% fines	$Cu < 4$ and/or $1 > Cc > 3$		GP	Poorly graded GRAVEL
		Gravels with fines	Fines classify as ML or MH		GM	Silty GRAVEL
		More than 12% fines	Fines classify as CL or CH		GC	Clayey GRAVEL
	Sands	Clean Sands	$Cu \geq 6$ and $1 \leq Cc \leq 3$		SW	Well graded SAND
	50% or more of coarse fraction passes No. 4 sieve	Less than 5% fines	$Cu < 6$ and/or $1 > Cc > 3$		SP	Poorly graded SAND
		Sand with fines	Fines classify as ML or MH		SP-SM	SAND with silt
		5% ≤ fines < 12%	Fines classify as CL or CH		SP-SC	SAND with clay
		Sand with fines	Fines classify as ML or MH		SM	Silty SAND
		12% ≤ fines < 30%	Fines classify as CL or CH		SC	Clayey SAND
		Sand with fines	Fines classify as ML or MH		SM	Very silty SAND
		30% fines or more	Fines classify as CL or CH		SC	Very clayey SAND
FINE-GRAINED SOILS	Clays	inorganic	50% ≤ fines < 70%		CL/CH	Sandy CLAY
50% or more passes the No. 200 sieve			70% ≤ fines < 85%		CL/CH	CLAY with sand
			fines ≥ 85%		CL/CH	CLAY
	Silts and Clays	inorganic	PI > 7 and plots on/above "A" line		CL	Lean CLAY
	Liquid Limit less than 50		PI < 4 or plots below "A" line		ML	SILT
		organic	Liquid Limit - oven dried / Liquid Limit - not dried < 0.75		OL	Organic clay / Organic silt
	Silts and Clays	inorganic	PI plots on or above "A" line		CH	Fat CLAY
	Liquid Limit 50 or more		PI plots below "A" line		MH	Elastic SILT
		organic	Liquid Limit - oven dried / Liquid Limit - not dried < 0.75		OH	Organic clay / Organic silt
HIGHLY ORGANIC SOILS	Primarily organic matter, dark in color, and organic odor				PT	PEAT

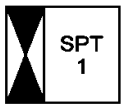
CORRELATION OF PENETRATION RESISTANCE WITH RELATIVE DENSITY AND CONSISTENCY

	No. OF BLOWS, N	RELATIVE DENSITY
	0 - 4	Very Loose
	5 - 10	Loose
SANDS:	11 - 30	Medium dense
	31 - 50	Dense
	OVER 50	Very Dense

	No. OF BLOWS, N	CONSISTENCY
	0 - 2	Very Soft
SILTS	3 - 4	Soft
&	5 - 8	Firm
CLAYS:	9 - 15	Stiff
	16 - 30	Very Stiff
	31 - 50	Hard
	OVER 50	Very Hard

	No. OF BLOWS, N	RELATIVE DENSITY
	0 - 8	Very Soft
	9 - 18	Soft
LIMESTONE:	19 - 32	Moderately Hard
	33 - 50	Hard
	OVER 50	Very Hard

SAMPLE GRAPHIC TYPE LEGEND



Location of SPT Sample



Location of Auger Sample

PARTICLE SIZE IDENTIFICATION

BOULDERS:		Greater than 300 mm
COBBLES:		75 mm to 300 mm
GRAVEL:	Coarse -	19.0 mm to 75 mm
	Fine -	4.75 mm to 19.0 mm
SANDS:	Coarse -	2.00 mm to 4.75 mm
	Medium -	0.425 mm to 2.00 mm
	Fine -	0.075 mm to 0.425 mm
SILTS & CLAYS:		Less than 0.075 mm

LABORATORY TEST LEGEND

LL	=	Liquid Limit, %
PL	=	Plastic Limit, %
PI	=	Plasticity Index, %
% PASS - 200	=	Percent Passing the No. 200 Sieve
MC	=	Moisture Content, %
ORG	=	Organic Content, %
k_h	=	Horizontal Hydraulic Conductivity, ft/day

6.0 LIMITATIONS

6.1 Warranty

This report has been prepared for our client for their exclusive use, in accordance with generally accepted soil and foundation engineering practices, and makes no other warranty either expressed or implied as to the professional advice provided in the report.

6.2 Auger Borings

The determination of soil type and conditions was performed from the ground surface to the maximum depth of the borings, only. Any changes in subsurface conditions that occur between or below the borings would not have been detected or reflected in this report.

Soil classifications that were made in the field are based upon identifiable textural changes, color changes, changes in composition or changes in resistance to penetration in the intervals from which the samples were collected. Abrupt changes in soil type, as reflected in boring logs and/or cross sections may not actually occur, but instead, be transitional.

Depth to the water table is based upon observations made during the performance of the auger borings. This depth is an estimate and does not reflect the annual variations that would be expected in this area due to fluctuations in rainfall and rates of evapotranspiration.

6.3 Site Figures

The measurements used for the preparation of the figures in this report were made using the provided site plan and by estimating distances from existing structures and site features. Figures in this report were not prepared by a licensed land surveyor and should not be interpreted as such.

6.4 Unanticipated Soil Conditions

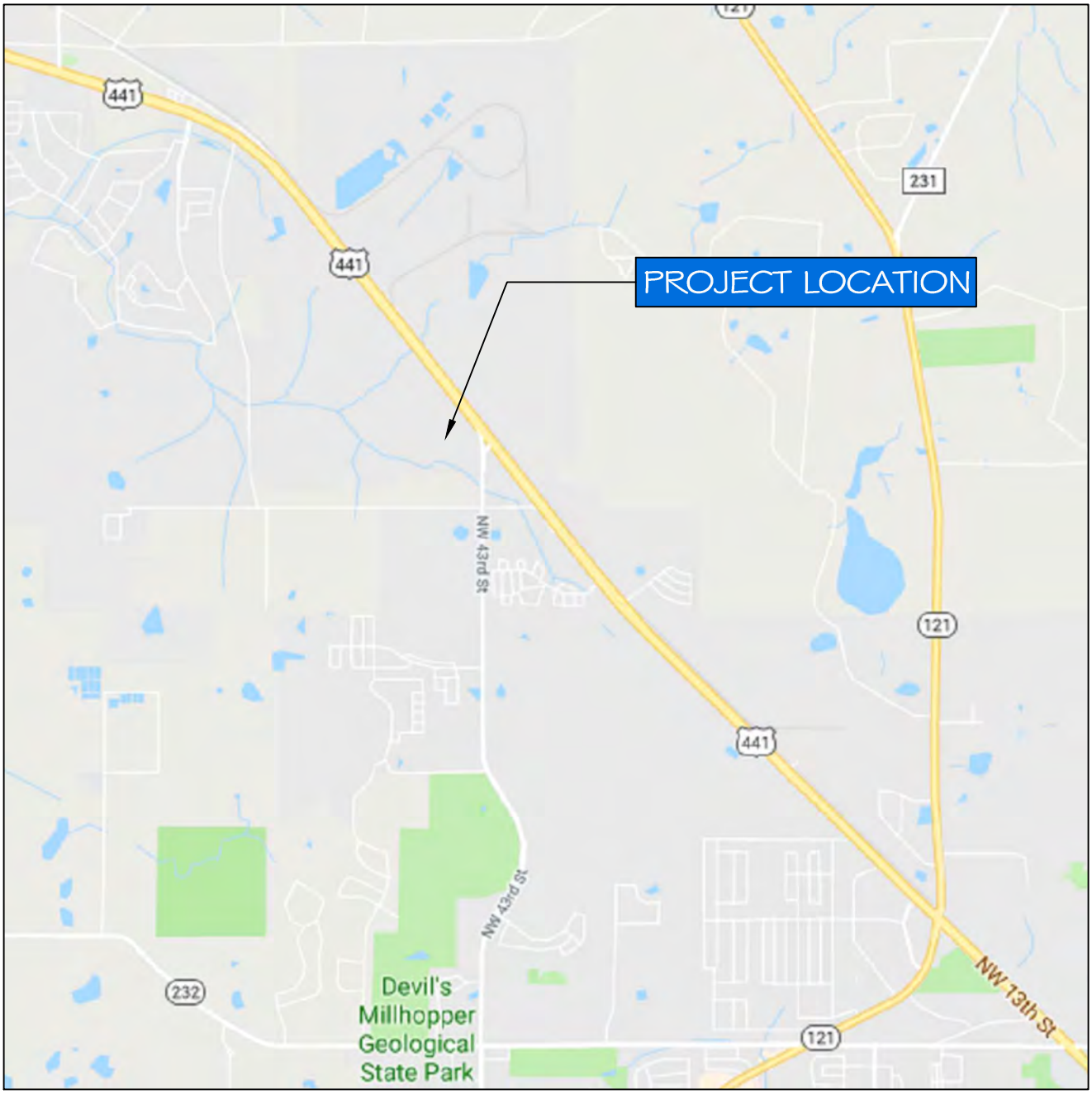
The analysis and recommendations submitted in this report are based upon the data obtained from soil borings performed at the locations indicated on Figure 2. This report does not reflect any variations that may occur between these borings.

The nature and extent of variations between borings may not become known until excavation begins. If variations appear, we may have to re-evaluate our recommendations after performing on-site observations and noting the characteristics of any variations.

6.5 Misinterpretation of Soil Engineering Report

GSE Engineering & Consulting, Inc. is responsible for the conclusions and opinions contained within this report based upon the data relating only to the specific project and location discussed herein. If others make the conclusions or recommendations based upon the data presented, those conclusions or recommendations are not the responsibility of GSE.

FIGURES



NORTH

NOT TO SCALE

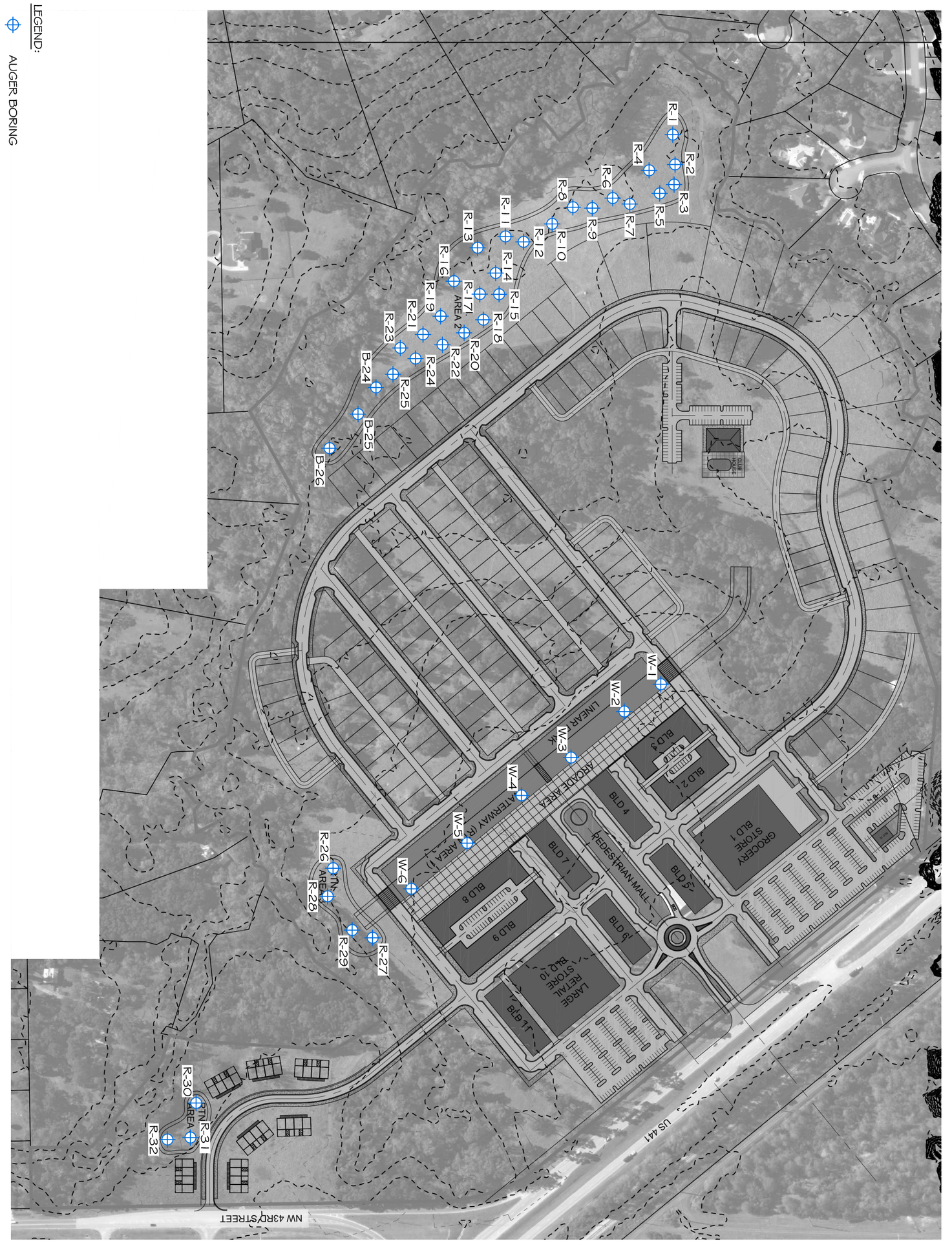
PROPOSED 121 ACRE TND STORMWATER
ALACHUA, ALACHUA COUNTY, FLORIDA
GSE PROJECT NO. 13967

PROJECT SITE LOCATION MAP

DESIGNED BY : JEG
CHECKED BY : KLH
DRAWN BY : JMG

GSE Engineering & Consulting, Inc.

FIGURE 1



PROPOSED 121 ACRE TND STORMWATER
ALACHUA, ALACHUA COUNTY, FLORIDA
GSE PROJECT NO. 13967

SITE PLAN SHOWING APPROXIMATE LOCATIONS OF FIELD TESTS

DESIGNED BY: JEG
CHECKED BY : KLH
DRAWN BY : JMG

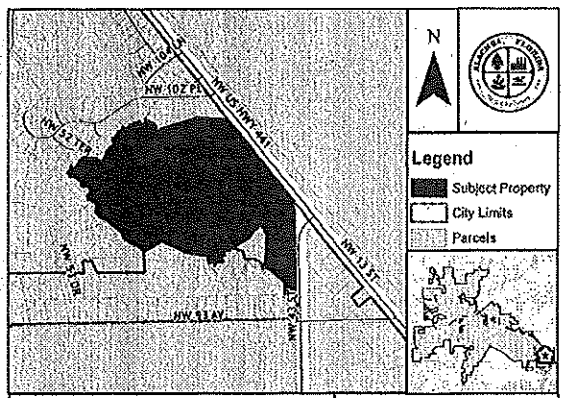
GSE Engineering & Consulting, Inc.

FIGURE
2

City of ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the Planning & Zoning Board of the City of Alachua will hold a public hearing on January 14, 2025, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Timothy Boehlein, P.E., of JBrown Professional Group, Inc., applicant and agent for DM Alachua Investments, LLC, property owner, for consideration of the Preliminary Plat and Final PD Plan for the Schmidt Farms subdivision, which proposes the subdivision of a ±120.63 acre property into a total of 188 single family lots, with associated common areas and right-of-way. The subject property is located south of US 441 and west of NW 43rd Street; Tax Parcel Numbers 05936-001-000, 05936-007-000, 05936-007-002, 05936-007-001, and 05945-000-000; Future Land Use Map (FLUM) Designations: Commercial, Conservation, High Density Residential, and Moderate Density Residential; Zoning: PD-R (Planned Development- Residential), PD-COMM (Planned Development – Commercial).



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - January 02, 2025)

City of ALACHUA

PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on January 13, 2025 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 25-04

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE CITY'S LAND DEVELOPMENT REGULATIONS ("LDRS"); AMENDING SUBPART B OF THE CITY OF ALACHUA CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS; AMENDING ARTICLE 3, SECTION 3.7.2 (C)(5)(C), RELATING TO THE LOCATION AND DESIGN OF ENCLOSURES FOR AREAS FOR TRASH COLLECTION WITHIN THE GATEWAY OVERLAY DISTRICT; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - January 02, 2025)

City of ALACHUA

AFFIDAVIT FOR POSTED LAND USE SIGN

I, Logan Peters, POSTED THE LAND USE
(Name)
SIGN ON 12/19/2024 FOR THE Schmidt Farms Preliminary Plat
(Date) (State type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

(Signature)

Four (4)
(Number of signs)

CITY OF ALACHUA

NOTICE OF LAND USE DEVELOPMENT ACTION

PUBLIC HEARING(S) ARE SCHEDULED TO CONSIDER THE FOLLOWING:

PROJECT NAME: Schmidt Farms **APPLICATION NO.:** PPP24-0002

APPLICATION TYPE: Preliminary Plat/ Final PD Plan **CURRENT ZONING:** PD-R/ PD-COMM

NATURE/SCOPE OF PROPOSAL: Preliminary plat for subdivision of ±120.63 acre subject property into 188 single family lots

DATE OF PUBLIC HEARING(S):

January 14, 2025 **AT** 6:00 **PM**

February 10, 2025 **AT** 6:00 **PM**

_____ **AT** _____ **PM**

LOCATION OF PUBLIC HEARING(S):
ALACHUA CITY HALL - 15100 NW 142ND TERRACE

FOR MORE INFORMATION CONTACT:
CITY OF ALACHUA PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

386-418-6121

planning@cityofalachua.com

ALL INTERESTED PARTIES MAY APPEAR AT THE PUBLIC HEARING(S) AND BE HEARD WITH RESPECT TO THE APPLICATION.COPIES OF THE APPLICATION, STAFF REPORT, AND RELATED MATERIALS ARE AVAILABLE FOR PUBLIC INSPECTION AT THE PLANNING & COMMUNITY DEVELOPMENT, 15100 NW 142ND TERRACE, ALACHUA, FLORIDA, ON ANY REGULAR BUSINESS DAY DURING NORMAL BUSINESS HOURS. WRITTEN COMMENTS MAY BE SENT TO: CITY OF ALACHUA, PLANNING & COMMUNITY DEVELOPMENT, P.O. BOX 9, ALACHUA FL 32616. NOTICE IS GIVEN PURSUANT TO SECTION 286.0105, FLORIDA STATUES, THAT, IN ORDER TO APPEAL ANY DECISION MADE AT THE PUBLIC HEARING(S), YOU WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT, FOR SUCH PURPOSE, YOU MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS BASED. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, ANY PERSONS WITH A DISABILITY REQUIRING REASONABLE ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS MEETING SHOULD CALL THE CITY CLERK AT (386) 418-6100 x 1501 AT LEAST 48 HOURS PRIOR TO THE PUBLIC HEARING(S).

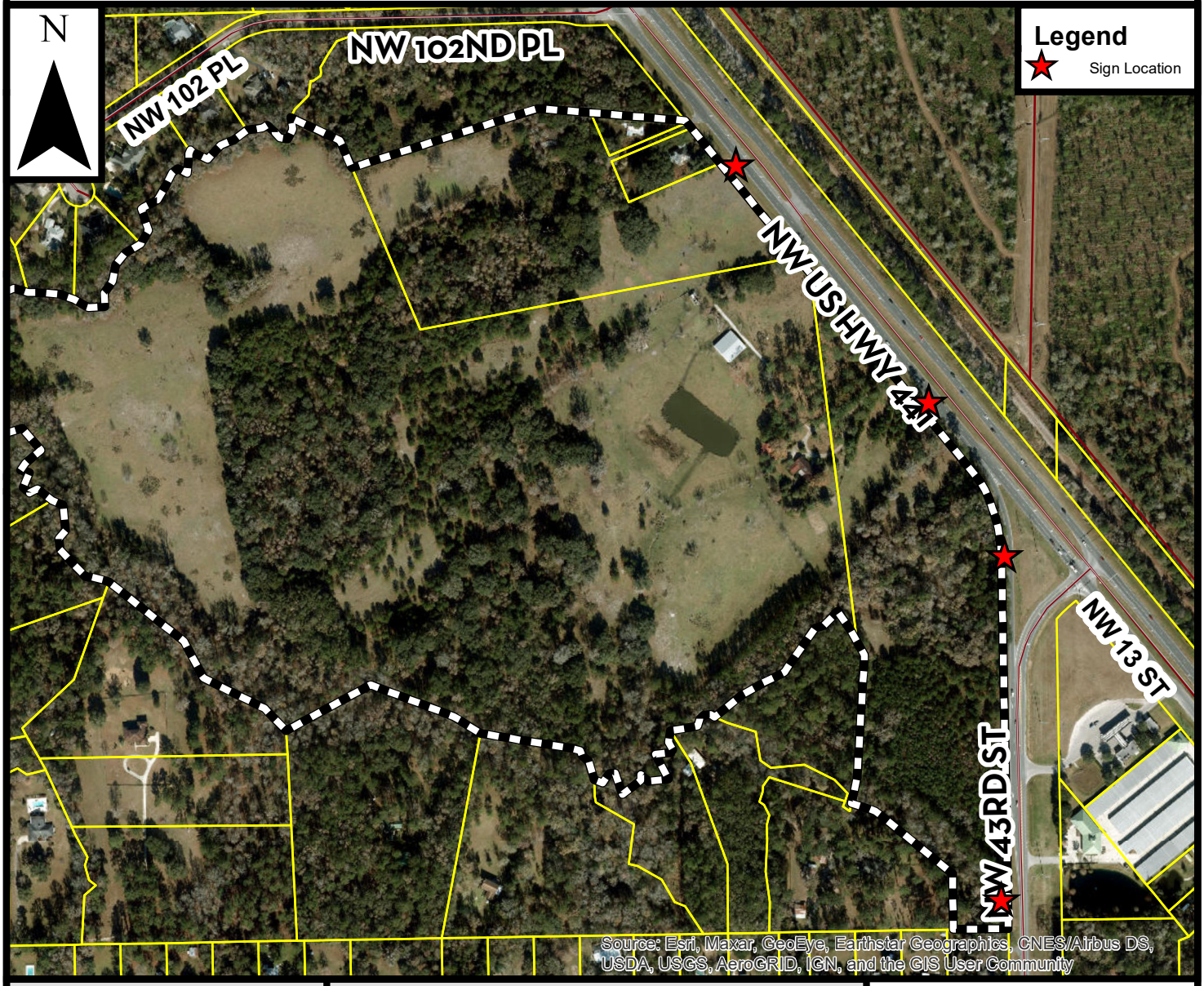
IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

Pursuant to Section 2.2.9(D) of the City's Land Development Regulations, posted notice signs must be placed on the land that is the subject of the application, along each street which is adjacent to or runs through the land in a manner that makes them clearly visible. Signs shall be posted at intervals of not more than 400 feet when the land subject to the application has less than 1,500 feet of road frontage. When the land subject to the application has 1,500 feet or more of road frontage, signs shall be posted at intervals of not more than 1,320 feet.

Signs shall be inspected by the City subsequent to their posting. The applicant shall be responsible for ensuring that the posted notice is maintained on the land subject to the application until the completion of the final public hearing on the application.

Signs must be removed by the applicant and returned to the City within ten days after the final decision on the application.

Schmidt Farms
Preliminary Plat



Prepared by the City of Alachua
Planning & Community Development Department

Prepared December 2020

DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that the data is dynamic and in a constant state of maintenance, correction, and update.

0 205 410 820 Feet

City of ALACHUA
the good life community

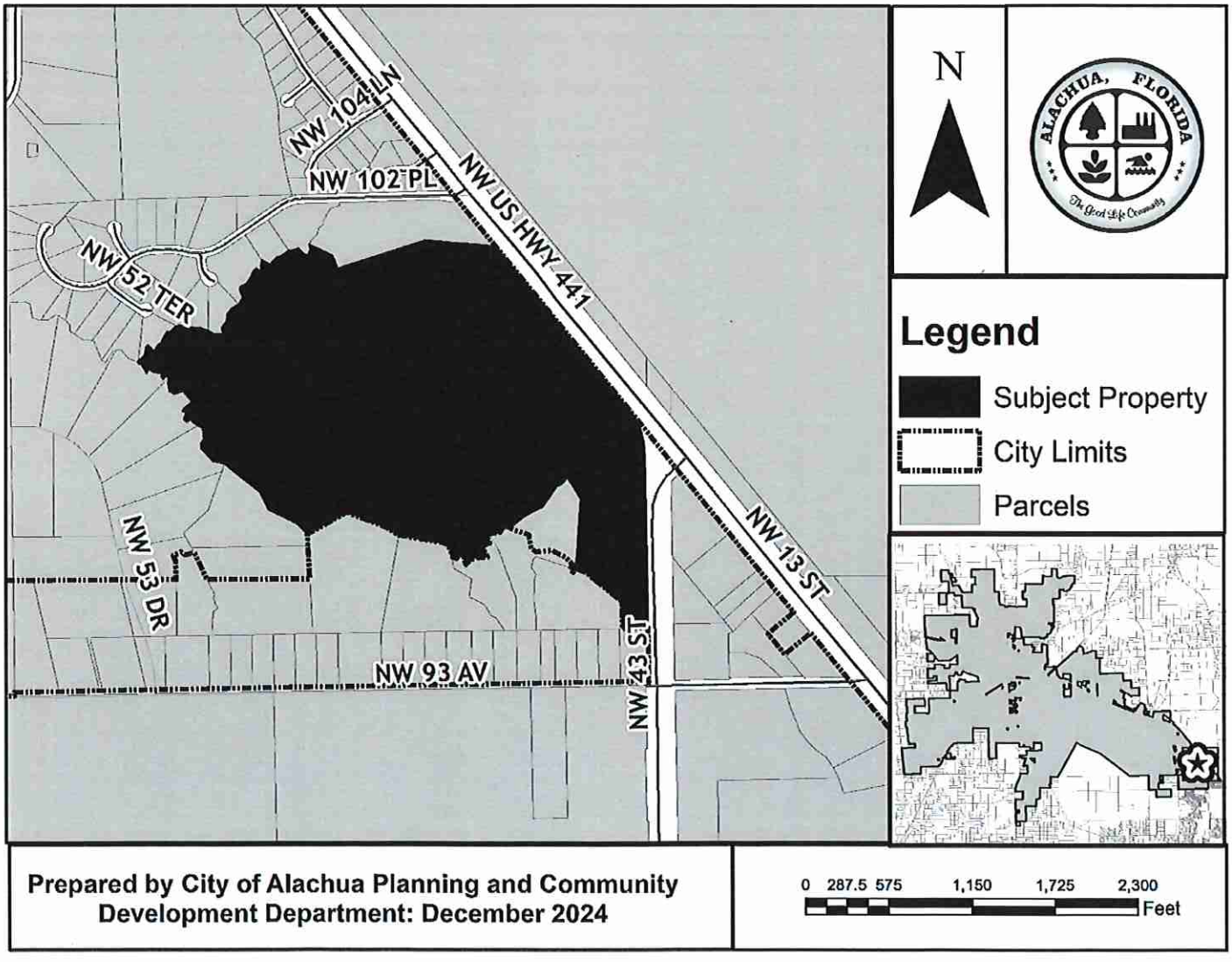
MAILED
DEC 26 2024

(ADAM)

NOTICE OF PUBLIC HEARING BEFORE THE AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the Planning & Zoning Board of the City of Alachua will hold a public hearing on January 14, 2025, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following:

A request by Timothy Boehlein, P.E., of JBrown Professional Group, Inc., applicant and agent for DM Alachua Investments, LLC, property owner, for consideration of the Preliminary Plat and Final PD Plan for the Schmidt Farms subdivision, which proposes the subdivision of a ±120.63 acre property into a total of 188 single family lots, with associated common areas and right-of-way. The subject property is located south of US 441 and west of NW 43rd Street; Tax Parcel Numbers 05936-001-000, 05936-007-000, 05936-007-002, 05936-007-001, and 05945-000-000; Future Land Use Map (FLUM) Designations: Commercial, Conservation, High Density Residential, and Moderate Density Residential; Zoning: PD-R (Planned Development- Residential), PD-COMM (Planned Development – Commercial).



Prepared by City of Alachua Planning and Community Development Department: December 2024

P.O. Box 9 ♦ Alachua, Florida 32616-0009
Phone: (386) 418-6121 ♦ Fax: (386) 418-6130

City of ALACHUA
the good life community

At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

AVERY 5160
Easy Peel® Address Labels
Bend along line to expose Pop-up Edge®
Go to avery.com/templates
Use Avery Template 5160

ANDRIETTA NATALIE
4609 NW 103RD LN
GAINESVILLE, FL 32653

BEARDSLEY RICHARD T LIFE ESTATE
4416 NW 93RD AVE
GAINESVILLE, FL 32653

BURGER BRYCE A & TRACY A
5001 NW 102ND PL
GAINESVILLE, FL 32653

MAILED
DEC 26 2024

BURGER WILLIAM H & CELIA R LIFE ES
10008 NW 50TH TER
GAINESVILLE, FL 32653

CITY OF GAINESVILLE
% LAND RIGHTS COORDINATOR
PO BOX 490 MS 58
GAINESVILLE, FL 32627

COBURN JIMMY A
5211 NW 102ND PL
GAINESVILLE, FL 32653

COLEMAN & JOHNS & JOHNS LIFE
PO BOX 986
ALACHUA, FL 32616

COLERIDGE THOMAS & VICKIE
4322 NW 93RD AVE
GAINESVILLE, FL 32653

CSX TRANSPORTATION INC
500 WATER ST TAX DEPARTMENT J-91
JACKSONVILLE, FL 32202

CUMBAA DAVID L & VETA CLEMENTS L.I
4916 NW 93RD AVE
GAINESVILLE, FL 32653

CURINGTON JAMES E JR & CHERYL W
10015 NW 52ND TER
GAINESVILLE, FL 32653

D H CUSTOM CABINETS LLC
2302 NW 71ST PL
GAINESVILLE, FL 32653

DEERHAVEN LLC
504 SE WILLISTON RD
GAINESVILLE, FL 32641

DM ALACHUA INVESTMENTS LLC
C/O DAVID W MEEKS
914 SW 131 ST
NEWBERRY, FL 32669

EGGERKING LINDA D TRUSTEE
4713 NW 104TH LN
GAINESVILLE, FL 32653

FENNELL CHAKA A
10014 NW 52ND TER
GAINESVILLE, FL 32653

FRAZER THOMAS K & CHARLENE M
10009 NW 50TH TER
GAINESVILLE, FL 32653

G L D LLC
4190 NW 93RD AVE
GAINESVILLE, FL 32653

GASTON WILLIAM G & MARGARET F
9691 NW 53RD DR
GAINESVILLE, FL 32653

GRIGGS CHARLES M
10028 NW 52ND TER
GAINESVILLE, FL 32653

HERRING IV WILLIAM CARL
4605 NW 103RD LN
GAINESVILLE, FL 32653

HOPKINS JOHN S TRUSTEE
10011 NW 50TH TER
GAINESVILLE, FL 32653

HOUSTON MARK & LORNA M
5107 NW 102ND PL
GAINESVILLE, FL 32653

JOHNSON CARL L TRUSTEE
PO BOX 357133
GAINESVILLE, FL 32635

KOCHERT DAVID W & MARGARET J
4928 NW 102ND PL
GAINESVILLE, FL 32653

MACEO SARAH KATHARINA
10022 NW 52ND TER
GAINESVILLE, FL 32653

MATILSKY HERBERT TRUSTEE
15505 NW 202ND ST
ALACHUA, FL 32615

MCCLEERY ALICE LEONA
5200 NW 43RD ST STE 103
GAINESVILLE, FL 32606

MCKINNEY INVESTMENTS LTD
9417 NW 43RD ST
GAINESVILLE, FL 32653

MESA-SAND REALTY LLC
10689 N PENNSYLVANIA ST STE 100
INDIANAPOLIS, IN 46280

Pat: avery.com/patents
Étiquettes d'adresse Easy Peel®
Repliez à la hachure afin de révéler le rebord Pop-up
Allez à avery.ca/gabarits
Utilisez

AVERY 5160
Easy Peel® Address Labels
Bend along line to expose Pop-up Edge®
Go to avery.com/templates
Use Avery Template 5160

MILLER TERRELL R & ADELITA T
4721 NW 104TH LN
GAINESVILLE, FL 32653

MURPHY RUPERT LEO II
4330 NW 93RD AVE
GAINESVILLE, FL 32653

POPE TEIKO N LIFE ESTATE
4622 NW 93RD AVE
GAINESVILLE, FL 32653

MAILED
DEC 2 6 2024

RASNICK KENNETH M JR & CLAUDIA E
10016 NW 52ND TER
GAINESVILLE, FL 32653

REGAN MICHAEL
4820 NW 102ND PL
GAINESVILLE, FL 32653

RICH DANNY R & RUTH A
4326 NW 93RD AVE
GAINESVILLE, FL 32653

ROGALSKI ROY
PO BOX 46
LACROSSE, FL 32658

TATE DAVID KELLY & AMY MCBRIDE
4314 NW 93RD AVE
GAINESVILLE, FL 32653

THOMAS JUSTIN & ADRIANA L
4813 NW 102ND PL
GAINESVILLE, FL 32653

TORO JUAN & RITA
5208 NW 93RD AVE
GAINESVILLE, FL 32653

TORO, JUAN & RITA
5208 NW 93RD AVE
GAINESVILLE, FL 32653

WATSON NIGEL G & RUTH J
431 CHAPEL HILL RD
HANCOCK, NY 13783

YESH JANET A LIFE ESTATE
4420 NW 93RD AVE
GAINESVILLE, FL 32653

Pat: avery.com/patents
Étiquettes d'adresse Easy Peel®
Repliez à la hachure afin de révéler le rebord Pop-up™
Allez à avery.ca/gabarits
Utilisez le Gabarit Avery 5160

Michele L. Lieberman
County Manager
12 SE 1st Street
Gainesville, FL 32601

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Linda Dixon, AICP
Assistant Director Planning
PO Box 115050
Gainesville, FL 32611

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Joseph & Phyllis Strickland
14103 NW 156th Place
Alachua, FL 32615

MAILED
DEC 26 2024

Jean Calderwood
14095 NW 174th Ave
Alachua, FL 32615

Lynn Horton
19005 NW 138th Avenue
Alachua, FL 32615

Stephen Hofstetter
Director, Environmental Protection Department
14 NE 1st Street
Gainesville, FL 32601

JBPro
Civil Engineering | Land Planning
Surveying | Construction Services

Gainesville | St. Augustine
3530 NW 43rd Street
Gainesville, FL 32606

Schmidt Farms – Neighborhood Workshop Summary

A neighborhood workshop was conducted at the Swick House on 3/11/2024 for the Schmidt Farms Preliminary Plat. Included in this summary of the are the following;

It was brought to the attention of JBPro after the workshop that two individuals were missed on the original mailer list. These individuals were sent a notice (referenced in Attachment H.)

A. Mailing Labels List (Including additional 2 individuals)
B. A copy of the postmarked mailer which was sent
C. The newspaper publication in the Alachua County Today
D. The presentation from the neighborhood workshop.
E. Sign In Sheet
F. Meeting Minutes
G. Email Correspondence from Public
H. Notice to previously missed individuals

ANDRIETTA NATALIE
4609 NW 103RD LN
GAINESVILLE, FL 32653

BEARDSLEY RICHARD T LIFE ESTATE
4416 NW 93RD AVE
GAINESVILLE, FL 32653

BURGER BRYCE A & TRACY A
5001 NW 102ND PL
GAINESVILLE, FL 32653

BURGER WILLIAM H & CELIA R LIFE ES
10008 NW 50TH TER
GAINESVILLE, FL 32653

CITY OF GAINESVILLE
% LAND RIGHTS COORDINATOR
PO BOX 490 MS 58
GAINESVILLE, FL 32627

COBURN JIMMY A
5211 NW 102ND PL
GAINESVILLE, FL 32653

COLEMAN & JOHNS & JOHNS LIFE
PO BOX 986
ALACHUA, FL 32616

COLERIDGE THOMAS & VICKIE
4322 NW 93RD AVE
GAINESVILLE, FL 32653

CSX TRANSPORTATION INC
500 WATER ST TAX DEPARTMENT J-910
JACKSONVILLE, FL 32202

CUMBAA DAVID L & VETA CLEMENTS LI
4916 NW 93RD AVE
GAINESVILLE, FL 32653

CURINGTON JAMES E JR & CHERYL W
10015 NW 52ND TER
GAINESVILLE, FL 32653

D H CUSTOM CABINETS LLC
2302 NW 71ST PL
GAINESVILLE, FL 32653

DEERHAVEN LLC
504 SE WILLISTON RD
GAINESVILLE, FL 32641

DM ALACHUA INVESTMENTS LLC
C/O DAVID W MEEKS
914 SW 131 ST
NEWBERRY, FL 32669

EGGERKING LINDA D TRUSTEE
4713 NW 104TH LN
GAINESVILLE, FL 32653

FENNELL CHAKA A
10014 NW 52ND TER
GAINESVILLE, FL 32653

FRAZER THOMAS K & CHARLENE M
10009 NW 50TH TER
GAINESVILLE, FL 32653

G L D LLC
4190 NW 93RD AVE
GAINESVILLE, FL 32653

GASTON WILLIAM G & MARGARET F
9691 NW 53RD DR
GAINESVILLE, FL 32653

GRIGGS CHARLES M
10028 NW 52ND TER
GAINESVILLE, FL 32653

HERRING IV WILLIAM CARL
4605 NW 103RD LN
GAINESVILLE, FL 32653

HOPKINS JOHN S TRUSTEE
10011 NW 50TH TER
GAINESVILLE, FL 32653

HOUSTON MARK & LORNA M
5107 NW 102ND PL
GAINESVILLE, FL 32653

JOHNSON CARL L TRUSTEE
PO BOX 357133
GAINESVILLE, FL 32635

KOCHERT DAVID W & MARGARET J
4928 NW 102ND PL
GAINESVILLE, FL 32653

MACEO SARAH KATHARINA
10022 NW 52ND TER
GAINESVILLE, FL 32653

MATILSKY HERBERT TRUSTEE
15505 NW 202ND ST
ALACHUA, FL 32615

MCCLEERY ALICE LEONA
5200 NW 43RD ST STE 103
GAINESVILLE, FL 32606

MCKINNEY INVESTMENTS LTD
9417 NW 43RD ST
GAINESVILLE, FL 32653

MESA-SAND REALTY LLC
10689 N PENNSYLVANIA ST STE 100
INDIANAPOLIS, IN 46280

MILLER TERRELL R & ADELITA T
4721 NW 104TH LN
GAINESVILLE, FL 32653

MURPHY RUPERT LEO II
4330 NW 93RD AVE
GAINESVILLE, FL 32653

POPE TEIKO N LIFE ESTATE
4622 NW 93RD AVE
GAINESVILLE, FL 32653

RASNICK KENNETH M JR & CLAUDIA E
10016 NW 52ND TER
GAINESVILLE, FL 32653

REGAN MICHAEL
4820 NW 102ND PL
GAINESVILLE, FL 32653

RICH DANNY R & RUTH A
4326 NW 93RD AVE
GAINESVILLE, FL 32653

ROGALSKI ROY
PO BOX 46
LACROSSE, FL 32658

TATE DAVID KELLY & AMY MCBRIDE
4314 NW 93RD AVE
GAINESVILLE, FL 32653

THOMAS JUSTIN & ADRIANA L
4813 NW 102ND PL
GAINESVILLE, FL 32653

TORO JUAN & RITA
5208 NW 93RD AVE
GAINESVILLE, FL 32653

TORO, JUAN & RITA
5208 NW 93RD AVE
GAINESVILLE, FL 32653

WATSON NIGEL G & RUTH J
431 CHAPEL HILL RD
HANCOCK, NY 13783

YESH JANET A LIFE ESTATE
4420 NW 93RD AVE
GAINESVILLE, FL 32653

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville FL 32653

Dan Rhine
288 Turkey Creek
Alachua FL 32615

Tom Gorman
9210 NW 59th Street
Alachua FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua FL 32653

Peggy Arnold
410 Turkey Creek
Alachua FL 32615

David Forest
23 Turkey Creek
Alachua FL 32615

President
TCMOA
1000 Turkey Creek
Alachua FL 32615

Linda Dixon, AICP
Assistant Director Planning
PO Box 115050
Gainesville FL 32611

Craig Parenteau
FL Deptarment of Environmental Protection
4801 Camp Ranch Road
Gainesville FL 32641

Jeannette Hinsdale
P.O. Box 1156
Alachua FL 32616

Lynn Coullias
7406 NW 126th Ave
Alachua FL 32615

Lynda Coon
7216 NW 126 Avenue
Alachua FL 32615

Tamara Robbins
PO Box 2317
Alachua FL 32616

Michele L. Lieberman
County Manager
12 SE 1st Street
Gainesville FL 32601

Bonnie Flynn
16801 NW 166th Drive
Alachua FL 32615

Hugh & Jean Calderwood
P.O. Box 2307
Alachua FL 32616

Lisia Jenkins
P.O. Box 1071
Alachua FL 32616

Lynn Horton
19005 NW 138th Avenue
Alachua, FL 32615

Joseph and Phyllis Strickland
14103 NW 156th Place
Alachua, FL 32615

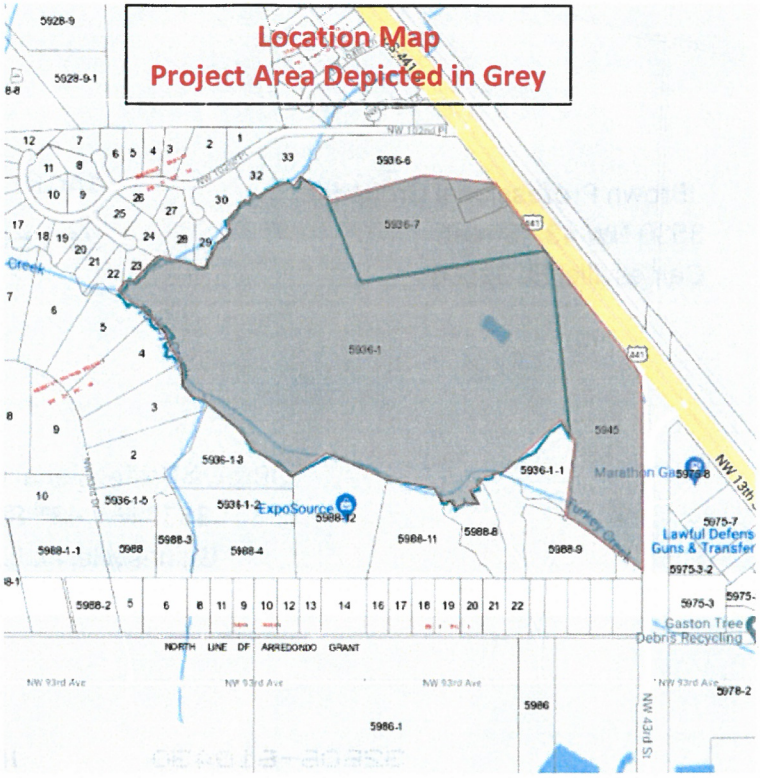
JBPro
Civil Engineering | Land Planning
Surveying | Construction Services

Gainesville | St. Augustine
3530 NW 43rd Street
Gainesville, FL 32606

Neighborhood Meeting Notice

Please disregard the previously published Neighborhood Meeting Notice. The meeting has been moved to Monday March 11th, 2024 at 6:00PM to 7:00PM at the Swick House. Please see below for details.

You are cordially invited to attend a Neighborhood Meeting as described below.



As a property owner located within the required 400-foot radius of a proposed development, you are hereby being notified of a proposal for a Preliminary Plat as required by, Section 2.2.4 Neighborhood Meetings, of the City of Alachua Land Development Regulations.

DM Alachua Investments, LLC, 914 SW 131 ST, Newberry, FL, 32669 is requesting a Preliminary Plat for 121.56 acres located at the intersection of 441 and NW 43rd Street in the City of Alachua. The proposed Preliminary Plat will encompass, parcels numbers 05936-001-000, 05936-007-000, 05936-007-002, 05936-007-001 and 05945-000-000.

The neighborhood meeting will be held at City of Alachua Swick House located at 15100 NW 142nd Terrace, Alachua, FL on March 11th , 2024 from 6:00PM to 7:00PM.

You may submit comments electronically to tim.boehlein@jbpro.com

Contact Person: Timothy Boehlein, PE
tim.boehlein@jbpro.com
(352) 375-8999

JBrown Professional Group Inc.
3530 NW 43rd Street
Gainesville, FL 32606

JACKSONVILLE FL 320
21 FEB 2024 PM 3 L

B36488.06
$0.64 0
US POSTAGE
FIRST-CLASS
062S0001443227
FROM 32606

JBrown Professional Group Inc.
3530 NW 43rd Street
Gainesville, FL 32606

32606-610430

Community Corner

Meetings & Events in the Heartlands

Community Calendar event submissions

Want to place your upcoming event(s) in our weekly Community Calendar?
Email your events to: editor@alachuatoday.com
Include basic details such as who, what, where and when.
Deadline for submission is Monday at 2 p.m.

Please note: Profitable events are handled through our advertising department. Contact: ads@alachuatoday.com

■ **Feb. 2-25: Boeing, Boeing** at the High Springs Playhouse, 23416 W. U.S. Highway 27, High Springs. This 1960s French farce features self-styled Parisian Lothario Bernard, who has Italian, German and American fiancées, each a beautiful airline hostess with frequent "layovers." He keeps "one up, one down and one pending" until unexpected schedule changes bring all three to Paris and Bernard's apartment, at the same time. Performances on Fridays and Saturdays are at 8 p.m. with Sunday matinees at 2 p.m. Tickets are available at highspringsplayhouse.com or call 386-454-3525.

■ **Feb. 23 – March 28: Call for Vendors –** Vendors are encouraged to contact Deeper Purpose Community Church for a Springs Fest and Easter Egg Hunt on March 30. The event will run from 1 – 4 p.m. at the Deeper Purpose Community Complex church property located at 16779 N.W. U.S. Highway 441, High Springs. This is a free event for families with music, food trucks, prizes, give-a-ways and much more. Anyone interested in vendor opportunities may email deeperpurposecc@yahoo.com and include the words "SPRING FEST" in the subject line.

■ **Feb. 23 – April 11: Call for Vendors** for the High Springs Chamber of Commerce Pioneer Days Festival. The outside event will take place on April 27 – 28 at James Paul Park behind High Springs City Hall. Show hours are 10 a.m. – 5 p.m. This is a juried festival. Arts, crafts, food, civic, commercial and business vendors are encouraged to participate. Vendor spaces are 12 ft. x 12 ft. with setup on Friday, April 26, from 1 – 6 p.m. Interested vendors should contact Sharon Decker at 386-454-3120 or Andrew Miller at 352-231-1198. Email: chamber@highsprings.com. The event website is highsprings.com/high-springs-pioneer-days-festival/.

■ **Feb. 23, March 1, 8, 15, 22: Lenten Fish Fry at** St. Madeleine Catholic Church, open to the public on Fridays from 4 to 6:30 p.m. St. Madeleine Catholic Church is located at 17155 NW US Hwy 441, High Springs, FL 32643.

■ **Feb. 23: "Real Men Make Soup"** is sponsored by the GFWC High Springs New Century Woman's Club from 5 – 7 p.m. at the clubhouse, 23674 West U.S. Highway 27, High Springs. The menu will be homemade soups, sandwiches, rolls, crackers, beverages and desserts all for $15. Tickets are limited. Credit cards accepted. This fundraiser will benefit the High Springs Community School's Technology Department. For information and to purchase tickets call 386-518-3276, Ext. 2.

■ **Feb. 24: Newnansville African American Cemetery** – Preservation and public cleaning of African American Cemetery will take place from 9 a.m. – 12 p.m. at Newnansville African American Cemetery located at Northwest 121st Street, Alachua. This is a community project and public assistance is needed to help preserve local history.

■ **Feb. 24: Okito Tech City Fun Fest -** Okito America has partnered with San Felasco Tech City and Fun 4 Gator Kids to bring a day full of vendors, rides, food, raffles and more to the city of Alachua. These thrilling activities are free for the whole family and are designed to bring the community together for a day of pure fun and camaraderie. Expect more than 75 vendors, music, food options, interactive games and raffles, including a $1,000 scholarship for school supplies for one lucky teacher. The time is 10 a.m. – 2 p.m. at Okito America's location in San Felasco Tech City in Alachua. Those interested in being a vendor can go to www.tinyurl.com/OkitoFunFest to register. Registration is free with the donation of a raffle prize or for those providing free activities for kids.

■ **Feb. 24: Children's Gun Safety Class –**Deeper Purpose Community Church is sponsoring the Focused Fire Training Kids' Firearms Safety Program to empower children aged 6 – 12, along with their parents, with crucial firearms safety education. At Focused Fire Training, firearms safety is of paramount concern to ensure every child is equipped to manage it if they find themselves in an unsafe situation with a firearm involved. Firearm injuries have become the leading cause of death among children and teens. This program is here to change that narrative by instilling a solid foundation of firearms safety. To read more about this course, go to Facebook Events and search for the class. This event has two different timeslots from 9 a.m. – 3 p.m. For tickets go to: www.focusedfire-training.com/event/childrens-gun-safety-class-at-deeper-purpose-church-high-springs-fl.

■ **Feb. 24: 2024 North Florida Outdoor Expo -** This event is sponsored by UF IFAS Extension North Florida Livestock Agents Group, 210 S.E. 134th Avenue, Micanopy. This is a family fun event for outdoor enthusiasts including hunters, fishermen, hikers, campers, water recreation and anything in between. Visit with vendors to find all of the outdoor products you could want, and purchase them on location. This event will offer natural resource education, guided nature walks and some Florida history sprinkled in. Food trucks available on site. Enter to win a lifetime fishing or hunting license. Tickets can be obtained at nfloutdoorexpotickets.eventbrite.com.

■ **Feb. 26: Alachua Soil and Water District** meeting on Monday, Feb. 26 at 5:30 p.m. at the Alachua Chamber of Commerce located at 14801 Main Street, Alachua. The meeting is open to the public.

■ **Feb. 29-March 5: 2024 Alachua County Youth Fair & Livestock Show –** This year's show will be held at the Alachua County Agriculture and Equestrian Center, 23100 W. Newberry Road, Newberry. Alachua County and FFA youth ranging in age from 8 – 18 will be participating. A schedule of events can be found at acyfls.com. This event is free and open to the public.

■ **March 1: Signup for Day Camp Cuscowilla Nature and Retreat Center** – Signup for children between the ages of 7 and 12 years of age begins at 8 a.m. The day camp runs weekdays from June 10 – July 26. Campers will get the chance to engage with nature and visit several unique places within Alachua County. Specialty camps are offered for ages 10 to 14 and an all-new Teen Week from July 29 – Aug. 2. Teen camp allows campers to choose a track based on their interest, such as art and music, leadership skills, or outdoor adventure. Those registering for summer camps should visit the Camp Cuscowilla program page at https://alachua.recdesk.com/Community/Program.

■ **March 2: Bingo Night at** St. Madeleine Catholic Church, open to the public once a month, beginning Saturday, March 2, 6 - 9:30 p.m. Food and Prizes, Cash only. St. Madeleine Catholic Church is located at 17155 NW US Hwy 441, High Springs, FL 32643

■ **March 2-3: Second Annual High Springs Art Fair on the Green –** This is a juried show, which will be held in downtown High Springs from 10 a.m. – 5 p.m. In addition to the finest in many areas of the arts, expect to find food vendors, a Childrens' Mural Participation area, mural tours and more. For updates and additional information go to www.facebook.com/artfaironthegreen/.

■ **March 7: High Springs Dance Club -** This is a 12-week beginning class in modern square dancing. Classes are free and will take place at the High Springs Civic Center, 19107 N.W. 240th Street, High Springs. This event is being offered to help promote physical fitness and mental agility. These classes are designed for individuals of all ages and abilities. Class participants will have the opportunity to learn the basic steps, formations and calls of modern square dance in a supportive and enjoyable atmosphere. No previous dance experience is required, making this a perfect opportunity for those looking to try something new and stay active in a friendly community setting. To register for the beginner classes or for more information, join the High Springs Dance Club Facebook group, or contact Debbie Cassidy at 352-262-0760 or email emeraldoks@gmail.com.

PUBLIC MEETINGS

EDITOR'S NOTE: Municipal meetings may be rescheduled or cancelled from time to time, especially during the holiday season. Please check with your local city clerk or city website to verify the schedule of upcoming meetings.

■**Alachua** (City) – Meets the 2nd and 4th Monday of each month at 6 p.m. at City Hall.

■**Alachua County** - Meets the 2nd and 4th Tuesday of each month at 9 a.m. at the County Administration Building, 12 SE 1st Street, Room 209, Gainesville. Citizen comments are taken at 9:30 a.m. and 5:30 p.m.

■**Archer** - Meets the 2nd Monday of each month at 6 p.m. at City Hall, 16870 SW 134 Ave.

■**Gainesville** - Meets the 1st and 3rd Thursday of each month at 1 p.m. at City Commission Chamber, 200 East University Avenue.

■**Hawthorne** - Meets the 1st and 3rd Tuesdays of each month at 6:30 p.m. at City Hall.■**High Springs** – Meets the 2nd and 4th Thursday of each month at 6:30 p.m. in City Hall.

■**LaCrosse** – **September** Town Meeting to be held **Wednesday, Sept. 13 at 6 p.m.** Town Meetings are regularly scheduled for the 2nd Tuesday of each month at 6 p.m. at Town Hall.

■**Micanopy** - Meets the 2nd Tuesday of each month at 7:30 p.m. at Town Hall.

■**Newberry** – Meets the 2nd and 4th Monday of each month at 7 p.m. at City Hall

■**Waldo** - Meets the 2nd Tuesday of each month at 7 p.m. at Waldo City Square, 14450 NE 148th Ave, Room 02-003

■**Alachua County League of Cities Meeting** -Tuesday, Feb. 27, 2024, 7 p.m., Hosted by Town of Micanopy,Thrasher Warehouse (across street from Micanopy Town Hall), 607 N.E. Cholokka Blvd. Micanopy, Florida 32667

Neighborhood Meeting Advertisement For Schmidt Farms Preliminary Plat

Please disregard the previously published Neighborhood Meeting Advertisement. The meeting has been moved to Monday March 11th, 2024 at 6:00PM to 7:00PM at the Swick House. Please see below for details.

As a property owner located within the required 400-foot radius of a proposed development, you are hereby being notified of a proposal for a Preliminary Plat as required by, Section 2.2.4 Neighborhood Meetings, of the City of Alachua Land Development Regulations. DM Alachua Investments, LLC, 914 SW 131 ST, Newberry, FL, 32669 is requesting a Preliminary Plat for 121.56 acres, located the intersection of 441 and NW 43rd Street in the City of Alachua. The proposed Preliminary Plat encompass, parcels numbers 05936-001-000, 05936-007-000, 05936-007-002, 05936-007-001 and 05945-000-000.

The Neighborhood Meeting will discuss the proposed development, share a conceptual plan, and receive comments from the public and adjacent property owners. The neighborhood meeting will be held at City of Alachua Swick House located at 15100 NW 142nd Terrace, Alachua, FL on March 11th , 2024 from 6:00PM to 7:00PM. You may also submit your comments electronically to the Representative for the Developer of the project, JBPro, Timothy Boehlein, PE, Project Manger, 3530 NW 43rd Street Gainesville FL 32606, 352-375-8999 or by email at tim.boehlein@jbpro.com.

(Published: Alachua County Today - February 22, 2024)

PUBLIC NOTICE The Town of LaCrosse Election Cancellation

The Town of LaCrosse election scheduled for Tuesday March 12th, 2024 has been cancelled.

The incumbents for Seat 1 and Mayor were returned to the office unopposed.

Seat One	Scott Swindle
Seat Two	------
Mayor	Dianne Dubberly

Crystal Phillips, Town Clerk
Town of LaCrosse
P.O. Drawer D
20613 N SR 121
LaCrosse, Florida 32658
386-462-2784
clerk@townoflacrosse.net

(Published: Alachua County Today - February 22, 2024 and February 29, 2024)

The Heartland Places of Worship

Alachua Church of Christ
14505 NW 145th Avenue

Sunday Bible Classes 9:00a.m.
Morning Worship at 10:00 a.m.
Wednesday Bible Class 7:00 p.m.
(386) 462-3326

PLACE YOUR PLACE OF WORSHIP HERE
386.462.3355

Forest Grove Baptist Church
Glorify • Grow • Go

Forest Grove Baptist Church
Worship with us
Sunday 9:00 am – Sunday School (onsite only)
10:15 am Morning Worship (onsite & live stream)

Wednesday 6:00 pm – Prayer & Bible Study
For children, youth, and adults (on-site only)

22575 NW 94th Ave, Alachua, Florida 32615
386-462-3921
www.forestgrovebaptistchurch.org

St. Madeleine Catholic Church
17155 NW US HWY 441
High Springs, FL 32643
386-454-2358
Mass Times
Sunday: 7:30 a.m. & 11:30 a.m.
Saturday Vigil: 5:00 p.m.
www.stmadeleinecatholicchurch.com

New St. Mary Missionary Baptist Church
13800 NE 158th Avenue, Alachua 32616
Rev. Daniel H. McNish, Pastor
Phone & Fax (386) 462-7129
Services: Sunday School 9:30 a.m.
Morning Worship 11 a.m.-1st, 2nd, 3rd Sunday
Quarterly 11 a.m. 4th Sun. Birthday Rally
Service; Tuesday Evening 7 p.m.
Prayer Meeting & Bible Study

St. Luke A.M.E. Church
Rev. Mikel J. James, Pastor
14950 Martin Luther King Blvd/Hwy 441
Alachua 32616
386.462.2732(church) 386.462.4396 (Fax)
Email: stlukeamechurch@windstream.net
Morning Worship: 11 a.m.;
Church School 9:45 a.m.
Bible Study: 7 p.m. weekly
Theme: "Fresh Start"

Neighborhood Workshop

FOR

The Schmidt Farms Preliminary Plat

West of the NW 43rd St & US HWY 441 Intersection

March 11, 2024

Presentation Outline

1. Project Location
2. Project Zoning
3. Preliminary Plat
4. Questions & Comments

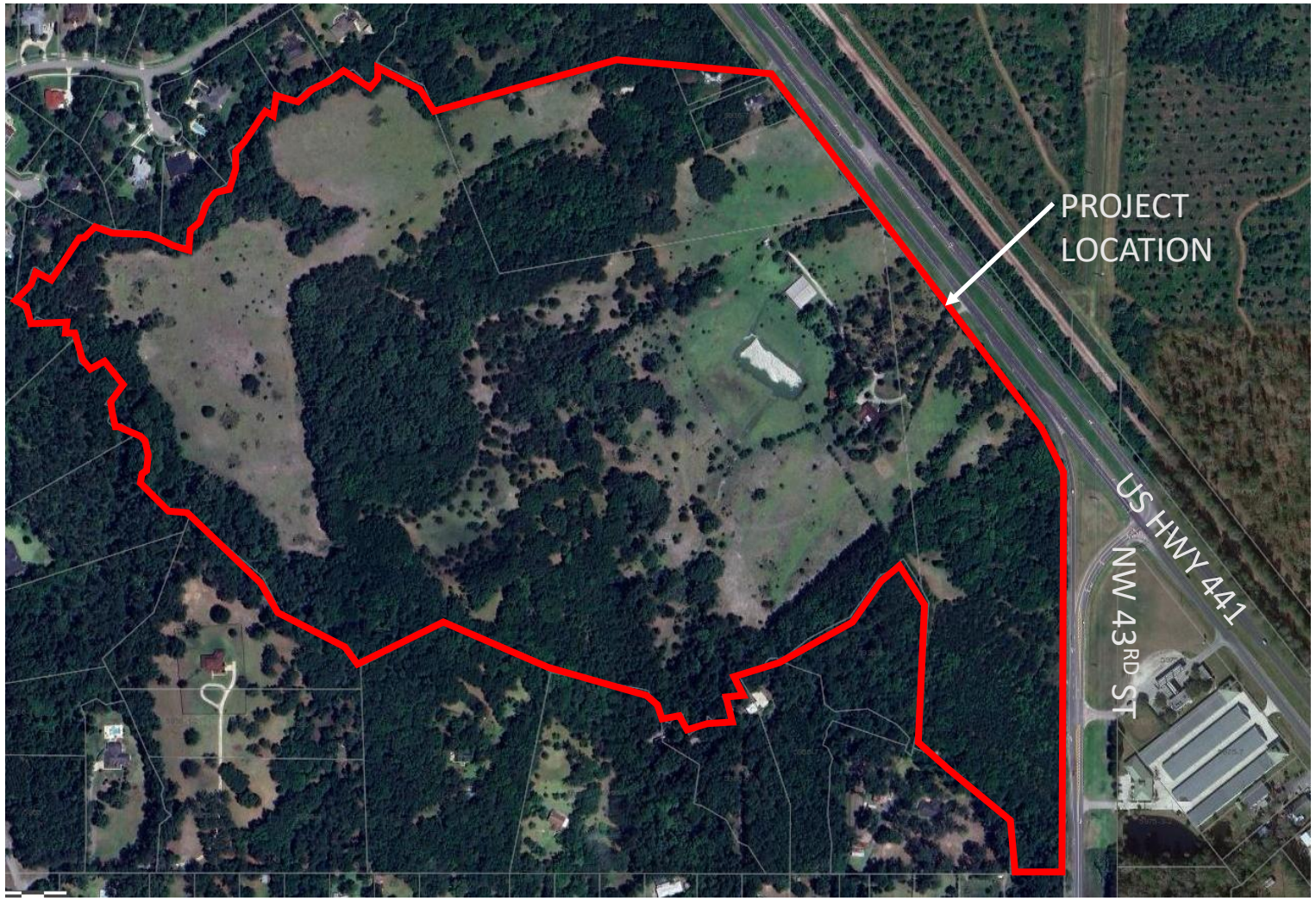
Project Location

General Information

- Parcel ID's
  - 05936-007-000
  - 05945-000-000
  - 05936-001-000
- 86.69 +/- total acres

Surrounding Properties

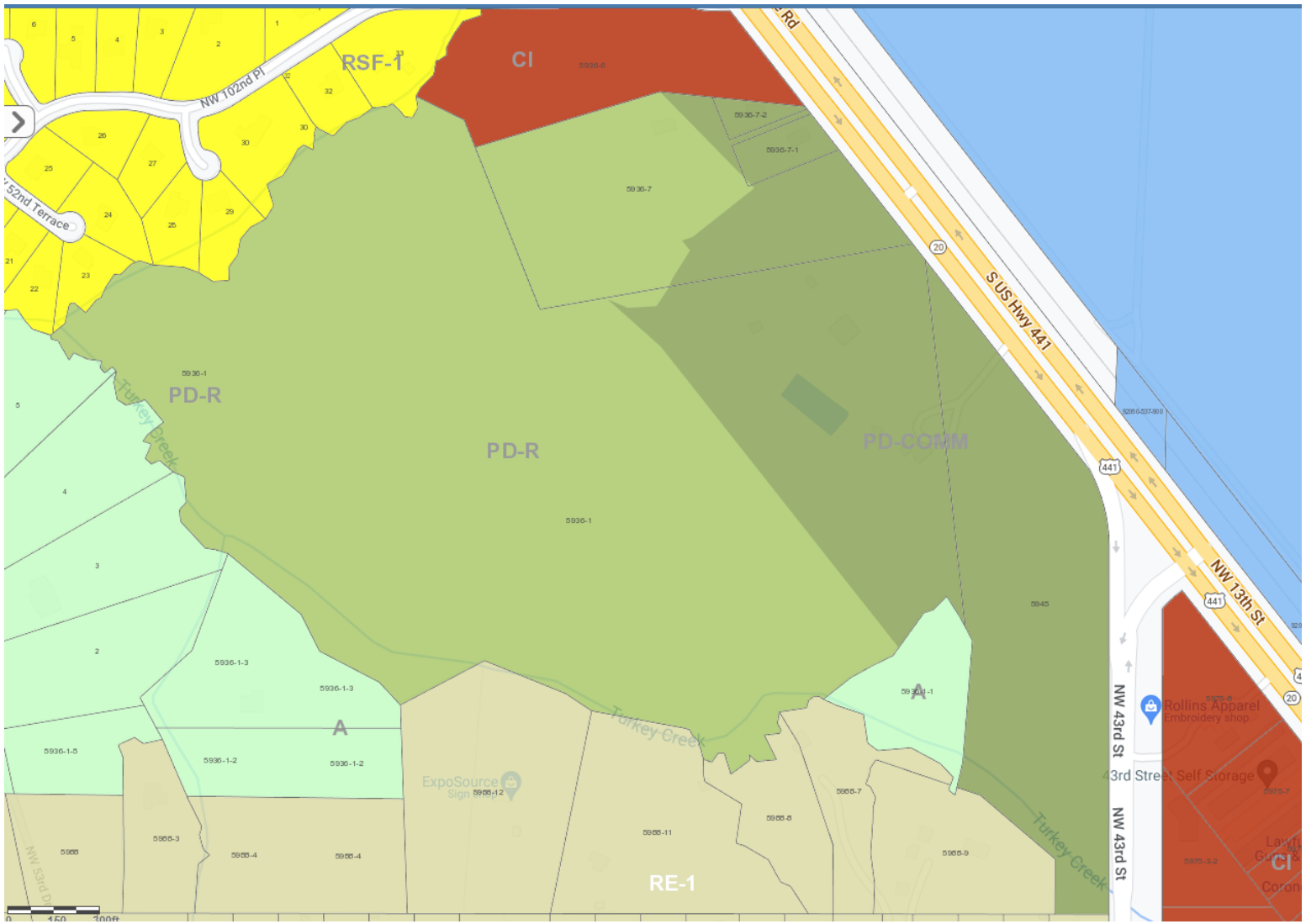
- Brooke Pointe Subdivision
- GRU Deerhaven Plant



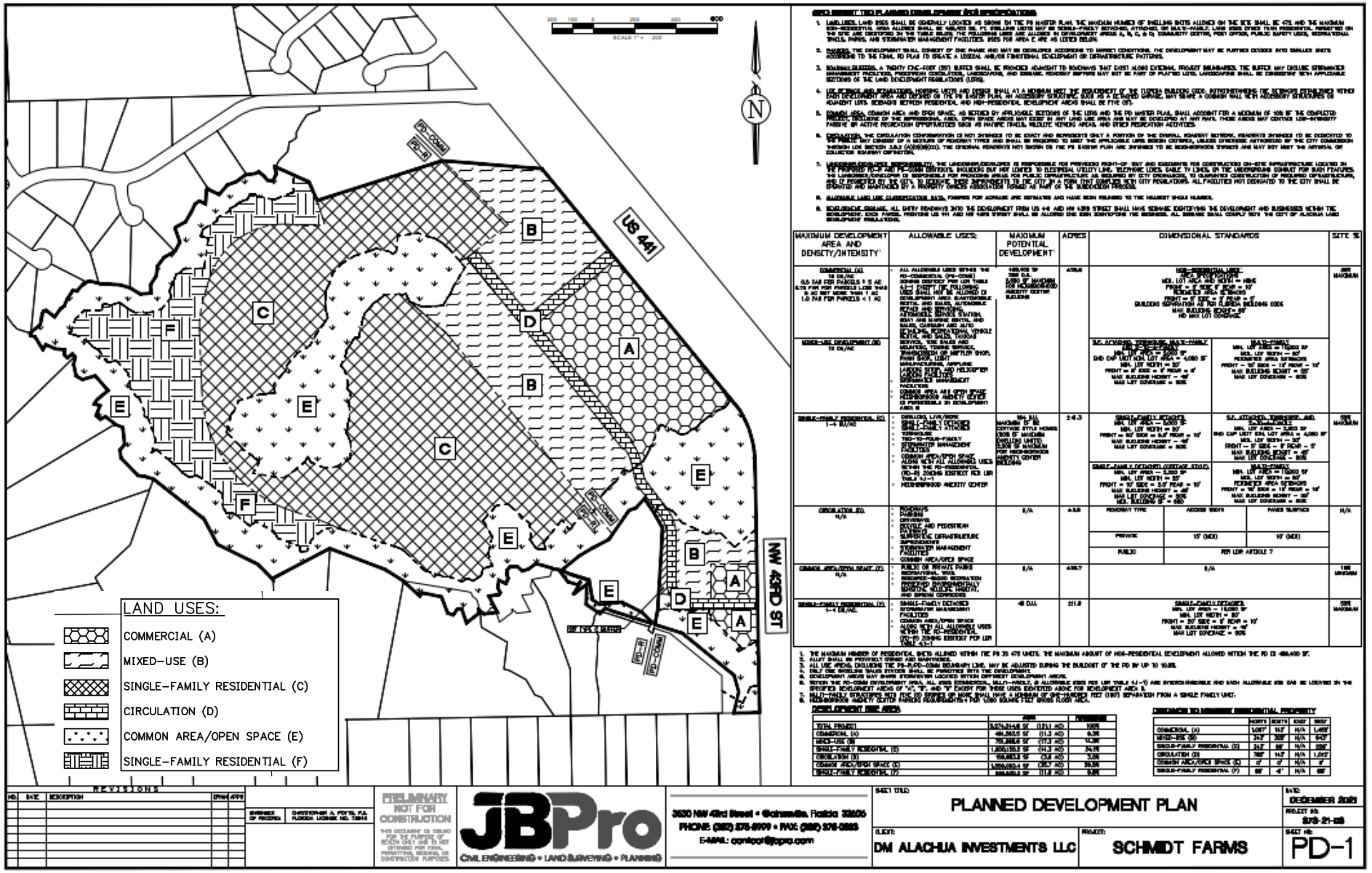
Project Zoning

- Planned Development - Residential
- Planned Development - Commercial

- Future Land Use:
  - Moderate Density Residential
  - High Density Residential
  - Commercial
  - Conservation

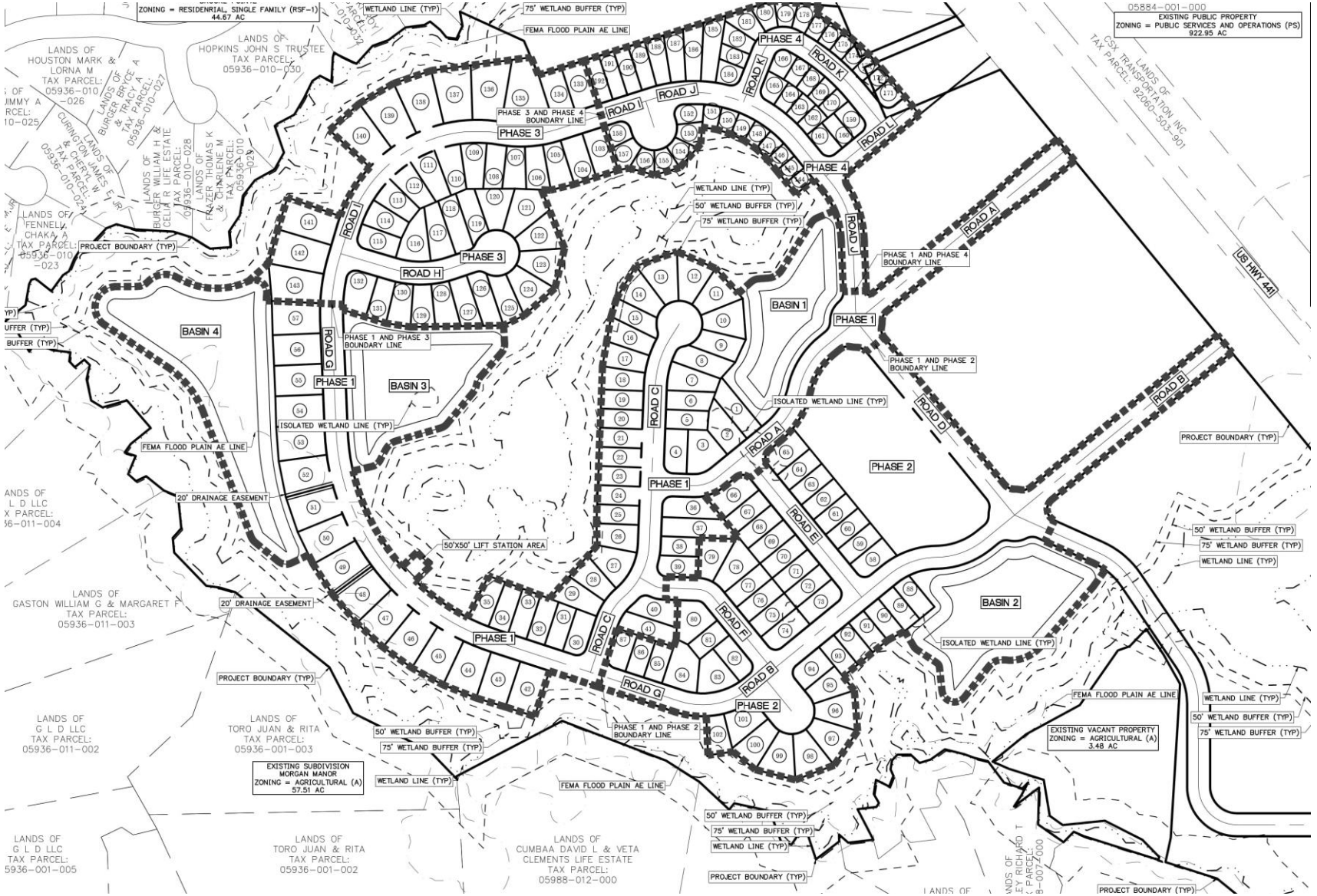


Approved PD Master Plan

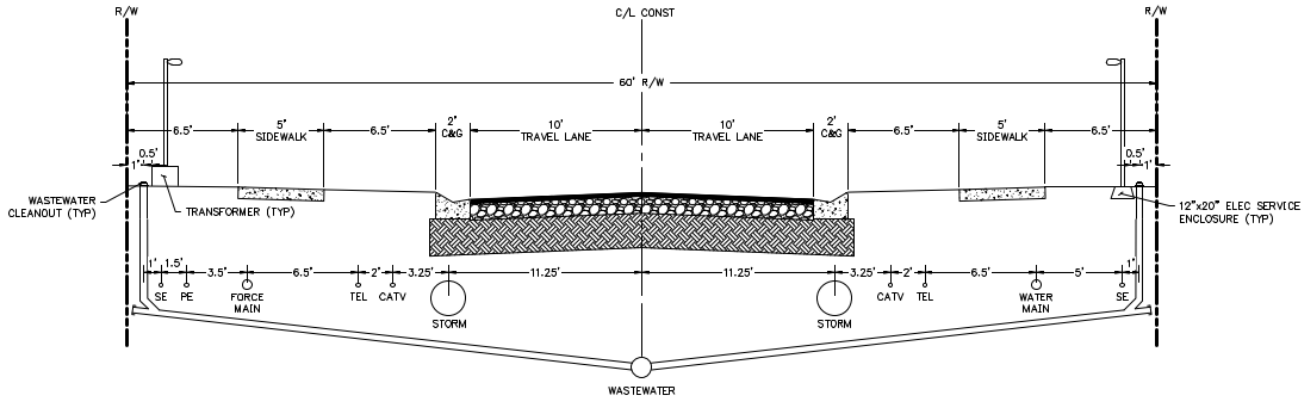


Preliminary Plat

- Various Lot Sizes
  - 50’ wide
  - 80’ wide (along creek)
- 192 total lots
- 4 Phases
- 2 access points to US HWY 441
- Connected to public utilities



Typical Roadway Section



TYPICAL ROADWAY SECTION AND UTILITY ALLOCATIONS
NTS



Proposed Next Steps

- Listen to your comments
- City Staff review of Preliminary Plat application
- Planning & Zoning Board
- City Commission Meeting

Questions & Comments

Chris Potts, P.E. – chris.potts@jbpro.com
(352) 375-8999 x 1202

Tim Boehlein, P.E. – tim.boehlein@jbpro.com
(352) 375-8999 x 1205

JBPro
Civil Engineering | Land Planning
Surveying | Construction Services

Gainesville | St. Augustine
3530 NW 43rd Street
Gainesville, FL 32606

Schmidt Farms - Preliminary Plat
Neighborhood Meeting
Sign-In Sheet – 3/11/2024

Name	Address	Phone	Email
Virginia Johns	4407 NW 93rd Ave	386 462 2047	vjhipp@gmail.com
M. Kavanaugh	5204 NW 93rd AVE	352-727-0736	martinkavanaugh@gmail.com
Donna Gocek	9417 NW 43rd Street	352-377-4321	gocekdonna@gmail.com
Mark McKinney	9417 N.W 43rd STR.	352-258-0655	mwm1222@GMAIL.com
Tray Burger	5001 NW 10th Pl	352 256 5503	taburger1@gmail.com
Celia Burger	10008 NW 55th Terrace	319-331-5588	Celiaburger@gmail.com
William Burger	10008 NW 55th Terrace	319-331-9850	billb1956@gmail.com

JBPro
Civil Engineering | Land Planning
Surveying | Construction Services

Gainesville | St. Augustine
3530 NW 43rd Street
Gainesville, FL 32606

Name	Address	Phone	Email
Richard Beardsley	4416 NW 93rd AVE GVL FL	352 514 5746	beardsleyrt@gmail.com
Thomas Coleridge	4322 NW 93rd Ave 32653	4052009612	Tom_coleridge@hotmail.com
Dan Rich	4326 NW 93rd Ave. 32653	352-213-7479	danrich4@gmail.com
Nigel Watson	4412 NW 93RD Ave 32653	215-460-4609	nigel@fwsportsarts.com
RAY BRIEL	4408 NW 93 AVE 32653	352 372-5705	RHBRIEL@GMAIL.COM
Tamara Robbins	P.O Box 2317, Alachua FL		
JAMES CURRINGTON	10015 N.W 52ND TERR 32653	352-538-2636	
Charles Chestnut IV	11827 N.W. 71st Alachua Tav. FL	352-215-065	charleschestnutiv@gmail.com
Linda & Howard Echenrode	9017 NW 64th Ter	352-514-9940 352-275-2566	ebbellc@cox.net caindrugs1@gmail.com
Chris POTTS	3530 NW 43rd ST	352-875-8999	Chris.POTTS@JBPro.com
Tim Boehlein	3530 NW 43rd ST	"	Tim.Boehlein@JBPro.com

JBPro
Civil Engineering | Land Planning
Surveying | Construction Services

Gainesville | St. Augustine
3530 NW 43rd Street
Gainesville, FL 32606

Name	Address	Phone	Email

JBPro
Civil Engineering | Land Planning
Surveying | Construction Services

Gainesville | St. Augustine
3530 NW 43rd Street
Gainesville, FL 32606

Name	Address	Phone	Email

JBPro
Civil Engineering | Land Planning
Surveying | Construction Services

Gainesville | St. Augustine
3530 NW 43rd Street
Gainesville, FL 32606

Schmidt Farms – Meeting Minutes

- **General Summary:**
  - Christopher Potts, PE (JBPro) began the meeting at 6:05pm as neighbors continued to make their way in. There were approximately 19 neighbors / members of the public in attendance.
  - Christopher Potts, PE (JBPro) began the meeting by going through the presentation as attached. At the end of the presentation, questions were raised by neighbors.

- **Traffic Concerns:**
  - There were many questions concerning the exact distance from the proposed driveway connections to the intersection of US-441. It was explained that although we did not have this exact information on hand that this would be designed per FDOT spacing standards.
  - Residents were concerned that the right-out only configuration would lead to issues. Concerns were raised that this would lead to vehicles having to make a U-Turn on US-441 to go north or that they would travel along 93rd Ave and then travel north from there to get back to US-441.
    - Neighbors conceded that not allowing a left-turn out of the development would make things safer, however that it was simply not a good location for a development due to traffic on US-441. They stated that "people will die" as a result of the traffic generated by the project.
  - Residents were concerned of semi-truck traffic for potential future big-box stores. It was explained that the entrances would be sized appropriately for semi-trucks to come in, and that they would not be utilizing the local road to make U-turns after deliveries.
  - Residents said that they would want to see a light at this parcel. They also demanded that a light be placed at NW 93rd Ave and NW 43rd St, as well as NW 59th Terr and US-441. They said that this light would be required due to the additional traffic that would be generated. It was explained that a traffic light is not proposed based on the findings of the traffic report.
  - Residents complained that the traffic report is not truly valid and is "someone being paid by the developer to put a number and is not real data".
  - They wanted to know what this project would do to traffic and the intersection at Brooke Pointe. They stated that it would lead to additional traffic and deaths at this intersection. Due to a misunderstanding of a question, it was said that there would be additional U-Turns at this open median. It was later clarified that this was not the case and that there would be a directional left turn into the development.
  - Residents asked who with the FDOT was in charge of this project and who JBPro would coordinate with. It was explained that this would be routed through the FDOT review process and coordination has begun with all relevant departments.
  - Residents also asked if the County Public Works was involved. It was explained that there are future plans of a connection to NW 43rd Street and that the county is aware of this and has already preliminary reviewed the concept. It was also explained that this connection will not be a part of the preliminary plat.

- Want to know the final proposed uses of the other zoned areas, whether these may be multi-family or commercial. They stated that because we did not have an answer, they are certain that we will max out density to 500 units. It was explained that although this would be allowable by code, this was not necessarily the intention.

- **Environmental Concerns**
  - There were major concerns of flooding in the area. They stated that there are major issues to the south of the creek and that they believe this will make it worse. It was explained that the property would treat all proposed runoff to reduce flooding impacts and ensure the post-development condition is better than that of pre-development.
  - Neighbors to the south were concerned about the surveyed creek boundary and stated that it did not seem accurate. It was explained that the property line was generally the centerline of the creek and that the wetland lines would contain a buffer to any development.
  - Neighbors asked if the county was involved with the environmental review and wetland delineation. It was explained that original wetland delineation was performed by a licensed environmentalist and approved by the county.
  - There were major concerns of the stormwater pond and how it will damage environmental species in the area. Neighbors were concerned for the species not having a spot to live with this development, especially with this property being near the preserve.
  - Concerns from neighbors that the ponds holds the runoff from the site that is polluted (with oils and fertilizer runoff) and that then birds come down to the ponds and get sick from the water and that there are no fish. It was explained that the ponds are designed in that manner so that it does not damage the creek. The neighbor then stated that this did not actually work.
  - Concerns that the conservational area will end up being treated solely as stormwater. It was explained that this would not be the case and that it would remain conservation.
  - Concerns that there will not be enough open area. Would like to see ponds be unfenced natural areas and contain playgrounds in the greenspace.
  - Questions were asked whether there was a tree inventory done. It was explained that this was the case. Neighbors insisted that we would end up clear-cutting all trees down and ruining population for wildlife. It was explained that this was not the case and that the design aims to save trees where possible. The tree mitigation and replacement requirements were explained, however the neighbors stated that these measures do not actually work.

- **Other concerns raised**
  - Tamara Robbins called and emailed several times prior to the meeting voicing concerns as attached to this workshop summary. These same concerns were raised at the end of the meeting. She stated that the 400’ radii and demanded that a new workshop be conducted. She also objected to the date stating that we intentionally scheduled this at a time of commission meeting so that residents could not attend both. She stated that the tri-fold mailers were simply disrespectful. She also stated that the fact that we did not have a large sign

outside directing people to the door was very rude. She objected to the location stating that this was an unnecessary burden on the residents being “nearly 9 miles away”. She demanded that the workshop be rescheduled and stated that she would be filing a complaint.
    - Questions were raised on the lift station and the proposed location. They also wanted confirmation that this lift station was approved by the city. It was explained that a lift station is required and that the design would be approved with the construction plans.
    - It was confirmed that there would be an HOA
    - It was confirmed that the applicant is a citizen and not from out of state.
    - Residents stated that this project needs to go to Alachua County Growth Management as it is close to county jurisdiction. When it was stated that it was not a part of the County’s jurisdiction for plan review, neighbors stated that they would take it upon themselves to put it before all county commissioners.

- Workshop commenced at 7:30 PM.

Tim Boehlein, PE

From: Tamara Robbins <tamararobbinsjm@cox.net>
Sent: Monday, March 11, 2024 9:36 AM
To: Tim Boehlein, PE
Subject: Neighborhood meeting notice

Mr. Boehlein,

As a recipient of the mail out notice of legally required “neighborhood meetings” per Section 2.2.4 of the City of Alachua Land Development Regulations, I offer the following comments for the record.
1. The first notice I received was not date stamped, was not dated internally on the notice and was printed on a basic 8.5x11 paper, tri-folded and secured with a small sticker. The notice can not be verified as to the 10 business day requirement of notice and the single paper method, is easily lost or mistaken for junk mail.

2. I called your office requesting a copy of your notification mail out list on February 19, 2024. I received a voice message same day from Lauren stating the list had some “discrepancies and needed to be redone”. After which, she stated, I would be contacted so I could receive my requested copy. This did not occur and my follow up phone calls were not returned.
I did receive a “new” notice with a new meeting date using the same single piece folded paper method. The notice had been damaged in mail process appearing to have been stuck in a machine(?).

3. I object to the location of the Neighborhood meeting being held at the Swick House in downtown City of Alachua. The LDR Section 2.2.4 states the meeting shall be held at a place that is generally accessible to neighbors that reside in the close proximity to the land subject to the application.
The Swick House is approximately 9 miles one way from the subject property. This is not “generally accessible to the neighbors”.

I believe the mail out notice did not include all property owners located within the 400ft distance from the subject property as required by COA code.

Tamara Robbins

Sent from my iPad

Tim Boehlein, PE

From: Tamara Robbins <tamararobbinsjm@cox.net>
Sent: Monday, March 11, 2024 12:26 PM
To: Tim Boehlein, PE
Subject: Neighborhood meeting notice

Also, scheduling the Neighborhood Meeting for today, March 11, 2024 at 6:00pm, is a direct conflict with a scheduled City of Alachua Commission meeting and public hearing. Forcing the public to choose, when your options are flexible, is not in the best interest of the public.

Mr. Boehlein,

As a recipient of the mail out notice of legally required “neighborhood meetings” per Section 2.2.4 of the City of Alachua Land Development Regulations, I offer the following comments for the record.
1. The first notice I received was not date stamped, was not dated internally on the notice and was printed on a basic 8.5x11 paper, tri-folded and secured with a small sticker. The notice can not be verified as to the 10 business day requirement of notice and the single paper method, is easily lost or mistaken for junk mail.

2. I called your office requesting a copy of your notification mail out list on February 19, 2024. I received a voice message same day from Lauren stating the list had some “discrepancies and needed to be redone”. After which, she stated, I would be contacted so I could receive my requested copy. This did not occur and my follow up phone calls were not returned.
I did receive a “new” notice with a new meeting date using the same single piece folded paper method. The notice had been damaged in mail process appearing to have been stuck in a machine(?).

3. I object to the location of the Neighborhood meeting being held at the Swick House in downtown City of Alachua. The LDR Section 2.2.4 states the meeting shall be held at a place that is generally accessible to neighbors that reside in the close proximity to the land subject to the application.
The Swick House is approximately 9 miles one way from the subject property. This is not “generally accessible to the neighbors”.

I believe the mail out notice did not include all property owners located within the 400ft distance from the subject property as required by COA code.

Tamara Robbins

Sent from my iPad

Tim Boehlein, PE

From: Chris Potts, PE
Sent: Tuesday, March 12, 2024 1:26 PM
To: Lin Eckenrode
Cc: Tim Boehlein, PE
Subject: Re: DM Alachua Investments Property
Attachments: Power Point Presentation.pdf

Hi Linda,

A copy of the power point presentation is attached per your request.

Thank you for joining us last night.

Thank you,

Chris Potts, PE LEED GA
Director of Engineering

o (352) 375-8999 x 1202
c (321) 543-0400

JBPro

Our Locations
Gainesville (HQ)
St. Augustine
Tallahassee

Our Services
Civil Engineering
Surveying
Land Planning
Construction Services

See what we've been up to at jbpro.com.

From: Lin Eckenrode <ebbellc@cox.net>
Sent: Tuesday, March 12, 2024 10:01 AM
To: Chris Potts, PE <chris.potts@jbpro.com>
Subject: DM Alachua Investments Property

Chris,
Thank you for your presentation last evening on this project. Would you please send me a copy of the powerpoint so that I can share it with my neighbors who were either unable to attend or did not get notified. If there is an additional neighborhood meeting due to the concerns brought up last night, it would be helpful to see a map with the layout of the property within the borders of all the main roads around the project (441, NW 43rd ST, NW 93rd Ave, and NW 56th Ter). The effects on the surrounding land and wildlife, as well as the increased risky traffic patterns are our biggest concerns.

Thank you,
Linda Eckenrode

Sent from Mail for Windows

Tim Boehlein, PE

From: Ben Chumley <bdchumley@alachuacounty.us>
Sent: Tuesday, March 12, 2024 1:23 PM
To: Tim Boehlein, PE
Subject: Preliminary Plat at 441 & NW 43rd Street

Mr. Boehlein,

Alachua County staff received your notice about the neighborhood meeting that was held yesterday evening (March 11th) about the proposed preliminary plat near the intersection of 441 and NW 43rd Street in the City of Alachua. Was there a powerpoint presentation or any handouts provided at the meeting that you could possibly forward to me?

This came up today at the County Commission meeting today during public comment, and I'm just looking for any general facts about the proposed development that are known at this point (e.g. number of lots, size of lots, access point locations, and whether it would be served by City of Alachua water & sewer). Any information you can share would be much appreciated.

Thanks,
Ben Chumley

Ben Chumley
Principal Planner
Growth Management
10 SW 2nd Avenue • Gainesville • Florida • 32601
352-374-5249 (office)

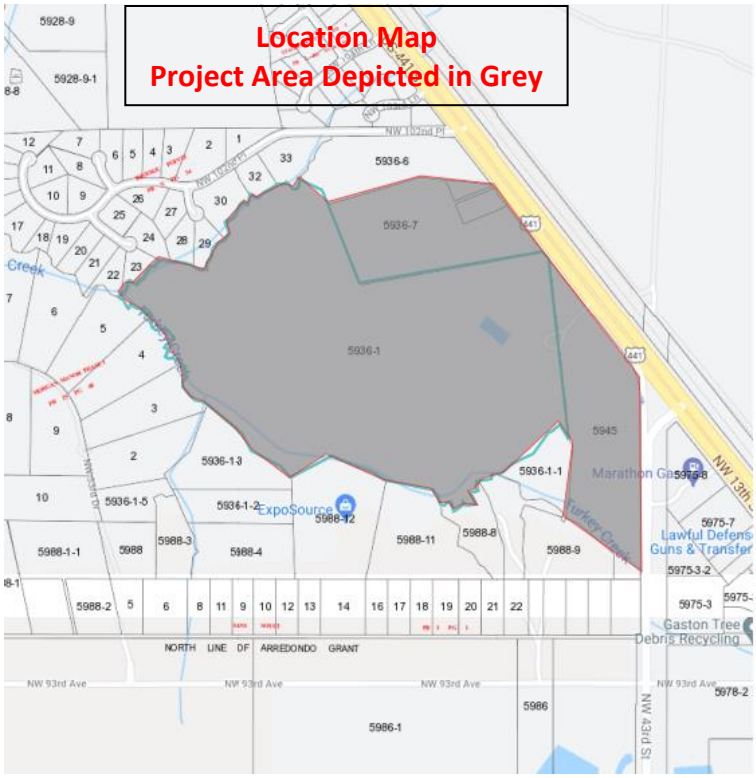
PLEASE NOTE: Florida has a very broad public records law (F.S.119).
All e-mails to and from County Officials and County Staff are kept as public records. Your e-mail communications, including your e-mail address, may be disclosed to the public and media at any time.

JBPro
Civil Engineering | Land Planning
Surveying | Construction Services

Gainesville | St. Augustine
3530 NW 43rd Street
Gainesville, FL 32606

Neighborhood Meeting Notice

A neighborhood workshop for a preliminary plat application as described below was held on Monday March 11th at the Swick House in Alachua, FL.



DM Alachua Investments, LLC, 914 SW 131 ST, Newberry, FL, 32669 is requesting a Preliminary Plat for 121.56 acres located at the intersection of 441 and NW 43rd Street in the City of Alachua. The proposed Preliminary Plat will encompass, parcels numbers 05936-001-000, 05936-007-000, 05936-007-002, 05936-007-001 and 05945-000-000.

Your name was inadvertently left off the mailer list for the neighborhood workshop and thus we would like to extend an invitation for you to meet with us personally to discuss any concerns you may have with the proposed development. Please send me an email or give me a call and we can either schedule a time for you to meet at our office, or we can provide you with the materials distributed at the initial workshop.

Contact Person: Timothy Boehlein, PE
tim.boehlein@jbpro.com
(352) 375-8999

JBrown Professional Group Inc.
3530 NW 43rd Street
Gainesville, FL 32606

Regular Planning and Zoning Board Meeting Minutes
January 14, 2025 at 6:00 PM

Chair Sandy Burgess
Vice Chair Virginia Johns
Member Danielle J. Judd
Member William "Bill" Menadier
Member Susan Sloan
School Board Member Tina Certain

City Manager Mike DaRoza
City Attorney Marian Rush

Meeting Location: James A. Lewis City Commission Chambers
15100 NW 142 Terrace
Alachua, FL 32615

DRAFT

Planning and Zoning Board Meeting

Notice given pursuant to Section 286.0105, Florida Statutes. In order to appeal any decision made at this meeting, you will need a verbatim record of the proceedings. It will be your responsibility to ensure such a record is made.

CALL TO ORDER

Sandy Burgess – Chair 6:00 p.m.

Absent - Virginia Johns, Vice-Chair
Tina Certain, School Board Member

INVOCATION

Led by Chair Burgess

PLEDGE TO THE FLAG

Led by Chair Burgess

APPROVAL OF THE AGENDA

Kathy Winburn, Department Director requested the approval of the minutes for October 8, 2024 and November 12, 2024 be deferred until the next meeting.

Member William Mendier moved to approve the agenda as corrected; seconded by Member Danielle Judd.

Passed by unanimous consent.

I. OLD BUSINESS

II. NEW BUSINESS

A) APPROVE MEETING MINUTES 10-08-24

Deferred until February meeting.

B) APPROVE MEETING MINUTES 11-12-24

Deferred until February meeting.

C) PSP23-0008 - RIZZZO SELF STORAGE OF ALACHUA SITE PLAN APPLICATION: A REQUEST BY CHW, LLC (APPLICANT AND AGENT) ON BEHALF OF RIZZZO SELF STORAGE OF ALACHUA LLC (PROPERTY OWNER) FOR A SITE PLAN PROPOSING THE CONSTRUCTION OF 11 BUILDINGS FOR SELF-STORAGE AND ASSOCIATED SITE IMPROVEMENTS ON A ± 9.60-ACRE SUBJECT PROPERTY GENERALLY LOCATED AT THE SOUTHWEST CORNER OF NW 109TH LANE AND US HIGHWAY 441; TAX PARCEL: 05930-001-000; FUTURE LAND USE: INDUSTRIAL; ZONING: INDUSTRIAL GENERAL (IG); (QUASI-JUDICIAL).

DRAFT

Carson Crockett, Planner, presented the Staff Report.
Mitchell Mason, Engineer, NV5 (formerly CHW) presented.

Chair Burgess asked Mr. Mason if the company agrees with the conditions in the Staff Report.

Member Danielle Judd questioned the level of post storm water runoff post development compared to predevelopment.

Mr. Mason stated that the level of post storm runoff will be reduced.

Member Menadier asked for clarification concerning the buffering area as related to the wetlands on site.

Mr. Mason stated the required buffer has been met as required by the State and applications have been submitted to the County.

Chair questioned if there would be improvements made to 109th Lane due to the impact from the increase in traffic.

Mr. Mason responded that improvements will be made up to their driveway point.

Member Menadier moved based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, that this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan for Rizzzo Self Storage of Alachua LLC, subject to the five conditions provided in Exhibit "A" and located on page 21 of the January 14, 2025, Staff Report; seconded by Member Susan Sloan.

Citizens comments:

Robert Harrison states that he is representing the members of the communities surrounding the proposed site. He states the notification process was improperly done. He states that there are major concerns regarding water runoff and quality of water. He also states that the community members are requesting the project be halted until environmental studies are complete. The residents are requesting a 30-60 day postponement of any approvals so they can meet with the developers to discuss these concerns and get more information.

DRAFT

Kolby Thompson, owner of Thompson Sod states that his issue is with the access area to this site off of 109th Lane. He questions the ability to widen or improve the road appropriately. He states that his commercial business will be adversely affected.

Chair Burgess asked for clarification from the applicant concerning the widening of the road.

Mr. Mason stated the road will be widened to 20 feet from SR 441 up to the driveway of the proposed site.

Chair Burgess also questioned the easement that was previously mentioned.

Mr. Mason replied there is an easement recorded with the property owner. He also stated that the DOT will not allow another drive off of 441.

Kolby Thompson argued that there is no way to widen the road to 20 feet without interfering with water runoff.

Karen Ernden agrees with the 30-60 day postponement.

Tamara Robbins commented negatively about the notification process, water runoff issues and public information provided.

Chair Burgess asked City Attorney Rush to address the letter that was received and referred to.

City Attorney Rush clarified the definition of the statues listed in the letter.

Robert Harrison questioned the process for sending out mailers.

Tracy Massimillo also questioned how the wetland areas are going to be preserved. She questioned the permits from the County.

Chair Burgess questioned staff concerning the approval process between City and County.

Mr. Crockett clarified the process and deferred to the City Attorney for confirmation.

Brian Buescher commented about the approval processes and road conditions on 109th Lane.

Kevin Lucas stated concerns about how the levels of water will adversely affect his pastures and livestock.

DRAFT

Tamara Robbins asked for clarification concerning the classification of the road.

Mr. Crockett pointed out to the Board that the City does not delineate roads in terms of commercial or residential and this road is private.

Member Judd states that there are too many questions not satisfactorily answered. Member Sloan also stated that she feels there are too many questions not satisfactorily answered.

Chair Burgess questioned City Attorney Rush concerning the options the Board has at this time.
City Attorney Rush explained two options.

Mr. Crockett clarified that an additional Neighborhood Meeting would still have to meet the requirements of the notification and City staff does not attend these meetings.

City Attorney Rush clarified that if this was postponed to a date certain, no additional public notices would be required of the City.

Member Menadier moved to rescind his prior motion; seconded by Member Judd.

Passed by 4-0 roll call vote.

Member Menadier moved to postpone this application to the date certain of February 11, 2025, to allow further communication and clarification between the applicant and the public; Member Sloan seconded.

Citizens comments:

Tamara Robbins additionally commented that the applicant will not be able to answer all the questions from the community. She asked the Planning Department to also gain additional information to answer questions.

Brian Buescher asked if the 30 day postponement was long enough because there were questions about notifications.

Passed by 4-0 roll call vote.

D) PRELIMINARY PLAT - SCHMIDT FARMS: A REQUEST BY TIMOTHY J. BOEHLEIN, P.E. OF JBROWN PROFESSIONAL GROUP, LLC , APPLICANT AND AGENT FOR DM ALACHUA INVESTMENTS, LLC, PROPERTY OWNER, FOR CONSIDERATION OF THE PRELIMINARY PLAT/ FINAL PD PLAN FOR SCHMIDT FARMS SUBDIVISION, WHICH PROPOSES THE SUBDIVISION OF ±120.63 ACRE SUBJECT PROPERTY INTO A TOTAL OF 188 SINGLE FAMILY LOTS WITH ASSOCIATED COMMON AREAS AND RIGHT-OF-WAY, GENERALLY LOCATED SOUTH OF US HIGHWAY 441 AND WEST OF NW 43RD STREET; TAX PARCELS 05936-001-000, 05936-007-000, 05936-007-002, 05936-007-001, AND 05945-000-000 (QUASI-JUDICIAL)

DRAFT

Adam Hall, Planner, presented the Staff Report.
Jay R. Brown, JBrown Professional Group, presented.

City Attorney Rush voir dired the Board. She also read the conditions listed in the Staff Report.

Member Menadier moved based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, that the Planning & Zoning Board transmit the preliminary plat/ Final PD Plan of Schmidt Farms Subdivision to the City Commission with a recommendation to approve subject to the nine (9) conditions provided in Exhibit "A" and located on page 27 of the Staff Report; seconded by Member Sloan.

Citizens comments:
Bill Berger stated his concerns were about the buffer between the communities and traffic levels.

Karen Arrington- also had concerns about traffic. She stated some statistics about vehicle crashes. She also questioned the number of houses listed vs the number stated at the meeting.

James Currington had concerns about the school levels, bussing and the aesthetics of the buildings.

Tamara Robbins requested the map of the project be placed up on the screen. She is objecting to the location of the neighborhood meetings. She also questions the validity of the involvement of DOT.

Claudia Rasnick questioned why there are new projects being proposed to the infrastructure when current concerns are not addressed.

Antoinette Endellicatto expressed concerns about the arsenic levels in the water.

Brian Bisher remarked on the buffer areas and how close some of the buildings are to the required area. He also cited some traffic concerns.

Kelly Moore reiterated the fact that some questions need to be answered prior to approval.

DRAFT

Mary Wheeler asked the Board to consider not only the immediate residents affected but also look at the bigger picture.

John Patel commented on the size of the lots proposed and the aesthetics of the development.

Nigel Watson asserted that traffic is horrible now; to add to it would be disastrous.

Chair Burgess questioned the applicant about when the DOT becomes involved at each stage.

J. Brown responded to her question as well as questions put forth in the citizens comments. He stated that they are not responsible for the natural water that comes off the creek, but they do have to treat and control water that comes from the proposed development. He also stated that they have to comply with regulations from City of Alachua, Alachua County, Suwannee River and DOT.

Member Judd questioned staff on several points, to include: the traffic study, flood zones and flood ways. She asked if the preliminary plat meets all the setbacks, buffer zones and lot dimensions. She requested clarification on the responsibilities of the developer concerning improvements to the water- sewer system and costs liabilities.

A. Hall responded with clarification.

Mark Brown - Alachua County EPD stated that he did speak to Public Works Department today. They indicated that they are waiting on responses from JBPro and that no decisions have been made.

Mr. Jay Brown, JB Pro, clarified the number of lots the preliminary plat shows. It is possible that there would be more in the commercial area at a later date.

Motion passed by 4-0 roll call vote.

III. BOARD COMMENTS/DISCUSSION

IV. CITIZENS COMMENTS

Tama Robbins asked for the email address of K. Winburn, Planning Department Director, for citizens to send any videos of the flood waters that they want to be seen. She also questioned whether there has been an annual review of the City of Alachua's Capital Improvement Plan because there is no record of it.

Member Judd questioned staff about the term Recreational Use, zoning vs land use terminology.

K. Winburn, Department Director affirmed that the City has a Recreational Future Land Use Ma Category.

DRAFT

ADJOURN

Member Menadier moved to adjourn; seconded by Member Sloan.

Motion passed by unanimous consent.

Chair Burgess adjourned the meeting. 9:23 pm.

ATTEST:

CITY COMMISSION OF THE CITY OF ALACHUA, FLORDIA:

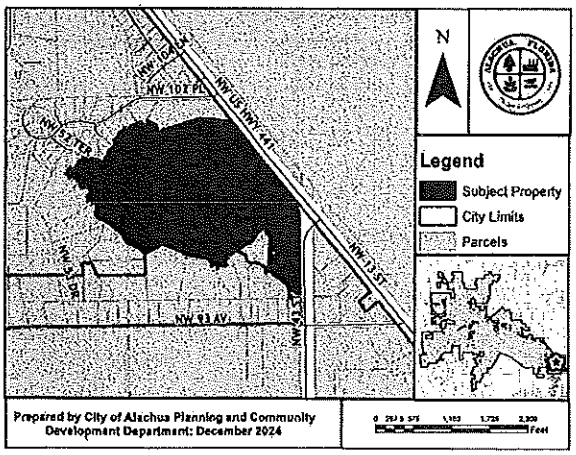
_____
Presiding Officer

_____
Staff Liaison

City of ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on February 10, 2025, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Timothy Boehlein, P.E., of JBrown Professional Group, Inc., applicant and agent for DM Alachua Investments, LLC, property owner, for consideration of the Preliminary Plat and Final PD Plan for the Schmidt Farms subdivision, which proposes the subdivision of a ±120.63 acre property into a total of 188 single family lots, with associated common areas and right-of-way. The subject property is located south of US 441 and west of NW 43rd Street; Tax Parcel Numbers 05936-001-000, 05936-007-000, 05936-007-002, 05936-007-001, and 05945-000-000; Future Land Use Map (FLUM) Designations: Commercial, Conservation, High Density Residential, and Moderate Density Residential; Zoning: PD-R (Planned Development- Residential), PD-COMM (Planned Development – Commercial).



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - January 30, 2025)

Alachua Soil and Water Conservation District will hold its January meeting on Monday, Jan. 27, 2025 at 5:30 p.m. The meeting will be at the Freddie Warmack Building, 24505 Newberry Lane in Newberry. The public is welcome to attend.

■ **Feb. 3: Spaghetti To-Go Dinner Fundraiser** – Hosted by the GFWC High Springs New Century Woman's Club. Pickup is from 4:30 - 6:30 p.m. The venue is the Woman's Club located at 23674 West U.S. Highway 27. The menu includes gluten-free or regular spaghetti with meat or marinara sauce, Caesar salad, bread and butter and dessert for $10.00. Credit cards are accepted. For information call 386-518-3276, Ext. 2. The proceeds from this fundraiser will benefit local nonprofit daycare centers.

■ **Feb. 22: The Bethlehem Methodist Episcopal Cemetery Restoration Organization** (BMECRO) will present a black history program Feb. 22, 2025 from 10 a.m. - 2:30 p.m. at the Archer Community Center, 16671 S.W. 137th Avenue in Archer. The program will include guest speaker Ida B. Booth from Tampa and a special PowerPoint presentation to show black history in Archer and beyond. Posters and pictures will be on display for all in attendance to view. The event is free and the public is invited.

■ **March 8: "Fun in the Park"** – This event is hosted by Friends of O'Leno State Park, 410 S.E. Oleno Park Road, High Springs. Exhibit hours are 11 a.m. – 3 p.m. People interested in sharing their artwork, historical and/or environmental exhibits should RSVP to events@friendsofoleno.org. Vendor fee for this event is $15.

■ **Fridays: High Springs Farmers Market** from 3 -7 p.m. at the Farmers Market Pavilion, 23517 N.W. 185th Road, High Springs. Local growers, producers and crafters. Veggies, plants, duck and chicken eggs, meats, poultry, canned goods, honey, hot food, soap, art, woodcrafts, and tie dye. For information on how to become a vendor contact Carol at 352-275-6346.

■ **Saturdays: The Newberry Farmers Market**, sponsored by the Main Street Organization. This market runs every Saturday from 8 – 12 p.m. and is located in downtown Newberry on the corner of Newberry Road and 254th Street. For further information, contact the Main Street Organization at newberry mainstreet.com

■ **Tuesdays: Archer Farmers Market** from 3 – 7 p.m. on the grounds of the Archer Railway Depot Museum, 16994 S.W. 134th Avenue, Archer. Local farmers offer fresh vegetables, herbs, fruit, honey and plants. Artisan breads and jellies will also be available. Vendors are invited to submit applications and backyard gardeners with excess produce are welcome as well. The Museum will also be open. Vendor applications are available by email request at archerhistorical@gmail.com or by contacting Linda at 352-374-8240

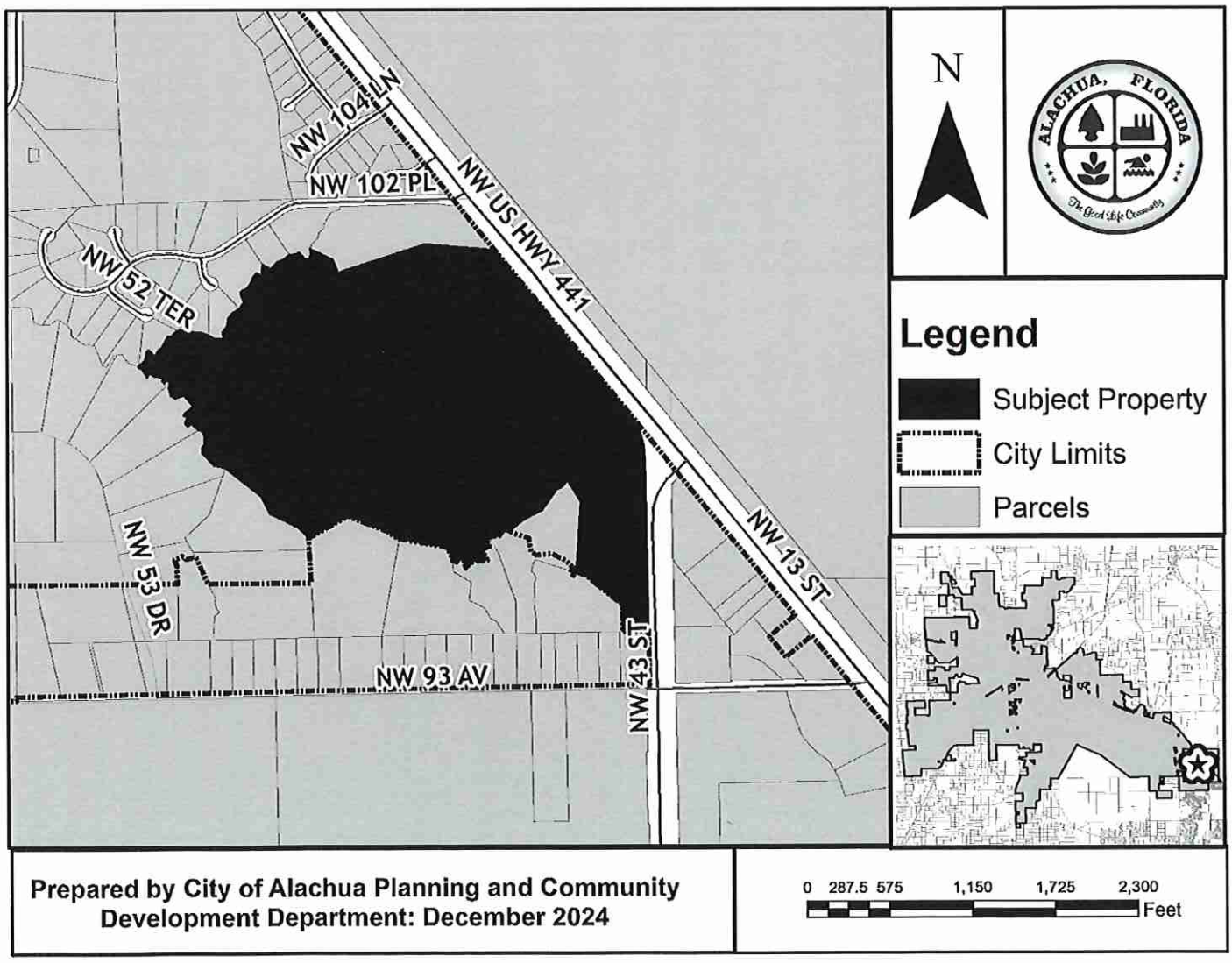
City of ALACHUA
the good life community

MAILED
JAN 2 3 2025

NOTICE OF PUBLIC HEARING BEFORE THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on February 10, 2025, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following:

A request by Timothy Boehlein, P.E., of JBrown Professional Group, Inc., applicant and agent for DM Alachua Investments, LLC, property owner, for consideration of the Preliminary Plat and Final PD Plan for the Schmidt Farms subdivision, which proposes the subdivision of a ±120.63 acre property into a total of 188 single family lots, with associated common areas and right-of-way. The subject property is located south of US 441 and west of NW 43rd Street; Tax Parcel Numbers 05936-001-000, 05936-007-000, 05936-007-002, 05936-007-001, and 05945-000-000; Future Land Use Map (FLUM) Designations: Commercial, Conservation, High Density Residential, and Moderate Density Residential; Zoning: PD-R (Planned Development- Residential), PD-COMM (Planned Development – Commercial).



P.O. Box 9 ♦ Alachua, Florida 32616-0009
Phone: (386) 418-6121 ♦ Fax: (386) 418-6130

City of ALACHUA
the good life community

MAILED
JAN 23 2025

At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville FL 32653

Dan Rhine
288 Turkey Creek
Alachua FL 32615

Tom Gorman
9210 NW 59th Street
Alachua FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua FL 32653

Peggy Arnold
410 Turkey Creek
Alachua FL 32615

David Forest
23 Turkey Creek
Alachua FL 32615

MAILED
JAN 23 2025

President
TCMOA
1000 Turkey Creek
Alachua FL 32615

Linda Dixon, AICP
Assistant Director Planning
PO Box 115050
Gainesville FL 32611

Craig Parenteau
FL Deptarment of Environmental Protection
4801 Camp Ranch Road
Gainesville FL 32641

Jeannette Hinsdale
P.O. Box 1156
Alachua FL 32616

Lynn Coullias
7406 NW 126th Ave
Alachua FL 32615

Lynda Coon
7216 NW 126 Avenue
Alachua FL 32615

Tamara Robbins
PO Box 2317
Alachua FL 32616

Michele L. Lieberman
County Manager
12 SE 1st Street
Gainesville FL 32601

Bonnie Flynn
16801 NW 166th Drive
Alachua FL 32615

Hugh & Jean Calderwood
P.O. Box 2307
Alachua FL 32616

Lisia Jenkins
P.O. Box 1071
Alachua FL 32616

Joseph + Phyllis Strickland
14103 NW 156th Pl.
Alachua, FL 32615

Lynn Horton
19005 NW 138th Ave
Alachua, FL 32615

ANDRIETTA NATALIE
4609 NW 103RD LN
GAINESVILLE, FL 32653

BEARDSLEY RICHARD T LIFE ESTATE
4416 NW 93RD AVE
GAINESVILLE, FL 32653

BURGER BRYCE A & TRACY A
5001 NW 102ND PL
GAINESVILLE, FL 32653

BURGER WILLIAM H & CELIA R LIFE ES
10008 NW 50TH TER
GAINESVILLE, FL 32653

CITY OF GAINESVILLE
% LAND RIGHTS COORDINATOR
PO BOX 490 MS 58
GAINESVILLE, FL 32627

COBURN JIMMY A
5211 NW 102ND PL
GAINESVILLE, FL 32653

MAILED JAN 23 2025

COLEMAN & JOHNS & JOHNS LIFE
PO BOX 986
ALACHUA, FL 32616

COLERIDGE THOMAS & VICKIE
4322 NW 93RD AVE
GAINESVILLE, FL 32653

CSX TRANSPORTATION INC
500 WATER ST TAX DEPARTMENT J-91
JACKSONVILLE, FL 32202

CUMBAA DAVID L & VETA CLEMENTS L.I
4916 NW 93RD AVE
GAINESVILLE, FL 32653

CURINGTON JAMES E JR & CHERYL W
10015 NW 52ND TER
GAINESVILLE, FL 32653

D H CUSTOM CABINETS LLC
2302 NW 71ST PL
GAINESVILLE, FL 32653

DEERHAVEN LLC
504 SE WILLISTON RD
GAINESVILLE, FL 32641

DM ALACHUA INVESTMENTS LLC
C/O DAVID W MEEKS
914 SW 131 ST
NEWBERRY, FL 32669

EGGERKING LINDA D TRUSTEE
4713 NW 104TH LN
GAINESVILLE, FL 32653

FENNELL CHAKA A
10014 NW 52ND TER
GAINESVILLE, FL 32653

FRAZER THOMAS K & CHARLENE M
10009 NW 50TH TER
GAINESVILLE, FL 32653

G L D LLC
4190 NW 93RD AVE
GAINESVILLE, FL 32653

GASTON WILLIAM G & MARGARET F
9691 NW 53RD DR
GAINESVILLE, FL 32653

GRIGGS CHARLES M
10028 NW 52ND TER
GAINESVILLE, FL 32653

HERRING IV WILLIAM CARL
4605 NW 103RD LN
GAINESVILLE, FL 32653

HOPKINS JOHN S TRUSTEE
10011 NW 50TH TER
GAINESVILLE, FL 32653

HOUSTON MARK & LORNA M
5107 NW 102ND PL
GAINESVILLE, FL 32653

JOHNSON CARL L TRUSTEE
PO BOX 357133
GAINESVILLE, FL 32635

KOCHERT DAVID W & MARGARET J
4928 NW 102ND PL
GAINESVILLE, FL 32653

MACEO SARAH KATHARINA
10022 NW 52ND TER
GAINESVILLE, FL 32653

MATILSKY HERBERT TRUSTEE
15505 NW 202ND ST
ALACHUA, FL 32615

MCCLEERY ALICE LEONA
5200 NW 43RD ST STE 103
GAINESVILLE, FL 32606

MCKINNEY INVESTMENTS LTD
9417 NW 43RD ST
GAINESVILLE, FL 32653

MESA-SAND REALTY LLC
10689 N PENNSYLVANIA ST STE 100
INDIANAPOLIS, IN 46280

AVERY 5160
Easy Peel® Address Labels
Bend along line to expose Pop-up Edge®
Go to avery.com/templates
Use Avery Template 5160

MILLER TERRELL R & ADELITA T
4721 NW 104TH LN
GAINESVILLE, FL 32653

MURPHY RUPERT LEO II
4330 NW 93RD AVE
GAINESVILLE, FL 32653

POPE TEIKO N LIFE ESTATE
4622 NW 93RD AVE
GAINESVILLE, FL 32653

MAILED
JAN 23 2025

RASNICK KENNETH M JR & CLAUDIA E
10016 NW 52ND TER
GAINESVILLE, FL 32653

REGAN MICHAEL
4820 NW 102ND PL
GAINESVILLE, FL 32653

RICH DANNY R & RUTH A
4326 NW 93RD AVE
GAINESVILLE, FL 32653

ROGALSKI ROY
PO BOX 46
LACROSSE, FL 32658

TATE DAVID KELLY & AMY MCBRIDE
4314 NW 93RD AVE
GAINESVILLE, FL 32653

THOMAS JUSTIN & ADRIANA L
4813 NW 102ND PL
GAINESVILLE, FL 32653

TORO JUAN & RITA
5208 NW 93RD AVE
GAINESVILLE, FL 32653

TORO, JUAN & RITA
5208 NW 93RD AVE
GAINESVILLE, FL 32653

WATSON NIGEL G & RUTH J
431 CHAPEL HILL RD
HANCOCK, NY 13783

YESH JANET A LIFE ESTATE
4420 NW 93RD AVE
GAINESVILLE, FL 32653

Pat: avery.com/patents
Étiquettes d'adresse Easy Peel®
Repliez à la hachure afin de révéler le rebord Pop-up
Allez à avery.ca/gabarits
Utilisez le Gabarit Avery 5160

AFFIDAVIT FOR POSTED LAND USE SIGN

I, Logan Peters, POSTED THE LAND USE
(Name)
SIGN ON 12/19/2024 FOR THE Schmidt Farms Preliminary Plat
(Date) (State type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

Logan Peters
(Signature)

Four (4)
(Number of signs)

RECEIVED
FEB 04 2025
BY:

February 4, 2025

Dear Mayor Coerper,

Having given much thought to the proposed subdivision development of 120.63 acres, Schmidt Farms property, behind my house (10015 NW. 52nd Ter., Gainesville, FL); I wish to alert you and the city commissioners that this proposed land clearing, housebuilding, (188 single-family homes plus multiple family homes and structures), road paving and other infrastructure construction may have a deleterious effect on all surrounding properties, especially, Turkey Creek and its branch(es). We must protect the flora and fauna of this Creek and its branches.

Simply put, many of my neighbors and I would request that the Alachua City Commission ensure an appropriate buffer zone between all properties near and bordering Schmidt Farms to save the Creek. An appropriate buffer would help provide for a viable/living Creek in our neighborhoods, the suggestion is a 90 foot setback (home plate to first base) from the Creeks' edge for protection of flora and fauna assisting with the overall viability of our community.

Growth for, sharing with, and participation in, one's community is important so I ask you to please be very careful before voting in toto approval of this preliminary plat/final plan for the area located south of US Highway 441 and west of NW. 43rd St., described as Schmidt Farms.

The Alachua City Commission has a long history of scrutinizing buffer zones as essential to the "good life community". This is evidenced by their input in many of the recent developments within the city.

I ask that you continue your due diligence with such scrutiny and help us maintain a quality of life that is consistant with the Alachua community and the complementary project, if so approved.

Thank you for your leadership, time, and efforts.

Sincerely,
James (Jim) Curington

CC Alachua City Commissioners

Commission Agenda Item

MEETING DATE: February 10, 2025

SUBJECT: Fletcher Trace Phase 1 Final Plat (PSP24-0007): A request by Aaron Hickman, PSM, of CHW, Inc, applicant and agent, for Waco of Alabama, Inc., property owner, for consideration of the Final Plat for Fletcher Trace Phase 1, which proposes to subdivide a ±21.29 acre subject property into a total of 32 single family detached lots with associated common areas and road right-of-way; Consisting of Tax Parcel Number 03980-002-001 (Quasi-Judicial Hearing).

PREPARED BY: Adam Hall

RECOMMENDED ACTION:

Staff recommends that the City Commission:

1. Approve the Final Plat of Phase 1 of Fletcher Trace ("Final Plat");
2. Approve the "Subdividers Agreement for Fletcher Trace Phase 1" ("Subdividers Agreement"); and,
3. Authorize the Mayor and City Attorney to sign the Final Plat and Subdividers Agreement;

Recommended Motion:

Based upon the competent substantial evidence presented at this hearing, the presentation before this Commission, and Staff's recommendation, this Commission finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and therefore this Commission:

1. *Approves the Final Plat of Phase 1 of Fletcher Trace ("Final Plat");*
2. *Approve the "Subdividers Agreement for Fletcher Trace Phase 1" ("Subdividers Agreement"); and,*
3. *Authorizes the Mayor and City Attorney to sign the Final Plat and Subdividers Agreement*

Summary

This application is a request by Aaron Hickman, PSM, of CHW, Inc., applicant and agent for Waco of Alabama, Inc.., property owner, for consideration of the final plat of Phase 1 of Fletcher Trace subdivision, which proposes to subdivide a ±21.35 acre subject property into a total of 32 lots with associated common areas and road right-of-way.

The subject property consists of a portion of Tax Parcel 03980-002-001, and is located east of

CR 235 and north of NW 110th Ave.

The proposed Fletcher Trace Phase 1 subdivision will consist of lots ranging size from ±5,500 square feet to ±7,448 square feet, with the majority of lots being ±5,500 square feet. The final plat proposes 32 single family detached residential lots. The approved Planned Development Master Plan permits a maximum of 472 residential units (311 in Development Area A, 106 in Development Area B, 28 in Development Area C, and 27 in Development Area B). The final plat proposes common areas along all boundaries of the project area. Stormwater for the proposed development will be conveyed to and treated within two (2) stormwater management facilities located in the common areas.

One (1) vehicular access point will be provided to CR235. Development within the proposed subdivision will connect to potable water and wastewater facilities. An analysis of the development's impact on other public facilities, including transportation, potable water, sanitary sewer, solid waste, and public schools, is provided within this report.

Section 2.4.10(G)(5) of the City's Land Development Regulations (LDRs) establishes the requirements for a final plat. An analysis of the application's compliance with the applicable standards of this section has been provided within this report. The Planned Development – Residential zoning designation for the subject property were approved by the City Commission on April 25, 2022 through Ordinance 22-10. The project name at that time was Savannah Station Phase 3. The preliminary plat/ Final PD plan was approved by the City Commission on September 26, 2022.

Construction Plans were approved on April 18, 2024.

The Developer intends to complete the improvements as outlined in the approved Construction Plans before recording the plat, therefore, in accordance with Section 2.4.10 (G)(6), a surety device is not necessary to be posted. Once improvements are complete and approved by the City, the Developer must post a maintenance surety bond on which time the approved Final Plat for Fletcher Trace Phase 1 can be released for recording, and lots may be sold or transferred.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

ATTACHMENTS

1. Fletcher Trace Phase 1
2. Fletch Trace Phase 1 Staff Report with Exhibit A

3. Application Materials for Fletcher Trace Phase 1
4. Public Notice Materials for 02/10/25 CCOM Phase 1
5. Fletcher Trace Phase 1 Subdividers Agreement

CHW Professional Consultants
132 NW 76th Drive
Gainesville, Florida 32607
(352) 331-1976 / (352) 331-2476
www.chw-inc.com
est. 1988 FLORIDA LB-5075

PLAT BOOK__,PAGE __
SHEET ONE OF TWO

FLETCHER TRACE - PHASE 1

LOCATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

DESCRIPTION

A TRACT OF LAND SITUATED IN IN SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF AFOREMENTIONED SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE NORTH 0°04'14" WEST, ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 403.02 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY); THENCE NORTH 41°06'51" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 508.40 FEET; THENCE SOUTH 48°53'09" EAST, DEPARTING SAID SOUTHERLY RIGHT OF WAY, A DISTANCE OF 50.00 FEET; THENCE NORTH 41°06'51" EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 48°53'09" WEST, A DISTANCE OF 50.00 FEET TO THE AFOREMENTIONED SOUTHERLY RIGHT OF WAY OF COUNTY ROAD NO. 235; THENCE NORTH 41°06'51" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 879.57 FEET; THENCE, DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, THE FOLLOWING ELEVEN (11) COURSES; (1) SOUTH 48°53'09" EAST, A DISTANCE OF 295.00 FEET; (2) SOUTH 41°06'51" WEST, A DISTANCE OF 160.00 FEET; (3) SOUTH 48°53'09" EAST, A DISTANCE OF 270.00 FEET; (4) SOUTH 41°06'51" WEST, A DISTANCE OF 519.84 FEET; (5) NORTH 48°53'09" WEST, A DISTANCE OF 270.00 FEET; (6) SOUTH 41°06'51" WEST, A DISTANCE OF 110.16 FEET; (7) SOUTH 60°08'30" WEST, A DISTANCE OF 52.89 FEET; (8) SOUTH 41°06'51" WEST, A DISTANCE OF 110.00 FEET; (9) SOUTH 48°53'09" EAST, A DISTANCE OF 702.47 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 335.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 51°07'03" EAST, 26.09 FEET; (10) THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°27'46", AN ARC LENGTH OF 26.09 FEET TO THE END OF SAID CURVE; (11) THENCE DEPARTING SAID CURVE, SOUTH 36°39'04" WEST, A DISTANCE OF 123.18 FEET TO THE SOUTH LINE OF AFOREMENTIONED SECTION 28; THENCE SOUTH 89°22'44" WEST, ALONG THE SOUTH LINE OF SAID SECTION 28, A DISTANCE OF 1005.72 FEET TO THE **POINT OF BEGINNING.**

PARCEL OF LAND CONTAINING 21.29 ACRES, MORE OR LESS.

SURVEYOR'S NOTES

1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 1983), YIELDING A BEARING OF SOUTH 89°22'44" WEST FOR THE SOUTH LINE OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FL.
2. VERTICAL DATUM SHOWN HEREON IS DERIVED FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BENCHMARK USED WAS A NATIONAL GEODETIC SURVEY BENCHMARK NUMBER I7576, WITH A PUBLISHED ELEVATION OF 160.03 FEET (NAVD 88).
3. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1': 5,000'.
4. BUILDING SETBACKS (UNLESS SHOWN OTHERWISE)
   FRONT= 10'
   REAR = 5'
   SIDE = 5'
   STREET FACING GARAGES = 18'
5. THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY PANEL NO. *120669 0120 D, EFFECTIVE DATE: JUNE 16, 2006.
6. THE COMMON AREAS, OPEN SPACE, AND STORM WATER MANAGEMENT AREAS SHOWN HEREON, WILL BE CONVEYED TO THE OWNER'S ASSOCIATION AND ARE IDENTIFIED FOR MAINTENANCE IN THE HOMEOWNERS ASSOCIATION DOCUMENTS. THE OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF TREES PLANTED IN RIGHTS-OF-WAY AND COMMON AREAS IN CONFORMANCE WITH SUBDIVIDERS AGREEMENT AND SECTION 7.8.1 OF THE CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS.
7. LOT CORNERS AND PERMANENT CONTROL POINTS SHALL BE SET PER 177.091 (8) AND (9) FLORIDA STATUTES.
8. ALL LINES ARE NON-RADIAL UNLESS NOTED OTHERWISE.
9. THIS SURVEY IS A TOTAL OF TWO (2) SHEETS. EACH SHEET IS INCOMPLETE WITHOUT THE OTHERS. SEE SHEET ONE (1) FOR OVERALL PLAT BOUNDARY. SEE SHEET (2) FOR DETAIL INFORMATION FOR LOTS ONE (1) THRU THIRTY-TWO (32).

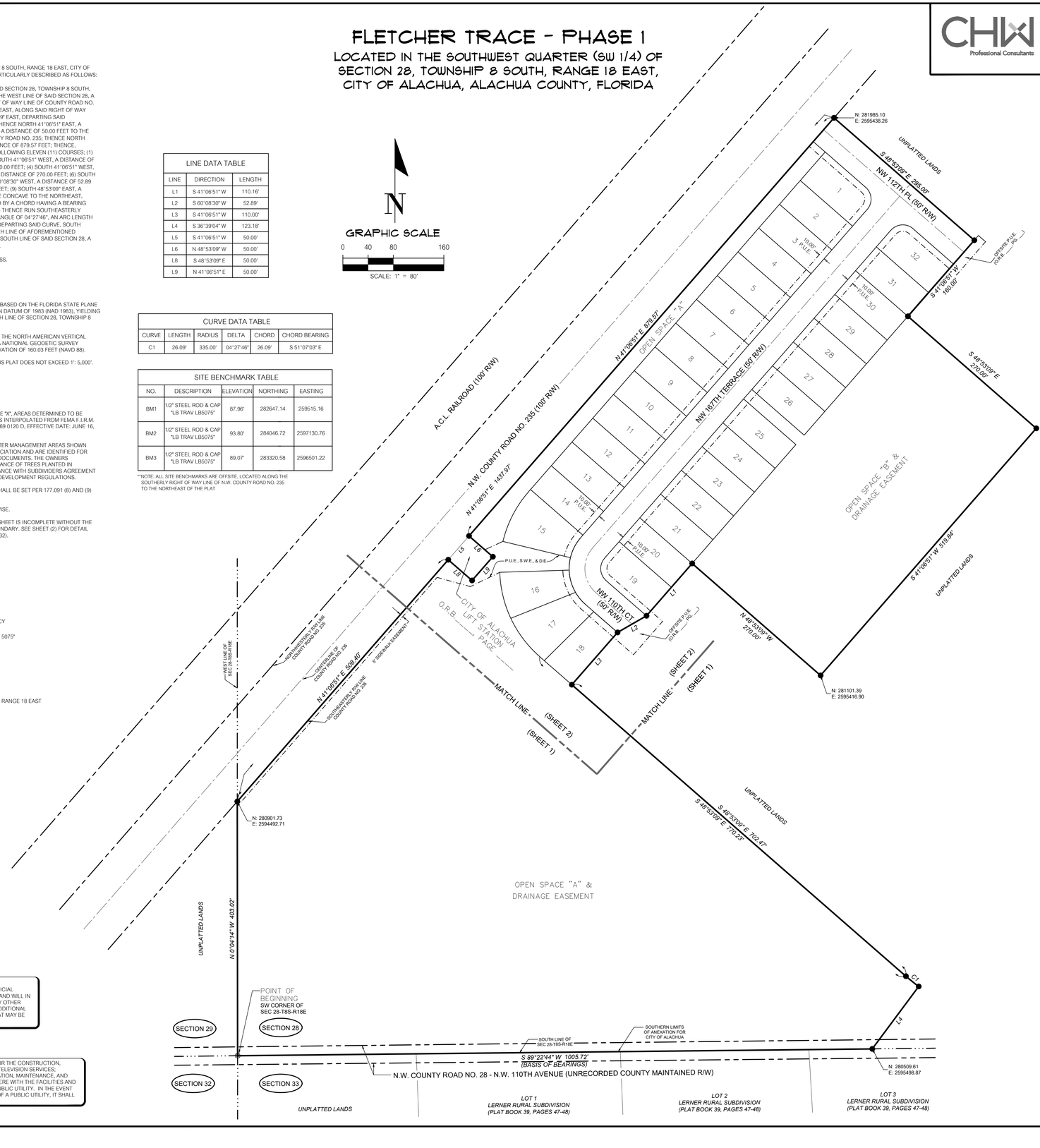
LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 41°06'51" W	110.16'
L2	S 60°08'30" W	52.89'
L3	S 41°06'51" W	110.00'
L4	S 36°39'04" W	123.18'
L5	S 41°06'51" W	50.00'
L6	N 48°53'09" W	50.00'
L8	S 48°53'09" E	50.00'
L9	N 41°06'51" E	50.00'

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	26.09'	335.00'	04°27'46"	26.09'	S 51°07'03" E

SITE BENCHMARK TABLE				
NO.	DESCRIPTION	ELEVATION	NORTHING	EASTING
BM1	1/2" STEEL ROD & CAP "LB TRAV LB5075"	87.96'	282647.14	259515.16
BM2	1/2" STEEL ROD & CAP "LB TRAV LB5075"	93.80'	284046.72	2597130.76
BM3	1/2" STEEL ROD & CAP "LB TRAV LB5075"	89.07'	283320.58	2596501.22

**NOTE: ALL SITE BENCHMARKS ARE OFFSITE, LOCATED ALONG THE SOUTHERLY RIGHT OF WAY LINE OF N.W. COUNTY ROAD NO. 235 TO THE NORTHEAST OF THE PLAT

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



LEGEND

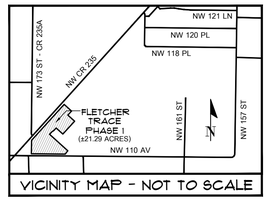
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
● = SET 5/8" STEEL REBAR & CAP MARKED "PRM LB 5075"
▲ = SET NAIL AND DISK STAMPED "PCP 5075"
⊗ = FOUND 5/8" IRON ROD (NO ID.)
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITIES EASEMENT
B.S.L. = BUILDING SETBACK LINE
FFE = FINISHED FLOOR ELEVATION
NO. = NUMBER
O.R.B. = OFFICIAL RECORDS BOOK
SEC 28-T8S-R18E = SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST
PG. = PAGE
R/W = RIGHT OF WAY
S.F. = SQUARE FEET
S.W.E. = SIDEWALK EASEMENT
(R) = RADIAL
ID. = IDENTIFICATION
⊕ = SITE BENCHMARK
= SUBJECT PARCEL LINE
= ADJOINING PARCEL LINE
= EASEMENT LINE
= RIGHT OF WAY LINE
= SECTION LINE

FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY PANEL NO. *120669 0120 D, EFFECTIVE DATE: JUNE 16, 2006.

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 SUPPLANTED 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.

ALL PLATTED 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.



OWNER'S CERTIFICATION AND DEDICATION

WACO PROPERTIES, INC., DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE LANDS DESCRIBED HEREON, AND HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED TO BE KNOWN AS "FLETCHER TRACE - PHASE 1", AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE RIGHT-OF-WAYS AS SHOWN HEREON; AND DOES HEREBY DEDICATE THE USE OF DRAINAGE EASEMENTS TO THE PUBLIC FOR THE RIGHT TO DISCHARGE STORM WATER, THE OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM NOT IN THE RIGHT OF WAY; AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON SHALL BE MADE ACCESSIBLE TO PUBLIC SERVICE VEHICLES; AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE SIDEWALK EASEMENTS AS SHOWN HEREON FOR THE PURPOSE OF PEDESTRIAN ACCESS.

_____ _____
WITNESS SIGNATURE

_____ _____
WITNESS PRINT NAME & TITLE

ACKNOWLEDGEMENT (STATE OF FLORIDA, COUNTY OF ALACHUA)

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, _____, KNOWN TO ME TO BE THE PERSON HEREIN DESCRIBED AND ACKNOWLEDGED THAT HE EXECUTED THIS INSTRUMENT AS HIS FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____DAY OF _____ A.D. 2024

_____
NOTARY PUBLIC-STATE OF FLORIDA

COMMISSION EXPIRES:_____

COMMISSION NO.:_____

CERTIFICATE OF APPROVAL BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

THIS IS TO CERTIFY THAT ON _____, THE FOREGOING PLAT WAS APPROVED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.

_____
MAYOR

ATTEST:

_____ _____
CITY MANAGER FILED FOR RECORD ON

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR THE CITY OF ALACHUA, FLORIDA

_____
EXAMINED ON

AND APPROVED AS TO ITS LEGAL FORM AND SUFFICIENCY BY:

_____
CITY ATTORNEY

RECEIVED AND FILED

RECEIVED AND FILED FOR RECORD ON THIS _____DAY OF _____, A.D. 2024

_____
CLERK OF THE COURT

_____ _____
BY DATE

CERTIFICATE OF APPROVAL BY PROFESSIONAL SURVEYOR & MAPPER

IT IS HEREBY CERTIFIED, THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE PLATTING REQUIREMENTS PURSUANT TO CHAPTER 177, PART 1 - PLATTING OF THE FLORIDA STATUTES AND THAT THIS PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF SAID CHAPTER. HOWEVER MY REVIEW AND CERTIFICATION DOES NOT INCLUDE COMPUTATION OR FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS.

EXAMINED ON: _____

AND APPROVED BY: _____
PROFESSIONAL SURVEYOR AND MAPPER

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT THIS PLAT ENTITLED "FLETCHER TRACE - PHASE 1" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE OF THE DESCRIBED LANDS, UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THIS PLAT AND SURVEY COMPLIES WITH ALL REQUIREMENTS AS SET FORTH IN CHAPTER 177, PART 1- PLATTING OF THE FLORIDA STATUTES.

_____ _____
DATE

CHAD A COLSON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 7142
CAUSSEAUX, HEWETT, & WALPOLE, LLC.
FLORIDA LICENSED BUSINESS NUMBER LB 5075
11801 RESEARCH DRIVE, ALACHUA, FL 32615

Tech: Azmont Plot Date: Sep 04,2024 2:02pm Filename: N:\2021\21-0297\Department\01_Survey\PLATS\PHASE 1\PLAT\21-0297 FLETCHER TRACE - PHASE 1.dwg

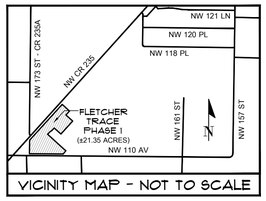
CHW Professional Consultants
132 NW 76th Drive
Gainesville, Florida 32607
(352) 331-1976 / (352) 331-2476
www.chw-inc.com
est. 1988 FLORIDA LB-5075

FLETCHER TRACE - PHASE 1

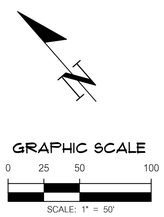
LOCATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

SURVEYOR'S NOTES

1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 1983), YEILDING A BEARING OF SOUTH 89°22'44" WEST FOR THE SOUTH LINE OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FL.
2. VERTICAL DATUM SHOWN HEREON IS DERIVED FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BENCHMARK USED WAS A NATIONAL GEODETIC SURVEY BENCHMARK NUMBER I7576, WITH A PUBLISHED ELEVATION OF 160.03 FEET (NAVD 88).
3. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1': 5,000'.
4. BUILDING SETBACKS (UNLESS SHOWN OTHERWISE)
   FRONT= 10'
   REAR = 5'
   SIDE = 5'
   STREET FACING GARAGES = 18'
5. THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY PANEL NO. "120669 0120 D, EFFECTIVE DATE: JUNE 16, 2006.
6. THE COMMON AREAS, OPEN SPACE, AND STORM WATER MANAGEMENT AREAS SHOWN HEREON, WILL BE CONVEYED TO THE OWNER'S ASSOCIATION AND ARE IDENTIFIED FOR MAINTENANCE IN THE HOMEOWNERS ASSOCIATION DOCUMENTS. THE OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF TREES PLANTED IN RIGHTS-OF-WAY AND COMMON AREAS IN CONFORMANCE WITH SUBDIVIDERS AGREEMENT AND SECTION 7.8.1 OF THE CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS.
7. LOT CORNERS AND PERMANENT CONTROL POINTS SHALL BE SET PER 177.091 (8) AND (9) FLORIDA STATUTES.
8. ALL LINES ARE NON-RADIAL UNLESS NOTED OTHERWISE.
9. THIS SURVEY IS A TOTAL OF TWO (2) SHEETS. EACH SHEET IS INCOMPLETE WITHOUT THE OTHERS. SEE SHEET ONE (1) FOR OVERALL PLAT BOUNDARY. SEE SHEET (2) FOR DETAIL INFORMATION FOR LOTS ONE (1) THRU THIRTY-TWO (32).



VICINITY MAP - NOT TO SCALE

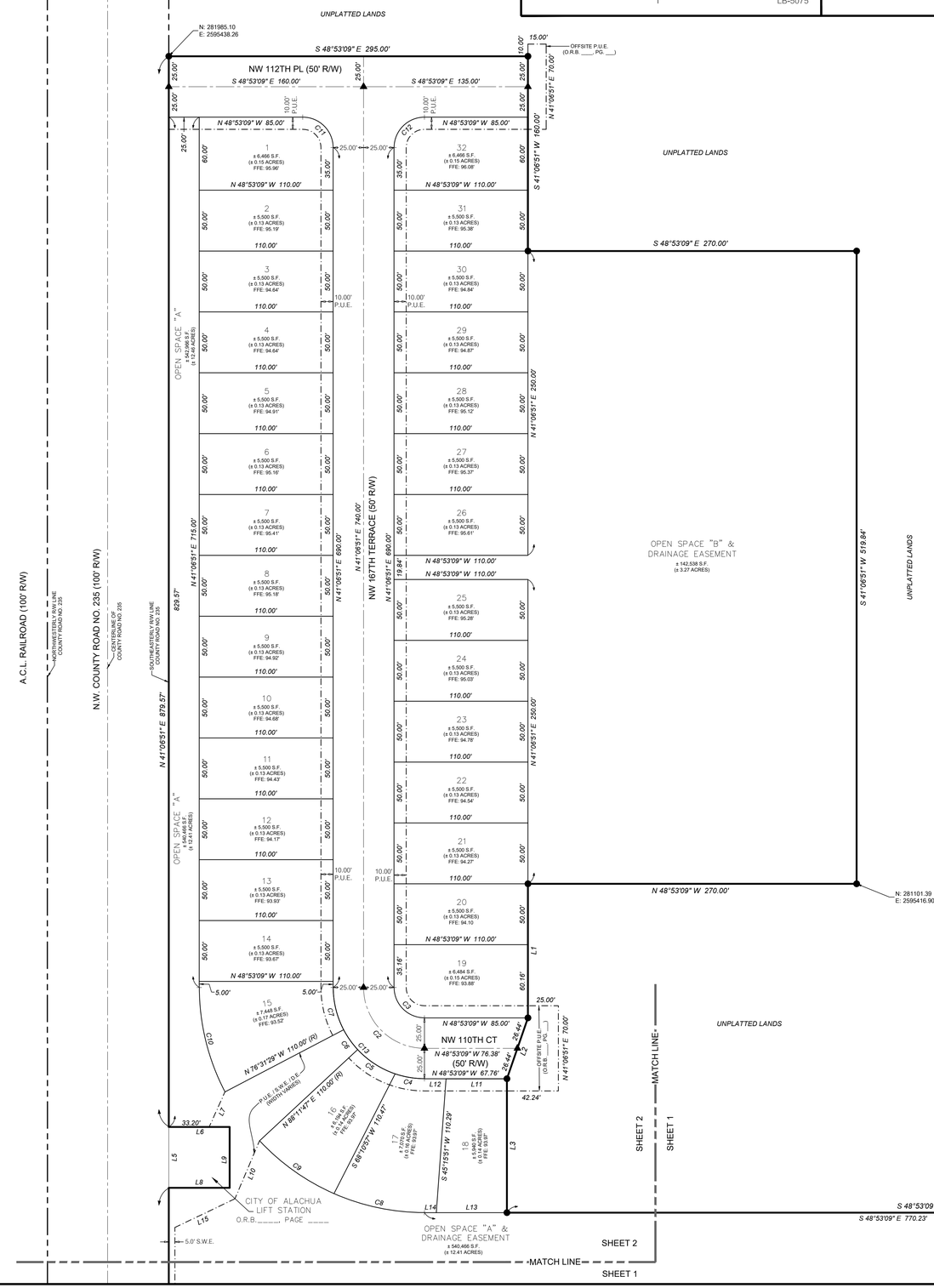


LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 41°06'51" W	110.16'
L2	S 60°08'30" W	52.89'
L3	S 41°06'51" W	110.00'
L4	S 36°39'04" W	123.18'
L5	S 41°06'51" W	50.00'
L6	S 48°53'09" E	50.00'
L7	S 65°17'45" W	31.52'
L8	N 48°53'09" W	50.00'
L9	N 41°06'51" E	50.00'
L10	N 64°06'07" E	51.73'
L11	N 48°53'09" W	50.01'
L12	N 48°53'09" W	17.74'
L13	S 48°53'09" E	57.99'
L14	S 48°53'09" E	9.76'
L15	S 74°27'26" E	54.67'

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C2	78.54'	50.00'	90°00'00"	70.71'	N 3°53'09" W
C3	39.27'	25.00'	90°00'00"	35.36'	S 3°53'09" E
C4	24.51'	75.00'	18°43'24"	24.40'	S 39°31'27" E
C5	37.12'	75.00'	28°21'33"	36.74'	S 15°58'59" E
C6	20.00'	75.00'	15°16'44"	19.94'	S 5°50'09" W
C7	36.18'	75.00'	27°38'19"	35.83'	S 27°17'41" W
C8	76.51'	185.00'	23°41'43"	75.96'	S 37°02'18" E
C9	75.51'	185.00'	23°23'13"	74.99'	S 13°29'50" E
C10	89.24'	185.00'	27°38'19"	88.38'	S 27°17'41" W
C11	39.27'	25.00'	90°00'00"	35.36'	N 3°53'09" W
C12	39.27'	25.00'	90°00'00"	35.36'	S 86°06'51" W
C13	117.81'	75.00'	90°00'00"	106.07'	S 3°53'09" E

LEGEND

FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
● = SET 5/8" STEEL REBAR & CAP MARKED "PRM LB 5075"
▲ = SET NAIL AND DISK STAMPED "OCO 5075"
⊗ = FOUND 5/8" IRON ROD (NO ID.)
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITIES EASEMENT
B.S.L. = BUILDING SETBACK LINE
FFE = FINISHED FLOOR ELEVATION
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE
R/W = RIGHT OF WAY
S.F. = SQUARE FEET
S.W.E. = SIDEWALK EASEMENT
NO. = NUMBER
(R) = RADIAL
ID. = IDENTIFICATION
⊕ = SITE BENCHMARK
= SUBJECT PARCEL LINE
= ADJOINING PARCEL LINE
= EASEMENT LINE
= RIGHT OF WAY LINE
= SECTION LINE



Tech: Aaron Plot Date: Sep 04,2024 2:02pm Filename: K:\2021\21-029\Departments\01_Survey\PLATS\PHASE 1\PLAT\21-029 FLETCHER TRACE - PHASE 1.dwg

City of Alachua

Planning & Community Development Department

Staff Report

City Commission Hearing Date: February 10, 2025
Quasi-Judicial Hearing

SUBJECT:	A request for consideration of the final plat of Phase 1 of Fletcher Trace which proposes to subdivide a ±21.35 acre subject property into a total of 32 single family lots with associated common areas and road right-of-way
APPLICANT/AGENT:	Aaron Hickman, PSM, CHW, Inc.
PROPERTY OWNER:	Waco of Alabama, Inc.
LOCATION:	East of CR 235, north of NW 110th Avenue
PARCEL ID NUMBERS:	Portion of 03980-002-001
FLUM DESIGNATION:	Moderate Density Residential
ZONING:	Planned Development – Residential (PD-R)
OVERLAY:	N/A
ACREAGE:	±21.35 acres
PROJECT PLANNER:	Adam Hall, AICP, Principal Planner
RECOMMENDATION:	Staff recommends that the City Commission: 1. Approve the Final Plat of Phase 1 of Fletcher Trace ("Final Plat"); 2. Approve the "Subdividers Agreement for Fletcher Trace Phase 1" ("Subdividers Agreement"); and, 3. Authorize the Mayor and City Attorney to sign the Final Plat and Subdividers Agreement;
RECOMMENDED MOTION:	*Based upon the competent substantial evidence presented at this hearing, the presentation before this Commission, and Staff's recommendation, this Commission finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and therefore this Commission:* *1. Approves the Final Plat of Phase 1 of Fletcher Trace ("Final Plat");* *2. Approve the "Subdividers Agreement for Fletcher Trace Phase 1" ("Subdividers Agreement"); and,*

3. *Authorizes the Mayor and City Attorney to sign the Final Plat and Subdividers Agreement;*

SUMMARY

This application is a request by Aaron Hickman, PSM, of CHW, Inc., applicant and agent for Waco of Alabama, Inc.., property owner, for consideration of the final plat of Phase 1 of Fletcher Trace subdivision, which proposes to subdivide a ±21.35 acre subject property into a total of 32 lots with associated common areas and road right-of-way.

The subject property consists of a portion of Tax Parcel 03980-002-001, and is located east of CR 235 and north of NW 110th Ave.

The proposed Fletcher Trace Phase 1 subdivision will consist of lots ranging size from ±5,500 square feet to ±7,448 square feet, with the majority of lots being ±5,500 square feet. The final plat proposes 32 single family detached residential lots. The approved Planned Development Master Plan permits a maximum of 472 residential units (311 in Development Area A, 106 in Development Area B, 28 in Development Area C, and 27 in Development Area B). The final plat proposes common areas along all boundaries of the project area. Stormwater for the proposed development will be conveyed to and treated within two (2) stormwater management facilities located in the common areas.

One (1) vehicular access point will be provided to CR235. Development within the proposed subdivision will connect to potable water and wastewater facilities. An analysis of the development's impact on other public facilities, including transportation, potable water, sanitary sewer, solid waste, and public schools, is provided within this report.

Section 2.4.10(G)(5) of the City's Land Development Regulations (LDRs) establishes the requirements for a final plat. An analysis of the application's compliance with the applicable standards of this section has been provided within this report. The Planned Development – Residential zoning designation for the subject property were approved by the City Commission on April 25, 2022 through Ordinance 22-10. The project name at that time was Savannah Station Phase 3. The preliminary plat/ Final PD plan was approved by the City Commission on September 26, 2022.

Construction Plans were approved on April 18, 2024.

The Developer intends to complete the improvements as outlined in the approved Construction Plans before recording the plat, therefore, in accordance with Section 2.4.10 (G)(6), a surety device is not necessary to be posted. Once improvements are complete and approved by the City, the Developer must post a maintenance surety bond on which time the approved Final Plat for Fletcher Trace Phase 1 can be released for recording, and lots may be sold or transferred.

Illustration 1. Sheet 1, Approved Preliminary Plat

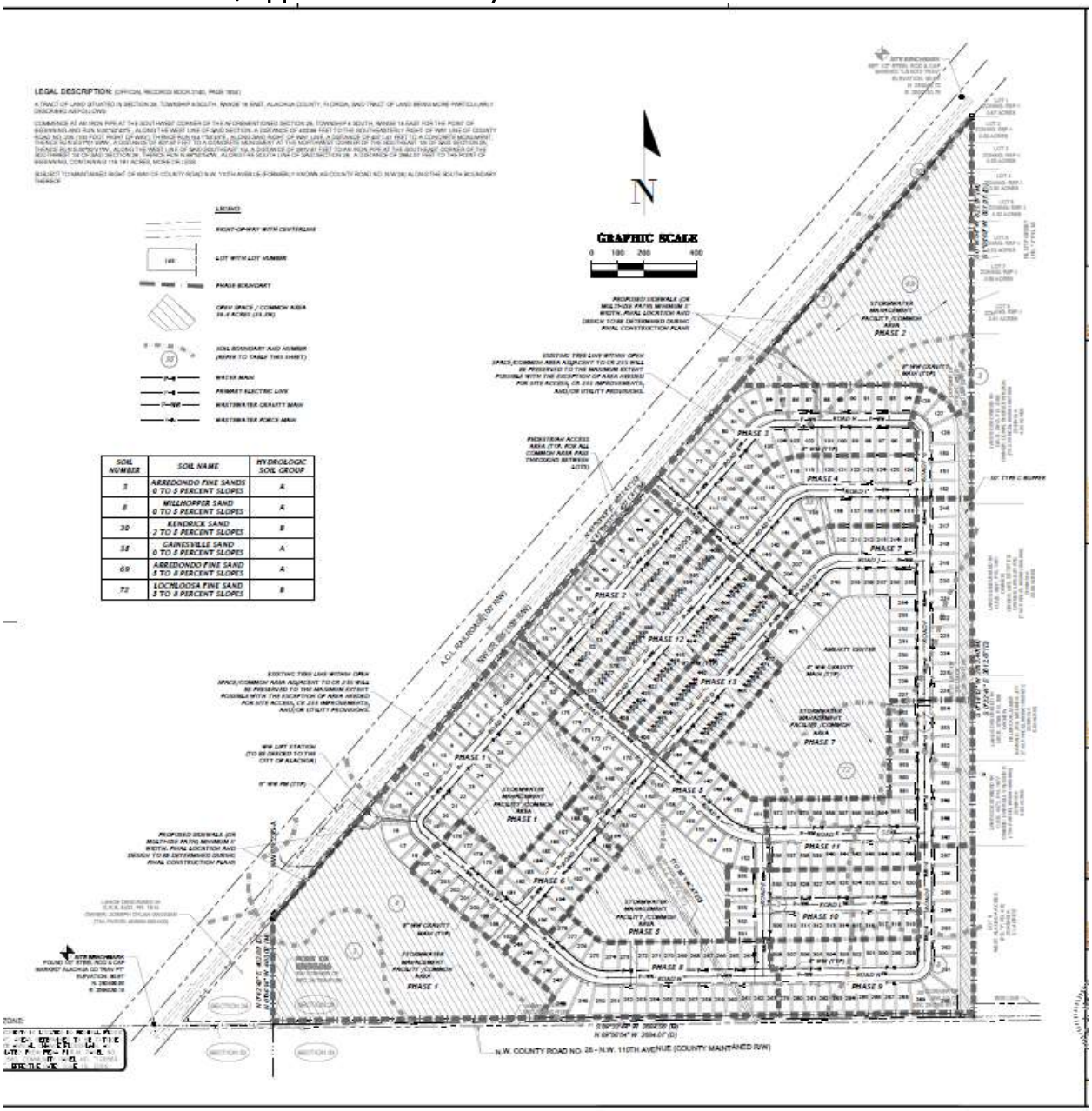
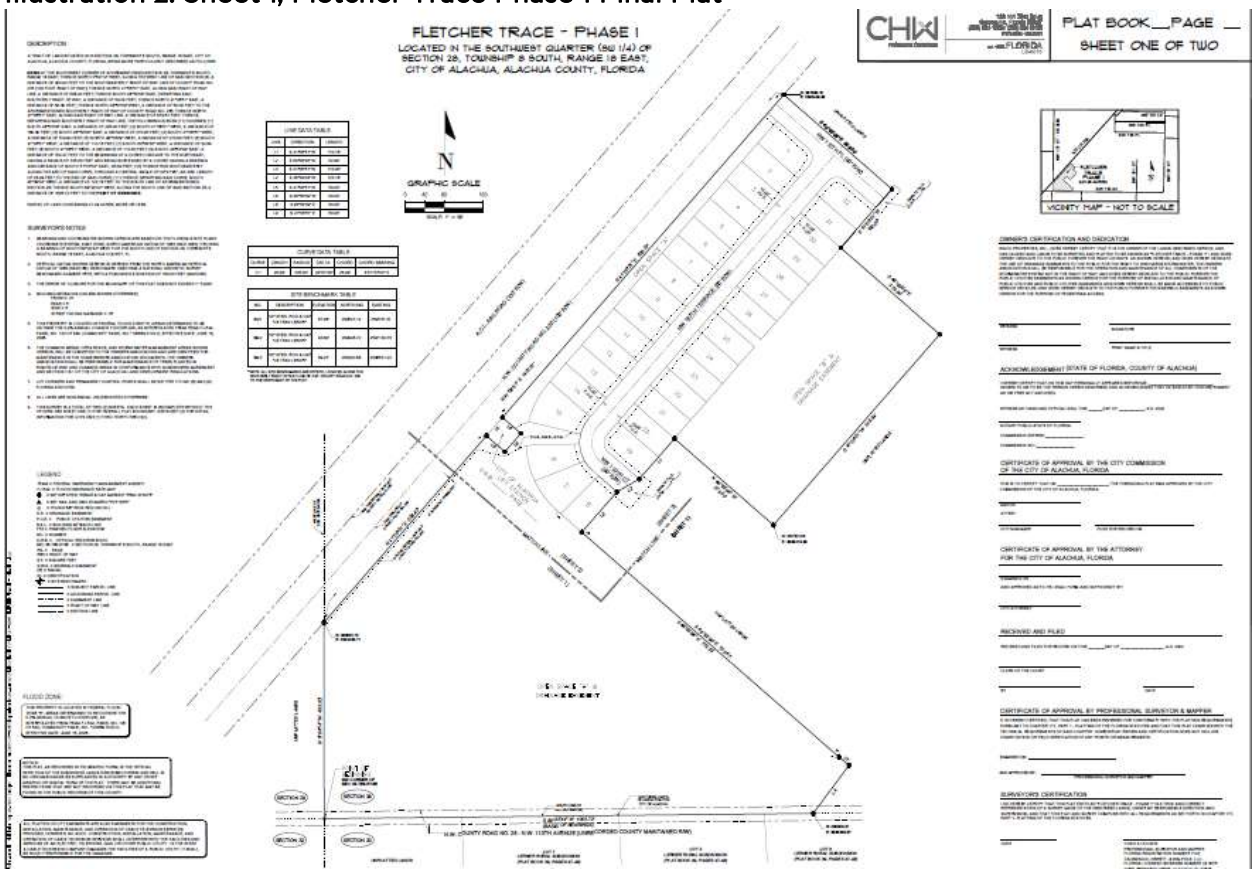


Illustration 2. Sheet 1, Fletcher Trace Phase 1 Final Plat



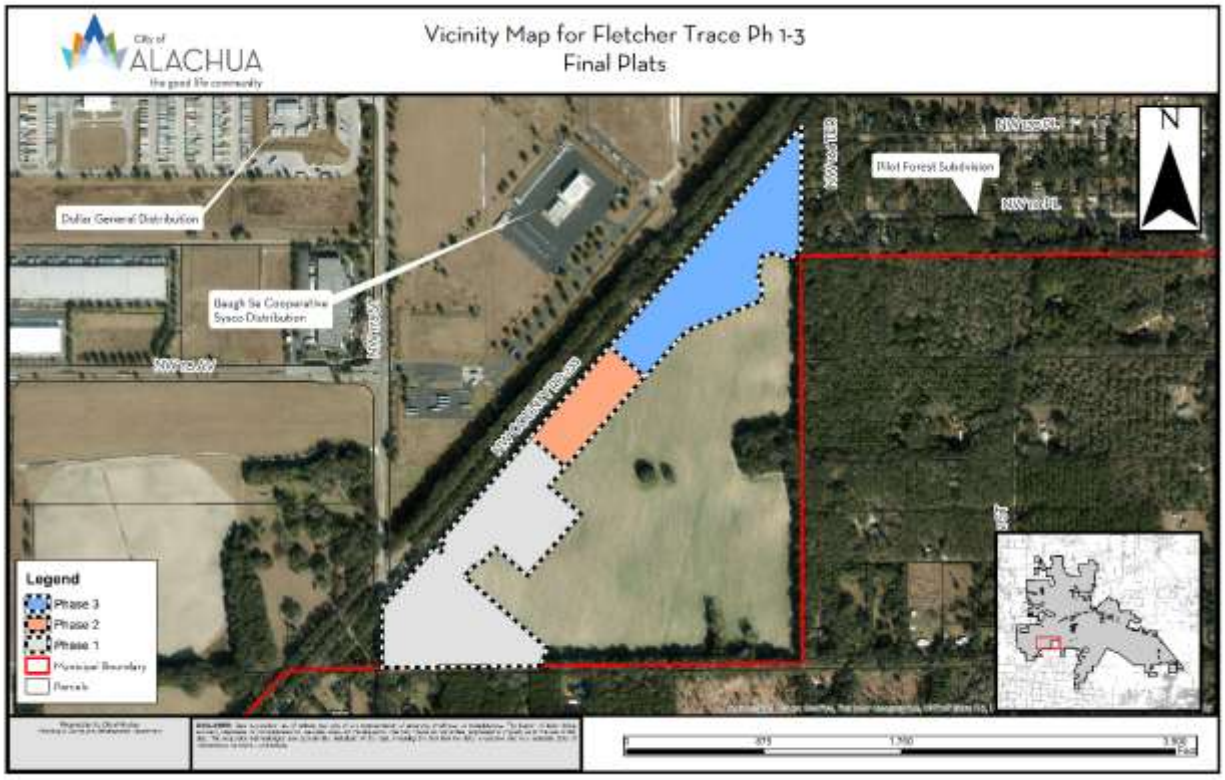
SURROUNDING USES

The existing uses, Future Land Use Map (FLUM) Designations, and zoning districts of the surrounding area are identified in Table 1. Map 1 provides an overview of the vicinity of the subject property. (NOTE: The information below is intended to provide a general overview of the area surrounding the subject property and to generally orient the reader. It is not intended to be all-inclusive, and may not identify all existing uses, FLUM Designations, and/or zoning districts surrounding the subject property.)

Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Industrial	Industrial	IG
East	Residential	Rural/ Agriculture (Alachua County) and Moderate Density Residential	A (Alachua County)/ RSF-1
West	Industrial	Industrial	IG
South	Residential	Rural/Agriculture (Alachua County)	A (Alachua County)

Map 1. Vicinity Map



CONSISTENCY WITH THE COMPREHENSIVE PLAN

The Goals, Objectives, and Policies (GOPs) identified below are provided to establish a basis of the application's consistency with the Comprehensive Plan. There may be additional GOPs which the application is consistent with that are not identified within this report. An evaluation and findings of consistency with the identified GOPs is also provided below.

The property currently has a Future Land Use Map Designation of Moderate Density Residential, which permits up to 4 units per acre. The following Comprehensive Plan Elements have Goals, Objectives, and Policies (GOPs) that support the proposed development to the Future Land Use Map of the City of Alachua's Comprehensive Plan:

- Future Land Use Element
- Transportation Element
- Housing Element
- Recreation Element
- Community Facilities Natural Groundwater Aquifer Recharge Element
- Conservation and Open Space Element

The applicant has provided an analysis of the proposed final plat's consistency with the Comprehensive Plan. Based upon the applicant's Comprehensive Plan Consistency Analysis and information presented below, staff finds the application consistent with the Comprehensive Plan and the Goals, Objectives, and Policies (GOPs) therein.

Policy 1.2b: *Moderate Density Residential* (0 to 4 dwelling units per acre): The Moderate Density Residential land use category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are allowed in the Moderate Density Residential land use category:

1. Single family detached dwelling units;
2. Accessory dwelling units;
3. Manufactured or modular homes meeting certain design criteria;
4. Mobile homes only within mobile home parks;
5. Duplexes and quadplexes;
6. Townhomes;
7. **Residential Planned Developments**; and,
8. Supporting community services such as schools, houses of worship, parks, and community centers.

Analysis of Consistency with Policy 1.2.c: The proposed final plat is part of the Fletcher Trace (Savannah Station Phase 3) Planned Development, which is a permitted use within the Moderate Density Residential land use.

Objective 2.1 establishes the standards for Planned Developments (PD), including Residential Planned Developments.

Objective 2.1: Planned Development (PD) Standards

In an effort to reduce the impacts of urban sprawl on the community and the region, the City of Alachua shall provide for a wide array of planned developments to encourage the creation of interrelated neighborhoods and districts to increase the quality of life for all residents of the City.

Policy 2.1.a: Residential Planned Developments (PD): The City shall establish flexible development and use regulations for residential PDs for use within residential land use categories. Those regulations shall be developed to achieve the following:

1. High quality residential development through a mixture of housing types, prices and densities. The allowed uses within a residential PD are not subject to the permitted uses in the underlying land use category. Single-family homes, zero lot line homes, and townhomes are examples of the allowable housing types within residential PDs.
2. The opportunity to improve quality of life by placing activities necessary for daily living in close proximity to residences through the allowance of a limited amount of neighborhood commercial uses, and with special design criteria, community commercial uses, within the residential PD at appropriate densities and intensities.
3. A range of parks and open space, from playgrounds to community gardens to active recreation facilities within the neighborhood.

4. Streets and public spaces that are safe, comfortable, and designed to respect pedestrians, nonvehicular and vehicular modes of transportation.
5. Conservation of materials, financial resources and energy through efficient design of infrastructure.

Analysis of Consistency with Goal 2, Objective 2.1, and Policy 2.1.a: This application proposes a final plat in accordance with the approved PD Master Plan and PD Ordnance and Agreement. The final plat has been reviewed for compliance with these documents.

Objective 5.1: Natural features: The City shall coordinate Future Land Use designations with appropriate topography, soils, areas of seasonal flooding, wetlands and habitat during review of proposed amendments to the Future Land Use Map and the development review process. Natural features may be included as amenities within a development project.

Policy 5.1.a: Topography: The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.

Policy 5.1.b: Soils: The City shall ensure soil protection and intervention measures are included in the development review process.

Policy 5.1.c: Flood prone areas: The City shall require as part of the development review process the identification of FEMA flood zone areas. Where necessary, base flood elevations and minimum finished floor elevations shall be established. The City shall also require finished floor elevations on subdivision plats, site plans and building permit plans when necessary to determine compliance with flood prone area regulations. The City shall establish standards for a limitation on filling in flood prone areas.

Policy 5.1.d: Wetlands: The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code (FAC) and regulations adopted by the FDEP and the Suwannee River Water Management District.

Policy 5.1.e: Habitat: The City shall require as part of the development review process, an inventory of listed species for all new developments in areas identified as known habitat for listed species if listed species are known to exist in close proximity to the development. The survey shall include detailed information regarding type, quantity, location, and habitat requirements for any listed species identified. A de minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

Analysis of Consistency with Objective 5.1 and Policies 5.1.a – e: The subject property has historically been used for agricultural operations. There are no known listed species, wetlands, special flood hazard areas, or other significant natural features. If any regulated plant or animal species is identified during development, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

Objective 5.2: Availability of facilities and services: All new development shall be planned and constructed concurrently with the availability of facilities and services necessary for the development.

Analysis of Consistency with Objective 5.2: The proposed final plat has been reviewed for its impacts to all public facilities monitored for concurrency, including parks and education facilities. A complete analysis of these impacts can be found in the "Public Facilities Impact" section of this Report.

GOAL 9: Water and Wastewater Service:

The City will ensure that new development within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the Comprehensive Plan, shall connect to the City of Alachua's potable water and wastewater system.

Policy 9.2: Any new residential subdivision within the corporate limits, where potable water service is available, as defined in Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within either a Residential or Agriculture Future Land Use Map Designation shall connect to the City of Alachua's potable water system. Any new residential subdivision within the corporate limits, where wastewater service is available, as defined in Policy 1.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within a Residential Future Land Use Map Designation shall connect to the City of Alachua's wastewater system.

Analysis of Consistency with Goal 9 and Policy 9.2: Potable water is available to the site, as defined in Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan.

<u>Housing Element</u>

Policy 1.1.a: The City shall encourage development of a variety of housing types including conventional single family homes, accessory dwelling units, multi-family units, group homes, assisted living facilities, foster care facilities, mobile homes and manufactured housing, and shall ensure that

appropriate land use designations and zoning districts exist to accommodate each type.

Analysis of Consistency with Policy 1.1.a: This project would support additional housing within the City, thereby furthering Policy 1.1.a.

Recreation Element

Policy 1.2.b: The City shall adhere to a minimum level of service of five (5.0) acres of community, neighborhood or pocket park, per 1,000 persons, with a minimum of 20 percent of this in improved, passive parks.

Analysis of Consistency with Policy 1.2.b: An analysis of the impacts to recreation facilities has been provided within this report.

Transportation Element

Objective 1.1: Level of Service: The City shall establish a safe, convenient and efficient level of service standard for all motorized and non-motorized transportation systems.

Analysis of Consistency with Objective 1.1: An analysis of the impacts to transportation facilities has been provided within this report. There are no transportation facilities that would be deficient as a result of this application.

Community Facilities Element

Policy 1.2.a: The City shall establish a Community Wastewater Service Area, which includes all areas where wastewater service is available. Wastewater service shall be deemed available if:

1. A gravity water main exists within 100 feet of the property line of any lot with a residential land use category or an existing single family residence and wastewater service is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
2. Gravity wastewater main exists with 500 feet of the property line of any proposed residential subdivision consisting of 5 units or less and the gravity wastewater system is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
3. A gravity wastewater main, wastewater pumping station, or force main exists within 2,640 feet of the property line of any proposed residential subdivision comprised of more than 5 units, or any multi-family residential development, or any commercial development, or

any industrial development and the gravity wastewater system, wastewater pumping station, or force main is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Analysis of Consistency with Policy 1.2.a: The subject property is located within the wastewater service area, and any future development on the subject property will be required to connect to a wastewater system.

Policy 2.1.a: The City hereby establishes the following level of service standards for solid waste disposal facilities:

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Solid Waste Landfill	.73 tons per capita per year

Analysis of Consistency with Objective 2.1.a: An analysis of the impacts to solid waste facilities has been provided within this report.

Policy 4.1.b: The City shall establish a Community Potable Water Service Area, which includes all areas where potable water service is available. Water service shall be deemed available if:

1. A water main exists within 100 feet of any lot within a residential land use category or an existing single family residence water service is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
2. A water main exists within 500 feet of any proposed residential subdivision consisting of 5 units or less and water service is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
3. A water main exists within 2,640 feet of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Analysis of Consistency with Policy 4.1.b: The subject property is located within the potable water service area, and any future development on the subject property will be required to connect to a potable water system.

Conservation and Open Space Element

OBJECTIVE 1.3: Listed Species

The City shall protect species listed by State and Federal agencies as endangered, threatened or of special concern, and their habitats.

Policy 1.3.a: The City shall ensure that its ordinances, regulations and policies protect listed species and their habitats.

Policy 1.3.b: The City shall utilize the development review process, land acquisition programs, environmental regulatory partnerships, stewardship programs and public education to protect listed species and their habitat, and prevent extinction of or reduction in populations of listed species.

Policy 1.3.c: The City shall obtain data from the Florida Fish and Wildlife Conservation Commission, Alachua County Environmental Protection Department, Florida Department of Environmental Protection, to maintain a periodically updated inventory of listed species and habitats located within City limits or immediately adjacent to City limits. The City will use the Florida Natural Areas Inventory as a base inventory.

Policy 1.3.d: The City shall require prior to development approval, an inventory of listed species for all new developments in areas identified as known habitat for listed species. The inventory shall include detailed information regarding type, quantity, location and habitat requirements for any listed species identified. De minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

Policy 1.3.e: The City's land use designations shall provide for the protection of threatened and endangered species.

Analysis of Consistency with Objective 1.3 and Policies 1.3.a – e:

An environmental conditions and site suitability analysis has been provided separately in this report. Future development of the site must comply with the environmental protections established in the City of Alachua Comprehensive Plan and Land Development Regulations.

Objective 1.10: Wetlands

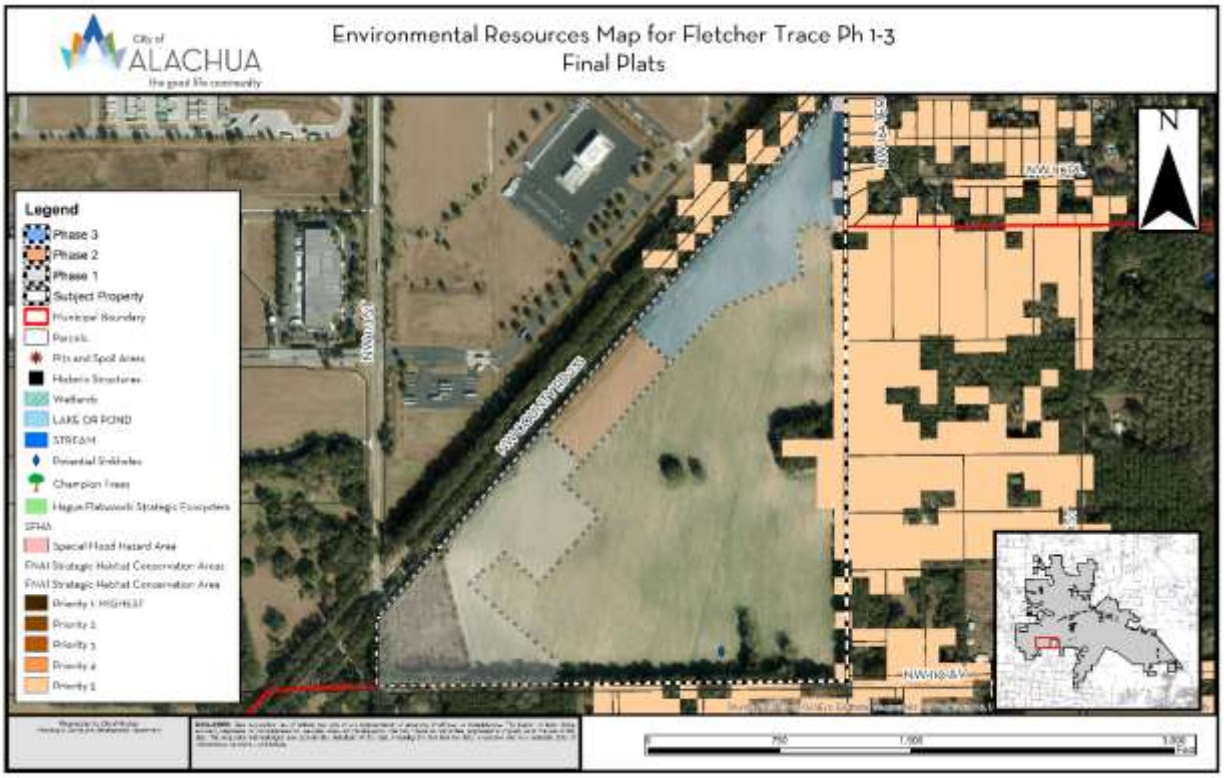
The City shall protect and preserve wetland values and functions from adverse, human caused, physical and hydrologic disturbances.

Analysis of Consistency with Objective 1.10:

There are no known wetlands on the subject property. If wetlands are discovered, applicable Goals, Objectives, and Policies of the City's Comprehensive Plan as well as applicable requirements of Alachua County will have to be conformed to.

ENVIRONMENTAL CONDITIONS & SITE SUITIBILITY ANALYSIS

Map 2. Environmental Conditions Map



Wetlands

According to the best available data, there are no wetlands on the subject property.

Evaluation: Applicable standards in the City's Comprehensive Plan, Land Development Regulations, and Suwannee River Water Management District (SRWMD) regulations would apply to those areas identified as wetlands. There are no identifiable wetlands on the subject property, therefore, there are no issues related to wetland protection.

Strategic Ecosystems

Strategic Ecosystems were identified by an ecological inventory project in a report prepared for Alachua County Department of Growth Management in 1996. The purpose of the inventory was to identify, inventory, map, describe, and evaluate the most significant natural biological communities in private ownership in Alachua County.

Evaluation: The subject property is not located within or adjacent to a Strategic Ecosystem, therefore, the development will have no impact upon any Strategic Ecosystem(s) identified within the ecological inventory report.

Regulated Plant & Animal Species

The subject property is not known to contain any species identified as endangered, threatened, or of special concern, other than those described below. The Florida Natural Areas Inventory (FNAI) has identified areas throughout the State of Florida which may contain good quality natural communities. This data layer is known as the Potential Natural Areas (PNA) data layer, and identifies privately owned lands that are not managed or listed for conservation purposes. These areas were delineated by FNAI scientific staff through interpretation of natural vegetation from 1988-1993 FDOT aerial photographs and from input received during Regional Ecological Workshops held for each regional planning council. These workshops were attended by experts familiar with natural areas in the region. Potential Natural Areas were assigned ranks of Priority 1 through Priority 5 based on size, perceived quality, and type of natural community present. The areas included in Priority 5 are exceptions to the above criteria. These areas were identified through the same process of aerial photographic interpretation and regional workshops as the PNA 1 through 4 ranked sites, but do not meet the standard criteria.

Evaluation: As required by the PD Ordinance, a listed species survey was provided with the preliminary plat/ Final PD application as part of an ecological survey report completed by Flatwoods Consulting Group. The report indicated that five gopher tortoise burrows were found on site. None were found within the area of Phase 1.

Soil Survey

Each soil type found on the subject property is identified below. The hydrologic soil group is an indicator of potential soil limitations. The hydrologic soil group, as defined for each specific soil, refers to a group of soils which have been categorized according to their runoff-producing characteristics. These hydrologic groups are defined by the Soil Survey of Alachua County, Florida, dated August 1985. The chief consideration with respect to runoff potential is the capacity of each soil to permit infiltration (the slope and kind of plant cover are not considered, but are separate factors in predicting runoff). There are four hydrologic groups: A, B, C, and D. “Group A” soils have a higher infiltration rate when thoroughly wet and therefore have a lower runoff potential. “Group D” soils have very lower infiltration rates and therefore a higher runoff potential.

There are six (6) soil types found on the subject property for the Fletcher Trace Preliminary Plat:

Soil Type	Hydrologic Group	Drainage Class	Dwellings without basements	% of Subject Property (may not total to 100% due to rounding)
Arredondo fine sand, 0 to 5 percent slopes	A	Well drained	Not limited	32.8
Millhopper sand, 0 to 5 percent slopes	A	Moderately well drained	Not limited	10.8
Kendrick sand, 2 to 5 percent slopes	B	Well drained	Not limited	0.2
Gainesville sand, 0 to 5 percent slopes	A	Well drained	Not limited	46.5
Arredondo fine sand, 5 to 8 percent slopes	A	Well drained	Not limited	6.8
Lochloosa fine sand, 5 to 8 percent slopes	B	Somewhat poorly drained	Not limited	3.0

Evaluation: The soil types located within the subject property do not pose any significant limitations for development of residential dwellings.

Flood Potential

Panels 12001C0120D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006 indicates that the subject property contains areas with Flood Zone "X" designations (areas determined to be outside of the 500-year floodplain).

Evaluation: No portion of the subject property appears to be located within a special flood hazard area, therefore, no issues related to flood potential.

Karst-Sensitive Features

Karst sensitive areas include geologic features, such as fissures, sinkholes, underground streams, and caverns, and are generally the result of irregular limestone formations. GIS Data from Alachua County indicates that a karst feature may be present on the site. As a condition of the Planned Development, additional geotechnical information was provided.

Evaluation: Additional geotechnical analysis has been provided by the applicant in accordance with the conditions of the approved PD ordinance. An additional condition has been included with this preliminary plat that will require additional analysis of stormwater in this area.

Wellfield Protection Zone

Policy 7.2.1 of the Future Land Use Element of the Comprehensive Plan establishes a 500 foot radial buffer around city-owned potable water well.

Evaluation: The subject property is not currently located within a City of Alachua wellhead protection zone as identified on the City of Alachua Wellfield Primary Protection Zones Map of the Comprehensive Plan, therefore, there are no issues related to wellfield protection.

Historic Structures and Markers

The subject property does not contain any historic structures or markers as determined by the State of Florida and the Alachua County Historic Resources Inventory.

Evaluation: The subject property does not contain any historic structures or markers as determined by the State of Florida and the Alachua County Historic Resources Inventor, therefore, no issues related to historic structures or markers.

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

Section 2.4.10(G)(5)(d) of the City's Land Development Regulations (LDRs) establishes the standards with which all final plats must be found to be compliant. The application has been reviewed for compliance with the standards of Section 2.4.10(G)(5)(d). An evaluation and findings of the application's compliance with the applicable standards of Section 2.4.10(G)(5)(d) is provided below.

2.4.10(G)(5)(d) *Final plat standards.* The final plat for subdivision shall:

(i) Comply with the standards contained in Article 7, *Subdivision Standards*;

Evaluation & Findings: The application has been reviewed for and is found to be in compliance with the applicable standards of Article 7, *Subdivision Standards*. Compliance with Article 7 is demonstrated collectively within the Preliminary Plat, Construction Plans, and Final Plat.

(ii) Be in substantial conformance with the preliminary plat, and the construction plans;

Evaluation & Findings: The application has been reviewed for and is found to be in substantial conformance with the preliminary plat and construction plans.

(iii) Be consistent with all other relevant provisions of these LDRs;

Evaluation & Findings: The application has been reviewed for and is found to be in compliance with all other applicable provisions of the LDRs, including but not limited to: Article 3, *Zone Districts*; Article 4, *Use Regulations*; Article 5, *Density, Intensity, and Dimensional Standards*; and Article 6, *Development Standards*.

(iv) Be consistent with all other relevant City ordinances and regulations;

Evaluation & Findings: An evaluation of the application's consistency with the City's Comprehensive Plan has been provided within this report. The application is consistent with all other relevant City ordinances and regulations, including the approved PD Master Plan for the Fletcher Trace (Savannah Station Phase 3) development and PD Ordinance (Ordinance 22-10).

(v) Address the provision of required public improvements in the following ways:
a. Submittal of a subdivider agreement in accordance with Subsection 2.4.10(G)(4) of this section, Subdivider agreement;
b. Provide the City with surety device in accordance with Section 7.4, Improvement guarantees for public improvements, if improvements are proposed to be completed after final plat recordation;

Evaluation & Findings: A subdivider agreement has been prepared in accordance with Subsection 2.4.10(G)(4). The subdivider agreement (included within the supporting application materials attached as Exhibit "A" to this report) establishes the requirements for the construction of infrastructure, inspection of infrastructure during construction, and the maintenance guarantee for infrastructure improvements. The foregoing provisions within the subdivider agreement meet the requirements of Sections 2.4.10(G)(4) and 7.4 of the LDRs. The subdivider intends to complete improvements prior to recording final plat in the public records of Alachua County, therefore, no surety for construction is required at this time.

(vi) Include the following certificates, which shall be signed by the subdivider and the LDR Administrator:
a. Certificate of subdivider's surveyor;
b. Certificate of City's review surveyor;
c. Certificate of approval by County Health Department, if applicable;
d. Certificate of approval by the Attorney for the City;
e. Certificate of approval by the City Commission; and
f. Certificate of filing with the Alachua County Clerk of Court.

Evaluation & Findings: The face of the plat provides all certificates as listed in Subsection 2.4.10(G)(5)(d)(vi).

PUBLIC FACILITIES IMPACT

The analysis of each public facility provided below represents an analysis of the impacts generated by the proposed final plat – 32 dwelling units.

At present, the total impacts generated by the proposed plats are acceptable and are not anticipated to degrade the Level of Service (LOS) of any public facility. If development is proposed in the future, the applicant will be required to provide a comprehensive analysis of the impacts generated by such development upon public facilities. Facility capacity must be available to support the proposed development prior to the issuance of a final development order.

Traffic Impact

Table 3. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2, 3]	Segment Description	Lanes	Functional Classification	Area Type	LOS
11	CR 235 (from NW 143rd Place to South City Limit)	2/U	Major Collector	COMM	D
17	CR235A South (from US 441 to CR235)	2/U	Major Collector	COMM	D

1 Source: City of Alachua Comprehensive Plan, Traffic Circulation Element.

2 For developments generating 1,000 trips or greater, affected roadway segments are identified as all those wholly or partially located within · mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater, and all roadway segments for which the proposed development's impacts are 5% or greater on the Maximum Service Volume (MSV) of the roadway [Section 2.4.14(H)(2)(b) of the LDRs].

3 FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity

Table 4. Potential Trip Generation

	Land Use	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
Fletcher Trace Ph 1	Residential [1]	305 (152/153)	25 (7/18)	33 (21/12)
Potential Trips		305 (152/153)	25 (7/18)	33 (21/12)

1 ITE Trip Generation (ITE 210). AADT: 9.52 trips per unit = 32 x 9.52 = 305 (50% enter/50% exit). PM 1.02 trips per unit = 32 x 1.02 = 33. (64% enter/36% exit). AM: .77 trips per unit = 32 x .77=25 (26% enter/74% exit).

Table 5. Potential Impact of Affected Comprehensive Plan Roadway Segments

Traffic System Category	11 CR 235 (from NW 143rd Place to South City Limit) [1]	17 CR235A South (from US 441 to CR235)
Maximum Service Volume[2]	15,120	15,120
Existing Traffic[3]	6,180	5,302
Reserved Trips[4]	0	3,821
Available Capacity[4]	8,940	5,997
Potential Impact Generated by Proposed Final Plat[5]	305	153
Residual Capacity after Proposed Final Plat[6]	**8,635**	**5,844**
PM Peak Hour Traffic Analysis	11 CR 235 (from NW 143rd Place to South City Limit) [1]	17 CR235A South (from US 441 to CR235)
Maximum Service Volume[2]	1,359	1,359
Existing Traffic[3]	587	504
Reserved Trips[4]	0	392
Available Capacity[4]	772	463
Potential Impact Generated by Proposed Final Plat [5]	33	17
Residual Capacity after Proposed Final Plat[6]	**739**	**446**

1 *FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.*
2 *AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.*
3 *Florida Department of Transportation. (2024). 2023 Count Data. Accessed via Florida Traffic Online April 2024.*
4 *Source: City of Alachua January 2025 Development Monitoring Report.*
5 *Source: Applicant Submitted Concurrency Analysis Report. Assumed trip distribution Segment 11: 100%, Segment 17: 50%.*
6 *Concurrency has already been reserved for this project as part of the Final PD Plan/ Preliminary Plat.*

Evaluation: As shown no segment monitored for concurrency is shown to fall below the required minimum level of service.

Potable Water Impacts

Table 6. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity*	2,300,000
Less Actual Potable Water Flows*	1,548,250
Reserved Capacity*	468,945
Potential Potable Water Demand from Proposed Preliminary Plat **	8,800
Residual Capacity	**274,005**
Percentage of Permitted Design Capacity Utilized	**88.09%**
Sources: ** City of Alachua January 2025 Development Monitoring Report* ***City of Alachua Comprehensive Plan Potable Water Level of Service of 275 gallons/du/ day x 32 units*	

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 8,800 gallons per day at build out. This analysis is based on the development potential of 32 residential dwellings that would are proposed as part of the Final Plat. Policy 4.1.c.3, of the Community Facilities Element of the City's Comprehensive Plan requires that no development orders be issued until additional capacity becomes available or funds to increase facility capacity are committed. The City is currently working on a new well-field project that has been funded and has initiated the process to increase permitted design capacity. It is anticipated that the proposed development will not adversely affect the Level of Service ("LOS") for potable water facilities, and the impacts are therefore acceptable.

Sanitary Sewer Impacts

Table 7. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity*	1,500,000
Less Actual Treatment Plant Flows*	764,000
Reserved Capacity*	437,084
Projected Potential Wastewater Demand from Proposed Preliminary Plat **	8,000
Residual Capacity	**290,916**
Percentage of Permitted Design Capacity Utilized	**80.61%**
Sources: ** City of Alachua January 2025 Development Monitoring Report* ***City of Alachua Comprehensive Plan Potable Water Level of Service of 250 gallons/du/ day x 32 units*	

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 8,000 gallons per day. This analysis is based on the practicable development potential of 32 residential dwellings that would be permitted by the proposed preliminary plat. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for sanitary sewer facilities, and the impacts are therefore acceptable.

Recreational Impacts

Table 8a. Recreational Impacts

System Category	Acreage
Existing City of Alachua Recreation Acreage[1]	135.48
Acreage Required to Serve Existing Population[2]	55.08
Reserved Capacity[1]	13.84
Potential Demand Generated by Development[3]	0.42
Residual Recreational Capacity After Impacts	**66.14**

Sources:
1 *City of Alachua January 2025 Development Monitoring Report.*
2 *Bureau of Economic & Business Research, University of Florida, Estimates of Population (2021); Policy 1.2.b, Recreation Elements. Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.76 persons per dwelling x 32 dwellings / [5 acres/1,000 persons])*

Table 8b. Improved Passive Park Space Analysis

Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity[1]	13.79 acres
Acreage Required to Serve Demand Generated by Development[2]	.08 acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development	13.87 acres
Existing Improved Passive Park Space[1]	34.82 acres
Improved, Passive Park Space Utilized by Existing Population, Reserved Capacity, & Demand Generated by Development[3]	**39.83 %**

1 *Source: City of Alachua January 2025 Development Monitoring Report.*
2 *Formula: Recreation Demand Generated by Development (0.42 acres) x 20%.*
3 *Formula: Total Improved Passive Park Space / (Acreage Required to Serve Existing Population + Reserved Capacity + Acreage Required to Serve Demand Generated by Development.)*

Evaluation: The proposed preliminary plat would increase the maximum potential demand from the development of the subject property by 0.42 recreational acres, and for passive park space by 0.08 acres. Concurrency and impacts to the City's recreation system will be reevaluated at the preliminary plat review stage. It is anticipated that the proposed preliminary plat will not adversely affect the Level of Service ("LOS") of recreational facilities; therefore, the impacts are acceptable.

Solid Waste Impacts

Table 9. Solid Waste Impacts

System Category	Lbs Per Day	Tons Per Year
Existing Demand[1]	44,060.00	8,040.95
Reserved Capacity[2]	50,407.82	9,199.43
Projected Solid Waste Demand from Application[3]	332.82	60.74
New River Solid Waste Facility Capacity[4]	**50 years**	

Sources:
1 *Bureau of Economic & Business Research, University of Florida, Estimates of Population (2023); Policy 2.1.a, CFNGAR Element*
2 *City of Alachua January 2025 Development Monitoring Report*
3 *Policy 2.1.a, CFNGAR Element (Formula: .73 tons x 32 dwellings)*
4 *New River Solid Waste Facility, April 2024*

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 60.74 tons per year. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") of solid waste facilities; therefore, the impacts are acceptable.

Public School Impact

At this time, it is anticipated that the proposed final plat will result in a demand of 9 total student stations (4 for elementary, 2 for middle, and 3 for high school). The School Board of Alachua County provided a determination on August 28, 2024 that the school capacity would remain sufficient at build out of this project.

Any future determination must find that the students generated by the proposed amendment can be reasonably accommodated for the five, ten, and twenty year planning periods at the elementary, middle, and high school levels.

Concurrency Summary for Phases 1, 2 and 3

As Phases 1, 2, and 3 are being considered for approval at the same time, an analysis has been generated for the cumulative impacts that all three projects will have on Public Facilities. The analysis of each public facility provided below represents an analysis of the impacts generated by the proposed final plats for Phases 1, 2, and 3 of Fletcher Trace – 111 dwelling units.

At present, the total impacts generated by the proposed plats are acceptable and are not anticipated to degrade the Level of Service (LOS) of any public facility. If development is proposed in the future, the applicant will be required to provide a comprehensive analysis of the impacts generated by such development upon public facilities. Facility capacity must be available to support the proposed development prior to the issuance of a final development order.

Traffic Impact

Table 3. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2, 3]	Segment Description	Lanes	Functional Classification	Area Type	LOS
11	CR 235 (from NW 143rd Place to South City Limit)	2/U	Major Collector	COMM	D
17	CR235A South (from US 441 to CR235)	2/U	Major Collector	COMM	D

4 *Source: City of Alachua Comprehensive Plan, Traffic Circulation Element.*

5 *For developments generating 1,000 trips or greater, affected roadway segments are identified as all those wholly or partially located within · mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater, and all roadway segments for which the proposed development's impacts are 5% or greater on the Maximum Service Volume (MSV) of the roadway [Section 2.4.14(H)(2)(b) of the LDRs].*

6 *FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity*

Table 4. Potential Trip Generation

	Land Use	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
Fletcher Trace Ph 1-3	Residential [1]	1,057 (528/528)	78 (21/57)	113 (72/41)
Potential Trips		1,057 (528/528)	78 (21/57)	113 (72/41)

2 *ITE Trip Generation (ITE 210). AADT: 9.52 trips per unit = 111 x 9.52 = 305 (50% enter/50% exit). PM 1.02 trips per unit = 111 x 1.02 = 33. (64% enter/36% exit). AM: .77 trips per unit = 111 x .77=25 (26% enter/74% exit).*

Table 5. Potential Impact of Affected Comprehensive Plan Roadway Segments

Traffic System Category	11 CR 235 (from NW 143rd Place to South City Limit) [1]	17 CR235A South (from US 441 to CR235)
Maximum Service Volume[2]	15,120	15,120
Existing Traffic[3]	6,180	5,302
Reserved Trips[4]	0	3,821
Available Capacity[4]	8,940	5,997
Potential Impact Generated by Proposed Final Plat[5]	1,057	529
Residual Capacity after Proposed Final Plat[6]	**7,882**	**5,468**
PM Peak Hour Traffic Analysis	11 CR 235 (from NW 143rd Place to South City Limit) [1]	17 CR235A South (from US 441 to CR235)
Maximum Service Volume[2]	1,359	1,359
Existing Traffic[3]	587	504
Reserved Trips[4]	0	392
Available Capacity[4]	772	463
Potential Impact Generated by Proposed Final Plat [5]	113	57
Residual Capacity after Proposed Final Plat[6]	**659**	**406**

7 *FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.*

8 *AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.*

9 *Florida Department of Transportation. (2024). 2023 Count Data. Accessed via Florida Traffic Online April 2024.*

10 *Source: City of Alachua January 2025 Development Monitoring Report.*

11 *Source: Applicant Submitted Concurrency Analysis Report. Assumed trip distribution Segment 11: 100%, Segment 17: 50%.*

12 *Concurrency has already been reserved for this project as part of the Final PD Plan/ Preliminary Plat.*

Evaluation: As shown no segment monitored for concurrency is shown to fall below the required minimum level of service.

Potable Water Impacts

Table 6. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity*	2,300,000
Less Actual Potable Water Flows*	1,548,250
Reserved Capacity*	468,945
Potential Potable Water Demand from Proposed Preliminary Plat **	30,525
Residual Capacity	**252,280**
Percentage of Permitted Design Capacity Utilized	**89.03%**
Sources: ** City of Alachua January 2025 Development Monitoring Report* ***City of Alachua Comprehensive Plan Potable Water Level of Service of 275 gallons/du/ day x 111 units*	

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 30,525 gallons per day at build out. This analysis is based on the development potential of 111 residential dwellings that would are proposed as part of the Final Plats for Phases 1, 2 and 3. Policy 4.1.c.3, of the Community Facilities Element of the City's Comprehensive Plan requires that no development orders be issued until additional capacity becomes available or funds to increase facility capacity are committed. The City is currently working on a new well-field project that has been funded and has initiated the process to increase permitted design capacity. It is anticipated that the proposed development will not adversely affect the Level of Service ("LOS") for potable water facilities, and the impacts are therefore acceptable.

Sanitary Sewer Impacts

Table 7. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity*	1,500,000
Less Actual Treatment Plant Flows*	764,000
Reserved Capacity*	437,084
Projected Potential Wastewater Demand from Proposed Preliminary Plat **	27,750
Residual Capacity	**271,166**
Percentage of Permitted Design Capacity Utilized	**81.92%**
Sources: ** City of Alachua January 2025 Development Monitoring Report* ***City of Alachua Comprehensive Plan Potable Water Level of Service of 250 gallons/du/ day x 111 units*	

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 27,750 gallons per day. This analysis is based on the practicable development potential of 111 residential dwellings that would be permitted by the proposed preliminary plat. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for sanitary sewer facilities, and the impacts are therefore acceptable.

Recreational Impacts

Table 8a. Recreational Impacts

System Category	Acreage
Existing City of Alachua Recreation Acreage[1]	135.48
Acreage Required to Serve Existing Population[2]	55.08
Reserved Capacity[1]	13.84
Potential Demand Generated by Development[3]	1.45
Residual Recreational Capacity After Impacts	**65.11**

Sources:
3 City of Alachua January 2025 Development Monitoring Report.
4 Bureau of Economic & Business Research, University of Florida, Estimates of Population (2021); Policy 1.2.b, Recreation Elements. Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.76 persons per dwelling x 111 dwellings / [5 acres/1,000 persons])

Table 8b. Improved Passive Park Space Analysis

Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity[1]	13.79 acres
Acreage Required to Serve Demand Generated by Development[2]	.29 acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development	14.08 acres
Existing Improved Passive Park Space[1]	34.82 acres
Improved, Passive Park Space Utilized by Existing Population, Reserved Capacity, & Demand Generated by Development[3]	**40.44 %**

4 Source: City of Alachua January 2025 Development Monitoring Report.
5 Formula: Recreation Demand Generated by Development (01.45 acres) x 20%.
6 Formula: Total Improved Passive Park Space / (Acreage Required to Serve Existing Population + Reserved Capacity + Acreage Required to Serve Demand Generated by Development.)

Evaluation: The proposed preliminary plat would increase the maximum potential demand from the development of the subject property by 1.45 recreational acres, and for passive park space by 0.29 acres. Concurrency and impacts to the City's recreation system will be reevaluated at the preliminary plat review stage. It is anticipated that the proposed preliminary plat will not adversely affect the Level of Service ("LOS") of recreational facilities; therefore, the impacts are acceptable.

Solid Waste Impacts

Table 9. Solid Waste Impacts

System Category	Lbs Per Day	Tons Per Year
Existing Demand[1]	44,060.00	8,040.95
Reserved Capacity[2]	50,407.82	9,199.43
Projected Solid Waste Demand from Application[3]	1,154.47	210.69
New River Solid Waste Facility Capacity[4]	**50 years**	

Sources:
5 Bureau of Economic & Business Research, University of Florida, Estimates of Population (2023); Policy 2.1.a, CFNGAR Element
6 City of Alachua January 2025 Development Monitoring Report
7 Policy 2.1.a, CFNGAR Element (Formula: .73 tons x 111 dwellings)
8 New River Solid Waste Facility, April 2024

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 210.69 tons per year. It is anticipated that the proposed

amendment will not adversely affect the Level of Service ("LOS") of solid waste facilities; therefore, the impacts are acceptable.

Public School Impact

At this time, it is anticipated that the proposed final plat will result in a demand of 30 total student stations (13 for elementary, 7 for middle, and 10 for high school). The School Board of Alachua County provided a determination on August 28, 2024 that the school capacity would remain sufficient at build out of this project.

Any future determination must find that the students generated by the proposed amendment can be reasonably accommodated for the five, ten, and twenty year planning periods at the elementary, middle, and high school levels.

EXHIBIT "A"

TO FLETCHER TRACE PHASE 1
FINAL PLAT
STAFF REPORT

SUPPORTING APPLICATION MATERIALS SUBMITTED BY CITY STAFF TO THE PLANNING AND ZONING BOARD

City of Alachua

PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM

PROJECT # 21-0297 **APPLICATION DATE** 4/5/2024

NAME & DESCRIPTION OF PROJECT Fletcher Trace - Phase 1

PROJECT ADDRESS (Contact 911 Addressing @ 352.338.7361) 11305 NW 173rd St, Alachua, FL 32615

Tax Parcel Numbers 03980-002-001

Acreage 21.35

DEVELOPMENT DATA (check all that apply)

- [x] Single Family — Number of Units: 32
- [ ] Multi Family — Number of Units:
- [ ] Exempt (See exemptions on page 2)

Level of Review

- [ ] Pre-Application Conference
- [ ] Preliminary
- [X] Final
- [ ] Revised
- [ ] Staff Administrative Review

A determination that there is adequate school capacity for a specific project will satisfy requirements for review for school concurrency for the periods of time consistent with the Interlocal Agreement and specified in local government land development regulations; an agreement by the School Board with the developer and local government is required to extend the period for approvals for phased projects beyond the generally applicable time period

EXPLANATION OF STUDENT GENERATION CALCULATION

Student Generation is calculated based on the type of residential development and the type of schools. The number of student stations (by school type - Elementary, Middle and High School) used for calculating the school concurrency impacts is equal to the number of dwelling units by housing type multiplied by the student generation multiplier (for housing type & school type) established by the School Board. Calculations are rounded to the nearest whole number. Student Generation for each school type is calculated individually to assess the impact on the **School Concurrency Service Area (SCSA)** for each school type (Elementary, Middle and High School).

SCHOOL CONCURRENCY SERVICE AREAS (SCSA) FOR PROJECT LOCATION

Based on the project location, please identify the corresponding School Concurrency Service Areas for each school type. Maps of the SCSAs may be viewed on the Alachua County Public Schools website.

SCHOOL CONCURRENCY SERVICE AREAS (SCSA)

Elementary Northwest Alachua **Middle** Mebane **High** Santa Fe

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	32	**units X 0.12 Elementary School Multiplier**	4	**Student Stations**
MIDDLE	32	**units X 0.06 Middle School Multiplier**	2	**Student Stations**
HIGH	32	**units X 0.09 High School Multiplier**	3	**Student Stations**

MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY		**units X 0.06 Elementary School Multiplier**		**Student Stations**
MIDDLE		**units X 0.03 Middle School Multiplier**		**Student Stations**
HIGH		**units X 0.03 High School Multiplier**		**Student Stations**

Source: School Board of Alachua County 2021 Student Generation Multiplier Analysis

EXEMPT DEVELOPMENTS (click all that apply)

☐ *Existing legal lots eligible for a building permit*

☐ *Development that includes residential uses that has received final development plan approval prior to the effective date for public school concurrency, or has received development plan approval prior to June 24, 2008, provided the development approval has not expired*

☐ *Amendments to final development orders for residential development approved prior to the effective date for public school concurrency, and which do not increase the number of students generated by the development*

☐ *Age-restricted developments that prohibit permanent occupancy by persons of school age, provided this condition is satisfied in accordance with the standards of the Public School Facilities Element or the ILA*

☐ *Group quarters that do not generate public school students, as described in the ILA*

AUTHORIZED AGENT

Name: CHW, an NV5 Company, c/o Aaron Hickman

Mailing Address: 11801 Research Dr

Alachua, FL 32615

Phone: (352) 331-1976

Email: aaronh@chw-inc.com

PROPERTY OWNER

Name: Waco of Alabama Inc

Mailing Address PO Box 6937

Jacksonville, FL 32236

Phone: contact agent

Email contact agent

CERTIFICATION

PROJECT NAME : Fletcher Trace - Phase 1 **PROJECT #:**

This application for a determination of the adequacy of public schools to accommodate the public school students generated by the subject development has been reviewed for compliance with the school concurrency management program and in accordance with the ILA. The following determinations have been made:

☑ **Approved** based upon the following findings (see 09.14.2022 Capacity Table)

Elementary SCSA Northwest Alachua — Capacity Required 4

- ☑ Capacity Available — Available Capacity 368
- ☐ Capacity Available in 5 yrs* — Available Capacity
- ☐ Capacity Available in Adjacent SCSA — Available Capacity

Middle SCSA Mebane — Capacity Required 2

- ☑ Capacity Available — Available Capacity 406
- ☐ Capacity Available in 5 yrs* — Available Capacity
- ☐ Capacity Available in Adjacent SCSA — Available Capacity

High SCSA Santa Fe — 3

- ☑ Capacity Available — Available Capacity 142
- ☐ Capacity Available in 5 yrs* — Available Capacity
- ☐ Capacity Available in Adjacent SCSA — Available Capacity

☐ **Denial** for reasons stated

Approved by

School Board Staff Certification

Suzanne M. Wynn
Director, Facilities Planning and Construction
Alachua County Public Schools
352.955.7400 x 1445

Date: 08.28.2024

City of Alachua Staff

A complete application for the development project was accepted on

Date: April 3, 2024

Signed: Adam Hall

Digitally signed by Adam Hall
DN: cn=Adam Hall, o=City of Alachua, ou=Planning and Community Development, email=ahall@cityofalachua.com, c=US
Date: 2024.08.12 12:21:09 -04'00'

Printed Name: Adam Hall

*163.3180(6)(g), F.S. (2023)

City of Alachua

MIKE DAROZA
CITY MANAGER

DIRECTOR KATHY WINBURN
PLANNING & COMMUNITY DEVELOPMENT

August 13, 2024

Sent by electronic mail to aaronh@chw-inc.com

Aaron Hickman, PSM
CHW, LLC
11801 Research Drive
Alachua, FL 32615

RE: Project Assistance Team (PAT) Summary: Fletcher Trace Phases 1-3 Final Plats (PSP24-0007, PSP24-0008, and PSP24-0009)

Dear Mr Hickman:

On July 24, 2024, the City of Alachua received your revised applications for the Final Plats of Phase 1, 2 & 3 of the Fletcher Trace Subdivision. The Fletcher Trace PD project is comprised of 472 residential units (344 detached and 128 attached) in 13 phases and received Preliminary Plat approval from the City Commission on September 26, 2022. Phase 1 consists of 32 detached units; Phase 2 consists of 14 detached units and 28 attached; and, Phase 3 consists of 36 detached units.

The application has been reviewed by the City's Project Assistance Team (PAT). Upon review of the application and materials, the following insufficiencies must be addressed. A meeting to review these comments can be scheduled upon request.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **12:00 PM** on **Tuesday, August 27, 2024**. A total of four (4) copies of the application package and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud / FTP link must be provided by this date.

Please address the following:

PHASE 1

1. *Surety and Subdividers Agreement*
   a. Provide separate cost estimate by project Engineer for sidewalks to be placed in front of lots.
   b. If planning to utilize the recent subdivision regulations amendment regarding provision of surety, please note that the City's subdividers agreement implementing this process is still in draft. Staff cannot provide a timeline on when it may be complete. Provision of

surety in the amount of 120% of the value of improvements can still be provided in order to obtain a proposed draft subdividers agreement.

NEW COMMENT: **Please provide the following information for Phase 1:**

- **Certified engineer's cost estimate for public infrastructure (that is, infrastructure that will be turned over to the City)**
- **Certified engineer's cost estimate for private infrastructure (that is, infrastructure that will be maintained by the Developer/ Home Owner's Association)**
- **Certified engineer's cost estimate for sidewalks to be placed in front of lots.**

2. *Article 7, Subdivision Standards*
   c. Revise Declarations and Covenants to include statement that the City of Alachua does not provide liability insurance for any common areas or identify location within provided documents.

NEW COMMENT: Provide revised declarations and covenants.

6. *Public Services / Fire Rescue / Engineering Review Comments*
   a. The applicant must address all comments provided by the Public Services Department in a memo signed August 7, 2024 (attached).
   b. The applicant must address all comments provided by Jared Rogers, PSM, of eda, inc. in a letter dated May 2, 2024 (attached).

NEW COMMENT: Applicant must address all comments provided by the City's Compliance and Risk Management Department provided below from Ms Corey King, Assistant Director:

1. **The dedication of the lift station to the public on the plat should be removed. The lift station will be transferred to the City via deed, thus the benefits and burdens of the City's ownership of the lift station will be contained within the terms of the deed.**
2. **The construction plans required sidewalks for access between the right-of-way on CR 235 and the sidewalks on the internal streets of the subdivision. The connecting sidewalks need to be shown on the final plat and a dedication of the sidewalks to the public needs to be included in the dedication on the plat. The sidewalks are shown on pages C1.10 and C1.12 of the construction plans.**

PHASE 2

3. *Surety and Subdividers Agreement*
   a. Provide separate cost estimate by project Engineer for sidewalks to be placed in front of lots.
   b. If planning to utilize the recent subdivision regulations amendment regarding provision of surety, please note that the City's subdividers agreement implementing this process is still in draft. Staff cannot provide a timeline on when it may be complete. Provision of surety in the amount of 120% of the value of improvements can still be provided in order to obtain a proposed draft subdividers agreement.

NEW COMMENT: **Please provide the following information for Phase 2:**

- **Certified engineer's cost estimate for public infrastructure (that is, infrastructure that will be turned over to the City)**
- **Certified engineer's cost estimate for private infrastructure (that is, infrastructure that will be maintained by the Developer/ Home Owner's Association)**
- **Certified engineer's cost estimate for sidewalks to be placed in front of lots.**

4. *Article 7, Subdivision Standards*
   d. Revise Declarations and Covenants to include statement that the City of Alachua does not provide liability insurance for any common areas or identify location within provided documents.

NEW COMMENT: Provide revised declarations and covenants.

6. *Public Services / Fire Rescue / Engineering Review Comments*
   b. The applicant must address all comments provided by Jared Rogers, PSM, of eda, inc. in a letter dated May 2, 2024 (attached).

NEW COMMENT: Applicant must address all comments provided by the City's Compliance and Risk Management Department provided below from Ms Corey King, Assistant Director:

1. **The dedication of the lift station to the public on the plat should be removed. The lift station will be transferred to the City via deed, thus the benefits and burdens of the City's ownership of the lift station will be contained within the terms of the deed.**
3. **The construction plans required sidewalks for access between the right-of-way on CR 235 and the sidewalks on the internal streets of the subdivision. The connecting sidewalks need to be shown on the final plat and a dedication of the sidewalks to the public needs to be included in the dedication on the plat. The sidewalks are shown on pages C1.10 and C1.12 of the construction plans.**

PHASE 3

1. *Surety and Subdividers Agreement*
   a. Provide separate cost estimate by project Engineer for sidewalks to be placed in front of lots.
   b. If planning to utilize the recent subdivision regulations amendment regarding provision of surety, please note that the City's subdividers agreement implementing this process is still in draft. Staff cannot provide a timeline on when it may be complete. Provision of surety in the amount of 120% of the value of improvements can still be provided in order to obtain a proposed draft subdividers agreement.

NEW COMMENT: **Please provide the following information for Phase 3:**

- **Certified engineer's cost estimate for public infrastructure (that is, infrastructure that will be turned over to the City)**
- **Certified engineer's cost estimate for private infrastructure (that is, infrastructure that will be maintained by the Developer/ Home Owner's Association)**
- **Certified engineer's cost estimate for sidewalks to be placed in front of lots.**

2. *Article 7, Subdivision Standards*
   e. Revise Declarations and Covenants to include statement that the City of Alachua does not provide liability insurance for any common areas or identify location within provided documents.

NEW COMMENT: Provide revised declarations and covenants.

6. *Public Services / Fire Rescue / Engineering Review Comments*
   b. The applicant must address all comments provided by Jared Rogers, PSM, of eda, inc. in a letter dated May 2, 2024 (attached).

NEW COMMENT: Applicant must address all comments provided by the City's Compliance and Risk Management Department provided below from Ms Corey King, Assistant Director:

1. **The dedication of the lift station to the public on the plat should be removed. The lift station will be transferred to the City via deed, thus the benefits and burdens of the City's ownership of the lift station will be contained within the terms of the deed.**
4. **The construction plans required sidewalks for access between the right-of-way on CR 235 and the sidewalks on the internal streets of the subdivision. The connecting sidewalks need to be shown on the final plat and a dedication of the sidewalks to the public needs to be included in the dedication on the plat. The sidewalks are shown on pages C1.10 and C1.12 of the construction plans.**

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1603 or via e-mail at ahall@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,

Adam Hall, AICP
Principal Planner

Attachments

c: Kathy Winburn, Planning & Community Development Director *(by electronic mail)*
Justin Tabor, AICP, Principal Planner *(by electronic mail)*
Carson Crockett, AICP Candidate, Planner *(by electronic mail)*
Project File

City of ALACHUA
the good life community

City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
ASST CITY MANAGER

INTER-OFFICE COMMUNICATION

DATE: **August 15, 2024**

TO: **Kathy Winburn, AICP**
Planning & Community Development Director

FROM: **Michael Carrillo, P.E.**
Public Services Director
Tom Ridgik, P.E.
Engineering Supervisor

TR 08/07/2024 2

RE: **Fletcher Trace Phase 1 Final Plat**

Public Services has reviewed the subject project (July Submittal) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comments on Apr Submittal** **Plat Book, Sheet 1:** **Under Owner's Certification & Dedication** Please insert the following text: THE HOMEOWNER'S ASSOCIATION (HOA) SHALL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM NOT IN THE RIGHT-OF-WAY. Please **resubmit** this sheet. **Comments on July Submittal** **Plat Book, Sheet 1:** **Approved**

NO.	COMMENTS
2	**Comments on Apr Submittal** **Plat Book, Sheet 1:** **Deeding of Lift Station** The lift station is located near the R/W & Lots 15 & 16. See Construction Sheet C3.10. Show the lift station boundary & callout that it has been deeded to the City. Confirm that the lift station deed has been recorded in the appropriate books. Please **resubmit** this sheet. Please **submit** response including information on the recording of the deed. **Comments on July Submittal** **Plat Book, Sheet 1:** **Owner's Certification and Dedication** Please remove text that dedicates the lift station to the public. Clarify that the lift station shall be transferred to the City by deed. **Submit** supporting information that the deed has been transferred to the City, and that this transferred deed is recorded on the appropriate County "book". **Submit** response & **Revise and Resubmit.**
	END OF COMMENTS

Please advise if you have any questions or require additional information.
cc: Justin Tabor – AICP Principal Planner
Adam Hall – AICP Principal Planner

August 12, 2024

Justin Tabor -AICP Principal Planner
City of Alachua
Alachua County, Florida

Mr. Tabor,

Re: Fletcher Trace – Phase 1
Surveying Review for Conformity to Chapter 177, Part I (Platting)

Thank you for the opportunity to review the subdivision plat Fletcher Trace – Phase 1. I have completed a review of the referenced subdivision plat for conformance to Chapter 177, Part I (Platting), Florida Statutes.

I find that this subdivision plat conforms to the above requirements, with the following exceptions:

177.091 (3): There are Match Lines shown on Sheet 1 that are not shown on Sheet 2. (See redlined copy of Plat). In my opinion the northerly and westerly Match Lines should be eliminated.

177.081 (2) & 177.091 (12): The owner of the lands appearing in the Owner's Certification and Dedication is different from that in the Title Opinion by Kelley D. Jones, P.A. If there is a new opinion or Tilte Commitment, I have not received it.

177.091 (15): Street names (when determined) are required.

There are offsite easements shown which are not dimensioned and have no recording Information.

Additional comments are upon the red-lined version of the subdivision plat included with this letter.

Please contact me at your convenience should you have any questions.

Sincerely,

Robert W. Graver, PSM
State of Florida License No. LS 4239

N:\Dcb\Plat Review of Fletcher Trace Phase 1.docx

720 SW 2nd Avenue, South Tower, Suite 300, Gainesville, FL 32601
Phone: (352) 373-3541 • www.edafl.com

FLETCHER TRACE - PHASE 1

LOCATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

CHW Professional Consultants
132 NW 76th Drive
Gainesville, Florida 32607
(352) 331-1976 / (352) 331-2476
www.chw-inc.com
est. 1988 FLORIDA LB-5075

PLAT BOOK__,PAGE __
SHEET ONE OF TWO

DESCRIPTION

A TRACT OF LAND SITUATED IN IN SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF AFOREMENTIONED SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE NORTH 0°04'14" WEST, ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 403.02 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY); THENCE NORTH 41°06'51" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1437.97 FEET; THENCE, DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, THE FOLLOWING ELEVEN (11) COURSES; (1) SOUTH 48°53'09" EAST, A DISTANCE OF 295.00 FEET; (2) SOUTH 41°06'51" WEST, A DISTANCE OF 160.00 FEET; (3) SOUTH 48°53'09" EAST, A DISTANCE OF 270.00 FEET; (4) SOUTH 41°06'51" WEST, A DISTANCE OF 519.84 FEET; (5) NORTH 48°53'09" WEST, A DISTANCE OF 270.00 FEET; (6) SOUTH 41°06'51" WEST, A DISTANCE OF 110.16 FEET; (7) SOUTH 60°08'30" WEST, A DISTANCE OF 52.89 FEET; (8) SOUTH 41°06'51" WEST, A DISTANCE OF 110.00 FEET; (9) SOUTH 48°53'09" EAST, A DISTANCE OF 702.47 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 335.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 51°07'03" EAST, 26.09 FEET; (10) THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°27'46", AN ARC LENGTH OF 26.09 FEET TO THE END OF SAID CURVE; (11) THENCE DEPARTING SAID CURVE, SOUTH 36°39'04" WEST, A DISTANCE OF 123.18 FEET TO THE SOUTH LINE OF AFOREMENTIONED SECTION 28; THENCE SOUTH 89°22'44" WEST, ALONG THE SOUTH LINE OF SAID SECTION 28, A DISTANCE OF 1005.72 FEET TO THE **POINT OF BEGINNING**.

PARCEL OF LAND CONTAINING 21.35 ACRES, MORE OR LESS.

SURVEYOR'S NOTES

1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 1983), YIELDING A BEARING OF SOUTH 89°22'44" WEST FOR THE SOUTH LINE OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FL.
2. VERTICAL DATUM SHOWN HEREON IS DERIVED FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BENCHMARK USED WAS A NATIONAL GEODETIC SURVEY BENCHMARK NUMBER I75T6, WITH A PUBLISHED ELEVATION OF 160.03 FEET (NAVD 88).
3. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1': 5,000'.
4. BUILDING SETBACKS (UNLESS SHOWN OTHERWISE)
   FRONT= 10'
   REAR = 5'
   SIDE = 5'
   STREET FACING GARAGES = 18'
5. THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY PANEL NO. "120669 0120 D, EFFECTIVE DATE: JUNE 16, 2006.
6. THE COMMON AREAS, OPEN SPACE, AND STORM WATER MANAGEMENT AREAS SHOWN HEREON, WILL BE CONVEYED TO THE OWNER'S ASSOCIATION AND ARE IDENTIFIED FOR MAINTENANCE IN THE HOMEOWNERS ASSOCIATION DOCUMENTS. THE OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF TREES PLANTED IN RIGHTS-OF-WAY AND COMMON AREAS IN CONFORMANCE WITH SUBDIVIDERS AGREEMENT AND SECTION 7.8.1 OF THE CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS.
7. LOT CORNERS AND PERMANENT CONTROL POINTS SHALL BE SET PER 177.091 (8) AND (9) FLORIDA STATUTES.
8. ALL LINES ARE NON-RADIAL UNLESS NOTED OTHERWISE.
9. THIS SURVEY IS A TOTAL OF TWO (2) SHEETS. EACH SHEET IS INCOMPLETE WITHOUT THE OTHERS. SEE SHEET ONE (1) FOR OVERALL PLAT BOUNDARY. SEE SHEET (2) FOR DETAIL INFORMATION FOR LOTS ONE (1) THRU THIRTY-TWO (32).

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

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 41°06'51" W	110.16'
L2	S 60°08'30" W	52.89'
L3	S 41°06'51" W	110.00'
L4	S 36°39'04" W	123.18'

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	26.09'	335.00'	04°27'46"	26.09'	S 51°07'03" E

SITE BENCHMARK TABLE				
NO.	DESCRIPTION	ELEVATION	NORTHING	EASTING
BM1	1/2" STEEL ROD & CAP "LB TRAV LB5075"	87.96'	282647.14	259515.16
BM2	1/2" STEEL ROD & CAP "LB TRAV LB5075"	93.80'	284046.72	2597130.76
BM3	1/2" STEEL ROD & CAP "LB TRAV LB5075"	89.07'	283320.58	2596501.22

**NOTE: ALL SITE BENCHMARKS ARE OFFSITE, LOCATED ALONG THE SOUTHERLY RIGHT OF WAY LINE OF N.W. COUNTY ROAD NO. 235 TO THE NORTHEAST OF THE PLAT

LEGEND

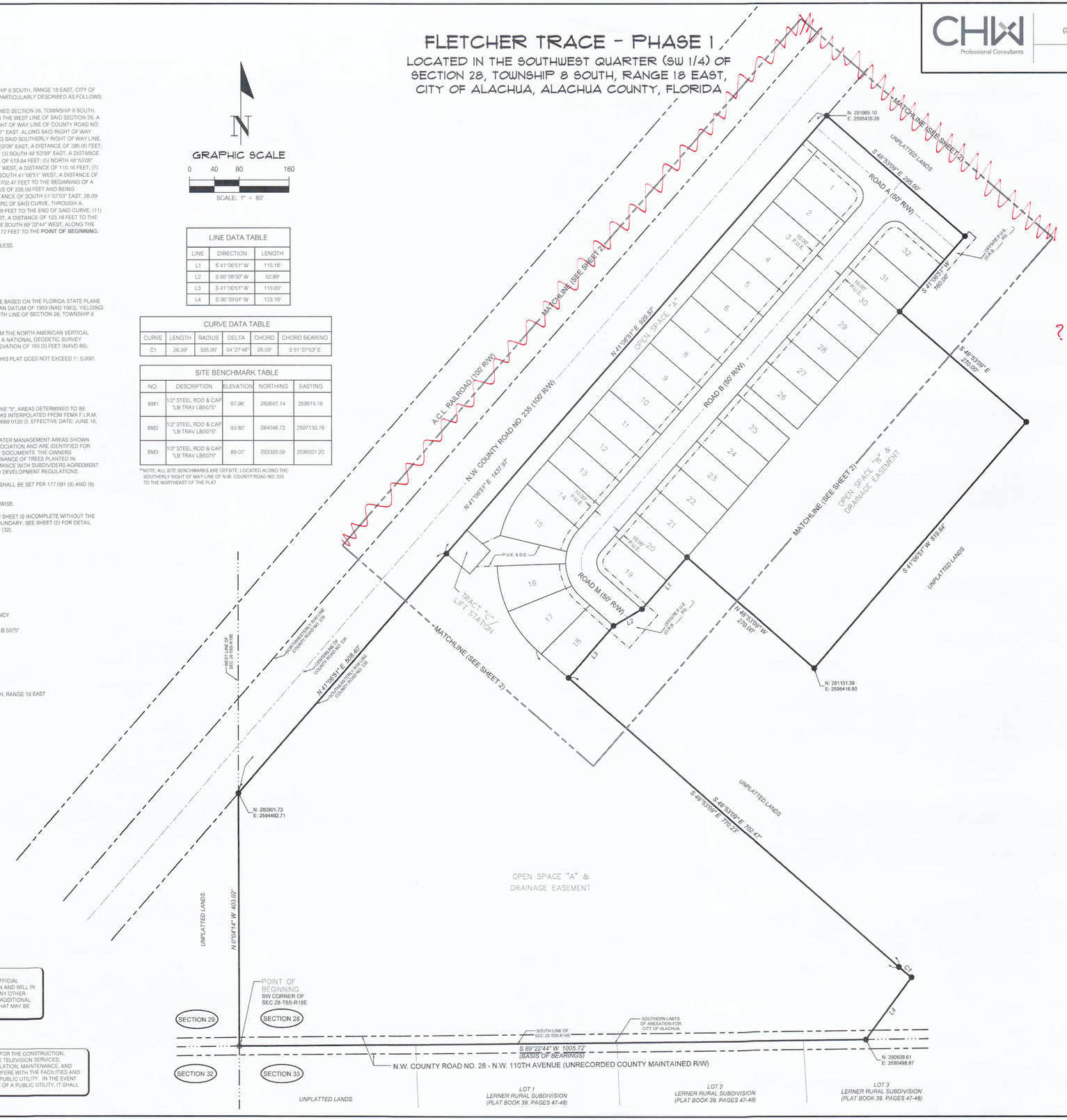
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
● = SET 5/8" STEEL REBAR & CAP MARKED "PRM LB 5075"
▲ = SET NAIL AND DISK STAMPED "PCP 5075"
⊗ = FOUND 5/8" IRON ROD (NO ID.)
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITIES EASEMENT
B.S.L. = BUILDING SETBACK LINE
FFE = FINISHED FLOOR ELEVATION
NO. = NUMBER
O.R.B. = OFFICIAL RECORDS BOOK
SEC 28-T8S-R18E = SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST
PG. = PAGE
R/W = RIGHT OF WAY
S.F. = SQUARE FEET
(R) = RADIAL
ID. = IDENTIFICATION
⌖ = SITE BENCHMARK
= SUBJECT PARCEL LINE
= ADJOINING PARCEL LINE
= EASEMENT LINE
= RIGHT OF WAY LINE
= SECTION LINE

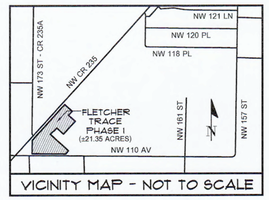
FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY PANEL NO. "120669 0120 D, EFFECTIVE DATE: JUNE 16, 2006.

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 SUPPLANTED 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.

ALL PLATTED 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.





OWNER'S CERTIFICATION AND DEDICATION

WACO OF ALABAMA, INC., DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE LANDS DESCRIBED HEREON, AND HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED TO BE KNOWN AS "FLETCHER TRACE - PHASE 1"; AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE RIGHT-OF-WAYS AS SHOWN HEREON; AND DOES HEREBY DEDICATE THE USE OF DRAINAGE EASEMENTS TO THE PUBLIC FOR THE RIGHT TO DISCHARGE STORM WATER, THE OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM NOT IN THE RIGHT OF WAY; AND DOES HEREBY DEDICATE TRACT "C" TO THE PUBLIC WITH RESPONSIBILITY OF OWNERSHIP AND MAINTENANCE; AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON SHALL BE MADE ACCESSIBLE TO PUBLIC SERVICE VEHICLES.

WITNESS _____ SIGNATURE _____

WITNESS _____ PRINT NAME & TITLE _____

ACKNOWLEDGEMENT (STATE OF FLORIDA, COUNTY OF ALACHUA)

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME; _____, KNOWN TO ME TO BE THE PERSON HEREIN DESCRIBED AND ACKNOWLEDGED THAT HE EXECUTED THIS INSTRUMENT AS HIS FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____DAY OF _____ A.D. 2024

_____
NOTARY PUBLIC-STATE OF FLORIDA

COMMISSION EXPIRES:_____

COMMISSION NO.:_____

CERTIFICATE OF APPROVAL BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

THIS IS TO CERTIFY THAT ON _____, THE FOREGOING PLAT WAS APPROVED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.

_____
MAYOR

ATTEST:

_____ _____
CITY MANAGER FILED FOR RECORD ON

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR THE CITY OF ALACHUA, FLORIDA

_____
EXAMINED ON

AND APPROVED AS TO ITS LEGAL FORM AND SUFFICIENCY BY:

_____
CITY ATTORNEY

RECEIVED AND FILED

RECEIVED AND FILED FOR RECORD ON THIS _____DAY OF _____, A.D. 2024

_____
CLERK OF THE COURT

_____ _____
BY DATE

CERTIFICATE OF APPROVAL BY PROFESSIONAL SURVEYOR & MAPPER

Part 1 - Platting of the

IT IS HEREBY CERTIFIED, THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE PLATTING REQUIREMENTS PURSUANT TO CHAPTER 177, PART 1, FLORIDA STATUTES AND THAT THIS PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF SAID CHAPTER; HOWEVER MY REVIEW AND CERTIFICATION DOES NOT INCLUDE COMPUTATION OR FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS.

EXAMINED ON: _____

AND APPROVED BY: _____
PROFESSIONAL SURVEYOR AND MAPPER

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT THIS PLAT ENTITLED "FLETCHER TRACE - PHASE 1" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE OF THE DESCRIBED LANDS, UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THIS PLAT AND SURVEY COMPLIES WITH ALL REQUIREMENTS AS SET FORTH IN CHAPTER 177, PART 1- PLATTING OF THE FLORIDA STATUTES.

_____ _____
DATE

CHAD A COLSON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 7142
CAUSSEAUX, HEWETT, & WALPOLE, LLC.
FLORIDA LICENSED BUSINESS NUMBER LB 5075
11801 RESEARCH DRIVE, ALACHUA, FL 32615

Tech: Aaronh Plot Date: Jul 24,2024 8:48am Filename: N:\2021\21-0297\Deptfiles\01 Survey\PLATS\PHASE 1\PLAT\21-0297 FLETCHER TRACE - PHASE 1.dwg

FLETCHER TRACE - PHASE 1

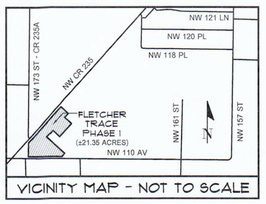
LOCATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

CHW Professional Consultants
132 NW 76th Drive
Gainesville, Florida 32607
(352) 331-1976 / (352) 331-2476
www.chw-inc.com
est. 1988 FLORIDA LB-5075

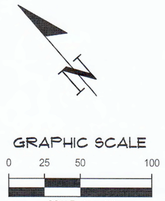
PLAT BOOK__,PAGE __
SHEET TWO OF TWO

SURVEYOR'S NOTES

1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 1983), YIELDING A BEARING OF SOUTH 89°22'44" WEST FOR THE SOUTH LINE OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FL.
2. VERTICAL DATUM SHOWN HEREON IS DERIVED FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BENCHMARK USED WAS A NATIONAL GEODETIC SURVEY BENCHMARK NUMBER I7576, WITH A PUBLISHED ELEVATION OF 160.03 FEET (NAVD 88).
3. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1': 5,000'.
4. BUILDING SETBACKS (UNLESS SHOWN OTHERWISE)
   FRONT= 10'
   REAR = 5'
   SIDE = 5'
   STREET FACING GARAGES = 18'
5. THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY PANEL NO. "120669 0120 D, EFFECTIVE DATE: JUNE 16, 2006.
6. THE COMMON AREAS, OPEN SPACE, AND STORM WATER MANAGEMENT AREAS SHOWN HEREON, WILL BE CONVEYED TO THE OWNER'S ASSOCIATION AND ARE IDENTIFIED FOR MAINTENANCE IN THE HOMEOWNERS ASSOCIATION DOCUMENTS. THE OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF TREES PLANTED IN RIGHTS-OF-WAY AND COMMON AREAS IN CONFORMANCE WITH SUBDIVIDERS AGREEMENT AND SECTION 7.8.1 OF THE CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS.
7. LOT CORNERS AND PERMANENT CONTROL POINTS SHALL BE SET PER 177.091 (8) AND (9) FLORIDA STATUTES.
8. ALL LINES ARE NON-RADIAL UNLESS NOTED OTHERWISE.
9. THIS SURVEY IS A TOTAL OF TWO (2) SHEETS. EACH SHEET IS INCOMPLETE WITHOUT THE OTHERS. SEE SHEET ONE (1) FOR OVERALL PLAT BOUNDARY. SEE SHEET (2) FOR DETAIL INFORMATION FOR LOTS ONE (1) THRU THIRTY-TWO (32).



VICINITY MAP - NOT TO SCALE

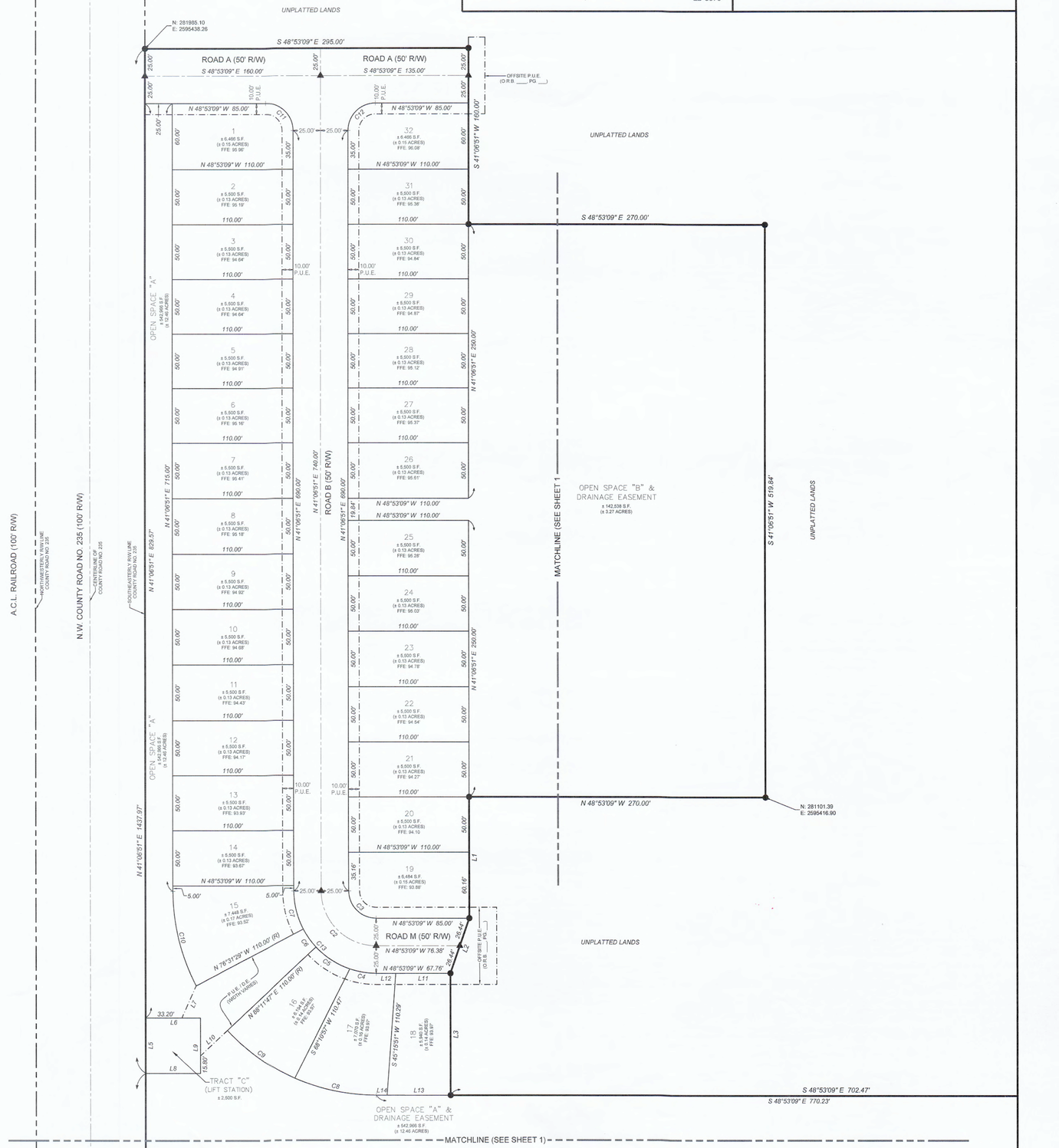


LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 41°06'51" W	110.16'
L2	S 60°08'30" W	52.89'
L3	S 41°06'51" W	110.00'
L4	S 36°39'04" W	123.18'
L5	S 41°06'51" W	50.00'
L6	S 48°53'09" E	50.00'
L7	S 65°17'45" W	31.52'
L8	N 48°53'09" W	50.00'
L9	N 41°06'51" E	50.00'
L10	N 88°11'47" E	33.48'
L11	N 48°53'09" W	50.01'
L12	N 48°53'09" W	17.74'
L13	S 48°53'09" E	57.99'
L14	S 48°53'09" E	9.76'

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C2	78.54'	50.00'	90°00'00"	70.71'	N 3°53'09" W
C3	39.27'	25.00'	90°00'00"	35.36'	S 3°53'09" E
C4	24.51'	75.00'	18°43'24"	24.40'	S 39°31'27" E
C5	37.12'	75.00'	28°21'33"	36.74'	S 15°58'59" E
C6	20.00'	75.00'	15°16'44"	19.94'	S 5°50'09" W
C7	36.18'	75.00'	27°38'19"	35.83'	S 27°17'41" W
C8	76.51'	185.00'	23°41'43"	75.96'	S 37°02'18" E
C9	75.51'	185.00'	23°23'13"	74.99'	S 13°29'50" E
C10	89.24'	185.00'	27°38'19"	88.38'	S 27°17'41" W
C11	39.27'	25.00'	90°00'00"	35.36'	N 3°53'09" W
C12	39.27'	25.00'	90°00'00"	35.36'	S 86°06'51" W
C13	117.81'	75.00'	90°00'00"	106.07'	S 3°53'09" E

LEGEND

FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
● = SET 5/8" STEEL REBAR & CAP MARKED "PRM LB 5075"
▲ = SET NAIL AND DISK STAMPED "OCO 5075"
⊗ = FOUND 5/8" IRON ROD (NO ID.)
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITIES EASEMENT
B.S.L. = BUILDING SETBACK LINE
FFE = FINISHED FLOOR ELEVATION
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE
R/W = RIGHT OF WAY
S.F. = SQUARE FEET
NO. = NUMBER
(R) = RADIAL
ID. = IDENTIFICATION
⊕ = SITE BENCHMARK
——— = SUBJECT PARCEL LINE
——— = ADJOINING PARCEL LINE
— · — = EASEMENT LINE
— — — = RIGHT OF WAY LINE
— ··· — = SECTION LINE



Tech: Asmolt Plot Date: Jul 24,2024 8:48am Filename: H:\2021\21-0297\Department's\01_Survey\PLATS\PHASE 1\PLAT\21-0297 FLETCHER TRACE - PHASE 1.dwg

August 12, 2024

Justin Tabor -AICP Principal Planner
City of Alachua
Alachua County, Florida

Mr. Tabor,

Re: Fletcher Trace – Phase 2
Surveying Review for Conformity to Chapter 177, Part I (Platting)

Thank you for the opportunity to review the subdivision plat Fletcher Trace – Phase 2. I have completed a review of the referenced subdivision plat for conformance to Chapter 177, Part I (Platting), Florida Statutes.

I find that this subdivision plat conforms to the above requirements, with the following exceptions:

177.081 (2) & 177.091 (12): The owner of the lands shown in the Owner's Certification and Dedication Is different from that in the Title Opinion by Kelley D. Jones, P.A.
If there is a new opinion or Title Commitment, I have not received it.

177.091 (15): Street names (when determined) are required.

177.091 (17): Identify contiguous properties along the southwesterly boundary by Subdivision name, Plat Book and page (Assuming Phase 1 is recorded prior to Phase 2).

Note: If Phase 1 is not recorded, Phase 2 will not have access to a Public Right of Way.

There are offsite easements shown which are not dimensioned and have no recording information.

Additional comments are upon the red-lined version of the subdivision plat included with this letter.

Please contact me at your convenience should you have any questions.

Sincerely,

Robert W. Graver, PSM
State of Florida License No. LS 4239

N:\Bob\Plat Review of Fletcher Trace Phase 2.docx

720 SW 2nd Avenue, South Tower, Suite 300, Gainesville, FL 32601
Phone: (352) 373-3541 • www.edafl.com

FLETCHER TRACE - PHASE 2

LOCATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

DESCRIPTION

A TRACT OF LAND BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2140, PAGE 1834, OF THE PUBLIC RECORDS OF ALACHUA COUNTY FLORIDA, SITUATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, OF SAID ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF AFOREMENTIONED SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE NORTH 0°04'14" WEST, ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 403.02 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY); THENCE NORTH 41°06'51" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1437.97 FEET TO THE POINT OF BEGINNING; THENCE, DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, THE FOLLOWING THREE (3) COURSES: (1) SOUTH 48°53'09" EAST, A DISTANCE OF 295.00 FEET; (2) NORTH 41°06'51" EAST, A DISTANCE OF 755.00 FEET; (3) NORTH 48°53'09" WEST, A DISTANCE OF 295.00 FEET TO AFOREMENTIONED SOUTHEASTERLY RIGHT OF WAY LINE; THENCE SOUTH 41°06'51" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 755.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 5.11 ACRES OF LAND, MORE OR LESS.

SURVEYOR'S NOTES

1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 1983), YIELDING A BEARING OF N 0°04'14" W FOR THE WEST LINE OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FL.
2. VERTICAL DATUM SHOWN HEREON IS DERIVED FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BENCHMARK USED WAS A NATIONAL GEODETIC SURVEY BENCHMARK NUMBER I7576, WITH A PUBLISHED ELEVATION OF 160.03 FEET (NAVD 88).
3. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1': 5,000'.
4. BUILDING SETBACKS (UNLESS SHOWN OTHERWISE)
   FRONT= 10'
   REAR = 5'
   SIDE = 5'
   STREET FACING GARAGES = 18'
5. THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY PANEL NO. *120669 0120 D, EFFECTIVE DATE: JUNE 16, 2006.
6. THE COMMON AREAS, OPEN SPACE, AND STORM WATER MANAGEMENT AREAS SHOWN HEREON, WILL BE CONVEYED TO THE OWNER'S ASSOCIATION AND ARE IDENTIFIED FOR MAINTENANCE IN THE HOMEOWNERS ASSOCIATION DOCUMENTS. THE OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF TREES PLANTED IN RIGHTS-OF-WAY AND COMMON AREAS IN CONFORMANCE WITH SUBDIVIDERS AGREEMENT AND SECTION 7.8.1 OF THE CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS.
7. LOT CORNERS AND PERMANENT CONTROL POINTS SHALL BE SET PER 177.091 (8) AND (9) FLORIDA STATUTES.

SITE BENCHMARK TABLE				
NO.	DESCRIPTION	ELEVATION	NORTHING	EASTING
BM1	1/2" STEEL ROD & CAP "LB TRAV LB5075"	87.96'	282647.14	259515.16
BM2	1/2" STEEL ROD & CAP "LB TRAV LB5075"	93.80'	284046.72	2597130.76
BM3	1/2" STEEL ROD & CAP "LB TRAV LB5075"	89.07'	283320.58	2596501.22

**NOTE: ALL SITE BENCHMARKS ARE OFFSITE, LOCATED ALONG THE SOUTHERLY RIGHT OF WAY LINE OF N.W. COUNTY ROAD NO. 235 TO THE NORTHEAST OF THE PLAT

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	39.27'	25.00'	90°00'00"	35.36'	N 86°06'51" E
C2	39.27'	25.00'	90°00'00"	35.36'	N 3°53'09" W
C3	39.27'	25.00'	90°00'00"	35.36'	N 3°53'09" W
C4	39.27'	25.00'	90°00'00"	35.36'	N 86°06'51" E

LEGEND

FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
● = SET 5/8" STEEL REBAR & CAP MARKED "PRM LB 5075"
▲ = SET NAIL AND DISK STAMPED "PCP 5075"
⊗ = FOUND 5/8" IRON ROD (NO ID.)
P.U.E. = PUBLIC UTILITIES EASEMENT
B.S.L. = BUILDING SETBACK LINE
FFE = FINISHED FLOOR ELEVATION
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE
R/W = RIGHT OF WAY
S.F. = SQUARE FEET
SEC 28-T8S-R18E = SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST

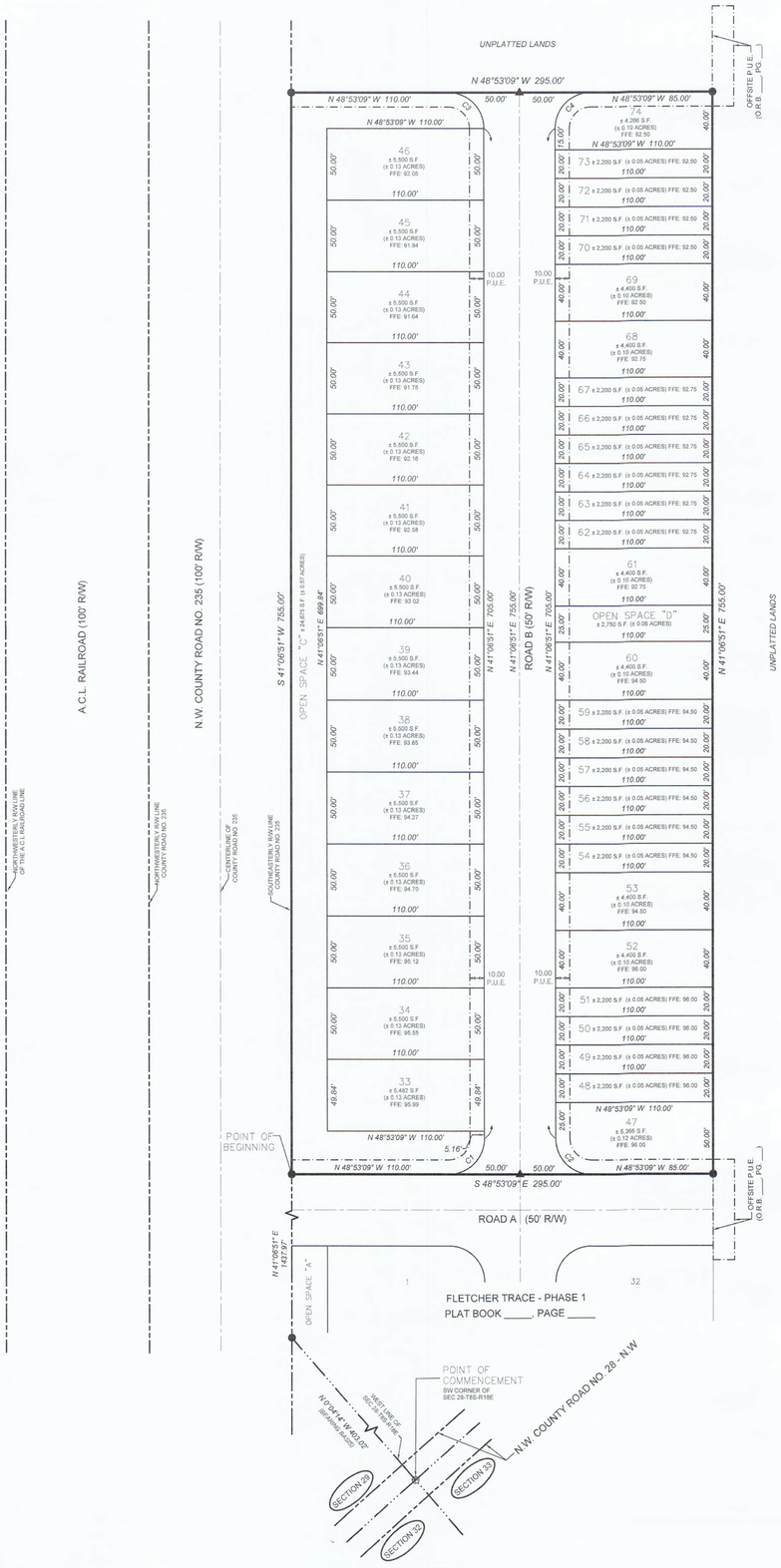
GRAPHIC SCALE
0 25 50 100
SCALE: 1" = 50'

FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY PANEL NO. *120669 0120 D, EFFECTIVE DATE: JUNE 16, 2006.

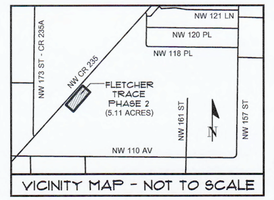
NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT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

ALL PLATTED 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.



CHW Professional Consultants
11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075

PLAT BOOK ___, PAGE ___
SHEET ONE OF ONE



OWNER'S CERTIFICATION AND DEDICATION

WACO OF ALABAMA, INC., DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE LANDS DESCRIBED HEREON, AND HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED TO BE KNOWN AS "FLETCHER TRACE - PHASE 2" ; AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE RIGHT-OF-WAYS AS SHOWN HEREON; AND DOES HEREBY DEDICATE THE USE OF DRAINAGE EASEMENTS TO THE PUBLIC FOR THE RIGHT TO DISCHARGE STORM WATER, THE OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM NOT IN THE RIGHT OF WAY; AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON SHALL BE MADE ACCESSIBLE TO PUBLIC SERVICE VEHICLES.

WITNESS _____ SIGNATURE _____

WITNESS _____ PRINT NAME & TITLE _____

ACKNOWLEDGEMENT (STATE OF FLORIDA, COUNTY OF ALACHUA)

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, _____, KNOWN TO ME TO BE THE PERSON HEREIN DESCRIBED AND ACKNOWLEDGED THAT HE EXECUTED THIS INSTRUMENT AS HIS FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____DAY OF _____ A.D. 2024

_____
NOTARY PUBLIC-STATE OF FLORIDA

COMMISSION EXPIRES:_____

COMMISSION NO.:_____

CERTIFICATE OF APPROVAL BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

THIS IS TO CERTIFY THAT ON _____ THE FOREGOING PLAT WAS APPROVED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.

_____
MAYOR

ATTEST:

CITY MANAGER _____ FILED FOR RECORD ON _____

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR THE CITY OF ALACHUA, FLORIDA

EXAMINED ON _____

AND APPROVED AS TO ITS LEGAL FORM AND SUFFICIENCY BY:

CITY ATTORNEY

RECEIVED AND FILED

RECEIVED AND FILED FOR RECORD ON THIS _____DAY OF _____, A.D. 2024

CLERK OF THE COURT

BY _____ DATE _____

chapter Part 1 - Platting of the

CERTIFICATE OF APPROVAL BY PROFESSIONAL SURVEYOR & MAPPER

IT IS HEREBY CERTIFIED, THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE PLATTING REQUIREMENTS PURSUANT TO SECTION 177.081, FLORIDA STATUTES AND THAT THIS PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF SAID CHAPTER. HOWEVER MY REVIEW AND CERTIFICATION DOES NOT INCLUDE COMPUTATION OR FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS.

EXAMINED ON: _____

AND APPROVED BY: _____
PROFESSIONAL SURVEYOR AND MAPPER

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT THIS PLAT ENTITLED "FLETCHER TRACE - PHASE 2" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE OF THE DESCRIBED LANDS, UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THIS PLAT AND SURVEY COMPLIES WITH ALL REQUIREMENTS AS SET FORTH IN CHAPTER 177, PART 1- PLATTING OF THE FLORIDA STATUTES.

DATE _____

CHAD A COLSON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 7142
CAUSSEAUX, HEWETT, & WALPOLE, LLC.
FLORIDA LICENSED BUSINESS NUMBER LB 5075
11801 RESEARCH DRIVE, ALACHUA, FL 32615

Tech: AaronH Plot Date: Jul 22,2024 5:48pm Filename: N:\2021\21-0297\Department\01_Survey\PLATS\PHASE 2\PLAT\21-0297 FLETCHER TRACE - PHASE 2.dwg

August 12, 2024

Justin Tabor -AICP Principal Planner
City of Alachua
Alachua County, Florida

Mr. Tabor,

Re: Fletcher Trace – Phase 3
Surveying Review for Conformity to Chapter 177, Part I (Platting)

Thank you for the opportunity to review the subdivision plat Fletcher Trace – Phase 3. I have completed a review of the referenced subdivision plat for conformance to Chapter 177, Part I (Platting), Florida Statutes.

I find that this subdivision plat conforms to the above requirements, with the following exceptions:

177.091 (3): In my opinion the Southeasterly and Northwesterly Match lines are not necessary and should be eliminated. The Northeasterly Match Line on Sheet 2 is mislabeled. There is no Southwesterly Match Line shown on Sheet 2. The Southwesterly Match Line on Sheet 1 will need to be moved to the Northeast (See redlined Plat).

177.091 (7): An additional P.R.M. is required on the NW boundary on Sheet 2 (as shown on Sheet 1).

177.081 (2) & 177.091 (12): The owner of the lands appearing in the Owner's Certification and Dedication is different from that in the Title Opinion by Kelley D. Jones, P.A. If there is a new opinion or Title Commitment, I have not received it.

177.091 (15): Street names (when determined) are required.

177.091 (17): Identify contiguous properties along the southwesterly boundary by Subdivision name, Plat Book and page (Assuming Phase- 2 is recorded prior to Phase 3).
Note: If Phase 1 and 2 are not recorded, Phase 3 will not have access to a Public Right of Way.

177.091 (18): Lot 107 is not numbered on Sheet 2.

177.091 (29): Include 'P.B.' in the legend.
Label the size and identity of what I assume is a concrete monument at the northwest Corner of Lot 2 of Pilot Forest and include the symbol (what it is) in the Legend.

There are offsite easements which are not dimensioned and have no recording information.

Additional comments are upon the red-lined version of the subdivision plat included with this letter.

Please contact me at your convenience should you have any questions.

Sincerely,

Robert W. Graver, PSM
State of Florida License No. LS 4239

N:\bob\Plat Review of Fletcher Trace Phase 3.docx

FLETCHER TRACE - PHASE 3

LOCATED IN THE WEST HALF (W 1/2) OF
SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

CHW Professional Consultants
11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075

PLAT BOOK__,PAGE __
SHEET ONE OF TWO

DESCRIPTION

A TRACT OF LAND BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2140, PAGE 1834, OF THE PUBLIC RECORDS OF ALACHUA COUNTY FLORIDA, SITUATED IN THE WEST HALF (W 1/2) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, OF SAID ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF AFOREMENTIONED SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE NORTH 0°04'14" WEST, ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 403.02 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY); THENCE NORTH 41°06'51" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 2192.97 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUE ALONG SAID RIGHT OF WAY LINE, NORTH 41°06'51" EAST, A DISTANCE OF 1878.44 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF AFOREMENTIONED SECTION 28; THENCE SOUTH 01°14'54" WEST, ALONG SAID WEST LINE, A DISTANCE OF 627.97 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 28; THENCE SOUTH 00°14'12" EAST, ALONG THE WEST LINE OF SAID SOUTHEASTER QUARTER (SE 1/4) OF SECTION 28, A DISTANCE OF 282.21 FEET; THENCE, DEPARTING SAID WEST LINE, THE FOLLOWING NINE (9) COURSES; (1) SOUTH 64°41'49" WEST, A DISTANCE OF 69.19 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 185.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 48°50'21" WEST, 169.54 FEET; (2) THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 54°32'38", AN ARC LENGTH OF 176.11 FEET TO THE END OF SAID CURVE; (3) SOUTH 16°03'45" WEST, A DISTANCE OF 160.87 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 45°14'11" EAST, 35.36 FEET; (4) THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET TO THE END OF SAID CURVE; (5) SOUTH 00°14'11" EAST, A DISTANCE OF 85.00 FEET; (6) SOUTH 89°45'49" WEST, A DISTANCE OF 420.66 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 235.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 65°26'20" WEST, 193.60 FEET; (7) THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 48°38'58", AN ARC LENGTH OF 199.54 FEET TO THE END OF SAID CURVE; (8) SOUTH 41°06'51" WEST, A DISTANCE OF 311.05 FEET; (9) NORTH 48°53'09" WEST, A DISTANCE OF 295.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 17.66 ACRES OF LAND, MORE OR LESS.

SURVEYOR'S NOTES

1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 1983), YIELDING A BEARING OF N 0°04'14" W FOR THE WEST LINE OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FL.
2. VERTICAL DATUM SHOWN HEREON IS DERIVED FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BENCHMARK USED WAS A NATIONAL GEODETIC SURVEY BENCHMARK NUMBER I7S76, WITH A PUBLISHED ELEVATION OF 160.03 FEET (NAVD 88).
3. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1': 5,000'.
4. BUILDING SETBACKS (UNLESS SHOWN OTHERWISE)
   FRONT= 10'
   REAR = 5'
   SIDE = 5'
   STREET FACING GARAGES = 18'
5. THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY PANEL NO. "120669 0120 D, EFFECTIVE DATE: JUNE 16, 2006.
6. THE COMMON AREAS, OPEN SPACE, AND STORM WATER MANAGEMENT AREAS SHOWN HEREON, WILL BE CONVEYED TO THE OWNER'S ASSOCIATION AND ARE IDENTIFIED FOR MAINTENANCE IN THE HOMEOWNERS ASSOCIATION DOCUMENTS. THE OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF TREES PLANTED IN RIGHTS-OF-WAY AND COMMON AREAS IN CONFORMANCE WITH SUBDIVIDERS AGREEMENT AND SECTION 7.8.1 OF THE CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS.
7. LOT CORNERS AND PERMANENT CONTROL POINTS SHALL BE SET PER 177.091 (8) AND (9) FLORIDA STATUTES.

LEGEND

FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
● = SET 5/8" STEEL REBAR & CAP MARKED "PRM LB 5075"
▲ = SET NAIL AND DISK STAMPED "PCP 5075"
⊗ = FOUND 5/8" IRON ROD (NO ID.)
P.U.E. = PUBLIC UTILITIES EASEMENT
B.S.L. = BUILDING SETBACK LINE
FFE = FINISHED FLOOR ELEVATION
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE
R/W = RIGHT OF WAY
S.F. = SQUARE FEET
SEC 28-T8S-R18E = SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST

FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY PANEL NO. "120669 0120 D, EFFECTIVE DATE: JUNE 16, 2006.

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 SUPPLANTED 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.

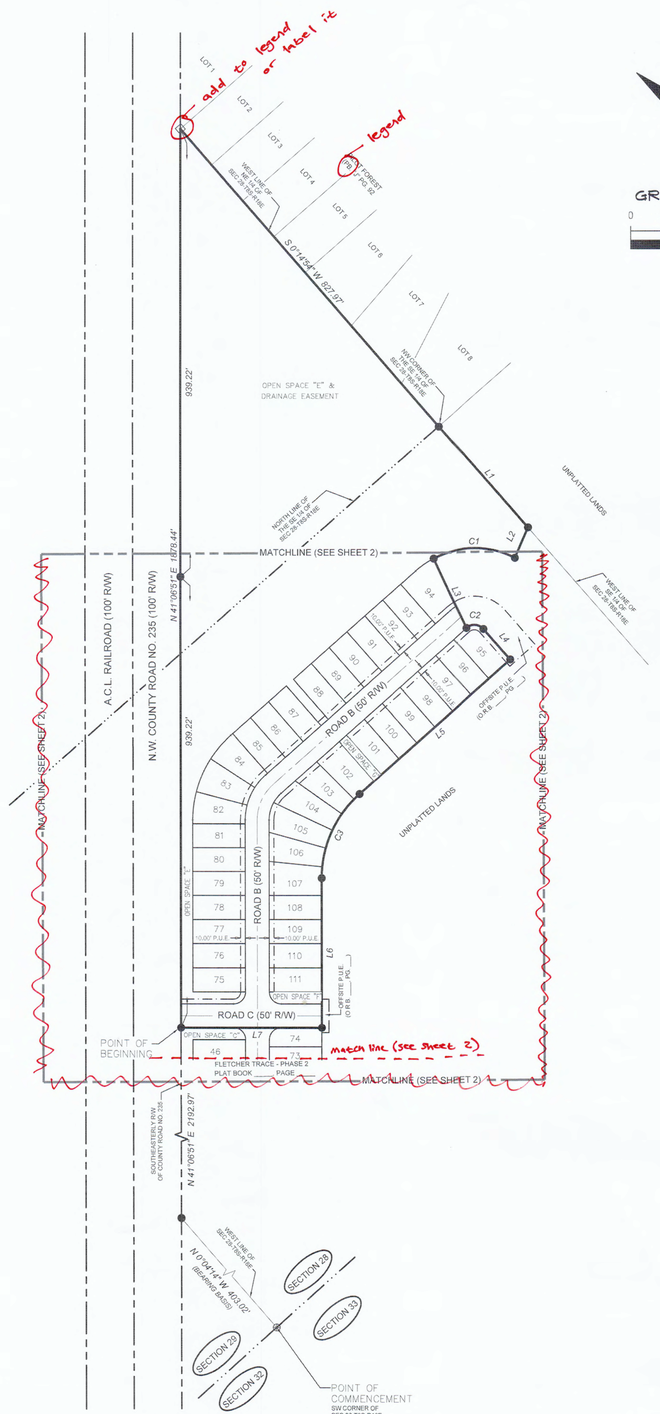
ALL PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES 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.

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 0°14'12" E	282.21'
L2	S 64°41'49" W	69.19'
L3	S 16°03'45" W	160.87'
L4	S 0°14'11" E	85.00'
L5	S 89°45'49" W	420.66'
L6	S 41°06'51" W	311.05'
L7	N 48°53'09" W	295.00'

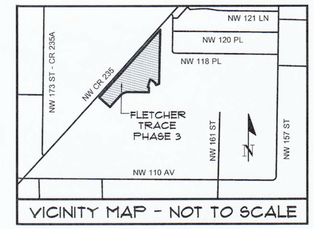
CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	176.11'	185.00'	54°32'38"	169.54'	N 48°50'21" W
C2	39.27'	25.00'	90°00'00"	35.36'	S 45°14'11" E
C3	199.54'	235.00'	48°38'58"	193.60'	S 65°26'20" W

SITE BENCHMARK TABLE				
NAME	DESCRIPTION	ELEVATION	NORTHING	EASTING
BM1	1/2" STEEL ROD & CAP "LB TRAV LB5075".	87.96'	282647.14	259515.16
BM2	1/2" STEEL ROD & CAP "LB TRAV LB5075".	93.80'	284046.72	2597130.76
BM3	1/2" STEEL ROD & CAP "LB TRAV LB5075".	89.07'	283320.58	2596501.22

**NOTE: ALL SITE BENCHMARKS ARE OFFSITE, LOCATED ALONG THE SOUTHERLY RIGHT OF WAY LINE OF N.W. COUNTY ROAD NO. 235



GRAPHIC SCALE
0 75 150 300
SCALE: 1" = 150'



VICINITY MAP - NOT TO SCALE

OWNER'S CERTIFICATION AND DEDICATION

WACO OF ALABAMA, INC., DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE LANDS DESCRIBED HEREON, AND HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED TO BE KNOWN AS "FLETCHER TRACE - PHASE 3" ; AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE RIGHT-OF-WAYS AS SHOWN HEREON; AND DOES HEREBY DEDICATE THE USE OF DRAINAGE EASEMENTS TO THE PUBLIC FOR THE RIGHT TO DISCHARGE STORM WATER, THE OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM NOT IN THE RIGHT OF WAY; AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON SHALL BE MADE ACCESSIBLE TO PUBLIC SERVICE VEHICLES.

WITNESS _____ SIGNATURE _____

WITNESS _____ PRINT NAME & TITLE _____

ACKNOWLEDGEMENT (STATE OF FLORIDA, COUNTY OF ALACHUA)

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, _____, KNOWN TO ME TO BE THE PERSON HEREIN DESCRIBED AND ACKNOWLEDGED THAT HE EXECUTED THIS INSTRUMENT AS HIS FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____DAY OF _____ A.D. 2024

NOTARY PUBLIC-STATE OF FLORIDA

COMMISSION EXPIRES:_____

COMMISSION NO.:_____

CERTIFICATE OF APPROVAL BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

THIS IS TO CERTIFY THAT ON _____, THE FOREGOING PLAT WAS APPROVED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.

MAYOR

ATTEST:

CITY MANAGER FILED FOR RECORD ON

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR THE CITY OF ALACHUA, FLORIDA

EXAMINED ON

AND APPROVED AS TO ITS LEGAL FORM AND SUFFICIENCY BY:

CITY ATTORNEY

RECEIVED AND FILED

RECEIVED AND FILED FOR RECORD ON THIS _____DAY OF _____, A.D. 2024

CLERK OF THE COURT

BY _____ DATE

CERTIFICATE OF APPROVAL BY PROFESSIONAL SURVEYOR & MAPPER

IT IS HEREBY CERTIFIED, THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE PLATTING REQUIREMENTS PURSUANT TO SECTION 177, PART 1 FLORIDA STATUTES AND THAT THIS PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF SAID CHAPTER, HOWEVER MY REVIEW AND CERTIFICATION DOES NOT INCLUDE COMPUTATION OR FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS.

EXAMINED ON: _____

AND APPROVED BY: _____
PROFESSIONAL SURVEYOR AND MAPPER

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT THIS PLAT ENTITLED "FLETCHER TRACE - PHASE 2" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE OF THE DESCRIBED LANDS, UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THIS PLAT AND SURVEY COMPLIES WITH ALL REQUIREMENTS AS SET FORTH IN CHAPTER 177, PART 1- PLATTING OF THE FLORIDA STATUTES.

DATE

CHAD A COLSON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 7142
CAUSSEAUX, HEWETT, & WALPOLE, LLC.
FLORIDA LICENSED BUSINESS NUMBER LB 5075
11801 RESEARCH DRIVE, ALACHUA, FL 32615

Tech: AaronH Plot Date: Jul 24,2024 8:50am Filename: N:\2021\21-0297\Departments\01_Survey\PLATS\PHASE 3\PLAT\21-0297 FLETCHER TRACE - PHASE 3.dwg

CHW Professional Consultants
11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075

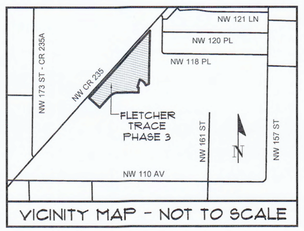
PLAT BOOK __, PAGE __
SHEET TWO OF TWO

FLETCHER TRACE - PHASE 3

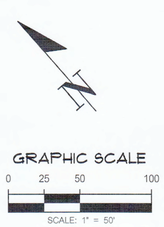
LOCATED IN THE WEST HALF (W 1/2) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

SURVEYOR'S NOTES

1. HORIZONTAL DATUM SHOWN HEREON IS DERIVED FROM THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 1983), YIELDING A BEARING OF N 0°04'14" W FOR THE WEST LINE OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FL.
2. VERTICAL DATUM SHOWN HEREON IS DERIVED FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BENCHMARK USED WAS A NATIONAL GEODETIC SURVEY BENCHMARK NUMBER I75T6, WITH A PUBLISHED ELEVATION OF 160.03 FEET (NAVD 88).
3. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1':10,000'.
4. BUILDING SETBACKS (UNLESS SHOWN OTHERWISE)
   FRONT= 10'
   REAR = 5'
   SIDE = 5'
   STREET FACING GARAGES = 18'
5. THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY PANEL NO. "120069 0120 D, EFFECTIVE DATE: JUNE 16, 2006.
6. ALL PLATTED 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.
7. THE COMMON AREAS, OPEN SPACE, AND STORM WATER MANAGEMENT AREAS SHOWN HEREON, WILL BE CONVEYED TO THE OWNER'S ASSOCIATION AND ARE IDENTIFIED FOR MAINTENANCE IN THE HOMEOWNERS ASSOCIATION DOCUMENTS. THE OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF TREES PLANTED IN RIGHTS-OF-WAY AND COMMON AREAS IN CONFORMANCE WITH SUBDIVIDERS AGREEMENT AND SECTION 7.8.1 OF THE CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS.
8. LOT CORNERS AND PERMANENT CONTROL POINTS SHALL BE SET PER 177.091 (8) AND (9) FLORIDA STATUTES.
9. ALL LINES ARE NON-RADIAL UNLESS NOTED OTHERWISE.
10. THIS SURVEY IS A TOTAL OF TWO (2) SHEETS. EACH SHEET IS INCOMPLETE WITHOUT THE OTHERS. SEE SHEET ONE (1) FOR OVERALL PLAT BOUNDARY. SEE SHEET (2) FOR DETAIL INFORMATION FOR LOTS ONE (1) THRU THIRTY-TWO (32).



VICINITY MAP - NOT TO SCALE



CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	176.11'	185.00'	54°32'38"	169.54'	N 48°50'21" W
C2	39.27'	25.00'	90°00'00"	35.36'	S 45°14'11" E
C3	199.54'	235.00'	48°38'58"	193.60'	S 65°26'20" W
C4	7.18'	50.00'	8°13'56"	7.18'	N 86°07'13" W
C5	84.91'	100.00'	48°38'58"	82.38'	N 65°26'20" E
C6	45.61'	185.00'	14°07'32"	45.49'	N 83°10'26" W
C7	14.31'	75.00'	10°55'52"	14.29'	N 84°46'16" W
C8	63.68'	75.00'	48°38'58"	61.79'	N 65°26'20" E
C9	106.14'	125.00'	48°38'58"	102.98'	N 65°26'20" E
C10	39.27'	25.00'	90°00'00"	35.36'	N 86°06'51" E
C11	39.27'	25.00'	90°00'00"	35.36'	N 03°53'09" W
C12	199.54'	235.00'	48°38'58"	193.60'	N 65°26'20" E
C13	38.45'	75.00'	29°22'38"	38.03'	N 55°48'09" E

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C14	25.23'	75.00'	19°16'20"	25.11'	N 80°07'38" E
C15	31.90'	125.00'	14°37'22"	31.82'	N 48°25'31" E
C16	40.00'	125.00'	18°20'05"	39.83'	N 64°54'14" E
C17	34.23'	125.00'	15°41'32"	34.13'	N 81°55'03" E
C18	59.98'	235.00'	14°37'21"	59.81'	N 48°25'31" E
C19	75.20'	235.00'	18°20'05"	74.88'	N 64°54'14" E
C20	64.36'	235.00'	15°41'32"	64.16'	N 81°55'03" E
C21	23.95'	235.00'	5°50'23"	23.94'	N 44°02'02" E
C22	40.00'	235.00'	9°45'09"	39.95'	N 51°49'48" E
C23	40.00'	235.00'	9°45'09"	39.95'	N 61°34'57" E
C24	40.00'	235.00'	9°45'09"	39.95'	N 71°20'06" E
C25	40.00'	235.00'	9°45'09"	39.95'	N 81°05'15" E
C26	15.59'	235.00'	3°48'00"	15.58'	N 87°51'49" E

LEGEND

FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
● = SET 5/8" STEEL REBAR & CAP MARKED "PRM LB 5075"
▲ = SET NAIL AND DISK STAMPED "PCP 5075"
⊗ = FOUND 5/8" IRON ROD (NO ID.)
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITIES EASEMENT
B.S.L. = BUILDING SETBACK LINE
FFE = FINISHED FLOOR ELEVATION
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE
R/W = RIGHT OF WAY
S.F. = SQUARE FEET
NO = NUMBER
(R) = RADIAL
ID. = IDENTIFICATION
⊕ = SITE BENCHMARK
= SUBJECT PARCEL LINE
= ADJOINING PARCEL LINE
= EASEMENT LINE
= RIGHT OF WAY LINE
= SECTION LINE



City of Alachua

MIKE DAROZA
CITY MANAGER

DIRECTOR KATHY WINBURN
PLANNING & COMMUNITY DEVELOPMENT

May 14, 2024

Sent by electronic mail to aaronh@chw-inc.com

Aaron Hickman, PSM
CHW, LLC
11801 Research Drive
Alachua, FL 32615

RE: Project Assistance Team (PAT) Summary: Fletcher Trace Phases 1-3 Final Plats (PSP24-0007, PSP24-0008, and PSP24-0009)

Dear Mr Hickman:

On April 24, 2024, the City of Alachua received your revised applications for the Final Plats of Phase 1, 2 & 3 of the Fletcher Trace Subdivision. The Fletcher Trace PD project is comprised of 472 residential units (344 detached and 128 attached) in 13 phases and received Preliminary Plat approval from the City Commission on September 26, 2022. Phase 1 consists of 32 detached units; Phase 2 consists of 14 detached units and 28 attached; and, Phase 3 consists of 36 detached units.

The application has been reviewed by the City's Project Assistance Team (PAT). Upon review of the application and materials, the following insufficiencies must be addressed. A meeting to review these comments can be scheduled upon request.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **12:00 PM** on **Thursday, May 30, 2024**. A total of four (4) copies of the application package and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud / FTP link must be provided by this date.

Please address the following:

PHASE 1

1. *Surety and Subdividers Agreement*
   a. Provide separate cost estimate by project Engineer for sidewalks to be placed in front of lots.
   b. If planning to utilize the recent subdivision regulations amendment regarding provision of surety, please note that the City's subdividers agreement implementing this process is still in draft. Staff cannot provide a timeline on when it may be complete. Provision of

surety in the amount of 120% of the value of improvements can still be provided in order to obtain a proposed draft subdividers agreement.

2. *Article 7, Subdivision Standards*
   a. A note must be added to the plat that the HOA shall be responsible for maintenance of trees planted in rights-of-way and common areas in conformance with Subdividers Agreement and Section 7.8.1.
   b. Confirm that the placement of monuments is included in the 'surveying' line of cost estimates (or elsewhere within cost estimates).
   c. Revise Declarations and Covenants to include statement that the City of Alachua does not provide liability insurance for any common areas or identify location within provided documents.

3. *Concurrency*
   a. Provide revised SBAC Concurrency form for Phase 1 only.

4. *Land Rights*
   a. Title commitment states Waco of Alabama, Inc. as land owner, but Plat states Fletcher Development, LLC with mortgage held by Campus USA Credit Union. Will Fletcher Development, LLC take title and have mortgage in place prior to Public Hearing? Revised title report or letter of title opinion will be needed prior to public hearing. Off-site easement from Waco of Alabama, Inc. will be needed unless Fletcher Development, LLC will also be taking title to those portions. City staff can provide off-site easement documentation upon request. Please contact Corey King in the Compliance and Risk Management Department.

5. *Miscellaneous*
   a. 100% gopher tortoise survey required prior to commencement of land clearing activities.
   b. "Southern" misspelled on Plat on south property line.
   c. Plat will be submitted to the Alachua County Enhanced 911 office for street name assignment.
   d. Notary block on plat appears to have misspelling. Verify.

6. *Public Services / Fire Rescue / Engineering Review Comments*
   a. The applicant must address all comments provided by the Public Services Department in a memo dated May 14, 2024 (attached).
   b. The applicant must address all comments provided by Jared Rogers, PSM, of eda, inc. in a letter dated May 2, 2024 (attached).

PHASE 2

1. *Surety and Subdividers Agreement*
   a. Provide separate cost estimate by project Engineer for sidewalks to be placed in front of lots.
   b. If planning to utilize the recent subdivision regulations amendment regarding provision of surety, please note that the City's subdividers agreement implementing this process is still in draft. Staff cannot provide a timeline on when it may be complete. Provision of surety in the amount of 120% of the value of improvements can still be provided in order to obtain a proposed draft subdividers agreement.

2. *Article 7, Subdivision Standards*
   a. A note must be added to the plat that the HOA shall be responsible for maintenance of trees planted in rights-of-way and common areas in conformance with Subdividers Agreement and Section 7.8.1.
   b. Confirm that the placement of monuments is included in the 'surveying' line of cost estimates (or elsewhere within cost estimates).
   c. Revise Declarations and Covenants to include statement that the City of Alachua does not provide liability insurance for any common areas or identify location within provided documents.

3. *Concurrency*
   a. Provide revised SBAC Concurrency form for Phase 2 only.

4. *Land Rights*
   a. Title commitment states Waco of Alabama, Inc. as land owner, but Plat states Fletcher Development, LLC with mortgage held by Campus USA Credit Union. Will Fletcher Development, LLC take title and have mortgage in place prior to Public Hearing? Revised title report or letter of title opinion will be needed prior to public hearing. Off-site easement from Waco of Alabama, Inc. will be needed unless Fletcher Development, LLC will also be taking title to those portions. City staff can provide off-site easement documentation upon request. Please contact Corey King in the Compliance and Risk Management Department.

5. *Miscellaneous*
   a. 100% gopher tortoise survey required prior to commencement of land clearing activities.
   b. Plat will be submitted to the Alachua County Enhanced 911 office for street name assignment.
   c. Notary block on plat appears to have misspelling. Verify.

6. *Public Services / Fire Rescue / Engineering Review Comments*
   c. The applicant must address all comments provided by the Public Services Department in a memo dated May 14, 2024 (attached).

d. The applicant must address all comments provided by Jared Rogers, PSM, of eda, inc. in a letter dated May 2, 2024 (attached).

PHASE 3

1. *Surety and Subdividers Agreement*
   a. Provide separate cost estimate by project Engineer for sidewalks to be placed in front of lots.
   b. If planning to utilize the recent subdivision regulations amendment regarding provision of surety, please note that the City's subdividers agreement implementing this process is still in draft. Staff cannot provide a timeline on when it may be complete. Provision of surety in the amount of 120% of the value of improvements can still be provided in order to obtain a proposed draft subdividers agreement.

2. *Article 7, Subdivision Standards*
   a. A note must be added to the plat that the HOA shall be responsible for maintenance of trees planted in rights-of-way and common areas in conformance with Subdividers Agreement and Section 7.8.1.
   b. Confirm that the placement of monuments is included in the 'surveying' line of cost estimates (or elsewhere within cost estimates).
   c. Revise Declarations and Covenants to include statement that the City of Alachua does not provide liability insurance for any common areas or identify location within provided documents.

3. *Concurrency*
   a. Provide revised SBAC Concurrency form for Phase 3 only.

4. *Land Rights*
   a. Title commitment states Waco of Alabama, Inc. as land owner, but Plat states Fletcher Development, LLC with mortgage held by Campus USA Credit Union. Will Fletcher Development, LLC take title and have mortgage in place prior to Public Hearing? Revised title report or letter of title opinion will be needed prior to public hearing. Off-site easement from Waco of Alabama, Inc. will be needed unless Fletcher Development, LLC will also be taking title to those portions. City staff can provide off-site easement documentation upon request. Please contact Corey King in the Compliance and Risk Management Department.

5. *Miscellaneous*
   a. 100% gopher tortoise survey required prior to commencement of land clearing activities.
   b. Plat will be submitted to the Alachua County Enhanced 911 office for street name assignment.
   c. Notary block on plat appears to have misspelling. Verify.

6. *Public Services / Fire Rescue / Engineering Review Comments*
   e. The applicant must address all comments provided by the Public Services Department in a memo dated May 14, 2024 (attached).
   f. The applicant must address all comments provided by Jared Rogers, PSM, of eda, inc. in a letter dated May 2, 2024 (attached).

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1603 or via e-mail at ahall@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,



Adam Hall, AICP
Principal Planner

Attachments

c: Kathy Winburn, Planning & Community Development Director *(by electronic mail)*
Justin Tabor, AICP, Principal Planner *(by electronic mail)*
Carson Crockett, AICP Candidate, Planner *(by electronic mail)*
Project File

City of
ALACHUA
the good life community

City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
ASST CITY MANAGER

INTER-OFFICE COMMUNICATION

DATE: **May 14, 2024**

TO: **Kathy Winburn, AICP**
Planning & Community Development Director

FROM: **Michael Carrillo, P.E.**
Public Services Director
Tom Ridgik, P.E.
Engineering Supervisor

TR 5/14/2024

RE: **Fletcher Trace Phase 1 Final Plat**

Public Services has reviewed the subject project (Apr Submittal) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comments on Apr Submittal** **Plat Book, Sheet 1:** **Under Owner's Certification & Dedication** Please insert the following text: THE HOMEOWNER'S ASSOCIATION (HOA) SHALL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM NOT IN THE RIGHT-OF-WAY. Please **resubmit** this sheet.
2	**Comments on Apr Submittal** **Plat Book, Sheet 1:**

NO.	COMMENTS
	Deeding of Lift Station The lift station is located near the R/W & Lots 15 & 16. See Construction Sheet C3.10. Show the lift station boundary & callout that it has been deeded to the City. Confirm that the lift station deed has been recorded in the appropriate books. Please **resubmit** this sheet. Please **submit** response including information on the recording of the deed.
	END OF COMMENTS

Please advise if you have any questions or require additional information.
cc: Justin Tabor – AICP Principal Planner
Adam Hall – AICP Principal Planner

May 2, 2024

Justin Tabor -AICP Principal Planner
City of Alachua
Alachua County, Florida

Mr. Tabor,

Re: Fletcher Trace – Phase 1
Surveying Review for Conformity to Chapter 177, Part I (Platting)

Thank you for the opportunity to review the subdivision plat Fletcher Trace – Phase 1. I have completed a review of the referenced subdivision plat for conformance to Chapter 177, Part I (Platting), Florida Statutes.

I find that this subdivision plat conforms to the above requirements, with the following exceptions:

177.091 (3): Match lines are needed on Sheet 2.

177.091 (6): A bearing reference to a well established and monumented line is required.

177.061: The survey business name, LB number and address must appear under the Surveyor's Certificate.

177.081 (1): I am not reviewing for conformity to the City of Alachua ordinances and regulations.

177.091 (15): Street names (when determined) are required.

177.091 (17): Identify contiguous properties along the South boundary by Subdivision name, Plat Book and page and Unplatted.

177.091 (29): Include Sec 28-T8S-R18E in the legend.

Additional comments are upon the red-lined version of the subdivision plat included with this letter.

Please contact me at your convenience should you have any questions.

Sincerely,

Robert W. Graver, PSM
State of Florida License No. LS 4239

N:\bob\Plat Review of Fletcher Trace Phase 1.docx

720 SW 2nd Avenue, South Tower, Suite 300, Gainesville, FL 32601
Phone: (352) 373-3541 • www.edafl.com

FLETCHER TRACE - PHASE 1

LOCATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

CHW Professional Consultants
132 NW 76th Drive
Gainesville, Florida 32607
(352) 331-1976 / (352) 331-2476
www.chw-inc.com
est. 1988 FLORIDA LB-5075

PLAT BOOK ___, PAGE ___
SHEET ONE OF TWO

DESCRIPTION

A TRACT OF LAND SITUATED IN IN SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF AFOREMENTIONED SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE NORTH 0°04'14" WEST, ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 403.02 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY); THENCE NORTH 41°06'51" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1437.97 FEET; THENCE, DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, THE FOLLOWING ELEVEN (11) COURSES; (1) SOUTH 48°53'09" EAST, A DISTANCE OF 295.00 FEET; (2) SOUTH 41°06'51" WEST, A DISTANCE OF 160.00 FEET; (3) SOUTH 48°53'09" EAST, A DISTANCE OF 270.00 FEET; (4) SOUTH 41°06'51" WEST, A DISTANCE OF 519.84 FEET; (5) NORTH 48°53'09" WEST, A DISTANCE OF 270.00 FEET; (6) SOUTH 41°06'51" WEST, A DISTANCE OF 110.16 FEET; (7) SOUTH 60°08'30" WEST, A DISTANCE OF 52.89 FEET; (8) SOUTH 41°06'51" WEST, A DISTANCE OF 110.00 FEET; (9) SOUTH 48°53'09" EAST, A DISTANCE OF 702.47 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 335.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 51°07'03" EAST, 26.09 FEET; (10) THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°27'46", AN ARC LENGTH OF 26.09 FEET TO THE END OF SAID CURVE; (11) THENCE DEPARTING SAID CURVE, SOUTH 36°39'04" WEST, A DISTANCE OF 123.18 FEET TO THE SOUTH LINE OF AFOREMENTIONED SECTION 28; THENCE SOUTH 89°22'44" WEST, ALONG THE SOUTH LINE OF SAID SECTION 28, A DISTANCE OF 1005.72 FEET TO THE **POINT OF BEGINNING.**

PARCEL OF LAND CONTAINING 21.35 ACRES, MORE OR LESS.

SURVEYOR'S NOTES

1. HORIZONTAL DATUM SHOWN HEREON IS DERIVED FROM THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 1983).
2. VERTICAL DATUM SHOWN HEREON IS DERIVED FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BENCHMARK USED WAS A NATIONAL GEODETIC SURVEY BENCHMARK NUMBER I7576, WITH A PUBLISHED ELEVATION OF 160.03 FEET (NAVD 88).
3. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1': 5,000'.
4. BUILDING SETBACKS (UNLESS SHOWN OTHERWISE)
   FRONT= 10'
   REAR = 5'
   SIDE = 5'
   STREET FACING GARAGES = 18'
5. THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY PANEL NO. "120669 0120 D, EFFECTIVE DATE: JUNE 16, 2006.
6. THE COMMON AREAS, OPEN SPACE, AND STORM WATER MANAGEMENT AREAS SHOWN HEREON, WILL BE CONVEYED TO THE OWNER'S ASSOCIATION AND ARE IDENTIFIED FOR MAINTENANCE IN THE HOMEOWNERS ASSOCIATION DOCUMENTS.
7. ALL CORNERS AND PERMANENT CONTROL POINTS SHALL BE SET PER 177.091 (8) AND (9) FLORIDA STATUTES.
8. ALL LINES ARE NON-RADIAL UNLESS NOTED OTHERWISE.
9. THIS SURVEY IS A TOTAL OF TWO (2) SHEETS. EACH SHEET IS INCOMPLETE WITHOUT THE OTHERS. SEE SHEET ONE (1) FOR OVERALL PLAT BOUNDARY. SEE SHEET (2) FOR DETAIL INFORMATION FOR LOTS ONE (1) THRU THIRTY-TWO (32).

Bearing reference needed on a well monumented line

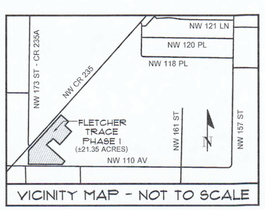
GRAPHIC SCALE
0 40 80 160
SCALE: 1" = 80'

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 41°06'51" W	110.16'
L2	S 60°08'30" W	52.89'
L3	S 41°06'51" W	110.00'
L4	S 36°39'04" W	123.18'

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	26.09'	335.00'	04°27'46"	26.09'	S 51°07'03" E

SITE BENCHMARK TABLE				
NO.	DESCRIPTION	ELEVATION	NORTHING	EASTING
BM1	1/2" STEEL ROD & CAP "LB TRAV LB5075"	87.96'	282647.14	259515.16
BM2	1/2" STEEL ROD & CAP "LB TRAV LB5075"	93.80'	284046.72	2597130.76
BM3	1/2" STEEL ROD & CAP "LB TRAV LB5075"	89.07'	283320.58	2596501.22

**NOTE: ALL SITE BENCHMARKS ARE OFFSITE, LOCATED ALONG THE SOUTHERLY RIGHT OF WAY LINE OF N.W. COUNTY ROAD NO. 235 TO THE NORTHEAST OF THE PLAT



VICINITY MAP - NOT TO SCALE

LEGEND

FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
● = SET 5/8" STEEL REBAR & CAP MARKED "PRM LB 5075"
▲ = SET NAIL AND DISK STAMPED "PCP 5075"
⊗ = FOUND 5/8" IRON ROD (NO ID.)
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITIES EASEMENT
B.S.L. = BUILDING SETBACK LINE
FFE = FINISHED FLOOR ELEVATION
NO. = NUMBER
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE
R/W = RIGHT OF WAY
S.F. = SQUARE FEET
(R) = RADIAL
ID. = IDENTIFICATION
✥ = SITE BENCHMARK
= SUBJECT PARCEL LINE
= ADJOINING PARCEL LINE
= EASEMENT LINE
= RIGHT OF WAY LINE
= SECTION LINE

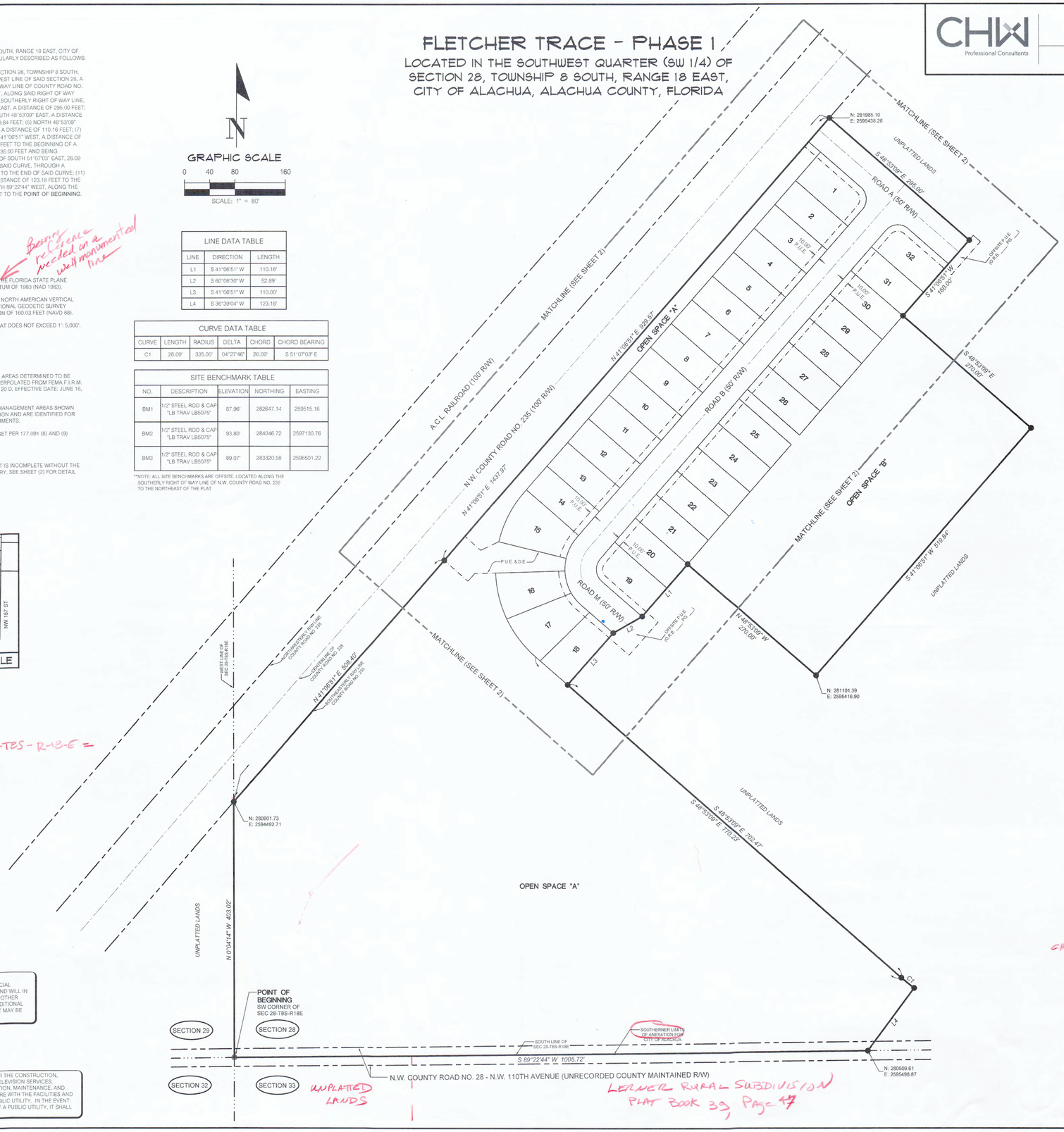
SEC 28-TBS-R18E =

FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY PANEL NO. "120669 0120 D, EFFECTIVE DATE: JUNE 16, 2006.

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 SUPPLANTED 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.

ALL PLATTED 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.



OWNER'S CERTIFICATION AND DEDICATION

THE FLETCHER DEVELOPMENT, LLC., DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE LANDS DESCRIBED HEREON, AND HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED TO BE KNOWN AS "FLETCHER TRACE - PHASE 1" ; AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE RIGHT-OF-WAYS AS SHOWN HEREON; AND DOES HEREBY DEDICATE THE USE OF DRAINAGE EASEMENTS TO THE PUBLIC FOR THE RIGHT TO DISCHARGE STORM WATER, MAINTENANCE OF THE DRAINAGE EASEMENTS WILL BE THE SOLE RESPONSIBILITY OF THE FLETCHER TRACE OWNERS ASSOCIATION, INC.; AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON SHALL BE MADE ACCESSIBLE TO PUBLIC SERVICE VEHICLES.

WITNESS

BLAKE FLETCHER
FLETCHER DEVELOPMENT, LLC
4510 NW 6TH PLACE
GAINESVILLE, FLORIDA 32607

WITNESS

ACKNOWLEDGEMENT (STATE OF FLORIDA, COUNTY OF ALACHUA)

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, _____, KNOWN TO ME TO BE THE PERSON HEREIN DESCRIBED AND ACKNOWLEDGED THAT HE EXECUTED THIS INSTRUMENT AS HIS FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____DAY OF _____ A.D. 2024

NOTARY PUBLIC-STATE OF FLORIDA

COMMISSION EXPIRES:_____

COMMISSION NO.:_____

MORTGAGEE'S APPROVAL

CAMPUS USA CREDIT UNION, HOLDER OF THAT CERTAIN MORTGAGE AS RECORDED IN OFFICIAL RECORDS BOOK OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, DOES HEREBY CONSENT AND AGREE TO THE PLATTING OF THE LANDS ENCOMPASSED IN THIS PLAT AND TO THE DEDICATION SHOWN HEREON.

DATED: _____ MORTGAGEE: _____

WITNESS BY: _____

WITNESS TITLE: _____

ACKNOWLEDGEMENT (STATE OF FLORIDA, COUNTY OF ALACHUA)

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, _____, KNOWN TO ME TO BE THE PERSON HEREIN DESCRIBED AND ACKNOWLEDGED THAT HE EXECUTED THIS INSTRUMENT AS HIS FREE ACRESIT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____DAY OF _____ A.D. 2024

NOTARY PUBLIC-STATE OF FLORIDA

COMMISSION EXPIRES:_____

COMMISSION NO.:_____

CERTIFICATE OF APPROVAL BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

THIS IS TO CERTIFY THAT ON _____, THE FOREGOING PLAT WAS APPROVED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.

MAYOR

ATTEST:

CITY MANAGER FILED FOR RECORD ON

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR THE CITY OF ALACHUA, FLORIDA

EXAMINED ON

AND APPROVED AS TO ITS LEGAL FORM AND SUFFICIENCY BY:

CITY ATTORNEY

RECEIVED AND FILED

RECEIVED AND FILED FOR RECORD ON THIS _____DAY OF _____ A.D. 2024

CLERK OF THE COURT

BY DATE

CERTIFICATE OF APPROVAL BY PROFESSIONAL SURVEYOR & MAPPER

IT IS HEREBY CERTIFIED, THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE PLATTING REQUIREMENTS PURSUANT TO SECTION 177, PART 1, FLORIDA STATUTES AND THAT THIS PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF SAID CHAPTER. ALSO THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF THE CITY OF ALACHUA ORDINANCES AND REGULATIONS. HOWEVER MY REVIEW AND CERTIFICATION DOES NOT INCLUDE COMPUTATION OR FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS.

CHAPTER

EXAMINED ON: _____

AND APPROVED BY: _____
PROFESSIONAL SURVEYOR AND MAPPER

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT THIS PLAT ENTITLED "FLETCHER TRACE - PHASE 1" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE OF THE DESCRIBED LANDS, UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THIS PLAT AND SURVEY COMPLIES WITH ALL REQUIREMENTS AS SET FORTH IN CHAPTER 177, PART 1- PLATTING OF THE FLORIDA STATUTES.

DATE

CHAD A COLSON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 7142

SURVEY BUSINESS NAME & FULL ADDRESS

Tech: nikkd Plot Date: Mar 05,2024 3:01pm Filename: C:\Acad\Resources\Temp\AcPublish_2320\21-0297 FLETCHER TRACE - PHASE 1.dwg

FLETCHER TRACE - PHASE 1

LOCATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

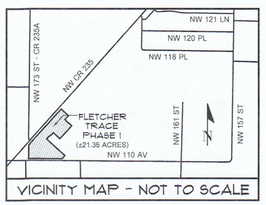
CHW Professional Consultants
132 NW 76th Drive
Gainesville, Florida 32607
(352) 331-1976 / (352) 331-2476
www.chw-inc.com
est. 1988 FLORIDA LB-5075

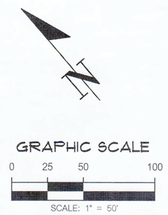
PLAT BOOK __, PAGE __
SHEET TWO OF TWO

SURVEYOR'S NOTES

Bearing Basis needed

1. HORIZONTAL DATUM SHOWN HEREON IS DERIVED FROM THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 1983).
2. VERTICAL DATUM SHOWN HEREON IS DERIVED FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BENCHMARK USED WAS A NATIONAL GEODETIC SURVEY BENCHMARK NUMBER I7576, WITH A PUBLISHED ELEVATION OF 160.03 FEET (NAVD 88).
3. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1':10,000'.
4. BUILDING SETBACKS (UNLESS SHOWN OTHERWISE)
   FRONT= 10'
   REAR = 5'
   SIDE = 5'
   STREET FACING GARAGES = 18'
5. THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY PANEL NO. "120669 0120 D, EFFECTIVE DATE: JUNE 16, 2006.
6. ALL PLATTED 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.
7. THE COMMON AREAS, OPEN SPACE, AND STORM WATER MANAGEMENT AREAS SHOWN HEREON, WILL BE CONVEYED TO THE OWNER'S ASSOCIATION AND ARE IDENTIFIED FOR MAINTENANCE IN THE HOMEOWNERS ASSOCIATION DOCUMENTS.
8. Lot 1 CORNERS AND PERMANENT CONTROL POINTS SHALL BE SET PER 177.091 (8) AND (9) FLORIDA STATUTES.
9. ALL LINES ARE NON-RADIAL UNLESS NOTED OTHERWISE.
10. THIS SURVEY IS A TOTAL OF TWO (2) SHEETS. EACH SHEET IS INCOMPLETE WITHOUT THE OTHERS. SEE SHEET ONE (1) FOR OVERALL PLAT BOUNDARY. SEE SHEET (2) FOR DETAIL INFORMATION FOR LOTS ONE (1) THRU THIRTY-TWO (32).



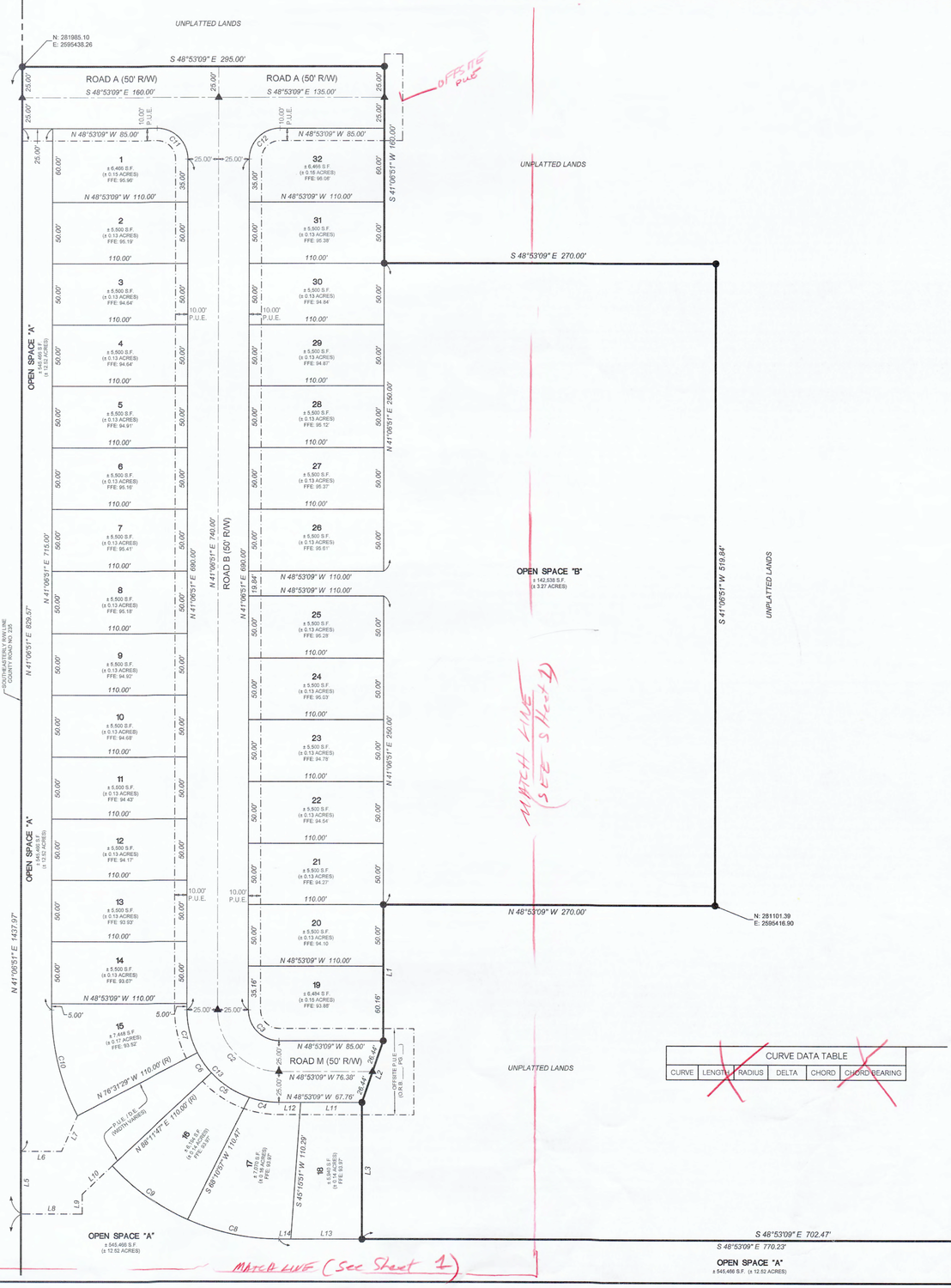


LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 41°06'51" W	110.16'
L2	S 60°08'30" W	52.89'
L3	S 41°06'51" W	110.00'
L4	S 36°39'04" W	123.18'
L5	S 41°06'51" W	50.00'
L6	S 48°53'09" E	33.20'
L7	S 65°17'45" W	31.52'
L8	N 48°53'09" W	50.00'
L9	N 41°06'51" E	15.80'
L10	N 88°11'47" E	33.48'
L11	N 48°53'09" W	50.01'
L12	N 48°53'09" W	17.74'
L13	S 48°53'09" E	57.99'
L14	S 48°53'09" E	9.76'

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C2	78.54'	50.00'	90°00'00"	70.71'	N 3°53'09" W
C3	39.27'	25.00'	90°00'00"	35.36'	S 3°53'09" E
C4	24.51'	75.00'	18°43'24"	24.40'	S 39°31'27" E
C5	37.12'	75.00'	28°21'33"	36.74'	S 15°58'59" E
C6	20.00'	75.00'	15°16'44"	19.94'	S 5°50'09" W
C7	36.18'	75.00'	27°38'19"	35.83'	S 27°17'41" W
C8	76.51'	185.00'	23°41'43"	75.96'	S 37°02'18" E
C9	75.51'	185.00'	23°23'13"	74.99'	S 13°29'50" E
C10	89.24'	185.00'	27°38'19"	88.38'	S 27°17'41" W
C11	39.27'	25.00'	90°00'00"	35.36'	N 3°53'09" W
C12	39.27'	25.00'	90°00'00"	35.36'	S 86°06'51" W
C13	117.81'	75.00'	90°00'00"	106.07'	S 3°53'09" E

LEGEND

FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
● = SET 5/8" STEEL REBAR & CAP MARKED "PRM LB 5075"
▲ = SET NAIL AND DISK STAMPED "OCO 5075"
⊗ = FOUND 5/8" IRON ROD (NO ID.)
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITIES EASEMENT
B.S.L. = BUILDING SETBACK LINE
FFE = FINISHED FLOOR ELEVATION
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE
R/W = RIGHT OF WAY
S.F. = SQUARE FEET
NO. = NUMBER
(R) = RADIAL
ID. = IDENTIFICATION
⊕ = SITE BENCHMARK
= SUBJECT PARCEL LINE
= ADJOINING PARCEL LINE
= EASEMENT LINE
= RIGHT OF WAY LINE
= SECTION LINE



CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING

Tools: rickd Plot Date: Mar 05,2024 3:01pm Filename: C:\VaultResources\Temp\AcPublish_2220\31-0297 FLETCHER TRACE - PHASE 1.dwg

City of
ALACHUA
the good life community

City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
ASST CITY MANAGER

INTER-OFFICE COMMUNICATION

DATE: **May 14, 2024**

TO: **Kathy Winburn, AICP**
Planning & Community Development Director

FROM: **Michael Carrillo, P.E.**
Public Services Director
Tom Ridgik, P.E.
Engineering Supervisor
TR 5/14/2024

RE: **Fletcher Trace Phase 2 Final Plat**

Public Services has reviewed the subject project (Apr Submittal) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comments on Apr Submittal** **Plat Book, Sheet 1:** **Under Owner's Certification & Dedication** Please insert the following text: THE HOMEOWNER'S ASSOCIATION (HOA) SHALL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM NOT IN THE RIGHT-OF-WAY. Please **resubmit** this sheet.
	END OF COMMENTS

Please advise if you have any questions or require additional information.
cc: Justin Tabor – AICP Principal Planner
Adam Hall – AICP Principal Planner

May 2, 2024

Justin Tabor -AICP Principal Planner
City of Alachua
Alachua County, Florida

Mr. Tabor,

Re: Fletcher Trace – Phase 2
Surveying Review for Conformity to Chapter 177, Part I (Platting)

Thank you for the opportunity to review the subdivision plat Fletcher Trace – Phase 2. I have completed a review of the referenced subdivision plat for conformance to Chapter 177, Part I (Platting), Florida Statutes.

I find that this subdivision plat conforms to the above requirements, with the following exceptions:

177.091 (6): A bearing reference to a well established and monumented line is required.

177.061: The survey business name, LB number and address must appear under the Surveyor's Certificate.

177.081 (1): I am not reviewing for conformity to the City of Alachua ordinances and regulations.

177.091 (15): Street names (when determined) are required.

177.091 (17): Identify contiguous properties along the southwesterly boundary by Subdivision name, Plat Book and page (Assuming Phase 1 is recorded prior to Phase 2).

Note: If Phase 1 is not recorded, Phase 2 will not have access to a Public Right of Way.

177.091 (29): Include Sec 28-T8S-R18E in the legend.

Additional comments are upon the red-lined version of the subdivision plat included with this letter.

Please contact me at your convenience should you have any questions.

Sincerely,

Robert W. Graver, PSM
State of Florida License No. LS 4239

N:\bob\Plat Review of Fletcher Trace Phase 2.docx

720 SW 2nd Avenue, South Tower, Suite 300, Gainesville, FL 32601
Phone: (352) 373-3541 • www.edafl.com

FLETCHER TRACE - PHASE 2

LOCATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

CHW Professional Consultants
11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075

PLAT BOOK__,PAGE __
SHEET ONE OF ONE

DESCRIPTION

A TRACT OF LAND BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2140, PAGE 1834, OF THE PUBLIC RECORDS OF ALACHUA COUNTY FLORIDA, SITUATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, OF SAID ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF AFOREMENTIONED SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE NORTH 0°04'14" WEST, ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 403.02 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY); THENCE NORTH 41°06'51" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1437.97 FEET TO THE POINT OF BEGINNING; THENCE, DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, THE FOLLOWING THREE (3) COURSES; (1) SOUTH 48°53'09" EAST, A DISTANCE OF 295.00 FEET; (2) NORTH 41°06'51" EAST, A DISTANCE OF 755.00 FEET; (3) NORTH 48°53'09" WEST, A DISTANCE OF 295.00 FEET TO AFOREMENTIONED SOUTHEASTERLY RIGHT OF WAY LINE; THENCE SOUTH 41°06'51" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 755.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 5.11 ACRES OF LAND, MORE OR LESS.

Need a bearing reference ON well established right of way/centerline

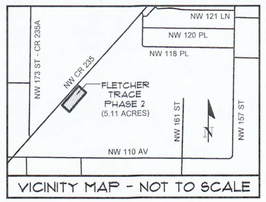
SURVEYOR'S NOTES

1. HORIZONTAL DATUM SHOWN HEREON IS DERIVED FROM THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 1983).
2. VERTICAL DATUM SHOWN HEREON IS DERIVED FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BENCHMARK USED WAS A NATIONAL GEODETIC SURVEY BENCHMARK NUMBER I75T6, WITH A PUBLISHED ELEVATION OF 160.03 FEET (NAVD 88).
3. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1': 5,000'.
4. BUILDING SETBACKS (UNLESS SHOWN OTHERWISE)
   FRONT= 10'
   REAR = 5'
   SIDE = 5'
   STREET FACING GARAGES = 18'
5. THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY PANEL NO. *120669 0120 D, EFFECTIVE DATE: JUNE 16, 2006.
6. THE COMMON AREAS, OPEN SPACE, AND STORM WATER MANAGEMENT AREAS SHOWN HEREON, WILL BE CONVEYED TO THE OWNER'S ASSOCIATION AND ARE IDENTIFIED FOR MAINTENANCE IN THE HOMEOWNERS ASSOCIATION DOCUMENTS.
7. CORNERS AND PERMANENT CONTROL POINTS SHALL BE SET PER 177.091 (8) AND (9) FLORIDA STATUTES.

SITE BENCHMARK TABLE				
NO.	DESCRIPTION	ELEVATION	NORTHING	EASTING
BM1	1/2" STEEL ROD & CAP "LB TRAV LB5075"	87.96'	282647.14	259515.16
BM2	1/2" STEEL ROD & CAP "LB TRAV LB5075"	93.80'	284046.72	2597130.76
BM3	1/2" STEEL ROD & CAP "LB TRAV LB5075"	89.07'	283320.58	2596501.22

**NOTE: ALL SITE BENCHMARKS ARE OFFSITE, LOCATED ALONG THE SOUTHERLY RIGHT OF WAY LINE OF N.W. COUNTY ROAD NO. 235 TO THE NORTHEAST OF THE PLAT

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	39.27'	25.00'	90°00'00"	35.36'	N 86°06'51" E
C2	39.27'	25.00'	90°00'00"	35.36'	N 3°53'09" W
C3	39.27'	25.00'	90°00'00"	35.36'	N 3°53'09" W
C4	39.27'	25.00'	90°00'00"	35.36'	N 86°06'51" E



VICINITY MAP - NOT TO SCALE

LEGEND

FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
● = SET 5/8" STEEL REBAR & CAP MARKED "PRM LB 5075"
▲ = SET NAIL AND DISK STAMPED "PCP 5075"
⊗ = FOUND 5/8" IRON ROD (NO ID.)
P.U.E. = PUBLIC UTILITIES EASEMENT
B.S.L. = BUILDING SETBACK LINE
FFE = FINISHED FLOOR ELEVATION
O.R.B. = OFFICIAL RECORDS BOOK
PG.'s = PAGE
R/W = RIGHT OF WAY
S.F. = SQUARE FEET

SEC 28 - T8S - R18E

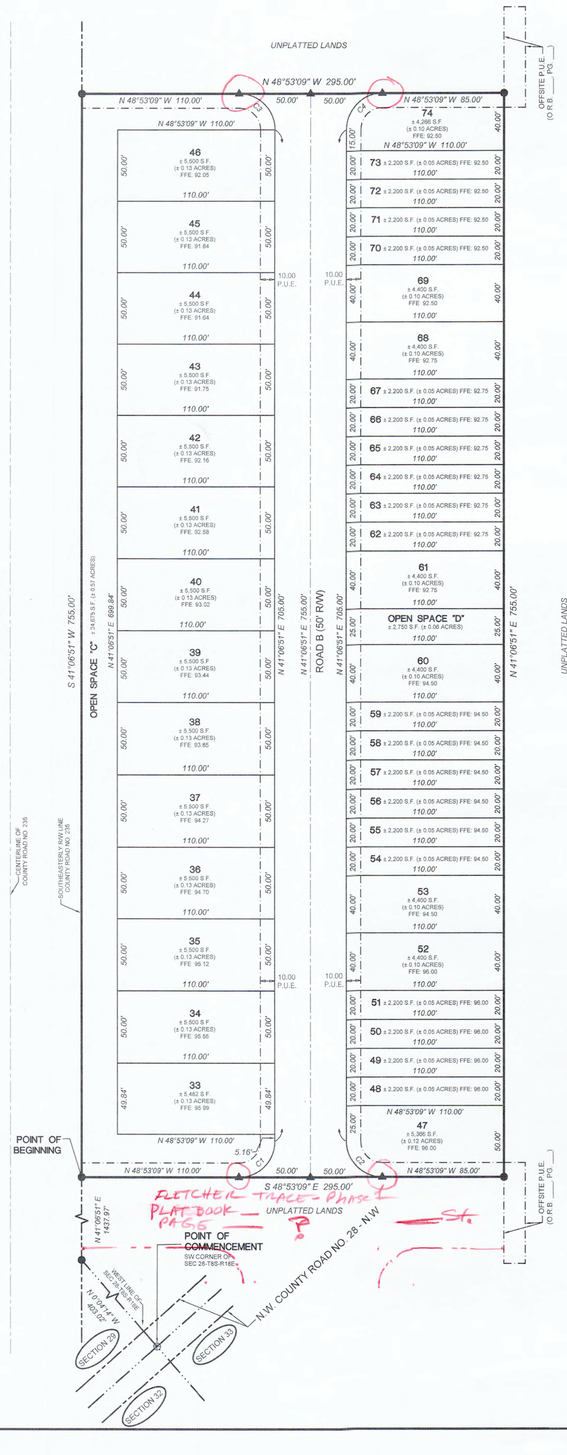
GRAPHIC SCALE
0 25 50 100
SCALE: 1" = 50'

FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY PANEL NO. *120669 0120 D, EFFECTIVE DATE: JUNE 16, 2006.

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 SUPPLANTED 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.

ALL PLATTED 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.



OWNER'S CERTIFICATION AND DEDICATION

THE FLETCHER DEVELOPMENT, LLC., DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE LANDS DESCRIBED HEREON, AND HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED TO BE KNOWN AS "FLETCHER TRACE - PHASE 2"; AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE RIGHT-OF-WAYS AS SHOWN HEREON; AND DOES HEREBY DEDICATE THE USE OF DRAINAGE EASEMENTS TO THE PUBLIC FOR THE RIGHT TO DISCHARGE STORM WATER. MAINTENANCE OF THE DRAINAGE EASEMENTS WILL BE THE SOLE RESPONSIBILITY OF THE FLETCHER TRACE OWNERS ASSOCIATION, INC.; AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON SHALL BE MADE ACCESSIBLE TO PUBLIC SERVICE VEHICLES.

WITNESS

BLAKE FLETCHER
FLETCHER DEVELOPMENT, LLC
4510 NW 6TH PLACE
GAINESVILLE, FLORIDA 32607

WITNESS

ACKNOWLEDGEMENT (STATE OF FLORIDA, COUNTY OF ALACHUA)

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, _____ KNOWN TO ME TO BE THE PERSON HEREIN DESCRIBED AND ACKNOWLEDGED THAT HE EXECUTED THIS INSTRUMENT AS HIS FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____DAY OF _____ A.D. 2024

NOTARY PUBLIC-STATE OF FLORIDA

COMMISSION EXPIRES:_____

COMMISSION NO.:_____

MORTGAGEE'S APPROVAL

_____, HOLDER OF THAT CERTAIN MORTGAGE AS RECORDED IN OFFICIAL RECORDS BOOK OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, DOES HEREBY CONSENT AND AGREE TO THE PLATTING OF THE LANDS ENCOMPASSED IN THIS PLAT AND TO THE DEDICATION SHOWN HEREON.

DATED: _____ MORTGAGEE: _____

WITNESS _____ BY: _____

WITNESS _____ TITLE: _____

ACKNOWLEDGEMENT (STATE OF FLORIDA, COUNTY OF ALACHUA)

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, _____ KNOWN TO ME TO BE THE PERSON HEREIN DESCRIBED AND ACKNOWLEDGED THAT HE EXECUTED THIS INSTRUMENT AS HIS FREE ACRES)T AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____DAY OF _____ A.D. 2024

NOTARY PUBLIC-STATE OF FLORIDA

COMMISSION EXPIRES:_____

COMMISSION NO.:_____

CERTIFICATE OF APPROVAL BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

THIS IS TO CERTIFY THAT ON _____, THE FOREGOING PLAT WAS APPROVED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.

MAYOR

ATTEST:

CITY MANAGER _____ FILED FOR RECORD ON _____

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR THE CITY OF ALACHUA, FLORIDA

EXAMINED ON _____

AND APPROVED AS TO ITS LEGAL FORM AND SUFFICIENCY BY:

CITY ATTORNEY

RECEIVED AND FILED

RECEIVED AND FILED FOR RECORD ON THIS _____DAY OF _____, A.D. 2024

CLERK OF THE COURT

BY _____ DATE _____

CERTIFICATE OF APPROVAL BY PROFESSIONAL SURVEYOR & MAPPER

IT IS HEREBY CERTIFIED, THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE PLATTING REQUIREMENTS PURSUANT TO SECTION 177, PART 1, FLORIDA STATUTES AND THAT THIS PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF SAID CHAPTER. ALSO THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF THE CITY OF ALACHUA ORDINANCES AND REGULATIONS. HOWEVER MY REVIEW AND CERTIFICATION DOES NOT INCLUDE COMPUTATION OR FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS.

EXAMINED ON: _____

AND APPROVED BY: _____
PROFESSIONAL SURVEYOR AND MAPPER

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT THIS PLAT ENTITLED "FLETCHER TRACE - PHASE 2" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE OF THE DESCRIBED LANDS, UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THIS PLAT AND SURVEY COMPLIES WITH ALL REQUIREMENTS AS SET FORTH IN CHAPTER 177, PART 1- PLATTING OF THE FLORIDA STATUTES.

DATE _____

CHAD A COLSON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 7142

BUSINESS NAME
LB NO.
ADDRESS

Tech: nicki Plot Date: Mar 05,2024 3:53pm Filename: H:\2021\21-029\Department\01_Survey\PLATS\PHASE 2\PLAT\21-0297 FLETCHER TRACE - PHASE 2.dwg

City of
ALACHUA
the good life community

City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
ASST CITY MANAGER

INTER-OFFICE COMMUNICATION

DATE: **May 14, 2024**

TO: **Kathy Winburn, AICP**
Planning & Community Development Director

FROM: **Michael Carrillo, P.E.**
Public Services Director
Tom Ridgik, P.E.
Engineering Supervisor

TR 5/14/2024

RE: **Fletcher Trace Phase 3 Final Plat**

Public Services has reviewed the subject project (Apr Submittal) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comments on Apr Submittal** **Plat Book, Sheet 1:** **Under Owner's Certification & Dedication** Please insert the following text: THE HOMEOWNER'S ASSOCIATION (HOA) SHALL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM NOT IN THE RIGHT-OF-WAY. Please **resubmit** this sheet.
	END OF COMMENTS

Please advise if you have any questions or require additional information.
cc: Justin Tabor – AICP Principal Planner
Adam Hall – AICP Principal Planner

May 2, 2024

Justin Tabor -AICP Principal Planner
City of Alachua
Alachua County, Florida

Mr. Tabor,

Re: Fletcher Trace – Phase 3
Surveying Review for Conformity to Chapter 177, Part I (Platting)

Thank you for the opportunity to review the subdivision plat Fletcher Trace – Phase 3. I have completed a review of the referenced subdivision plat for conformance to Chapter 177, Part I (Platting), Florida Statutes.

I find that this subdivision plat conforms to the above requirements, with the following exceptions:

177.091 (3): Matchlines are required on Sheet 2.

177.091 (6): A bearing reference to a well established and monumented line is required.

177.091 (7): An additional P.R.M. is required on the NW boundary. P.R.M.s cannot be more than 1400' apart.

177.061: The survey business name, LB number and address must appear under the Surveyor's Certificate.

177.081 (1): I am not reviewing for conformity to the City of Alachua ordinances and regulations.

177.091 (14): The West line of Section 28 (North of the P.O.C.) needs to be labelled on Sheet 1.

177.091 (15): Street names (when determined) are required.

177.091 (16): P.U.E.'s need to be shown and dimensioned along the Right of Ways on Sheet 2.

177.091 (17): Identify contiguous properties along the southwesterly boundary by Subdivision name, Plat Book and page (Assuming Phase- 2 is recorded prior to Phase 3).

Note: If Phase 1 and 2 are not recorded, Phase 3 will not have access to a Public Right of Way.

177.091 (19): The bearings on the northeasterly lines of Lots 96 & 108 need to be labelled.

177.091 (29): Include 'Sec 28-T8S-R18E' and 'P.B.' in the legend.

720 SW 2nd Avenue, South Tower, Suite 300, Gainesville, FL 32601
Phone: (352) 373-3541 • www.edafl.com

FLETCHER TRACE - PHASE 3

LOCATED IN THE WEST HALF (W 1/2) OF
SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

CHW Professional Consultants
11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075

PLAT BOOK __, PAGE __
SHEET ONE OF TWO

DESCRIPTION

A TRACT OF LAND BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2140, PAGE 1834, OF THE PUBLIC RECORDS OF ALACHUA COUNTY FLORIDA, SITUATED IN THE WEST HALF (W 1/2) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, OF SAID ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF AFOREMENTIONED SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE NORTH 0°04'14" WEST, ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 403.02 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY); THENCE NORTH 41°06'51" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 2192.97 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUE ALONG SAID RIGHT OF WAY LINE, NORTH 41°06'51" EAST, A DISTANCE OF 1878.44 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF AFOREMENTIONED SECTION 28; THENCE SOUTH 01°14'51" WEST, ALONG SAID WEST LINE, A DISTANCE OF 827.97 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 28; THENCE SOUTH 00°14'12" EAST, ALONG THE WEST LINE OF SAID SOUTHEASTER QUARTER (SE 1/4) OF SECTION 28, A DISTANCE OF 282.21 FEET; THENCE, DEPARTING SAID WEST LINE, THE FOLLOWING NINE (9) COURSES; (1) SOUTH 64°41'49" WEST, A DISTANCE OF 69.19 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 185.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 48°50'21" WEST, 169.54 FEET; (2) THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 54°32'38", AN ARC LENGTH OF 176.11 FEET TO THE END OF SAID CURVE; (3) SOUTH 16°03'45" WEST, A DISTANCE OF 160.87 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 45°14'11" EAST, 35.36 FEET; (4) THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET TO THE END OF SAID CURVE; (5) SOUTH 00°14'11" EAST, A DISTANCE OF 85.00 FEET; (6) SOUTH 89°45'49" WEST, A DISTANCE OF 420.66 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 235.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 65°26'20" WEST, 193.60 FEET; (7) THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 48°35'58", AN ARC LENGTH OF 199.34 FEET TO THE END OF SAID CURVE; (8) SOUTH 41°06'51" WEST, A DISTANCE OF 311.05 FEET; (9) NORTH 48°53'09" WEST, A DISTANCE OF 295.00 FEET TO THE POINT OF BEGINNING.

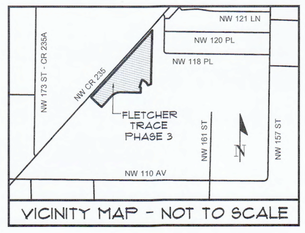
SAID TRACT CONTAINING 17.66 ACRES OF LAND, MORE OR LESS.

Need a bearing reference - Well establish at a monumented line

SURVEYOR'S NOTES

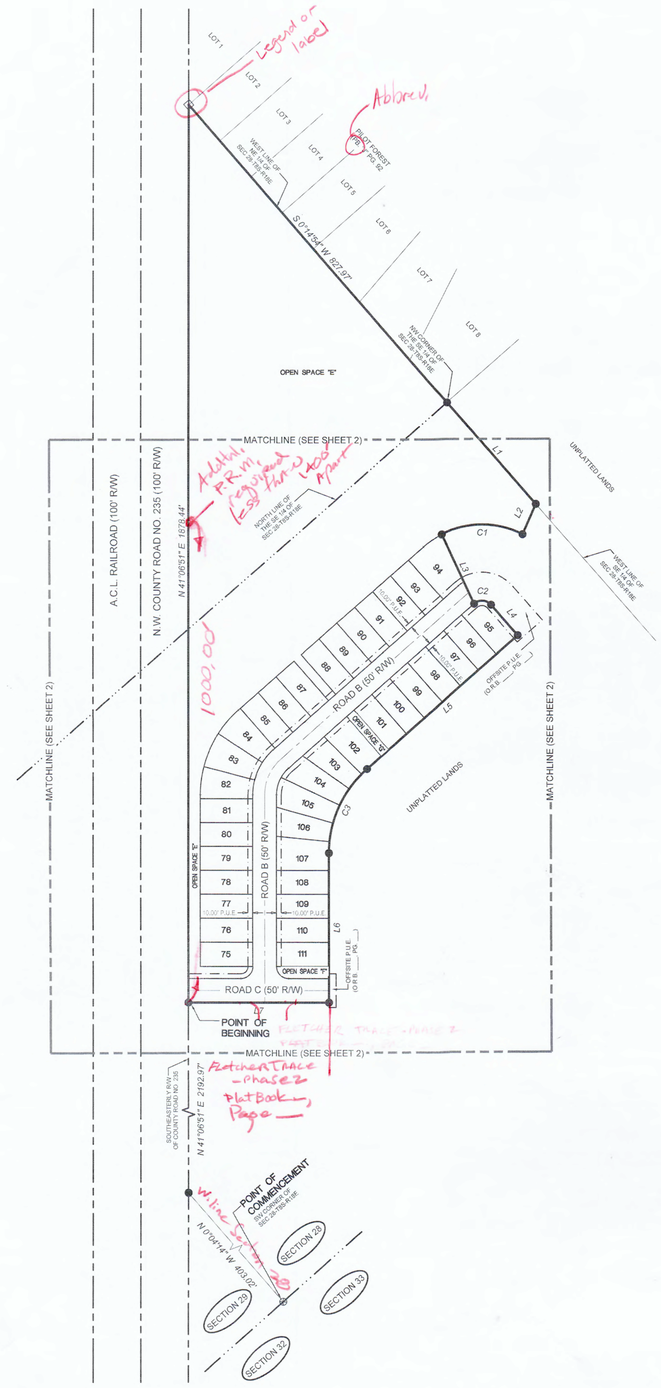
1. HORIZONTAL DATUM SHOWN HEREON IS DERIVED FROM THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 1983).
2. VERTICAL DATUM SHOWN HEREON IS DERIVED FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BENCHMARK USED WAS A NATIONAL GEODETIC SURVEY BENCHMARK NUMBER I7576, WITH A PUBLISHED ELEVATION OF 160.03 FEET (NAVD 88).
3. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1': 5,000'.
4. BUILDING SETBACKS (UNLESS SHOWN OTHERWISE)
   FRONT= 10'
   REAR = 5'
   SIDE = 5'
   STREET FACING GARAGES = 18'
5. THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY PANEL NO. *120669 0120 D, EFFECTIVE DATE: JUNE 16, 2006.
6. THE COMMON AREAS, OPEN SPACE, AND STORM WATER MANAGEMENT AREAS SHOWN HEREON, WILL BE CONVEYED TO THE OWNER'S ASSOCIATION AND ARE IDENTIFIED FOR MAINTENANCE IN THE HOMEOWNERS ASSOCIATION DOCUMENTS.

All CORNERS AND PERMANENT CONTROL POINTS SHALL BE SET PER 177.091 (8) AND (9) FLORIDA STATUTES.



VICINITY MAP - NOT TO SCALE

GRAPHIC SCALE
0 75 150 300
SCALE: 1" = 150'



Legend of Lots

Abbrev.

Add NW RR R/W, Centerline (-50' Thru Lots) Acct # ____

1000, 00

Fletcher Trace - Phase 2 Plat Book __ Page __

Fletcher Trace - Phase 3

Write Section 28

LEGEND

FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
● = SET 5/8" STEEL REBAR & CAP MARKED "PRM LB 5075"
▲ = SET NAIL AND DISK STAMPED "PCP 5075"
⊗ = FOUND 5/8" IRON ROD (NO ID.)
P.U.E. = PUBLIC UTILITIES EASEMENT
B.S.L. = BUILDING SETBACK LINE
FFE = FINISHED FLOOR ELEVATION
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE
R/W = RIGHT OF WAY
S.F. = SQUARE FEET

SEC 28 - T8S - R18E
P.B. = Plat Book

FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY PANEL NO. *120669 0120 D, EFFECTIVE DATE: JUNE 16, 2006.

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 SUPPLANTED 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.

ALL PLATTED 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.

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 0°14'12" E	282.21'
L2	S 64°41'49" W	69.19'
L3	S 16°03'45" W	160.87'
L4	S 0°14'11" E	85.00'
L5	S 89°45'49" W	420.66'
L6	S 41°06'51" W	311.05'
L7	N 48°53'09" W	295.00'

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	176.11'	185.00'	54°32'38"	169.54'	N 48°50'21" W
C2	39.27'	25.00'	90°00'00"	35.36'	S 45°14'11" E
C3	199.54'	235.00'	48°38'58"	193.60'	S 65°26'20" W

SITE BENCHMARK TABLE				
NAME	DESCRIPTION	ELEVATION	NORTHING	EASTING
BM1	1/2" STEEL ROD & CAP "LB TRAV LB5075"	87.96'	282647.14	259515.16
BM2	1/2" STEEL ROD & CAP "LB TRAV LB5075"	93.80'	284046.72	2597130.76
BM3	1/2" STEEL ROD & CAP "LB TRAV LB5075"	89.07'	283320.58	2596501.22

**NOTE: ALL SITE BENCHMARKS ARE OFFSITE, LOCATED ALONG THE SOUTHERLY RIGHT OF WAY LINE OF N.W. COUNTY ROAD NO. 235

OWNER'S CERTIFICATION AND DEDICATION

THE FLETCHER DEVELOPMENT, LLC., DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE LANDS DESCRIBED HEREON, AND HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED TO BE KNOWN AS "FLETCHER TRACE - PHASE 3" ; AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE RIGHT-OF-WAYS AS SHOWN HEREON; AND DOES HEREBY DEDICATE THE USE OF DRAINAGE EASEMENTS TO THE PUBLIC FOR THE RIGHT TO DISCHARGE STORM WATER, MAINTENANCE OF THE DRAINAGE EASEMENTS WILL BE THE SOLE RESPONSIBILITY OF THE FLETCHER TRACE OWNERS ASSOCIATION, INC.; AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON SHALL BE MADE ACCESSIBLE TO PUBLIC SERVICE VEHICLES.

WITNESS

WITNESS

BLAKE FLETCHER
FLETCHER DEVELOPMENT, LLC
4510 NW 6TH PLACE
GAINESVILLE, FLORIDA 32607

ACKNOWLEDGEMENT (STATE OF FLORIDA, COUNTY OF ALACHUA)

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, _____, KNOWN TO ME TO BE THE PERSON HEREIN DESCRIBED AND ACKNOWLEDGED THAT HE EXECUTED THIS INSTRUMENT AS HIS FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____DAY OF _____ A.D. 2024

NOTARY PUBLIC-STATE OF FLORIDA

COMMISSION EXPIRES:_____

COMMISSION NO.:_____

MORTGAGEE'S APPROVAL

_____ HOLDER OF THAT CERTAIN MORTGAGE AS RECORDED IN OFFICIAL RECORDS BOOK OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, DOES HEREBY CONSENT AND AGREE TO THE PLATTING OF THE LANDS ENCOMPASSED IN THIS PLAT AND TO THE DEDICATION SHOWN HEREON.

DATED:_____ MORTGAGEE:

WITNESS BY:

WITNESS TITLE:

ACKNOWLEDGEMENT (STATE OF FLORIDA, COUNTY OF ALACHUA)

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, _____, KNOWN TO ~~ME TO BE THE~~ PERSON HEREIN DESCRIBED AND ACKNOWLEDGED THAT HE EXECUTED THIS INSTRUMENT AS HIS FREE ACT(S)T AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____DAY OF _____ A.D. 2024

NOTARY PUBLIC-STATE OF FLORIDA

COMMISSION EXPIRES:_____

COMMISSION NO.:_____

CERTIFICATE OF APPROVAL BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

THIS IS TO CERTIFY THAT ON _____, THE FOREGOING PLAT WAS APPROVED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.

MAYOR

ATTEST:

CITY MANAGER FILED FOR RECORD ON

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR THE CITY OF ALACHUA, FLORIDA

EXAMINED ON

AND APPROVED AS TO ITS LEGAL FORM AND SUFFICIENCY BY:

CITY ATTORNEY

RECEIVED AND FILED

RECEIVED AND FILED FOR RECORD ON THIS _____DAY OF _____, A.D. 2024

CLERK OF THE COURT

BY DATE

CERTIFICATE OF APPROVAL BY PROFESSIONAL SURVEYOR & MAPPER

IT IS HEREBY CERTIFIED, THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE PLATTING REQUIREMENTS PURSUANT TO SECTION 177, PART 1, FLORIDA STATUTES AND THAT THIS PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF SAID CHAPTER. ~~ALSO THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF THE CITY OF ALACHUA ORDINANCES AND REGULATIONS~~. HOWEVER MY REVIEW AND CERTIFICATION DOES NOT INCLUDE COMPUTATION OR FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS.

EXAMINED ON: _____

AND APPROVED BY: _____
PROFESSIONAL SURVEYOR AND MAPPER

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT THIS PLAT ENTITLED "FLETCHER TRACE - PHASE 3" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE OF THE DESCRIBED LANDS, UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THIS PLAT AND SURVEY COMPLIES WITH ALL REQUIREMENTS AS SET FORTH IN CHAPTER 177, PART 1- PLATTING OF THE FLORIDA STATUTES.

DATE

CHAD A COLSON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 7142

BUSINESS NAME
LB NUMBER
ADDRESS

Tech: nicked Plot Date: Mar 06,2024 8:48am Filename: C:\AcadResource\Temp\AcPublish_2220\21-0297 FLETCHER TRACE - PHASE 3.dwg

CHW Professional Consultants
11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075

PLAT BOOK __, PAGE __
SHEET TWO OF TWO

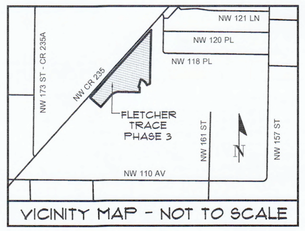
FLETCHER TRACE - PHASE 3

LOCATED IN THE WEST HALF (W 1/2) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

Bearing Reference

SURVEYOR'S NOTES

1. HORIZONTAL DATUM SHOWN HEREON IS DERIVED FROM THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 1983).
2. VERTICAL DATUM SHOWN HEREON IS DERIVED FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BENCHMARK USED WAS A NATIONAL GEODETIC SURVEY BENCHMARK NUMBER I7576, WITH A PUBLISHED ELEVATION OF 160.03 FEET (NAVD 88).
3. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1':10,000'.
4. BUILDING SETBACKS (UNLESS SHOWN OTHERWISE)
   FRONT= 10'
   REAR = 5'
   SIDE = 5'
   STREET FACING GARAGES = 18'
5. THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY PANEL NO. "120669 0120 D, EFFECTIVE DATE: JUNE 16, 2006.
6. ALL PLATTED 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.
7. THE COMMON AREAS, OPEN SPACE, AND STORM WATER MANAGEMENT AREAS SHOWN HEREON, WILL BE CONVEYED TO THE OWNER'S ASSOCIATION AND ARE IDENTIFIED FOR MAINTENANCE IN THE HOMEOWNERS ASSOCIATION DOCUMENTS.
8. CORNERS AND PERMANENT CONTROL POINTS SHALL BE SET PER 177.091 (8) AND (9) FLORIDA STATUTES.
9. ALL LINES ARE NON-RADIAL UNLESS NOTED OTHERWISE.
10. THIS SURVEY IS A TOTAL OF TWO (2) SHEETS. EACH SHEET IS INCOMPLETE WITHOUT THE OTHERS. SEE SHEET ONE (1) FOR OVERALL PLAT BOUNDARY. SEE SHEET (2) FOR DETAIL INFORMATION FOR LOTS ONE (1) THRU THIRTY-TWO (32).



VICINITY MAP - NOT TO SCALE



GRAPHIC SCALE
0 25 50 100
SCALE: 1" = 50'

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	176.11'	185.00'	54°32'38"	169.54'	N 48°50'21" W
C2	39.27'	25.00'	90°00'00"	35.36'	S 45°14'11" E
C3	199.54'	235.00'	48°38'58"	193.60'	S 65°26'20" W
C4	7.18'	50.00'	8°13'56"	7.18'	N 86°07'13" W
C5	84.91'	100.00'	48°38'58"	82.38'	N 65°26'20" E
C6	45.61'	185.00'	14°07'32"	45.49'	N 83°10'26" W
C7	14.31'	75.00'	10°55'52"	14.29'	N 84°46'16" W
C8	63.68'	75.00'	48°38'58"	61.79'	N 65°26'20" E
C9	106.14'	125.00'	48°38'58"	102.98'	N 65°26'20" E
C10	39.27'	25.00'	90°00'00"	35.36'	N 86°06'51" E
C11	39.27'	25.00'	90°00'00"	35.36'	N 03°53'09" W
C12	199.54'	235.00'	48°38'58"	193.60'	N 65°26'20" E
C13	38.45'	75.00'	29°22'38"	38.03'	N 55°48'09" E

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C14	25.23'	75.00'	19°16'20"	25.11'	N 80°07'38" E
C15	31.90'	125.00'	14°37'22"	31.82'	N 48°25'31" E
C16	40.00'	125.00'	18°20'05"	39.83'	N 64°54'14" E
C17	34.23'	125.00'	15°41'32"	34.13'	N 81°55'03" E
C18	59.98'	235.00'	14°37'21"	59.81'	N 48°25'31" E
C19	75.20'	235.00'	18°20'05"	74.88'	N 64°54'14" E
C20	64.36'	235.00'	15°41'32"	64.16'	N 81°55'03" E
C21	23.95'	235.00'	5°50'23"	23.94'	N 44°02'02" E
C22	40.00'	235.00'	9°45'09"	39.95'	N 51°49'48" E
C23	40.00'	235.00'	9°45'09"	39.95'	N 61°34'57" E
C24	40.00'	235.00'	9°45'09"	39.95'	N 71°20'06" E
C25	40.00'	235.00'	9°45'09"	39.95'	N 81°06'15" E
C26	15.59'	235.00'	3°48'00"	15.58'	N 87°51'49" E

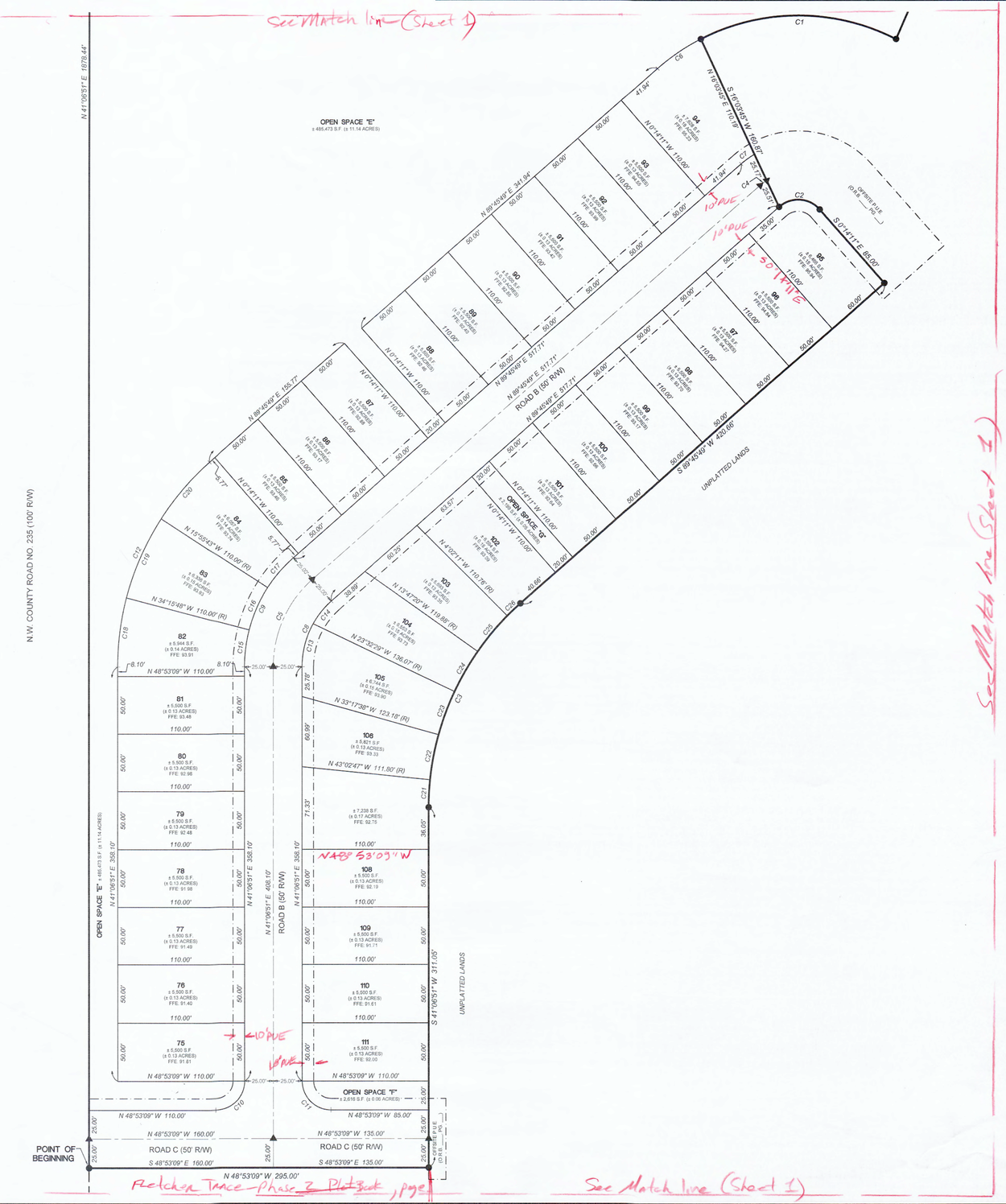
LEGEND

FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
● = SET 5/8" STEEL REBAR & CAP MARKED "PRM LB 5075"
▲ = SET NAIL AND DISK STAMPED "PCP 5075"
⊗ = FOUND 5/8" IRON ROD (NO ID.)
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITIES EASEMENT
B.S.L. = BUILDING SETBACK LINE
FFE = FINISHED FLOOR ELEVATION
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE
R/W = RIGHT OF WAY
S.F. = SQUARE FEET
NO = NUMBER
(R) = RADIAL
ID. = IDENTIFICATION
⊕ = SITE BENCHMARK
——— = SUBJECT PARCEL LINE
——— = ADJOINING PARCEL LINE
— — — = EASEMENT LINE
———— = RIGHT OF WAY LINE
—·—·— = SECTION LINE

A.C.L. RAILROAD (100' R/W)

N.W. COUNTY ROAD NO. 235 (100' R/W)

See Match line (Sheet 1)



Fletcher Trace Phase 3 Plat book __, page __

See Match line (Sheet 1)

Tech: nikkd Plot Date: Mar 06,2024 8:48am Filename: C:\Acad\Resources\Temp\AcePublish_22304\21-0297 FLETCHER TRACE - PHASE 3.dwg

Additional comments are upon the red-lined version of the subdivision plat included with this letter.

Please contact me at your convenience should you have any questions.

Sincerely,

Robert W. Graver, PSM
State of Florida License No. LS 4239

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

April 3, 2024

Sent by electronic mail to aaronh@chw-inc.com

Aaron Hickman, PSM
CHW, LLC
11801 Research Drive
Alachua, FL 32615

RE: Completeness Review: Fletcher Trace Phases 1- 3 Final Plats

Dear Mr. Hickman:

On March 27, 2024 the City of Alachua received your applications for the Final Plats of Phase 1, 2 & 3 of the Fletcher Trace Subdivision. The Fletcher Trace PD project is comprised of 472 residential units (344 detached and 128 attached) in 13 phases and received Preliminary Plat approval from the City Commission on September 26, 2022. Phase 1 consists of 32 detached units; Phase 2 consists of 14 detached units and 28 attached; and, Phase 3 consists of 36 detached units.

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned applications for completeness and finds that the applications are incomplete following information is needed to begin the review of the application. Please address the following deficiencies no later than **5:00 PM on Thursday, April 11, 2024**

In accordance with Section 2.2.6(B) of the LDRs, the applicant must correct the deficiencies and resubmit the application for completeness determination. *Plans and application materials may be made available for return in order to revise and resubmit as needed.*

The time frame and cycle for review shall be based upon the date the application is determined to be complete. If the applicant fails to respond to the identified deficiencies within forty-five (45) calendar days, the application shall be considered withdrawn.

Please note that if an additional completeness review is required, a resubmittal fee equal to 10% of the application fee will be assessed for each additional completeness review and must be paid prior to further review of the application.

The comments below are based solely on a preliminary review of your application for completeness. An in-depth review of the content of the application will be performed, and the findings of the in-depth review will be discussed at a Project Assistance Team (PAT) Meeting, which will be sent under separate cover and subsequent to a determination of completeness. In order to provide a complete application, please address the following:

PHASE 1

1. **Final Plat Application Attachment #6, Concurrency Impact Analysis Report:** Submitted report is for entire Fletcher Trace project, but must be specific to this Phase.

2. **Final Plat Application Attachment #9, Legal Descriptions and Sketches of Off-Site Public Utility Easements (PUEs):** Legal descriptions and sketches of all off-site PUEs and property to be deeded to the City have not been submitted.

3. **Final Plat Application Attachment #10, City of Alachua Public School Student Generation Form:** Submitted Public School Student Generation form is for entire Fletcher Trace project, but must be specific to this Phase.

4. **Final Plat Application Attachment #17, Alachua County Public Works access management permit.** Provide documentation of permit application or communication with Alachua County Public Works regarding proposed access.

PHASE 2

1. **Final Plat Application A. 5, Number of Units:** Confirm number of units. Application indicates 41 units, but Plat shows 42 units. Additionally, submitted application fee is for 42 units.

2. **Final Plat Application Attachment #6, Concurrency Impact Analysis Report:** Submitted report is for entire Fletcher Trace project, but must be specific to this Phase.

3. **Final Plat Application Attachment #9, Legal Descriptions and Sketches of Off-Site Public Utility Easements (PUEs):** Legal descriptions and sketches of all off-site PUEs have not been submitted.

4. **Final Plat Application Attachment #10, City of Alachua Public School Student Generation Form:** Submitted Public School Student Generation form is for entire Fletcher Trace project, but must be specific to this Phase.

5. **Final Plat Application Attachment #17, Alachua County Public Works access management permit.** Provide documentation of permit application or communication with Alachua County Public Works regarding proposed access.

6. **Final Plat Application Fee.** Submitted fee is $710, but for 41 lots this fee would be $705. Please see comment above and verify.

PHASE 3

1. **Final Plat Application Attachment #6, Concurrency Impact Analysis Report:** Submitted report is for entire Fletcher Trace project, but must be specific to this Phase.

2. **Final Plat Application Attachment #9, Legal Descriptions and Sketches of Off-Site Public Utility Easements (PUEs):** Legal descriptions and sketches of all off-site PUEs have not been submitted.

3. **Final Plat Application Attachment #10, City of Alachua Public School Student Generation Form:** Submitted Public School Student Generation form is for entire Fletcher Trace project, but must be specific to this Phase.

4. **Final Plat Application Attachment #17, Alachua County Public Works access management permit.** Provide documentation of permit application or communication with Alachua County Public Works regarding proposed access.

5. **Final Plat Application Fee.** Submitted fee is $685, but for 36 lots this fee would be $680. Please verify.

If you have any questions, please contact me at 386-418-6100 x 1603 or via e-mail at ahall@cityofalachua.com.

Sincerely,

Adam Hall, AICP
Principal Planner

c: Kathy Winburn, Planning & Community Development Director *(by electronic mail)*
Justin Tabor, AICP, Principal Planner *(by electronic mail)*
Carson Crocket, AICP Candidate, Planner (*by electronic mail)*
Project File

City of ALACHUA

THE GOOD LIFE COMMUNITY

FOR OFFICE USE ONLY
Case #: _____
Application Fee: $_____
Filing Date: _____
Completeness Date: _____
Review Type: CC

Major Subdivision – Final Plat Application

Reference City of Alachua Land Development Regulations (LDRs) Section 2.4.10

A. PROJECT

1. Project Name: Fletcher Trace
2. Preliminary Plat Approval Date: 9/26/2022
3. Construction Plans Approval Date: TBD
4. Phase/Unit Number (if applicable): Phase 1
5. Number of proposed lots/dwelling units: 32
6. Housing Type (i.e., attached/detached units): Detached
7. Address of Subject Property: 11305 NW 173rd St, Alachua, FL
8. Parcel ID Number(s): 03980-002-001
9. Existing Use of Property: Vacant
10. Future Land Use Map Designation: Moderate Density Residential
11. Zoning Designation: PD
12. Acreage: 21.35

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ■ Agent
2. Name of Applicant(s) or Contact Person(s): Aaron Hickman, PSM Title: VP
   Company (if applicable): CHW, LLC
   Mailing address: 11801 Research Drive
   City: Alachua State: FL ZIP: 32615
   Telephone: 352-331-1976 FAX: _____ e-mail: aaronh@chw-inc.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): Waco of Alabama
   Mailing Address: PO BOX 6937
   City: JACKSONVILLE State: FL ZIP: 32236-6937

   ** Must provide executed Authorized Agent Affidavit or other acceptable documentation (as deemed acceptable by the City in its sole discretion) which authorizes the agent to act on behalf of the property owner.*

C. ADDITIONAL INFORMATION

1. Is there any additional contact for sale of, or options to purchase, the subject property? ■ Yes ☐ No
   If yes, list names of all parties involved: Fletcher Development
2. Has the applicant discussed possible utility/infrastructure fees with the Public Services Department?
   If no, contact the Public Services Department at 386-418-6140. ■ Yes ☐ No

D. ATTACHMENTS

1. Plat, to include the following information and be prepared in accordance with the following criteria:
    a. Sheet Size: 24" X 36" with 3" left margin and ½" top, bottom, and right margins.
    b. Graphic scale, not to exceed one (1) inch equal to 50 feet.
    c. Name of subdivision shall be shown in bold legible letters, as required by Chapter 177, Florida Statutes. The name of the subdivision shall be shown on each sheet included and shall have legible lettering of the same size and type including the words "section," "unit," "replat," "amended," etc.
    d. Name and address of subdivider.
    e. North arrow, graphic scale, and date of plat drawing.
    f. Vicinity map showing location with respect to existing streets, landmarks, etc., and acreage of the subdivision. The vicinity map shall be drawn to show clearly the required information, but shall not less than one (1) inch to 2,000 feet.
    g. Exact boundary line of the property, determined by a boundary survey, giving distances to the nearest one-hundredth foot and angles to the nearest minute, shall be balanced and closed with an apparent error of closure not to exceed one in 5,000. Survey shall be signed and sealed by the surveyor, and shall be no older than two (2) years.
    h. Legal description of the property to be subdivided.
    i. Acreage of adjacent land. If adjacent land is within a subdivision, identify the subdivision name, and recording information.
    j. Location of streams, lakes, wetlands, and required buffers from such areas, and location of land designated as a special flood hazard area on FEMA FIRM panels.
    k. Bearing and distance to permanent control points on the nearest existing street lines of bench marks or other permanent reference monuments [not less than three (3)].
    l. When the City corporate limits traverse, are adjacent to, or are within 500 feet of the property, the boundary shall be accurately tied to the boundary lines of the subdivision by distance and angles.
    m. The closest lot corner shall be accurately tied to the boundary lines of the subdivision by distance and angles.
    n. Location, dimensions, and purpose of any land reserved or dedicated for public or common use.
    o. Exact locations, width, and names of all streets within and adjacent to the subdivision.
    p. Street right-of-way lines must show deflection angles of intersection, radii, and lines of tangents.
    q. Lot lines, dimensions, and bearings must be shown to the nearest one hundredth (1/100) foot.
    r. Lots must be numbered in numerical order. Additional phases of existing subdivisions shall continue numbering from previous phases.
    s. Location and description of required permanent reference monuments and markers.
    t. Building setback lines.
    u. Covenants and restrictions notice in accordance with Chapter 177.091(28), Florida Statutes.
    v. Dedication to the public by the owners of the land involved of all streets, drainage easements, and other rights-of-way however designated and shown on the plat for perpetual use for public purposes, including vehicular access rights where required.
    w. If the property is encumbered by a mortgage, the owner of the mortgage shall join in the dedication or in some other manner subordinate the mortgagee's interest to the dedication of public right-of-way.

2. Title certification as required by Chapter 177.041, Florida Statutes.

3. Draft of proposed surety instrument for all public and private infrastructure improvements in accordance with the requirements set forth in Sections 6.10 and 7.4 of the LDRs (surety instrument shall be submitted to the City upon approval of the draft document and prior to any public hearing).

4. Cost of construction for all public and private infrastructure improvements (including but not limited to earthwork, stormwater, utilities (water and sewer lines / mains, electric system infrastructure, gas lines, etc.) roadways (streets, sidewalks, etc.) and landscaping in rights-of-way and common areas), signed and sealed by a registered professional engineer.

5. Proposed covenants and restrictions, if any. If the subdivision shall be subject to existing covenants and restrictions, an amendment to such covenants and restrictions shall be provided.

6. Concurrency Impact Analysis showing the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation (for residential development), stormwater, and public schools (for residential development) in accordance with Section 2.4.14 of the LDRs.

7. Analysis of Consistency with the City of Alachua Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy).

8. Legal description of the property to be platted with tax parcel number: (1) on 8.5" x 11" paper; and (2) electronic file in Word format.

9. Legal descriptions and sketches for all off-site public utilities easements and legal descriptions and sketches of all property to be deeded to the City.

10. For residential subdivisions, City of Alachua Public School Student Generation Form.

11. One (1) set of mailing labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits (obtain from the Alachua County Property Appraiser's web site) – and all persons/organizations registered to receive notice of development applications (current list may be obtained from the Planning & Community Development Department).

12. Proof of ownership (i.e., copy of deed).

13. Proof of payment of taxes.

14. Traffic Impact Analysis or Statement, as deemed applicable to the project by the City of Alachua in its sole discretion.

15. Environmental Assessment or Study, as deemed applicable to the project by the City of Alachua in its sole discretion.

16. Environmental Resource Permit (or Letter of Exemption) from the Suwannee River Water Management District (SRWMD) or Self-Certification for a Stormwater Management System in Uplands Serving Less than 10 Acres of Total Project Area and Less than 2 Acres of Impervious Surfaces from the Florida Department of Environmental Protection pursuant to Section 403.814(12), Florida Statutes.

17. If access is from a County Road, access management permit from Alachua County Public Works.

18. If access is from a State Road, access management permit from Florida Department of Transportation.

All applicable attachments are required for a complete application. A completeness review of the application will be conducted within five (5) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

Under penalty of perjury, I/we certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge.

Signature of Applicant

Aaron Hickman, VP

Typed or printed name *and title* of applicant

Signature of Co-applicant

Typed or printed name *and title* of co-applicant

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this day of MARCH 20, 2024, by AARON HICKMAN, VP who executed the same and has _____ produced _____ as identification or ☑ is personally known to me.

Signature of Notary

Print Name: ANN M. MULLINS
Notary Public, State of Florida

My Commission Expires: ANN M. MULLINS MY COMMISSION # HH30703 EXPIRES: October 21, 2024

FLETCHER TRACE - PHASE 1

LOCATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

CHW Professional Consultants
132 NW 76th Drive
Gainesville, Florida 32607
(352) 331-1976 / (352) 331-2476
www.chw-inc.com
est. 1988 FLORIDA LB-5075

PLAT BOOK__,PAGE __

SHEET ONE OF TWO

DESCRIPTION

A TRACT OF LAND SITUATED IN IN SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF AFOREMENTIONED SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE NORTH 0°04'14" WEST, ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 403.02 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY); THENCE NORTH 41°06'51" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 508.40 FEET; THENCE SOUTH 48°53'09" EAST, DEPARTING SAID SOUTHERLY RIGHT OF WAY, A DISTANCE OF 50.00 FEET; THENCE NORTH 41°06'51" EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 48°53'09" WEST, A DISTANCE OF 50.00 FEET TO THE AFOREMENTIONED SOUTHERLY RIGHT OF WAY OF COUNTY ROAD NO. 235; THENCE NORTH 41°06'51" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 879.57 FEET; THENCE, DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, THE FOLLOWING ELEVEN (11) COURSES; (1) SOUTH 48°53'09" EAST, A DISTANCE OF 295.00 FEET; (2) SOUTH 41°06'51" WEST, A DISTANCE OF 160.00 FEET; (3) SOUTH 48°53'09" EAST, A DISTANCE OF 270.00 FEET; (4) SOUTH 41°06'51" WEST, A DISTANCE OF 519.84 FEET; (5) NORTH 48°53'09" WEST, A DISTANCE OF 270.00 FEET; (6) SOUTH 41°06'51" WEST, A DISTANCE OF 110.16 FEET; (7) SOUTH 60°08'30" WEST, A DISTANCE OF 52.89 FEET; (8) SOUTH 41°06'51" WEST, A DISTANCE OF 110.00 FEET; (9) SOUTH 48°53'09" EAST, A DISTANCE OF 702.47 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 335.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 51°07'03" EAST, 26.09 FEET; (10) THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°27'46", AN ARC LENGTH OF 26.09 FEET TO THE END OF SAID CURVE; (11) THENCE DEPARTING SAID CURVE, SOUTH 36°39'04" WEST, A DISTANCE OF 123.18 FEET TO THE SOUTH LINE OF AFOREMENTIONED SECTION 28; THENCE SOUTH 89°22'44" WEST, ALONG THE SOUTH LINE OF SAID SECTION 28, A DISTANCE OF 1005.72 FEET TO THE **POINT OF BEGINNING.**

PARCEL OF LAND CONTAINING 21.29 ACRES, MORE OR LESS.

SURVEYOR'S NOTES

1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 1983), YIELDING A BEARING OF SOUTH 89°22'44" WEST FOR THE SOUTH LINE OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FL.
2. VERTICAL DATUM SHOWN HEREON IS DERIVED FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BENCHMARK USED WAS A NATIONAL GEODETIC SURVEY BENCHMARK NUMBER I7576, WITH A PUBLISHED ELEVATION OF 160.03 FEET (NAVD 88).
3. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1': 5,000'.
4. BUILDING SETBACKS (UNLESS SHOWN OTHERWISE)
   FRONT= 10'
   REAR = 5'
   SIDE = 5'
   STREET FACING GARAGES = 18'
5. THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY PANEL NO. *120669 0120 D, EFFECTIVE DATE: JUNE 16, 2006.
6. THE COMMON AREAS, OPEN SPACE, AND STORM WATER MANAGEMENT AREAS SHOWN HEREON, WILL BE CONVEYED TO THE OWNER'S ASSOCIATION AND ARE IDENTIFIED FOR MAINTENANCE IN THE HOMEOWNERS ASSOCIATION DOCUMENTS. THE OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF TREES PLANTED IN RIGHTS-OF-WAY AND COMMON AREAS IN CONFORMANCE WITH SUBDIVIDERS AGREEMENT AND SECTION 7.8.1 OF THE CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS.
7. LOT CORNERS AND PERMANENT CONTROL POINTS SHALL BE SET PER 177.091 (8) AND (9) FLORIDA STATUTES.
8. ALL LINES ARE NON-RADIAL UNLESS NOTED OTHERWISE.
9. THIS SURVEY IS A TOTAL OF TWO (2) SHEETS. EACH SHEET IS INCOMPLETE WITHOUT THE OTHERS. SEE SHEET ONE (1) FOR OVERALL PLAT BOUNDARY. SEE SHEET (2) FOR DETAIL INFORMATION FOR LOTS ONE (1) THRU THIRTY-TWO (32).

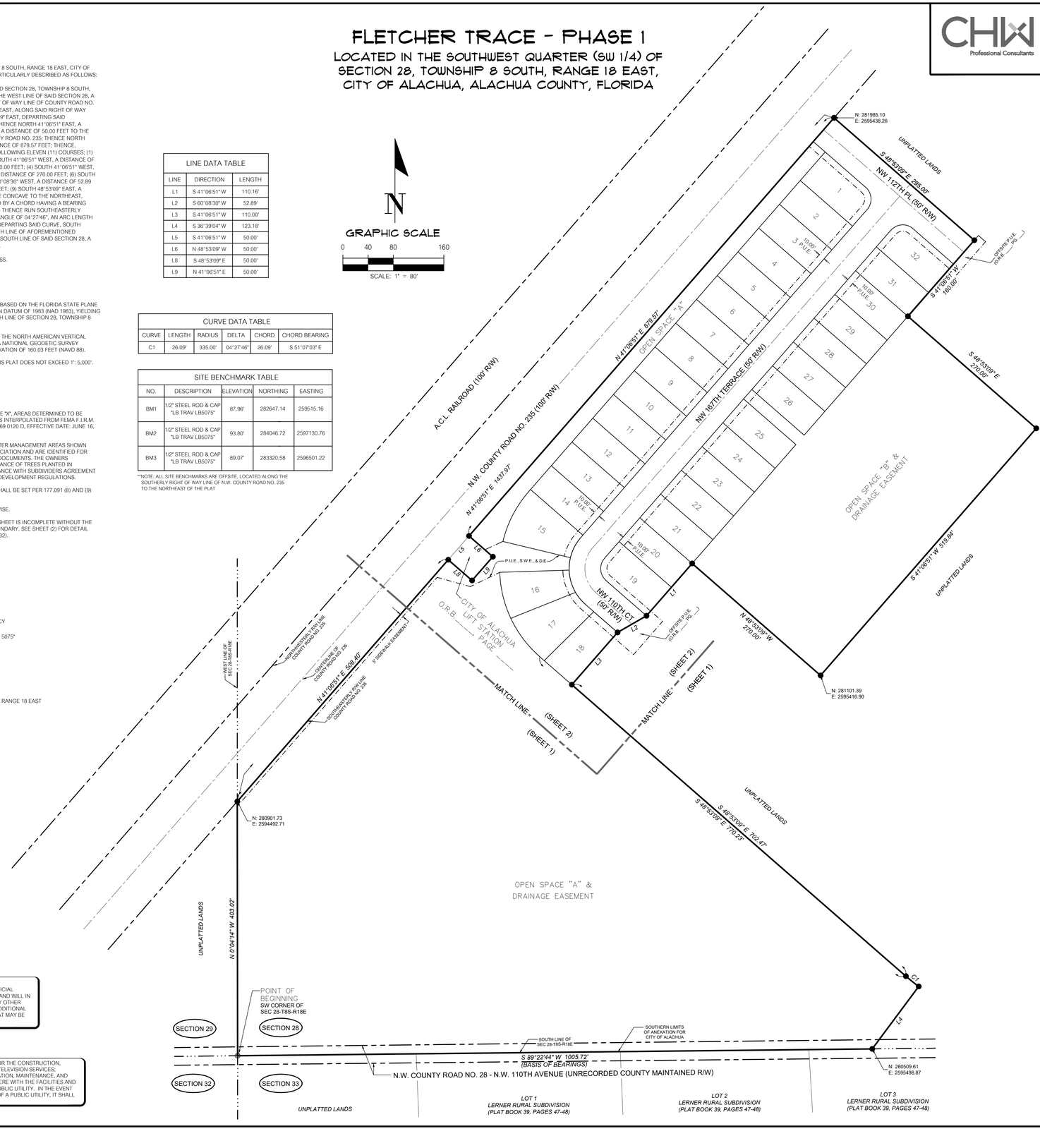
LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 41°06'51" W	110.16'
L2	S 60°08'30" W	52.89'
L3	S 41°06'51" W	110.00'
L4	S 36°39'04" W	123.18'
L5	S 41°06'51" W	50.00'
L6	N 48°53'09" W	50.00'
L8	S 48°53'09" E	50.00'
L9	N 41°06'51" E	50.00'

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	26.09'	335.00'	04°27'46"	26.09'	S 51°07'03" E

SITE BENCHMARK TABLE				
NO.	DESCRIPTION	ELEVATION	NORTHING	EASTING
BM1	1/2" STEEL ROD & CAP "LB TRAV LB5075"	87.96'	282647.14	259515.16
BM2	1/2" STEEL ROD & CAP "LB TRAV LB5075"	93.80'	284046.72	2597130.76
BM3	1/2" STEEL ROD & CAP "LB TRAV LB5075"	89.07'	283320.58	2596501.22

**NOTE: ALL SITE BENCHMARKS ARE OFFSITE, LOCATED ALONG THE SOUTHERLY RIGHT OF WAY LINE OF N.W. COUNTY ROAD NO. 235 TO THE NORTHEAST OF THE PLAT

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



LEGEND

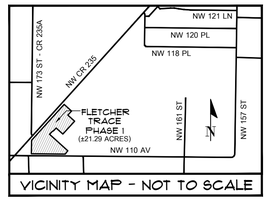
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
● = SET 5/8" STEEL REBAR & CAP MARKED "PRM LB 5075"
▲ = SET NAIL AND DISK STAMPED "PCP 5075"
⊗ = FOUND 5/8" IRON ROD (NO ID.)
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITIES EASEMENT
B.S.L. = BUILDING SETBACK LINE
FFE = FINISHED FLOOR ELEVATION
NO. = NUMBER
O.R.B. = OFFICIAL RECORDS BOOK
SEC 28-T8S-R18E = SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST
PG. = PAGE
R/W = RIGHT OF WAY
S.F. = SQUARE FEET
S.W.E. = SIDEWALK EASEMENT
(R) = RADIAL
ID. = IDENTIFICATION
⊕ = SITE BENCHMARK
= SUBJECT PARCEL LINE
= ADJOINING PARCEL LINE
= EASEMENT LINE
= RIGHT OF WAY LINE
= SECTION LINE

FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY PANEL NO. *120669 0120 D, EFFECTIVE DATE: JUNE 16, 2006.

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 SUPPLANTED 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.

ALL PLATTED 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.



OWNER'S CERTIFICATION AND DEDICATION

WACO PROPERTIES, INC., DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE LANDS DESCRIBED HEREON, AND HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED TO BE KNOWN AS "FLETCHER TRACE - PHASE 1", AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE RIGHT-OF-WAYS AS SHOWN HEREON; AND DOES HEREBY DEDICATE THE USE OF DRAINAGE EASEMENTS TO THE PUBLIC FOR THE RIGHT TO DISCHARGE STORM WATER, THE OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM NOT IN THE RIGHT OF WAY; AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON SHALL BE MADE ACCESSIBLE TO PUBLIC SERVICE VEHICLES; AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE SIDEWALK EASEMENTS AS SHOWN HEREON FOR THE PURPOSE OF PEDESTRIAN ACCESS.

_____ _____
WITNESS SIGNATURE

_____ _____
WITNESS PRINT NAME & TITLE

ACKNOWLEDGEMENT (STATE OF FLORIDA, COUNTY OF ALACHUA)

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, _____, KNOWN TO ME TO BE THE PERSON HEREIN DESCRIBED AND ACKNOWLEDGED THAT HE EXECUTED THIS INSTRUMENT AS HIS FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____DAY OF _____ A.D. 2024

_____
NOTARY PUBLIC-STATE OF FLORIDA

COMMISSION EXPIRES:_____

COMMISSION NO.:_____

CERTIFICATE OF APPROVAL BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

THIS IS TO CERTIFY THAT ON _____, THE FOREGOING PLAT WAS APPROVED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.

_____
MAYOR

ATTEST:

_____ _____
CITY MANAGER FILED FOR RECORD ON

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR THE CITY OF ALACHUA, FLORIDA

_____
EXAMINED ON

AND APPROVED AS TO ITS LEGAL FORM AND SUFFICIENCY BY:

_____
CITY ATTORNEY

RECEIVED AND FILED

RECEIVED AND FILED FOR RECORD ON THIS _____DAY OF _____, A.D. 2024

_____
CLERK OF THE COURT

_____ _____
BY DATE

CERTIFICATE OF APPROVAL BY PROFESSIONAL SURVEYOR & MAPPER

IT IS HEREBY CERTIFIED, THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE PLATTING REQUIREMENTS PURSUANT TO CHAPTER 177, PART 1 - PLATTING OF THE FLORIDA STATUTES AND THAT THIS PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF SAID CHAPTER. HOWEVER MY REVIEW AND CERTIFICATION DOES NOT INCLUDE COMPUTATION OR FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS.

EXAMINED ON: _____

AND APPROVED BY: _____
PROFESSIONAL SURVEYOR AND MAPPER

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT THIS PLAT ENTITLED "FLETCHER TRACE - PHASE 1" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE OF THE DESCRIBED LANDS, UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THIS PLAT AND SURVEY COMPLIES WITH ALL REQUIREMENTS AS SET FORTH IN CHAPTER 177, PART 1- PLATTING OF THE FLORIDA STATUTES.

_____ _____
DATE CHAD A COLSON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 7142
CAUSSEAUX, HEWETT, & WALPOLE, LLC.
FLORIDA LICENSED BUSINESS NUMBER LB 5075
11801 RESEARCH DRIVE, ALACHUA, FL 32615

Tech: Asmont Plot Date: Sep 04,2024 2:02pm Filename: N:\2021\21-0297\Department\01_Survey\PLATS\PHASE 1\PLAT\21-0297 FLETCHER TRACE - PHASE 1.dwg

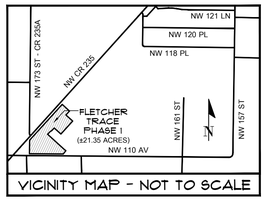
CHW Professional Consultants
132 NW 76th Drive
Gainesville, Florida 32607
(352) 331-1976 / (352) 331-2476
www.chw-inc.com
est. 1988 FLORIDA LB-5075

FLETCHER TRACE - PHASE 1

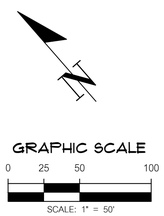
LOCATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

SURVEYOR'S NOTES

1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 1983), YEILDING A BEARING OF SOUTH 89°22'44" WEST FOR THE SOUTH LINE OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FL.
2. VERTICAL DATUM SHOWN HEREON IS DERIVED FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BENCHMARK USED WAS A NATIONAL GEODETIC SURVEY BENCHMARK NUMBER I7576, WITH A PUBLISHED ELEVATION OF 160.03 FEET (NAVD 88).
3. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1': 5,000'.
4. BUILDING SETBACKS (UNLESS SHOWN OTHERWISE)
   FRONT= 10'
   REAR = 5'
   SIDE = 5'
   STREET FACING GARAGES = 18'
5. THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY PANEL NO. "120669 0120 D, EFFECTIVE DATE: JUNE 16, 2006.
6. THE COMMON AREAS, OPEN SPACE, AND STORM WATER MANAGEMENT AREAS SHOWN HEREON, WILL BE CONVEYED TO THE OWNER'S ASSOCIATION AND ARE IDENTIFIED FOR MAINTENANCE IN THE HOMEOWNERS ASSOCIATION DOCUMENTS. THE OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF TREES PLANTED IN RIGHTS-OF-WAY AND COMMON AREAS IN CONFORMANCE WITH SUBDIVIDERS AGREEMENT AND SECTION 7.8.1 OF THE CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS.
7. LOT CORNERS AND PERMANENT CONTROL POINTS SHALL BE SET PER 177.091 (8) AND (9) FLORIDA STATUTES.
8. ALL LINES ARE NON-RADIAL UNLESS NOTED OTHERWISE.
9. THIS SURVEY IS A TOTAL OF TWO (2) SHEETS. EACH SHEET IS INCOMPLETE WITHOUT THE OTHERS. SEE SHEET ONE (1) FOR OVERALL PLAT BOUNDARY. SEE SHEET (2) FOR DETAIL INFORMATION FOR LOTS ONE (1) THRU THIRTY-TWO (32).



VICINITY MAP - NOT TO SCALE

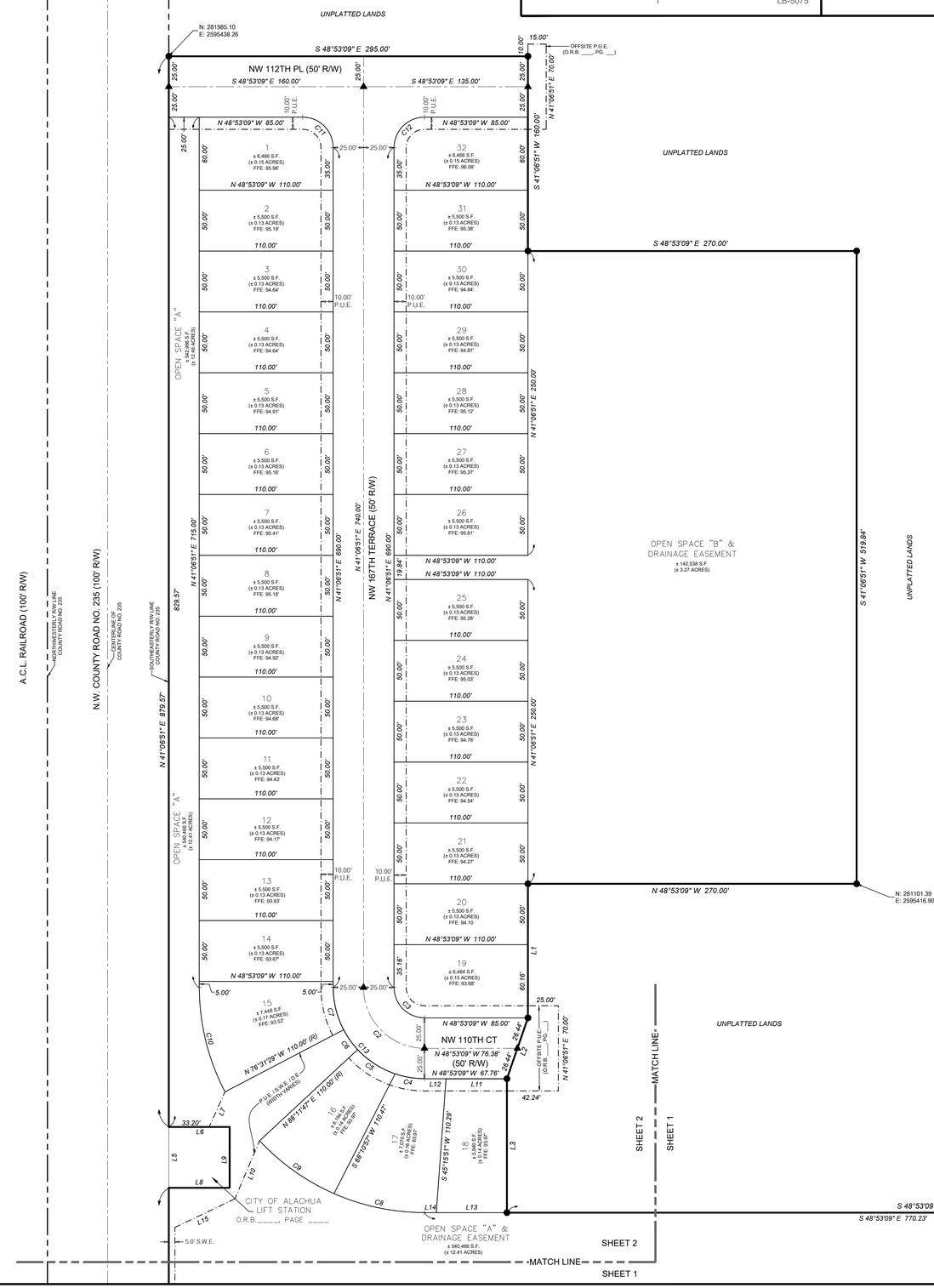


LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 41°06'51" W	110.16'
L2	S 60°08'30" W	52.89'
L3	S 41°06'51" W	110.00'
L4	S 36°39'04" W	123.18'
L5	S 41°06'51" W	50.00'
L6	S 48°53'09" E	50.00'
L7	S 65°17'45" W	31.52'
L8	N 48°53'09" W	50.00'
L9	N 41°06'51" E	50.00'
L10	N 64°06'07" E	51.73'
L11	N 48°53'09" W	50.01'
L12	N 48°53'09" W	17.74'
L13	S 48°53'09" E	57.99'
L14	S 48°53'09" E	9.76'
L15	S 74°27'26" E	54.67'

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C2	78.54'	50.00'	90°00'00"	70.71'	N 3°53'09" W
C3	39.27'	25.00'	90°00'00"	35.36'	S 3°53'09" E
C4	24.51'	75.00'	18°43'24"	24.40'	S 39°31'27" E
C5	37.12'	75.00'	28°21'33"	36.74'	S 15°58'59" E
C6	20.00'	75.00'	15°16'44"	19.94'	S 5°50'09" W
C7	36.18'	75.00'	27°38'19"	35.83'	S 27°17'41" W
C8	76.51'	185.00'	23°41'43"	75.96'	S 37°02'18" E
C9	75.51'	185.00'	23°23'13"	74.99'	S 13°29'50" E
C10	89.24'	185.00'	27°38'19"	88.38'	S 27°17'41" W
C11	39.27'	25.00'	90°00'00"	35.36'	N 3°53'09" W
C12	39.27'	25.00'	90°00'00"	35.36'	S 86°06'51" W
C13	117.81'	75.00'	90°00'00"	106.07'	S 3°53'09" E

LEGEND

FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
● = SET 5/8" STEEL REBAR & CAP MARKED "PRM LB 5075"
▲ = SET NAIL AND DISK STAMPED "OCO 5075"
⊗ = FOUND 5/8" IRON ROD (NO ID.)
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITIES EASEMENT
B.S.L. = BUILDING SETBACK LINE
FFE = FINISHED FLOOR ELEVATION
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE
R/W = RIGHT OF WAY
S.F. = SQUARE FEET
S.W.E. = SIDEWALK EASEMENT
NO. = NUMBER
(R) = RADIAL
ID. = IDENTIFICATION
⊕ = SITE BENCHMARK
= SUBJECT PARCEL LINE
= ADJOINING PARCEL LINE
= EASEMENT LINE
= RIGHT OF WAY LINE
= SECTION LINE



Tech: Aaron Plot Date: Sep 04,2024 2:02pm Filename: K:\2021\21-029\Departments\01_Survey\PLATS\PHASE 1\PLAT\21-029 FLETCHER TRACE - PHASE 1.dwg

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 11305 NW 173RD ST, ALACHUA, FL 32615

Parcel ID Number(s): 03980-002-001

Acreage: ±118.2 ac.

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Richard Exline Title: _____

Company (if applicable): Waco of Alabama, Inc.

Mailing Address: 569 S. Edgewood Avenue

City: Jacksonville State: FL ZIP: 32205

Telephone: _____ FAX: _____ e-mail: _____

C. AUTHORIZED AGENT

Name: _____ Title: _____

Company (if applicable): CHW

Mailing address: 11801 Research Drive

City: Alachua State: FL ZIP: 326015

Telephone: 352-331-1976 FAX: 352-331-2476 e-mail: ryant@chw-inc.com

D. REQUESTED ACTION:

To obtain approvals from the City of Alachua, Suwannee River Water Management District, Alachua County, and Florida Department of Environmental Protection

I hereby certify that I am the property owner of record, or I have received authorization from the property owner of record to file an application for a development permit related to the property identified above. I authorize the agent listed above to act on my behalf for purposes of this application.

Signature of Applicant

Signature of Co-applicant

Richard Exline

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of FLorida County of Duval

The foregoing application is acknowledged before me this 31st day of August, 2021, by Richard Exline

_____, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

KARINA GARRETT
Notary Public, State of Florida
My Comm. Expires 10/22/2022
Commission No. GG270090

Signature of Notary Public, State of Florida

Sign Up for Property Watch

Parcel Summary

Parcel ID	03980-002-001
Prop ID	15963
Location Address	11305 NW 173RD ST ALACHUA, FL 32615
Neighborhood/Area	233200.60
Subdivision	
Legal Description	W1/2 LESS R/W SR 235 & SR 235 A & SCL R/W ALSO THAT PART OF E1/2 LYING W OF ACL RR & N 1628.57 FT OF NE1/4 LYING E OF R/R LESS 1 ACRE(LESS THAT PT OF THE FOLLOWING LYING IN SEC 28-8-18: COM SW COR SEC 21-8-18 E 50 FT POB N 378.09 FT N 59 DEG E 2418 FT S 3 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	CROPSOIL CLASS2 (05200)
Sec/Twp/Rng	28-08-18
Tax Area	ALACHUA (1700)
Acres	80.71
Homesteaded	False

No Image Available

View Map

Millage Rate Value

Millage Rate: 21.8298

Owner Information

WACO OF ALABAMA INC
PO BOX 6937
JACKSONVILLE, FL 32236-6937

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
Improvement Value	$0	$0	$0	$0	$0
Land Value	$0	$0	$0	$0	$0
Land Agricultural Value	$22,599	$22,599	$22,599	$24,531	$30,400
Agricultural (Market) Value	$1,937,040	$1,937,040	$1,452,780	$1,576,980	$1,984,320
Just (Market) Value	**$1,937,040**	**$1,937,040**	**$1,452,780**	**$1,576,980**	**$1,984,320**
Assessed Value	$22,599	$22,599	$22,599	$24,531	$30,400
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$22,599	$22,599	$22,599	$24,531	$30,400
Maximum Save Our Homes Portability	$0	$0	$0	$0	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2023 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
5200	CROPLAND 2	80.71	3515727.6	0	0	PD-R

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
11/10/1997	$325,000	SD	2140	1834	Unqualified (U)	Vacant	* INTERNATIONAL BUSINESS MACHI	WACO OF ALABAMA INC	Link (Clerk)
11/10/1997	$652,000	MS	2140	1827	Unqualified (U)	Vacant	* INTERNATIONAL BUSINESS MACHI	* INTERNATIONAL BUSINESS MACHI	Link (Clerk)

Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Permits

Permit Number	Type	Primary	Active	Issue Date	Value
A8-09-1470	FIRE ALARM	Yes	No	9/17/2009	$30,000
AL07-11158	FIRE SPR. SYS.	Yes	No	9/5/2007	$118,500
AL06-10730	COMMERCIAL BUILDING	Yes	No	10/11/2006	$204,865

Our permitting information is pulled from the Alachua County Permitting Offices. Permitting information shown here is all the Property Appraiser has on file for this property. Any detailed questions about permits should be directed to the Permitting Offices.

Map



No data available for the following modules: Building Information, Sub Area, Extra Features, Sketches, Photos.

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 3/19/2024, 3:37:39 AM

Contact Us

Developed by Schneider GEOSPATIAL

City of Alachua

PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM

PROJECT # 21-0297 **APPLICATION DATE** 4/5/2024

NAME & DESCRIPTION OF PROJECT Fletcher Trace - Phase 1

PROJECT ADDRESS (Contact 911 Addressing @ 352.338.7361) 11305 NW 173rd St, Alachua, FL 32615

Tax Parcel Numbers 03980-002-001

Acreage 21.35

DEVELOPMENT DATA (check all that apply)

- [x] Single Family — Number of Units: 32
- [ ] Multi Family — Number of Units:
- [ ] Exempt (See exemptions on page 2)

Level of Review

- [ ] Pre-Application Conference
- [ ] Preliminary
- [ ] Final
- [ ] Revised
- [ ] Staff Administrative Review

A determination that there is adequate school capacity for a specific project will satisfy requirements for review for school concurrency for the periods of time consistent with the Interlocal Agreement and specified in local government land development regulations; an agreement by the School Board with the developer and local government is required to extend the period for approvals for phased projects beyond the generally applicable time period

EXPLANATION OF STUDENT GENERATION CALCULATION

Student Generation is calculated based on the type of residential development and the type of schools. The number of student stations (by school type - Elementary, Middle and High School) used for calculating the school concurrency impacts is equal to the number of dwelling units by housing type multiplied by the student generation multiplier (for housing type & school type) established by the School Board. Calculations are rounded to the nearest whole number. Student Generation for each school type is calculated individually to assess the impact on the **School Concurrency Service Area (SCSA)** for each school type (Elementary, Middle and High School).

SCHOOL CONCURRENCY SERVICE AREAS (SCSA) FOR PROJECT LOCATION

Based on the project location, please identify the corresponding School Concurrency Service Areas for each school type. Maps of the SCSAs may be viewed on the Alachua County Public Schools website.

SCHOOL CONCURRENCY SERVICE AREAS (SCSA)

Elementary Northwest Alachua **Middle** Mebane **High** Santa Fe

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	32	**units X 0.12 Elementary School Multiplier**	3.84	**Student Stations**
MIDDLE	32	**units X 0.06 Middle School Multiplier**	1.92	**Student Stations**
HIGH	32	**units X 0.09 High School Multiplier**	2.88	**Student Stations**

MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY		**units X 0.06 Elementary School Multiplier**		**Student Stations**
MIDDLE		**units X 0.03 Middle School Multiplier**		**Student Stations**
HIGH		**units X 0.03 High School Multiplier**		**Student Stations**

Source: School Board of Alachua County 2021 Student Generation Multiplier Analysis

EXEMPT DEVELOPMENTS (click all that apply)

☐ *Existing legal lots eligible for a building permit*

☐ *Development that includes residential uses that has received final development plan approval prior to the effective date for public school concurrency, or has received development plan approval prior to June 24, 2008, provided the development approval has not expired*

☐ *Amendments to final development orders for residential development approved prior to the effective date for public school concurrency, and which do not increase the number of students generated by the development*

☐ *Age-restricted developments that prohibit permanent occupancy by persons of school age, provided this condition is satisfied in accordance with the standards of the Public School Facilities Element or the ILA*

☐ *Group quarters that do not generate public school students, as described in the ILA*

AUTHORIZED AGENT

Name: CHW, an NV5 Company, c/o Aaron Hickman
Mailing Address: 11801 Research Dr
Alachua, FL 32615
Phone: (352) 331-1976
Email: aaronh@chw-inc.com

PROPERTY OWNER

Name: Waco of Alabama Inc
Mailing Address PO Box 6937
Jacksonville, FL 32236
Phone: contact agent
Email contact agent

CERTIFICATION

PROJECT NAME : _____ **PROJECT #:** _____

This application for a determination of the adequacy of public schools to accommodate the public school students generated by the subject development has been reviewed for compliance with the school concurrency management program and in accordance with the ILA. The following determinations have been made:

☐ **Approved** based upon the following findings (see 09.14.2022 Capacity Table)

Elementary SCSA _____ Capacity Required _____

☐ Capacity Available — Available Capacity _____
☐ Capacity Available in 5 yrs* — Available Capacity _____
☐ Capacity Available in Adjacent SCSA — Available Capacity _____

Middle SCSA _____ Capacity Required _____

☐ Capacity Available — Available Capacity _____
☐ Capacity Available in 5 yrs* — Available Capacity _____
☐ Capacity Available in Adjacent SCSA — Available Capacity _____

High SCSA _____ _____

☐ Capacity Available — Available Capacity _____
☐ Capacity Available in 5 yrs* — Available Capacity _____
☐ Capacity Available in Adjacent SCSA — Available Capacity _____

☐ **Denial** for reasons stated _____

_____

Approved by

School Board Staff Certification

_____

Suzanne M. Wynn
Director, Facilities Planning and Construction
Alachua County Public Schools
352.955.7400 x 1445

Date: _____

City of Alachua Staff

A complete application for the development project was accepted on

Date: _____

Signed: _____

Printed Name: _____

*163.3180(6)(g), F.S. (2023)

DECLARATION
OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
FLETCHER TRACE

THIS DECLARATION, made on the date hereinafter set forth by Fletcher Development, LLC hereinafter referred to as "Declarant."

WITNESSETH

WHEREAS, Declarant is the owner of certain property in the County of Alachua, State of Florida, which is more particularly described as:

The Retention Area, Drainage Easement and Common Area, together with Lots One (1) through _____ ( ) of FLETCHER TRACE, as per plat thereof recorded in Plat Book ___, Pages ___ and ___ of the Public Records of Alachua County, Florida, together with Common Areas shown on said Plat.

NOW THEREFORE, Developer hereby declares that all of the properties above shall be held, sold, and conveyed subject to the following easements, restrictions, covenants, and conditions, which are for the purpose of protecting the value and desirability of, and which shall run with, the real property and be binding on all parties having any right, title or interest in the described properties or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

ARTICLE I
DEFINITIONS

Section 1. "Association" shall mean and refer to FLETCHER TRACE HOMEOWNERS' ASSOCIATION, INC., its successors and assigns.

Section 2. "Owner" or "Member" shall mean and refer to the record owner, whether one or more persons or entities, of a fee simple title to any Lot which is a part of the Properties, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

Section 3. "Properties" shall mean and refer to that certain real property hereinbefore described, and such additions thereto as may hereafter be brought within the jurisdiction of the Association.

Section 4. "Common Area" shall mean all real property (including the improvements thereto) owned by the Association for the common use and enjoyment to the owners.

Section 5. “Lot” shall mean and refer to any numbered plot of land shown upon any recorded subdivision map of the Properties.

Section 6. “Declarant” shall mean and refer to Fletcher Development, LLC, and its successors or assigns if they should acquire more than one undeveloped Lot from the original Declarant for the purposes of development.

Section 7. “Surface Water or Stormwater Management System” means a system which is designed and constructed or implemented to control discharges of stormwater runoff which are necessitated by rainfall events, incorporating methods to collect, convey, store, absorb, inhibit, treat, use or reuse stormwater runoff to prevent or reduce flooding, over-drainage, environmental degradation, and water pollution or otherwise affect the quantity of discharge from the system. Any reference in the Declaration to the Suwannee River Water Management District shall also include its successors if it ceases to exist.

ARTICLE II
PROPERTY RIGHTS

Section 1. Owner’s Easement of Enjoyment. Every owner shall have a right and easement of enjoyment in and to the Common Area which shall be appurtenant to and shall pass with the title to every Lot, subject to the following provisions:

(a) the right of the Association to charge reasonable admission and other fees for the use of any recreational facility situated upon the Common Area;

(b) the right of the Association to suspend the voting rights and right to use of the recreational facilities by an owner for any period during which an assessment against his Lot remains unpaid; and for any period not to exceed 60 days for any infraction of its published rules and regulations;

(c) the right of the Association to dedicate or transfer all or any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by a majority of the voting members;

(d) The right of the Association to collect money for the maintenance and repair of stormwater management and surface water facilities.

These rights shall run with the land which is subject to this Declaration.

Section 2. Delegation of Use. Any owner may delegate, in accordance with the By-Laws, his right of enjoyment to the Common Area and facilities to the members of his family, his tenants, or contract purchasers who reside on the property.

ARTICLE III
MEMBERSHIP AND VOTING RIGHTS

Section 1. Every owner of a lot which is subject to assessment shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment.

Section 2. The Association shall have two classes of voting membership;

Class A. Class A members shall be all Owners and shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised as they determine, but in no event shall more than one vote be case with respect to any Lot.

Class B. Class B members shall be- Fletcher Development, LLC and shall be entitled to three (3) votes for each Lot owned. The Class B membership shall cease and be converted to Class A membership on the happening of either of the following events, whichever occurs earlier:

(a) Fletcher Development, LLC no longer owns property in Fletcher Trace Subdivision. At such point that Florida law requires the conversion to Class A membership.

ARTICLE IV
COVENANT FOR MAINTENANCE ASSESSMENTS

Section 1. Creation of the Lien and Personal Obligation of Assessments. The Declarant, for each Lot owned within the Properties, hereby covenants, and each Owner of any Lot, jointly and severally, by acceptance of a deed therefore, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay to the Association: assessments or charges, and special assessments for capital improvements, such assessments to be established and collected as hereinafter provided. The assessments, together with interest, costs and reasonable attorney's fees, shall be a charge on the land and shall be a continuing lien upon the property against which each such assessment is made. The assessments, together with interest, costs and reasonable attorney's fees, shall be a charge on the land and shall be continuing lien upon the property against which each such assessment is made. The assessments shall become a lien upon adoption by the Association and may be reflected by filing a notice of such lien in the Public Records of the county where the property is located. Each such assessment, together with interest, costs and reasonable attorney's fees, shall be the personal obligation of the person who was the Owner of such property at the time when the assessment fell due. The personal obligation for delinquent assessments shall not pass to his successors in title unless expressly assumed by them.

Section 2. Purpose of Assessments. The assessments levied by the Association shall be used exclusively to promote the recreation, health, safety and welfare of the residents in the Properties and for the improvement and maintenance of the Common Area. Additionally, the Association shall maintain the landscaping of the area forward of 20 feet to the rear of the front corner of either side of a residential unit. Each of these lots shall have an irrigation system installed for such purpose which shall be maintained by the Association. Maintenance by the Association shall include periodic testing of each zone to insure proper operation; repair and replacement of broken sprinkler heads and adjustment of the watering times for each zone. Such maintenance shall not include replacement of sod, tree or shrubbery, which shall be the responsibility of the Unit Owner. The owner of each lot shall provide at the owners' expense an unrestricted water supply for the irrigation system. Maintenance of the landscaping shall include mowing, trimming, etc. No landscaping shall be added to any Lot without the prior approval of the Architectural Control Committee. Any landscaping so approved shall be accepted for maintenance by the Association.

The Association shall levy a special assessment for the purpose of defraying in whole or in part the cost of the maintenance, operation and repair of the surface water or stormwater management system and any and all other costs incurred to comply with the terms and provisions of the permit issued by the District. Such special assessments shall be levied by the Board of Directors of the Association with or without approval of the membership of the Association. Special assessments shall be due and payable within 30 days of the assessment being levied.

Section 3. Maximum Annual Assessments. Until January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum annual assessment shall be One Thousand Two Hundred and 00/100 Dollars ($1,200.00) per Lot.

(a) From and after January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum annual assessment may be increased each year not more than 5% above the maximum assessment for the previous year without a vote of the membership.

(b) From and after January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum annual assessment may be increased above 5% by a vote of two-thirds (2/3) of each class of members who are voting in person or by proxy, at a meeting duly called for this purpose.

(c) The Board of Directors may fix the annual assessment at an amount not in excess of the maximum.

(d) The Board of Directors is required to establish annual assessments at a rate sufficient to cover annual maintenance. If annual assessments are insufficient, the Board of Directors shall have authority to require a special assessment sufficient to cover such shortfall.

(e) The Board of Directors shall establish the appropriate levels of maintenance.

(f) The Board of Directors may establish fees for the use of various facilities.

Section 4. Special Assessments for Capital Improvements. In addition to the annual assessment authorized above, the Association may levy, in any assessment year, a special assessment applicable to that year only for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair or replacement of a capital improvement upon the Common Area, including fixtures and personal property related thereto, provided that any such assessment shall have the assent of two-thirds (2/3) of the votes of each class of members who are voting in person or by proxy at a meeting duly called for this purpose. Special assessments made for the purpose of complying with the Suwannee River Water Management District permit are not conditioned on lot owner approval or limited in amount.

(a) At the closing between a builder and an initial homeowner a capital contribution assessment of Seven Hundred Fifty and 00/100 Dollars ($750.00) shall be collected and paid to Fletcher Development, LLC.

Section 5. Notice and Quorum for Any Action Authorized Under Sections 3 and 4. Written notice of any meeting called for the purpose of taking any action authorized under Section 3 or 4 shall be sent to all members not less than 30 days nor more than 60 days in advance of the meeting. At such meeting, the presence of members or of proxies entitled to cast majority of all the votes of each class of membership shall constitute a quorum.

Section 6. Uniform Rate of Assessment. Both annual and special assessments must be fixed at a uniform rate for all Lots and may be collected on a monthly basis, except that the Board may establish a lower assessment for lots for which a Certificate of Occupancy has not been issued for improvements to that lot.

Section 7. Date of Commencement of Annual Assessments: Due Dates. The annual assessments provide for herein shall commence as to all Lots on the first day of the month following the conveyance of the Common Area. The first annual assessments shall be adjusted according to the number of months remaining in the calendar year. The Board of Directors shall fix the amount of the annual assessment against each Lot at least thirty (30) days in advance of each annual assessment period. Written notice of the annual assessment shall be sent to every Owner subject thereto. The due dates shall be established by the Board of Directors. The Association shall, upon demand, and for a reasonable charge, furnish a certificate signed by an Officer of the Association setting forth whether the assessment on a specified Lot have been paid. A properly executed certificate of the Association as to the status of assessments on a Lot is binding upon the Association as of the date of its issuance.

Section 8. Effect of Non-payment of Assessments; Remedies of the Association. Any assessment not paid within 30 days of its due date shall be delinquent, and shall bear interest from the

due date at 18% per annum or such lawful rate as may be designated by the board and added as an amendment to this document until paid in full, and the Association shall have the right to file a lien in the Public Records of Alachua County, Florida to secure payment of all amounts due. The total amount due shall be a continuing lien on the real property described in the lien until paid in full, and the Association may bring a civil action to foreclose the lien. The lien of any assessment is subordinate to the lien of any first mortgage. A sale or transfer of any lot or real property encumbered by such a lien shall not affect the validity or enforcement of the lien. No owner may waive or otherwise escape liability for the assessment provided for herein by nonuse of the Common Area or abandonment of his Lot. Any homeowner who is in default shall lose the right to use the common area amenities except for those that may be required for ingress and egress to their Lot.

Section 9. Subordination of the Lien to Mortgages. The lien of the assessments provided for shall be junior and subordinate to the lien of any institutional mortgage (whenever used herein, the term "institutional mortgage" shall include mortgages held by banks, life insurance companies, savings and loan associations, mortgage companies, real estate investment trusts and other similar lending institutions or mortgage brokers originating mortgages eligible for sale on the secondary market) now or hereafter placed upon any portion of the Properties subject to the assessment. Sale or transfer of any Lot shall not affect the assessment lien. Provided, however, that upon the sale or transfer of title to a Lot pursuant to the foreclosure of an institutional mortgage, or any proceeding or conveyance in lieu of the foreclosure of such institutional mortgage, the person who acquires title to the Lot shall not be liable for the share of assessments which became due prior to such acquisition of title as a result of foreclosure. Such unpaid assessment shall be deemed to be a common expense of the Association, collectible from all other Lot Owners, including the person who acquired title to the Lot. Such acquirer of title to the Lot, including the holder of the institutional mortgage, shall be fully responsible for all assessments which become due subsequent to the acquisition of the title to the Lot.

ARTICLE V
ARCHITECTURAL CONTROL

No building, fence, wall or other structure shall be commenced, erected or maintained upon the Properties, nor shall any exterior addition to, or change or alteration therein, be made until the plans and specifications showing the nature, kind, shape, height, materials, and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Board of Directors of the Association, or by an architectural committee composed of three (3) or more representatives appointed by the Board. In the event said Board, or its designated committee, fails to approve or disapprove such design and location within thirty (3) days after said plans and specifications have been submitted to it, approval will not be required as this Article will be deemed to have been fully complied with. No dwelling shall be permitted on any of the lots which contains less than 1,100 square feet of heated and cooled area, exclusive of porches and garages. All lots shall have setbacks as shown on the plat.

ARTICLE VI
RESTRICTIONS ON USE OF PREMISES

In addition to the rules and regulations which may be established by the Association, the following restrictions are placed upon the Property:

(1) Each lot shall be used for residential purposes only.

(2) All driveways shall access to streets within the plat unless otherwise approved by the Architectural Control Committee.

(3) Boats, trailers, recreation vehicles, commercial trucks or other transportable personal property will not be permitted in the open parking areas or drive, but must be stored only within garages.

(4) Mechanical work on any type of vehicle must be done in the garage only. No disabled or unlicensed vehicles may be kept parked in front of any house.

(5) No motor vehicles shall be parked in the front or side yards except on an improved parking space or driveway.

(6) Access to common areas is limited to members of the Association and immediate members or their family and to those persons maintaining any drainage or public utility easements or structures within such areas.

(7) Members of the Association may bring guests into the common area provided such guests are accompanied by a member.

(8) Members who bring non-members onto the common areas are required to assume full responsibility and liability for their acts, safety, and well-being.

(9) Members who bring non-members into the common area agree to hold the Association harmless for any injuries a non-member guest receives.

(10) Persons not permitted access under 1 or 2 above are not allowed in the common areas and are to be considered trespassers on the property.

(11) The Association Board of Directors shall establish restrictions on hours of use of various parts of the common and recreation facilities.

(12) Minor age children whose parents are not members of the Association may not occupy the common areas at any time except in the company of a member of the Association who assumes guardian responsibility for all acts or injuries that might result from use of these areas.

(13) Each member of the Association and all members of their family with legal authority to use common areas must do so at their own risk. The Association cannot assume responsibility for safety and security of member(s) usage. A member of the Association does hereby waive all claim of liability against the Association and holds the association harmless for all usages members make of the common area.

(14) No swings, ropes, ladders, treehouses, or structures may be erected or attached to any trees in the common area.

(15) No one may climb trees or inflict damage to trees in the common area.

(16) No hunting, trapping or fishing is allowed in the common areas.

(17) No unauthorized removal or cutting of any plants or trees in the common area is permitted.

(18) The Association may set regulations restricting the hours when garbage cans and trash containers may be set out in front of a residence for garbage/trash collection.

(19) All fencing location, size and materials shall be allowed only with the approval of the Association which may prohibit the use of certain fencing. On the rear and side of homes fencing must follow property lines unless unable to do so at no fault of the home owner. Fences must connect to the home at least two feet in distance to the closest corner of the home. Ask Ashley:

Formatted: Highlight

(20) No satellite dishes, antennas, or such other electronic transmitting or receiving devices may be installed anywhere outside a house on a lot unless approved by the Architectural Control Committee. The Architectural Control Committee shall not approve the placement of any such device if that placement can be seen when viewing the front of the house.

(21) Outside storage buildings can only be in the back yard and subject to the architectural review of the Association.

(22) If the grass is left uncut or other yard maintenance effecting appearances of the neighborhood is left undone by any member on a private residence, or if such residence is unoccupied or in foreclosure, the Association may arrange for cutting whenever the grass is in need of maintenance done and may bill the property owner. Such bill shall become a lien against the property if left unpaid for thirty days.

(23) No signs are permitted on the private property or common areas of the property other than For Sale, Garage Sale and political candidate signs; messages are limited to necessary information only. This restriction does not supersede Article VII Section 7.

(24) The exterior or improvements on each lot must be kept in good repair at all times. If damaged by accident or the elements, repairs must be commenced within ninety (90) days and completed in a timely manner.

(25) No business that requires on-site employees, visits by clients and/or related business traffic may be operated out of any house/garage unless approved by the Architectural Control Committee.

(26) No noxious, offensive, or hazardous activity shall be maintained upon Properties, nor shall anything be allowed thereupon which may be or may become an annoyance or nuisance.

(27) No clear cutting shall be allowed on any portion of a lot which is designated on the plat as "low density buffer."

(28) No swine or poultry or fowl may be housed, kept or otherwise located on any lot or common area.

ARTICLE VII
GENERAL PROVISIONS

Section 1. Enforcement. The Association, or any Owner, shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of the Declaration. Failure by the Association or by any Owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter. The Association or any Owner incurring legal expenses or litigation costs related to successful enforcement of any covenant, restriction or above items shall be reimbursed whether decided in court or settled out of court. The local governing agency shall have the right to enforce, by a proceeding at law or in equity, the provisions contained in the Covenants, Conditions and Restrictions which relate to the maintenance, operation and repair of the surface water or stormwater management system.

The Suwannee River Water Management District shall have the right to enforce, by a proceeding at law or in equity, the provisions contained in these Conditions and Restrictions which relate to the maintenance, operation and repair of the Surface Water or Stormwater Management System and as well as any and all other provisions contained in these Covenants and Restrictions that in any way relate to the permit issued by the District. The District's right to enforce these Covenants and Restrictions by proceedings at law or in equity shall survive any dissolution of the Association and may be enforced by the District against the Association and/or the Owner(s). Should the District bring any action at law or in equity to enforce any provision of these Covenants and Restrictions and should it be determined in any

such proceeding that the Association or any Owner(s) breached any of the provisions of these Covenants and Restrictions or failed to completely and timely comply with any of these Covenants and Restrictions, the District shall be entitled to an award of the attorney's fees and costs incurred by the District in such proceedings which shall include attorney's fees and cost incurred in any administrative or appellate proceeds. The District shall have the right to file a lien in the public records of Alachua County, Florida for any such attorney's fees and cost awarded to the District by any court or administrative body.

Section 2. Severability. Invalidation of any one of these covenants or restrictions by judgment or court order shall in no way affect any other provisions which shall remain in full force and effect.

Section 3. Amendment. The covenants and restrictions of this Declaration shall run with and bind the land, for a term of twenty (20) years from the date this Declaration is recorded, after which time they shall be automatically extended for successive periods of ten (10) years. This Declaration may be amended during the first twenty (20) year period by an instrument signed by not less than sixty-seven percent (67%) of the Lot Owners, and thereafter by an instrument signed by not less than seventy-five percent (75%) of the Lot Owners. Any amendment to the Covenants, Conditions and Restrictions which alter any provision relating to the surface water or stormwater management system, beyond maintenance in its original condition, including the water management portions of the common areas, must have the prior approval of the Suwannee Water Management District and the local governing agency.

Section 4. Annexation. As long as the Declarant owns any property subject to this Declaration, Declarant by amendment to this Declaration, may submit additional property to the OAK VIEW VILLAGE Development as property subject to such Declaration. In the event Declarant no longer owns any property subject to this Declaration, additional residential property and Common Area may be annexed to the Properties with the consent of two-thirds (2/3) of the combined vote of both Class A and B members who are voting in person or by proxy.

Section 5. Surface Water or Stormwater Management System. The Association, and ultimately the Owners of real property subject to this Declaration, shall be responsible for the maintenance, operation and repair of the surface water or stormwater management system as required by the permit issued by the District and other applicable District rules. Maintenance of the surface water or stormwater management system(s) shall mean the exercise of practices which allow the systems to provide drainage, water storage, conveyance or other surface water or stormwater management capabilities as permitted by the Suwannee River Water Management District, and local government jurisdiction. The Association shall be responsible for such maintenance and operation. More specifically, said maintenance and repair for each retention facility shall include, but is not limited to, the following: mow grass, inspect the discharge structures, keep ponds free of trash and other debris, inspect berms for washout or erosion, fill and sod any washout or erosion within one week, inspect vertical volume recovery structures for sediment build up and keep free of obstruction, any fences around ponds are to be inspected for continuity and promptly repaired if necessary. Said inspections are to be done on a monthly basis. Any repair or reconstruction of the surface water or stormwater

management system shall be permitted or, if modified, as approved by the Suwannee River Water Management District, and local government jurisdiction.

Notwithstanding the foregoing, the Association shall have the power and authority to convey title to, and maintenance responsibilities for, all or such portion of the Water Management Systems as Association elects; provided, however, said conveyance may only be made to the Community Development District or such other governmental agency which may assume responsibility for the proper maintenance and care of the Water Management System; provided, however, no such conveyance may be made unless and until said conveyance has been approved in writing by the Suwannee River Water Management District; and further provided that until such time as said conveyance has been approved and occurred, the Association shall continue to maintain the Water Management System in accordance with the terms hereof and in accordance with the terms of all applicable permits.

Section 6. Flood Prone Areas. Properties which have natural ground elevations less than the 100-year flood elevation as shown on the Plat are prone to severe flooding. Development on such properties is subject to special regulation (based on the minimum standards of the Federal Emergency Management Agency, National Flood Insurance Program) by Alachua County. Any development within areas designated as flood prone is subject to all development restrictions outlined in Alachua County's Flood Hazard Area Ordinance. Such development may require special surveying; engineering or architectural design to insure that flood hazard is not increased by the development.

Properties which have ground elevations less than the 10-year flood elevation as shown on the Plat, if any is shown, are subject to common and frequent flooding (a ten percent probability of flooding in any year). Such properties may not be suitable or eligible for permits for onsite sewage disposal systems (septic tanks).

Section 7. Declarant shall have the right to erect and maintain signs or a model or models for sales purposes anywhere on the property.

Section 8. The City of Alachua does not provide liability insurance for any common areas.

ARTICLE VIII
RULES AND REGULATIONS

Section 1. Compliance. Every Owner shall comply with the restrictions and covenants set forth herein and any and all reasonable rules and regulations which may from time to time be adopted by the Board of Directors of the Association. No such rules or regulations shall vary the assessment obligation set forth in Article IV.

Section 2. Enforcement. Failure of an Owner to comply with such restrictions, covenants, rules and regulations shall be grounds for action which may include without limitation any action to recover

sums due for damages, injunctive relief or any combination thereof and the Association shall have the right to suspend the voting rights and use of the Common Areas as it shall determine.

Section 3. Fines. In addition to all other remedies in the sole discretion of the Board of Directors of the Association, a fine or fines may be imposed upon an Owner for failure of an Owner, his family, guests, invites or employees to comply with any covenant, restriction, rule or regulation providing the following procedures are followed:

(a) Notice. The Association shall notify the Owner of the infraction or infractions. Included in the notice shall be the date and time of the next Board of Directors meeting at which time the Owner shall present reasons why penalties should not be imposed.

(b) Hearing. The noncompliance shall be presented to the Board of Directors after which the Board of Directors shall hear reasons why penalties should not be imposed. Any person charged shall be entitled to cross examine witnesses and may be represented by counsel. A written decision by the Board of Directors shall be submitted to the Owner not later than twenty-one (21) days after the Board of Directors meeting.

(c) Fines. The Board of Directors may impose special assessments against the Lot owned by the Owner as follows:

(1) First non-compliance or violation: a fine not in excess of One Hundred Dollars ($100.00)
(2) Second non-compliance or violation: a fine not in excess of Five Hundred Dollars ($500.00)
(3) Third and subsequent non-compliance or violation or violations which are of a continuing nature: a fine not in excess of One Thousand Dollars ($1,000.00)

(d) Payment of Fines. Fines shall be paid not later than thirty (30) days after notice of the imposition or assessment of the penalty.

(e) Collection of Fines. All monies received from fines shall be allocated as directed by the Board of Directors.

(f) Non-exclusive Remedy. These fines shall not be construed to be exclusive and shall exist in addition to all other rights and remedies to which the Association may be otherwise legally entitled.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto signed this Declaration this _____ day of April, 2024.

Signed, sealed and delivered
in our presence as witnesses:

_____
Witness

FLETCHER DEVELOPMENT, LLC

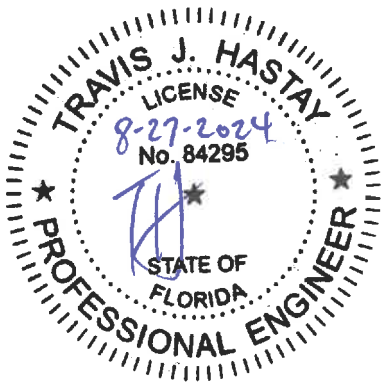
_____
Witness

By:_____
BLAKE FLETCHER

Phase 1 On Lot Sidewalks

Item No.	Item	Qty	Unit	Unit Cost	Cost
1	Concrete Sidewalks, 4"	1,102	SY	$ 50.55	$ 55,704.38
				Subtotal	**$ 55,704.38**
				Mobilization (10%)	**$ 5,570.44**
				Contingency (10%)	**$ 5,570.44**
				TOTAL	**$ 66,845.25**

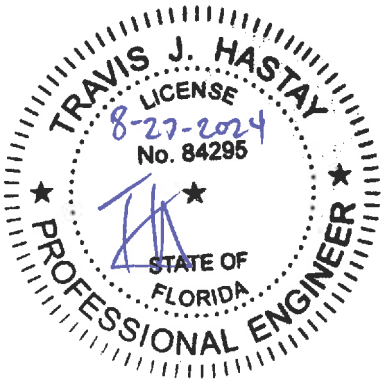
The Engineer's probable estimate of cost provided in this document is specifically intended to represent a rough order of magnitude, including all component information for line items aspects of the work, estimated quantities, and applied unit rates. The Engineer's probable estimate of cost is not intended for publication for the use of bidders whatsoever, unless represented as an FDOT Pay Item table on the plans for projects administered accordance with FDOT Standards. For bidding scenarios, the prospective bidders should be advised that they are solely responsible for: identifying and including relevant project scope, calculation of quantities/durations for takeoffs, and determining the appropriate competitive market cost for the work. Additionally, CHW has no control over the cost of labor, materials, equipment, market conditions, or the Contractor's method of determining prices. Therefore, our statements of probable cost provided herein are made on the basis of best judgment as professional consultants familiar with the construction industry. CHW, nor its subconsultants, can offer guarantee that proposals, bids, or construction costs will not vary from our statements of probable cost.



Phase 2 On Lot Sidewalks

Item No.	Item	Qty	Unit	Unit Cost	Cost
1	Concrete Sidewalks and Driveways, 4"	835	SY	$ 50.55	$ 42,207.63
				Subtotal	**$ 42,207.63**
				Mobilization (10%)	**$ 4,220.76**
				Contingency (10%)	**$ 4,220.76**
				TOTAL	**$ 50,649.16**

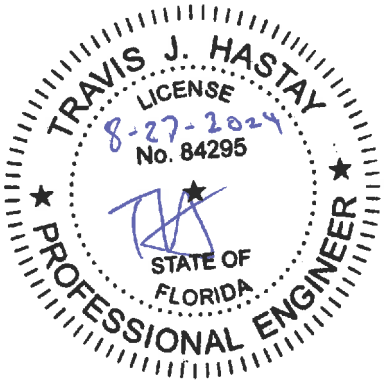
The Engineer's probable estimate of cost provided in this document is specifically intended to represent a rough order of magnitude, including all component information for line items aspects of the work, estimated quantities, and applied unit rates. The Engineer's probable estimate of cost is not intended for publication for the use of bidders whatsoever, unless represented as an FDOT Pay Item table on the plans for projects administered accordance with FDOT Standards. For bidding scenarios, the prospective bidders should be advised that they are solely responsible for: identifying and including relevant project scope, calculation of quantities/durations for takeoffs, and determining the appropriate competitive market cost for the work. Additionally, CHW has no control over the cost of labor, materials, equipment, market conditions, or the Contractor's method of determining prices. Therefore, our statements of probable cost provided herein are made on the basis of best judgment as professional consultants familiar with the construction industry. CHW, nor its subconsultants, can offer guarantee that proposals, bids, or construction costs will not vary from our statements of probable cost.



Phase 3 On Lot Sidewalks

Item No.	Item	Qty	Unit	Unit Cost	Cost
1	Concrete Sidewalks and Driveways, 4"	1,249	SY	$ 50.55	$ 63,156.87
				Subtotal	**$ 63,156.87**
				Mobilization (10%)	**$ 6,315.69**
				Contingency (10%)	**$ 6,315.69**
				TOTAL	**$ 75,788.25**

The Engineer's probable estimate of cost provided in this document is specifically intended to represent a rough order of magnitude, including all component information for line items aspects of the work, estimated quantities, and applied unit rates. The Engineer's probable estimate of cost is not intended for publication for the use of bidders whatsoever, unless represented as an FDOT Pay Item table on the plans for projects administered accordance with FDOT Standards. For bidding scenarios, the prospective bidders should be advised that they are solely responsible for: identifying and including relevant project scope, calculation of quantities/durations for takeoffs, and determining the appropriate competitive market cost for the work. Additionally, CHW has no control over the cost of labor, materials, equipment, market conditions, or the Contractor's method of determining prices. Therefore, our statements of probable cost provided herein are made on the basis of best judgment as professional consultants familiar with the construction industry. CHW, nor its subconsultants, can offer guarantee that proposals, bids, or construction costs will not vary from our statements of probable cost.



To: Kathy Winburn, AICP, Planning and Zoning Director

From: Ryan Thompson, AICP, Sr. Project Manager

Date: April 17, 2024

Re: Fletcher Trace – Phase 1

This memorandum identifies specific City of Alachua Comprehensive Plan Goals, Objectives, and Policies and explains how this application is consistent with each. Text from the City of Alachua is provided in normal font while consistency statements are provided in **bold**.

FUTURE LAND USE ELEMENT

Policy 1.2.a: Moderate density residential (0 to 4 dwelling units per acre): The moderate density residential land use category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are allowed in the moderate density residential land use category:

1. Single family, conventional dwelling units;
2. Accessory dwelling units;
3. Manufactured or modular homes meeting certain design criteria;
4. Mobile homes only within mobile home parks;
5. Duplexes and quadplexes;
6. Townhomes;
7. Residential Planned Developments (PD-R);
8. Supporting community services, such as schools, houses of worship, parks, and community centers

This application seeks to permit Phase 1, 32 single-family detached lots. Overall density shall not exceed four (4) dwelling units per acre.

Policy 2.1.a: Residential Planned Developments (PD): The City shall establish flexible development and use regulations for residential PD's for use within residential land use categories. Those regulations shall be developed to achieve the following:

1. High quality residential development through a mixture of housing types, prices, and densities. The allowed uses within a residential PD are not subject to the permitted uses in the underlying land use category. Single-family homes, zero lot line homes, and townhomes are examples of the allowable housing types within residential PDs.

As shown in the adopted PD Master Plan, all onsite dwelling units shall be single-family homes, both detached and attached—consistent with Policy 2.1.a.1. of the City of Alachua Comprehensive Plan, Savannah Station, and nearby single-family developments.

2. The opportunity to improve quality of life by placing activities necessary for daily living in close proximity to residences through the allowance of a limited amount of neighborhood commercial uses, and with special design criteria, community commercial uses, within the residential PD at appropriate densities and intensities.

No non-residential activities are being proposed.

3. A range of parks and open space, from playgrounds to community gardens to active recreation facilities within the neighborhood.

The PD-R exceeds the minimum amount of open space required by Policy 2.5.a. of the Comprehensive Plan. This Phase is consistent with the PD Master Plan. Onsite activities for residents will include passive trails, outdoor workout facilities, and/or community gathering spaces.

4. Streets and public spaces that are safe, comfortable, and designed to respect pedestrians, nonvehicular and vehicular modes of transportation.

The site shall be designed to support multiple methods of internal transportation by promoting pedestrian-friendly block sizes, sidewalk infrastructure, and streetlighting systems. Block lengths that exceed the maximum 600', as per LDR §7.2.3(B)(2), shall include an easement for a pedestrian way, as described in LDR §7.2.3(B)(4). In no case shall a block face exceed 1,000' in length.

5. Conservation of materials, financial resources and energy through efficient design of infrastructure.

Fletcher Trace is the logical expansion of existing City of Alachua potable water and sanitary sewer infrastructure currently serving area residential and non-residential uses.

To avoid constructing roadway infrastructure that is not necessary to enhance roadway capacity, easements for pedestrian ways are proposed on blocks that exceed 600' in length. The pedestrian ways will ensure a walkable neighborhood while the reduced roadway infrastructure will conserve materials, financial resources, and pervious surface area.

Policy 2.4.b: Landscaping: Buffering – A buffer consists of horizontal space (land) and vertical elements (plants, berms, fences, walls) that physically separate and visually screen adjacent land uses. The City shall establish buffer yard requirements that are based on the compatibility of the adjacent uses and the desired result of the buffer.

Phase 1 includes a 20'-wide landscape buffer located along CR 235, consistent with the adopted PD Master Plan.

Policy 2.5.a: There shall be a minimum of 10% percent open space required. The City shall establish incentives for the provision of open space beyond minimum requirements.

Phase 1 is consistent with the PD Master Plan, which requires a minimum 10% open space. As illustrated in the adopted PD Master Plan, the proposed development far exceeds the minimum required. Onsite open spaces shall be comprised of common area, stormwater management facilities, landscaping.

Objective 4.1: Infill development shall be encouraged in order to protect the unique character of existing neighborhoods and commercial developments, provide for a safe urban environment, increase densities and intensities in a manner compatible with existing uses, provide open spaces, and restore or maintain economic vitality and cultural diversity.

The project site is located within a growing area of the City. Approval of this application will encourage urban infill development on adjacent properties with access to City of Alachua public facilities and services. The proposed residential development is consistent with the existing residential development pattern located along the CR 235 corridor and helps reduce

development pressures in the urban fringe and in more rural areas of the City not served by public facilities and services.

GOAL 5: Development Standards: The City shall include provisions through its comprehensive plan amendment process, development review process and in its land development regulations for development standards that address natural features and availability of facilities and services. These development standards will strive to protect natural resources and public facility resources while allowing for innovative and flexible development patterns.

Phase 1 is consistent with the development standards set forth by the City of Alachua Comprehensive Plan and Land Development Regulations.

Objective 5.1: Natural features: The City shall coordinate Future Land Use designations with appropriate topography, soils, areas of seasonal flooding, wetlands and habitat during review of proposed amendments to the Future Land Use Map and the development review process. Natural features may be included as amenities within a development project.

There are no onsite wetlands or flood areas that would make this project site unable to support the proposed plan.

Policy 5.1.a: Topography: The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.

There are two (2) small locations on site with steep slopes (5-8%) that are utilized for stormwater management facilities.

Policy 5.1.b: Soils: The City shall ensure soil protection and intervention measures are included in the development review process.

There are currently six (6) types of soils located onsite:

- **Kendrick Sand, 2 – 5% Slopes (Hydro Group: B)**
- **Arredondo Fine Sand, 0 – 5% Slopes (Hydro Group: A)**
- **Arredondo Fine Sand, 5 – 8% Slopes (Hydro Group: A)**
- **Gainesville Sand, 0 – 5% Slopes (Hydro Group: A)**
- **Lochloosa Fine Sand 5 – 8% Slopes (Hydro group: B)**
- **Millhopper Sand, 0 – 5% Slopes (Hydro Group: A)**

According to the NRCS soil database, each of the six (6) sandy soil types mentioned above are conducive to residential developments of this nature with minimal limitations. No soil protection or intervention measures are required.

Policy 5.1.c: Flood prone areas: The City shall require as part of the development review process the identification of FEMA flood zone areas. Where necessary, base flood elevations and minimum finished floor elevations shall be established. The City shall also require finished floor elevations on subdivision plats, site plans and building permit plans when necessary to determine compliance with flood prone area regulations. The City shall establish standards for a limitation on filling in flood prone areas.

There are no FEMA flood zone areas located on the project site.

Policy 5.1.d: Wetlands: The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code (FAC) and regulations adopted by the FDEP and the Suwannee River Water Management District.

The subject property does not contain onsite wetland features, as evidenced by the best available desktop data and analysis. During site plan preparation, a professional environmental scientist shall review the site and determine the significance of natural features, as required by City LDR. Significant onsite natural features shall be avoided to the maximum extent practicable or mitigated consistent with City LDR requirements.

Policy 5.1.e: Habitat: The City shall require as part of the development review process, an inventory of listed species for all new developments in areas identified as known habitat for listed species if listed species are known to exist in close proximity to the development. The survey shall include detailed information regarding type, quantity, location, and habitat requirements for any listed species identified. A de minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

No listed species are known onsite.

Objective 5.2: Availability of facilities and services: The City shall utilize a concurrency management system to ensure that the adopted level of service standards are maintained.

The impacts this site will have on available facilities and services will not cause facilities and/or services to operate below the adopted level of service. Please see the Concurrency Analysis memo for additional detail.

Policy 5.2.a: All new development shall meet level of service requirements for roadways, potable water and sanitary sewer, stormwater, solid waste, public schools, and improved recreation in accordance with LOS standards adopted in the elements addressing these facilities.

This project will not cause City of Alachua facilities to operate below the adopted level of service.

Policy 5.2.b: The concurrency management system shall specify the period for which certification of level of service compliance shall be valid until actual development pursuant to a final development order or Ch. 163, Florida Statutes, development agreement has commenced.

A certification of level of service compliance shall be issued during development plan review.

CONSERVATION AND OPEN SPACE ELEMENT

Objective 1.5: Soils. The City shall protect soil resources through erosion and sedimentation control, by requiring proper design criteria on specific soils.

There are currently six (6) types of soils located onsite. According to the NRCS soil database, each of the six (6) sandy soil types mentioned above are conducive to residential developments of this nature with minimal limitations. No soil protection or intervention measures are required.

Site design addresses these soil composition limitations with properly-designed drainage and stormwater management facilities.

Objective 1.10: Wetlands. The City shall protect and preserve wetland values and functions from adverse, human caused, physical and hydrologic disturbances.

The subject property does not contain onsite wetland features. A professional environmental scientist has reviewed the site and determine the significance of natural features, as required by City LDR. Significant onsite natural features shall be avoided to the maximum extent practicable or mitigated consistent with City LDR requirements.

To: Kathy Winburn, AICP, Planning and Zoning Director

From: Ryan Thompson, AICP, Sr. Project Manager

Date: April 17, 2024

Re: Fletcher Trace – Phase 1

The following analysis estimates potential impacts on City of Alachua public facilities that may result from the proposed **Phase 1** development, **32 single-family detached dwelling units.** The following tables include data from the City of Alachua April 2024 Development Monitoring Report, as well as data obtained within the City Comprehensive Plan and Florida Administrative Code (F.A.C.).

Traffic

Trip generation: Figures are based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition.

Table 1: Projected Trip Generation

Land Use[1] (ITE)	Units	Daily		AM Peak		PM Peak	
		Rate	Trips	Rate	Trips	Rate	Trips
Proposed							
Single-Family Detached Housing (ITE 210)	32	9.52	305	0.77	25	1.02	33

1. *Source: ITE Trip Generation 11th Edition*

Conclusion: Approval of this application increases the subject property's maximum development potential and thus, result in a potential net increase of daily vehicle trips generated by the site. However, approval of this application *will not* negatively impact the adopted LOS for adjacent and nearby roadways.

Affected roadways: Maximum development is estimated to generate less than 1,000 external average daily trips (ADT). LDR §2.4.14(H)(2)(a) identifies affected roadways as those located partially or wholly within one-half mile of the development's ingress/egress, or the nearest major intersection, whichever is greater. **Tables 2a and 2b** calculate projected impacts on adjacent roadways based on the proposed development.

Table 2a: Projected Impacts on Roadways, CR 235

Traffic System Category	AADT	PM
	CR 235	
	From NW 143rd Place to South City Limit	
Maximum Service Volume[1]	15,120	1,359
Existing Traffic[1]	6,180	587
Reserved Trips[1]	1,023	108
Available Capacity	7,917	664
Projected Trip Generation[2]	305	33
Available Capacity w/ Application approval	**7,612**	**631**

1. *Source: City of Alachua April 2024 Development Monitoring Report*
2. *NOTE: Projected trip distribution percentage is estimated to be **100%**.*

Table 2b: Projected Impacts on Roadways, CR 235A South

Traffic System Category	AADT	PM
	CR 235A South	
	From US 441 to CR 235	
Maximum Service Volume[1]	15,120	1,359
Existing Traffic[1]	5,302	504
Reserved Trips[1]	4,712	462
Available Capacity	5,106	393
Projected Trip Generation[2]	152	16
Available Capacity w/ Application Approval	**4,954**	**377**

1. *Source: City of Alachua April 2024 Development Monitoring Report*
2. *NOTE: Projected trip distribution percentage is estimated to be **50%**.*

Conclusion: The only affected roadways are CR 235, which the project site is directly fronting, and CR 235A South, which is estimated to receive 50% of the total projected ADT. The affected roadway segments will continue to retain sufficient roadway capacity during both ADT and PM Peak. In fact, no roadway segments will experience a failing roadway LOS because of this application's approval.

Potable Water / Sanitary Sewer / Solid Waste

The following tables evaluate potential impacts to potable water, sanitary sewer, and solid waste.

Table 3: Projected Potable Water Impacts

System Category	Gallons Per Day (GPD)
Current Permitted Capacity[1]	2,300,000
Less actual Potable Water Flows[1]	1,390,833
Reserved Capacity[1]	454,474
Residual Capacity[1]	454,693
Percentage of Permitted Design Capacity Utilized[1]	80.23%
Projected Potable Water Demand from Proposed Project[2]	8,800
Residual Capacity after Proposed Project	**445,893**

1. *Source: City of Alachua April 2024 Development Monitoring Report*
2. *Source: City of Alachua Comprehensive Plan & Chapter 64-E, F.A.C. Formula used: (# du x 275 gallons per unit per day)*

Conclusion: The project site will be served by existing City of Alachua potable water infrastructure. The potential net impacts from the intended residential development *will not* negatively impact the City's adopted LOS for potable water.

Table 4: Projected Sanitary Sewer Impacts

System Category	Gallons Per Day (GPD)
Treatment Plant Current Permitted Capacity[1]	1,500,000
Less actual Treatment Plant Flows[1]	719,250
Reserved Capacity[1]	425,863
Residual Capacity[1]	354,887
Percentage of Permitted Design Capacity Utilized[1]	76.34%
Projected Sanitary Sewer Demand from Proposed Project[2]	8,000
Residual Capacity after Proposed Project	**346,887**

1. *Source: City of Alachua April 2024 Development Monitoring Report*
2. *Source: City of Alachua Comprehensive Plan & Chapter 64-E, F.A.C. Formula used: (# du x 250 gallons per unit per day)*

Conclusion: The project site will be served by existing City of Alachua wastewater infrastructure. The potential net impacts from the intended residential development *will not* negatively impact the City's adopted LOS for sanitary sewer.

Table 5: Projected Solid Waste Impacts

System Category	LBs Per Day	Tons Per Year
Existing Demand[1]	43,376.00	7,916.12
Reserved Capacity[1]	50,189.13	9,159.52
New River Solid Waste Facility Capacity[1]	50 years	
Solid Waste Generated By Proposed Project[2]		**60.74**

1. *Source: City of Alachua April 2024 Development Monitoring Report*
2. *Source: Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996. Formula used: (# du x 2.6 persons per du x 0.73 per capita)*

Conclusion: Solid waste facility capacity exists to adequately serve the intended residential development for the subject property. Thus, approval of this application will not negatively impact the City's adopted LOS for this system.

Public School and Recreation Impact

The City of Alachua requires all applications involving residential developments to include an estimated Public School Generation analysis. This is conducted by completing the City's Public School Student Generation Calculation Form. A completed copy of this form has been included within this application's submittal. The development's estimated impact on the City's Public School System is found in **Table 6**.

Table 6: Projected Public School Demand

Land Use (ITE)	Units	Elem.		Middle		High	
		Rate[1]	Total	Rate[1]	Total	Rate[1]	Total
Proposed							
Single-Family Residential	32	.12	4	.06	2	.09	3

1. *Source: City of Alachua School Concurrency Form*

Conclusion: Approval of this application *will not* negatively impact the Public School System.

Table 7a: Recreational Impacts

System Category	Acreage
Existing City of Alachua Acreage[1]	135.48
Acreage Required to Serve Existing Population[1]	54.22
Reserved Capacity[1]	12.17
Available Recreation Acerage[1]	69.09
Proposed Recreational Impact[2]	0.416
Residual Recreational Capacity After Proposed Development	**68.674**

1. *Source: City of Alachua April 2024 Development Monitoring Report*
2. *Source: City of Alachua Comprehensive Plan Recreation Element. Formula used: # du x 2.6 person per du x (5 acres/1,000 persons)*

Table 7b: Improved Passive Park Space Analysis

System Category	Acreage
Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity[1]	13.28
Existing Improved Passive Park Space Provided[1]	34.82
Improved Passive Park Space Utilized by Existing Population & Reserved Capacity[1]	**38.14%**
Proposed Recreational Impact[2]	0.083
Improved Passive Park Space Utilized After Proposed Development	**38.4%**

1. *Source: City of Alachua April 2024 Development Monitoring Report*
2. *Source: City of Alachua Comprehensive Plan Recreation Element. Formula used: # du x 2.6 person per du x (5 acres/1,000 persons) x 20%*

Conclusion: The City of Alachua currently possesses considerable excess acreage for local recreation activities. In addition, this subdivision will have recreational facilities onsite including, but not limited to, an amenity center and passive trails. Thus, the intended residential development is expected to have a minimal impact on the City's current recreational infrastructure.

BOUNDARY SURVEY

LOCATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

LEGAL DESCRIPTION: (PARENT PARCEL)(OFFICIAL RECORDS BOOK 2140, PAGE 1834)

A TRACT OF LAND SITUATED IN SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT AN IRON PIPE AT THE SOUTHWEST CORNER OF THE AFOREMENTIONED SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST FOR THE POINT OF BEGINNING AND RUN N.00°42'43"E., ALONG THE WEST LINE OF SAID SECTION, A DISTANCE OF 402.89 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY); THENCE RUN N.41°53'43"E., ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 4071.41 FEET TO A CONCRETE MONUMENT; THENCE RUN S.01°01'49"W., A DISTANCE OF 827.97 FEET TO A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 28; THENCE RUN S.00°32'41"W., ALONG THE WEST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 2612.87 FEET TO AN IRON PIPE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 28, THENCE RUN N.89°50'54"W., ALONG THE SOUTH LINE OF SAID SECTION 28, A DISTANCE OF 2684.07 FEET TO THE POINT OF BEGINNING, CONTAINING 118.191 ACRES, MORE OR LESS.

SUBJECT TO MAINTAINED RIGHT OF WAY OF COUNTY ROAD N.W. 110TH AVENUE (FORMERLY KNOWN AS COUNTY ROAD NO. N.W 28) ALONG THE SOUTH BOUNDARY THEREOF

LEGAL DESCRIPTION: (SUBJECT PARCEL)(PREPARED BY THIS FIRM)

A TRACT OF LAND BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2140, PAGE 1834, OF THE PUBLIC RECORDS OF ALACHUA COUNTY FLORIDA, SITUATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, OF SAID ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

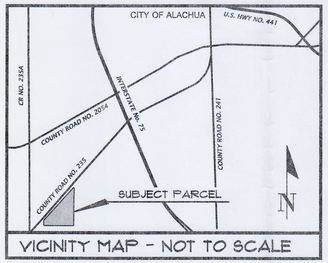
BEGIN AT THE SOUTHWEST CORNER OF AFOREMENTIONED SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE NORTH 0°04'14" WEST, ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 403.02 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY); THENCE NORTH 41°06'51" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1437.97 FEET; THENCE, DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, THE FOLLOWING ELEVEN (11) COURSES; (1) SOUTH 48°53'09" EAST, A DISTANCE OF 295.00 FEET; (2) SOUTH 41°06'51" WEST, A DISTANCE OF 160.00 FEET; (3) SOUTH 48°53'09" EAST, A DISTANCE OF 270.00 FEET; (4) SOUTH 41°06'51" WEST, A DISTANCE OF 519.84 FEET; (5) NORTH 48°53'09" WEST, A DISTANCE OF 270.00 FEET; (6) SOUTH 41°06'51" WEST, A DISTANCE OF 110.16 FEET; (7) SOUTH 60°08'30" WEST, A DISTANCE OF 52.89 FEET; (8) SOUTH 41°06'51" WEST, A DISTANCE OF 110.00 FEET; (9) SOUTH 48°53'09" EAST, A DISTANCE OF 702.47 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 335.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 51°07'03" EAST, 26.09 FEET; (10) THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°27'46", AN ARC LENGTH OF 26.09 FEET TO THE END OF SAID CURVE; (11) THENCE, DEPARTING SAID CURVE, SOUTH 36°39'04" WEST, A DISTANCE OF 123.18 FEET TO THE SOUTH LINE OF AFOREMENTIONED SECTION 28; THENCE SOUTH 89°22'44" WEST, ALONG THE SOUTH LINE OF SAID SECTION 28, A DISTANCE OF 1005.72 FEET TO THE **POINT OF BEGINNING**.

SUBJECT TO THE MAINTAINED RIGHT OF WAY OF COUNTY ROAD N.W. 110TH AVENUE (FORMERLY KNOWN AS COUNTY ROAD N.W. 28), ALONG THE SOUTH BOUNDARY THEREOF.

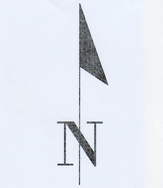
SAID TRACT CONTAINING 21.35 ACRES OF LAND, MORE OR LESS.

SURVEYORS NOTES:

1. HORIZONTAL DATUM SHOWN HEREON IS DERIVED FROM THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM OF 1963 (NAD 1983).
2. NO UNDERGROUND INSTALLATION OF UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
3. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.
4. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1': 5,000'.
5. FENCING, SYMBOLS AND MONUMENTATION SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
6. THIS SURVEY WAS PRODUCED WITHOUT THE BENEFITS OF FURNISHED TITLE WORK. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR, AND NO SEARCH OF THE PUBLIC RECORDS HAS BEEN DONE BY THE SURVEYOR.
7. THE TWENTY (20) FOOT EASEMENT SHOWN HEREON IS AN APPROXIMATE LOCATION. THE LOCATION IS BASED ON A SURVEY DONE BY ACLS THAT THIS OFFICE HAS ON FILE. PROJECT NUMBER 97-362, DATED 9-25-1997.
8. INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY, (F.E.M.A.) FLOOD INSURANCE RATE MAP(S), 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.
9. IN THE OPINION OF THIS SURVEYOR, THE PERIMETER LINES AS SHOWN HEREON REPRESENT THE LOCATION OF THE BOUNDARY LINES OF THE SUBJECT PARCEL IN RELATION TO THE DESCRIPTION OF RECORD AND THOSE EXISTING LAND CORNERS FOUND TO BE ACCEPTABLE BY THIS SURVEYOR.
10. THE MAINTAINED RIGHT OF WAY LINE FOR COUNTY ROAD NO. 28 (NW 110TH AVENUE) IS SHOWN HEREON AS AN APPROXIMATE LOCATION BASED ON A SURVEY DONE BY ACLS THAT THIS OFFICE HAS ON FILE. PROJECT NUMBER 97-362, DATED 9-25-1997. THERE IS NO RECORDED RIGHT OF WAY BY MAINTANCE PER ALACHUA COUNTY.



VICINITY MAP - NOT TO SCALE



GRAPHIC SCALE
0 100 200 400

LEGEND:

(D) = DATA BASED ON FURNISHED DESCRIPTION
(M) = DATA BASED ON FIELD MEASUREMENTS
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
S.F. = SQUARE FEET
R/W = RIGHT OF WAY
ID. = IDENTIFICATION
SEC 28 = SECTION TWENTY EIGHT
T8S = TOWNSHIP EIGHT SOUTH
R18E = RANGE EIGHTEEN EAST
NO = NUMBER
SRD = STATE ROAD DEPARTMENT
O.R.B. = OFFICIAL RECORDS BOOK
PB. = PLAT BOOK
PG. = PAGE
● = SET 5/8" STEEL ROD & CAP (LB 5075)
◉ = FOUND 5/8" STEEL ROD & CAP (NOTED)
▣ = FOUND 4"X4" CONCRETE MONUMENT (NOTED)
○ = FOUND 1/2" IRON PIPE (NO ID.)
⊗ = FOUND 1/2" IRON ROD (NO ID.)
= FIRE HYDRANT
= SIGN
= TELEPHONE PEDESTAL
= WATER VALVE
= ELECTRIC BOX
= FIBER OPTIC LINE MARKER
= ASPHALT SURFACE
= DIRT / LIMEROCK SURFACE
= FENCE (SIZE/TYPE NOTED)
OHW = OVERHEAD WIRE
= SUBJECT PARCEL LINE
= ADJOINING PARCEL LINE
= EASEMENT LINE
= RIGHT OF WAY LINE
= SECTION LINE

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1(M)	S 41°06'51" W	110.16'
L2(M)	S 60°08'30" W	52.89'
L3(M)	S 41°06'51" W	110.00'
L4(M)	S 36°39'04" W	123.18'

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1(M)	26.09'	335.00'	04°27'46"	26.09'	S 51°07'03" E

FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY PANEL NO. "12069 0120 D, EFFECTIVE DATE: JUNE 16, 2006.

11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-35075
CHW Professional Consultants

SCALE: 1" = 200'
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

TECHNICIAN: NAD
CREW CHIEF: RQ
DRAWN BY: CAC
CHECKED BY: CAC
SURVEY DATE: 12-14-2023
REVISION DATE: N/A
PROJECT NO. 21-0297
FIELD BOOK & PG. 617 / 75

CERTIFIED TO:
FLETCHER DEVELOPMENT, LLC A FLORIDA LIMITED LIABILITY COMPANY
FIRST AMERICAN TITLE INSURANCE COMPANY
DARRYL J. TOMPKINS, P.A.

CHARLES A. COLSON
STATE OF ILLINOIS
Professional Surveyor & Mapper
License No. 7142
Professional Surveyor & Mapper Fla. License No. 7142

This map prepared by:
Certificate of Authorization No. L.B. 5075
NOT VALID WITHOUT THE ORIGINAL SIGNITURE AND SEAL OR ELECTRONIC DIGITAL SIGNITURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET NO.: 1 OF 1

Tech: nlckd Plot Date: Mar 20,2024 10:31:nm Filename: N:\2021\21-0297\Department\01_Survey\PLATS\PHASE 1\BOUNDARY\21-0297 BOUNDARY (PHASE 1).dwg

CHW
Professional Consultants

Project Name: Fletcher Trace Phases 1-3
CHW Project No: 21-0297
Date: 8/26/2024

Phase 1

Item No.	Item	Qty	Unit	Unit Cost	Cost
DEMOLITION/EARTHWORK					
11	Clearing and Grubbing	21.07	AC	$ 3,500.00	$ 73,727.86
12	Excavation	71,063	CY	$ 3.00	$ 213,189.00
13	Fill (using onsite materials)	17,000	CY	$ 3.00	$ 51,000.00
14	Sod (within ROW and common areas)	20,365	SY	$ 3.20	$ 65,168.00
15	Seed (within lots and bottom of basin)	63,617	sy	$ 0.50	$ 31,808.50
16	Silt Fence	4,874	LF	$ 2.50	$ 12,185.43
17	Tree Barricade	2,823	LF	$ 5.00	$ 14,112.62
				Earthwork Subtotal	**$ 461,191.42**
OFFSITE ROADWAY					
18	1.5" Mill & Resurface	6,165	SY	$ 2.50	$ 1,405.00
19	1.5" Friction Course FC-12.5	562	TN	$ 405.00	$ 227,610.00
20	Asphaltic Concrete, 3.5" SP 12.5	1,312	TN	$ 170.00	$ 223,040.00
21	8" Limerock Base (Option Base Group 2)	6,059	SY	$ 30.00	$ 181,784.20
22	12" Type B Stabilized Subgrade	6,059	SY	$ 9.00	$ 54,535.26
23	Striping and Signage	1	LS	$ 25,000.00	$ 25,000.00
24	Unpaved shoulder	1,498	SY	$ 9.00	$ 13,481.69
25	Concrete Driveway Apron for Lift Station	150	SF	$ 98.22	$ 14,733.00
26	Earthwork (swales)	1,852	CY	$ 18.00	$ 33,333.33
27	Tree Barricade	935	LF	$ 5.00	$ 4,675.00
28	Silt Fence	3,035	LF	$ 2.50	$ 7,587.50
29	18" Mitered End Sections	2	EA	$ 2,168.75	$ 4,337.50
30	18" RCP	44	LF	$ 62.00	$ 2,728.00
31	MOT	1	LS	$ 79,425.05	$ 79,425.05
Offsite Roadway Subtotal					**$ 873,675.52**

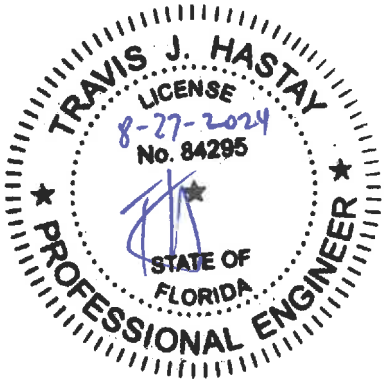
TRAVIS J. HASTAY
LICENSE
8-27-2024
No. 84295
STATE OF FLORIDA
PROFESSIONAL ENGINEER

CHW
Professional Consultants

Project Name: Fletcher Trace Phases 1-3
CHW Project No: 21-0297
Date: 8/26/2024

DRAINAGE					
32	36" Mitered End Section	1	EA	$ 7,252.00	$ 7,252.00
33	30" Mitered End Section	2	EA	$ 6,155.00	$ 12,310.00
34	Control Structure (modified storm manhole)	1	EA	$ 12,400.00	$ 12,400.00
Drainage Subtotal					**$ 31,962.00**
ELECTRIC					
37	Electric Conduit (2.5")	11,220	LF	$ 14.00	$ 157,080.00
38	Electric Connection Fee	32	EA	$ 200.00	$ 6,400.00
Electric Subtotal					**$ 163,480.00**
Subtotal					**$ 1,530,308.94**
Mobilization (10%)					**$ 153,030.89**
Contingency (10%)					**$ 153,030.89**
TOTAL					**$ 1,836,370.73**

The Engineer's probable estimate of cost provided in this document is specifically intended to represent a rough order of magnitude, including all component information for line items aspects of the work, estimated quantities, and applied unit rates. The Engineer's probable estimate of cost is not intended for publication for the use of bidders whatsoever, unless represented as an FDOT Pay Item table on the plans for projects administered accordance with FDOT Standards. For bidding scenarios, the prospective bidders should be advised that they are solely responsible for: identifying and including relevant project scope, calculation of quantities/durations for takeoffs, and determining the appropriate competitive market cost for the work. Additionally, CHW has no control over the cost of labor, materials, equipment, market conditions, or the Contractor's method of determining prices. Therefore, our statements of probable cost provided herein are made on the basis of best judgment as professional consultants familiar with the construction industry. CHW, nor its subconsultants, can offer guarantee that proposals, bids, or construction costs will not vary from our statements of probable cost.



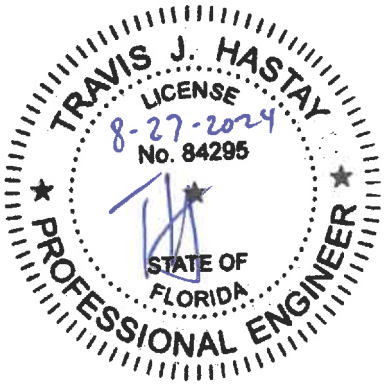
CHW
Professional Consultants

Project Name: Fletcher Trace Phases 1-3
CHW Project No: 21-0297
Date: 8/26/2024

Phase 2

Item No.	Item	Qty	Unit	Unit Cost	Cost
DEMOLITION/EARTHWORK					
1	Clearing and Grubbing	4.84	AC	$ 3,800.00	$ 18,409.14
2	Fill (using onsite materials)	5,000	CY	$ 3.00	$ 15,000.00
3	Sod (within ROW and common areas)	3,538	SY	$ 3.20	$ 11,321.60
4	Seed (within lots and bottom of basin)	19,495	SY	$ 0.50	$ 9,747.50
5	Silt Fence	655	LF	$ 2.50	$ 1,637.50
6	Tree Barricade	218	LF	$ 5.00	$ 1,090.00
Earthwork Subtotal					**$ 56,115.74**
ELECTRIC					
7	Electrical Conduit (4")	130	LF	$ 15.00	$ 1,950.00
8	Electrical Conduit (2.5")	4,930	LF	$ 14.00	$ 69,020.00
9	Electric Connection Fee	42	EA	$ 200.00	$ 8,400.00
Electric Subtotal					**$ 79,370.00**
Subtotal					**$ 135,485.74**
Mobilization (10%)					**$ 13,548.57**
Contingency (10%)					**$ 13,548.57**
TOTAL					**$ 162,582.89**

The Engineer's probable estimate of cost provided in this document is specifically intended to represent a rough order of magnitude, including all component information for line items aspects of the work, estimated quantities, and applied unit rates. The Engineer's probable estimate of cost is not intended for publication for the use of bidders whatsoever, unless represented as an FDOT Pay Item table on the plans for projects administered accordance with FDOT Standards. For bidding scenarios, the prospective bidders should be advised that they are solely responsible for: identifying and including relevant project scope, calculation of quantities/durations for takeoffs, and determining the appropriate competitive market cost for the work. Additionally, CHW has no control over the cost of labor, materials, equipment, market conditions, or the Contractor's method of determining prices. Therefore, our statements of probable cost provided herein are made on the basis of best judgment as professional consultants familiar with the construction industry. CHW, nor its subconsultants, can offer guarantee that proposals, bids, or construction costs will not vary from our statements of probable cost.



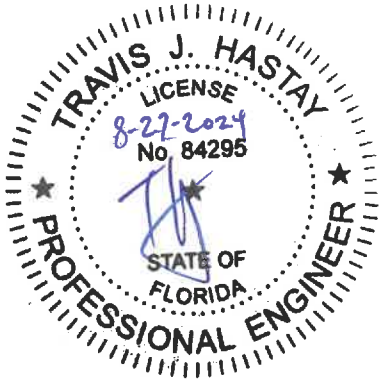
CHW
Professional Consultants

Project Name: Fletcher Trace Phases 1-3
CHW Project No: 21-0297
Date: 8/26/2024

Phase 3

Item No.	Item	Qty	Unit	Unit Cost	Cost
DEMOLITION/EARTHWORK					
20	Clearing and Grubbing	19	AC	$ 3,800.00	$ 72,200.00
21	Excavation	33,730	CY	$ 3.00	$ 101,190.00
22	Fill (using onsite materials)	26,663	CY	$ 0.50	$ 13,331.50
23	Sod (within ROW and common areas)	17,197	SY	$ 4.50	$ 77,386.50
24	Seed (within lots and bottom of basin)	62,792	SY	$ 0.50	$ 31,396.00
25	Silt Fence	1,932	LF	$ 1.76	$ 3,400.32
26	Tree Barricade	1,713	LF	$ 15.00	$ 25,695.00
Earthwork Subtotal					**$ 324,599.32**
DRAINAGE					
27	36" Mitered End	1	EA	$ 7,252.00	$ 7,252.00
Drainage Subtotal					**$ 7,252.00**
ELECTRIC					
30	Primary Electric Conduit (2")	3,748	LF	$ 8.00	$ 29,984.00
31	Electric Conduit (4")	1,738	LF	$ 15.00	$ 26,070.00
32	Electric Connection Fee	37	EA	$ 200.00	$ 7,400.00
Electric Subtotal					**$ 63,454.00**
Subtotal					**$ 395,305.32**
Mobilization (10%)					**$ 39,530.53**
Contingency (10%)					**$ 39,530.53**
TOTAL					**$ 474,366.38**

The Engineer's probable estimate of cost provided in this document is specifically intended to represent a rough order of magnitude, including all component information for line items aspects of the work, estimated quantities, and applied unit rates. The Engineer's probable estimate of cost is not intended for publication for the use of bidders whatsoever, unless represented as an FDOT Pay Item table on the plans for projects administered accordance with FDOT Standards. For bidding scenarios, the prospective bidders should be advised that they are solely responsible for: identifying and including relevant project scope, calculation of quantities/durations for takeoffs, and determining the appropriate competitive market cost for the work. Additionally, CHW has no control over the cost of labor, materials, equipment, market conditions, or the Contractor's method of determining prices. Therefore, our statements of probable cost provided herein are made on the basis of best judgment as professional consultants familiar with the construction industry. CHW, nor its subconsultants, can offer guarantee that proposals, bids, or construction costs will not vary from our statements of probable cost.



CHW
Professional Consultants

Project Name: Fletcher Trace Phases 1-3
CHW Project No: 21-0297
Date: 8/26/2024

Phase 1

Item No.	Item	Qty	Unit	Unit Cost	Cost
ROADWAY					
1	Asphaltic Concrete, 1.5" SP 9.5	311	TN	$ 155.00	$ 48,205.00
2	6" Limerock Base (Optional Base Group 4)	3,355	SY	$ 10.00	$ 33,550.00
3	12" Type B Stabilized Subgrade	3,246	SY	$ 5.00	$ 16,230.00
4	Concrete Sidewalks, 4"	781	SY	$ 51.00	$ 39,845.41
5	Concrete Cross Walk	75	SY	$ 92.00	$ 6,900.00
6	Type 'F' Curb and Gutter	2,255	LF	$ 21.00	$ 47,352.68
7	Temporary Turn around	1,880	SY	$ 10.00	$ 18,800.00
8	Striping and Signage	1	LS	$ 5,000.00	$ 5,000.00
9	Detectable Warnings	70	SF	$ 28.00	$ 1,960.00
				Roadway Subtotal	**$ 217,843.08**
SANITARY SEWER					
10	8" PVC Wastewater Main	1,240	LF	$ 60.00	$ 74,400.00
11	Sanitary Sewer Laterals 4" PVC w/ CO	800	LF	$ 22.69	$ 18,152.00
12	Sanitary Manhole	6	EA	$ 9,600.00	$ 57,600.00
13	Lift Station	1	LS	$ 620,000.00	$ 620,000.00
14	6" Force Main	110	LF	$ 36.15	$ 3,976.50
Sanitary Sewer Subtotal					**$ 774,128.50**
WATER SERVICE					
15	Double Water Connection	12	EA	$ 2,859.55	$ 34,314.60
16	Single Water Connection	7	EA	$ 1,974.54	$ 13,821.78
17	4" PVC Water Service Sleeve	1,120	LF	$ 25.00	$ 28,000.00
18	Fire Hydrant Assembly	2	EA	$ 7,166.72	$ 14,333.44
19	8" PVC Watermain	1,182	LF	$ 48.00	$ 56,736.00
20	3" Blow-Off Assembly	3	EA	$ 4,475.56	$ 13,426.68
21	8" Gate Valve	6	EA	$ 2,902.34	$ 17,414.04
Water Service Subtotal					**$ 178,046.54**
DRAINAGE					
24	Storm Water Pipe (15" RCP)	467	LF	$ 50.00	$ 23,350.00
25	Storm Water Pipe (18" RCP)	355	LF	$ 62.00	$ 22,010.00
26	Storm Water Pipe (24" RCP)	65	LF	$ 93.00	$ 6,045.00
27	Storm Water Pipe (30" RCP)	591	LF	$ 109.00	$ 64,419.00
28	Storm Water Pipe (36" RCP)	180	LF	$ 141.00	$ 25,408.20
29	Type '5' Curb Inlet	4	EA	$ 7,000.00	$ 28,000.00
30	Type '6' Curb Inlet	6	EA	$ 7,574.59	$ 45,447.54
31	Storm Manhole	3	EA	$ 8,500.00	$ 25,500.00
Drainage Subtotal					**$ 240,179.74**
Subtotal					**$ 1,410,197.86**
Mobilization (10%)					**$ 141,019.79**
Contingency (10%)					**$ 141,019.79**
TOTAL					**$ 1,692,237.44**

The Engineer's probable estimate of cost provided in this document is specifically intended to represent a rough order of magnitude, including all component information for line items aspects of the work, estimated quantities, and applied unit rates. The Engineer's probable estimate of cost is not intended for publication for the use of bidders whatsoever, unless represented as an FDOT Pay Item table on the plans for projects administered accordance with FDOT Standards. For bidding scenarios, the prospective bidders should be advised that they are solely responsible for: identifying and including relevant project scope, calculation of quantities/durations for takeoffs, and determining the appropriate competitive market cost for the work. Additionally, CHW has no control over the cost of labor, materials, equipment, market conditions, or the Contractor's method of determining prices. Therefore, our statements of probable cost provided herein are made on the basis of best judgment as professional consultants familiar with the construction industry. CHW, nor its subconsultants, can offer guarantee that proposals, bids, or construction costs will not vary from our statements of probable cost.



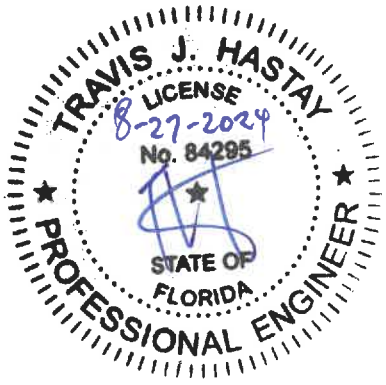
CHW
Professional Consultants

Project Name: Fletcher Trace Phases 1-3
CHW Project No: 21-0297
Date: 8/26/2024

Phase 2

Item No.	Item	Qty	Unit	Unit Cost	Cost
ROADWAY					
1	Asphaltic Concrete, 1.5" SP 9.5	245	TN	$ 120.00	$ 29,400.00
2	6" Limerock Base (Optional Base Group 4)	1,979	SY	$ 10.00	$ 19,790.00
3	12" Type B Stabilized Subgrade	1,979	SY	$ 6.00	$ 11,874.00
4	Concrete Cross Walk	27	SY	$ 92.00	$ 2,484.00
5	Curb Ramps	100	SF	$ 4.50	$ 450.00
6	Driveways	1,200	SY	$ 92.00	$ 110,400.00
7	Detectable Warning	40	SF	$ 30.00	$ 1,200.00
8	Type 'F' Curb and Gutter	1,692	LF	$ 21.00	$ 35,532.00
9	Striping and Signage	3	LS	$ 2,000.00	$ 6,000.00
Roadway Subtotal					**$ 217,130.00**
SANITARY SEWER					
12	8" PVC Wastewater Main	762	LF	$ 45.00	$ 34,290.00
13	Sanitary Sewer Laterals 4" PVC w/ CO	1,475	LF	$ 22.69	$ 33,467.75
14	Sanitary Manhole	2	EA	$ 7,500.00	$ 15,000.00
Sanitary Sewer Subtotal					**$ 82,757.75**
WATER SERVICE					
15	Double Water Connection	6	EA	$ 2,859.55	$ 17,157.30
16	Single Water Connection	30	EA	$ 1,974.54	$ 59,236.20
17	4" PVC Water Service Sleeve	576	LF	$ 25.00	$ 14,400.00
18	Fire Hydrant Assembly	1	EA	$ 7,166.72	$ 7,166.72
19	3" Blow-Off Assembly	1	EA	$ 4,475.56	$ 4,475.56
20	8" PVC Watermain	1,029	LF	$ 48.00	$ 4,475.56
Water Service Subtotal					**$ 106,911.34**
DRAINAGE					
23	Storm Water Pipe (15" RCP)	82	LF	$ 50.00	$ 4,100.00
24	Storm Water Pipe (18" RCP)	231	LF	$ 62.00	$ 14,322.00
25	Storm Water Pipe (24" RCP)	337	LF	$ 93.00	$ 31,341.00
26	Type '5' Curb Inlet	4	EA	$ 7,000.00	$ 28,000.00
27	Type '6' Curb Inlet	2	EA	$ 7,574.59	$ 15,149.18
Drainage Subtotal					**$ 92,912.18**
Subtotal					**$ 499,711.27**
Mobilization (10%)					**$ 49,971.13**
Contingency (10%)					**$ 49,971.13**
TOTAL					**$ 599,653.52**

The Engineer's probable estimate of cost provided in this document is specifically intended to represent a rough order of magnitude, including all component information for line items aspects of the work, estimated quantities, and applied unit rates. The Engineer's probable estimate of cost is not intended for publication for the use of bidders whatsoever, unless represented as an FDOT Pay Item table on the plans for projects administered accordance with FDOT Standards. For bidding scenarios, the prospective bidders should be advised that they are solely responsible for: identifying and including relevant project scope, calculation of quantities/durations for takeoffs, and determining the appropriate competitive market cost for the work. Additionally, CHW has no control over the cost of labor, materials, equipment, market conditions, or the Contractor's method of determining prices. Therefore, our statements of probable cost provided herein are made on the basis of best judgment as professional consultants familiar with the construction industry. CHW, nor its subconsultants, can offer guarantee that proposals, bids, or construction costs will not vary from our statements of probable cost.



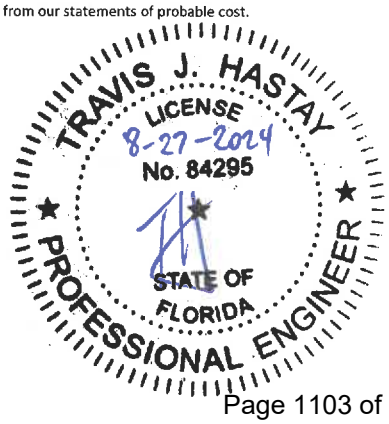
CHW
Professional Consultants

Project Name: Fletcher Trace Phases 1-3
CHW Project No: 21-0297
Date: 8/26/2024

Phase 3

Item No.	Item	Qty	Unit	Unit Cost	Cost
ROADWAY					
1	Asphaltic Concrete, 1.5" SP 9.5	436	TN	$ 120.00	$ 52,320.00
2	6" Limerock Base (Optional Base Group 4)	3,516	SY	$ 10.00	$ 35,155.56
3	12" Type B Stabilized Subgrade	3,516	SY	$ 5.00	$ 17,577.78
4	Temporary Turn around	956	SY	$ 51.42	$ 49,157.52
5	Concrete Sidewalk	3,000	SY	$ 51.00	$ 153,000.00
6	Concrete Crosswalk	27	SY	$ 92.00	$ 2,484.00
7	Curb Ramps	128	SF	$ 4.50	$ 576.00
8	Detectable Warning	56	SF	$ 30.00	$ 1,680.00
9	Type 'F' Curb and Gutter	2,572	LF	$ 21.00	$ 54,012.00
10	6" Curb	65	LF	$ 21.00	$ 1,365.00
11	Striping and Signage	1	LS	$ 3,500.00	$ 3,500.00
Roadway Subtotal					**$ 370,827.85**
SANITARY SEWER					
14	8" PVC Wastewater Main	1,178	LF	$ 41.00	$ 48,298.00
15	Sanitary Sewer Laterals 4" PVC w/ CO	1,324	LF	$ 22.69	$ 30,041.56
16	Sanitary Manhole	6	EA	$ 6,000.00	$ 36,000.00
Sanitary Sewer Subtotal					**$ 114,339.56**
WATER SERVICE					
12	Double Water Connection	8	EA	$ 2,859.55	$ 22,876.40
13	Single Water Connection	21	EA	$ 1,974.54	$ 41,465.34
19	4" PVC Water Service Sleeve	864	LF	$ 25.00	$ 21,600.00
20	Fire Hydrant Assembly	1	EA	$ 8,000.00	$ 8,000.00
21	8" PVC Watermain	2,035	LF	$ 48.00	$ 97,680.00
22	3" Blow-Off Assembly	2	EA	$ 4,475.56	$ 8,951.12
23	8" Gate Valve	6	EA	$ 2,902.34	$ 17,414.04
Water Service Subtotal					**$ 217,986.90**
DRAINAGE					
26	Storm Water Pipe (15" RCP)	145	LF	$ 50.00	$ 7,250.00
27	Storm Water Pipe (18" RCP)	514	LF	$ 62.00	$ 31,868.00
28	Storm Water Pipe (36" RCP)	338	LF	$ 93.00	$ 31,434.00
29	Storm Water Pipe (24" RCP)	583	LF	$ 141.00	$ 82,203.00
30	Type '5' Curb Inlet	4	EA	$ 7,000.00	$ 28,000.00
31	Type '6' Curb Inlet	4	EA	$ 7,574.59	$ 30,298.36
32	Storm Manhole	4	EA	$ 8,500.00	$ 34,000.00
Drainage Subtotal					**$ 245,053.36**
ELECTRIC					
Subtotal					**$ 948,207.67**
Mobilization (10%)					**$ 94,820.77**
Contingency (10%)					**$ 94,820.77**
TOTAL					**$ 1,137,849.21**

The Engineer's probable estimate of cost provided in this document is specifically intended to represent a rough order of magnitude, including all component information for line items aspects of the work, estimated quantities, and applied unit rates. The Engineer's probable estimate of cost is not intended for publication for the use of bidders whatsoever, unless represented as an FDOT Pay Item table on the plans for projects administered accordance with FDOT Standards. For bidding scenarios, the prospective bidders should be advised that they are solely responsible for: identifying and including relevant project scope, calculation of quantities/durations for takeoffs, and determining the appropriate competitive market cost for the work. Additionally, CHW has no control over the cost of labor, materials, equipment, market conditions, or the Contractor's method of determining prices. Therefore, our statements of probable cost provided herein are made on the basis of best judgment as professional consultants familiar with the construction industry. CHW, nor its subconsultants, can offer guarantee that proposals, bids, or construction costs will not vary from our statements of probable cost.



City of Alachua

MIKE DAROZA
CITY MANAGER

DIRECTOR KATHY WINBURN
PLANNING & COMMUNITY DEVELOPMENT

August 13, 2024

Sent by electronic mail to aaronh@chw-inc.com

Aaron Hickman, PSM
CHW, LLC
11801 Research Drive
Alachua, FL 32615

RE: Project Assistance Team (PAT) Summary: Fletcher Trace Phases 1-3 Final Plats (PSP24-0007, PSP24-0008, and PSP24-0009)

Dear Mr Hickman:

On July 24, 2024, the City of Alachua received your revised applications for the Final Plats of Phase 1, 2 & 3 of the Fletcher Trace Subdivision. The Fletcher Trace PD project is comprised of 472 residential units (344 detached and 128 attached) in 13 phases and received Preliminary Plat approval from the City Commission on September 26, 2022. Phase 1 consists of 32 detached units; Phase 2 consists of 14 detached units and 28 attached; and, Phase 3 consists of 36 detached units.

The application has been reviewed by the City's Project Assistance Team (PAT). Upon review of the application and materials, the following insufficiencies must be addressed. A meeting to review these comments can be scheduled upon request.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **12:00 PM** on **Tuesday, August 27, 2024**. A total of four (4) copies of the application package and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud / FTP link must be provided by this date.

Please address the following:

PHASE 1

1. *Surety and Subdividers Agreement*
   a. Provide separate cost estimate by project Engineer for sidewalks to be placed in front of lots.
   b. If planning to utilize the recent subdivision regulations amendment regarding provision of surety, please note that the City's subdividers agreement implementing this process is still in draft. Staff cannot provide a timeline on when it may be complete. Provision of

surety in the amount of 120% of the value of improvements can still be provided in order to obtain a proposed draft subdividers agreement.

NEW COMMENT: **Please provide the following information for Phase 1:**

- **Certified engineer's cost estimate for public infrastructure (that is, infrastructure that will be turned over to the City)**
- **Certified engineer's cost estimate for private infrastructure (that is, infrastructure that will be maintained by the Developer/ Home Owner's Association)**
- **Certified engineer's cost estimate for sidewalks to be placed in front of lots.**

2. *Article 7, Subdivision Standards*
   c. Revise Declarations and Covenants to include statement that the City of Alachua does not provide liability insurance for any common areas or identify location within provided documents.

NEW COMMENT: Provide revised declarations and covenants.

6. *Public Services / Fire Rescue / Engineering Review Comments*
   a. The applicant must address all comments provided by the Public Services Department in a memo signed August 7, 2024 (attached).
   b. The applicant must address all comments provided by Jared Rogers, PSM, of eda, inc. in a letter dated May 2, 2024 (attached).

NEW COMMENT: Applicant must address all comments provided by the City's Compliance and Risk Management Department provided below from Ms Corey King, Assistant Director:

1. **The dedication of the lift station to the public on the plat should be removed. The lift station will be transferred to the City via deed, thus the benefits and burdens of the City's ownership of the lift station will be contained within the terms of the deed.**
2. **The construction plans required sidewalks for access between the right-of-way on CR 235 and the sidewalks on the internal streets of the subdivision. The connecting sidewalks need to be shown on the final plat and a dedication of the sidewalks to the public needs to be included in the dedication on the plat. The sidewalks are shown on pages C1.10 and C1.12 of the construction plans.**

PHASE 2

3. *Surety and Subdividers Agreement*
   a. Provide separate cost estimate by project Engineer for sidewalks to be placed in front of lots.
   b. If planning to utilize the recent subdivision regulations amendment regarding provision of surety, please note that the City's subdividers agreement implementing this process is still in draft. Staff cannot provide a timeline on when it may be complete. Provision of surety in the amount of 120% of the value of improvements can still be provided in order to obtain a proposed draft subdividers agreement.

NEW COMMENT: **Please provide the following information for Phase 2:**

- **Certified engineer's cost estimate for public infrastructure (that is, infrastructure that will be turned over to the City)**
- **Certified engineer's cost estimate for private infrastructure (that is, infrastructure that will be maintained by the Developer/ Home Owner's Association)**
- **Certified engineer's cost estimate for sidewalks to be placed in front of lots.**

4. *Article 7, Subdivision Standards*
   d. Revise Declarations and Covenants to include statement that the City of Alachua does not provide liability insurance for any common areas or identify location within provided documents.

NEW COMMENT: Provide revised declarations and covenants.

6. *Public Services / Fire Rescue / Engineering Review Comments*
   b. The applicant must address all comments provided by Jared Rogers, PSM, of eda, inc. in a letter dated May 2, 2024 (attached).

NEW COMMENT: Applicant must address all comments provided by the City's Compliance and Risk Management Department provided below from Ms Corey King, Assistant Director:

1. **The dedication of the lift station to the public on the plat should be removed. The lift station will be transferred to the City via deed, thus the benefits and burdens of the City's ownership of the lift station will be contained within the terms of the deed.**
3. **The construction plans required sidewalks for access between the right-of-way on CR 235 and the sidewalks on the internal streets of the subdivision. The connecting sidewalks need to be shown on the final plat and a dedication of the sidewalks to the public needs to be included in the dedication on the plat. The sidewalks are shown on pages C1.10 and C1.12 of the construction plans.**

PHASE 3

1. *Surety and Subdividers Agreement*
   a. Provide separate cost estimate by project Engineer for sidewalks to be placed in front of lots.
   b. If planning to utilize the recent subdivision regulations amendment regarding provision of surety, please note that the City's subdividers agreement implementing this process is still in draft. Staff cannot provide a timeline on when it may be complete. Provision of surety in the amount of 120% of the value of improvements can still be provided in order to obtain a proposed draft subdividers agreement.

NEW COMMENT: **Please provide the following information for Phase 3:**

- **Certified engineer's cost estimate for public infrastructure (that is, infrastructure that will be turned over to the City)**
- **Certified engineer's cost estimate for private infrastructure (that is, infrastructure that will be maintained by the Developer/ Home Owner's Association)**
- **Certified engineer's cost estimate for sidewalks to be placed in front of lots.**

2. *Article 7, Subdivision Standards*
   e. Revise Declarations and Covenants to include statement that the City of Alachua does not provide liability insurance for any common areas or identify location within provided documents.

NEW COMMENT: Provide revised declarations and covenants.

6. *Public Services / Fire Rescue / Engineering Review Comments*
   b. The applicant must address all comments provided by Jared Rogers, PSM, of eda, inc. in a letter dated May 2, 2024 (attached).

NEW COMMENT: Applicant must address all comments provided by the City's Compliance and Risk Management Department provided below from Ms Corey King, Assistant Director:

1. **The dedication of the lift station to the public on the plat should be removed. The lift station will be transferred to the City via deed, thus the benefits and burdens of the City's ownership of the lift station will be contained within the terms of the deed.**
4. **The construction plans required sidewalks for access between the right-of-way on CR 235 and the sidewalks on the internal streets of the subdivision. The connecting sidewalks need to be shown on the final plat and a dedication of the sidewalks to the public needs to be included in the dedication on the plat. The sidewalks are shown on pages C1.10 and C1.12 of the construction plans.**

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1603 or via e-mail at ahall@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,

Adam Hall, AICP
Principal Planner

Attachments

c: Kathy Winburn, Planning & Community Development Director *(by electronic mail)*
Justin Tabor, AICP, Principal Planner *(by electronic mail)*
Carson Crockett, AICP Candidate, Planner *(by electronic mail)*
Project File

City of ALACHUA
the good life community

City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
ASST CITY MANAGER

INTER-OFFICE COMMUNICATION

DATE: **August 15, 2024**

TO: **Kathy Winburn, AICP**
Planning & Community Development Director

FROM: **Michael Carrillo, P.E.**
Public Services Director
Tom Ridgik, P.E.
Engineering Supervisor

TR 08/07/2024 2

RE: **Fletcher Trace Phase 1 Final Plat**

Public Services has reviewed the subject project (July Submittal) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comments on Apr Submittal** **Plat Book, Sheet 1:** **Under Owner's Certification & Dedication** Please insert the following text: THE HOMEOWNER'S ASSOCIATION (HOA) SHALL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM NOT IN THE RIGHT-OF-WAY. Please **resubmit** this sheet. **Comments on July Submittal** **Plat Book, Sheet 1:** **Approved**

NO.	COMMENTS
2	**Comments on Apr Submittal** **Plat Book, Sheet 1:** **Deeding of Lift Station** The lift station is located near the R/W & Lots 15 & 16. See Construction Sheet C3.10. Show the lift station boundary & callout that it has been deeded to the City. Confirm that the lift station deed has been recorded in the appropriate books. Please **resubmit** this sheet. Please **submit** response including information on the recording of the deed. **Comments on July Submittal** **Plat Book, Sheet 1:** **Owner's Certification and Dedication** Please remove text that dedicates the lift station to the public. Clarify that the lift station shall be transferred to the City by deed. **Submit** supporting information that the deed has been transferred to the City, and that this transferred deed is recorded on the appropriate County "book". **Submit** response & **Revise and Resubmit.**
	END OF COMMENTS

Please advise if you have any questions or require additional information.
cc: Justin Tabor – AICP Principal Planner
Adam Hall – AICP Principal Planner

August 12, 2024

Justin Tabor -AICP Principal Planner
City of Alachua
Alachua County, Florida

Mr. Tabor,

Re: Fletcher Trace – Phase 1
Surveying Review for Conformity to Chapter 177, Part I (Platting)

Thank you for the opportunity to review the subdivision plat Fletcher Trace – Phase 1. I have completed a review of the referenced subdivision plat for conformance to Chapter 177, Part I (Platting), Florida Statutes.

I find that this subdivision plat conforms to the above requirements, with the following exceptions:

177.091 (3): There are Match Lines shown on Sheet 1 that are not shown on Sheet 2. (See redlined copy of Plat). In my opinion the northerly and westerly Match Lines should be eliminated.

177.081 (2) & 177.091 (12): The owner of the lands appearing in the Owner's Certification and Dedication is different from that in the Title Opinion by Kelley D. Jones, P.A. If there is a new opinion or Tilte Commitment, I have not received it.

177.091 (15): Street names (when determined) are required.

There are offsite easements shown which are not dimensioned and have no recording Information.

Additional comments are upon the red-lined version of the subdivision plat included with this letter.

Please contact me at your convenience should you have any questions.

Sincerely,

Robert W. Graver, PSM
State of Florida License No. LS 4239

N:\Dcb\Plat Review of Fletcher Trace Phase 1.docx

720 SW 2nd Avenue, South Tower, Suite 300, Gainesville, FL 32601
Phone: (352) 373-3541 • www.edafl.com

FLETCHER TRACE - PHASE 1

LOCATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

CHW Professional Consultants
132 NW 76th Drive
Gainesville, Florida 32607
(352) 331-1976 / (352) 331-2476
www.chw-inc.com
est. 1988 FLORIDA LB-5075

PLAT BOOK__,PAGE __
SHEET ONE OF TWO

DESCRIPTION

A TRACT OF LAND SITUATED IN IN SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF AFOREMENTIONED SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE NORTH 0°04'14" WEST, ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 403.02 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY); THENCE NORTH 41°06'51" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1437.97 FEET; THENCE, DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, THE FOLLOWING ELEVEN (11) COURSES; (1) SOUTH 48°53'09" EAST, A DISTANCE OF 295.00 FEET; (2) SOUTH 41°06'51" WEST, A DISTANCE OF 160.00 FEET; (3) SOUTH 48°53'09" EAST, A DISTANCE OF 270.00 FEET; (4) SOUTH 41°06'51" WEST, A DISTANCE OF 519.84 FEET; (5) NORTH 48°53'09" WEST, A DISTANCE OF 270.00 FEET; (6) SOUTH 41°06'51" WEST, A DISTANCE OF 110.16 FEET; (7) SOUTH 60°08'30" WEST, A DISTANCE OF 52.89 FEET; (8) SOUTH 41°06'51" WEST, A DISTANCE OF 110.00 FEET; (9) SOUTH 48°53'09" EAST, A DISTANCE OF 702.47 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 335.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 51°07'03" EAST, 26.09 FEET; (10) THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°27'46", AN ARC LENGTH OF 26.09 FEET TO THE END OF SAID CURVE; (11) THENCE DEPARTING SAID CURVE, SOUTH 36°39'04" WEST, A DISTANCE OF 123.18 FEET TO THE SOUTH LINE OF AFOREMENTIONED SECTION 28; THENCE SOUTH 89°22'44" WEST, ALONG THE SOUTH LINE OF SAID SECTION 28, A DISTANCE OF 1005.72 FEET TO THE **POINT OF BEGINNING**.

PARCEL OF LAND CONTAINING 21.35 ACRES, MORE OR LESS.

SURVEYOR'S NOTES

1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 1983), YIELDING A BEARING OF SOUTH 89°22'44" WEST FOR THE SOUTH LINE OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FL.
2. VERTICAL DATUM SHOWN HEREON IS DERIVED FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BENCHMARK USED WAS A NATIONAL GEODETIC SURVEY BENCHMARK NUMBER I75T6, WITH A PUBLISHED ELEVATION OF 160.03 FEET (NAVD 88).
3. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1': 5,000'.
4. BUILDING SETBACKS (UNLESS SHOWN OTHERWISE)
   FRONT= 10'
   REAR = 5'
   SIDE = 5'
   STREET FACING GARAGES = 18'
5. THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY PANEL NO. "120669 0120 D, EFFECTIVE DATE: JUNE 16, 2006.
6. THE COMMON AREAS, OPEN SPACE, AND STORM WATER MANAGEMENT AREAS SHOWN HEREON, WILL BE CONVEYED TO THE OWNER'S ASSOCIATION AND ARE IDENTIFIED FOR MAINTENANCE IN THE HOMEOWNERS ASSOCIATION DOCUMENTS. THE OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF TREES PLANTED IN RIGHTS-OF-WAY AND COMMON AREAS IN CONFORMANCE WITH SUBDIVIDERS AGREEMENT AND SECTION 7.8.1 OF THE CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS.
7. LOT CORNERS AND PERMANENT CONTROL POINTS SHALL BE SET PER 177.091 (8) AND (9) FLORIDA STATUTES.
8. ALL LINES ARE NON-RADIAL UNLESS NOTED OTHERWISE.
9. THIS SURVEY IS A TOTAL OF TWO (2) SHEETS. EACH SHEET IS INCOMPLETE WITHOUT THE OTHERS. SEE SHEET ONE (1) FOR OVERALL PLAT BOUNDARY. SEE SHEET (2) FOR DETAIL INFORMATION FOR LOTS ONE (1) THRU THIRTY-TWO (32).

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

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 41°06'51" W	110.16'
L2	S 60°08'30" W	52.89'
L3	S 41°06'51" W	110.00'
L4	S 36°39'04" W	123.18'

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	26.09'	335.00'	04°27'46"	26.09'	S 51°07'03" E

SITE BENCHMARK TABLE				
NO.	DESCRIPTION	ELEVATION	NORTHING	EASTING
BM1	1/2" STEEL ROD & CAP "LB TRAV LB5075"	87.96'	282647.14	259515.16
BM2	1/2" STEEL ROD & CAP "LB TRAV LB5075"	93.80'	284046.72	2597130.76
BM3	1/2" STEEL ROD & CAP "LB TRAV LB5075"	89.07'	283320.58	2596501.22

**NOTE: ALL SITE BENCHMARKS ARE OFFSITE, LOCATED ALONG THE SOUTHERLY RIGHT OF WAY LINE OF N.W. COUNTY ROAD NO. 235 TO THE NORTHEAST OF THE PLAT

LEGEND

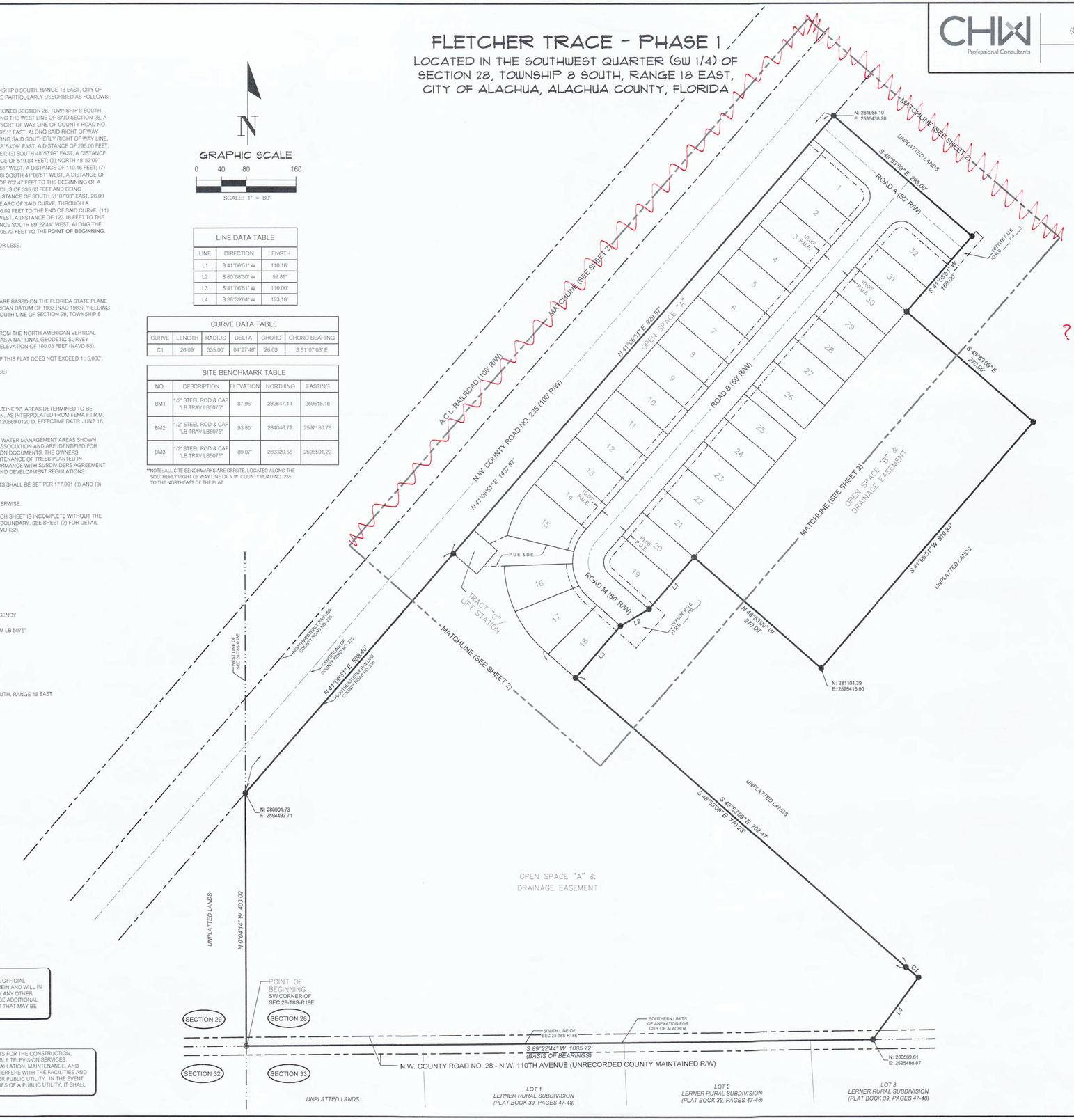
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
● = SET 5/8" STEEL REBAR & CAP MARKED "PRM LB 5075"
▲ = SET NAIL AND DISK STAMPED "PCP 5075"
⊗ = FOUND 5/8" IRON ROD (NO ID.)
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITIES EASEMENT
B.S.L. = BUILDING SETBACK LINE
FFE = FINISHED FLOOR ELEVATION
NO. = NUMBER
O.R.B. = OFFICIAL RECORDS BOOK
SEC 28-T8S-R18E = SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST
PG. = PAGE
R/W = RIGHT OF WAY
S.F. = SQUARE FEET
(R) = RADIAL
ID. = IDENTIFICATION
⌖ = SITE BENCHMARK
= SUBJECT PARCEL LINE
= ADJOINING PARCEL LINE
= EASEMENT LINE
= RIGHT OF WAY LINE
= SECTION LINE

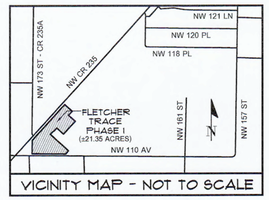
FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY PANEL NO. "120669 0120 D, EFFECTIVE DATE: JUNE 16, 2006.

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 SUPPLANTED 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.

ALL PLATTED 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.





OWNER'S CERTIFICATION AND DEDICATION

WACO OF ALABAMA, INC., DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE LANDS DESCRIBED HEREON, AND HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED TO BE KNOWN AS "FLETCHER TRACE - PHASE 1"; AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE RIGHT-OF-WAYS AS SHOWN HEREON; AND DOES HEREBY DEDICATE THE USE OF DRAINAGE EASEMENTS TO THE PUBLIC FOR THE RIGHT TO DISCHARGE STORM WATER, THE OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM NOT IN THE RIGHT OF WAY; AND DOES HEREBY DEDICATE TRACT "C" TO THE PUBLIC WITH RESPONSIBILITY OF OWNERSHIP AND MAINTENANCE; AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON SHALL BE MADE ACCESSIBLE TO PUBLIC SERVICE VEHICLES.

WITNESS _____ SIGNATURE _____

WITNESS _____ PRINT NAME & TITLE _____

ACKNOWLEDGEMENT (STATE OF FLORIDA, COUNTY OF ALACHUA)

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME; _____, KNOWN TO ME TO BE THE PERSON HEREIN DESCRIBED AND ACKNOWLEDGED THAT HE EXECUTED THIS INSTRUMENT AS HIS FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____DAY OF _____ A.D. 2024

NOTARY PUBLIC-STATE OF FLORIDA

COMMISSION EXPIRES:_____

COMMISSION NO.:_____

CERTIFICATE OF APPROVAL BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

THIS IS TO CERTIFY THAT ON _____, THE FOREGOING PLAT WAS APPROVED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.

MAYOR

ATTEST:

CITY MANAGER FILED FOR RECORD ON

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR THE CITY OF ALACHUA, FLORIDA

EXAMINED ON

AND APPROVED AS TO ITS LEGAL FORM AND SUFFICIENCY BY:

CITY ATTORNEY

RECEIVED AND FILED

RECEIVED AND FILED FOR RECORD ON THIS _____DAY OF _____, A.D. 2024

CLERK OF THE COURT

BY DATE

Part 1 - Platting of the

CERTIFICATE OF APPROVAL BY PROFESSIONAL SURVEYOR & MAPPER

IT IS HEREBY CERTIFIED, THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE PLATTING REQUIREMENTS PURSUANT TO CHAPTER 177, PART 1, FLORIDA STATUTES AND THAT THIS PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF SAID CHAPTER; HOWEVER MY REVIEW AND CERTIFICATION DOES NOT INCLUDE COMPUTATION OR FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS.

EXAMINED ON: _____

AND APPROVED BY: _____
PROFESSIONAL SURVEYOR AND MAPPER

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT THIS PLAT ENTITLED "FLETCHER TRACE - PHASE 1" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE OF THE DESCRIBED LANDS, UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THIS PLAT AND SURVEY COMPLIES WITH ALL REQUIREMENTS AS SET FORTH IN CHAPTER 177, PART 1- PLATTING OF THE FLORIDA STATUTES.

DATE

CHAD A COLSON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 7142
CAUSSEAUX, HEWETT, & WALPOLE, LLC.
FLORIDA LICENSED BUSINESS NUMBER LB 5075
11801 RESEARCH DRIVE, ALACHUA, FL 32615

Tech: Aaronh Plot Date: Jul 24,2024 8:48am Filename: N:\2021\21-0297\Deptfiles\01 Survey\PLATS\PHASE 1\PLAT\21-0297 FLETCHER TRACE - PHASE 1.dwg

FLETCHER TRACE - PHASE 1

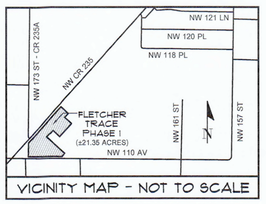
LOCATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

CHW Professional Consultants
132 NW 76th Drive
Gainesville, Florida 32607
(352) 331-1976 / (352) 331-2476
www.chw-inc.com
est. 1988 FLORIDA LB-5075

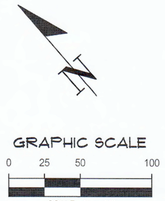
PLAT BOOK__,PAGE __
SHEET TWO OF TWO

SURVEYOR'S NOTES

1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 1983), YIELDING A BEARING OF SOUTH 89°22'44" WEST FOR THE SOUTH LINE OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FL.
2. VERTICAL DATUM SHOWN HEREON IS DERIVED FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BENCHMARK USED WAS A NATIONAL GEODETIC SURVEY BENCHMARK NUMBER I7576, WITH A PUBLISHED ELEVATION OF 160.03 FEET (NAVD 88).
3. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1': 5,000'.
4. BUILDING SETBACKS (UNLESS SHOWN OTHERWISE)
   FRONT= 10'
   REAR = 5'
   SIDE = 5'
   STREET FACING GARAGES = 18'
5. THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY PANEL NO. "120669 0120 D, EFFECTIVE DATE: JUNE 16, 2006.
6. THE COMMON AREAS, OPEN SPACE, AND STORM WATER MANAGEMENT AREAS SHOWN HEREON, WILL BE CONVEYED TO THE OWNER'S ASSOCIATION AND ARE IDENTIFIED FOR MAINTENANCE IN THE HOMEOWNERS ASSOCIATION DOCUMENTS. THE OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF TREES PLANTED IN RIGHTS-OF-WAY AND COMMON AREAS IN CONFORMANCE WITH SUBDIVIDERS AGREEMENT AND SECTION 7.8.1 OF THE CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS.
7. LOT CORNERS AND PERMANENT CONTROL POINTS SHALL BE SET PER 177.091 (8) AND (9) FLORIDA STATUTES.
8. ALL LINES ARE NON-RADIAL UNLESS NOTED OTHERWISE.
9. THIS SURVEY IS A TOTAL OF TWO (2) SHEETS. EACH SHEET IS INCOMPLETE WITHOUT THE OTHERS. SEE SHEET ONE (1) FOR OVERALL PLAT BOUNDARY. SEE SHEET (2) FOR DETAIL INFORMATION FOR LOTS ONE (1) THRU THIRTY-TWO (32).



VICINITY MAP - NOT TO SCALE

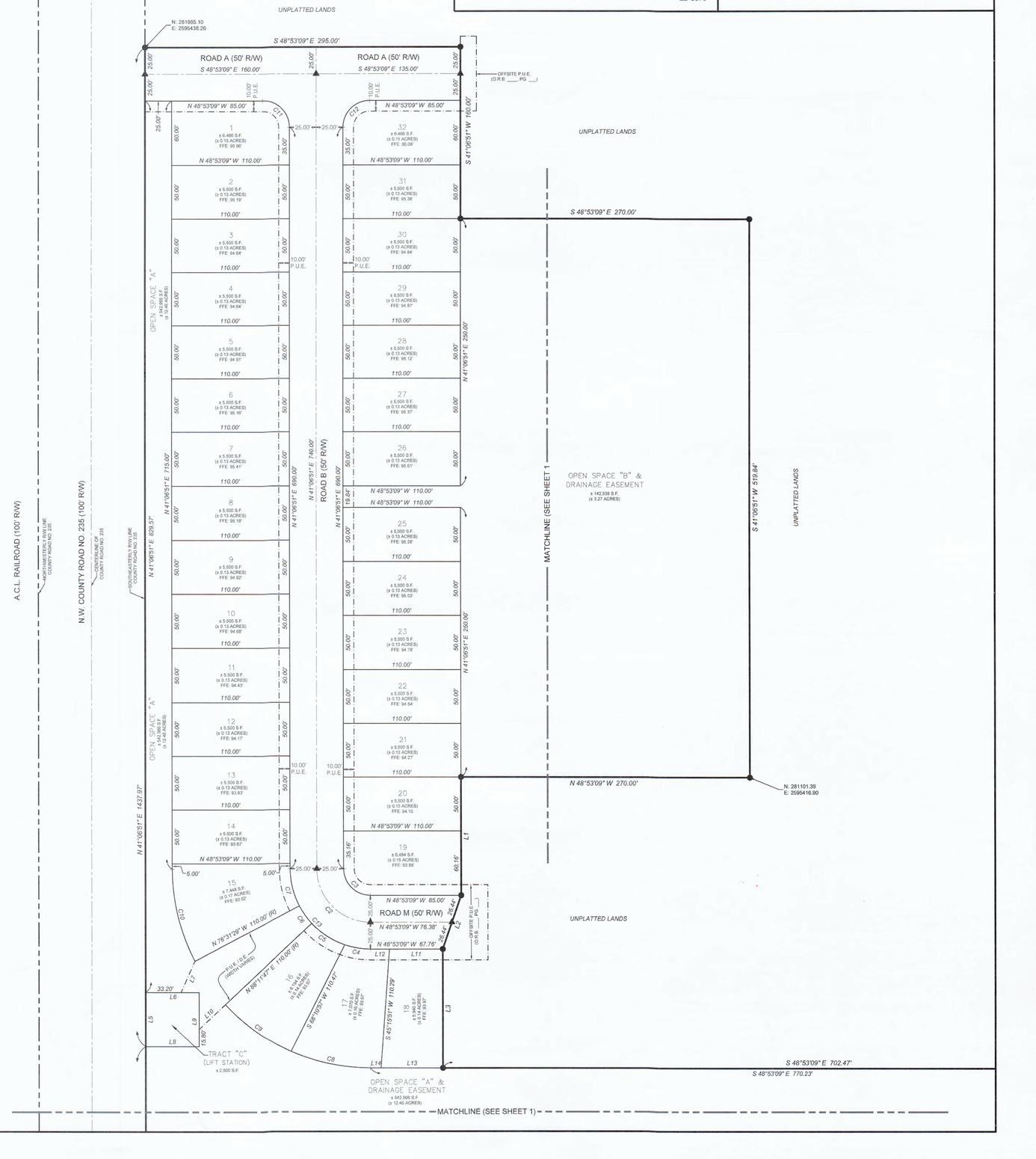


LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 41°06'51" W	110.16'
L2	S 60°08'30" W	52.89'
L3	S 41°06'51" W	110.00'
L4	S 36°39'04" W	123.18'
L5	S 41°06'51" W	50.00'
L6	S 48°53'09" E	50.00'
L7	S 65°17'45" W	31.52'
L8	N 48°53'09" W	50.00'
L9	N 41°06'51" E	50.00'
L10	N 88°11'47" E	33.48'
L11	N 48°53'09" W	50.01'
L12	N 48°53'09" W	17.74'
L13	S 48°53'09" E	57.99'
L14	S 48°53'09" E	9.76'

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C2	78.54'	50.00'	90°00'00"	70.71'	N 3°53'09" W
C3	39.27'	25.00'	90°00'00"	35.36'	S 3°53'09" E
C4	24.51'	75.00'	18°43'24"	24.40'	S 39°31'27" E
C5	37.12'	75.00'	28°21'33"	36.74'	S 15°58'59" E
C6	20.00'	75.00'	15°16'44"	19.94'	S 5°50'09" W
C7	36.18'	75.00'	27°38'19"	35.83'	S 27°17'41" W
C8	76.51'	185.00'	23°41'43"	75.96'	S 37°02'18" E
C9	75.51'	185.00'	23°23'13"	74.99'	S 13°29'50" E
C10	89.24'	185.00'	27°38'19"	88.38'	S 27°17'41" W
C11	39.27'	25.00'	90°00'00"	35.36'	N 3°53'09" W
C12	39.27'	25.00'	90°00'00"	35.36'	S 86°06'51" W
C13	117.81'	75.00'	90°00'00"	106.07'	S 3°53'09" E

LEGEND

FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
● = SET 5/8" STEEL REBAR & CAP MARKED "PRM LB 5075"
▲ = SET NAIL AND DISK STAMPED "OCO 5075"
⊗ = FOUND 5/8" IRON ROD (NO ID.)
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITIES EASEMENT
B.S.L. = BUILDING SETBACK LINE
FFE = FINISHED FLOOR ELEVATION
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE
R/W = RIGHT OF WAY
S.F. = SQUARE FEET
NO. = NUMBER
(R) = RADIAL
ID. = IDENTIFICATION
⊕ = SITE BENCHMARK
= SUBJECT PARCEL LINE
= ADJOINING PARCEL LINE
= EASEMENT LINE
= RIGHT OF WAY LINE
= SECTION LINE



Tech: Asmolt Plot Date: Jul 24,2024 8:48am Filename: H:\2021\21-0297\Department\01_Survey\PLATS\PHASE 1\PLAT\21-0297 FLETCHER TRACE - PHASE 1.dwg

August 12, 2024

Justin Tabor -AICP Principal Planner
City of Alachua
Alachua County, Florida

Mr. Tabor,

Re: Fletcher Trace – Phase 2
Surveying Review for Conformity to Chapter 177, Part I (Platting)

Thank you for the opportunity to review the subdivision plat Fletcher Trace – Phase 2. I have completed a review of the referenced subdivision plat for conformance to Chapter 177, Part I (Platting), Florida Statutes.

I find that this subdivision plat conforms to the above requirements, with the following exceptions:

177.081 (2) & 177.091 (12): The owner of the lands shown in the Owner's Certification and Dedication Is different from that in the Title Opinion by Kelley D. Jones, P.A.
If there is a new opinion or Title Commitment, I have not received it.

177.091 (15): Street names (when determined) are required.

177.091 (17): Identify contiguous properties along the southwesterly boundary by Subdivision name, Plat Book and page (Assuming Phase 1 is recorded prior to Phase 2).

Note: If Phase 1 is not recorded, Phase 2 will not have access to a Public Right of Way.

There are offsite easements shown which are not dimensioned and have no recording information.

Additional comments are upon the red-lined version of the subdivision plat included with this letter.

Please contact me at your convenience should you have any questions.

Sincerely,

Robert W. Graver, PSM
State of Florida License No. LS 4239

N:\Bob\Plat Review of Fletcher Trace Phase 2.docx

720 SW 2nd Avenue, South Tower, Suite 300, Gainesville, FL 32601
Phone: (352) 373-3541 • www.edafl.com

FLETCHER TRACE - PHASE 2

LOCATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

DESCRIPTION

A TRACT OF LAND BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2140, PAGE 1834, OF THE PUBLIC RECORDS OF ALACHUA COUNTY FLORIDA, SITUATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, OF SAID ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF AFOREMENTIONED SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE NORTH 0°04'14" WEST, ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 403.02 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY); THENCE NORTH 41°06'51" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1437.97 FEET TO THE POINT OF BEGINNING; THENCE, DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, THE FOLLOWING THREE (3) COURSES: (1) SOUTH 48°53'09" EAST, A DISTANCE OF 295.00 FEET; (2) NORTH 41°06'51" EAST, A DISTANCE OF 755.00 FEET; (3) NORTH 48°53'09" WEST, A DISTANCE OF 295.00 FEET TO AFOREMENTIONED SOUTHEASTERLY RIGHT OF WAY LINE; THENCE SOUTH 41°06'51" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 755.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 5.11 ACRES OF LAND, MORE OR LESS.

SURVEYOR'S NOTES

1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 1983), YIELDING A BEARING OF N 0°04'14" W FOR THE WEST LINE OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FL.
2. VERTICAL DATUM SHOWN HEREON IS DERIVED FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BENCHMARK USED WAS A NATIONAL GEODETIC SURVEY BENCHMARK NUMBER I7576, WITH A PUBLISHED ELEVATION OF 160.03 FEET (NAVD 88).
3. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1': 5,000'.
4. BUILDING SETBACKS (UNLESS SHOWN OTHERWISE)
   FRONT= 10'
   REAR = 5'
   SIDE = 5'
   STREET FACING GARAGES = 18'
5. THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY PANEL NO. "120669 0120 D, EFFECTIVE DATE: JUNE 16, 2006.
6. THE COMMON AREAS, OPEN SPACE, AND STORM WATER MANAGEMENT AREAS SHOWN HEREON, WILL BE CONVEYED TO THE OWNER'S ASSOCIATION AND ARE IDENTIFIED FOR MAINTENANCE IN THE HOMEOWNERS ASSOCIATION DOCUMENTS. THE OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF TREES PLANTED IN RIGHTS-OF-WAY AND COMMON AREAS IN CONFORMANCE WITH SUBDIVIDERS AGREEMENT AND SECTION 7.8.1 OF THE CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS.
7. LOT CORNERS AND PERMANENT CONTROL POINTS SHALL BE SET PER 177.091 (8) AND (9) FLORIDA STATUTES.

SITE BENCHMARK TABLE				
NO.	DESCRIPTION	ELEVATION	NORTHING	EASTING
BM1	1/2" STEEL ROD & CAP "LB TRAV LB5075"	87.96'	282647.14	259515.16
BM2	1/2" STEEL ROD & CAP "LB TRAV LB5075"	93.80'	284046.72	2597130.76
BM3	1/2" STEEL ROD & CAP "LB TRAV LB5075"	89.07'	283320.58	2596501.22

**NOTE: ALL SITE BENCHMARKS ARE OFFSITE, LOCATED ALONG THE SOUTHERLY RIGHT OF WAY LINE OF N.W. COUNTY ROAD NO. 235 TO THE NORTHEAST OF THE PLAT

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	39.27'	25.00'	90°00'00"	35.36'	N 86°06'51" E
C2	39.27'	25.00'	90°00'00"	35.36'	N 3°53'09" W
C3	39.27'	25.00'	90°00'00"	35.36'	N 3°53'09" W
C4	39.27'	25.00'	90°00'00"	35.36'	N 86°06'51" E

LEGEND

FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
● = SET 5/8" STEEL REBAR & CAP MARKED "PRM LB 5075"
▲ = SET NAIL AND DISK STAMPED "PCP 5075"
⊗ = FOUND 5/8" IRON ROD (NO ID.)
P.U.E. = PUBLIC UTILITIES EASEMENT
B.S.L. = BUILDING SETBACK LINE
FFE = FINISHED FLOOR ELEVATION
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE
R/W = RIGHT OF WAY
S.F. = SQUARE FEET
SEC 28-T8S-R18E = SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST

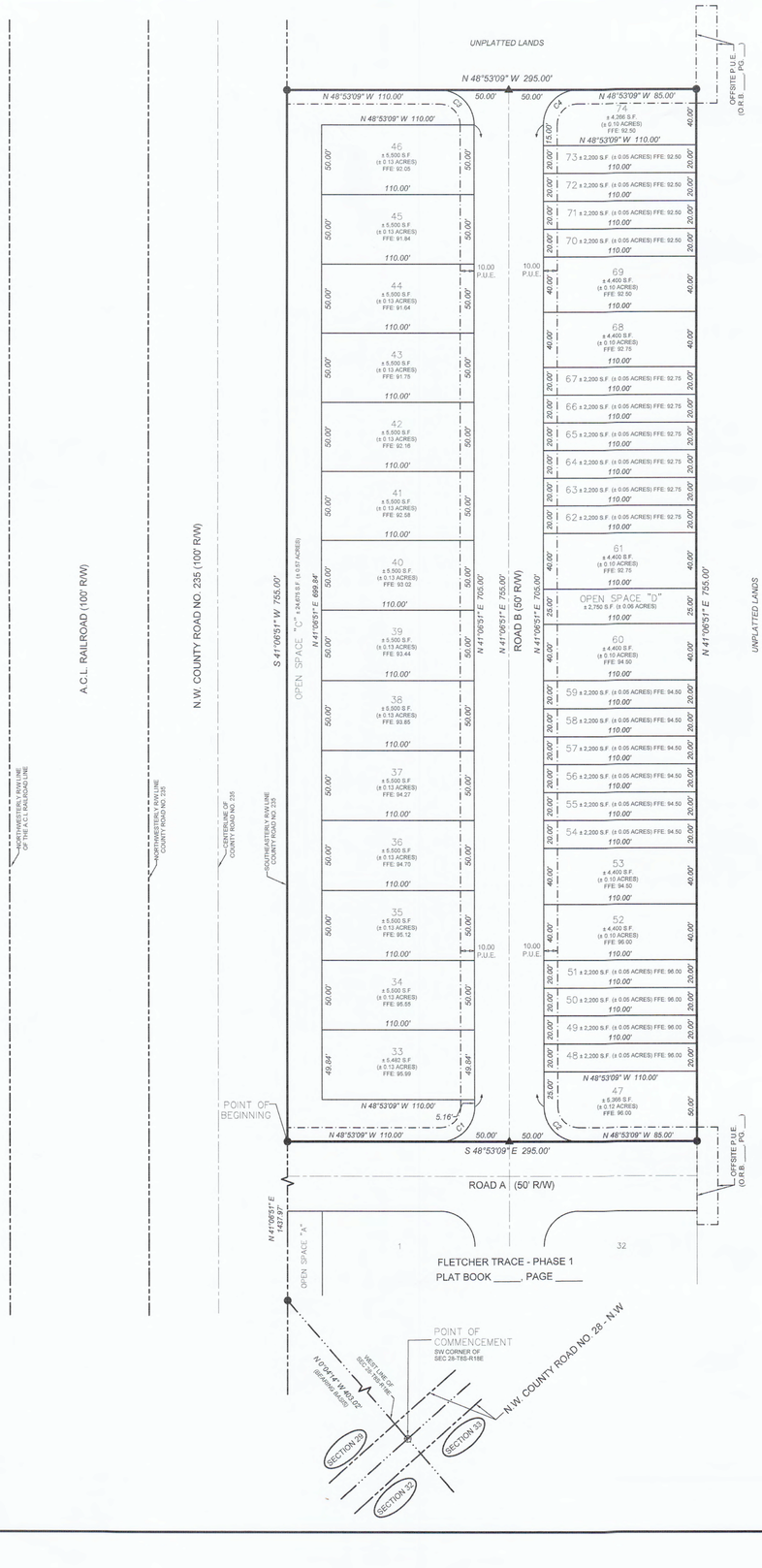
GRAPHIC SCALE
0 25 50 100
SCALE: 1" = 50'

FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY PANEL NO. "120669 0120 D, EFFECTIVE DATE: JUNE 16, 2006.

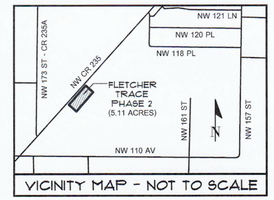
NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT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

ALL PLATTED 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.



CHW Professional Consultants
11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075

PLAT BOOK ___, PAGE ___
SHEET ONE OF ONE



OWNER'S CERTIFICATION AND DEDICATION

WACO OF ALABAMA, INC., DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE LANDS DESCRIBED HEREON, AND HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED TO BE KNOWN AS "FLETCHER TRACE - PHASE 2" ; AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE RIGHT-OF-WAYS AS SHOWN HEREON; AND DOES HEREBY DEDICATE THE USE OF DRAINAGE EASEMENTS TO THE PUBLIC FOR THE RIGHT TO DISCHARGE STORM WATER, THE OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM NOT IN THE RIGHT OF WAY; AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON SHALL BE MADE ACCESSIBLE TO PUBLIC SERVICE VEHICLES.

WITNESS _____ SIGNATURE _____

WITNESS _____ PRINT NAME & TITLE _____

ACKNOWLEDGEMENT (STATE OF FLORIDA, COUNTY OF ALACHUA)

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, _____, KNOWN TO ME TO BE THE PERSON HEREIN DESCRIBED AND ACKNOWLEDGED THAT HE EXECUTED THIS INSTRUMENT AS HIS FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____DAY OF _____ A.D. 2024

_____
NOTARY PUBLIC-STATE OF FLORIDA

COMMISSION EXPIRES:_____

COMMISSION NO.:_____

CERTIFICATE OF APPROVAL BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

THIS IS TO CERTIFY THAT ON _____ THE FOREGOING PLAT WAS APPROVED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.

_____
MAYOR

ATTEST:

CITY MANAGER _____ FILED FOR RECORD ON _____

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR THE CITY OF ALACHUA, FLORIDA

EXAMINED ON _____

AND APPROVED AS TO ITS LEGAL FORM AND SUFFICIENCY BY:

CITY ATTORNEY

RECEIVED AND FILED

RECEIVED AND FILED FOR RECORD ON THIS _____DAY OF _____, A.D. 2024

CLERK OF THE COURT

BY _____ DATE _____

chapter Part 1 - Platting of the

CERTIFICATE OF APPROVAL BY PROFESSIONAL SURVEYOR & MAPPER

IT IS HEREBY CERTIFIED, THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE PLATTING REQUIREMENTS PURSUANT TO SECTION 177 PART 1 FLORIDA STATUTES AND THAT THIS PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF SAID CHAPTER. HOWEVER MY REVIEW AND CERTIFICATION DOES NOT INCLUDE COMPUTATION OR FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS.

EXAMINED ON: _____

AND APPROVED BY: _____
PROFESSIONAL SURVEYOR AND MAPPER

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT THIS PLAT ENTITLED "FLETCHER TRACE - PHASE 2" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE OF THE DESCRIBED LANDS, UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THIS PLAT AND SURVEY COMPLIES WITH ALL REQUIREMENTS AS SET FORTH IN CHAPTER 177, PART 1- PLATTING OF THE FLORIDA STATUTES.

DATE _____

CHAD A COLSON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 7142
CAUSSEAUX, HEWETT, & WALPOLE, LLC.
FLORIDA LICENSED BUSINESS NUMBER LB 5075
11801 RESEARCH DRIVE, ALACHUA, FL 32615

Tech: AaronH Plot Date: Jul 22,2024 5:48pm Filename: N:\2021\21-0297\Department\01_Survey\PLATS\PHASE 2\PLAT\21-0297 FLETCHER TRACE - PHASE 2.dwg

August 12, 2024

Justin Tabor -AICP Principal Planner
City of Alachua
Alachua County, Florida

Mr. Tabor,

Re: Fletcher Trace – Phase 3
Surveying Review for Conformity to Chapter 177, Part I (Platting)

Thank you for the opportunity to review the subdivision plat Fletcher Trace – Phase 3. I have completed a review of the referenced subdivision plat for conformance to Chapter 177, Part I (Platting), Florida Statutes.

I find that this subdivision plat conforms to the above requirements, with the following exceptions:

177.091 (3): In my opinion the Southeasterly and Northwesterly Match lines are not necessary and should be eliminated. The Northeasterly Match Line on Sheet 2 is mislabeled. There is no Southwesterly Match Line shown on Sheet 2. The Southwesterly Match Line on Sheet 1 will need to be moved to the Northeast (See redlined Plat).

177.091 (7): An additional P.R.M. is required on the NW boundary on Sheet 2 (as shown on Sheet 1).

177.081 (2) & 177.091 (12): The owner of the lands appearing in the Owner's Certification and Dedication is different from that in the Title Opinion by Kelley D. Jones, P.A. If there is a new opinion or Title Commitment, I have not received it.

177.091 (15): Street names (when determined) are required.

177.091 (17): Identify contiguous properties along the southwesterly boundary by Subdivision name, Plat Book and page (Assuming Phase- 2 is recorded prior to Phase 3).
Note: If Phase 1 and 2 are not recorded, Phase 3 will not have access to a Public Right of Way.

177.091 (18): Lot 107 is not numbered on Sheet 2.

177.091 (29): Include 'P.B.' in the legend.
Label the size and identity of what I assume is a concrete monument at the northwest Corner of Lot 2 of Pilot Forest and include the symbol (what it is) in the Legend.

There are offsite easements which are not dimensioned and have no recording information.

720 SW 2nd Avenue, South Tower, Suite 300, Gainesville, FL 32601
Phone: (352) 373-3541 • www.edafl.com

Additional comments are upon the red-lined version of the subdivision plat included with this letter.

Please contact me at your convenience should you have any questions.

Sincerely,

Robert W. Graver, PSM
State of Florida License No. LS 4239

N:\bob\Plat Review of Fletcher Trace Phase 3.docx

FLETCHER TRACE - PHASE 3

LOCATED IN THE WEST HALF (W 1/2) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

CHW Professional Consultants
11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075

PLAT BOOK__,PAGE __
SHEET ONE OF TWO

DESCRIPTION

A TRACT OF LAND BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2140, PAGE 1834, OF THE PUBLIC RECORDS OF ALACHUA COUNTY FLORIDA, SITUATED IN THE WEST HALF (W 1/2) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, OF SAID ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF AFOREMENTIONED SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE NORTH 0°04'14" WEST, ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 403.02 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY); THENCE NORTH 41°06'51" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 2192.97 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUE ALONG SAID RIGHT OF WAY LINE, NORTH 41°06'51" EAST, A DISTANCE OF 1878.44 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF AFOREMENTIONED SECTION 28; THENCE SOUTH 01°14'54" WEST, ALONG SAID WEST LINE, A DISTANCE OF 627.97 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 28; THENCE SOUTH 00°14'12" EAST, ALONG THE WEST LINE OF SAID SOUTHEASTER QUARTER (SE 1/4) OF SECTION 28, A DISTANCE OF 282.21 FEET; THENCE, DEPARTING SAID WEST LINE, THE FOLLOWING NINE (9) COURSES; (1) SOUTH 64°41'49" WEST, A DISTANCE OF 69.19 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 185.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 48°50'21" WEST, 169.54 FEET; (2) THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 54°32'38", AN ARC LENGTH OF 176.11 FEET TO THE END OF SAID CURVE; (3) SOUTH 16°03'45" WEST, A DISTANCE OF 160.87 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 45°14'11" EAST, 35.36 FEET; (4) THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET TO THE END OF SAID CURVE; (5) SOUTH 00°14'11" EAST, A DISTANCE OF 85.00 FEET; (6) SOUTH 89°45'49" WEST, A DISTANCE OF 420.66 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 235.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 65°26'20" WEST, 193.60 FEET; (7) THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 48°38'58", AN ARC LENGTH OF 199.54 FEET TO THE END OF SAID CURVE; (8) SOUTH 41°06'51" WEST, A DISTANCE OF 311.05 FEET; (9) NORTH 48°53'09" WEST, A DISTANCE OF 295.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 17.66 ACRES OF LAND, MORE OR LESS.

SURVEYOR'S NOTES

1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 1983), YIELDING A BEARING OF N 0°04'14" W FOR THE WEST LINE OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FL.
2. VERTICAL DATUM SHOWN HEREON IS DERIVED FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BENCHMARK USED WAS A NATIONAL GEODETIC SURVEY BENCHMARK NUMBER I7S76, WITH A PUBLISHED ELEVATION OF 160.03 FEET (NAVD 88).
3. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1': 5,000'.
4. BUILDING SETBACKS (UNLESS SHOWN OTHERWISE)
   FRONT= 10'
   REAR = 5'
   SIDE = 5'
   STREET FACING GARAGES = 18'
5. THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY PANEL NO. "120669 0120 D, EFFECTIVE DATE: JUNE 16, 2006.
6. THE COMMON AREAS, OPEN SPACE, AND STORM WATER MANAGEMENT AREAS SHOWN HEREON, WILL BE CONVEYED TO THE OWNER'S ASSOCIATION AND ARE IDENTIFIED FOR MAINTENANCE IN THE HOMEOWNERS ASSOCIATION DOCUMENTS. THE OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF TREES PLANTED IN RIGHTS-OF-WAY AND COMMON AREAS IN CONFORMANCE WITH SUBDIVIDERS AGREEMENT AND SECTION 7.8.1 OF THE CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS.
7. LOT CORNERS AND PERMANENT CONTROL POINTS SHALL BE SET PER 177.091 (8) AND (9) FLORIDA STATUTES.

LEGEND

FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
● = SET 5/8" STEEL REBAR & CAP MARKED "PRM LB 5075"
▲ = SET NAIL AND DISK STAMPED "PCP 5075"
⊗ = FOUND 5/8" IRON ROD (NO ID.)
P.U.E. = PUBLIC UTILITIES EASEMENT
B.S.L. = BUILDING SETBACK LINE
FFE = FINISHED FLOOR ELEVATION
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE
R/W = RIGHT OF WAY
S.F. = SQUARE FEET
SEC 28-T8S-R18E = SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST

FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY PANEL NO. "120669 0120 D, EFFECTIVE DATE: JUNE 16, 2006.

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 SUPPLANTED 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.

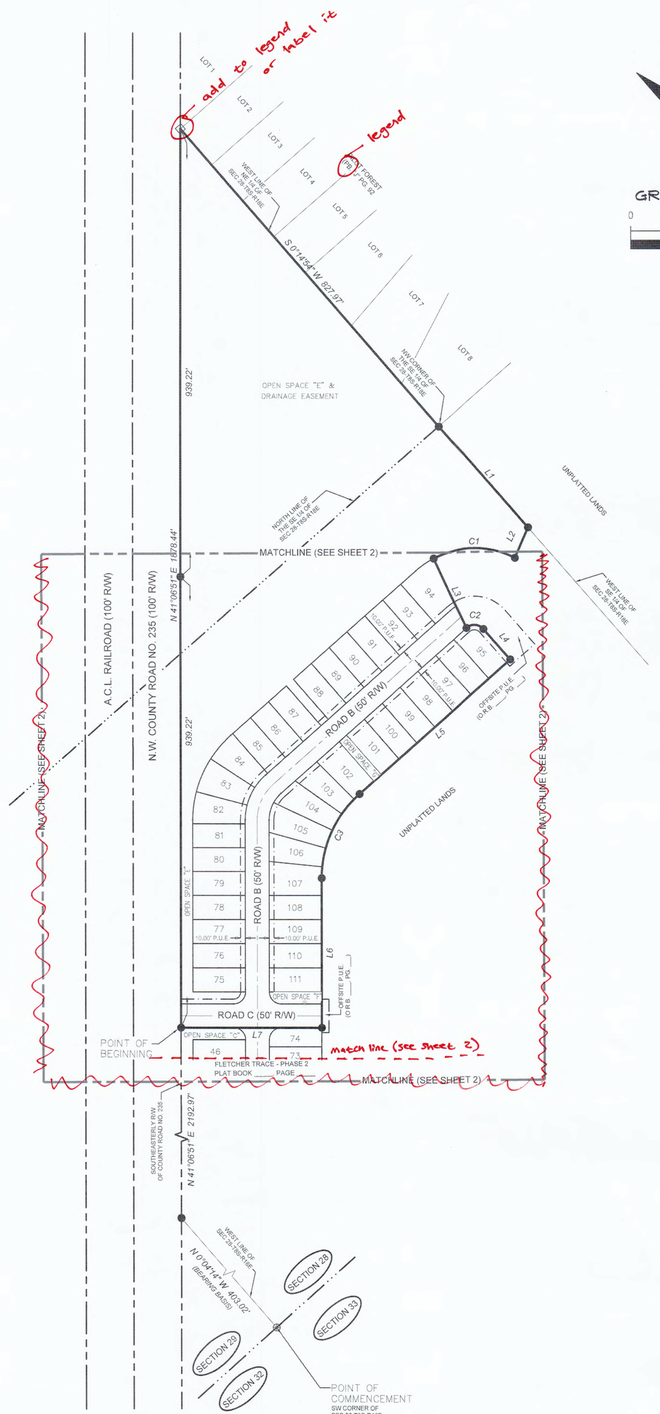
ALL PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES 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.

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 0°14'12" E	282.21'
L2	S 64°41'49" W	69.19'
L3	S 16°03'45" W	160.87'
L4	S 0°14'11" E	85.00'
L5	S 89°45'49" W	420.66'
L6	S 41°06'51" W	311.05'
L7	N 48°53'09" W	295.00'

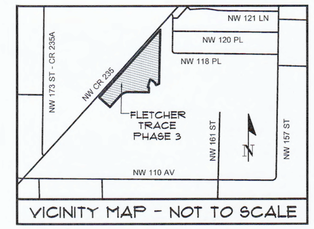
CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	176.11'	185.00'	54°32'38"	169.54'	N 48°50'21" W
C2	39.27'	25.00'	90°00'00"	35.36'	S 45°14'11" E
C3	199.54'	235.00'	48°38'58"	193.60'	S 65°26'20" W

SITE BENCHMARK TABLE				
NAME	DESCRIPTION	ELEVATION	NORTHING	EASTING
BM1	1/2" STEEL ROD & CAP "LB TRAV LB5075".	87.96'	282647.14	259515.16
BM2	1/2" STEEL ROD & CAP "LB TRAV LB5075".	93.80'	284046.72	2597130.76
BM3	1/2" STEEL ROD & CAP "LB TRAV LB5075".	89.07'	283320.58	2596501.22

**NOTE: ALL SITE BENCHMARKS ARE OFFSITE, LOCATED ALONG THE SOUTHERLY RIGHT OF WAY LINE OF N.W. COUNTY ROAD NO. 235



GRAPHIC SCALE
0 75 150 300
SCALE: 1" = 150'



OWNER'S CERTIFICATION AND DEDICATION

WACO OF ALABAMA, INC., DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE LANDS DESCRIBED HEREON, AND HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED TO BE KNOWN AS "FLETCHER TRACE - PHASE 3" ; AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE RIGHT-OF-WAYS AS SHOWN HEREON; AND DOES HEREBY DEDICATE THE USE OF DRAINAGE EASEMENTS TO THE PUBLIC FOR THE RIGHT TO DISCHARGE STORM WATER, THE OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM NOT IN THE RIGHT OF WAY; AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON SHALL BE MADE ACCESSIBLE TO PUBLIC SERVICE VEHICLES.

WITNESS _____ SIGNATURE _____

WITNESS _____ PRINT NAME & TITLE _____

ACKNOWLEDGEMENT (STATE OF FLORIDA, COUNTY OF ALACHUA)

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, _____, KNOWN TO ME TO BE THE PERSON HEREIN DESCRIBED AND ACKNOWLEDGED THAT HE EXECUTED THIS INSTRUMENT AS HIS FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____DAY OF _____ A.D. 2024

_____
NOTARY PUBLIC-STATE OF FLORIDA

COMMISSION EXPIRES:_____

COMMISSION NO.:_____

CERTIFICATE OF APPROVAL BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

THIS IS TO CERTIFY THAT ON _____, THE FOREGOING PLAT WAS APPROVED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.

_____
MAYOR

ATTEST:

_____ _____
CITY MANAGER FILED FOR RECORD ON

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR THE CITY OF ALACHUA, FLORIDA

_____
EXAMINED ON

AND APPROVED AS TO ITS LEGAL FORM AND SUFFICIENCY BY:

_____
CITY ATTORNEY

RECEIVED AND FILED

RECEIVED AND FILED FOR RECORD ON THIS _____DAY OF _____, A.D. 2024

_____
CLERK OF THE COURT

BY _____ DATE _____

CERTIFICATE OF APPROVAL BY PROFESSIONAL SURVEYOR & MAPPER

IT IS HEREBY CERTIFIED, THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE PLATTING REQUIREMENTS PURSUANT TO SECTION 177 (PART 1) FLORIDA STATUTES AND THAT THIS PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF SAID CHAPTER, HOWEVER MY REVIEW AND CERTIFICATION DOES NOT INCLUDE COMPUTATION OR FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS.

EXAMINED ON: _____

AND APPROVED BY: _____
PROFESSIONAL SURVEYOR AND MAPPER

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT THIS PLAT ENTITLED "FLETCHER TRACE - PHASE 2" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE OF THE DESCRIBED LANDS, UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THIS PLAT AND SURVEY COMPLIES WITH ALL REQUIREMENTS AS SET FORTH IN CHAPTER 177, PART 1- PLATTING OF THE FLORIDA STATUTES.

_____ _____
DATE CHAD A COLSON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 7142
CAUSSEAUX, HEWETT, & WALPOLE, LLC.
FLORIDA LICENSED BUSINESS NUMBER LB 5075
11801 RESEARCH DRIVE, ALACHUA, FL 32615

Tech: AaronH Plot Date: Jul 24,2024 8:50am Filename: N:\2021\21-0297\Departments\01_Survey\PLATS\PHASE 3\PLAT\21-0297 FLETCHER TRACE - PHASE 3.dwg

FLETCHER TRACE - PHASE 3

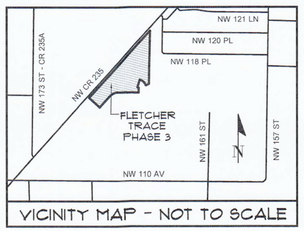
LOCATED IN THE WEST HALF (W 1/2) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

CHW Professional Consultants
11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075

PLAT BOOK __, PAGE __
SHEET TWO OF TWO

SURVEYOR'S NOTES

1. HORIZONTAL DATUM SHOWN HEREON IS DERIVED FROM THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 1983), YIELDING A BEARING OF N 0°04'14" W FOR THE WEST LINE OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FL.
2. VERTICAL DATUM SHOWN HEREON IS DERIVED FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BENCHMARK USED WAS A NATIONAL GEODETIC SURVEY BENCHMARK NUMBER I75T6, WITH A PUBLISHED ELEVATION OF 160.03 FEET (NAVD 88).
3. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1':10,000'.
4. BUILDING SETBACKS (UNLESS SHOWN OTHERWISE)
   FRONT= 10'
   REAR = 5'
   SIDE = 5'
   STREET FACING GARAGES = 18'
5. THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY PANEL NO. "120069 0120 D, EFFECTIVE DATE: JUNE 16, 2006.
6. ALL PLATTED 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.
7. THE COMMON AREAS, OPEN SPACE, AND STORM WATER MANAGEMENT AREAS SHOWN HEREON, WILL BE CONVEYED TO THE OWNER'S ASSOCIATION AND ARE IDENTIFIED FOR MAINTENANCE IN THE HOMEOWNERS ASSOCIATION DOCUMENTS. THE OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF TREES PLANTED IN RIGHTS-OF-WAY AND COMMON AREAS IN CONFORMANCE WITH SUBDIVIDERS AGREEMENT AND SECTION 7.8.1 OF THE CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS.
8. LOT CORNERS AND PERMANENT CONTROL POINTS SHALL BE SET PER 177.091 (8) AND (9) FLORIDA STATUTES.
9. ALL LINES ARE NON-RADIAL UNLESS NOTED OTHERWISE.
10. THIS SURVEY IS A TOTAL OF TWO (2) SHEETS. EACH SHEET IS INCOMPLETE WITHOUT THE OTHERS. SEE SHEET ONE (1) FOR OVERALL PLAT BOUNDARY. SEE SHEET (2) FOR DETAIL INFORMATION FOR LOTS ONE (1) THRU THIRTY-TWO (32).



VICINITY MAP - NOT TO SCALE



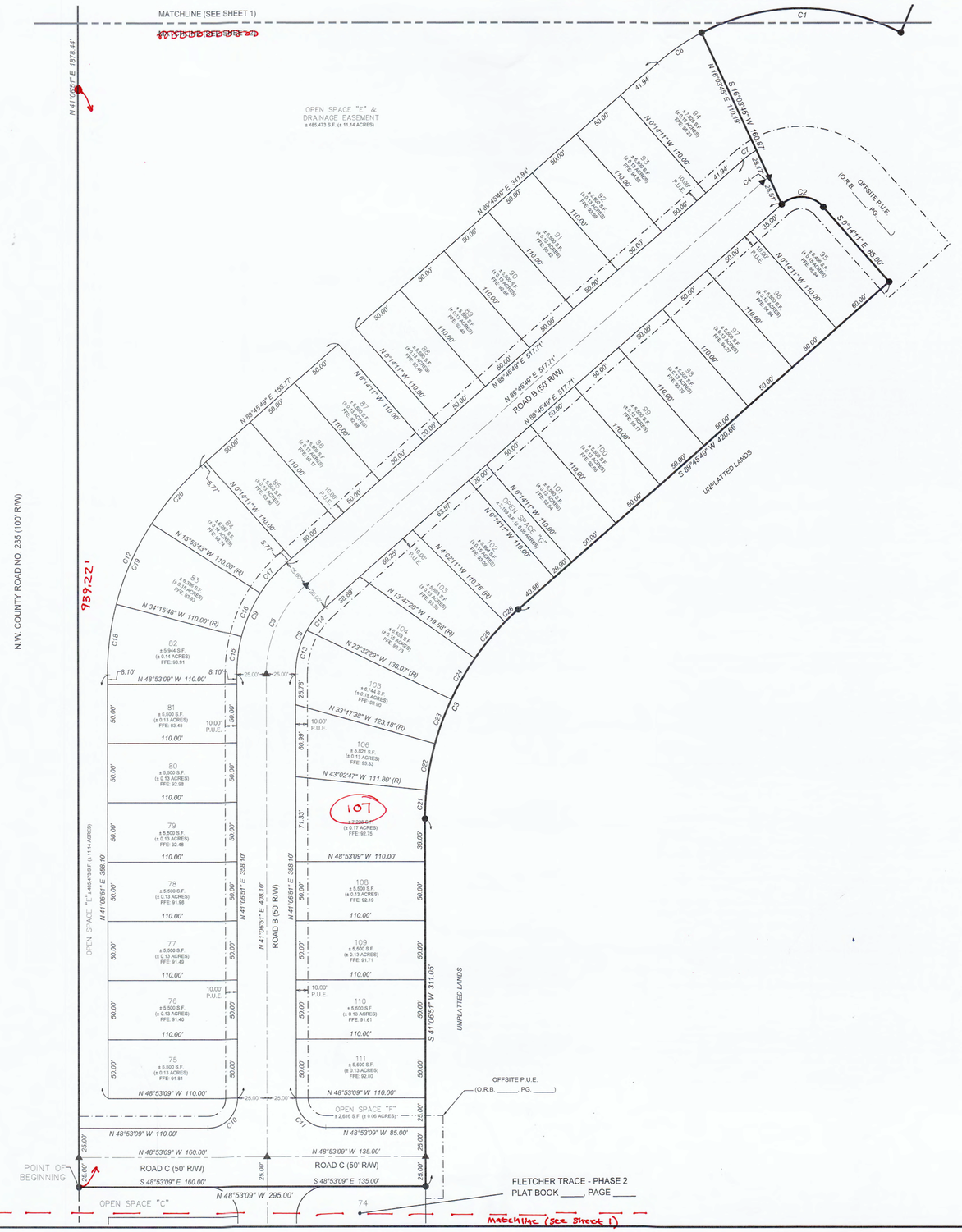
GRAPHIC SCALE
0 25 50 100
SCALE: 1" = 50'

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	176.11'	185.00'	54°32'38"	169.54'	N 48°50'21" W
C2	39.27'	25.00'	90°00'00"	35.36'	S 45°14'11" E
C3	199.54'	235.00'	48°38'58"	193.60'	S 65°26'20" W
C4	7.18'	50.00'	8°13'56"	7.18'	N 86°07'13" W
C5	84.91'	100.00'	48°38'58"	82.38'	N 65°26'20" E
C6	45.61'	185.00'	14°07'32"	45.49'	N 83°10'26" W
C7	14.31'	75.00'	10°55'52"	14.29'	N 84°46'16" W
C8	63.68'	75.00'	48°38'58"	61.79'	N 65°26'20" E
C9	106.14'	125.00'	48°38'58"	102.98'	N 65°26'20" E
C10	39.27'	25.00'	90°00'00"	35.36'	N 86°06'51" E
C11	39.27'	25.00'	90°00'00"	35.36'	N 03°53'09" W
C12	199.54'	235.00'	48°38'58"	193.60'	N 65°26'20" E
C13	38.45'	75.00'	29°22'38"	38.03'	N 55°48'09" E

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C14	25.23'	75.00'	19°16'20"	25.11'	N 80°07'38" E
C15	31.90'	125.00'	14°37'22"	31.82'	N 48°25'31" E
C16	40.00'	125.00'	18°20'05"	39.83'	N 64°54'14" E
C17	34.23'	125.00'	15°41'32"	34.13'	N 81°55'03" E
C18	59.98'	235.00'	14°37'21"	59.81'	N 48°25'31" E
C19	75.20'	235.00'	18°20'05"	74.88'	N 64°54'14" E
C20	64.36'	235.00'	15°41'32"	64.16'	N 81°55'03" E
C21	23.95'	235.00'	5°50'23"	23.94'	N 44°02'02" E
C22	40.00'	235.00'	9°45'09"	39.95'	N 51°49'48" E
C23	40.00'	235.00'	9°45'09"	39.95'	N 61°34'57" E
C24	40.00'	235.00'	9°45'09"	39.95'	N 71°20'06" E
C25	40.00'	235.00'	9°45'09"	39.95'	N 81°05'15" E
C26	15.59'	235.00'	3°48'00"	15.58'	N 87°51'49" E

LEGEND

FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
● = SET 5/8" STEEL REBAR & CAP MARKED "PRM LB 5075"
▲ = SET NAIL AND DISK STAMPED "PCP 5075"
⊗ = FOUND 5/8" IRON ROD (NO ID.)
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITIES EASEMENT
B.S.L. = BUILDING SETBACK LINE
FFE = FINISHED FLOOR ELEVATION
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE
R/W = RIGHT OF WAY
S.F. = SQUARE FEET
NO = NUMBER
(R) = RADIAL
ID. = IDENTIFICATION
⊕ = SITE BENCHMARK
= SUBJECT PARCEL LINE
= ADJOINING PARCEL LINE
= EASEMENT LINE
= RIGHT OF WAY LINE
= SECTION LINE



Tech: Aaronh Plot Date: Jul 24,2024 8:53am Filename: H:\2021\121-025\7.Department\01_Survey\PLATS\PHASE 3\PLAT\121-025 FLETCHER TRACE - PHASE 3.dwg

03980-002-000
BAUGH SOUTHEAST COOPERATIVE INC
SYSCO CORPORATION
ATTN TAX DEPARTMENT 1390 ENCLAVE
HOUSTON, TX 77077

03980-002-001
WACO OF ALABAMA INC
PO BOX 6937
JACKSONVILLE, FL 32236

03980-003-001
MCDONALD & MCDONALD
15824 OPEN SKY WAY
COLORADO SPRINGS, CO 80908

03980-003-002
CAICEDO EDGAR H & FRANCI
12012 NW 164TH TER
ALACHUA, FL 32615

03980-003-003
WAITHE SEAN L & ASHLEY M
12004 NW 164TH TER
ALACHUA, FL 32615

03980-003-004
ESKRIDGE MARTY R
14705 MAIN ST
ALACHUA, FL 32615

03980-003-005
KEDEM CECIL KAY & JACOB
11920 NW 164TH TER
ALACHUA, FL 32615

03980-003-006
PARRIS R SCOTT
11914 NW 164TH TER
ALACHUA, FL 32615

03980-003-007
POGUE ANGELA MARIE
11908 NW 164TH TER
ALACHUA, FL 32615

03980-003-008
FREDERICK JULIE
11902 NW 164TH TER
ALACHUA, FL 32615

03980-003-009
GRISHAM DIANNE M
16337 NW 118TH PL
ALACHUA, FL 32615

03980-003-010
BERG JEFFERY E & RENEE D
16329 NW 118TH PL
ALACHUA, FL 32615

03980-003-052
BOYETTE BETTY L LIFE ESTATE
16326 NW 118TH PL
ALACHUA, FL 32615

03980-003-053
WIGGLESWORTH ERNEST BARTOW JR
11923 NW 164TH TER
ALACHUA, FL 32615

03980-003-054
MOORE WENDY SANDRA
12017 NW 164TH TER
ALACHUA, FL 32615

03980-010-022
STEWART WILLIAM O & JOSIE P
16324 NW 120TH PL
ALACHUA, FL 32615

03980-020-000
SAVANNAH STATION OWNERS ASSOCI
4510 NW 6TH PL 3RD FLOOR
GAINESVILLE, FL 32607

03981-004-005
SULAK KENNETH J & MARSHA J
16328 NW 110TH AVE
ALACHUA, FL 32615

03981-004-006
STREIT WOLFGANG J
16414 NW 110TH AVE
ALACHUA, FL 32615

03981-004-007
STREIT WOLFGANG J
16414 NW 110TH AVE
ALACHUA, FL 32615

03981-005-001
HOLDER CAITLYN ELISE
11306 NW 161ST ST
ALACHUA, FL 32615

03981-005-002
HARRELL VAUGHN R
11218 NW 161ST ST
ALACHUA, FL 32615

03981-006-000
ROSS DONNA M
11418 NW 161ST ST
ALACHUA, FL 32615

03981-007-000
LEWIS SHEREE WILSON
16008 NW 118TH PL
ALACHUA, FL 32615

03981-008-000
WEAVER WILLIAM R & BEVERLY GAIL
8461 SW 129TH TERRACE RD
DUNNELLON, FL 34432

03983-011-000
WACO PROPERTIES INC
569 EDGEWOOD AVE SOUTH
JACKSONVILLE, FL 32205

03984-000-000
GAVIGAN & GAVIGAN
25348 CARNOUSTIE DR
SORRENTO, FL 32776

03997-005-000
PADGETT CAROLYN S
10714 NW 173RD ST
ALACHUA, FL 32615

03997-006-000
MORALES DANIEL J & SHELLEY H
PO BOX 1195
ALACHUA, FL 32616

04008-001-001
AUGSPURG JASON R & JANET R
16825 NW 110TH AVE
ALACHUA, FL 32615

04008-003-000
BRANDON-TURNER & TURNER TRUSTE
17011 NW 110TH AVE
ALACHUA, FL 32615

04008-003-001
VINCENT & VINCENT TRUSTEES
16919 NW 110TH AVE
ALACHUA, FL 32615

04008-003-005
BRODSKAYA & LERNER
4830 NORTH RIDGEWAY AVE # 2
CHICAGO, IL 60625

04008-003-051
BRODSKAYA & LERNER
4830 NORTH RIDGEWAY AVE # 2
CHICAGO, IL 60625

04008-003-052
BRODSKAYA & LERNER
4830 NORTH RIDGEWAY AVE # 2
CHICAGO, IL 60625

04008-004-000
CRUSE & CRUSE & STORMANT
PO BOX 126
ALACHUA, FL 32616

04008-005-000
CLARK CODY THOMAS & RUTH CHANC
16357 NW 110TH AVE
ALACHUA, FL 32615

04008-005-004
JOHNS TIMOTHY CALVIN & SHANNON
16333 NW 110TH AVE
ALACHUA, FL 32615

04008-005-005
LEISTNER & ZSCHAECK W/H
16817 NW 110TH AVE
ALACHUA, FL 32615

92060-517-900
CSX TRANSPORTATION INC
500 WATER ST TAX DEPARTMENT J-910
JACKSONVILLE, FL 32202

March 11, 2024

Blake Fletcher
Fletcher Development, LLC
4510 NW 6th Place, 3rd Floor
Gainesville, FL 32607

SUBJECT: Permit Number ERP-001-246933-1
Fletcher Trace Phases 1, 2, & 3

Dear Blake Fletcher:

Enclosed is your permit issued by the Suwannee River Water Management District on March 06, 2024. This permit is a legal document and should be kept with your other important documents. Permit issuance does not relieve you from the responsibility of obtaining any necessary permits from any federal, state, or local agencies for your project.

Noticing Your Permit:
For noticing instructions, please refer to the noticing materials in this package regarding closing the point of entry for someone to challenge the issuance of your permit. Please note that if a timely petition for administrative hearing is filed, your permit will become non-final and any activities that you choose to undertake pursuant to your permit will be at your own risk.

Compliance with Permit Conditions:
To submit your required permit compliance information, go to the District's website at https://permitting.sjrwmd.com/srepermitting/jsp/start.jsp. Click to sign-in to your existing account or to create a new account. Select the "Apply/Submit" tab, select "Submit Compliance Data", enter your permit number, and select "No Specific Date" for the Compliance Due Date Range. You will then be able to view all the compliance submittal requirements for your project. Select "the compliance item that you are ready to submit and then attach the appropriate information or form. The forms to comply with your permit conditions are available at floridaswater.com/permitting under the section "Handbooks, forms, fees, final orders". Click on forms to view all permit compliance forms, then scroll to the ERP application forms section and select the applicable compliance forms. Alternatively, if you have difficulty finding forms or need copies of the appropriate forms, please contact the Resource Management Division at (386) 362-1001.

Compliance with Other Permitting Programs:
This permit does not eliminate the necessity to obtain any required federal, state, local and special district authorizations prior to the start of any construction, alteration, operation, maintenance, removal or abandonment authorized by this permit.

The Suwannee River Water Management District did not issue a National Pollutant Discharge Elimination System (NPDES) permit for this project. If this project meets the thresholds such that a NPDES permit is required, you must apply to the Florida Department of Environmental Protection directly. More information about NPDES permits may be found online at https://floridadep.gov/water/stormwater. **Failure to obtain a NPDES permit prior to construction could subject you to enforcement action by that agency.**

For projects which involve wetlands or surface waters, the Suwannee River Water Management District did not issue a federal authorization for use or impacts to wetlands under federal jurisdiction, this project. Therefore, you must apply directly to the US Army Corps of Engineers (USACE). More information about USACE permitting may be found online at https://www.saj.usace.army.mil/. **Failure to obtain USACE authorization prior to construction could subject you to federal enforcement action by that agency.**

Transferring Your Permit:

Your permit requires you to notify the District in writing within 30 days of any change in ownership or control of the project or activity covered by the permit, or within 30 days of any change in ownership or control of the real property on which the permitted project or activity is located or occurs. You will need to provide the District with the information specified in rule 62-330.340, Florida Administrative Code (F.A.C.). Generally, this will require you to complete and submit Form 62-330.340(1), "Request to Transfer Permit".

Please note that a permittee is liable for compliance with the permit before the permit is transferred. The District, therefore, recommends that you request a permit transfer in advance in accordance with the applicable rules. You are encouraged to contact District staff for assistance with this process.

Thank you and please let us know if you have additional questions. For general questions contact us at (386) 362-1001.

Sincerely,

Timothy W Alexander

_____

Tim Alexander
Deputy Executive Director

Enclosures: Permit

cc: District Permit File

ERP Individual Permit

PERMITTEE:
Blake Fletcher
Fletcher Development, LLC
4510 NW 6th Place, 3rd Floor
Gainesville, FL 32607

PERMIT NUMBER: ERP-001-246933-1
DATE ISSUED: March 06, 2024
DATE EXPIRES: March 06, 2029
COUNTY: Alachua
TRS: S28 T8S R18E

PROJECT: Fletcher Trace Phases 1, 2, & 3

Upon completion, the approved entity to which operation and maintenance maybe transferred pursuant to rule 62-330.310 and 62-330.340 or 40B-4.1130, Florida Administrative Code (F.A.C) shall be:

Blake Fletcher
Fletcher Development, LLC
4510 NW 6th Place, 3rd Floor
Gainesville, FL 32607

Based on the information provided to the Suwannee River Water Management District (District), the subject proposed project has met the conditions of issuance as found in subsection 62-330.301, subsections 62-330.407 through 62-330.635, or subsection 40B-4.3030, F.A.C. The permit is hereby in effect for the activity description below:

This permit authorizes the construction of 10.5 acres of impervious area and the construction, operation, and maintenance of a stormwater management system to serve 33.3 acres of total impervious surfaces, of which 22.8 acres is future impervious area, on a total project area of 25.13 acres. The project shall be constructed in a manner consistent with the application package, plans, and calculations submitted and certified by Travis Hastay, P.E. of CHW on or before March 6, 2024.

As the permittee and/or operation and maintenance entity, it is your responsibility to ensure that adverse off-site impacts do not occur either during or after the construction. Any additional construction or alterations not authorized by this permit may result in flood control or water quality problems both on and off site and will be a violation of District rule.

You and any other substantially affected persons are entitled to request an administrative hearing or mediation. Please refer to the enclosed notice of rights.

1. All activities shall be implemented following the plans, specifications and performance criteria approved by this permit. Any deviations must be authorized in a permit modification in accordance with rule 62-330.315, F.A.C. Any deviations that are not so authorized may subject the permittee to enforcement action and revocation of the permit under chapter 373, F.S.

2. A complete copy of this permit shall be kept at the work site of the permitted activity during the construction phase, and shall be available for review at the work site upon request by the District staff. The permittee shall require the contractor to review the complete permit prior to beginning construction.

3. Activities shall be conducted in a manner that does not cause or contribute to violations of state water quality standards. Performance-based erosion and sediment control best management practices shall be installed immediately prior to, and be maintained during and after construction as needed, to prevent adverse impacts to the water resources and adjacent lands. Such practices shall be in accordance with the State of Florida Erosion and Sediment Control Designer and Reviewer Manual (Florida Department of Environmental Protection and Florida Department of Transportation June 2007), and the Florida Stormwater Erosion and Sedimentation Control Inspector's Manual (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008), which are both incorporated by reference in paragraph 62-330.050(9)(b)5., F.A.C., unless a project-specific erosion and sediment control plan is approved or other water quality control measures are required as part of the permit.

4. At least 48 hours prior to beginning the authorized activities, the permittee shall submit to the Agency a fully executed Form 62-330.350(1), "Construction Commencement Notice," (October 1, 2013), (http://www.flrules.org/Gateway/reference.asp?No=Ref-02505), incorporated by reference herein, indicating the expected start and completion dates. A copy of this form may be obtained from the Agency, as described in subsection 62-330.010(5), F.A.C., and shall be submitted electronically or by mail to the Agency. However, for activities involving more than one acre of construction that also require a NPDES stormwater construction general permit, submittal of the Notice of Intent to Use Generic Permit for Stormwater Discharge from Large and Small Construction Activities, DEP Form 62-621.300(4)(b), shall also serve as notice of commencement of construction under this chapter and, in such a case, submittal of Form 62-330.350(1) is not required.

5. Unless the permit is transferred under rule 62-330.340, F.A.C., or transferred to an operating entity under rule 62-330.310, F.A.C., the permittee is liable to comply with the plans, terms and conditions of the permit for the life of the project or activity.

6. Within 30 days after completing construction of the entire project, or any independent portion of the project, the permittee shall provide the following to the Agency, as applicable:

    a. For an individual, private single-family residential dwelling unit, duplex, triplex, or quadruplex — “Construction Completion and Inspection Certification for Activities Associated With a Private Single-Family Dwelling Unit” [Form 62-330.310(3)]; or

    b. For all other activities — “As-Built Certification and Request for Conversion to Operational Phase” [Form 62-330.310(1)].

    c. If available, an Agency website that fulfills this certification requirement may be used in lieu of the form.

7. If the final operation and maintenance entity is a third party:

    a. Prior to sales of any lot or unit served by the activity and within one year of permit issuance, or within 30 days of as-built certification, whichever comes first, the permittee shall submit, as applicable, a copy of the operation and maintenance documents (see sections 12.3 thru 12.3.3 of Volume I) as filed with the Department of State, Division of Corporations and a copy of any easement, plat, or deed restriction needed to operate or maintain the project, as recorded with the Clerk of the Court in the County in which the activity is located.

    b. Within 30 days of submittal of the as- built certification, the permittee shall submit “Request for Transfer of Environmental Resource Permit to the Perpetual Operation Entity” [Form 62-330.310(2)] to transfer the permit to the operation and maintenance entity, along with the documentation requested in the form. If available, an Agency website that fulfills this transfer requirement may be used in lieu of the form.

8. The permittee shall notify the District in writing of changes required by any other regulatory District that require changes to the permitted activity, and any required modification of this permit must be obtained prior to implementing the changes.

9. This permit does not:

    a. Convey to the permittee any property rights or privileges, or any other rights or privileges other than those specified herein or in chapter 62-330, F.A.C.;

    b. Convey to the permittee or create in the permittee any interest in real property;

    c. Relieve the permittee from the need to obtain and comply with any other required federal, state, and local authorization, law, rule, or ordinance; or

    d. Authorize any entrance upon or work on property that is not owned, held in easement, or controlled by the permittee.

10. Prior to conducting any activities on state-owned submerged lands or other lands of the state, title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund, the permittee must receive all necessary approvals and authorizations under chapters 253 and 258, F.S. Written authorization that requires formal execution by the

Board of Trustees of the Internal Improvement Trust Fund shall not be considered received until it has been fully executed.

11. The permittee shall hold and save the District harmless from any and all damages, claims, or liabilities that may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any project authorized by the permit.

12. The permittee shall notify the District in writing:

    a. Immediately if any previously submitted information is discovered to be inaccurate; and

    b. Within 30 days of any conveyance or division of ownership or control of the property or the system, other than conveyance via a long-term lease, and the new owner shall request transfer of the permit in accordance with rule 62-330.340, F.A.C. This does not apply to the sale of lots or units in residential or commercial subdivisions or condominiums where the stormwater management system has been completed and converted to the operation phase.

13. Upon reasonable notice to the permittee, District staff with proper identification shall have permission to enter, inspect, sample and test the project or activities to ensure conformity with the plans and specifications authorized in the permit.

14. If prehistoric or historic artifacts, such as pottery or ceramics, projectile points, stone tools, dugout canoes, metal implements, historic building materials, or any other physical remains that could be associated with Native American, early European, or American settlement are encountered at any time within the project site area, the permitted project shall cease all activities involving subsurface disturbance in the vicinity of the discovery. The permittee or other designee shall contact the Florida Department of State, Division of Historical Resources, Compliance Review Section (DHR), at (850)245-6333, as well as the appropriate permitting agency office. Project activities shall not resume without verbal or written authorization from the Division of Historical Resources. If unmarked human remains are encountered, all work shall stop immediately and the proper authorities notified in accordance with section 872.05, F.S. For project activities subject to prior consultation with the DHR and as an alternative to the above requirements, the permittee may follow procedures for unanticipated discoveries as set forth within a cultural resources assessment survey determined complete and sufficient by DHR and included as a specific permit condition herein.

15. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding unless a specific condition of this permit or a formal determination under rule 62-330.201, F.A.C., provides otherwise.

16. The permittee shall provide routine maintenance of all components of the stormwater management system to remove trapped sediments and debris. Removed materials shall be disposed of in a landfill or other uplands in a manner that does not require a permit under chapter 62-330, F.A.C., or cause violations of state water quality standards.

17. This permit is issued based on the applicant's submitted information that reasonably demonstrates that adverse water resource-related impacts will not be caused by the completed permit activity. If any adverse impacts result, the District will require the

permittee to eliminate the cause, obtain any necessary permit modification, and take any necessary corrective actions to resolve the adverse impacts.

18. A Recorded Notice of Environmental Resource Permit may be recorded in the county public records in accordance with section 62-330.090(7), F.A.C. Such notice is not an encumbrance upon the property.

19. This permit does not authorize the permittee to cause any adverse impact to or “take” of state listed species and other regulated species of fish and wildlife. Compliance with state laws regulating the take of fish and wildlife is the responsibility of the owner or applicant associated with this project. Please refer to Chapter 68A-27 of the Florida Administrative Code for definitions of “take” and a list of fish and wildlife species. If listed species are observed onsite, FWC staff are available to provide decision support information or assist in obtaining the appropriate FWC permits. Most marine endangered and threatened species are statutorily protected and a “take” permit cannot be issued. Requests for further information or review can be sent to FWCConservationPlanningServices@MyFWC.com.

20. Operation and maintenance of the stormwater management system shall be the responsibility of the permittee until such time as those responsibilities are transferred to the approved association. Prior to the association assuming operation and maintenance responsibilities, permittee shall request transfer to operation and maintenance entity.

21. Prior to a dedication or transfer of all or any part of the common properties which is directly or indirectly related to the stormwater management system, the dedication or approval of the transfer must be authorized by the District through modification of any and all permits or authorizations issued by the District. Such modifications shall be made under the lawfully adopted rules of the District in effect at the time of application for modification.

22. The Permittee shall submit documentation demonstrating that the Articles of Incorporation have been filed with the Secretary of State, and that the corporation is in good standing, to the District prior to any request to transfer this permit to the HOA.

23. The Permittee shall submit documentation demonstrating that all stormwater management systems are located on common areas, and that the common areas are owned or controlled by the HOA, to the District prior to any request to transfer this permit to the HOA.

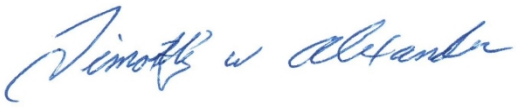
24. Prior to the sale of any lot or parcel, the permittee must record Declarations of Covenants and Restrictions that include a restriction on the real property pursuant to section 704.06, F.S.; prohibiting all construction including clearing, dredging, or filling, except that which is specifically authorized by Environmental Resource permit, within the conservation areas delineated on the final plans and/or mitigation proposal approved by the District.

25. Prior to the Permittee seeking to transfer the operation and maintenance to a Homeowner's Association, the Permittee must demonstrate to the reasonable satisfaction of the Suwannee River Water Management District that over twenty-four (24) consecutive months have passed since the active operation of the Homeowner's Association commenced and the Permittee shall demonstrate to the Suwannee River Water Management District's satisfaction that the Homeowner's Association is an active,

ongoing concern which the Permittee shall establish by submitting copies of all minutes of meetings of members of the Association, the board of directors, copies of all operation and maintenance expenses incurred and documentation showing that all assessments that were levied have been collected and such other documentation as the Suwannee River Water Management District may reasonably deem necessary to establish that the Homeowner's Association is an active, functioning and ongoing concern.

WITHIN 30 DAYS AFTER COMPLETION OF THE PROJECT, THE PERMITTEE SHALL NOTIFY THE DISTRICT, IN WRITING, THAT THE FACILITIES ARE COMPLETE.

AUTHORIZED BY: Suwannee River Water Management District

By: 

Tim Alexander
Deputy Executive Director

NOTICE OF RIGHTS

1. A person whose substantial interests are or may be determined has the right to request an administrative hearing by filing a written petition with the Suwannee River Water Management District (District), or may choose to pursue mediation as an alternative remedy under Section 120.569 and 120.573, Florida Statutes, (F.S.), before the deadline for filing a petition. Choosing mediation will not adversely affect the right to a hearing if mediation does not result in a settlement. The procedures for pursuing mediation are set forth in Sections 120.569 and 120.57 F.S. Pursuant to Rule 28-106.111, Florida Administrative Code, (F.A.C.), the petition must be filed at the office of the District Clerk at District Headquarters, 9225 C.R. 49, Live Oak, Florida 32060 within twenty-one (21) days of receipt of written notice of the decision or within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail actual notice). A petition must comply with Chapter 28-106, F.A.C.

2. If the Governing Board takes action which substantially differs from the notice of District decision to grant or deny the pe1mit application, a person whose substantial interests are or may be determined has the right to request an administrative hearing or may choose to pursue mediation as an alternative remedy as described above. Pursuant to Rule 28-106.111, F.A.C., the petition must be filed at the office of the District Clerk at District Headquarters, 9225 C.R. 49, Live Oak, Florida 32060 within twenty-one (21) days of receipt of written notice of the decision or within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail actual notice). Such a petition must comply with Chapter 28-106, F.A.C.

3. A substantially interested person has the right to a formal administrative hearing pursuant to Section 120.569 and 120.57(1), F.S., where there is a dispute between the District and the party regarding an issue of material fact. A petition for formal hearing must comply with the requirements set forth in Rule 28-106.201, F.A.C.

4. A substantially interested person has the right to an informal hearing pursuant to Section 120.569 and 120.57(2), F.S., where no material facts are in dispute. A petition for an informal hearing must comply with the requirements set forth in Rule 28-106.301, F.A.C.

5. A petition for an administrative hearing is deemed filed upon receipt of the petition by the Office of the District Clerk at the District Headquarters in Live Oak, Florida.

6. Failure to file a petition for an administrative hearing within the requisite time frame shall constitute a waiver of the right to an administrative hearing pursuant to Rule 28-106.111, F.A.C.

7. The right to an administrative hearing and the relevant procedures to be followed is governed by Chapter 120, Florida Statutes, and Chapter 28-106, F.A.C.

8. Pursuant to Section 120.68, F.S., a person who is adversely affected by final District action may seek review of the action in the District Court of Appeal by filing a notice of

appeal pursuant to the Florida Rules of Appellate Procedure, within 30 days of the rendering of the final District action.

9. A party to the proceeding before the District who claims that a District order is inconsistent with the provisions and purposes of Chapter 3 73, F. S., may seek review of the order pursuant to Section 373.114, F.S., by the Florida Land and Water Adjudicatory Commission, by filing a request for review with the Commission and serving a copy of the Department of Environmental Protection and any person named in the order within 20 days of adoption of a rule or the rendering of the District order.

10. For appeals to the District Courts of Appeal, a District action is considered rendered after it is signed on behalf of the District, and is filed by the District Clerk.

11. Failure to observe the relevant time frames for filing a petition for judicial review, or for Commission review, will result in waiver of the right to review.

CERTIFICATE OF SERVICE

I hereby certify that a copy of the foregoing Notice of Rights has been sent to:

Blake Fletcher
Fletcher Development, LLC
4510 NW 6th Place, 3rd Floor
Gainesville, FL 32607
(352) 224-6400

This March 11, 2024



_____
Deputy Clerk
Suwannee River Water Management District
9225 C.R. 49
Live Oak, Florida 32060
386.362.1001 or 800.226.1066 (Florida only)

cc: File Number: ERP-001-246933-1

NOTICING INFORMATION
Dear Permittee:

Please be advised that the Suwannee River Water Management District (District) has not published a notice in the newspaper advising the public that it has issued a permit for this project.

Newspaper publication, using the District's form, notifies members of the public of their right to challenge the issuance of the permit. If proper notice is given by newspaper publication, then there is a 21-day time limit to file a petition challenging the issuance of the permit.

To close the point of entry for filing a petition, you may publish (at your own expense) a onetime notice of the District's decision in a newspaper of general circulation within the affected area as defined in Section 50.011 of the Florida Statutes. If you do not publish a newspaper notice, the time to challenge the issuance of your permit will not expire.

A copy of the notice and a partial list of newspapers of general circulation are attached for your convenience. However, you are not limited to those listed newspapers. If you choose to close the point of entry and the notice is published, the newspaper will return to you an affidavit as proof of publication. In accordance with 40B-1.1010(4), F.A.C., a copy of the affidavit shall be provided to the District within 14 days of publication. A scanned copy of the affidavit may be forwarded to Tilda Musgrove by email at *tjm@srwmd.org* (preferred method) or send the original affidavit of publication to:

Tilda Musgrove
Resource Management
9225 CR 49
Live Oak, FL 32060

If you have any questions, please contact me at 386.362.1001.
Sincerely,

Tilda Musgrove

Tilda Musgrove
Business Resource Specialist
Resource Management

NOTICE OF AGENCY ACTION TAKEN BY THE
SUWANNEE RIVER WATER MANAGEMENT DISTRICT

Notice is given that the following permit was issued on _____:
(Name and address of applicant)_____
permit#_____. The project is located in _____County, Section _____, Township _____ South, Range _____ East. The permit authorizes a surface water management system on _____ acres for _____ known as _____. The receiving water body is _____.
A person whose substantial interests are or may be affected has the right to request an administrative hearing by filing a written petition with the Suwannee River Water Management District (District). Pursuant to Chapter 28-106 and Rule 40BB-1.1010, Florida Administrative Code (F.A.C.), the petition must be filed (received) either by delivery at the office of the Resource Management Business Resource Specialist at District Headquarters, 9225 CR 49, Live Oak FL 32060 or by e-mail to tjm@srwmd.org, within twenty-one (21) days of newspaper publication of the notice of intended District decision (for those persons to whom the District does not mail or email actual notice). A petition must comply with Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes (F.S.), and Chapter 28106, F.A.C. The District will not accept a petition sent by facsimile (fax). Mediation pursuant to Section 120.573, F.S., is not available.

A petition for an administrative hearing is deemed filed upon receipt of the complete petition by the District Clerk at the District Headquarters in Live Oak, FL during the District's regular business hours. The District's regular business hours are 8 a.m. – 5 p.m., excluding weekends and District holidays. Petitions received by the District Clerk after the District's regular business hours shall be deemed filed as of 8 a.m. on the next regular District business day.

The right to an administrative hearing and the relevant procedures to be followed are governed by Chapter 120, Florida Statutes, Chapter 28-106, Florida Administrative Code, and Rule 40B-1.1010, Florida Administrative Code. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means the District's final action may be different from the position taken by it in this notice. **Failure to file a petition for an administrative hearing within the requisite time frame shall constitute a waiver of the right to an administrative hearing. (Rule 28-106.111, F.A.C.).**

If you wish to do so, you may request the Notice of Rights for this permit by contacting the Business Resource Specialist in the Division of Resource Management (RM), 9225 CR 49, Live Oak, FL 32060, or by phone at 386.362.1001.

NEWSPAPER ADVERTISING

ALACHUA
Gainesville Sun Legal Advertising
PO Box 14747
Gainesville, FL 32614
352.372.4222

BRADFORD
Bradford County Telegraph, Legal Advertising
P. O. Drawer A
Starke, FL 32901
904-964-6305/ fax 904-964-8628

COLUMBIA
Lake City Reporter
180 E Duval Street
Lake City, FL 32055
386.754.0401

DIXIE
Dixie County Advocate
174 County Road 351
Cross City, FL 32628
352.498.3312

GILCHRIST
Levy County Citizen
17 NE 3rd Street
Chiefland, FL 32626
352.493.4796

HAMILTON
Madison Carrier
PO Drawer 772
Madison, FL 32344
850.973.4141

JEFFERSON
Monticello News
PO Drawer 772
Madison, FL 32344
850.997.3568

LAFAYETTE
Dixie County Advocate
174 County Road 351
Cross City, FL 32628
352.498.3312

LEVY
Levy County Citizen
17 NE 3rd Street
Chiefland, FL 32626
352.493.4796

MADISON
Madison Carrier
PO Drawer 772
Madison, FL 32344
850.973.4141

SUWANNEE
Lake City Reporter
180 E Duval Street
Lake City, FL 32055
386.754.0401

TAYLOR
Taco Times
PO Box 888
Perry, FL 32348
850.584.5513

UNION
Union County Times
125 E Main Street
Lake Butler, FL 32054
386.496.2261

LEGAL DESCRIPTION

21-0297

CHW Professional Consultants

DATE: DECEMBER 14, 2023
PROJECT NAME: FLETCHER TRACE
PROJECT NO: 21-0297
DESCRIPTION FOR: PHASE 1

A TRACT OF LAND BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2140, PAGE 1834, OF THE PUBLIC RECORDS OF ALACHUA COUNTY FLORIDA, SITUATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, OF SAID ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF AFOREMENTIONED SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE NORTH 0°04'14" WEST, ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 403.02 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY); THENCE NORTH 41°06'51" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1437.97 FEET; THENCE, DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, THE FOLLOWING ELEVEN (11) COURSES; (1) SOUTH 48°53'09" EAST, A DISTANCE OF 295.00 FEET; (2) SOUTH 41°06'51" WEST, A DISTANCE OF 160.00 FEET; (3) SOUTH 48°53'09" EAST, A DISTANCE OF 270.00 FEET; (4) SOUTH 41°06'51" WEST, A DISTANCE OF 519.84 FEET; (5) NORTH 48°53'09" WEST, A DISTANCE OF 270.00 FEET; (6) SOUTH 41°06'51" WEST, A DISTANCE OF 110.16 FEET; (7) SOUTH 60°08'30" WEST, A DISTANCE OF 52.89 FEET; (8) SOUTH 41°06'51" WEST, A DISTANCE OF 110.00 FEET; (9) SOUTH 48°53'09" EAST, A DISTANCE OF 702.47 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 335.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 51°07'03" EAST, 26.09 FEET; (10) THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°27'46", AN ARC LENGTH OF 26.09 FEET TO THE END OF SAID CURVE; (11) THENCE, DEPARTING SAID CURVE, SOUTH 36°39'04" WEST, A DISTANCE OF 123.18 FEET TO THE SOUTH LINE OF AFOREMENTIONED SECTION 28; THENCE SOUTH 89°22'44" WEST, ALONG THE SOUTH LINE OF SAID SECTION 28, A DISTANCE OF 1005.72 FEET TO THE **POINT OF BEGINNING**.

SUBJECT TO THE MAINTAINED RIGHT OF WAY OF COUNTY ROAD N.W. 110TH AVENUE (FORMERLY KNOWN AS COUNTY ROAD N.W. 28), ALONG THE SOUTH BOUNDARY THEREOF.

SAID TRACT CONTAINING 21.35 ACRES OF LAND, MORE OR LESS.

FLETCHER TRACE SUBDIVISION PROJECT (±116.95 ACRES)

ALACHUA COUNTY, FLORIDA

ECOLOGICAL SURVEY REPORT

Prepared For:

The Fletcher Family Companies
Serving Alachua County Since 1931

Blake Fletcher
Fletcher Family Companies
4510 NW 6th Place
Gainesville, FL 32607

June 16, 2022

Prepared by:

FLATWOODS Consulting Group
8306 Laurel Fair Circle•Suite 120
Tampa, FL 33610•813-600-5747

M. Camille Knight
Ecologist II

Brittany A. Banko
Senior Ecologist I

CONTENTS

1.0 INTRODUCTION 4
2.0 METHODOLOGY 4
2.1 Preliminary Review 4
2.2 Survey Methods 5
2.2.1 Wetland Delineation 5
2.2.2 Standard Listed Species Survey 5
2.2.3 Listed Plant Survey 5
2.2.4 15 Percent Gopher Tortoise Survey 5
3.0 RESULTS 6
3.1 Soil Descriptions 6
3.2 Existing Land Use Communities 6
3.3 Wetland Delineation Results 7
3.4 Listed Species Survey Results 7
3.4.1 Southeastern American Kestrel 8
3.4.2 Gopher Tortoise 8
3.4.3 Eastern Indigo Snake 8
3.4.4 Florida Pine Snake 9
3.4.5 Listed Plants 9
4.0 PROTECTED HABITATS AND WATERS 12
5.0 FDEP SUBSIDENCE INCIDENT REPORTS 12
6.0 PERMITTING DISCUSSION 12
7.0 REFERENCES 13

TABLES

Table 1 Protected Plants and Animals Potentially Occurring on the Fletcher Trace Subdivision Project in Alachua County, Florida 10

FIGURES

Aerial Map ..... Follows Text
Location Map ..... Follows Text
Quad Map ..... Follows Text
Photo Station Map ..... Follows Text
Soil Map ..... Follows Text
Land Use Map ..... Follows Text
Ecological Survey Map ..... Follows Text
FNAI/FWC Map ..... Follows Text
15% Gopher Tortoise Survey Map ..... Follows Text
Subsidence Map ..... Follows Text

APPENDIX

A - Photo Document ..... Follows Text

1.0 INTRODUCTION

Flatwoods Consulting Group Inc. (Flatwoods) was retained by Fletcher Family Companies (Client) to conduct a wetland delineation and listed species survey for the approximately 116.95-acre Fletcher Trace Subdivision Project (Aerial Map). The project site is located east of the NW County Road 235th and NW 173rd Street intersection in Alachua, Florida (Location Map). According to the Alachua County Property Appraiser, the project site is located on Parcel ID No. 03980-002-001, in Section 28, Township 8 South, and Range 16 East (Quad Map).

2.0 METHODOLOGY

The following sections describe the methods used by Flatwoods to determine the wetland limits and the potential presence and relative abundance of listed wildlife and plants within the project site.

2.1 Preliminary Review

Information on the potential presence of listed species was collected through literature and data review. Flatwoods reviewed information from the U.S. Fish and Wildlife Service (FWS), the Florida Fish and Wildlife Conservation Commission (FWC), the Florida Natural Areas Inventory (FNAI), the Suwannee River Water Management District (SRWMD), and the Florida Department of Environmental Protection (FDEP) Geographic Information System (GIS) databases regarding the occurrence of listed species and protected habitats.

To further identify which federally and state listed plant and animal species have the potential to occur within the site, upland and wetland vegetative communities were assessed to determine their plant species composition, approximate boundaries, and general condition and quality. To establish the approximate locations and boundaries of existing upland and wetland communities within the site, available site-specific data was collected and reviewed using the following resources and methods (see References for complete source information):

- Infrared and true color aerial imagery of the project area
- U.S. Department of Agriculture (USDA)/Natural Resource Conservation Service (NRCS) Soil Survey of Alachua County, Florida
- Florida U.S. Geological Survey (USGS) Topographic Quadrangle maps
- FWS Critical Habitat Portal
- FNAI Biodiversity Matrix
- Florida Department of Transportation (FDOT) Florida Land Use, Cover, and Forms Classification System (FLUCFCS)
- SRWMD Land Use Mapping
- Alachua County Interactive Map

2.2 Survey Methods

2.2.1 Wetland Delineation

Wetlands and surface waters are delineated in accordance with The Florida Wetlands Delineation Manual (Chapter 62-340, Florida Administrative Code [F.A.C.]) and the U.S. Army Corps of Engineers (USACE) 1987 Wetlands Delineation Manual, 2010 Supplement, suitable for submittal to the SRWMD, the FDEP, and Alachua County. These delineation methods are based on the identification of specific hydrologic characteristics, including the presence of hydric soils and hydric soil conditions (periodic, continuous, or saturated), a dominance of hydrophytic vegetation, and other indicators of hydrologic conditions (e.g., evidence of frequent inundation, moss collars, and the presence of muck soils). If any wetlands or surface waters were found, the landward extent of each wetland and surface water was flagged in the field. Each flag location was recorded using a sub-meter Global Positioning System (GPS). If any wetlands or surface waters are present, they are shown on the Ecological Survey Map.

2.2.2 Standard Listed Species Survey

Flatwoods conducted a listed species survey within the site in accordance with the FWC Florida Wildlife Conservation Guide. The purpose of the listed species survey was to identify presence and relative abundance of species considered Endangered, Threatened, or of Special Concern by the FWS under 50 CFR 11-12 and the FWC under Chapter 68A-27, F.A.C. Pedestrian transect surveys for listed species were conducted on the site. During these surveys, all habitats within the site were canvassed for listed species. Any observations of listed species, or of physical features that may indicate the presence of these species (tracks, scat, nests, burrows, nest cavities in trees, etc.), are shown on the Ecological Survey Map.

2.2.3 Listed Plant Survey

Flatwoods conducted a survey in all suitable habitats within the site for plant species listed by the FWS as Threatened or Endangered. If found, any observations of listed plant species were recorded using a sub-meter GPS and shown on the Ecological Survey Map.

2.2.4 15 Percent Gopher Tortoise Survey

Flatwoods conducted a 15 percent survey to estimate the density of gopher tortoise (*Gopherus polyphemus*) burrows for the site. The tortoise survey was conducted in accordance with the FWC methods as outlined in the Gopher Tortoise Permitting Guidelines April 2008 (revised July 2020). An Authorized Gopher Tortoise Agent supervised the gopher tortoise survey. Any potentially occupied burrows were flagged in the field and recorded using a sub-meter GPS. If found, any burrow locations are shown on the Ecological Survey Map.

3.0 RESULTS

Site information collected during the desktop and field review is summarized below. The field review was performed on June 7, 2022, and representative photographs of current site conditions are included in the Photo Document attached as Appendix A. The locations of the photo stations are depicted in the Photo Station Map.

3.1 Soil Descriptions

Based on the USDA/NRCS Soil Survey for Alachua County (1985), six soil types were mapped (Soil Map). According to the *Hydric Soils of Florida Handbook*, no hydric soils exist on the site.

Arredondo Fine Sand, 0 to 5 percent Slopes (3) is a near level to gently sloping, well-drained soil found in uplands. The water table is at a depth of more than 72 inches.

Millhopper Fine Sand, 0 to 5 percent Slopes (8) is a near level to gently sloping, moderately drained soil found in uplands. Most years, the water table is at a depth of 40 to 60 inches for one to four months and at a depth of 60 to 72 inches for two to four months.

Kendrick Sand, 2 to 5 percent Slopes (30) is a near level to gently sloping, well-drained soil found in rolling uplands. The water table is at a depth of more than 72 inches.

Gainesville Sand, 0 to 5 percent Slopes (35) is a near level to gently sloping, well-drained soil found in rolling uplands. The water table is at a depth of more than 72 inches.

Arredondo Fine Sand, 5 to 8 percent Slopes (69) is sloping, well-drained soil found in uplands. The water table is at a depth of more than 72 inches.

Lochloosa Fine Sand, 5 to 8 percent Slopes (72) is sloping, somewhat poorly drained soil found in uplands. Most years, the water table is at a depth of 30 to 40 inches for one to three months.

3.2 Existing Land Use Communities

Existing land use within the site was determined using a combination of the FLUCFCS descriptions, SRWMD land use mapping, and field reconnaissance (Land Use Map). The FLUCFCS represents current habitat conditions on the property.

Upland Land Use Communities

Row Crops (FLUCFCS 214)

The vast majority of this property consists of inactive row crops. This area is mostly bare soil; vegetation is sparse but consists of a few remaining corn crops (*Zea* sp.), various grasses (*Paspalum* spp., *Panicum* spp., *Digitaria* spp., *Dichanthelium* spp., *Andropogon* spp., *Cynodon* spp.), purple passionflower (*Passiflora incarnata*), and other weedy vegetation such as dog

fennel (*Eupatorium capillifolium*), amaranth (*Amaranthus* sp.), and rattlebox (*Crotalaria* sp.). Several small pockets of live oak (*Quercus virginiana*) and laurel oak (*Quercus laurifolia*) exist throughout the crop area and contain Virginia creeper (*Parthenocissus quinquefolia*), greenbriar (*Smilax* spp.), yellow jessamine (*Gelsemium sempervirens*), muscadine (*Vitis rotundifolia*), and various grasses and weeds.

Upland Hardwood Forests (FLUCFCS 420)

A small portion in the northeast section of the property, along with much of the boundary around the row crops, is most consistent with the Upland Hardwood Forests land use. The canopy consists of live oak, laurel oak, water oak (*Quercus nigra*), black cherry (*Prunus serotina*), sugarberry (*Celtis laevigata*), sweetgum (*Liquidambar styraciflua*), red maple (*Acer rubrum*), and eastern red cedar (*Juniperus virginiana*). Because of a dense canopy, groundcover was sparse but consists of Virginia creeper, greenbriar, yellow jessamine, muscadine, and grasses and weeds along the edge of the forests similar to the adjacent row crops.

Coniferous Plantations (FLUCFCS 441)

A small portion in the southwestern corner of the property consisted of a pine plantation, which has recently been harvested. This area was dominated by slash pine (*Pinus elliottii*) and also consisted of eastern red cedar, live and laurel oaks, vines, and is also mostly void of any groundcover vegetation.

3.3 Wetland Delineation Results

No wetlands or surface waters were found within the project area (Ecological Survey Map).

3.4 Listed Species Survey Results

One listed species, the gopher tortoise, was observed during the listed species survey performed on June 7, 2022 (Ecological Survey Map). In addition, Flatwoods conducted a desktop review of possible nearby wildlife species. Flatwoods reviewed the FWC Eagle Nest Locator (2016-2017 Survey) and the Audubon Florida EagleWatch Public Nest Application (2020-2021 Survey) for any known bald eagle (*Haliaeetus leucocephalus*) nests, the 1999 FWC Wading Bird Colony Database, and the FWS Wood Stork (*Mycteria americana*) Consultation Area. No bald eagle nests are located within one mile of the site. The site is not located within any wood stork Core Foraging Areas (CFAs). No wading bird colonies are present within a mile of the site (FNAI/FWC Map).

Based on the project's available habitats and location, other listed species (animals and plants) have the potential to occur. Table 1, found following this section, describes the potentially occurring species' habitat preferences, preferred survey window (breeding season or flowering time), their likelihood of occurrence, and their federal and state listing status.

3.4.1 Southeastern American Kestrel

The southeastern American kestrel (*Falco sparverius paulus*) is listed as Threatened by the FWC and not listed by the FWS. It is a resident subspecies of the American kestrel (*Falco sparverius*) and kestrels observed in Florida during the breeding season (April-August) are assumed to be resident southeastern American kestrels. They are found in upland habitats, including sandhills, flatwoods, pastures, sand pine scrub, and prairies. As cavity nesters and sit-and-wait predators, they require suitable cavity trees and perches in their territories, as well as open ground cover to see and capture their prey. Typical prey items include insects, lizards, small rodents, and small birds. It should be noted that the field review was performed during the survey season defined as April 1 – August 31. No kestrels or kestrel cavities were observed during the survey; however, suitable nesting habitat is available, and approvals from FWC may be required if kestrels are found.

3.4.2 Gopher Tortoise

The gopher tortoise is listed as Threatened by the FWC and is a candidate for listing by the FWS. Gopher tortoises are terrestrial turtles averaging nine to 11 inches in length. They are typically found in sandhill, pine flatwoods, scrub, dry prairie, coastal dunes, and other well-drained, open habitats. Gopher tortoises dig half-moon-shaped burrows that average 15 feet long and seven feet deep.

Flatwoods located five gopher tortoise burrows during the 15 percent survey (15% Gopher Tortoise Survey Map). According to the FWC Gopher Tortoise Permitting Guidelines April 2008 (revised July 2020) calculations for a 15 percent survey indicate 33 burrows (17 tortoises) are estimated for the site. Following the site review, Flatwoods is confident that no more than 10 burrows exist onsite and that a 10 or Fewer Burrows relocation permit will be required from the FWC if ground disturbance will occur within 25 feet of tortoise the burrow during construction activities. All of the burrows are located exist along the edge of row crop/forest boundaries. A 100 percent gopher tortoise survey will be required before relocation activities take place. If more than 10 burrows are found during the 100 percent survey, a Conservation Permit from the FWC will be required. No approval from the FWS regarding gopher tortoises is required.

3.4.3 Eastern Indigo Snake

The eastern indigo snake (*Drymarchon corais couperi*) is listed as Threatened by the FWC and the FWS. The indigo snake is a large, black, non-venomous snake. They are thick-bodied and muscular, with a glossy black body that in the sunlight appears iridescent blue. The chin and throat are reddish or white, and this color may extend down the body ventrally. The belly is cloudy orange to blue-gray. They are found within scrub, sandhill, and scrubby flatwoods habitats where they occur in or near gopher tortoise burrows. Flatwoods personnel did not observe any eastern indigo snakes during the survey. There is a Programmatic Effect Determination Key for the FWS. The FWS routinely concurs with a not likely to adversely affect determination for individual project effects to the eastern indigo snake when assurances are given that the Standard Protection

Measures for the Eastern Indigo Snake (FWS 2004) will be used during project site preparation and project construction.

3.4.4 Florida Pine Snake

The Florida pine snake (*Pituophis melanoleucus mugitus*) is listed as Threatened by the FWC and not listed by the FWS. The Florida pine snake is a large, stocky, tan or rusty colored snake with an indistinct pattern of large blotches on a lighter background. They have a muscular body, with keeled scales with a relatively small head, somewhat pointed snout, and four prefrontal scales. These snakes may hiss loudly and vibrate their tail when encountered. They are found in sandhill and former sandhill, including old fields and pastures, but also sand pine scrub and scrubby flatwoods with open canopies and dry sandy soils. They often coexist with pocket gophers and gopher tortoises. No Florida pine snakes were observed. No approvals from FWC are anticipated, and as a commensal to the gopher tortoise, any pine snakes found during potential future relocation efforts would be handled according to the relocation permit.

3.4.5 Listed Plants

No listed plants were observed by Flatwoods personnel during the surveys. Because the project area lacks the preferred habitat types, none of the listed plants are likely to occur.

Table 1 Protected Plants and Animals Potentially Occurring on the Fletcher Trace Subdivision Project in Alachua County, Florida

Species	Habitat of Occurrence	Preferred Survey Window[1]	Likelihood of Occurrence	Status[2]	
				Federal[3]	State[4]
BIRDS					
Antigone canadensis pratensis Florida sandhill crane	Open wetland habitats surrounded by shrubs or trees. Commonly found foraging in irrigated croplands, pastures, grasslands, or wetlands.	S – Year round B – January-June	Low: Little suitable habitat present	---	T
Aphelocoma coerulescens Florida scrub-jay	Inhabits fire dominated, low-growing, oak scrub habitat found on well-drained sandy soils. May persist in areas with sparser oaks or scrub areas that are overgrown.	S – March-October B – March-July	Low: Lack of suitable habitat present	T	FT
Athene cunicularia floridana Florida burrowing owl	Open prairies with little understory vegetation, including pastures, agriculture fields, and vacant lots.	S – Year round B – February-July	Low: Lack of suitable habitat present	---	T
Egretta caerulea Little blue heron	Shallow freshwater, brackish water, and saltwater habitats.	S - Year round B - March-July	Low: Lack of suitable habitat present	---	T
Egretta tricolor Tricolored heron	Forages in a variety of permanently and seasonally flooded wetlands, ditches, edges of ponds, and lakes. Inland nesting colonies typically found in Carolina willow dominated wetlands.	S - Year round B - March-July	Low: Lack of suitable habitat present	---	T
Falco sparverius paulus Southeastern American kestrel	Found in open pine habitats, woodland edges, dry prairies, pastures, and roadsides.	S – April-August B – April-August	Moderate: Suitable habitat present	---	T
Haliaeetus leucocephalus Bald eagle	Areas close to the coast, bays, rivers, lakes, or other bodies of water. Typically nests in live mature pines and cypress trees.	S – Year round B – October-May	Low: Lack of suitable habitat present	---[5]	---[5]
Mycteria americana Wood stork	Forages in shallow water in freshwater marshes, swamps, lagoons, ponds, tidal creeks, flooded pastures, and ditches. Nests in colonies in cypress swamps.	S – Year round B – March-August	Low: Lack of suitable habitat present	T	FT

Species	Habitat of Occurrence	Preferred Survey Window[1]	Likelihood of Occurrence	Status[2]	
				Federal[3]	State[4]
REPTILES					
Drymarchon corais couperi Eastern indigo snake	Broad range of habitats from scrub and sandhill to wet prairies, forested wetlands, and mangrove swamps. Often seeks refuge in gopher tortoise burrows in sandy uplands, but also forages in mesic and hydric habitats.	S – Year round B – November-April	Moderate: Some suitable habitat present	T	FT
Gopherus polyphemus Gopher tortoise	Found in dry upland habitats, including sandhills, scrub, xeric oak hammock, and dry prairie flatwoods; also, commonly uses disturbed habitats such as pastures, old fields, abandoned citrus groves, and road shoulders.	S – Year round B – March-October	High: Gopher tortoise burrows observed	---	T
Pituophis melanoleucus mugitus Florida pine snake	Found in sandhill and former sandhill, including old fields and pastures, but also sand pine scrub and scrubby flatwoods with open canopies and dry sandy soils. Often coexists with pocket gophers and gopher tortoises.	S - Year round B - April-February	Moderate: Some suitable habitat present	---	T
PLANTS					
Pecluma plumula Plume polypody	Wet hammocks and swamps; epiphytic on live oaks, occasionally on rocks or terrestrial.	S – Spring-Fall	Low: Some suitable habitat present		E

1 - S = Survey Window, B = Breeding Season, F = Flowering Season
2 - E = Endangered, T = Threatened, FE = Federally Endangered, FT = Federally Threatened, S/A = Similarity of Appearance
3 - U.S. Fish and Wildlife Service
4 - Florida Fish and Wildlife Conservation Commission or Florida Department of Agriculture and Consumer Services
5 - Protected under the Bald and Golden Eagle Protection Act
Table Source: Florida Wildlife Conservation Guide, Florida's Breeding Bird Atlas, FWS iPAC, and Florida Natural Areas Inventory

4.0 PROTECTED HABITATS AND WATERS

The site was evaluated for the potential occurrence of Critical Habitat as defined by the Endangered Species Act of 1973, as amended. The FWS regulates the adverse modification of the biological or physical constituent elements essential to the conservation of the listed species within Critical Habitat. There are no lands designated as Critical Habitat within or adjacent to the site. The site was evaluated for the potential occurrence of Protected Waters and Protected Lands. There are no Protected Waters or Protected Lands within or immediately adjacent to the site.

5.0 FDEP SUBSIDENCE INCIDENT REPORTS

Flatwoods searched the FDEP Map Direct Subsidence Incident Reports database. The subsidence mapping system identifies reported subsidence events and the Florida sinkhole type of the selected area. No subsidence incident reports have been recorded within or adjacent to the project site according to the FDEP mapping system (Subsidence Map). According to FDEP, the majority of the project site in is Area III, described as consisting "mainly of cohesive clayey sediments of low permeability. Sinkholes are most numerous, of varying size and develop abruptly. Cover-collapse sinkholes dominate". The southwestern corner of the project site is Area I which is described as "sinkholes are few, generally shallow and broad and develop gradually. Solution sinkholes dominate".

6.0 PERMITTING DISCUSSION

State/Federal Permitting

An individual Environmental Resource Permit (ERP) through the SRWMD may be required to develop the site. No wetlands or surface waters occur onsite; therefore, Section 404 permitting is not required.

Although five gopher tortoise burrows were observed during the 15 percent survey, Flatwoods is confident that no more than 10 burrows exist onsite due to burrows only being observed on the edges of the property and not in the row crop areas. A relocation permit will be required from the FWC if ground disturbance will occur within 25 feet of tortoise the burrow during construction activities. If more than 10 burrows are observed during the 100 percent survey, a Conservation Permit from the FWC will be required. No approval from the FWS regarding gopher tortoises is required. No other listed species were observed, and none are likely to occur.

Local Permitting

Section 406.04 of Alachua County's Land Development Regulations requires a Resource Assessment as supporting documentation for various applications. This report is sufficient to support the application for Alachua County.

7.0 REFERENCES

Audubon Florida EagleWatch Public Nest Application. 2020-2021. Online resource available from https://cbop.audubon.org/conservation/about-eaglewatch-program

Chafin, L. G. 2000. Field Guide to the Rare Plants of Florida. Natural Areas Inventory, Tallahassee, Florida.

Coile, N.C. 1998. Notes on Florida's Regulated Plant Index (Rule 5B-40), Botany Contribution 38, 2nd edition. Florida Department of Agriculture & Consumer Services, Division of Plant Industry, Gainesville, FL.

Florida Association of Environmental Soil Scientists. Hydric Soils of Florida Handbook. Fourth Edition. 2007.

Florida Department of Transportation (FDOT) Florida Land Use, Cover, and Forms Classification System (FLUCFCS), January 1999.

Florida Fish and Wildlife Conservation Commission. 2003, January 6. Florida's breeding bird atlas: A collaborative study of Florida's birdlife. http://www.myfwc.com/bba.

Florida Fish and Wildlife Conservation Commission Eagle Nest Locator. 2016-2017. Online resource available from http://myfwc.com/eagle/eaglenests/nestlocator.aspx.

Florida Fish and Wildlife Conservation Commission, U.S. Fish and Wildlife Service, Florida Natural Areas Inventory. Florida Wildlife Conservation Guide. Tallahassee; Version August 2010.

Florida Natural Areas Inventory (FNAI). Online resources available from http://www.fnai.org/index.cfm

Hipes, D., D.R. Jackson, K. NeSmith, D. Printiss, and K. Brandt. 2000. Field Guide to the Rare Animals of Florida. Natural Areas Inventory, Tallahassee, Florida.

Humphrey, S.R. editor, 1992. “Rare and Endangered Biota of Florida, Volume I. Mammals”. University Press of Florida.

Kale, H. W., II, B. Pranty, B. M. Stith, and C. W. Biggs. 1992. The atlas of the breeding birds of Florida. Final Report. Florida Game and Fresh Water Fish Commission, Tallahassee, Florida.

Moler, P.E., editor, 1992. “Rare and Endangered Biota of Florida, Volume III. Amphibians and Reptiles”. University Press of Florida.

Rodgers, J.A., H.W. Kale II and H.T. Smith, editors. 1992. “Rare and Endangered Biota of Florida Volume V. Birds”. University Press of Florida.

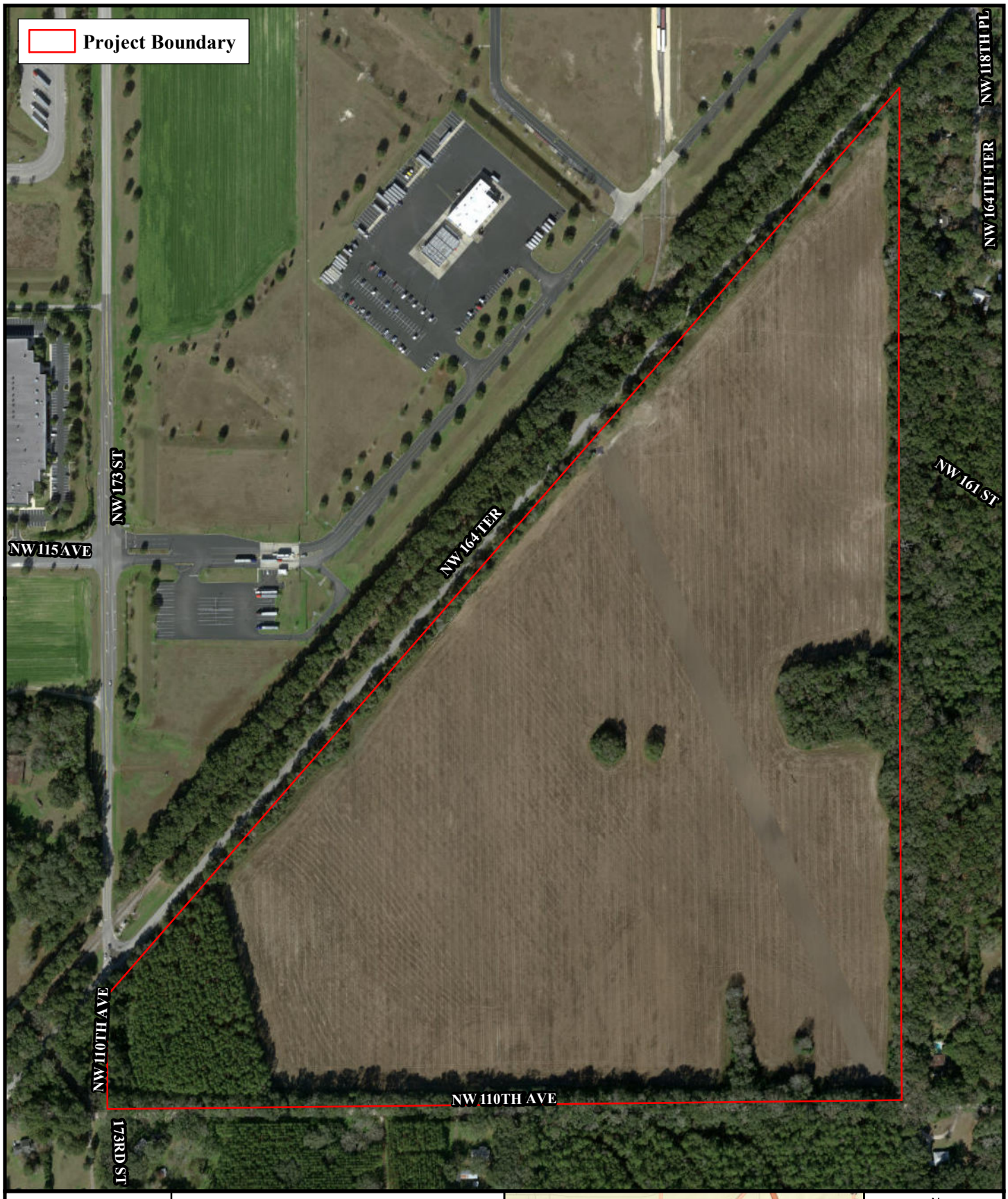
Runde, D.E., J.A. Gore, J.A. Hovis, M.S. Robson and P.D. Southall. 1991. "Florida Atlas of Breeding Sites for Herons and Their Allies: Update 1986-89." Florida Game and Freshwater Fish Commission, Division of Wildlife, Nongame Wildlife Program Technical Report, No. 10.

U.S. Department of Agriculture (USDA)/Natural Resource Conservation Service (NRCS) Soil Survey of Alachua County, Florida.

U.S. Geological Survey (USGS) Topographic Quadrangle Maps. Online resources available from http://topomaps.usgs.gov/.

U.S. Fish and Wildlife Survey (FWS). National Wetland Inventory (NWI). Online resources available from http://www.fws.gov/wetlands/Data/Mapper.html.

U.S. Fish and Wildlife Survey Critical Habitat Designations. Online resources available from http://criticalhabitat.fws.gov/.



Feet
0 450
1 in = 450 feet

FLETCHER TRACE SUBDIVISION PROJECT
FLETCHER FAMILY COMPANIES

ALACHUA COUNTY, FLORIDA

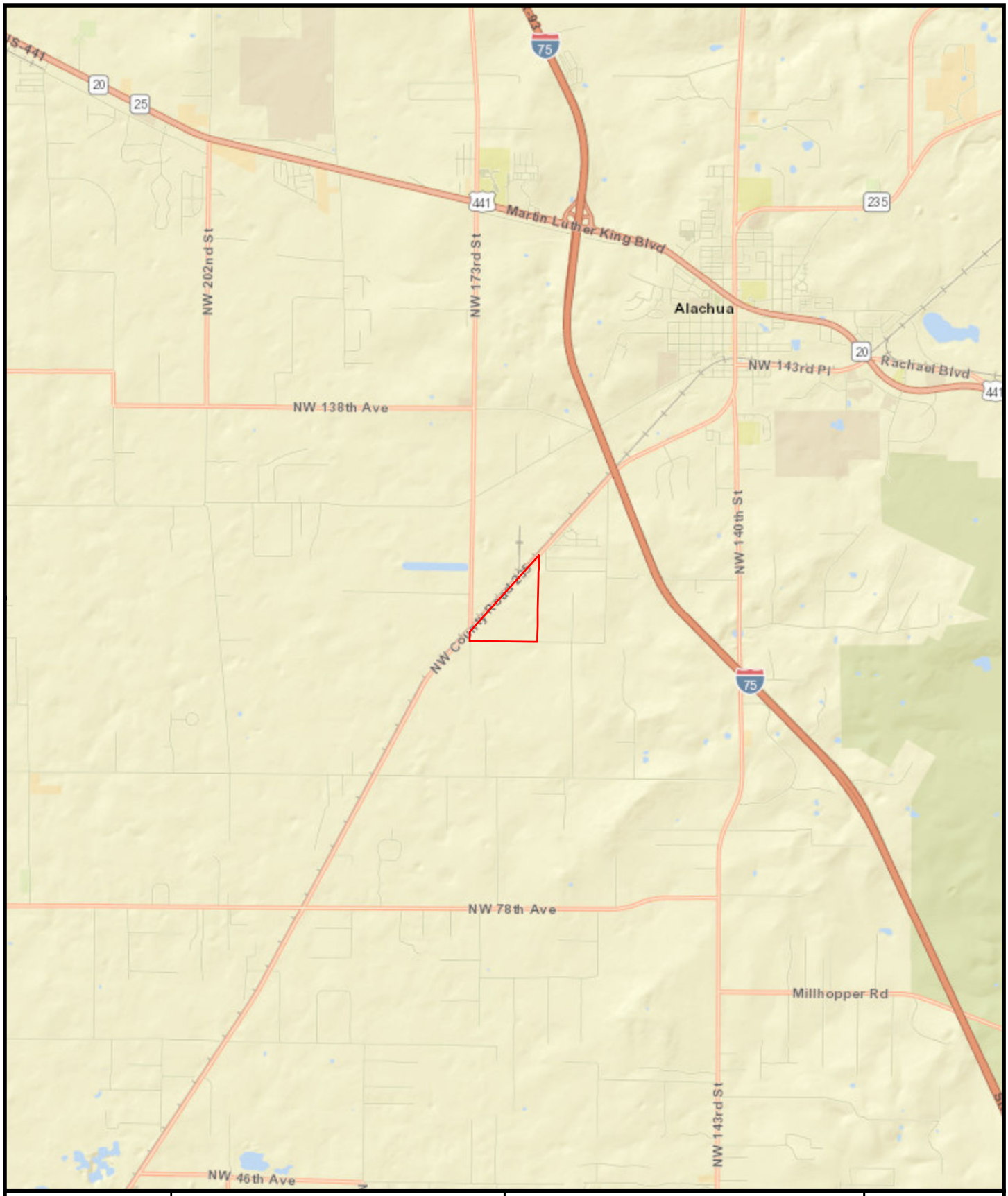


N
W E
S

AERIAL MAP

FLATWOODS Consulting Group

P:\0390FFC\001-Fletcher Trace Subdivision\GIS\AERIAL 06152022.mxd



Miles
0 1
1 in = 1 miles

FLATWOODS Consulting Group

FLETCHER TRACE SUBDIVISION PROJECT
FLETCHER FAMILY COMPANIES

ALACHUA COUNTY, FLORIDA

Project Boundary

N
W E
S

LOCATION MAP

P:\0390FFC\001-Fletcher Trace Subdivision\GIS\LOCATION 05312022.mxd

SECTION	TOWNSHIP	RANGE
28	8S	18E



Feet
0 2,000
1 in = 2,000 feet

FLATWOODS Consulting Group

FLETCHER TRACE SUBDIVISION PROJECT
FLETCHER FAMILY COMPANIES

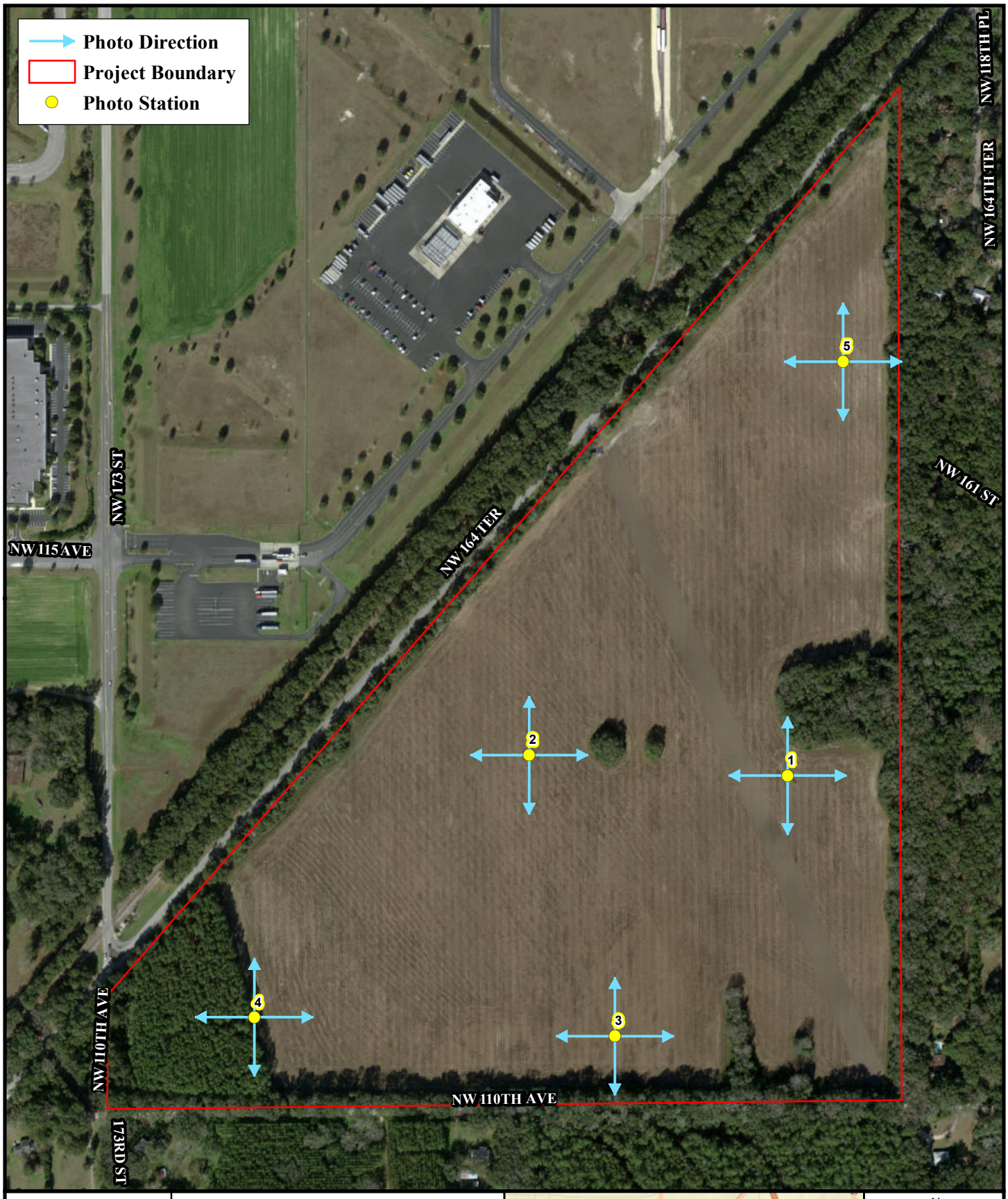
ALACHUA COUNTY, FLORIDA

Project Boundary

N
W E
S

QUAD MAP

P:\0390FFC\001-Fletcher Trace Subdivision\GIS\QUAD 05312022.mxd



Feet
0 450
1 in = 450 feet

FLETCHER TRACE SUBDIVISION PROJECT
FLETCHER FAMILY COMPANIES

ALACHUA COUNTY, FLORIDA



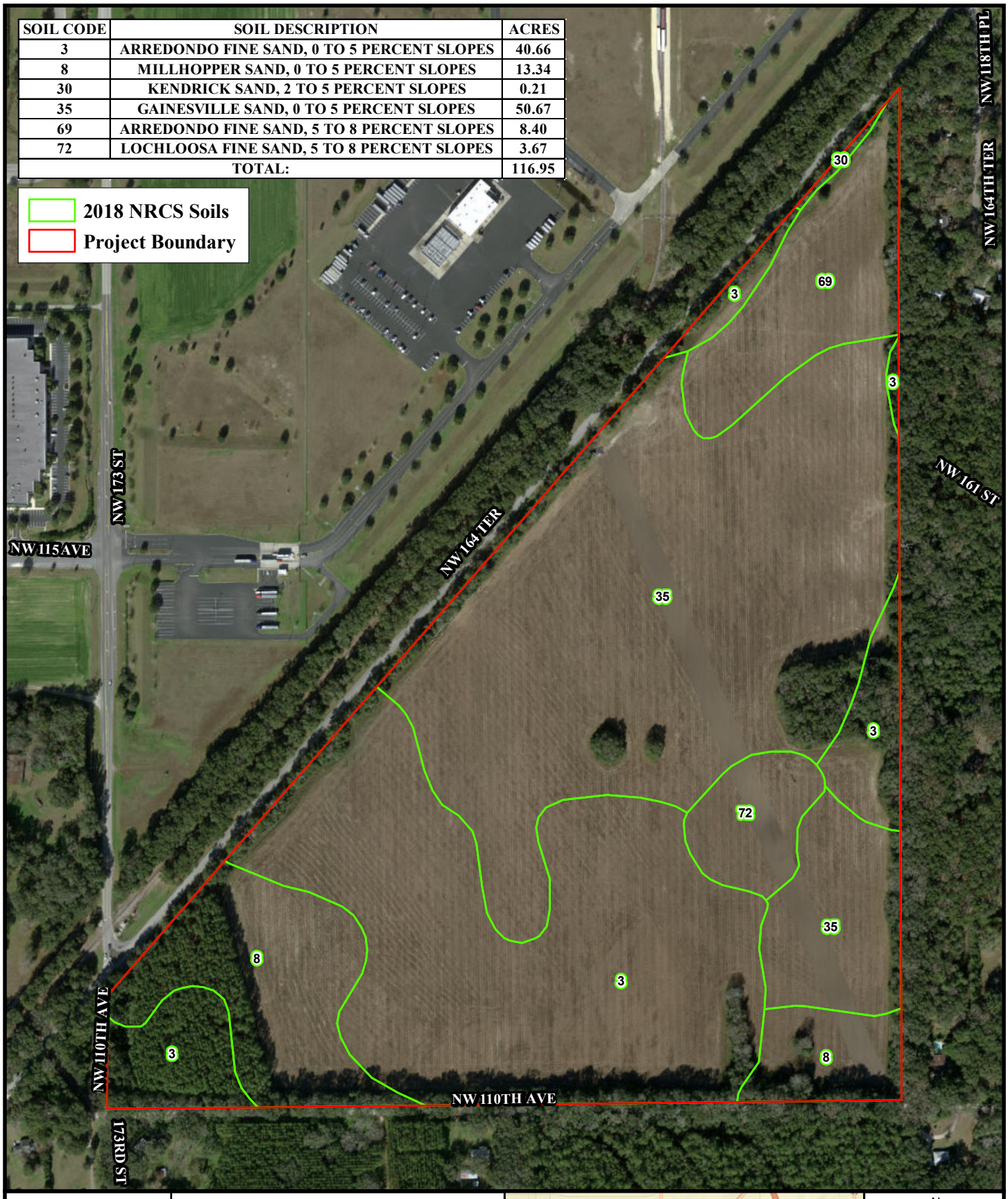
N
W E
S

PHOTO STATION MAP

FLATWOODS Consulting Group

P:\0390FFC\001-Fletcher Trace Subdivision\GIS\PHOTO STATION 06152022.mxd

SOIL CODE	SOIL DESCRIPTION	ACRES
3	ARREDONDO FINE SAND, 0 TO 5 PERCENT SLOPES	40.66
8	MILLHOPPER SAND, 0 TO 5 PERCENT SLOPES	13.34
30	KENDRICK SAND, 2 TO 5 PERCENT SLOPES	0.21
35	GAINESVILLE SAND, 0 TO 5 PERCENT SLOPES	50.67
69	ARREDONDO FINE SAND, 5 TO 8 PERCENT SLOPES	8.40
72	LOCHLOOSA FINE SAND, 5 TO 8 PERCENT SLOPES	3.67
TOTAL:		116.95



Feet
0 450
1 in = 450 feet

FLETCHER TRACE SUBDIVISION PROJECT
FLETCHER FAMILY COMPANIES

ALACHUA COUNTY, FLORIDA



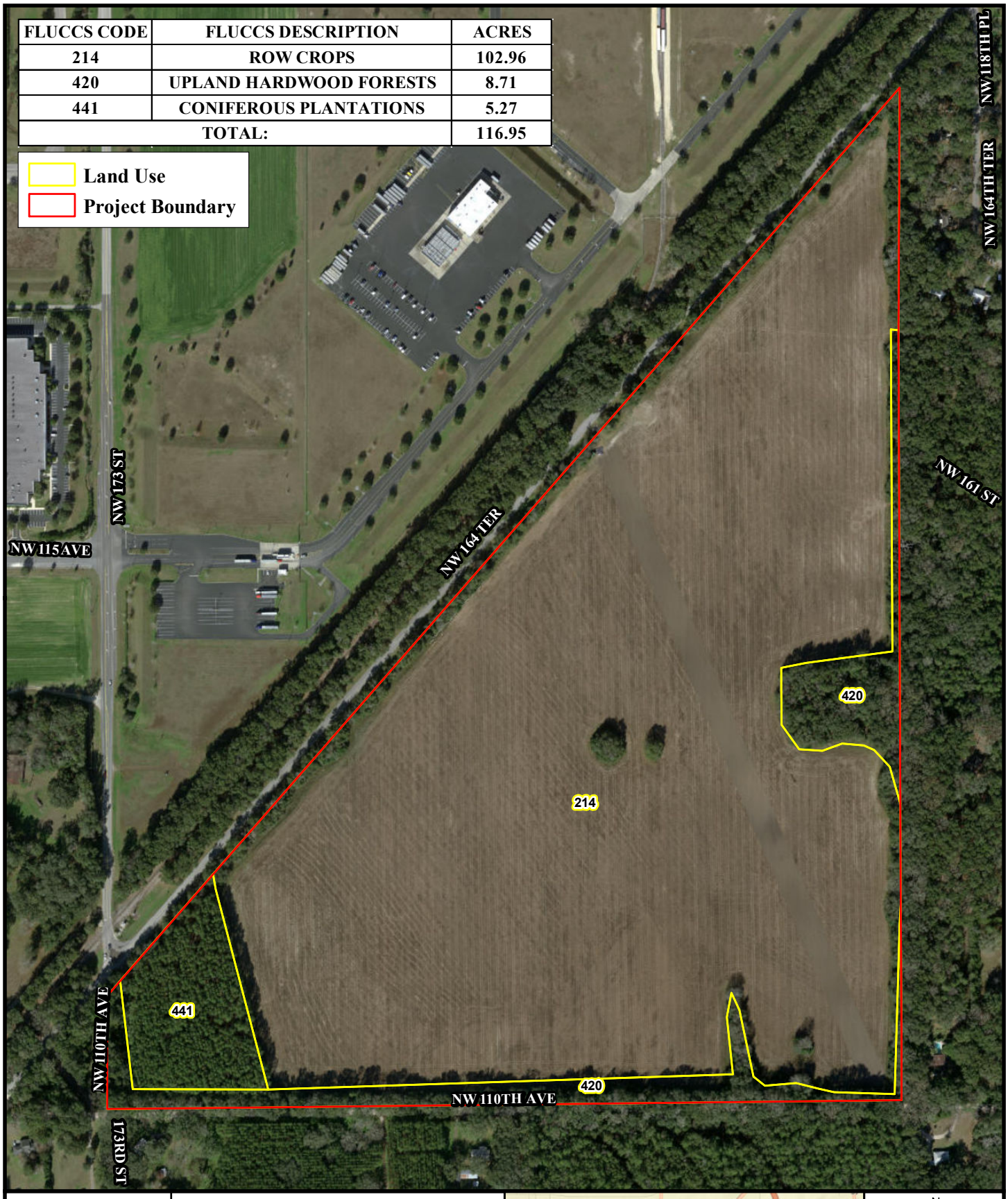
N
W E
S

SOIL MAP

FLATWOODS Consulting Group

P:\0390FFC\001-Fletcher Trace Subdivision\GIS\SOIL 05312022.mxd

FLUCCS CODE	FLUCCS DESCRIPTION	ACRES
214	ROW CROPS	102.96
420	UPLAND HARDWOOD FORESTS	8.71
441	CONIFEROUS PLANTATIONS	5.27
TOTAL:		116.95



Feet
0 450
1 in = 450 feet

FLATWOODS Consulting Group

FLETCHER TRACE SUBDIVISION PROJECT
FLETCHER FAMILY COMPANIES

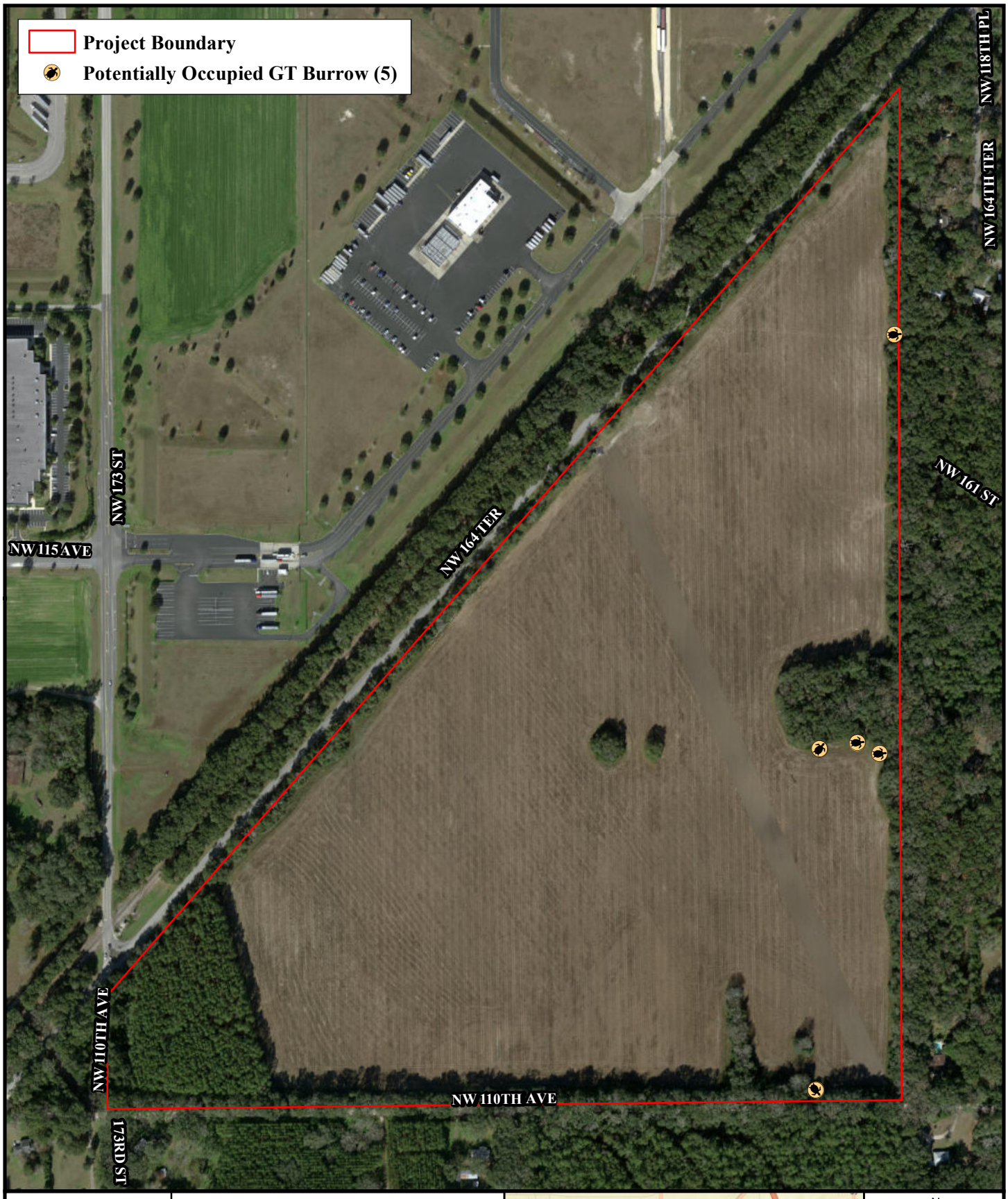
ALACHUA COUNTY, FLORIDA



N
W E
S

LAND USE MAP

P:\0390FFC\001-Fletcher Trace Subdivision\GIS\LAND USE 05312022.mxd



Feet
0
450
1 in = 450 feet

FLETCHER TRACE SUBDIVISION PROJECT
FLETCHER FAMILY COMPANIES

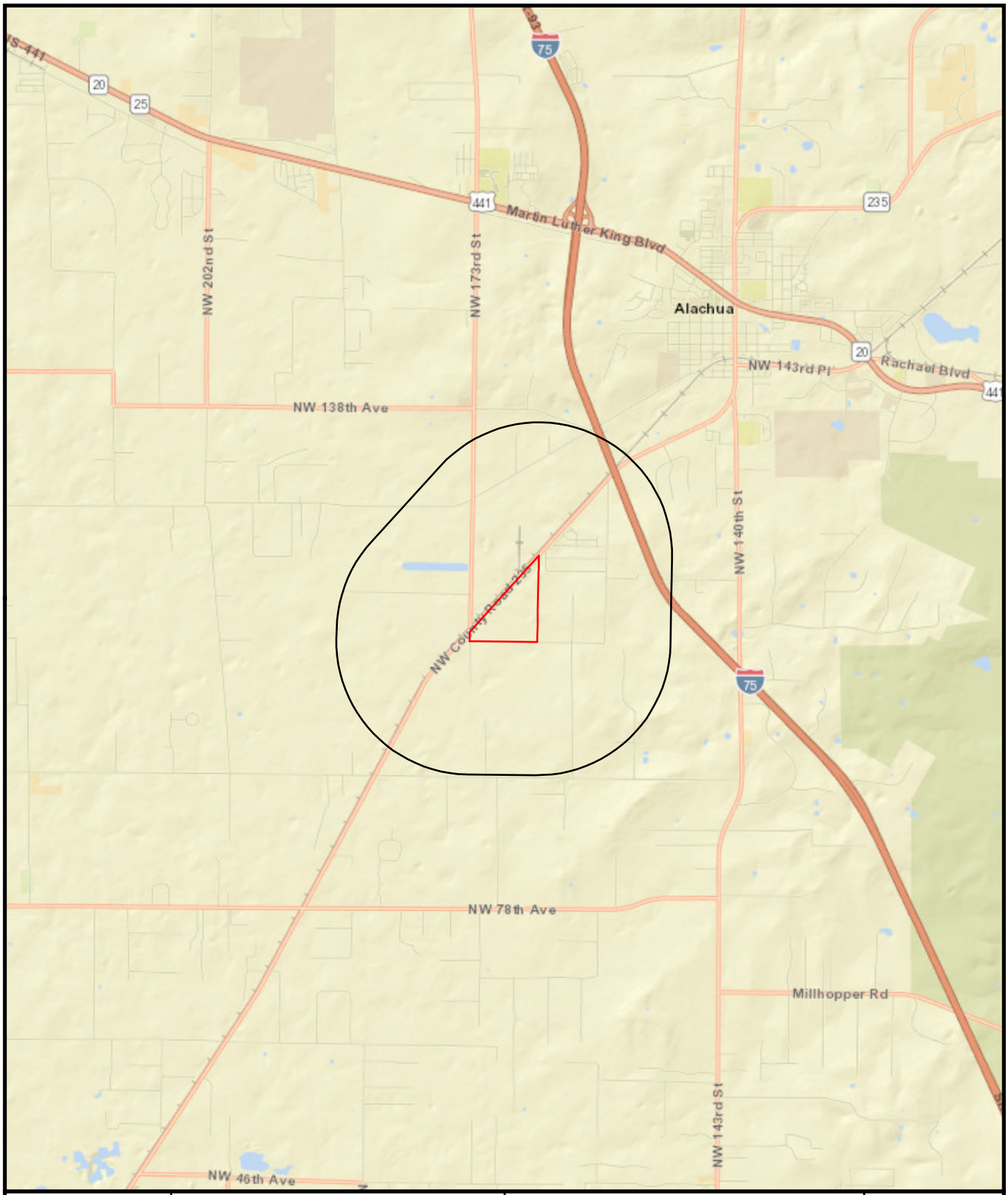
ALACHUA COUNTY, FLORIDA



N
W E
S

ECOLOGICAL SURVEY MAP

P:\0390FFC\001-Fletcher Trace Subdivision\GIS\ECO SURVEY 06152022.mxd



Miles
0 1
1 in = 1 miles

FLETCHER TRACE SUBDIVISION PROJECT
FLETCHER FAMILY COMPANIES

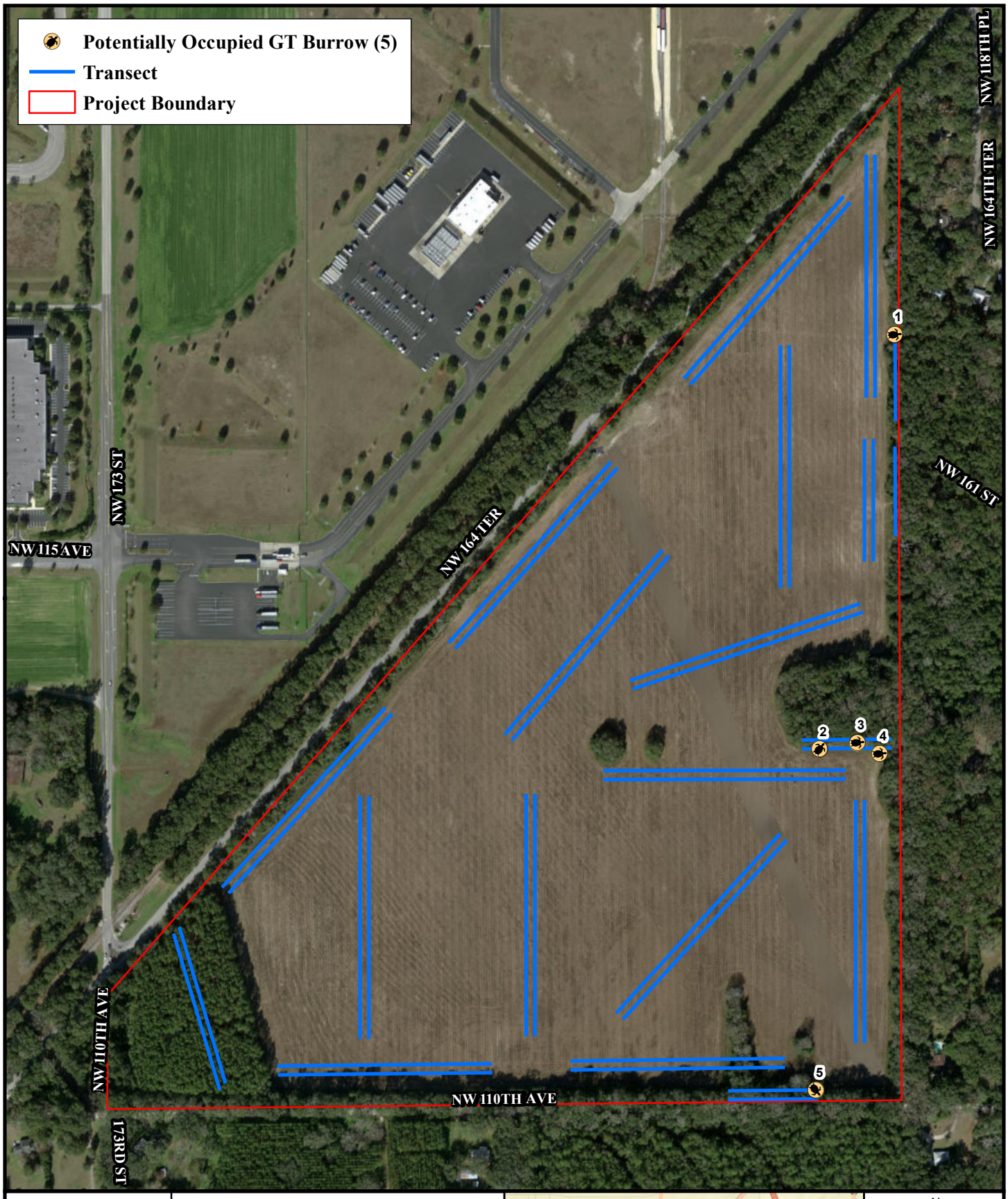
ALACHUA COUNTY, FLORIDA

1 Mile Buffer
Project Boundary

N
W E
S

FNAI/FWC MAP

P:\0390FFC\001-Fletcher Trace Subdivision\GIS\FNAI FWC 06102022.mxd



Feet
0 450
1 in = 450 feet

FLATWOODS Consulting Group

FLETCHER TRACE SUBDIVISION PROJECT
FLETCHER FAMILY COMPANIES

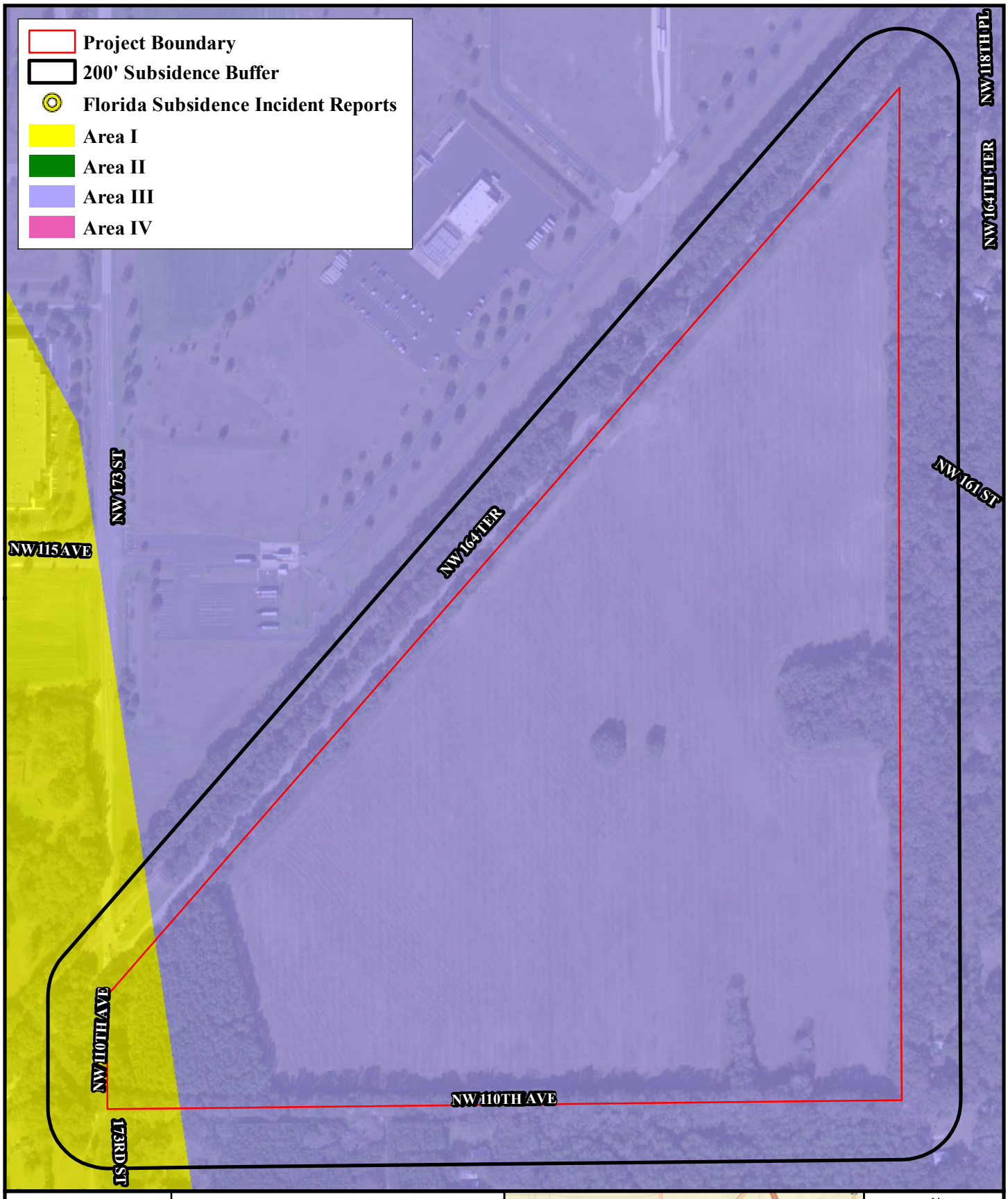
ALACHUA COUNTY, FLORIDA



N
W E
S

15% GOPHER TORTOISE SURVEY MAP

P:\0390FFC\001-Fletcher Trace Subdivision\GIS\15% GT 06152022.mxd



Feet
0 450
1 in = 450 feet

FLETCHER TRACE SUBDIVISION PROJECT
FLETCHER FAMILY COMPANIES

ALACHUA COUNTY, FLORIDA



N
W E
S

SUBSIDENCE MAP

FLATWOODS Consulting Group

P:\0390FFC\001-Fletcher Trace Subdivision\GIS\SUBSIDENCE 06152022.mxd



Photo Station 1, view north



Photo Station 1, view east



Photo Station 1, view south



Photo Station 1, view west



Photo Station 2, view north



Photo Station 2, view east



Photo Station 2, view south



Photo Station 2, view west



Photo Station 3, view north



Photo Station 3, view east



Photo Station 3, view south



Photo Station 3, view west



Photo Station 4, view north



Photo Station 4, view east



Photo Station 4, view south



Photo Station 4, view west



Photo Station 5, view north



Photo Station 5, view east



Photo Station 5, view south



Photo Station 5, view west

GSE Engineering & Consulting, Inc.

SUMMARY REPORT OF A GEOTECHNICAL SITE EXPLORATION – REVISION 2

SAVANNAH STATION, PHASE 3
ALACHUA, ALACHUA COUNTY, FLORIDA

GSE PROJECT NO. 13739A

Prepared For:

THE FLETCHER FAMILY COMPANIES

JULY 2022

GSE Engineering & Consulting, Inc.

July 1, 2022

Blake Fletcher, CCIM
The Fletcher Family Companies
4510 NW 6th Place
Gainesville, FL 32607

Subject: Summary Report of a Geotechnical Site Exploration – Revision 2
Savannah Station, Phase 3
Alachua, Alachua County, Florida
GSE Project No. 13739A

GSE Engineering & Consulting, Inc. (GSE) is pleased to submit this geotechnical site exploration report for the above referenced project.

Presented herein are the findings and conclusions of our exploration, including the geotechnical parameters and recommendations to assist with clubhouse foundation, pavement, and stormwater management designs. This revision includes a karst evaluation of the subject site.

GSE appreciates this opportunity to have assisted you on this project. If you have any questions or comments concerning this report, please contact us.

Sincerely,

GSE Engineering & Consulting, Inc.

Cassandra R. Lindeman, E.I.
Staff Engineer

JASON E. GOWLAND LICENSE No.66467 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by

on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Jason E. Gowland, P.E.
Senior Engineer
Florida Registration No. 66467

CRL / JEG: aht
Q:\Projects\13739A Savannah Station, Phase 3\13739A Rev. 2.docx

Distribution: Addressee (1 - Electronic)
File (1)

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
(352) 377-3233 Phone ◆ (352) 377-0335 Fax
www.gseengineering.com

TABLE OF CONTENTS

LIST OF FIGURES ii

1.0 INTRODUCTION 1-1
1.1 General 1-1
1.2 Project Description 1-1
1.3 Purpose 1-1

2.0 FIELD AND LABORATORY TESTS 2-1
2.1 General Description 2-1
2.2 Auger Borings 2-1
2.3 Standard Penetration Test Borings 2-1
2.4 Soil Laboratory Tests 2-1

3.0 FINDINGS 3-1
3.1 Surface Conditions 3-1
3.2 Subsurface Conditions 3-1
3.3 Review of Published Data 3-2
3.4 Laboratory Soil Analysis 3-4

4.0 EVALUATION AND RECOMMENDATIONS 4-1
4.1 General 4-1
4.2 Groundwater 4-1
4.3 Building Foundations 4-1
4.4 Flexible Pavement 4-2
4.5 Site Preparation 4-3
4.6 Quality Control and Construction Materials Testing 4-4
4.7 Stormwater Management 4-4
4.8 Karst Area Evaluation Summary 4-6
4.9 Fill Suitability 4-8
4.10 Surface Water Control and Landscaping 4-9

5.0 FIELD DATA 5-1
5.1 Auger Boring Logs 5-2
5.2 Standard Penetration Test Soil Boring Logs 5-3
5.3 Laboratory Results 5-4
5.4 Key to Soil Classification 5-5

6.0 LIMITATIONS 6-1
6.1 Warranty 6-1
6.2 Auger and SPT Borings 6-1
6.3 Site Figures 6-1
6.4 Unanticipated Soil Conditions 6-1
6.5 Misinterpretation of Soil Engineering Report 6-1

LIST OF FIGURES

Figure

1. Project Site Location Map
2. Aerial Photograph Showing Approximate Locations of Field Tests

1.0 INTRODUCTION

1.1 General

GSE Engineering & Consulting, Inc. (GSE) has completed this geotechnical exploration for the proposed residential development located in Alachua, Alachua County, Florida. This exploration was performed in accordance with GSE Proposal No. 2021-380 dated July 12, 2021. You authorized our services on July 14, 2021.

1.2 Project Description

This project will consist of a residential development. The project will include a clubhouse, roadways, and stormwater management facilities. The site is located on the south side of C.R. 235 at the C.R. 235A intersection in Alachua, Alachua County, Florida (Figure 1).

Mr. Ryan Thompson with CHW Professional Consultants, Inc. (CHW) provided information about the project and site plans illustrating the locations of the proposed improvements. The project will consist of roadways, stormwater management facilities, and a clubhouse. We anticipate the clubhouse will be either concrete masonry unit or wood frame construction. Structural loads have not been provided but are expected to be on the order of 1 to 2 kips per foot for load bearing walls, and less than 50 kips for columns. The finished floor of the structure is anticipated to be constructed near the existing site grades.

Four stormwater management facilities are proposed that range in size from about 2.7 to 8.6 acres. Approximately 12,000 feet of roadways are proposed.

A recent aerial photograph of the site was obtained and reviewed. The preliminary site plan and aerial photograph were used in preparation of this exploration and report.

1.3 Purpose

The purpose of this geotechnical exploration was to determine the general subsurface conditions, evaluate these conditions with respect to the proposed construction, and prepare geotechnical parameters and recommendations to assist with clubhouse foundation, stormwater management, and pavement designs.

2.0 FIELD AND LABORATORY TESTS

2.1 General Description

The procedures used for field sampling and testing are in general accordance with industry standards of care and established geotechnical engineering practices for this geographic region. This exploration consisted of performing two (2) Standard Penetration Test (SPT) borings to a depth of 20 feet below land surface (bls) within the proposed clubhouse, two (2) auger borings to a depth of 10 feet bls within the proposed clubhouse, twenty-three (23) auger borings to a depth of 5 feet bls along the roadway alignments, twenty-four (24) auger borings to a depth of 15 feet within the proposed stormwater management facilities, and six (6) auger borings to a depth of 30 feet bls within the proposed stormwater management facilities.

The soil borings were performed at the approximate locations as shown on Figure 2. The borings were located at the site using the provided site plan, Global Positioning System (GPS) coordinates, and obvious site features as reference. The boring locations should be considered approximate. The soil borings were performed from August 23 to August 26, 2021.

2.2 Auger Borings

The auger borings were performed in accordance with ASTM D1452. The borings were performed with flight auger equipment that was rotated into the ground in a manner that reduces soil disturbance. After penetrating to the required depth, the auger was retracted, and the soils collected on the auger flights were field classified and placed in sealed containers. Representative samples of each stratum were retained from the auger boring. Results from the auger borings are provided in Section 5.1.

2.3 Standard Penetration Test Borings

The soil borings were performed with a drill rig employing flight auger drilling techniques and Standard Penetration Testing (SPT) in accordance with ASTM D1586. The SPTs were performed continuously to 10 feet and at 5-foot intervals thereafter. Soil samples were obtained at the depths where the SPTs were performed. The soil samples were classified in the field, placed in sealed containers, and returned to our laboratory for further evaluation.

After drilling to the sampling depth, the standard two-inch O.D. split-barrel sampler was seated by driving it 6 inches into the undisturbed soil. The sampler was then driven an additional 12 inches by blows of a 140-pound hammer falling 30 inches. The number of blows required to produce the next 12 inches of penetration were recorded as the penetration resistance (N-value). These values and the complete SPT boring logs are provided in Section 5.2.

Upon completion of the sampling, the boreholes were abandoned in accordance with Water Management District guidelines.

2.4 Soil Laboratory Tests

The soil samples recovered from the soil borings were returned to our laboratory and examined to confirm the field descriptions. Representative samples were then selected for laboratory testing. The laboratory tests consisted of twenty (20) percent soil fines passing the No. 200 sieve determinations, twenty (20) natural moisture content determinations, two (2) Atterberg Limits tests, twelve (12) constant head hydraulic conductivity tests, and three (3) Limerock Bearing Ratio (LBR). These tests were performed in order to aid in classifying the soils and to further evaluate their engineering properties. The laboratory tests are provided in Section 5.3.

3.0 FINDINGS

3.1 Surface Conditions

Ms. Cassandra R. Lindeman, E.I. with GSE initially visited the site on July 22, 2021, to observe the site conditions. Ms. Lindeman returned to the site on August 13, 2021, with Mr. Jason Kite with Jason Kite, LLC to clear lanes through the trees in the southwest corner of the site to allow the drilling equipment access to the boring locations. Representatives from GSE returned to the site on August 16, 2021, to collect soil samples for permeability testing.

The majority of the site is currently an existing crop field. The southwestern corner of the site contains planted pines, trees, and heavy brush. The entire site is outlined by trees. The site is bordered by CR 235 running southwest to northeast and by NW 110th Avenue on the south side.

The topography at the site is gently sloping. Regional topography can also be characterized as gently to moderately sloping. The Alachua County Growth Management website indicates the ground surface elevations at the site are near 86 to 102 feet.

The Alachua County Soil Survey maps a closed depression on the southern portion of the site.

3.2 Subsurface Conditions

The locations of the auger and SPT borings are provided on Figure 2. Complete logs for the borings are provided in Sections 5.1 and 5.2. Descriptions for the soils encountered are accompanied by the Unified Soil Classification System symbol (SM, SP-SM, etc.) and are based on visual examination of the recovered soil samples and the laboratory tests performed. Stratification boundaries between the soil types should be considered approximate, as the actual transition between soil types may be gradual.

The auger and SPT borings generally encountered relatively consistent soil conditions across the site.

The auger borings located in the areas of the proposed roadways typically encountered poorly graded sand (SP), sand with silt (SP-SM), and sand with clay (SP-SC) to the explored depth of 5 feet bls. Boring R-16 encountered very clayey sand (SC/CL) at 3 feet bls to the explored depth of 5 feet bls. Borings R-17, R-20, and R-23 encountered clayey sand (SC) at depths of 2, 2.5, and 4 feet bls, respectively, to the explored depth of 5 feet bls.

The auger borings located within the proposed stormwater management facilities initially encountered poorly graded sand (SP), sand with silt (SP-SM), and sand with clay (SP-SC). The sandy soils were generally underlain by clayey and very clayey sands (SC, SC/CL) with some interbedded layers of clay-rich soils consisting of sandy clay, clay with sand, and clay (CL/CH) to the explored depths of 15 and 30 feet bls. Borings P-8, P-24, and P-28 encountered limestone at 28 and 28.5 feet bls to the explored depth of 30 feet bls.

The auger and SPT borings located within the area of the proposed clubhouse encountered similar conditions to the rest of the site. Boring A-1 encountered sand with silt (SP-SM) to the explored depth of 10 feet bls. Boring A-2 encountered 2 feet of sand with silt (SP-SM) underlain by very clayey sand (SC/CL) to the explored depth of 10 feet bls. Boring B-1 initially penetrated 7 feet of sand with silt (SP-SM) underlain by 1.5 feet of very clayey sand (SC/CL), 5 feet of poorly graded sand (SP), and 6.5 feet of clayey and very clayey sands (SC, SC/CL) to the explored depth of 20 feet bls. Boring B-2 initially penetrated 7 feet of sand with silt (SP-SM) and poorly graded sand (SP) underlain by 6.5 feet of clayey sand (SC) and 6.5 feet of sand with clay (SP-SC) to the explored depth of 20 feet bls.

The sandy soils consisting of poorly graded sand (SP), sand with silt (SP-SM), and sand with clay (SP-SC) are generally in a very loose to medium dense condition with N-values ranging from 2 to 26 blows per foot. The clayey and very clayey sands (SC, SC/CL) encountered are generally in a loose to medium dense condition with N-values ranging from 5 to 21 blows per foot.

The groundwater table was not encountered in the auger and SPT borings at the time of our investigation.

3.3 Review of Published Data

The majority of the site is mapped as five soil series by the Soil Conservation Service (SCS) Soil Survey for Alachua County[1]. The following soil descriptions are from the Soil Survey.

Arredondo fine sand, 0 to 5 percent slopes – This nearly level to gently sloping, well-drained soil is in both small and large areas of uplands. Slopes are smooth to convex. The areas are irregular in shape and range from about 10 to 160 acres in size.

Typically, the surface layer is dark grayish brown fine sand about 8 inches thick. The subsurface layer is fine sand to a depth of 49 inches. The upper 23 inches is yellowish brown, and the lower 18 inches is brownish yellow. The subsoil extends to a depth of 86 inches or more. The upper 5 inches is yellowish brown loamy sand; the next 10 inches is yellowish brown sandy clay loam, and the lower 22 inches is dark yellowish brown sandy clay and sandy clay loam.

Included with this soil in mapping are small depressional areas of soils that have a very dark gray or black surface layer 8 to 24 inches thick. This layer overlies gray sandy material. These areas are shown by wet spot symbols. Also included are small areas of Fort Meade, Gainesville, Kendrick, and Millhopper soils. A few areas of this soil include Arredondo soils that have 5 to 8 percent slopes. Some areas of this soil in the western part of the county have small spots of strongly acid to medium acid soil material 40 to 70 inches deep to calcareous limestone. Limestone boulders, fragments of limestone, and sinkholes are in some areas of this soil, mainly in the limestone plain sections of the western part of the county. Most of these boulders are siliceous. The sinkholes and the boulders are shown by appropriate map symbols. Total included areas are about 15 percent.

In this Arredondo soil, the available water capacity is low in the sandy surface and subsurface layers and low to medium in the loamy subsoil. Permeability is rapid in the surface and subsurface layers and moderately slow to moderate in the loamy subsoil. Natural fertility is low in the sandy surface and subsurface layers and medium in the finer textured subsoil. Organic matter content is low. The water table in this soil is at a depth of more than 72 inches. Surface runoff is slow.

[1] Soil Survey of Alachua County, Florida. Soil Conservation Service, U.S. Department of Agriculture.

Millhopper sand, 0 to 5 percent soils – This nearly level to gently sloping, moderately well drained soil is in small and large irregularly shaped areas on uplands and on slightly rolling knolls in the broad flatwoods. Slopes are mostly nearly smooth or convex. The areas are variable in size. They range from about 10 to 250 acres.

Typically, the surface layer is dark grayish brown sand about 9 inches thick. The subsurface layer is sand or fine sand about 49 inches thick. The upper 17 inches is yellowish brown, the next 22 inches is light yellowish brown, and the lower 10 inches is very pale brown. The subsoil extends to a depth of 89 inches. The upper 6 inches is yellowish brown loamy sand that has grayish and brownish mottles; the next 22 inches is light gray, mottled sandy clay loam; and the lower 3 inches is light gray, mottled sandy loam.

Included with this soil in mapping are small areas of Arredondo, Bonneau, Fort Meade, Gainesville, Kanapaha, Lochloosa, and Sparr soils. Siliceous limestone boulders and small sinks are within some delineations. Small areas of Millhopper soils that have 5 to 8 percent slopes are also included. About 25 acres mapped as this Millhopper soil along the Santa Fe River is occasionally flooded. Total included areas are about 20 percent or less.

This Millhopper soil has a water table that is at a depth of 40 to 60 inches for 1 to 4 months and at a depth of 60 to 72 inches for 2 to 4 months during most years. The available water capacity is low in the surface and subsurface layers and is low to medium in the subsoil. Permeability is rapid in the surface and subsurface layers, moderately rapid in the upper 6 inches of the subsoil, and slow to moderately slow below this depth. Natural fertility is low. Organic matter content is low to moderately low.

Gainesville sand, 0 to 5 percent slopes – This nearly level to gently sloping, well-drained soil has sandy texture to a depth of 80 inches or more. It is in both small and large, irregularly shaped areas on the gently rolling uplands. Most areas range from about 10 to 250 acres.

Typically, the surface layer is dark grayish brown sand about 7 inches thick. The underlying layer extends to a depth of 82 inches or more. The upper 22 inches is yellowish brown sand, and the lower 53 inches is strong brown loamy sand.

Included with this soil in mapping are small areas of Arredondo, Fort Meade, Kendrick, and Lake soils. A few small areas of Gainesville soils that have 5 to 8 percent slopes are included. Total included areas are less than 15 percent.

In this Gainesville soil, the available water capacity is low, and the permeability is rapid. Organic matter content ranges from low to moderately low, and natural fertility is low. Surface runoff is slow. The water table is more than 72 inches below the surface.

Arredondo fine sand, 5 to 8 percent slopes – This is near level to sloping, well-drained soil forms in thick beds of sandy and loamy marine materials. These soils are in broad rolling areas of the upland. Slopes range from 0 to 8 percent. The water table is more than 72 inches below the surface. These soils are loamy siliceous, hyperthermic Grossarenic Paleudults.

Arredondo soils are geographically associated with Apopka, Bonneau, Candler, Fort Meade, Gainesville, Jonesville, Kanapaha, Kendrick, Lake Millhopper, and Norfolk soils. Apopka soils have less than 5 percent silt and clay in the A2 horizon, and many of the sand grains are uncoated. Bonneau soils are moderately well drained and have an A horizon 20 to 40 inches thick. Candler soils are sandy to a depth of 80 inches or more and have less than 5 percent silt and clay in their 10- to 40-inch control section.

Fort Meade and Gainesville soils are sandy to a depth of more than 80 inches. They have 10 to 15 percent silt and clay in their 10- to 40-inch control section. Fort Meade soils also have a thick, dark colored A1 horizon. Jonesville soils have underlying limestone at a depth of less than 60 inches. Lake soils are sandy to 80 inches or more. Kanapaha soils are poorly drained, and Millhopper soils are moderately well drained. Norfolk soils have an A horizon less than 20 inches thick.

Lochloosa fine sand, 5 to 8 percent slopes – This is near level to sloping, somewhat poorly drained soil that forms in thick beds of loamy marine deposits. These soils are in broad areas of the gently rolling uplands and in slightly convex areas of the flatwoods. Slopes range from 0 to 8 percent. The water table is about 30 to 40 inches below the surface for about 1 to 4 months during most years. It rises to 15 to 30 inches for about 1 to 4 weeks during most years. During most of the remained of the year it is at a depth of more than 40 inches. These soils are loamy, siliceous, hyperthermic Aquic Arenic Paleudults.

Lochloosa soils are geographically associated with Blichton, Bivans, Boardman, Bonneau, Kanapaha, Kendrick, Micanopy, Millhopper, Sparr, and Wacahoota soils. Blichton, Bivans, Boardman, Kanapaha, and Wacahoota soils are all poorly drained. Blichton soils are more than 5 percent plinthite. In addition, the Bivans soils have a clayey Btg horizon within 20 inches of the surface and contain more than 5 percent nodules and fragments of limestone. Kanapaha soils have an A horizon 40 to 80 inches thick. Wacahoota soils are more than 5 percent nodules and fragments of limestone. Kendrick soils are well drained. Micanopy soils have a clayey Bt horizon within 20 inches of the surface. Millhopper soils are moderately well drained and have an A horizon 40 to 80 inches thick. Sparr soils have a sandy A horizon 40 to 80 inches thick.

3.4 Laboratory Soil Analysis

Selected soil samples recovered from the soil borings were analyzed for the percent soil fines passing the No. 200 sieve, natural moisture content, Atterberg Limits, hydraulic conductivity, and Limerock Bearing Ratio (LBR) tests. Samples selected for laboratory testing were collected at depths ranging from 0.5 to 10 feet bls. These tests were performed to confirm visual soil classification and evaluate their engineering properties. The complete laboratory report is provided in Section 5.3.

The laboratory tests indicate the tested soils consist of poorly graded sand (SP), sand with silt (SP-SM), clayey sand (SC), and very clayey sand (SC/CL). The tested poorly graded sand (SP) contains approximately 3.5 to 4.9 percent soil fines passing the No. 200 sieve with natural moisture contents of about 5.2 to 5.3 percent. The tested sand with silt (SP-SM) contains approximately 5 to 9.5 percent soil fines passing the No. 200 sieve with natural moisture contents of about 5.8 to 8.3 percent. The tested clayey sand (SC) contains approximately 12 to 29 percent soil fines passing the No. 200 sieve with natural moisture contents of about 11 to 18 percent. The tested very clayey sand (SC/CL) contains approximately 30 to 46 percent soil fines passing the No. 200 sieve with natural moisture contents of about 18 to 24 percent.

Atterberg Limits tests indicate the tested very clayey sands (SC/CL) have Liquid Limit (LL) values of 27 and 45, Plastic Limit (PL) values of 16 and 19, and Plasticity Index (PI) values of 11 and 26. These values correspond to a material with low potential (LL < 50 and PI < 25) for expansive behavior[2].

The constant head hydraulic conductivity test results indicate the near-surface poorly graded sand (SP) has a hydraulic conductivity value of 12 feet per day. The tested sand with silt (SP-SM) has hydraulic conductivity values of 4.7 to 22 feet per day.

[2] U.S. Department of the Army USA, 1983, Foundations in Expansive Soils, TM 5-818-7, p. 4-1.

The tested clayey sands (SC) have hydraulic conductivity values of 0.6 to 11 feet per day. The tested very clayey sand (SC/CL) has a hydraulic conductivity value of 1.7 feet per day.

The Modified Proctor maximum dry density tests indicate the near surface grab samples have maximum dry densities ranging from 113.3 to 116.8 pounds per cubic foot and optimum moisture contents of 8.5 to 10.8 percent. The LBR tests indicate the soils have LBR values ranging from 34 to 67.

4.0 EVALUATION AND RECOMMENDATIONS

4.1 General

The following recommendations are made based upon our understanding of the proposed construction, a review of the attached soil borings and laboratory test data, and experience with similar projects and subsurface conditions. If plans or the location of proposed construction changes from those discussed previously, GSE requests the opportunity to review and possibly amend our recommendations with respect to those changes.

The final design of a foundation system is dependent upon adequate integration of geotechnical and structural engineering considerations. Consequently, GSE must review the final foundation design in order to evaluate the effectiveness and applicability of our initial analyses, and to determine if additional recommendations may be warranted. Without such a review, the recommendations presented herein could be misinterpreted or misapplied resulting in potentially unacceptable performance of the foundation system.

The performance of site improvements may be sensitive to their post-construction relationship to site groundwater levels, seepage zones, or soil/rock characteristics exposed at final site grades. GSE recommends that use of boring information for final design of all site improvements be predicated on proper horizontal and vertical control of borings.

In this section of the report, we present our geotechnical parameters and recommendations to assist with building foundation, stormwater management, and pavement designs as well as our general site preparation guidelines.

4.2 Groundwater

The groundwater table was not encountered in the borings at the time of our exploration. The lack of apparent groundwater table in the borings suggest the site is perforated; however, you should expect water to perch on top of the very clayey sands and clays after periods of heavy and seasonal rainfall. Estimates for the temporarily perched groundwater tables are shown on the individual boring logs.

4.3 Building Foundations

The borings located within the proposed building footprint generally encountered poorly graded sand and sand with silt underlain by interbedded layers of clayey and very clayey sand and sandy clay to the explored depths of 10 and 20 feet bls.

Based upon the soil conditions encountered and our limited understanding of the structural loads and site grading, we recommend the building be supported by conventional, shallow strip and/or spread foundations. We recommend the shallow foundations be designed for a maximum allowable gross bearing pressure of 2,000 psf. The gross bearing pressure is defined as the soil contact pressure that can be imposed from the maximum structural loads, weight of the concrete foundations, and weight of the soil above the foundations. The foundations should be designed based upon the maximum load that could be imposed by all loading conditions.

The foundations should be embedded a minimum of 18 inches below the lowest adjacent grade. Interior foundations or thickened sections should be embedded a minimum of 12 inches. The foundations should have minimum widths of 18 inches for strip footings, and 24 inches for columns, even though the maximum soil bearing pressure may not be fully developed.

Due to the mostly sandy nature of the majority of the near-surface soils, we expect settlement to be mostly elastic in nature. The majority of the settlement will occur on application of the loads, during and immediately following construction. Using the recommended maximum bearing pressure, the assumed maximum structural loads, and the field and laboratory test data which we have correlated into the strength and compressibility characteristics of the subsurface soils, we estimate the total settlements of the structure to be 1 inch or less, with approximately half of it occurring upon load application (during construction).

Differential settlement results from differences in applied bearing pressures and the variations in the compressibility characteristics of the subsurface soils. For the building pad prepared as recommended, we anticipate differential settlement of less than 1/2 inch.

Post-construction settlement of the structures will be influenced by several interrelated factors, such as (1) subsurface stratification and strength/compressibility characteristics of the bearing soils; (2) footing size, bearing level, applied loads, and resulting bearing pressures beneath the foundation; (3) site preparation and earthwork construction techniques used by the contractor, and (4) external factors, including but not limited to vibration from off-site sources and groundwater fluctuations beyond those normally anticipated for the naturally-occurring site and soil conditions which are present.

Our settlement estimates for the structure are based upon our limited understanding of the structural loads and site grading and the use of successful adherence to the site preparation recommendations presented later in this report. Any deviation from our project understanding and/or our site preparation recommendations could result in an increase in the estimated post-construction settlement of the structure.

4.4 Flexible Pavement

Overall soil conditions encountered by our borings at this site are suitable for supporting conventional limerock base and asphalt wearing surface pavements. We have not been provided the anticipated traffic loading conditions; therefore, the following pavement component recommendations should be used only as guidelines. The below recommendations are intended to be minimums. Increasing base course and asphalt thicknesses would increase the design life of the pavement.

We recommend a minimum separation of 24 inches be present between the bottom of the base course and the top of the clay-rich soils containing greater than about 25 percent soil fines. Review of the boring logs suggests this separation will likely be present along the majority of the alignment. Boring R-20 did encounter very clayey sand (SC/CL) at a depth of 2.5 feet bls and clay-rich soils approached within 24 inches of grade at boring location R-17. Clay-rich soils were encountered at borings R-16, R-20, and R-23 at depths of 3 feet bls, 2.5 feet bls, and 4 feet bls, respectively. A roadway grading plan is not available at this time. The presence of shallow clay-rich soils is expected to be sporadic and not easily predicted without a grading plan.

In areas where the minimum 24-inch separation is not able to be achieved through grading design, we recommend these soils be undercut. The undercut should extend a minimum of 24 inches beneath the bottom of the base course. The undercut should extend laterally until the clay-rich soils are no longer encountered and free-draining sandy soils have been penetrated. The undercut should be backfilled with either on-site or imported sandy free-draining soils containing less than 10 percent soil fines. The backfill should be placed in maximum 24-inch loose lifts that are compacted to a minimum 95 percent of the Modified Proctor maximum dry density (ASTM D1557). Underdrains should be considered where clay-rich soils are undercut.

4.4.1 Stabilized Subgrade

The stabilized subgrade should have a minimum Limerock Bearing Ratio (LBR) of 40, with a minimum thickness of 12 inches. The stabilized subgrade can be imported material or a mixture of imported and on-site material. If a mix is proposed, a mix design should be performed to determine the optimum mix proportions. The stabilized subgrade should be compacted to a minimum of 98 percent of the Modified Proctor maximum dry density (ASTM D1557) for soils with less than 15 percent fines content. Soils with 15 percent or greater fines content should be compacted to 100 percent of the Standard Proctor maximum dry density (ASTM D698).

4.4.2 Base Course

The base course should consist of crushed limerock having a LBR of at least 100. Limerock should be obtained from a FDOT approved source and should meet FDOT gradation requirements. The base course thickness should be a minimum of 6 inches in automobile parking areas and 8 inches in driveways. The base course should be compacted to at least 98 percent of the Modified Proctor maximum dry density (ASTM D1557).

The constructability of differing base course thicknesses may be difficult and having a uniform 8-inch-thick base course may be more practical.

4.4.3 Wearing Surface

The asphalt-wearing surface should consist of an FDOT Type SP Hot Mix Asphalt mixture. For automobile parking areas, the thickness should be a minimum of 1.5 inches. For driveway areas, the thickness should be a minimum of 2 inches. The asphalt-wearing surface should consist of an SP-12.5 mix. The asphalt should be compacted to at least 95 percent of the mix design density.

The constructability of differing asphalt thicknesses may be difficult and having a uniform 2-inch-thick asphalt wearing surface may be more practical.

4.5 Site Preparation

The soils at this site should be suitable for supporting the proposed construction using normal, good practice site preparation procedures. The following recommendations are our general guidelines for site preparation.

4.5.1 Stripping

Strip the construction limits and 10 feet beyond the perimeter of all grass, roots, topsoil, and other deleterious materials. You should expect to strip to depths of 12 or more inches. Deeper stripping will likely be necessary due to major root systems present at the site.

4.5.2 Dewatering

Temporary dewatering is not expected to be necessary for this project. However, if needed, we anticipate dewatering can be accomplished with sumps placed near the construction area, or with underdrains connected to a vacuum pump.

In any case, the site should always be graded to promote runoff and limit the amount of ponding. Localized ponding of stormwater is expected without proper grading during construction and could render previously acceptable surfaces unacceptable.

4.5.3 Proof-Rolling

Proof-roll the subgrade with heavy rubber-tired equipment, such as a loaded front-end loader or dump truck, to identify any loose or soft zones not found by the soil borings. The proof-rolling should be monitored by a geotechnical engineer or qualified technician. Undercut or otherwise treat these zones as recommended by the geotechnical engineer in this report.

4.5.4 Proof Compaction

Compact the subgrade to a density of at least 95 percent of the Modified Proctor maximum dry density (ASTM D1557). The specified compaction should be obtained to a depth of 1 foot below the foundation bottoms and the existing grade prior to placing fill. Vibratory roller equipment should not be used within approximately 100 feet of existing structures. Lighter "walk-behind" compaction equipment may be used to achieve the degree of compaction.

Should clayey sand be encountered at the bearing surface, this material should be probed and visually confirmed to be unyielding in the upper 12 inches in lieu of density testing. If the foundation excavations penetrate the clayey sand, the excavation should be performed in a manner that reduces soil disturbance. Clayey sand soils (with fines content in excess of 15 percent) that are removed and replaced or appreciably disturbed need to be re-compacted to 98 percent of the Standard Proctor maximum dry density (ASTM D698).

4.5.5 Fill Placement

Imported fill placed to raise the site grades should consist of clean sand having less than 10 percent passing the No. 200 sieve. On-site soils meeting the requirements of Section 4.9 may also be used as structural fill. The fill should be placed in maximum 12-inch loose lifts that are compacted to at least 95 percent of the Modified Proctor maximum dry density (ASTM D1557). If lighter "walk-behind" compaction equipment is used, this may require lifts of 4 inches or less to achieve the required degree of compaction.

4.6 Quality Control and Construction Materials Testing

It should be noted that the geotechnical engineering design does not end with the advertisement of the construction documents. As the geotechnical engineer of record, GSE is the most qualified to perform the construction materials testing that will be required for this project. The benefits of having the geotechnical engineer of record also perform the construction materials testing are numerous. If GSE continues to be involved with the project through construction, we will be able to constantly re-evaluate and possibly alter our geotechnical recommendations in a timely and cost-effective manner once final design and construction techniques are developed. This often results in cost savings for the project.

We recommend performing compaction testing beneath the concrete floor slab and the building foundations. We recommend one test be performed every 50 linear feet of continuous footing and every other column footing, per foot depth of fill or native material. We recommend a compaction test be performed for each 2,500 square feet of floor area or 10,000 square feet of pavement area per foot of fill or native material, or a minimum of three tests each, whichever is greater. Test all footing excavations to a depth of 12 inches at the frequencies stated above.

4.7 Stormwater Management

The soil conditions at the stormwater management facility are relatively consistent; initially penetrating poorly graded sand and sand with silt underlain by clayey to very clayey sand with interbedded layers of sandy clay, clay with sand, and clay. Limestone was encountered in borings P-8, P-24, and P-28 at depths of 28 and 28.5 feet bls.

The water table was not encountered in the auger borings at the time of our exploration. We anticipate the seasonal high groundwater table to be temporarily perched on the very clayey sands and sandy clays.

The laboratory permeability tests indicate the tested layers of poorly graded sand, sand with silt, clayey sand, and very clayey sand have hydraulic conductivity values of 0.6 to 22 feet per day. The underlying very clayey sand, sandy clay, clay with sand, and clay are expected to be confining soils.

Based upon our findings and test results, our recommended soil parameters for the stormwater management design in the explored areas are presented below. The recommended parameters consider the results of the permeability tests, wash 200 determinations, and our experience with these types of soils. The parameters below do not consider a factor of safety.

Proposed Stormwater Management Facility (P-22 to P-29)

1. Base elevation of effective or mobilized aquifer (average depth of confining layer) equal to greater than 30 feet bls.
2. Unsaturated vertical infiltration rate of 2.5 feet per day.
3. Horizontal hydraulic conductivity equal to 4 feet per day.
4. Specific yield (fillable porosity) of 20 percent.
5. Average seasonal high groundwater table depth equal to 35 feet NGVD (potentiometric surface).

Proposed Stormwater Management Facility (P-18 to P-21)

1. Base elevation of effective or mobilized aquifer (average depth of confining layer) equal to greater than 30 feet bls.
2. Unsaturated vertical infiltration rate of 8 feet per day.
3. Horizontal hydraulic conductivity equal to 12 feet per day.
4. Specific yield (fillable porosity) of 20 percent.
5. Average seasonal high groundwater table depth equal to 35 feet NGVD (potentiometric surface).

Proposed Stormwater Management Facility (P-12, P-13, A-2, B-2)

1. Base elevation of effective or mobilized aquifer (average depth of confining layer) equal to greater than 30 feet bls.
2. Unsaturated vertical infiltration rate of 3.5 feet per day.
3. Horizontal hydraulic conductivity equal to 5 feet per day.
4. Specific yield (fillable porosity) of 20 percent.
5. Average seasonal high groundwater table depth equal to 35 feet NGVD (potentiometric surface).

Proposed Stormwater Management Facility (P-14, P-15)

1. Base elevation of effective or mobilized aquifer (average depth of confining layer) equal to greater than 30 feet bls.
2. Unsaturated vertical infiltration rate of 5 feet per day.
3. Horizontal hydraulic conductivity equal to 7.5 feet per day.
4. Specific yield (fillable porosity) of 20 percent.
5. Average seasonal high groundwater table depth equal to 35 feet NGVD (potentiometric surface).

Proposed Stormwater Management Facility (P-1 to P-11)

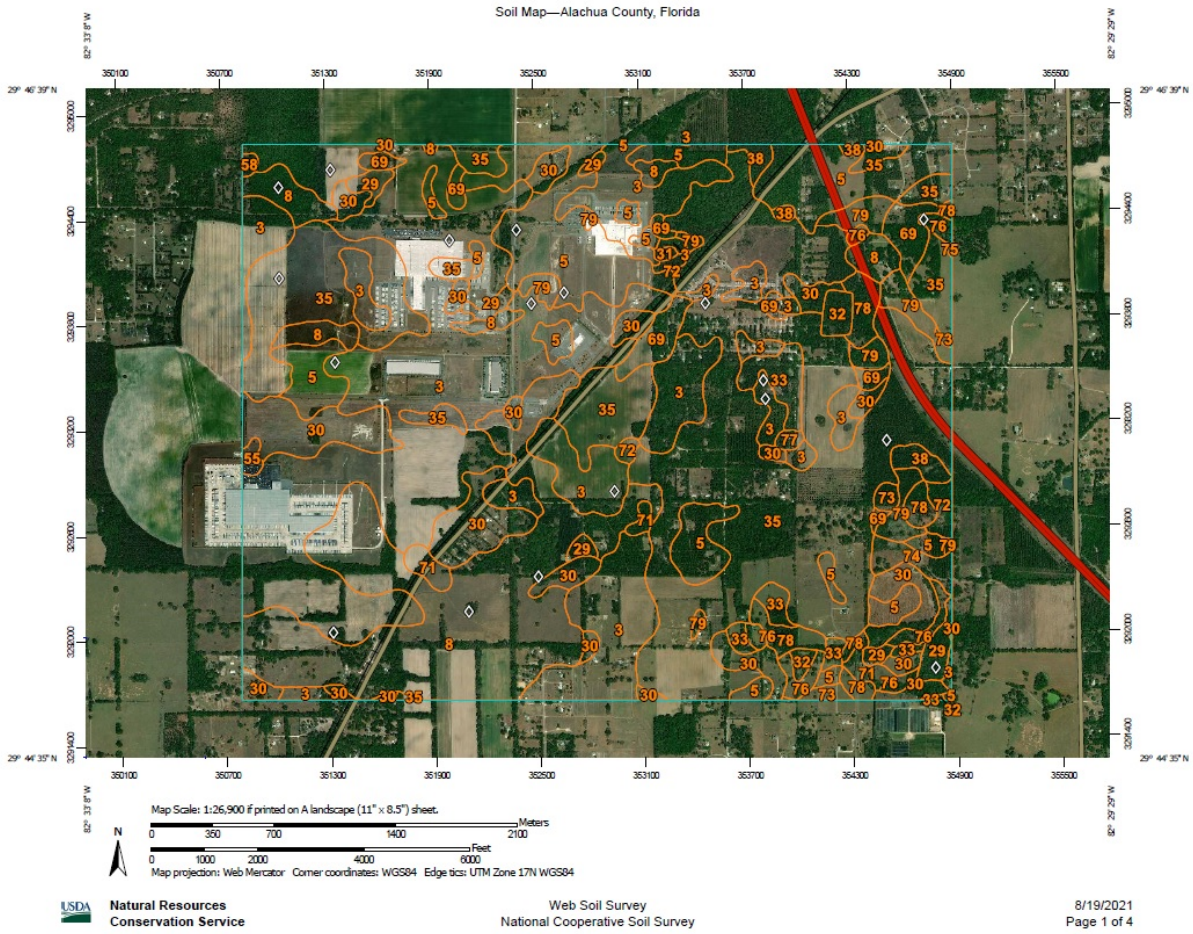
1. Base elevation of effective or mobilized aquifer (average depth of confining layer) equal to greater than 30 feet bls.
2. Unsaturated vertical infiltration rate of 3.5 feet per day.
3. Horizontal hydraulic conductivity equal to 5 feet per day.
4. Specific yield (fillable porosity) of 20 percent.
5. Average seasonal high groundwater table depth equal to 35 feet NGVD (potentiometric surface).

In areas where clay-rich soils are present at the basin bottom, we recommend these soils be undercut a minimum of 2 feet and backfilled with the on-site sands and sands with silt (SP, SP-SM) having a maximum of 12 percent soil fines passing the No. 200 sieve. The intent of this undercutting and replacement is to provide a more uniform sand "blanket" at the basin bottom that allows the migration of water to the deeper deposits of sand. This sand blanket will also reduce the potential for clay-fines leaching out of the soils when water is present in the basin that can result in a thin layer of confining type material on the basin bottom that can reduce the effectiveness of the basin.

4.8 Karst Area Evaluation Summary

A site visit and driving tour of the immediate area surrounding the site (approximately 200-foot radius) was performed in order to confirm the absence or presence of visible potential depressional sinkhole features. In addition, readily available published information related to known and documented sinkhole features in the immediate area of the site was reviewed.

Depressional features were observed on the site. In addition, the soil survey indicates the presence of a sinkhole at the southern portion of the site. Multiple sinkholes are indicated with a diamond within a 2-mile radius of the site (See Graphic Below). In addition to the identified sinkhole, multiple closed depressions are present on the site and in the immediate vicinity. Closed depressions are not necessarily an indicator of sinkholes and could represent other landforms. However, there were no compelling indications of sinkhole activity within the depths explored by the borings.



Graphic obtained from the www.websoilsurvey.com

The FDEP Map Direct Gateway[3] website was utilized to determine if there were nearby subsidence incident reports near the subject site. One incident was noted ½ mile south of the CR 241 overpass on I-75. However, GSE knows of multiple subsidence incidents north of the site at commercial developments along CR 235A.

Historical USGS topographic maps dated 2021, 2012, 1981, 1962, and 1954 were reviewed as part of this assessment. The historical use of the site and the findings in the topographic maps indicate that the ground surface elevations at the site have remained fairly consistent at about 90 to 100 feet NGVD. The topographic maps did not encounter compelling changes in the site elevation that would warrant concern.

The karst area survey performed is considered adequate and in sufficient detail to define the hydrologic and geologic conditions at the site. One karst feature was identified on the subject site. The feature is considered a relic sinkhole and does not appear to be active.

This site is located within a highly karstic area which is prone to erosion and fissures in the limestone formations. Site development commonly changes the risk for sinkhole development in highly karstic geology. The construction of impervious surfaces (buildings and pavement) decreases sinkhole risk, as stormwater that infiltrates and erodes subsurface materials is removed.

[3] *Map Direct Gateway*. Florida Department of Environmental Protection, https://ca.dep.state.fl.us/mapdirect/

Stormwater basins commonly have an increased risk for sinkhole development, due to the concentration of stormwater in these areas. The karst geologic conditions encountered at this site are typical for this area of Alachua County, and it is our opinion the risk for sinkhole development at this site is no greater or lower than what is expected for this immediate area.

Site development should be performed in a manner that reduces the potential for sinkhole activity affecting structures. All roof runoffs should be discharged into impervious surfaces or directly into the stormwater management infiltration beneath the perimeter of the structure. The stormwater management basin should be located well away from structures because the basin will have the highest risk for sinkhole development. We wish to point out that these measures will not eliminate the risk for sinkhole activity at the site.

4.9 Fill Suitability

The soils encountered at this site within the explored depths range from sands (SP) to clays (CL/CH). A discussion of the suitability for reuse as structural fill for each soil classification according to the Unified Soil Classification System (USCS) designation is provided below.

SP, SP/SM – Sands (SP) and sand with silt (SP/SM) have less than 5 percent and 12 percent soil fines passing the No. 200 sieve, respectively, and are typically well draining soils that are suitable for reuse as structural fill. The sands with silt may require moisture conditioning (drying) to make the material more workable. These soils will require stockpiling and drying before they are reused if they are excavated from below the water table.

SM – Silty sands (SM) can have between 12 percent and 50 percent soil fines passing the No. 200 sieve. Silty sands are typically non-plastic or have low plasticity and can be reused as structural fill with precautions. Silty sands can be moisture sensitive and difficult to work and compact and can rut if the moisture content is near or above the optimum moisture content. We recommend these soils be moisture conditioned (dried) so that the moisture content during use is at or below the optimum moisture content. Aerating and exposure to the sun is typically the most effective methods of drying these soils. It may not be practical to reuse these materials during the wet season, as frequent rain showers may not allow these soils to dry to a workable moisture content. Suitable silty sands are limited to soil having less than 30 percent soil fines passing the No. 200 sieve. Silty sands with more than 30 percent soil fines are especially moisture sensitive and are not recommended for reuse as structural fill. These soils will behave more as sandy silt, and for this reason, very silty sands having more than 30 percent soil fines passing the No. 200 sieve have been assigned a dual classification of SM/ML. Silty sand soils that are excavated from below the water table are not recommended for reuse as structural fill due to the amount of time that will be required to dry these soils to a workable condition.

SC – Clayey sand (SC) soils can have between 12 percent and 50 percent soil fines passing the No. 200 sieve. Clayey sands can have a high range of plasticity, varying from a PI of 7 or greater and plotting above the A-line to highly plastic. Friable clayey sands are typically suitable for use as structural fill with precautions. Clayey sands will be moisture sensitive and difficult to work and compact and can rut during placement if the moisture content is near or above the natural moisture content. We recommend these soils be moisture conditioned (dried) so that the moisture content during use is at or below the optimum moisture content. Aerating and exposure to the sun is typically the most effective methods of drying these soils. It may not be practical to reuse these materials during the wet season, as frequent rain showers may not allow these soils to dry to a workable moisture content. Suitable clayey sands are limited to soil having less than 30 percent soil fines passing the No. 200 sieve. Clayey sands with more than 30 percent soil fines passing the No. 200 sieve are especially moisture sensitive and are typically highly plastic and are not recommended for reuse as structural fill.

These soils will behave more as sandy clay, and for this reason, very clayey sands having more than 30 percent soil fines passing the No. 200 sieve have been assigned a dual classification of SC/CH or SC/CL. Clayey sand soils that are excavated from below the water table are not recommended for reuse as structural fill due to the amount of time that will be required to dry these soils to a workable condition.

ML, MH, CL, CH – Silts and clays are not suitable materials for reuse as structural fill.

When using on-site soils as fill materials, we recommend the silty and clayey sand soils (SM, SC) be used in the lower depths of the fill. Sand and sand with silt (SP, SP-SM) should be used in the upper portions of the fill. We recommend a minimum of 2 feet of sand (SP, SP-SM) cover the silty and clayey sand fill materials to reduce the potential for soggy surface conditions due to the low permeability characteristics of the silty and clayey sand materials.

4.10 Surface Water Control and Landscaping

Roof gutters should be considered to divert runoff away from the building. The gutter downspouts should discharge a minimum of 10 feet from the structure to reduce the amount of water collecting around the foundations. Where possible, the gutter downspouts should discharge directly into the storm sewer system or onto the asphalt paved areas in order to reduce the amount of water collecting around the foundations. Grading of the site should be such that water is diverted away from the building on all sides to reduce the potential for erosion and water infiltration along the foundation.

With respect to landscaping, it is recommended that any trees and large "tree-like" shrubbery with potential for developing large root systems be planted a minimum distance of half their mature height, and preferably their expected final height, away from the structure. The purpose of this is to reduce the potential for foundation or slab movements from the growth of root systems as the landscaping matures. Consideration should also be given to using landscaping that has a low water demand, so that excessive irrigation is not conducted around the structures.

If excavations for underground utilities encounter the clay-rich soils, the excavations should be made such that they do not trap water (i.e., "swimming pool" or "bowl" effect). Sloping the excavations, installing underdrains, or extending the excavation to a more pervious area can achieve this. Allowing surface water to become trapped within utility trenches or other excavations (including footings) serves as a potential water source for the clay, which can result in shrink swell of these soils. Furthermore, during construction, surface water within the building areas must be controlled such that the water does not become trapped and represent a source of water for the underlying clay-rich soils. Mismanagement of the surface water during construction within the building footprint could result in subsequent post-construction slab movement.

The above recommendations are intended to maintain relatively consistent moisture contents within the clay-rich expansive soils encountered by the borings. The importance of proper surface water control and landscaping placement cannot be overemphasized in accomplishing this objective.

5.0 FIELD DATA

5.1 Auger Boring Logs

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida

DATE PERFORMED 8/25/2021 **BORING NUMBER A-1**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH > 10 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0.0		AU 1	(SP-SM) Gray and brown SAND with silt
2.0			
2.5		AU 2	(SP-SM) Brown SAND with silt
5.0		AU 3	
10.0			Bottom of borehole at 10.0 feet.

DATE PERFORMED 8/23/2021 **BORING NUMBER A-2**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH 1.5 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0.0		AU 1	(SP-SM) Gray and brown SAND with silt
			▽
2.0			
2.5		AU 2	(SC/CL) Brown and gray very clayey SAND
5.0			
6.5			
7.5		AU 3	(SC/CL) Pale gray very clayey SAND with trace of limestone *%PASS-200 = 46* *MC = 24* *LL = 45* *PL = 19* *PI = 26*
10.0			Bottom of borehole at 10.0 feet.

AB 2 PORTRAIT - GINT STD US.GDT - 8/31/21 14:41 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (A,B,R).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida

DATE PERFORMED 8/26/2021 **BORING NUMBER R-1**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH > 5 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			
		AU 1	(SP-SM) Dark gray SAND with silt
1			
			1.5
		AU 2	(SP-SM) Brown and gray SAND with silt
2			
3			
4			
5			5.0
			Bottom of borehole at 5.0 feet.

DATE PERFORMED 8/26/2021 **BORING NUMBER R-2**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH > 5 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			
		AU 1	(SP-SM) Dark gray SAND with silt
1			
2			
3			
4			4.0
		AU 2	(SP-SM) Brown and graySAND with silt
5			5.0
			Bottom of borehole at 5.0 feet.

AB 2 PORTRAIT - GINT STD US.GDT - 8/31/21 14:42 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (A,B,R).GPJ

(Continued Next Page)

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida

DATE PERFORMED 8/26/2021 **BORING NUMBER R-3**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH > 5 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			
		AU 1	(SP-SM) Dark gray and brown SAND with silt
1.5			
		AU 2	(SP-SM) Brown SAND with silt
5.0			Bottom of borehole at 5.0 feet.

DATE PERFORMED 8/26/2021 **BORING NUMBER R-4**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH > 5 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			
		AU 1	(SP-SM) Dark gray SAND with silt
1.5			
		AU 2	(SP-SM) Brown and gray SAND with silt
5.0			Bottom of borehole at 5.0 feet.

AB 2 PORTRAIT - GINT STD US.GDT - 8/31/21 14:42 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (A,B,R).GPJ

(Continued Next Page)

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida

DATE PERFORMED 8/26/2021 **BORING NUMBER R-5**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH > 5 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			
		AU 1	(SP-SM) Gray and brown SAND with silt
1.5			
		AU 2	(SP) Brown SAND
5.0			Bottom of borehole at 5.0 feet.

DATE PERFORMED 8/26/2021 **BORING NUMBER R-6**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH > 5 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			
		AU 1	(SP-SM) Gray and brown SAND with silt
2.5			
		AU 2	(SP) Brown SAND
5.0			Bottom of borehole at 5.0 feet.

(Continued Next Page)

AB 2 PORTRAIT - GINT STD US.GDT - 8/31/21 14:42 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (A,B,R).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida

DATE PERFORMED 8/26/2021 **BORING NUMBER R-7**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH > 5 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			
		AU 1	(SP-SM) Dark gray and brown SAND with silt
1			
2			
3			
4			
			4.5
		AU 2	(SP) Brown SAND
5			5.0
			Bottom of borehole at 5.0 feet.

DATE PERFORMED 8/26/2021 **BORING NUMBER R-8**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH > 5 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			
		AU 1	(SP-SM) Brown and gray SAND with silt
1			
2			
3			3.0
		AU 2	(SP-SM) Brown SAND with silt
4			
5			5.0
			Bottom of borehole at 5.0 feet.

AB 2 PORTRAIT - GINT STD US.GDT - 8/31/21 14:42 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (A,B,R).GPJ

(Continued Next Page)

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida

DATE PERFORMED 8/26/2021 **BORING NUMBER R-9**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH > 5 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			
		AU 1	(SP-SM) Brown and dark gray SAND with silt
1			
2			
3			
			3.5
		AU 2	(SP) Brown and orange SAND
4			
5			
			5.0
			Bottom of borehole at 5.0 feet.

DATE PERFORMED 8/26/2021 **BORING NUMBER R-10**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH > 5 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			
		AU 1	(SP-SM) Brown and gray SAND with silt
1			
2			
			2.5
		AU 2	(SP) Brown and orange SAND
3			
4			
5			
			5.0
			Bottom of borehole at 5.0 feet.

(Continued Next Page)

AB 2 PORTRAIT - GINT STD US.GDT - 8/31/21 14:42 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (A,B,R).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida

DATE PERFORMED 8/26/2021 **BORING NUMBER R-11**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH > 5 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			
		AU 1	(SP-SM) Brown and gray SAND with silt
1			
			1.5
		AU 2	(SP) Brown SAND
2			
3			
4			
5			
			5.0
			Bottom of borehole at 5.0 feet.

DATE PERFORMED 8/26/2021 **BORING NUMBER R-12**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH > 5 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			
		AU 1	(SP-SM) Dark gray and brown SAND with silt
1			
			1.5
		AU 2	(SP) Pale brown and orange SAND
2			
3			
4			
5			
			5.0
			Bottom of borehole at 5.0 feet.

(Continued Next Page)

AB 2 PORTRAIT - GINT STD US.GDT - 8/31/21 14:42 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (A,B,R).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida

DATE PERFORMED 8/26/2021 **BORING NUMBER R-13**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH > 5 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			
		AU 1	(SP-SM) Brown and gray SAND with silt
3			3.0
		AU 2	(SP) Brown and orange SAND
5			5.0
			Bottom of borehole at 5.0 feet.

DATE PERFORMED 8/26/2021 **BORING NUMBER R-14**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH > 5 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			
		AU 1	(SP-SM) Gray and brown SAND with silt
2			2.0
		AU 2	(SP) Brown SAND
5			5.0
			Bottom of borehole at 5.0 feet.

(Continued Next Page)

AB 2 PORTRAIT - GINT STD US.GDT - 8/31/21 14:42 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (A,B,R).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida

DATE PERFORMED 8/26/2021 **BORING NUMBER R-15**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH > 5 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			
1		AU 1	(SP-SM) Brown and gray SAND with silt
2			2.0
3		AU 2	(SP) Brown SAND
4			
5			5.0
			Bottom of borehole at 5.0 feet.

DATE PERFORMED 8/26/2021 **BORING NUMBER R-16**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH > 5 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			
1		AU 1	(SP-SM) Dark gray and brown SAND with silt
2			
3			3.0
4		AU 2	(SC/CL) Gray and brown very clayey SAND with orange sandstone *%PASS-200 = 32* *MC = 20* *LL = 27* *PL = 16* *PI = 11*
5			5.0
			Bottom of borehole at 5.0 feet.

(Continued Next Page)

AB 2 PORTRAIT - GINT STD US.GDT - 8/31/21 14:42 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (A,B,R).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida

DATE PERFORMED 8/26/2021 **BORING NUMBER R-17**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH > 5 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			
1		AU 1	(SP-SM) Brown SAND with silt
2			2.0
2		AU 2	(SC) Brown clayey SAND
3			*%PASS-200 = 25* *MC = 18*
4			
5			5.0
			Bottom of borehole at 5.0 feet.

DATE PERFORMED 8/26/2021 **BORING NUMBER R-18**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH > 5 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			
1		AU 1	(SP-SM) Brown and gray SAND with silt
2			2.5
3		AU 2	(SP-SC) Brown and orange SAND with clay
4			
5			5.0
			Bottom of borehole at 5.0 feet.

AB 2 PORTRAIT - GINT STD US.GDT - 8/31/21 14:42 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (A,B,R).GPJ

(Continued Next Page)

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida

DATE PERFORMED 8/26/2021 **BORING NUMBER R-19**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH > 5 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			
		AU 1	(SP-SM) Gray and brown SAND with silt
1			
2			
3			3.0
		AU 2	(SP) Pale brown SAND
4			
5			5.0
			Bottom of borehole at 5.0 feet.

DATE PERFORMED 8/26/2021 **BORING NUMBER R-20**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH > 5 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			
		AU 1	(SP-SM) Brown and gray SAND with silt
1			
2			2.5
		AU 2	(SC/CL) Brown and orange very clayey SAND
3			
			%PASS-200 = 30
4			*MC = 20*
5			5.0
			Bottom of borehole at 5.0 feet.

(Continued Next Page)

AB 2 PORTRAIT - GINT STD US.GDT - 8/31/21 14:43 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (A,B,R).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida

DATE PERFORMED 8/26/2021 **BORING NUMBER R-21**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH > 5 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			
		AU 1	(SP-SM) Brown and orange SAND with silt
1			
2			
3			
4			
			4.5
		AU 2	(SP-SC) Brown SAND with clay
5			5.0
			Bottom of borehole at 5.0 feet.

DATE PERFORMED 8/26/2021 **BORING NUMBER R-22**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH > 5 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			
		AU 1	(SP-SM) Brown and gray SAND with silt
1			
2			
3			
			3.5
4		AU 2	(SP) Pale brown and gray SAND
5			5.0
			Bottom of borehole at 5.0 feet.

(Continued Next Page)

AB 2 PORTRAIT - GINT STD US.GDT - 8/31/21 14:43 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (A,B,R).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

CLIENT The Fletcher Family Companies **PROJECT NAME** Savannah Station, Phase 3

PROJECT NUMBER 13739A **PROJECT LOCATION** Alachua, Alachua County, Florida

DATE PERFORMED 8/26/2021 **BORING NUMBER R-23**

DRILLING CONTRACTOR Whitaker Drilling, Inc.

GROUND WATER LEVELS: LOGGED BY WDI

▼ AT TIME OF DRILLING NE CHECKED BY CRL

▽ ESTIMATED SEASONAL HIGH > 5 ft

NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			
		AU 1	(SP-SM) Brown SAND with sand
1			
2			
3			
4			4.0
		AU 2	(SC) Brown clayey SAND
			%PASS-200 = 29
			MC = 18
5			5.0
			Bottom of borehole at 5.0 feet.

AB 2 PORTRAIT - GINT STD US.GDT - 8/31/21 14:43 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (A,B,R).GPJ

5.2 Standard Penetration Test Soil Boring Logs

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

BORING NUMBER B-1

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/23/21 **COMPLETED** 8/23/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Flight Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 6.5 ft, perched
NOTES

DEPTH (ft)	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)
0	(SP-SM) Very loose gray and brown SAND with silt			
		1.5	SPT 1	1-1-2 (3)
	(SP-SM) Very loose brown SAND with silt		SPT 2	1-1-1 (2)
5			SPT 3	1-1-1 (2)
	▽		SPT 4	1-1-1 (2)
		7		
	(SC/CL) Loose brown and orange very clayey SAND		SPT 5	2-2-3 (5)
		8.5		
	(SP) Loose pale gray, brown, and orange SAND		SPT 6	3-3-3 (6)
10				
		13.5		
	(SC/CL) Medium dense pale gray very clayey SAND		SPT 7	5-6-7 (13)
15				
		17		
	(SC) Medium dense pale gray clayey SAND			
			SPT 8	3-10-11 (21)
20		20		
	Bottom of borehole at 20.0 feet.			

LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %

▲ SPT N VALUE ▲
20 40 60 80

SPT BORINGS - GINT STD US.GDT - 8/31/21 14:41 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (A,B,R).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

BORING NUMBER B-2

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/23/21 **COMPLETED** 8/23/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Flight Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** > 20 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲
0		(SP-SM) Very loose dark gray and brown SAND with silt									20 40 60 80
			2	SPT 1	1-1-2 (3)						
		(SP) Very loose to loose brown SAND		SPT 2	1-1-1 (2)						
5				SPT 3	1-1-1 (2)						
				SPT 4	1-3-2 (5)						
			7								
		(SC) Loose to medium dense gray, brown, and orange clayey SAND		SPT 5	3-2-4 (6)						
10				SPT 6	6-8-8 (16)						
			13.5								
		(SP-SC) Medium dense gray SAND with clay		SPT 7	10-10-11 (21)						
15											
				SPT 8	11-12-14 (26)						
20			20								
		Bottom of borehole at 20.0 feet.									

SPT BORINGS - GINT STD US.GDT - 8/31/21 14:41 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (A,B,R).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

BORING NUMBER P-1

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/25/21 **COMPLETED** 8/25/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 11.0 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ (20 40 60 80)
0		(SP) Gray and brown SAND									
		k_h = 12 ft/day									
5				AP 1					4.9	5.2	
			5.5								
		(SC) Brown clayey SAND		AU 2							
10		▽									
			11.5								
		(SC/CL) Gray and brown very clayey SAND		AU 3							
15			15								
		Bottom of borehole at 15.0 feet.									

SPT BORINGS - GINT STD US.GDT - 8/31/21 14:36 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (P).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

BORING NUMBER P-2

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/25/21 **COMPLETED** 8/25/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 1.5 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ 20 40 60 80
0		(SP-SM) Gray and brown SAND with silt	2	AU 1							
		(SC/CL) Brown and orange very clayey SAND	6.5	AU 2					40	23	
5		(SC) Gray and brown clayey SAND	10.5	AU 3							
10		(SP-SC) Pale brown and orange SAND with clay	15	AU 4							
15		Bottom of borehole at 15.0 feet.									

SPT BORINGS - GINT STD US.GDT - 8/31/21 14:36 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (P).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

BORING NUMBER P-3

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/25/21 **COMPLETED** 8/25/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
AT TIME OF DRILLING NE
LOGGED BY WDI **CHECKED BY** CRL
ESTIMATED SEASONAL HIGH > 15 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ 20 40 60 80
0		(SP-SM) Brown and gray SAND with silt	1	AU 1							
		(SP-SM) Brown SAND with silt		AU 2							
5			8.5								
		(SP) Pale brown, gray, and orange SAND		AU 3							
10			12.5								
		(SP-SC) Brown and orange SAND with clay		AU 4							
15			15								
		Bottom of borehole at 15.0 feet.									

SPT BORINGS - GINT STD US.GDT - 8/31/21 14:36 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (P).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

BORING NUMBER P-4

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/23/21 **COMPLETED** 8/23/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
AT TIME OF DRILLING NE
LOGGED BY WDI **CHECKED BY** CRL
ESTIMATED SEASONAL HIGH 6.5 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ 20 40 60 80
0		(SC) Brown and gray clayey SAND									
5		k_h = 0.6 ft/day	7	AP 1					12	12	
		(SC/CL) Gray very clayey SAND with trace of limestone		AU 2							
10											
				AU 3							
15			15								
		Bottom of borehole at 15.0 feet.									

SPT BORINGS - GINT STD US.GDT - 8/31/21 14:36 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (P).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

BORING NUMBER P-5

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/23/21 **COMPLETED** 8/23/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
AT TIME OF DRILLING NE
LOGGED BY WDI **CHECKED BY** CRL
ESTIMATED SEASONAL HIGH 5.0 ft, perched
NOTES

DEPTH (ft)	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)
0	(SP-SM) Gray and brown SAND with silt	1.5	AU 1	
	(SC) Brown and gray clayey SAND	5.5	AU 2	
5				
	(SC/CL) Pale gray and brown very clayey SAND	12	AU 3	
10				
	(SC) Pale brown and gray clayey SAND	18.5	AU 4	
15				
	(SC) Medium dense pale gray clayey SAND with lenses of clay		SPT 5	5-7-9 (16)
20		23.5		
	(SC/CL) Loose brown, gray, and orange very clayey SAND with limestone		SPT 6	3-4-5 (9)
25				
		30	SPT 7	4-4-5 (9)
30	Bottom of borehole at 30.0 feet.			

LIQUID LIMIT, % | PLASTIC LIMIT, % | PLASTICITY INDEX | PERCENT PASS NO. 200 SIEVE | MOISTURE CONTENT, %

▲ SPT N VALUE ▲
20 40 60 80

SPT BORINGS - GINT STD US.GDT - 8/31/21 14:36 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (P).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

BORING NUMBER P-6

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/25/21 **COMPLETED** 8/25/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 11.0 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ 20 40 60 80
0		(SP-SM) Gray and brown SAND with silt		AU 1							
5			6								
		(SC) Orange and gray clayey SAND		AU 2							
10		▽	11.5								
		(CL/CH) Gray sandy CLAY		AU 3							
15			15								
		Bottom of borehole at 15.0 feet.									

SPT BORINGS - GINT STD US.GDT - 8/31/21 14:36 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (P).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

BORING NUMBER P-7

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/25/21 **COMPLETED** 8/25/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
AT TIME OF DRILLING NE
LOGGED BY WDI **CHECKED BY** CRL
ESTIMATED SEASONAL HIGH 5.5 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ 20 40 60 80
0		(SP-SM) Brown and gray SAND with silt	6	AU 1							
5		(CL/CH) Gray, brown, and orange sandy CLAY trace of limestone	11	AU 2							
10		(SC/CL) Pale gray, brown, and orange very clayey SAND	15	AU 3							
15		Bottom of borehole at 15.0 feet.									

SPT BORINGS - GINT STD US.GDT - 8/31/21 14:36 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (P).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

BORING NUMBER P-8

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/25/21 **COMPLETED** 8/25/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
AT TIME OF DRILLING NE
LOGGED BY WDI **CHECKED BY** CRL
ESTIMATED SEASONAL HIGH 5.0 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲
0		(SP-SM) Brown and gray SAND with silt		AU 1							
5		▽	5.5								
		(SC/CL) Gray, brown, and orange very clayey SAND		AU 2							
10			11								
		(SC/CL) Pale gray very clayey SAND		AU 3							
15			18.5								
		(CL/CH) Stiff gray, green, brown, and orange sandy CLAY trace of limestone		SPT 4	6-7-8 (15)						
20			23.5								
		(CL/CH) Stiff gray, brown, and orange CLAY with lenses of sand and trace of limestone		SPT 5	4-4-5 (9)						
25			28.5								
		Very hard LIMESTONE	29.3	SPT 6	33-50/3" 50/3"						>>
		Bottom of borehole at 29.3 feet.									

SPT BORINGS - GINT STD US.GDT - 8/31/21 14:36 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (P).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

BORING NUMBER P-9

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/25/21 **COMPLETED** 8/25/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 5.5 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ 20 40 60 80
0		(SP-SM) Dark gray and brown SAND with silt	2	AU 1							
		(SP-SM) Brown SAND with silt		AU 2							
5		▽	6								
		(SC/CL) Gray, brown, and orange very clayey SAND trace of limestone		AU 3							
10			11								
		(CL/CH) Pale gray and green CLAY		AU 4							
15			15								
		Bottom of borehole at 15.0 feet.									

SPT BORINGS - GINT STD US.GDT - 8/31/21 14:36 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (P).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

BORING NUMBER P-10

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/25/21 **COMPLETED** 8/25/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 6.5 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ 20 40 60 80
0		(SP-SM) Gray and brown SAND with silt k_h = 5 ft/day	4	AP 1					8.5	5.9	
5		(SC) Gray, brown, and orange clayey SAND	7	AU 2							
10		(CL/CH) Gray sandy CLAY with trace of limestone		AU 3							
				AU 4							
15			15								
		Bottom of borehole at 15.0 feet.									

SPT BORINGS - GINT STD US.GDT - 8/31/21 14:36 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (P).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

BORING NUMBER P-11

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/25/21 **COMPLETED** 8/25/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 1.5 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ 20 40 60 80
0		(SP-SM) Brown and dark gray SAND with silt	2	AU 1							
		(CL/CH) Brown and gray sandy CLAY	6	AU 2							
5		(SC/CL) Gray and brown very clayey SAND	10.5	AU 3							
10		(SC) Gray, brown, and orange clayey SAND trace of limestone	15	AU 4							
15		Bottom of borehole at 15.0 feet.									

SPT BORINGS - GINT STD US.GDT - 8/31/21 14:36 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (P).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

BORING NUMBER P-12

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/23/21 **COMPLETED** 8/23/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 4.5 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ 20 40 60 80
0		(SP-SM) Gray SAND with silt	2	AU 1							
		(SP) Brown SAND		AU 2							
5		▽	5								
		(SC/CL) Gray, brown, and orange very clayey SAND k_h = 1.7 ft/day		AP 3					31	18	
10			11.5								
		(SC/CL) Pale green, brown, and orange very clayey SAND		AU 4							
15			15								
		Bottom of borehole at 15.0 feet.									

SPT BORINGS - GINT STD US.GDT - 8/31/21 14:36 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (P).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

BORING NUMBER P-13

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/23/21 **COMPLETED** 8/23/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 6.5 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ 20 40 60 80
0		(SP-SM) Gray SAND with silt	2	AU 1							
		(SP-SM) Brown SAND with silt		AU 2							
5		▽	7								
		(CL/CH) Gray, brown, and orange CLAY with sand and limestone		AU 3							
10			11								
		(CL/CH) Green, brown, and orange sandy CLAY with limestone		AU 4							
15			15								
		Bottom of borehole at 15.0 feet.									

SPT BORINGS - GINT STD US.GDT - 8/31/21 14:36 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (P).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

BORING NUMBER P-14

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/23/21 **COMPLETED** 8/23/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 12.0 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ (20 40 60 80)
0		(SP-SM) Gray and brown SAND with silt	2.5	AU 1							
		(SP-SM) Brown SAND with silt k_h = *11 ft/day*	7	AP 2					9.5	7.6	
5											
		(SC) Gray and brown clayey SAND ▽	12.5	AU 3							
10											
		(CL/CH) Green CLAY trace of limestone	15	AU 4							
15		Bottom of borehole at 15.0 feet.									

SPT BORINGS - GINT STD US.GDT - 8/31/21 14:36 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (P).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

BORING NUMBER P-15

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/23/21 **COMPLETED** 8/23/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
AT TIME OF DRILLING NE
LOGGED BY WDI **CHECKED BY** CRL
ESTIMATED SEASONAL HIGH > 30 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲
0		(SP-SM) Gray and brown SAND with silt		AU 1							
5		(SC) Pale gray, brown, and orange clayey SAND	5.5	AU 2							
10											
15				AU 3							
20		(SP-SC) Medium dense gray and orange SAND with clay	18.5	SPT 4	6-9-8 (17)						
25		(SC) Loose to medium dense gray and orange clayey SAND	23.5	SPT 5	5-7-6 (13)						
30			30	SPT 6	4-5-4 (9)						
		Bottom of borehole at 30.0 feet.									

SPT BORINGS - GINT STD US.GDT - 8/31/21 14:36 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (P).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

BORING NUMBER P-16

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/23/21 **COMPLETED** 8/23/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 5.5 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ 20 40 60 80
0		(SP-SM) Dark gray SAND with silt	1.5	AU 1							
		(SC) brown and gray clayey SAND k_h = *11 ft/day*		AP 2					16	11	
5		▽	6								
		(CL/CH) Brown and orange CLAY with sand and trace of limestone		AU 3							
10			10.5								
		(CL/CH) Gray sandy CLAY		AU 4							
15			15								
		Bottom of borehole at 15.0 feet.									

SPT BORINGS - GINT STD US.GDT - 8/31/21 14:36 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (P).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

BORING NUMBER P-17

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/23/21 **COMPLETED** 8/23/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 2.0 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ 20 40 60 80
0		(SP-SM) Brown and gray SAND with silt ▽	2.5	AU 1							
5		(SC/CL) Gray, brown, and orange very clayey SAND trace of limestone	7	AU 2					34	23	
10		(SC) Gray and brown clayey SAND	12	AU 3							
15		(SC/CL) Gray, brown, and orange very clayey SAND trace of limestone	15	AU 4							
		Bottom of borehole at 15.0 feet.									

SPT BORINGS - GINT STD US.GDT - 8/31/21 14:36 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (P).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

BORING NUMBER P-18

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/23/21 **COMPLETED** 8/23/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 11.0 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ 20 40 60 80
0		(SP-SM) Dark gray SAND with silt	1.5	AU 1							
		(SP) Brown SAND									
5		k_h = 12 ft/day		AP 2					3.5	5.3	
				AU 3							
10		▽	11.5								
		(SC/CL) Gray, brown, and orange very clayey SAND		AU 4							
15			15								
		Bottom of borehole at 15.0 feet.									

SPT BORINGS - GINT STD US.GDT - 8/31/21 14:36 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (P).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

BORING NUMBER P-19

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/23/21 **COMPLETED** 8/23/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 13.5 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ 20 40 60 80
0		(SP-SM) Brown SAND with silt		AU 1							
5			7								
		(SC) Brown and gray clayey SAND k_h = 3.3 ft/day		AP 2					19	14	
10		▽	14								
15		(SC/CL) Gray very clayey SAND	15	AU 3							
		Bottom of borehole at 15.0 feet.									

SPT BORINGS - GINT STD US.GDT - 8/31/21 14:36 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (P).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

BORING NUMBER P-20

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/23/21 **COMPLETED** 8/23/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
AT TIME OF DRILLING NE
LOGGED BY WDI **CHECKED BY** CRL
ESTIMATED SEASONAL HIGH > 30 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ (20 40 60 80)
0		(SP-SM) Dark gray and brown SAND with silt	2	AU 1							
		(SP) Brown SAND		AU 2							
5			9								
10		(SC) Gray and brown clayey SAND	12.5	AU 3							
		(SC) Dark gray clayey SAND		AU 4							
15			18.5								
		(SP) Medium dense pale gray SAND		SPT 5	10-12-17 (29)						
20											
				SPT 6	9-8-9 (17)						
25											
			30	SPT 7	6-8-10 (18)						
30		Bottom of borehole at 30.0 feet.									

SPT BORINGS - GINT STD US.GDT - 8/31/21 14:36 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (P).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

BORING NUMBER P-21

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/23/21 **COMPLETED** 8/23/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
AT TIME OF DRILLING NE
LOGGED BY WDI **CHECKED BY** CRL
ESTIMATED SEASONAL HIGH > 15 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ 20 40 60 80
0		(SP-SM) Gray and brown SAND with silt		AU 1							
			2.5								
		(SP-SM) Brown SAND with silt		AU 2							
5											
		k_h = 22 ft/day		AP 3					7.6	8.3	
10											
			12								
		(SC) Gray clayey SAND		AU 4							
15			15								
		Bottom of borehole at 15.0 feet.									

SPT BORINGS - GINT STD US.GDT - 8/31/21 14:36 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (P).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

BORING NUMBER P-22

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/23/21 **COMPLETED** 8/23/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 7.5 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ (20 40 60 80)
0		(SP-SM) Dark gray and brown SAND with silt	2.5	AU 1							
		(SP-SM) Brown SAND with silt									
5		k_h = 6.8 ft/day ▽	8	AP 2					7.5	5.8	
		(SC/CL) Gray, brown, and orange very clayey SAND	11	AU 3							
10		(SC/CL) Gray and brown very clayey SAND	15	AU 4							
15		Bottom of borehole at 15.0 feet.									

SPT BORINGS - GINT STD US.GDT - 8/31/21 14:36 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (P).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

BORING NUMBER P-23

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/23/21 **COMPLETED** 8/23/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 11.0 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ 20 40 60 80
0		(SP-SM) Gray and brown SAND with silt		AU 1							
5		k_h = 4.7 ft/day	7	AP 2					5.0	6.2	
		(SC) Pale gray clayey SAND									
10		▽	11.5								
		(SC/CL) Gray and brown very clayey SAND		AU 3							
15			15								
		Bottom of borehole at 15.0 feet.									

SPT BORINGS - GINT STD US.GDT - 8/31/21 14:36 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (P).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

BORING NUMBER P-24

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/23/21 **COMPLETED** 8/23/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 3.0 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ (20 40 60 80)
0		(SP-SM) Gray and brown SAND with silt	3.5	AU 1							
5		(CL/CH) Brown sandy CLAY	7	AU 2							
10		(CL/CH) Pale gray, brown, and orange CLAY with sand with trace of limestone	11.5	AU 3							
15		(SC) Pale gray clayey SAND	18.5	AU 4							
20		(SP) Loose pale gray and orange SAND	23.5	SPT 5	4-3-3 (6)						
25		(CL/CH) Stiff pale gray and orange sandy CLAY with trace limestone	28.5	SPT 6	5-6-8 (14)						
		Very hard LIMESTONE	28.9	SPT 7	50/5"						>>
		Bottom of borehole at 28.9 feet.									

SPT BORINGS - GINT STD US.GDT - 8/31/21 14:36 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (P).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

BORING NUMBER P-25

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/23/21 **COMPLETED** 8/23/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 7.0 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ 20 40 60 80
0		(SP-SM) Dark gray and brown SAND with silt	2.5	AU 1							
5		(SP) Brown SAND ▽	7.5	AU 2							
10		(CL/CH) Gray, brown, and orange CLAY	13	AU 3							
15		(CL/CH) Green and orange CLAY with sand	15	AU 4							
		Bottom of borehole at 15.0 feet.									

SPT BORINGS - GINT STD US.GDT - 8/31/21 14:36 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (P).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

BORING NUMBER P-26

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/23/21 **COMPLETED** 8/23/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 6.5 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ 20 40 60 80
0		(SP-SM) Gray and brown SAND with silt	3	AU 1							
		(SP-SM) Brown SAND with silt	7	AU 2							
5		▽									
		(CL/CH) Pale gray, brown, and orange sandy CLAY	12.5	AU 3							
10											
		(CL/CH) Pale gray sandy CLAY	15	AU 4							
15		Bottom of borehole at 15.0 feet.									

SPT BORINGS - GINT STD US.GDT - 8/31/21 14:36 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (P).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

BORING NUMBER P-27

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/23/21 **COMPLETED** 8/23/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
AT TIME OF DRILLING NE
LOGGED BY WDI **CHECKED BY** CRL
ESTIMATED SEASONAL HIGH > 15 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ 20 40 60 80
0		(SP-SM) Dark gray SAND with silt	1.5	AU 1							
		(SP-SM) Gray and brown SAND with silt		AU 2							
5			8								
		(SC) Gray, brown, and orange clayey SAND		AU 3							
10				AU 4							
15			15								
		Bottom of borehole at 15.0 feet.									

SPT BORINGS - GINT STD US.GDT - 8/31/21 14:36 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (P).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

BORING NUMBER P-28

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/23/21 **COMPLETED** 8/23/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 5.0 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲
0		(SP-SM) Gray and brown SAND with silt	3	AU 1							
		(SP-SM) Brown SAND with silt	5.5	AU 2							
5		(SC/CL) Brown and gray very clayey SAND with limestone	8	AU 3							
		(CL/CH) Brown, gray, green, and orange CLAY with sand	11	AU 4							
10		(SC) Medium dense gray, brown, and orange clayey SAND		AU 5							
15											
20				SPT 6	10-11-13 (24)						
			23.5								
25		(CL/CH) Medium dense gray, brown, and orange CLAY with sand and limestone		SPT 7	6-7-11 (18)						
			28.5								
30		Very hard LIMESTONE	30	SPT 8	41-31-27 (58)						
		Bottom of borehole at 30.0 feet.									

SPT BORINGS - GINT STD US.GDT - 8/31/21 14:36 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (P).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

BORING NUMBER P-29

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/23/21 **COMPLETED** 8/23/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 1.5 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ 20 40 60 80
0		(SC) Dark gray clayey SAND ▽ k_h = 7.6 ft/day	2	AP 1					15	13	
		(SC/CL) Pale gray, brown, and orange very clayey SAND trace of limestone		AU 2					40	24	
5			7.5								
		(SC) Pale gray, brown, and orange clayey SAND		AU 3							
10			11.5								
		(SC/CL) Pale gray very clayey SAND with trace of limestone		AU 4							
15			15								
		Bottom of borehole at 15.0 feet.									

SPT BORINGS - GINT STD US.GDT - 8/31/21 14:36 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (P).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

BORING NUMBER P-30

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/23/21 **COMPLETED** 8/23/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
AT TIME OF DRILLING NE
LOGGED BY WDI **CHECKED BY** CRL
ESTIMATED SEASONAL HIGH 11.0 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ 20 40 60 80
0		(SP-SM) Dark gray brown SAND with silt	1.5	AU 1							
		(SP-SM) Brown SAND with silt	9.5	AU 2							
5											
10		(SC) Pale gray, brown, and orange clayey SAND ▽	11.5	AU 3							
		(CL/CH) Gray CLAY with sand	15	AU 4							
15		Bottom of borehole at 15.0 feet.									

SPT BORINGS - GINT STD US.GDT - 8/31/21 14:36 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (P).GPJ

5.3 Laboratory Results

GSE Engineering & Consulting, Inc.

SUMMARY REPORT OF LABORATORY TEST RESULTS

Project Number: 13739A

Project Name: Savannah Station, Phase 3

Boring Number	Depth (ft)	Soil Description	Natural Moisture Content (%)	Liquid Limit	Plastic Limit	Plasticity Index	Percent Passing No. 200 Sieve	Organic Content (%)	Hydraulic Conductivity (ft/day)	Unified Soil Classification
P-1	4-5.5	Gray and brown SAND	5.2				4.9		12	SP
P-4	5-7	Brown and gray clayey SAND	12				12		0.6	SC
P-10	2-4	Gray and brown SAND with silt	5.9				8.5		5.0	SP-SM
P-12	5-6	Gray, brown, and orange very clayey SAND	18				31		1.7	SC/CL
P-14	3-5	Brown SAND with silt	7.6				9.5		11	SP-SM
P-16	2-4	Brown and gray clayey SAND	11				16		11	SC
P-18	6-7	Brown SAND	5.3				3.5		12	SP
P-19	8-9.5	Brown and gray clayey SAND	14				19		3.3	SC
P-21	8-10	Brown SAND with silt	8.3				7.6		22	SP-SM
P-22	6-8	Brown SAND with silt	5.8				7.5		6.8	SP-SM
P-23	6-7	Brown and gray SAND with silt	6.2				5.0		4.7	SP-SM
P-29	0.5-2	Dark gray clayey SAND with silt	13				15		7.6	SC

GSE Engineering & Consulting, Inc.

SUMMARY REPORT OF LABORATORY TEST RESULTS

Project Number: 13739A

Project Name: Savannah Station, Phase 3

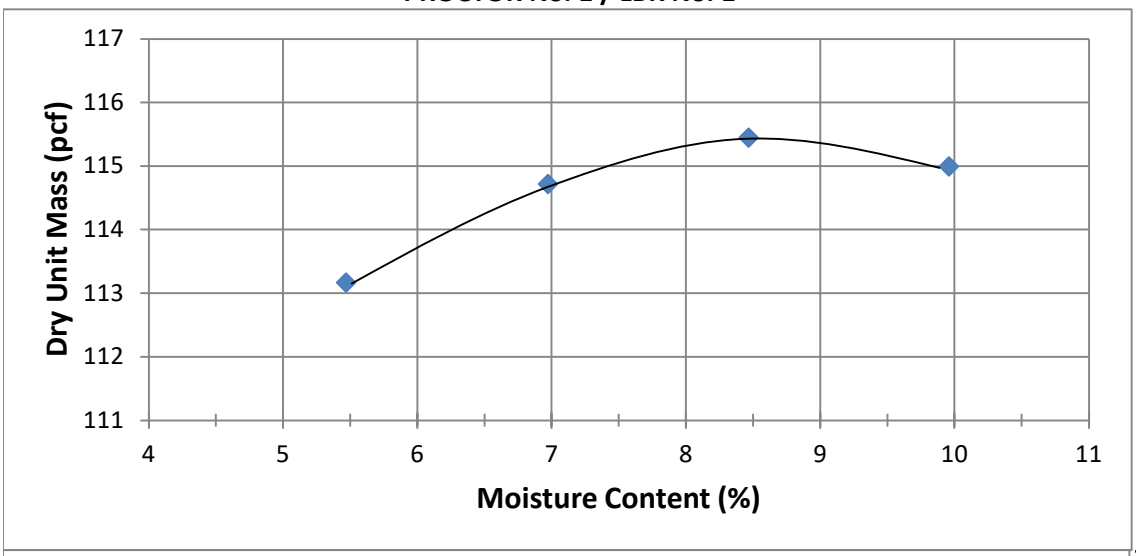
Boring Number	Depth (ft)	Soil Description	Natural Moisture Content (%)	Liquid Limit	Plastic Limit	Plasticity Index	Percent Passing No. 200 Sieve	Organic Content (%)	Hydraulic Conductivity (ft/day)	Unified Soil Classification
A-2	6.5-7	Pale gray very clayey SAND	24	45	19	26	46			SC/CL
R-16	3-3.5	Gray and brown very clayey SAND	20	27	16	11	32			SC/CL
P-2	2.5-3	Brown and orange very clayey SAND	23				40			SC/CL
P-17	2.5-3	Gray, brown, and orange very clayey SAND with traces of limerock	23				34			SC/CL
P-29	2-2.5	Pale gray, brown, and orange very clayey SAND with traces of limerock	24				40			SC/CL
R-17	2-2.5	Brown clayey SAND	18				25			SC
R-20	2.5-3	Brown and orange very clayey SAND	20				30			SC/CL
R-23	4-4.5	Brown clayey SAND	18				29			SC

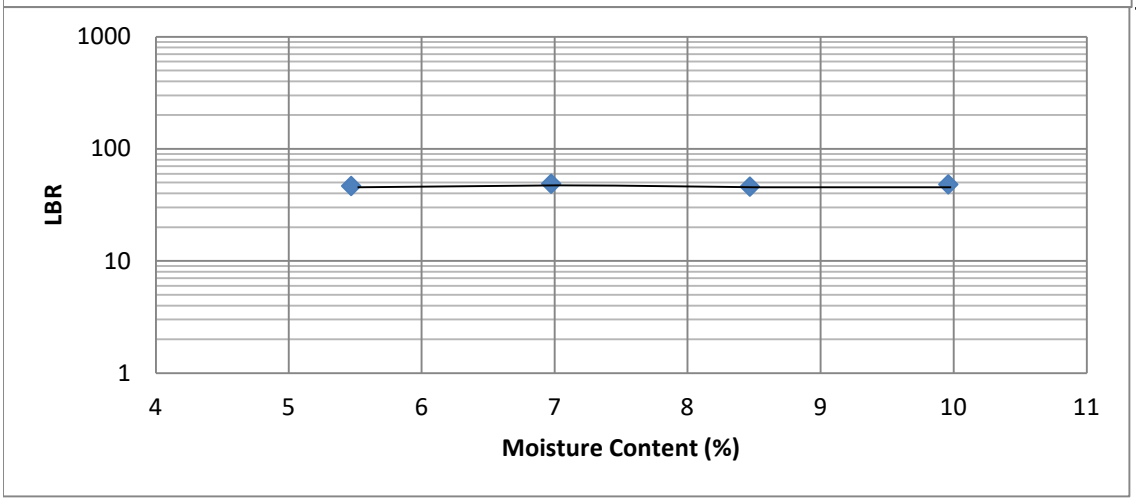
GSE Engineering & Consulting, Inc.

5590 SW 64th Street, Suite B
Gainesville, FL 32608
Phone: (352) 377 - 3233
Fax: (352) 377 - 0335

Project Name: Savannah Station Phase 3
GSE Project No. 13739A
Project Location: Alachua, Alachua County, Florida
Contractor: The Fletcher Family Companies
Date: 8/23/2021

PROCTOR No. 1 / LBR No. 1





PROCTOR DATA

Modified Proctor (ASTM D1557/AASHTO T180)	X
Standard Proctor (ASTM D698/AASHTO T99)	
Maximum Dry Density (pcf)	115.4
Optimum Moisture Content (%)	8.5
LBR (FM 5-515)	49

Sieve Analysis (Percent Passing)

2" Sieve (%)	100
3/4" Sieve (%)	100
No. 4 Sieve (%)	100
No. 200 Sieve (%)	8
Liquid Limit:	NT
Plastic Limit:	NT
Plasticity Index:	NT
Hammer Type:	Mech.

*NT: Not Tested
*NP: Non-Plastic

Sample Description: Brown sand with silt
Sample Location: LBR-1
Proposed Use: Not provided
Sampled By: J. Gowland
Sample Date: 8/16/2021
Tested By: ET/MG
Test Date: 8/16-8/20/2021

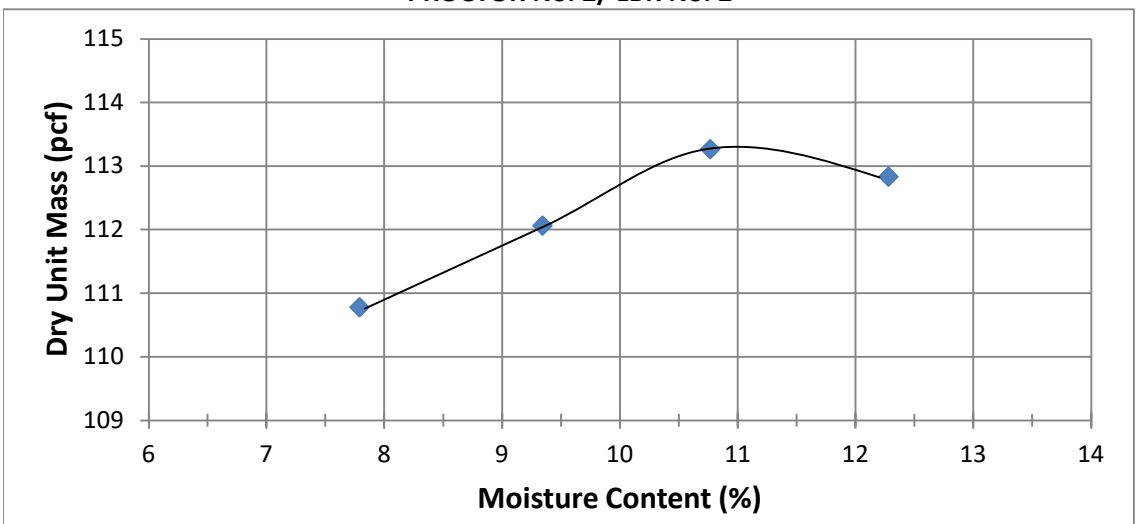
This report may not be reproduced without permission except in full.

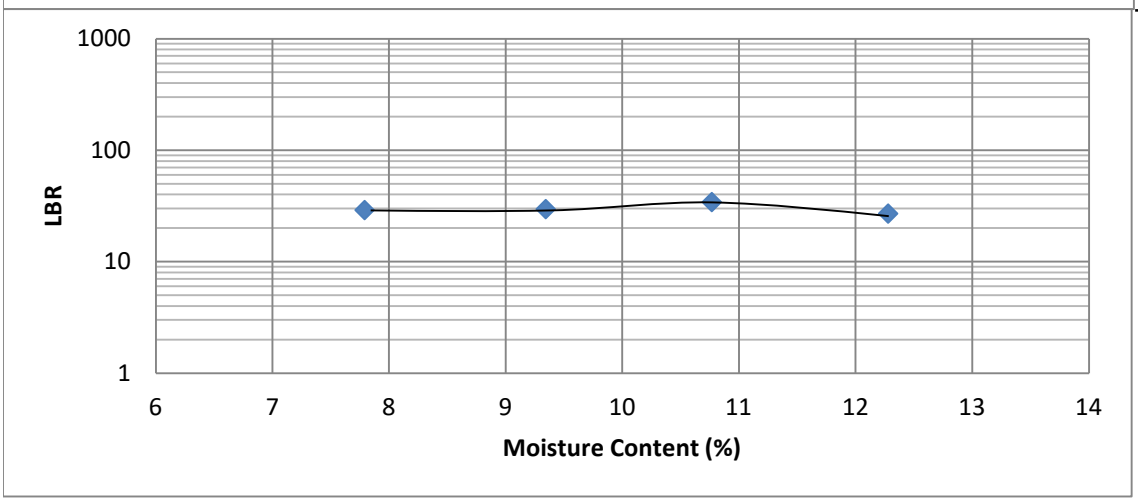
GSE Engineering & Consulting, Inc.

5590 SW 64th Street, Suite B
Gainesville, FL 32608
Phone: (352) 377 - 3233
Fax: (352) 377 - 0335

Project Name: Savannah Station Phase 3
GSE Project No. 13739A
Project Location: Alachua, Alachua County, Florida
Contractor: The Fletcher Family Companies
Date: 8/23/2021

PROCTOR No. 2/ LBR No. 2





PROCTOR DATA

Modified Proctor (ASTM D1557/AASHTO T180)	X
Standard Proctor (ASTM D698/AASHTO T99)	
Maximum Dry Density (pcf)	113.3
Optimum Moisture Content (%)	10.8
LBR (FM 5-515)	34

Sieve Analysis (Percent Passing)

2" Sieve (%)	100
3/4" Sieve (%)	100
No. 4 Sieve (%)	100
No. 200 Sieve (%)	5
Liquid Limit:	NT
Plastic Limit:	NT
Plasticity Index:	NT
Hammer Type:	Mech.

*NT: Not Tested
*NP: Non-Plastic

Sample Description: Brown sand with silt
Sample Location: LBR-2
Proposed Use: Not provided
Sampled By: J. Gowland
Sample Date: 8/16/2021
Tested By: ET/MG
Test Date: 8/16-8/20/2021

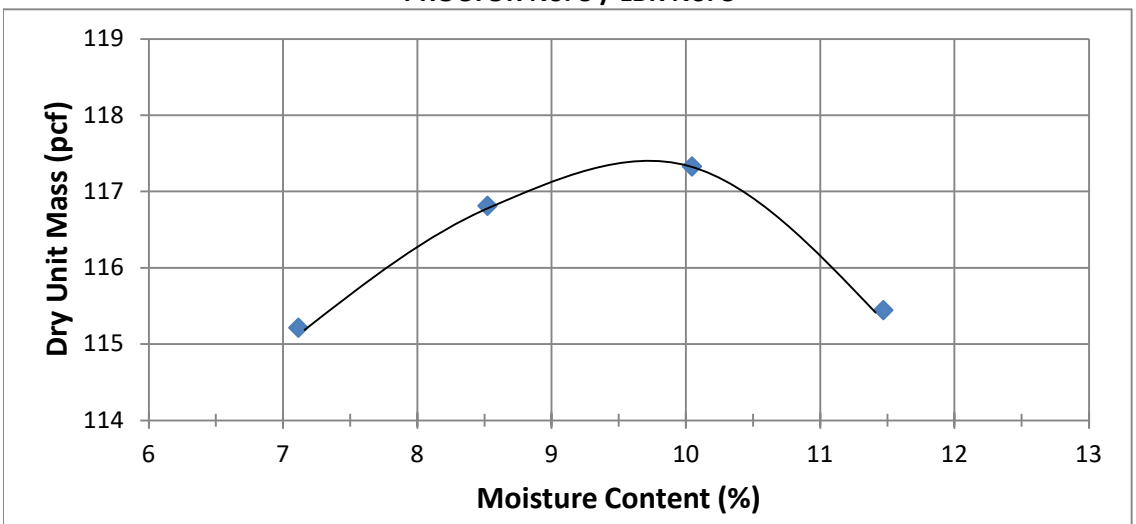
This report may not be reproduced without permission except in full.

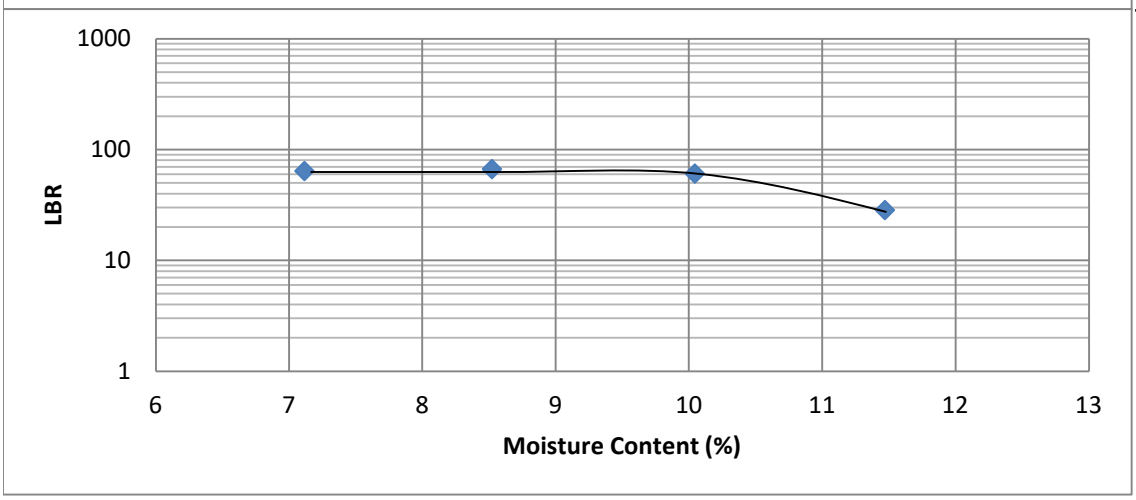
GSE Engineering & Consulting, Inc.

5590 SW 64th Street, Suite B
Gainesville, FL 32608
Phone: (352) 377 - 3233
Fax: (352) 377 - 0335

Project Name: Savannah Station Phase 3
GSE Project No. 13739A
Project Location: Alachua, Alachua County, Florida
Contractor: The Fletcher Family Companies
Date: 8/23/2021

PROCTOR No. 3 / LBR No. 3





PROCTOR DATA

Modified Proctor (ASTM D1557/AASHTO T180)	X
Standard Proctor (ASTM D698/AASHTO T99)	
Maximum Dry Density (pcf)	116.8
Optimum Moisture Content (%)	8.5
LBR (FM 5-515)	67

Sieve Analysis (Percent Passing)

2" Sieve (%)	100
3/4" Sieve (%)	100
No. 4 Sieve (%)	100
No. 200 Sieve (%)	6
Liquid Limit:	NT
Plastic Limit:	NT
Plasticity Index:	NT
Hammer Type:	Mech.

*NT: Not Tested
*NP: Non-Plastic

Sample Description: Brown sand with silt
Sample Location: LBR-3
Proposed Use: Not provided
Sampled By: J. Gowland
Sample Date: 8/16/2021
Tested By: ET/MG
Test Date: 8/16-8/20/2021

This report may not be reproduced without permission except in full.

5.4 Key to Soil Classification

KEY TO SOIL CLASSIFICATION CHART

Criteria for Assigning Group Symbols and Group Names Using Laboratory Tests				SYMBOLS		GROUP NAME
				GRAPHIC	LETTER	
COARSE-GRAINED SOILS	Gravels	Clean Gravels	Cu ≥ 4 and 1 ≤ Cc ≤ 3		GW	Well graded GRAVEL
More than 50% retained on No. 200 sieve	More than 50% of coarse fraction retained on No. 4 sieve	Less than 5% fines	Cu < 4 and/or 1 > Cc > 3		GP	Poorly graded GRAVEL
		Gravels with fines	Fines classify as ML or MH		GM	Silty GRAVEL
		More than 12% fines	Fines classify as CL or CH		GC	Clayey GRAVEL
	Sands	Clean Sands	Cu ≥ 6 and 1 ≤ Cc ≤ 3		SW	Well graded SAND
	50% or more of coarse fraction passes No. 4 sieve	Less than 5% fines	Cu < 6 and/or 1 > Cc > 3		SP	Poorly graded SAND
		Sand with fines	Fines classify as ML or MH		SP-SM	SAND with silt
		5% ≤ fines < 12%	Fines classify as CL or CH		SP-SC	SAND with clay
		Sand with fines	Fines classify as ML or MH		SM	Silty SAND
		12% ≤ fines < 30%	Fines classify as CL or CH		SC	Clayey SAND
		Sand with fines	Fines classify as ML or MH		SM	Very silty SAND
		30% fines or more	Fines classify as CL or CH		SC	Very clayey SAND
FINE-GRAINED SOILS	Clays	inorganic	50% ≤ fines < 70%		CL/CH	Sandy CLAY
50% or more passes the No. 200 sieve			70% ≤ fines < 85%		CL/CH	CLAY with sand
			fines ≥ 85%		CL/CH	CLAY
	Silts and Clays	inorganic	PI > 7 and plots on/above "A" line		CL	Lean CLAY
	Liquid Limit less than 50		PI < 4 or plots below "A" line		ML	SILT
		organic	Liquid Limit - oven dried / Liquid Limit - not dried < 0.75		OL	Organic clay / Organic silt
	Silts and Clays	inorganic	PI plots on or above "A" line		CH	Fat CLAY
	Liquid Limit 50 or more		PI plots below "A" line		MH	Elastic SILT
		organic	Liquid Limit - oven dried / Liquid Limit - not dried < 0.75		OH	Organic clay / Organic silt
HIGHLY ORGANIC SOILS	Primarily organic matter, dark in color, and organic odor				PT	PEAT

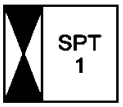
CORRELATION OF PENETRATION RESISTANCE WITH RELATIVE DENSITY AND CONSISTENCY

	No. OF BLOWS, N	RELATIVE DENSITY
	0 - 4	Very Loose
	5 - 10	Loose
SANDS:	11 - 30	Medium dense
	31 - 50	Dense
	OVER 50	Very Dense

	No. OF BLOWS, N	CONSISTENCY
	0 - 2	Very Soft
SILTS	3 - 4	Soft
&	5 - 8	Firm
CLAYS:	9 - 15	Stiff
	16 - 30	Very Stiff
	31 - 50	Hard
	OVER 50	Very Hard

	No. OF BLOWS, N	RELATIVE DENSITY
	0 - 8	Very Soft
	9 - 18	Soft
LIMESTONE:	19 - 32	Moderately Hard
	33 - 50	Hard
	OVER 50	Very Hard

SAMPLE GRAPHIC TYPE LEGEND



Location of SPT Sample



Location of Auger Sample

PARTICLE SIZE IDENTIFICATION

BOULDERS:		Greater than 300 mm
COBBLES:		75 mm to 300 mm
GRAVEL:	Coarse -	19.0 mm to 75 mm
	Fine -	4.75 mm to 19.0 mm
SANDS:	Coarse -	2.00 mm to 4.75 mm
	Medium -	0.425 mm to 2.00 mm
	Fine -	0.075 mm to 0.425 mm
SILTS & CLAYS:		Less than 0.075 mm

LABORATORY TEST LEGEND

LL	=	Liquid Limit, %
PL	=	Plastic Limit, %
PI	=	Plasticity Index, %
% PASS - 200	=	Percent Passing the No. 200 Sieve
MC	=	Moisture Content, %
ORG	=	Organic Content, %
k_h	=	Horizontal Hydraulic Conductivity, ft/day

6.0 LIMITATIONS

6.1 Warranty

This report has been prepared for our client for his exclusive use, in accordance with generally accepted soil and foundation engineering practices and makes no other warranty either expressed or implied as to the professional advice provided in the report.

6.2 Auger and SPT Borings

The determination of soil type and conditions was performed from the ground surface to the maximum depth of the borings, only. Any changes in subsurface conditions that occur between or below the borings would not have been detected or reflected in this report.

Soil classifications that were made in the field are based upon identifiable textural changes, color changes, changes in composition or changes in resistance to penetration in the intervals from which the samples were collected. Abrupt changes in soil type, as reflected in boring logs and/or cross sections may not actually occur, but instead, be transitional.

Depth to the water table is based upon observations made during the performance of the auger and SPT borings. This depth is an estimate and does not reflect the annual variations that would be expected in this area due to fluctuations in rainfall and rates of evapotranspiration.

6.3 Site Figures

The measurements used for the preparation of the figures in this report were made using the provided site plan and by estimating distances from existing structures and site features. Figures in this report were not prepared by a licensed land surveyor and should not be interpreted as such.

6.4 Unanticipated Soil Conditions

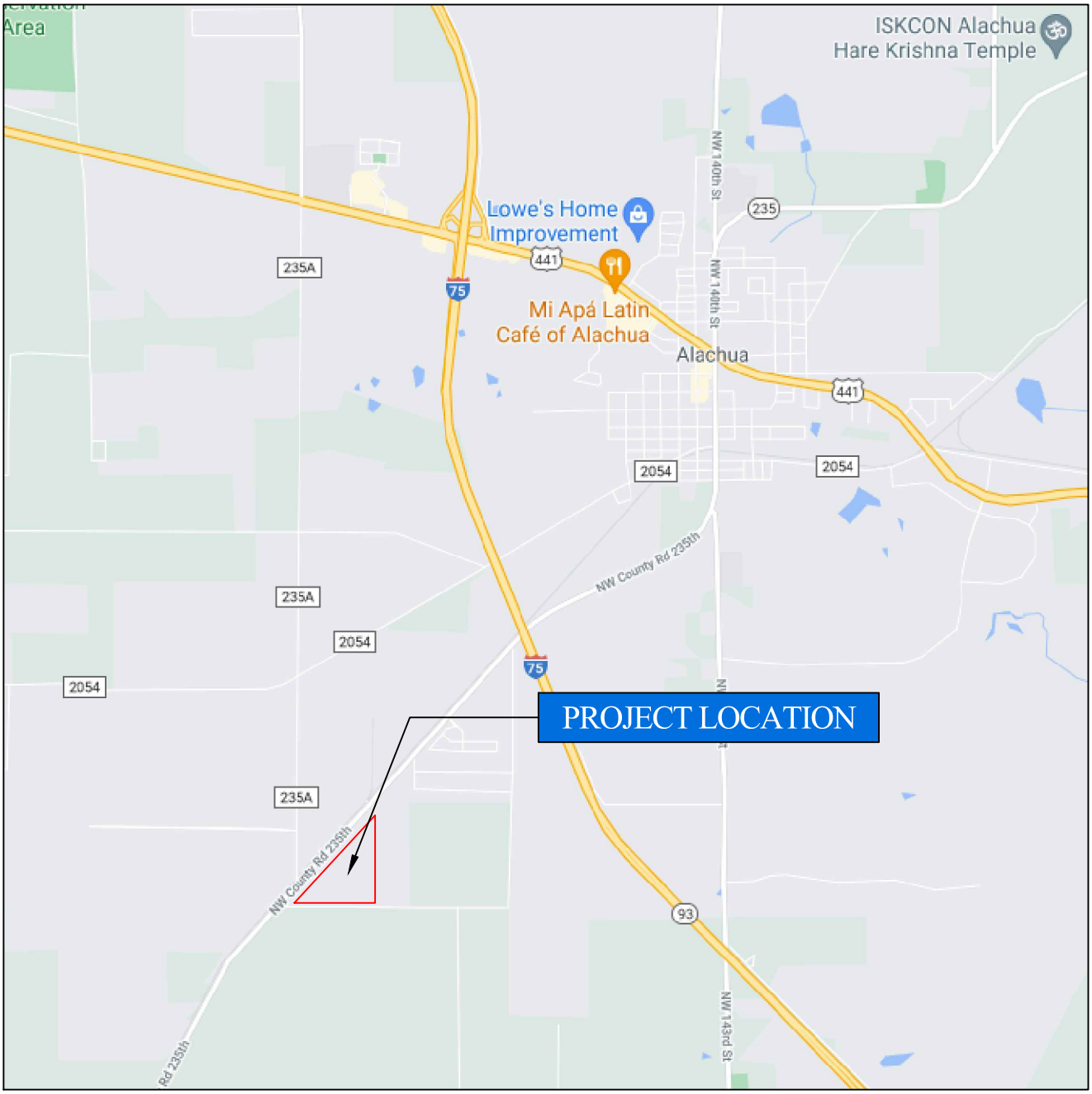
The analysis and recommendations submitted in this report are based upon the data obtained from soil borings performed at the locations indicated on Figure 2. This report does not reflect any variations that may occur between these borings.

The nature and extent of variations between borings may not become known until excavation begins. If variations appear, we may have to re-evaluate our recommendations after performing on-site observations and noting the characteristics of any variations.

6.5 Misinterpretation of Soil Engineering Report

GSE Engineering & Consulting, Inc. is responsible for the conclusions and opinions contained within this report based upon the data relating only to the specific project and location discussed herein. If others make the conclusions or recommendations based upon the data presented, those conclusions or recommendations are not the responsibility of GSE.

FIGURES



NORTH

NOT TO SCALE

SAVANNAH STATION, PHASE 3 ALACHUA, ALACHUA COUNTY, FLORIDA GSE PROJECT NO. 13739A	PROJECT SITE LOCATION MAP		
	DESIGNED BY: CRL CHECKED BY : JEG DRAWN BY : AXL	GSE Engineering & Consulting, Inc.	FIGURE 1

AERIAL PHOTOGRAPH SHOWING APPROXIMATE LOCATIONS OF FIELD TESTS

DESIGNED BY : CRL
CHECKED BY : JEG
DRAWN BY : AXL

GSE Engineering & Consulting, Inc.

FIGURE 2

SAVANNAH STATION, PHASE 3
ALACHUA, ALACHUA COUNTY, FLORIDA
GSE PROJECT NO. 13739A

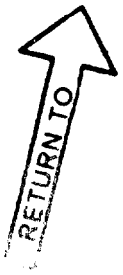
15.00
2275.00

Prepared By:
Andrew M. Smulian, Esq.
Akerman, Senterfitt & Eidson, P.A.
One Southeast Third Avenue
28th Floor
Miami, Florida 33131-1704

Folio No(s). 03982-000-000

CIRCUIT COURT CLERK
J.K. "Buddy" Irby
ALACHUA COUNTY, FL
Date 11/18/1997 10:01
Document ID 1499768
Book/Page 2140/ 1834

DTAX 2,275.00



SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made the ___ day of November, 1997, by International Business Machines Corporation, a New York corporation, hereinafter called the Grantor, to Waco, Inc., qualified to do business in Florida as Waco of Alabama, Inc., an Alabama corporation, having an address at 569 S. Edgewood Avenue, Jacksonville, FL 32205, hereinafter called the Grantee:

(Wherever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantor, for and in consideration of the sum of $10.00 and other good and valuable consideration, receipt and sufficiency whereof are hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all those certain parcels of land situated in Alachua County, Florida, and more particularly described in **Exhibit A** attached hereto and made a part hereof.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO:

1. Taxes for the year 1998 and subsequent years not yet due and payable.

2. Easements, restrictions, reservations, limitations and conditions of record, if any, provided this shall not operate to reimpose same.

3. All applicable zoning ordinances, other land use laws and regulations, and all applicable regulations and restrictions imposed by governmental authorities.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor and none other.

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered
in our presence:

Print Name: Robin J. Schmidt

Print Name: Angela Manos

INTERNATIONAL BUSINESS MACHINES CORPORATION, a New York corporation

By: _____
Name:
Title:
New Orchard Road
Armonk, NY 10504

J. Robb Mayo
Director of US Real Estate
Operations and Investments

STATE OF NEW YORK)
)SS:
COUNTY OF Westchester)

The foregoing instrument was acknowledged before me this 10 day of November, 1997, by * of International Business Machines Corporation, a New York corporation, on behalf of the corporation. He/~~she~~ is personally known to me.

F. Maureen Duffy
Name:
Notary Public
State of New York
My Commission Expires:

F. MAUREEN DUFFY
Notary Public, State of New York
No. 02DU4915342
Qualified in Westchester County
Commission Expires November 30, 199__

* J. Robb Mayo
Director of US Real Estate
Operations and Investments

MIA-209411-1

ALACHUA COUNTY LAND SURVEYORS, INC.

Professional Surveying and Mapping

2512 N.E. 1st Blvd. * Suite 200 * Gainesville, Fl. 32609
Phone (352) 376-1180 * Fax (352) 375-0600

Stacy A. Hall, P.S.M.

OCTOBER 30, 1997
118.191 ACRE TRACT

OVERALL TRACT "D"

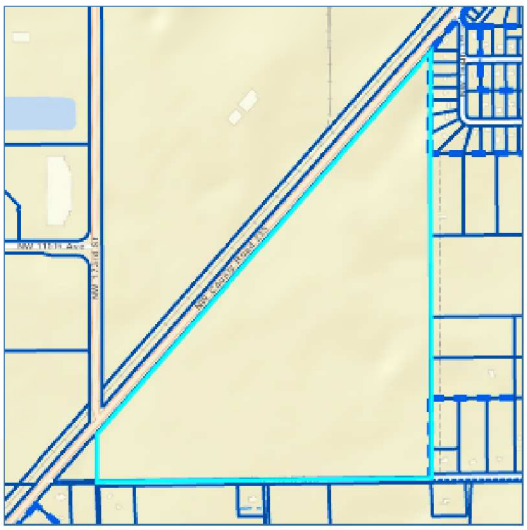
LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT AN IRON PIPE AT THE SOUTHWEST CORNER OF THE AFOREMENTIONED SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST FOR THE POINT OF BEGINNING AND RUN N.00°42'43"E., ALONG THE WEST LINE OF SAID SECTION, A DISTANCE OF 402.89 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY); THENCE RUN N.41°53'43"E., ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 4071.41 FEET TO A CONCRETE MONUMENT; THENCE RUN S.01°01'49"W., A DISTANCE OF 827.97 FEET TO A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 28; THENCE RUN S.00°32'41"W., ALONG THE WEST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 2612.87 FEET TO AN IRON PIPE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 28; THENCE RUN N.89°50'54"W., ALONG THE SOUTH LINE OF SAID SECTION 28, A DISTANCE OF 2684.07 FEET TO THE POINT OF BEGINNING, CONTAINING 118.191 ACRES MORE OR LESS.

SUBJECT TO THE MAINTAINED RIGHT OF WAY OF COUNTY ROAD N.W. 110th AVENUE (FORMERLY KNOWN AS COUNTY ROAD N.W. 28) ALONG THE SOUTH BOUNDARY THEREOF.

Map



No data available for the following modules: Building Information, Sub Area, Extra Features, Sketches, Photos.

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.
User Privacy Policy
GDPR Privacy Notice

Developed by Schneider GEOSPATIAL

Last Data Upload: 8/20/2021, 5:24:53 AM

Version 2.3.141

SUBDIVIDERS AGREEMENT

THIS SUBDIVIDERS AGREEMENT for Fletcher Trace Phase 1 (the "Agreement") is made by and between Fletcher Development, LLC a Florida limited liability company, whose principal address is 4510 NW 6th Place, 3rd Floor, Gainesville, FL 32607 (the "Developer") and the City of Alachua, a Florida municipal corporation (the "City"), whose principal address is 15100 NW 142 Terrace, Alachua, FL 32615, as of the date signed by the last party below (the "Effective Date").

R E C I T A L S

WHEREAS, the Developer is developing a residential subdivision in the City known as Fletcher Trace Phase 1, including certain Improvements as described in Paragraph 3 below (the "Project"), located on the real property legally described in attached Exhibit "A" (the "Property") and further described in the Final Plat for Fletcher Trace Phase 1 (the "Final Plat"), a copy of which is attached hereto as Exhibit "B" and incorporated herein by this reference; and

WHEREAS, the Developer wishes to enter into a Subdividers Agreement with City as part of the City's site-specific regulations for applications for development orders for the subdivision of land as further set forth and required in Section 2.4.10(G)(6) of the City's Land Development Regulations (the "LDRs"); and

WHEREAS, the Developer acknowledges that this Agreement is a valid exercise of the City's police powers and it is authorized by, among other things, Article VIII, Section 2(b) of the Florida Constitution, Section 163.3161, et. seq., Fla. Stat., Section 163.3202, Fla. Stat., and Section 166.021, Fla. Stat.; and

WHEREAS, the Developer acknowledges that this Agreement is governed by the City's LDRs and, as such, the Developer must utilize the administrative procedures contained in the LDRs in the event there is any dispute regarding or in any way arising out of this Agreement; and

WHEREAS, the Developer acknowledges that this Agreement is a regulatory agreement required as part of the process for the issuance of Development permits for the Project and, as such, Developer shall not have and waives any claim for monetary damages against the City in the event of any dispute regarding or in any way arising out of this Agreement.

NOW THEREFORE, in consideration of the foregoing recitals, the Developer and City (who may hereinafter be referred to collectively as the "parties" or individually as a "party") hereby covenant, stipulate and agree as follows:

1. **Recitals:** The above information and recitals are true and correct and are incorporated as material terms of this Agreement by reference.

2. **Certificate of Concurrency Compliance:** The City agrees to reserve public facilities for the Project as set forth in the Certificate of Concurrency Compliance attached hereto as Exhibit "C" and incorporated herein by reference.

3. **Construction:** The Developer shall construct, at Developer's sole expense, the improvements (the "Improvements") described in the Construction Plans prepared by the Project's Engineer of Record (the "Plans"), which were filed with the City by the Developer and have been reviewed and approved by the City in accordance with Section 2.4.10(G)(4) of the LDRs. The Improvements shall be constructed in accordance with the Plans and the requirements for Major Subdivisions as set forth in the City's LDRs. The Improvements consist of:

a. Certain "Private Improvements," which shall not be conveyed to the City and shall remain under private ownership and control. The Private Improvements are described in the Plans and the Final Plat. Developer agrees to proceed with the construction of the Private Improvements in a diligent manner to be fully and finally completed, as evidenced by the City's issuance of a Certification of Completion, on or before April 13, 2026.

b. Certain "Public Improvements," which upon completion shall be offered for dedication and acceptance by the City as provided in Section 14 hereof. The Public Improvements are described in the Final Plat. Developer agrees to proceed with the construction of the Public Improvements in a diligent manner to be fully and finally completed, as evidenced by the City's issuance of a Certification of Completion, on or before April 13, 2026.

c. The Improvements do not include those sidewalks depicted on the Construction Plans which abut or are immediately adjacent to a residential lot depicted on the Plat (hereinafter referred to as "House Sidewalk" or "House Sidewalks"). Such House Sidewalks shall be subject to the specific provisions governing construction, completion, conveyance (if applicable), and construction/maintenance guarantees described in this Agreement.

d. Some of the Improvements may be constructed and completed (as evidenced by the City's issuance of a Certification of Completion) after recording of the Final Plat. Specifically, the following Improvements, hereinafter referred to as the "Post Final Plat Improvements," may be completed after recording of the Final Plat: 6" limerock base, curb and gutter, 1.5" type SP9.5 asphaltic concrete, public and common area sidewalks, and street lighting, as depicted on the approved Construction Plans. Those Post Final Plat Improvements that will be offered for dedication and acceptance by the City following completion shall hereinafter be referred to as the "Post Final Plat Public Improvements," and those Post Final Plat Improvements that shall remain under private ownership and control following completion shall hereinafter be referred to as the "Post Final Plat Private Improvements."

All of the Improvements, with the exception of the Post Final Plat Improvements, shall be constructed and completed (as evidenced by the City's issuance of a Certification of Completion) prior to recording of the Final Plat.

4. **Drainage:** Drainage facilities for the Property shall be maintained in accordance with the approved Plans for the Project at the sole expense of the Developer.

5. **Fire Flow:** The Developer specifically acknowledges and agrees that future development and buildings constructed within the Project shall comply with the fire flow standards as set forth in the Florida Fire Prevention Code (the "FFPC"), which is adopted as part of the Florida Building Code (the "FBC"), as amended and effective at the time of such future development. It is the Developer's sole responsibility to comply with these fire flow standards. Nothing in this Agreement, including, but not limited to, the Plans and or the Certificate of Concurrency Compliance for the Project, attached hereto as Exhibit "C" in any way impacts or waives the requirement for future development and buildings within the Project from complying with the FFPC and FBC, as amended and effective at the time of such future development.

6. **Conveyance:** The Developer shall convey all of the required Public Improvements to the City. However, the parties acknowledge and agree that the Public Improvements shall not be accepted by the City, nor shall the City have any maintenance responsibility for same, unless and until: (1) the Public Improvements have been completed (as evidenced by the issuance of a Certification of Completion), (2) the Warranty Period (as hereinafter defined) has concluded and the Public Improvements have passed all inspections and the Public Services Director has made the determinations required pursuant to Section 14 hereof, and (3) the City Commission of the City of Alachua (the "City Commission") officially accepts the Public Improvements. Acceptance of public House Sidewalks shall be as set forth in Paragraph 16 below.

7. **Compliance:** The Developer warrants that it will construct all of the Improvements in accordance with the approved Plans and the Final Plat for the Project, the LDRs, and all applicable regulations, ordinances, laws, rules and the terms of this Agreement.

8. **Recording of Final Plat:**

The Final Plat for the Project shall be recorded by the Developer in the Public Records of Alachua County, Florida, within 545 days of its approval by the City Commission, provided the requirements of this Paragraph have been satisfied. The Final Plat shall not be released by the City for recording nor recorded until all of the Improvements, with the exception of the Post Final Plat Improvements, are fully and finally completed, as evidenced by the City's issuance of a Certification of Completion for same. Failure to record the Final Plat within 545 days of its approval by the City Commission shall render the Final Plat null, void, and of no further force and effect. Provided, upon Developer's application to the City and showing of good cause, the City Commission may, in its sole discretion, provide for an extension of not more than an additional 365 days. The Developer shall provide the City with a certified copy of the recorded Final Plat within one (1) business day of the recording of the Final Plat. The City shall record this Agreement within five (5) business days of the Effective Date. The Developer shall pay all costs associated with the recording of this Agreement.

9. **Surety Devices for Public Improvements:**

In order to comply with Sections 2.4.10(G)(5)-(8), 7.4.1, and 7.8.1 of the LDRs, the Developer warrants and agrees to provide the City with surety instruments for all Public Improvements as follows:

a. Public Improvements Maintenance Guarantee. Upon the City's completion of inspection but prior to issuing a Certificate of Completion for the Public Improvements, Developer shall provide the City with a "Public Improvements Maintenance Guarantee" in a form approved by the City in the amount of $169,223, which represents 10% of the Engineer's Certification of Construction Costs for Public Improvements ($1,692,237.44) set forth in Exhibit "D", which Public Improvements Maintenance Guarantee shall be in full force effect until Developer obtains a passing inspection for such Public Improvements following expiration of the Warranty Period (as hereinafter defined) pursuant to Section 2.4.10(G)(7)-(8) of the LDRs and Section 14 of this Agreement. The City shall release and return the Public Improvements Maintenance Guarantee upon the City Commission's acceptance of the Public Improvements, consistent with Section 2.4.10(G)(8)(b) of the LDRs and Section 14 of this Agreement, less any applicable reductions or drawdowns.

b. Post Final Plat Public Improvements Performance Guarantee. Prior to release and recordation of the Final Plat, Developer shall provide the City with a Cash Deposit, Lender Guarantee, Irrevocable Letter of Credit, Performance Bond, or other acceptable security (the "Post Final Plat Public Improvements Surety Instrument") in a form approved by the City in the amount of 120% of the Engineer's Certification of Construction Costs for such Post Final Plat Public Improvements that have not yet been completed, to guarantee the satisfactory construction of all such Post Final Plat Public Improvements. The City shall release and return the Post Final Plat Public Improvements Surety Instrument, less any applicable reductions or drawdowns, upon: (1) A Public Improvements Maintenance Guarantee consistent with the requirements of Section 9.a. being filed with the City for such Post Final Plat Improvements, and (2) the City's issuance of a Certification of Completion for the Post Final Plat Public Improvements.

10. **Surety Devices for Private Improvements:** In order to comply with Sections 2.4.10(G)(5)-(8), 6.10, and 7.8.1 of the LDRs, the Developer warrants and agrees to provide the City with surety instruments for all Private Improvements as follows:

a. Private Improvements Maintenance Guarantee. Upon the City's completion of inspections but prior to issuing a Certificate of Completion for the Private Improvements, Developer shall provide the City with a Private Improvements Maintenance Guarantee in a form approved by the City in the amount of

$183,637.07, which represents 10% of the Engineer's Certification of Construction Costs for Private Improvements set forth ($1,836,370.73) in Exhibit "E", which Private Improvements Maintenance Guarantee shall be in full force and effect until Developer obtains a passing inspection for such Private Improvements following expiration of the Warranty Period (as hereinafter defined) pursuant to Section 2.4.10(G)(7)-(8) of the LDRs and Section 14 of this Agreement. The City shall release and return the Private Improvements Maintenance Guarantee upon the Developer having obtained a passing inspection for such Private Improvements following expiration of the Warranty Period, pursuant to Section 2.4.10(G)(7)-(8) of the LDRs and Section 14 of this Agreement, less any applicable reductions or drawdowns.

b. Post Final Plat Private Improvements Performance Guarantee. Prior to release and recordation of the Final Plat, Developer shall provide the City with a Cash Deposit, Lender Guarantee, Irrevocable Letter of Credit, Performance Bond, or other acceptable security (the "Post Final Plat Private Improvements Surety Instrument") in a form approved by the City in the amount of 120% of the Engineer's Certification of Construction Costs for any Post Final Plat Private Improvements that have not yet been completed, to guarantee the satisfactory construction of all such Post Final Plat Private Improvements. The City shall release and return the Post Final Plat Private Improvements Surety Instrument, less any applicable reductions or drawdowns, upon: (1) A Private Improvements Maintenance Guarantee consistent with the requirements of Section 9.a. being filed with the City for such Post Final Plat Improvements, and (2) the City's issuance of a Certification of Completion for the Post Final Plat Private Improvements.

c. The surety for all Improvements (public and private) may be consolidated in the same surety instrument.

11. **Inspections:** Upon the City's approval of the Plans and Final Plat, the Developer may commence construction of the Improvements. During the construction period, the Project's Engineer of Record, or Professional Engineer with a Professional Engineering Services Agreement with the City of Alachua shall perform Construction and Engineering Inspection Services (the "CEI Services") and shall prepare and provide to the City inspection reports at the following benchmarks:

a. Inspection of Underground Stormwater System: at beginning of process; during 2 pipe laying activities; during 3 random backfilling operations; and inspection of the completed system by visual and TV camera.
b. Inspections of sewer system: at the beginning of work; during 3 random manhole placements; 3 random pipe placements; 3 backfilling operations; and inspection of the completed system with TV camera.
c. Inspection of water system: at the beginning of work; during all taps or city connections; 3 random pipe placements; 3 backfilling operations; and inspection of the completed system including disinfection and pressure testing.

d. Inspection of the electrical conduit: at the beginning of work; during all city connections; 3 random pipe placements, 3 backfilling operations; and inspection of completed system.
e. Inspection of Stormwater Management basin: at the rough grade stage, outfall placement; final grassing and inspection of completed system.
f. Inspection of pavement: at sub grade of all roads for line and grade and yielding; lime rock base for placement and finish; asphalt inspections at the beginning of operations; at least 3 random quality control checks during placement, asphalt inspection; and inspection of completed pavement. If necessary, a thin asphalt coat shall be added to any areas of the streets in order to provide a smooth graded finish, in particular, around curbs.

The Project's Engineer of Record or the Professional Engineer performing CEI Services shall submit the inspection reports to the City. The inspection reports shall show any discrepancies and shall note the correction of each discrepancy in a subsequent report. The Developer shall provide each inspection report to the City's Public Services Department with a copy to the City's Department of Planning and Community Development within three (3) business days of each inspection. The City may, in its sole discretion, demand in writing the immediate correction of any discrepancies contained on any of the inspection reports within a reasonable period set forth in the written demand. If the correction is not completed in the timeframe in the demand, the City is authorized to make a demand on the Improvements Surety Instrument for the amount needed in order to correct the discrepancy.

Upon completion of the Improvements, the Developer shall have the Project's Engineer of Record, or the Professional Engineer performing the CEI Services, conduct a final inspection and compile a final punch list. Upon the Project's Engineer of Record or the Professional Engineer performing the CEI Services providing a final report to the Developer and the City indicating that all of the deficiencies noted in any inspection report and on the final punch list have been completed and the Improvements are in working order and in accordance with the Plans and LDRs, the LDR Administrator or designee shall thereafter perform a final inspection and provide Developer with a list specifying all defects, deficiencies, and necessary repairs within 60 days of receipt of the final report. Upon completion of any and all repairs and a certification by the Project's Engineer of Record or the Professional Engineer performing the CEI Services that the Improvements have been completed in accordance with the requirements of this Agreement, the Plans, and the LDRs, the City shall issue a Certification of Completion and the Project's Engineer of Record or the Professional Engineer performing the CEI Services shall submit a certified cost of construction for the completed Improvements.

12. **No Transfer of Title Prior to Recording of Final Plat; Completion of Improvements Required Prior to Final Inspection:**

a. No transfer of title or sale of any lots for the Property that is subject to the Final Plat shall occur until the Final Plat has been recorded in accordance with this Agreement.

b. In the event the Developer conveys any interest, legal or equitable, to any portion of the Property, notice is hereby given that the City shall not conduct a final inspection on

any dwelling, nor issue any certificate of occupancy, nor will the City provide permanent City utility services until the Improvements required in this Agreement have been fully and finally completed in accordance with this Agreement. Developer acknowledges and agrees that there is no reasonable business backed expectation that any purchasers of lots or dwellings will be able to occupy or inhabit dwellings in the Project until full and final completion of the Improvements.

13. **Warranty Period:** In accordance with Sections 6.10.4 and 7.8.1 of the LDRs, the Developer warrants all Improvements for a period of one-year from the City's issuance of a Certification of Completion for such Improvements (the "Warranty Period"). Should the City, in the City's sole discretion, determine repairs are needed to the Improvements during the Warranty Period, the City shall provide notice to the Developer and the repairs shall be made within thirty (30) days of such written notice. In the event the Project's Engineer of Record certifies that a requested repair will take more than thirty days to complete, the repair shall be completed in the amount of time determined by the City's Public Services Director, in their sole discretion. The Developer shall be responsible for making all repairs to Improvements, at Developer's sole expense, so long as notice is sent to the Developer within the Warranty Period. The Warranty Period shall be automatically extended until the completion of all requested repairs. Failure of the Developer to complete the repairs within thirty days from the notice (or such time as the Public Services Director may authorize) shall constitute a breach of this Agreement.

14. **Inspections Following Warranty Period; Responsibility for Maintenance:** After the Warranty Period, the Developer shall submit a final certification prepared by the Developer's Engineer of Record that all of the Improvements have been completed and constructed in accordance with the Plans and applicable regulations and are functional and in good working order. The City shall not be bound to accept the Public Improvements for public maintenance or operation until the Public Services Director has determined that the Public Improvements were constructed in accordance with the LDRs, the City of Alachua Requirements for Design and Construction, applicable Florida Department of Transportation standards, and all other applicable laws, rules, and regulations and the City Commission has accepted the Public Improvements. Within 60 days of the Public Services Director's approval, the City Commission shall formally accept maintenance of the Public Improvements. The maintenance of all Private Improvements shall be the sole responsibility of the Developer and its successors, which shall include any homeowner's or property owner's association whose purpose includes the maintenance of such improvements.

15. **Maintenance of Landscape Improvements within City Rights of Way:** The Developer agrees to construct, install and maintain all landscape improvements located within the right-of-way as shown in the approved Plans for the Project at its sole cost and expense. Should the developer or successor fail to install or maintain the landscape improvements in accordance with the approved Plans, the City may provide written notice to the Developer or its successor, specifying the nature of the deficiency. Within 30 days following receipt of such notice, the Developer or successor shall cause the appropriate repairs or cure to be effected. In the event damage or failure to maintain results in a situation where public safety is at risk, the City may, in its sole discretion, effect repairs to the Improvements without the need of prior notice to the Developer or its successor. The City will promptly bill the Developer, its successors or assigns.

If the bill is not paid within 30 days, it shall be a default hereunder and the City shall have the right, but not the obligation, to make a claim under the maintenance bond or other remedies at law.

16. **Construction, Installation, and Surety Devices for House Sidewalks:** The Construction, completion deadlines, and surety devices for House Sidewalks shall be as follows:

a. Construction Deadline: The Developer or successor shall complete the construction and installation of the House Sidewalks in accordance with the Plans. The construction of all of the House Sidewalks shall be completed on or before April 13, 2028. If Developer has not completed all of the House Sidewalks by April 13, 2028, the City shall have the right, but not the obligation, to make a demand on the House Sidewalks Common Law Performance Bond described within Paragraph 16.b. below, for completing as many of the remaining sidewalks as possible with funds derived from such House Sidewalk Common Law Performance Bond. The City shall not, however, have any obligation to expend any money other than the proceeds from the House Sidewalk Common Law Performance Bond to construct sidewalks in the Project.

b. Surety Devices: In order to comply with Sections 2.4.10(G)(5)-(8), 6.10, 7.4.1, and 7.8.1 of the LDRs, the Developer or successor shall provide the City with a House Sidewalks Common Law Performance Bond, in a form acceptable to the City, as the surety instrument to guarantee the satisfactory completion of the House Sidewalks as required in this Agreement. The amount of the House Sidewalk Common Law Performance Bond shall be $80,214.30 ($66,845.25 x 120% of the certified estimated cost of completion in attached Exhibit "F"). Upon the satisfactory completion and inspection of the House Sidewalks, but not the acceptance, the Developer or successor shall provide the City with a House Sidewalk Common Law Maintenance Bond in the amount of $6,684.53 ($66,845.25 x 10%) for the one-year maintenance period. The City will then release and return the House Sidewalk Common Law Performance Bond.

c. Final Approval and Acceptance: Within one (1) year of the completion of all of the House Sidewalks, the City's Public Services Department will do a final inspection and notify the Developer or successor in writing of any deficiencies, in the City's sole discretion. The Developer or successor shall have thirty (30) days to cure any such deficiencies. If the Developer or successor does not cure these deficiencies within thirty (30) days, the City shall be authorized to have the work done and make a demand on the House Sidewalks Common Law Maintenance Bond to pay for the remedial work. Once all deficiencies are remedied to the satisfaction of the City, the House Sidewalks shall be submitted to the City Commission for acceptance. After the City Commission's acceptance of the House Sidewalks, the House Sidewalks Common Law Maintenance Bond will be released and returned to the Developer or successor, less any applicable reductions or drawdowns.

d. The Developer shall have complete and exclusive liability for all claims and shall indemnify the City for all claims, including but not limited to claims for bodily injury and damages, in any way related to or arising out of the construction, completion or non-completion of the House Sidewalks undertaken by the Developer until the City Commission has officially accepted the House Sidewalks.

17. **Non-Interest-Bearing Account:** All cash deposits made by Developer to the City under this Agreement shall be separately segregated on the books of the City and deposited into a non-interest-bearing bank account.

18. **No Inordinate Burden on Land:** The Developer acknowledges and agrees that the requirements under this Agreement in no way inordinately burdens any existing use of the Property or vested right to specific use of the Property described in Exhibit "A" and set forth in the Final Plat for the Project, attached hereto as Exhibit "B".

19. **Withholding Permits:** The City may, in its sole discretion, withhold any and all inspections, permits, and/or certificates for the Project if such action is deemed necessary by the City to secure the Developer's compliance with the terms of this Agreement.

20. **Compliance with Other Laws:** Nothing contained in this Agreement shall relieve the Developer or its successor or assigns from obtaining any local, regional, state or federal permits or complying with any ordinances, laws, rules, or regulations applicable to the development of the Project.

21. **Police Powers:** In the event the Developer, the Developer's agents, contractor, subcontractors, or anyone else acting on behalf of the Developer or the Developer's contractor or subcontractors may be liable or responsible, fails to comply with any applicable ordinance, law, rule or regulation and such failure tends to or does pose an imminent threat or danger to life or of great bodily injury to any person working on the job or to any member of the general public, the City, in its sole discretion through its City Manager or designee, has the right to exercise its police powers and to stop work on the Project until appropriate corrective measures are taken, without limiting any other remedies available to the City.

22. **Indemnity:** The Developer shall indemnify and hold harmless the City of Alachua, its officers, agents, employees, attorneys, or anyone's action directly or indirectly on behalf of the City, from and against all claims, damages, losses, and expenses, including reasonable attorney's fees, arising out of or resulting from a loss in performance of work, down-time of equipment, or any claim that may arise from bodily injury, sickness, disease or death, or the injury to or destruction of tangible property, including the loss of use resulting therefrom, caused in whole or in part by a negligent or wrongful act or omission on the part of the Developer, Developer's agent, contractor, subcontractors, or anyone directly or indirectly employed or working on behalf of the Developer for whose acts the Developer or its agent, contractors, or subcontractors may be liable or responsible. The Developer further agrees that the Developer shall not insulate itself from liability or responsibility to the City for a default in or failure to perform any of the terms of this Agreement, or from responsibility under this indemnification clause by employment of independent contractors or subcontractors or other entities. The Developer shall remain liable to the City notwithstanding any attempt by the Developer to pass any responsibility set forth herein to its contract, subcontractors, or other agent or employee.

23. **Payments:** Any payments due from the Developer to the City shall be made either by bank check or cashier's check payable to the City of Alachua, Florida, and provided to the City at the address provided in the Paragraph pertaining to Notices below.

24. **Agreement Runs with Land:** This Agreement shall be recorded in the Public Records of Alachua County, Florida and shall run with the Property.

25. **Default by Developer:** Should Developer fail to complete the Improvements within the timeframes provided in Paragraph 8, the City shall not release the Final Plat for recording and may also pursue any other remedies allowed by law or equity. The City's rights to declare a default are cumulative and the City's failure to declare a default at any time shall not waive its right to declare a future default.

Should Developer fail to complete the House Sidewalks within the timeframes provided in Paragraph 16, the City shall be entitled to make immediate demand on any surety or guarantee provided by Developer hereunder, and also be entitled to any other remedies allowed by law or equity.

26. **Notices:** Except as otherwise provided in this Agreement, any notice, request, or approval, from either party to the other party must be in writing and sent by certified mail, return receipt requested, or by personal delivery. Such notice will be deemed to have been received when either deposited in the United States Postal Service mailbox or personally delivered with a signed proof of delivery. For purposes of notice, the parties and their respective representatives and addresses are:

City:	City of Alachua **Attn: City Manager / LDR Administrator**
Via Hand Delivery:	15100 NW 142nd Terrace Alachua, FL 32615
Via U.S. Mail:	Post Office Box 9 Alachua, FL 32616
Developer:	Fletcher Development, LLC
Via Hand Delivery:	4510 NW 6th Place 3rd Floor Gainesville, FL 3260
Via U.S. Mail:	4510 NW 6th Place 3rd Floor Gainesville, FL 3260
With copy to:	[Address]

27. **Binding Effect:** The City and Developer each bind the other and their respective successors and assigns to all of the terms, conditions, covenants and provisions of this Agreement.

28. **Severability:** If any provision of this Agreement is declared void by a court of law, all other provisions will remain in full force and effect.

29. **Not Assignable without Approval:** This Agreement shall not be assignable by the Developer without the written approval of the City Commission.

30. **Enforcement:** The failure of either City or Developer to exercise any right under this Agreement shall not waive such right in the event of any future default or non-compliance with this Agreement.

31. **Jurisdiction and Venue:** This Agreement is governed in accordance with the laws of the State of Florida. Venue for any action regarding this Agreement shall be in the Circuit Court in Alachua County, Florida.

32. **Amendment:** This Agreement may only be amended by mutual written agreement by the City and the Developer with prior approval of the City Commission.

33. **Legal Advice:** The Developer and the City have each had the advice of their respective attorneys before entering into this Agreement, including all exhibits hereto.

34. **Joint Preparation:** This Agreement has been drafted with participation of the City and the Developer and shall not be construed against either the City or Developer on account of draftsmanship.

35. **Captions and Headings:** Paragraph headings are for convenience only and shall not be used to construe or interpret this Agreement.

36. **Time of Essence:** Time is of the essence in complying with each and every term and condition of this Agreement.

37. **Entire Agreement:** This Agreement constitutes the entire agreement of the City and the Developer and supersedes all prior written or oral agreements, understanding or representations.

38. **Exclusive Remedy:** In the event of any question or dispute arising out of or related to this Agreement, the sole and exclusive remedy of the Developer against the City, after Developer exhausts all administrative remedies in the City's LDRs, shall be an action for declaratory judgment. Developer specifically waives all other remedies it may have against the City. In no event shall Developer have a cause of action for monetary damages against the City for anything in any way related to or arising out of this Agreement.

39. **Sovereign Immunity:** The City does not waive its sovereign immunity in entering into this Agreement. Nothing herein, expressed or implied, waives or should be construed to be a waiver or an attempt to waive the sovereign immunity of the City under the Florida Constitution and the laws of the State of Florida.

40. **No Future Representations:** The City's approval of this Subdividers Agreement does not in any way imply, represent, require or guarantee that the City will approve the application for any other phase of the development of the Project.

IN WITNESS WHEREOF, City and Developer have hereunto set their hands and seals the day and year last written below.

WITNESSES

_____
(Witness No. 1 - Signature)

_____
(Witness No. 1 - Printed)

_____
(Witness No. 1 – Address)

_____
(Witness No. 2 - Signature)

_____
(Witness No. 2 - Printed)

_____
(Witness No. 2 – Address)

DEVELOPER

_____
By: _____
Its: _____
Date: 1/24/25

STATE OF _____
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____ 20___ by [Developer Signatory], as [Title] of [Developer], ☐ who is personally known to me or ☐ who has produced _____ _____ as identification.

_____
Signature of Notary Public
Printed Name of Notary: _____
Commission Number: _____
Commission Expiration: _____

(Notary Stamp)

ATTEST:

CITY OF ALACHUA

_____
William M. DaRoza, City Manager/Clerk

_____
Gib Coerper, Mayor

Approved as to Form:

_____
Marian B. Rush, City Attorney

STATE OF _____
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____ 20____ by Gib Coerper, as Mayor of the City of Alachua, ☐ who is personally known to me or ☐ who has produced _____ _____ as identification.

_____
Signature of Notary Public
Printed Name of Notary: _____
Commission Number: _____
Commission Expiration: _____

(Notary Stamp)

Exhibit "A"
Property

LEGAL DESCRIPTION

21-0297

CHW
Professional Consultants

DATE: DECEMBER 14, 2023
PROJECT NAME: FLETCHER TRACE
PROJECT NO: 21-0297
DESCRIPTION FOR: PHASE 1

A TRACT OF LAND BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2140, PAGE 1834, OF THE PUBLIC RECORDS OF ALACHUA COUNTY FLORIDA, SITUATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, OF SAID ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF AFOREMENTIONED SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE NORTH 0°04'14" WEST, ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 403.02 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY); THENCE NORTH 41°06'51" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1437.97 FEET; THENCE, DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, THE FOLLOWING ELEVEN (11) COURSES; (1) SOUTH 48°53'09" EAST, A DISTANCE OF 295.00 FEET; (2) SOUTH 41°06'51" WEST, A DISTANCE OF 160.00 FEET; (3) SOUTH 48°53'09" EAST, A DISTANCE OF 270.00 FEET; (4) SOUTH 41°06'51" WEST, A DISTANCE OF 519.84 FEET; (5) NORTH 48°53'09" WEST, A DISTANCE OF 270.00 FEET; (6) SOUTH 41°06'51" WEST, A DISTANCE OF 110.16 FEET; (7) SOUTH 60°08'30" WEST, A DISTANCE OF 52.89 FEET; (8) SOUTH 41°06'51" WEST, A DISTANCE OF 110.00 FEET; (9) SOUTH 48°53'09" EAST, A DISTANCE OF 702.47 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 335.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 51°07'03" EAST, 26.09 FEET; (10) THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°27'46", AN ARC LENGTH OF 26.09 FEET TO THE END OF SAID CURVE; (11) THENCE, DEPARTING SAID CURVE, SOUTH 36°39'04" WEST, A DISTANCE OF 123.18 FEET TO THE SOUTH LINE OF AFOREMENTIONED SECTION 28; THENCE SOUTH 89°22'44" WEST, ALONG THE SOUTH LINE OF SAID SECTION 28, A DISTANCE OF 1005.72 FEET TO THE **POINT OF BEGINNING.**

SUBJECT TO THE MAINTAINED RIGHT OF WAY OF COUNTY ROAD N.W. 110TH AVENUE (FORMERLY KNOWN AS COUNTY ROAD N.W. 28), ALONG THE SOUTH BOUNDARY THEREOF.

SAID TRACT CONTAINING 21.35 ACRES OF LAND, MORE OR LESS.

t: (904) 619-6521 | 8563 Argyle Business Loop, Suite 3, Jacksonville, FL 32244
t: (352) 331-1976 | 11801 Research Drive, Alachua, FL 32615
t: (352) 414-4621 | 101 NE 1st Avenue, Ocala, FL 34470
www.chw-inc.com

Exhibit "B"
Final Plat

FLETCHER TRACE - PHASE 1

LOCATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

CHW Professional Consultants
132 NW 76th Drive
Gainesville, Florida 32607
(352) 331-1976 / (352) 331-2476
www.chw-inc.com
lic. no. FLORIDA

PLAT BOOK__, PAGE __
SHEET ONE OF TWO

DESCRIPTION

A TRACT OF LAND SITUATED IN SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF AFORESAID SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, THENCE NORTH 0°04'14" WEST, ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 810.93 FEET; THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT-OF-WAY); THENCE NORTH 41°36'51" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 908.43 FEET; THENCE SOUTH 48°23'09" EAST, DEPARTING SAID SOUTHERLY RIGHT OF WAY, A DISTANCE OF 50.00 FEET; THENCE NORTH 41°36'51" EAST, A DISTANCE OF 99.06 FEET; THENCE NORTH 48°% OF WEST, A DISTANCE OF 99.06 FEET TO THE AFOREMENTIONED SOUTHERLY RIGHT OF WAY OF COUNTY ROAD NO. 235; THENCE NORTH 41°36'51" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 879.87 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, THE FOLLOWING ELEVEN (11) COURSES: (1) SOUTH 48°19'09" EAST, A DISTANCE OF 295.09 FEET; (2) SOUTH 41°36'51" WEST, A DISTANCE OF 169.39 FEET; (3) SOUTH 48°19'09" EAST, A DISTANCE OF 278.66 FEET; (4) SOUTH 41°36'51" WEST, A DISTANCE OF 519.24 FEET; (5) NORTH 48°23'09" WEST, A DISTANCE OF 374.69 FEET; (6) SOUTH 41°36'51" WEST, A DISTANCE OF 118.16 FEET; (7) SOUTH 48°36'39" WEST, A DISTANCE OF 52.89 FEET; (8) SOUTH 41°36'51" WEST, A DISTANCE OF 139.00 FEET; (9) SOUTH 48°23'09" EAST, A DISTANCE OF 74.37 FEET; (10) SOUTH 41°36'51" WEST, A DISTANCE OF 280.47 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 175.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 61°07'21" EAST, 26.09 FEET; (11) THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°32'45", AN ARC LENGTH OF 26.09 FEET TO THE END OF SAID CURVE; (12) THENCE DEPARTING SAID CURVE, SOUTH 26°39'04" WEST, A DISTANCE OF 139.18 FEET TO THE SOUTH LINE OF AFOREMENTIONED SECTION 28; THENCE SOUTH 89°20'56" WEST, ALONG THE SOUTH LINE OF SAID SECTION 28, A DISTANCE OF 1065.72 FEET TO THE POINT OF BEGINNING.

PARCEL OF LAND CONTAINING 21.29 ACRES MORE OR LESS.

SURVEYOR'S NOTES

1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 1983), WHICH HOLDS A BEARING OF SOUTH 89°20'56" WEST FOR THE SOUTH LINE OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FL.
2. VERTICAL DATUM SHOWN HEREON IS DERIVED FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), BENCHMARK USED WAS A NATIONAL GEODETIC SURVEY BENCHMARK NUMBER D178, WITH A PUBLISHED ELEVATION OF 180.53 FEET (NAVD 88).
3. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1: 5,000.
4. BUILDING SETBACKS (UNLESS SHOWN OTHERWISE)
   FRONT = 15'
   REAR = 5'
   SIDE = 5'
   20 FEET FACING GARAGES = 15'
5. THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL No. 12001C 0179 D, EFFECTIVE DATE: JUNE 16, 2006.
6. THE COMMON AREAS, OPEN SPACE, AND STORMWATER MANAGEMENT AREAS SHOWN HEREON, WILL BE CONVEYED TO THE OWNER'S ASSOCIATION AND ARE IDENTIFIED FOR MAINTENANCE IN THE HOMEOWNERS ASSOCIATION DOCUMENTS. THE OWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF TREES PLANTED IN RIGHTS-OF-WAY AND COMMON AREAS IN CONFORMANCE WITH SUBDIVIDERS AGREEMENT AND SECTION 2.E.1. OF THE CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS, ASE.
7. LOT CORNERS AND PERMANENT CONTROL POINTS SHALL BE SET PER 177.091 (9) AND (9) FLORIDA STATUTES.
8. ALL LINES ARE NON-RADIAL UNLESS NOTED OTHERWISE.
9. THIS SURVEY IS A TOTAL OF TWO (2) SHEETS. EACH SHEET IS INCOMPLETE WITHOUT THE OTHERS. SEE SHEET ONE (1) FOR OVERALL PLAT BOUNDARY. SEE SHEET (2) FOR DETAIL INFORMATION FOR LOTS ONE (1) THROUGH FORTY-TWO (42).

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 41°36'51" W	139.16'
L2	S 89°56'39" W	57.68'
L3	S 41°36'51" W	139.39'
L4	S 26°39'04" W	152.19'
L5	S 41°36'51" W	50.00'
L6	N 48°19'09" W	50.00'
L7	S 48°19'09" E	50.00'
L8	N 41°36'51" E	18.00'

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	26.09'	175.00'	08°32'45"	26.09'	S 61°07'21" E

SITE BENCHMARK TABLE				
NO.	DESCRIPTION	ELEVATION	NORTHING	EASTING
BM1	5" STEEL ROD & CAP "LB TRAN LB6875"	97.56	2826647.14	2906511.16
BM2	5" STEEL ROD & CAP "LB TRAN LB6875"	97.88	2826468.72	2907120.76
BM3	5" STEEL ROD & CAP "LB TRAN LB6875"	99.67	2826320.59	2906691.79

*NOTE: ALL SITE BENCHMARKS ARE OFFSITE, LOCATED ALONG THE SOUTHERLY RIGHT OF WAY LINE OF N.W. COUNTY ROAD NO. 235 TO THE NORTHEAST OF THE PLAT.

LEGEND

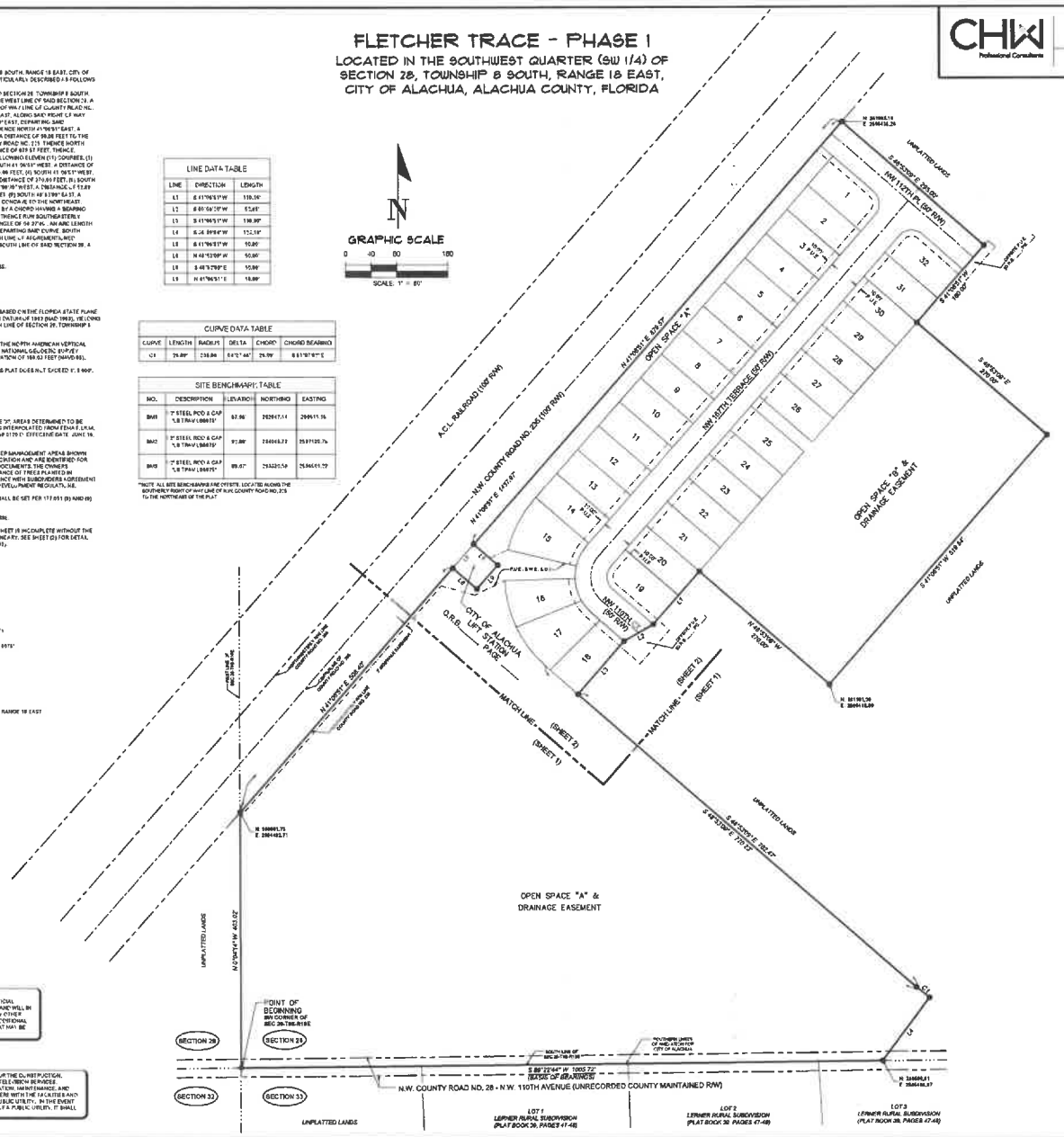
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
○ = SET 5/8" IRON REBAR & CAP MARKED "PRM LB 6875"
▲ = SET NAIL AND DISK STAMPED "PCP 6278"
● = FOUND 5/8" IRON ROD (NO ID.)
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITIES EASEMENT
B.S.L. = BUILDING SETBACK LINE
FFE = FINISHED FLOOR ELEVATION
NO. = NUMBER
O.R.B. = OFFICIAL RECORDS BOOK
SEC 28-8S-18E = SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST
PG = PAGE
R/W = RIGHT OF WAY
S.F. = SQUARE FEET
S.W.E. = SIDEWALK EASEMENT
(R) = RADIAL
ID = IDENTIFICATION
⊕ = SITE BENCHMARK
———— = SUBJECT PARCEL LINE
———— = ADJOINING PARCEL LINE
– – – – = EASEMENT LINE
———— = RIGHT OF WAY LINE
———— = SECTION LINE

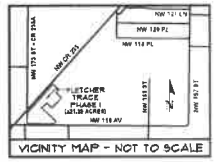
FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 12001C 0179 D, COMMUNITY PANEL NO. "120068 0179 D" EFFECTIVE DATE: JUNE 16, 2006.

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 SUPPLANTED 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.

ALL PLATTED 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.





OWNER'S CERTIFICATION AND DEDICATION

WACO PROPERTIES, INC., DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE LANDS DESCRIBED HEREON AND HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED TO BE KNOWN AS "FLETCHER TRACE - PHASE 1", AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE RIGHTS-OF-WAY AS SHOWN HEREON, AND DOES HEREBY DEDICATE THE USE OF DRAINAGE EASEMENTS TO THE PUBLIC FOR THE RIGHT TO DISCHARGE STORMWATER. THE OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF ALL STORMWATER SYSTEM NOT IN THE RIGHT OF WAY, AND DOES HEREBY CEDICATE TO THE PUBLIC, FOREVER THE PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON, FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON, NO PARTY OR PARTIES SHALL HAVE TO PUBLIC SERVICE VEHICLES AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE PERPETUAL EASEMENTS AS SHOWN HEREON FOR THE PURPOSE OF PERPETUAL ACCESS.

WITNESS _____ SIGNATURE _____

WITNESS _____

ACKNOWLEDGEMENT (STATE OF FLORIDA, COUNTY OF ALACHUA)

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME _____ KNOWN TO ME TO BE THE PERSON HEREIN DESCRIBED AND ACKNOWLEDGED THAT HE EXECUTED THIS INSTRUMENT AS HIS FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, A.D. 2024

NOTARY PUBLIC-STATE OF FLORIDA
COMMISSION EXPIRES _____
COMMISSION NO. _____

CERTIFICATE OF APPROVAL BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

THIS IS TO CERTIFY THAT ON _____ THE FOREGOING PLAT WAS APPROVED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.

MAYOR

ATTEST

CITY MANAGER

FILED FOR RECORDATION

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR THE CITY OF ALACHUA, FLORIDA

EXAMINED ON

AND APPROVED AS TO ITS LEGAL FORM AND SUFFICIENCY BY

CITY ATTORNEY

RECEIVED AND FILED

RECEIVED AND FILED FOR RECORD ON THIS _____ DAY OF _____, A.D. 2024

CLERK OF THE COURT

BY

CERTIFICATE OF APPROVAL BY PROFESSIONAL SURVEYOR & MAPPER

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE PLATTING REQUIREMENTS PURSUANT TO CHAPTER 177, PART 1 - PLATTING OF THE FLORIDA STATUTES AND THAT THIS PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF SAID CHAPTER. HOWEVER, MY REVIEW AND CERTIFICATION DOES NOT INCLUDE COMPUTATION OR FIELD VERIFICATION OF ANY MONUMENTATION REQUIREMENTS.

EXAMINED ON

AND APPROVED BY
PROFESSIONAL SURVEYOR AND MAPPER

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT THIS PLAT ENTITLED "FLETCHER TRACE - PHASE 1" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE OF THE DESCRIBED LANDS UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THIS PLAT AND SURVEY COMPLIES WITH ALL PERTINENT REQUIREMENTS SET FORTH IN CHAPTER 177 PART 1 - PLATTING OF THE FLORIDA STATUTES.

DATE

CHARLES E. CHW
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 7142
CAUSSEAUX - HEWETT & WALPOLE, LLC
FLORIDA LICENSED BUSINESS NUMBER LB 6813
1661 E. PERSHING BLVD. OCALA, FL 32615

FLETCHER TRACE - PHASE 1

LOCATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

CHW Professional Consultants
132 NW 76th Drive
Gainesville, Florida 32607
(352) 331-1976 / (352) 331-2476
www.chw-inc.com
lic. no. FLORIDA FB-5075

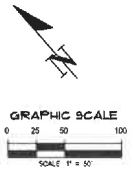
PLAT BOOK__, PAGE __
SHEET TWO OF TWO

SURVEYOR'S NOTES

1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 1983), YIELDING A BEARING OF S 00°07'56" E FOR THE SOUTH LINE OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FL.
2. VERTICAL DATUM SHOWN HEREON IS DERIVED FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BENCHMARK USED WAS A NATIONAL GEODETIC SURVEY BENCHMARK NUMBER DP5B, WITH A PUBLISHED ELEVATION OF 159.83 FEET (NAVD 88).
3. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1 : 5,000'.
4. BUILDING SETBACKS (UNLESS SHOWN OTHERWISE):
   FRONT = 25'
   REAR = 15'
   SIDE = 5'
   STREET FACING GARAGES = 18'
5. THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 179 OF 640, COMMUNITY PANEL NO. 12001C0179 D, EFFECTIVE DATE: JUNE 16, 2006.
6. THE COMMON AREAS, OPEN SPACE, AND STORM WATER MANAGEMENT AREAS SHOWN HEREON WILL BE CONVEYED TO THE OWNER'S ASSOCIATION AND ARE IDENTIFIED FOR MAINTENANCE IN THE HOMEOWNER'S ASSOCIATION DOCUMENTS. THE OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF TREES PLANTED IN PEDESTRIAN WAY AND COMMON AREAS IN CONFORMANCE WITH SUBDIVISION AGREEMENT AND SECTION 7.2.1 OF THE CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS.
7. LOT CORNERS AND PERMANENT CONTROL POINTS SHALL BE SET PER 177.091 (6) AND (9) FLORIDA STATUTES.
8. ALL LINES ARE NON-RADIAL UNLESS NOTED OTHERWISE.
9. THIS SURVEY IS A TOTAL OF TWO (2) SHEETS. EACH SHEET IS INCOMPLETE WITHOUT THE OTHERS. SEE SHEET ONE (1) FOR OVERALL PLAT BOUNDARY. SEE SHEET (2) FOR DETAIL INFORMATION FOR LOTS ONE (1) THRU THIRTY-TWO (32).



VICINITY MAP - NOT TO SCALE

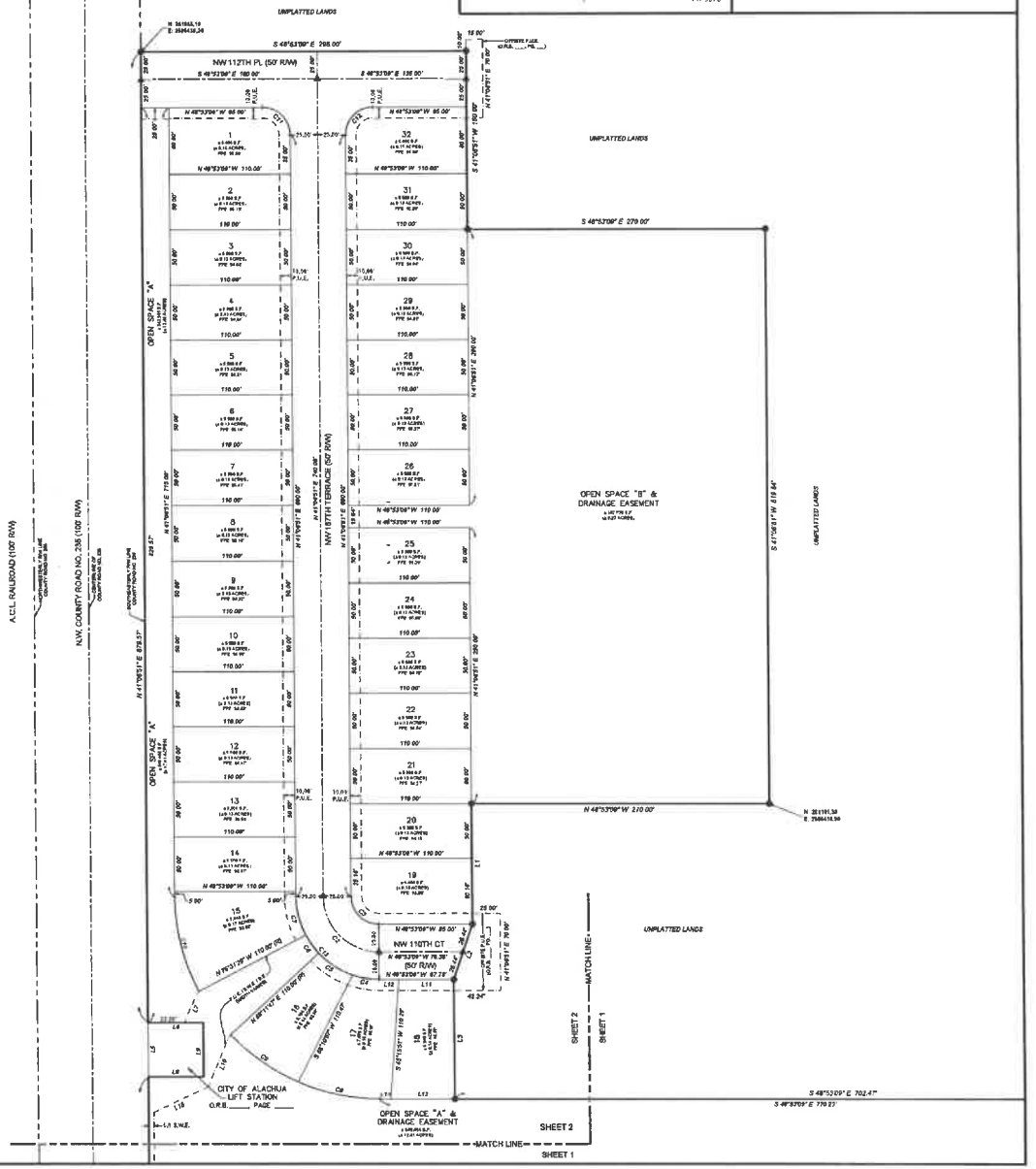


LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 41°39'51" W	110.15'
L2	S 48°53'09" E	50.39'
L3	S 41°06'51" W	110.84'
L4	S 36°39'54" W	121.18'
L5	S 41°06'51" W	50.00'
L6	S 48°53'09" E	56.39'
L7	S 85°17'08" W	31.83'
L8	N 48°53'09" W	90.00'
L9	N 41°06'51" E	90.00'
L10	N 54°39'07" E	51.22'
L11	N 48°53'09" W	56.59'
L12	N 48°53'09" W	17.74'
L13	S 48°53'09" E	57.39'
L14	S 48°53'09" E	9.78'
L15	S 74°22'09" E	54.81'

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C2	69.14'	100.00'	39°36'09"	70.31'	N 57°53'05" W
C3	39.27'	25.00'	90°00'00"	35.36'	S 86°53'09" E
C4	24.51'	75.00'	18°43'24"	24.40'	S 28°31'31" E
C5	37.32'	75.00'	28°31'17"	36.94'	S 31°37'51" E
C6	28.99'	75.00'	15°31'44"	28.84'	S 54°59'09" W
C7	36.19'	75.00'	27°39'13"	35.83'	S 83°37'45" W
C8	28.51'	105.00'	15°33'43"	15.85'	S 27°39'51" E
C9	79.51'	105.00'	43°22'53"	74.85'	S 11°15'34" E
C10	89.34'	105.34'	47°42'19"	86.78'	S 21°17'41" W
C11	39.27'	25.00'	90°00'00"	35.36'	N 41°06'51" W
C12	39.27'	25.00'	90°00'00"	35.36'	S 48°53'09" E
C13	117.81'	75.00'	90°00'00"	106.07'	S 3°6'09" E

LEGEND

FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
● = SET 5/8" STEEL REBAR & CAP MARKED "PRM LB 6675"
▲ = SET NAIL AND DISK STAMPED "FOC 6675"
○ = FOUND 5/8" REBAR (NO ID)
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITIES EASEMENT
B.S.L. = BUILDING SETBACK LINE
FFE = FINISHED FLOOR ELEVATION
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE
R/W = RIGHT OF WAY
S.F. = SQUARE FEET
S.W.E. = SIDEWALK EASEMENT
NO. = NUMBER
(R) = RADIAL
ID = IDENTIFICATION
BM = SITE BENCHMARK
——— = SUBJECT PARCEL LINE
——— = ADJOINING PARCEL LINE
– – – = EASEMENT LINE
———— = RIGHT-OF-WAY LINE
– · – · – = SECTION LINE



CERTIFICATE OF CONCURRENCY COMPLIANCE FOR FLETCHER TRACE PHASE 1

This Certificate of Concurrency Compliance ("Certificate") is hereby issued to Fletcher Development, LLC, a Florida Limited Liability Company authorized to transact business in the State of Florida and ("Developer/Owner") by City of Alachua, Florida ("City") this 14th day of October, 2024.

RECITALS

WHEREAS, the Developer/Owner is developing a residential subdivision in the CITY known as Fletcher Trace Phase 1 (the "Project"), legally described in attached Exhibit '1'.

WHEREAS, the Developer/Owner has secured a Subdivider Regulatory Agreement for the Project from the City for the Project (herein "Subdivider Agreement") as part of the City's site specific requirements for applications for Development permits for the subdivision as further set forth in Section 2.4.10(G)(4) of the City's Land Development Regulations (the "LDRs");

WHEREAS, the LDRs provide in Article 2, Section 2.4.14 for the issuance of a Certificate of Concurrency Compliance by the City as to provide a mechanism for reviewing applications for development approval to ensure that no development order is issued unless there is adequate public facility capacity for roads, sanitary sewer, solid waste, stormwater management, potable water, recreation, or public school facilities. This review is part of a regulatory program of the City to ensure that the adopted level of service standard for each public facility is available to serve development concurrent with the impacts of development;

WHEREAS, Section 2.4.14, requires that a project have one or more of the following land development permits in order to be eligible for issuance of a Certificate of Concurrency Compliance;

WHEREAS, the Project is zoned Planned Development- Residential ("PD-R");

WHEREAS, the Project has an approved preliminary plat approval for a residential subdivision for the Project;

WHEREAS, the Project is now ready to proceed to approval of a Final Plat comprised of 32 residential lots;

WHEREAS, the Developer/Owner intends to immediately initiate construction on the Project;

WHEREAS, the Developer/Owner of the Project agrees to submit payment for sewer connection fees as determined in the City's Capital Facilities charges and as set forth in Section

38-139 of the City of Alachua Code of Ordinances, as those fees exist prior to the final inspection of each residential unit;

WHEREAS, the Developer/Owner of the Project further agrees to submit payment for water connection fees as determined in the City's Capital Facilities charges and as set forth in Section 38-139 of the City of Alachua Code of Ordinances, as those fees exist prior to the final inspection of each residential unit; and

WHEREAS, the City has determined that adequate water and wastewater capacity exists to the Project;

WHEREAS, the Developer/Owner acknowledges that this Certificate of Concurrency Compliance is a valid exercise of the City's police powers and is authorized by, among other things, Article VIII, Section 2(b) of the Florida Constitution, Section 163.3161, *et. seq.,* Fla. Stat., Section 163.3202, Fla. Stat., and Section 166.201 Fla. Stat.;

WHEREAS, the Developer/Owner acknowledges that this Certificate of Concurrency Compliance is governed by the City's LDRs and, as such, the Developer/Owner must utilize the administrative procedures contained in the LDRs in the event there is any dispute regarding this Certificate; and

WHEREAS, the Developer/Owner acknowledges that this Certificate of Concurrency Compliance constitutes a regulatory agreement required as part of the process for the issuance of Development permits for the Project and, as such, Developer/Owner has no claim for monetary damages against the City in the event of any dispute regarding this Certificate, Developer/Owner's sole remedy for any dispute in any way relating to this Certificate is an action for declaratory relief, and nothing in this Certificate expressed or implied waives or should be construed to as a waiver or attempted waiver by the City of its sovereign immunity under the Florida Constitution and the laws of the State of Florida;

NOW THEREFORE, BASED UPON THE FOREGOING RECITALS, findings of fact and conclusion of law, the City issues this Certificate of Concurrency Compliance subject to the following conditions of issuance:

1. The above recitals are true and correct and are incorporated into this Certificate of Concurrency Compliance by reference.

2. The City will reserve 8,000 gallons per day (32 lots x 250 gallons per day) of wastewater capacity for the 32 units proposed in the Project. This capacity reservation is intended solely for residential uses to be constructed within the Project as defined by applicable development permits including, but not limited to construction plans and Subdivider Agreement, on file with the City.

3. The City will reserve 8,800 gallons per day (32 lots x 275 gallons per day) of water capacity for the 32 units proposed in the Project. This capacity reservation is intended solely for residential uses to be constructed within the Project as defined

by applicable development permits including, but not limited to construction plans and Subdivider Agreement, on file with the City.

4. The City will reserve the following trips of traffic capacity for the 32 units proposed in Fletcher Trace Phase 1 as defined by applicable development permits, including construction plans and Subdivider Agreement, on file with the City: 152 Average Annual Daily Trips ("AADT") and 16 Peak Hour Trips along CR235 A (from US 441 to CR 235)(Segment 17); 305 Average Annual Daily Trips ("AADT") and 33 Peak Hour Trips along CR235 (from NW 143rd Place to SCL)(Segment 11).

5. The City will reserve .42 acres (2.6 persons per household x 32 units x 5 acres per 1,000 persons) of recreation capacity for the 32 units proposed in Fletceher Trace Phase 1 as defined by applicable development permits, including but not limited to the construction plans and Subdivider Agreement, on file with the City.

6. The City will reserve 60.74 tons per year (0.73 tons per capita per year x 2.6 persons per household x 32 units) of solid waste capacity for the 32 units proposed in Fletcher Trace Phase 1 as defined by applicable development permits on file, including but not limited to, construction plans and subdividers agreement, on file with the City.

7. The City will reserve 4 (four) student stations in the Alachua School Concurrency Service Area (ACSA) for elementary schools, 2 (two) student stations in the Alachua SCSA for middle schools, and 3 (three) student stations in the Alachua SCSA for high schools, for the 32 units proposed in Fletcher Trace Phase 1.

8. This Certificate of Concurrency Compliance shall remain in effect for a period of one (1) year from the date of the approval of the Subdivider Agreement between the parties hereto.

9. It is the intent of the City and Developer/Owner that this Certificate of Concurrency Compliance be incorporated into and considered a part of the Subdivider Agreement executed by the Developer/Owner and City for the Project dated the 14th day of October, 2024. Failure to comply with the term of that Subdivider Agreement shall result in the termination of the reservations in this Certificate.

10. This Certificate of Concurrency Compliance shall not be construed to be an absolute guarantee for the reservations should events occur which are outside the control of the City.

THIS CERTIFICATE OF CONCURRENCY COMPLIANCE IS ISSUED this 14th day of October, 2024, and is subject to the terms and findings as stated herein.

Attest: CITY OF ALACHUA

_____ By: _____

William M. DaRoza, City Manager/Clerk/ The Hon. Gib Coerper, Mayor
Land Development Regulations Administrator

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing CERTIFICATE OF CONCURRENCY COMPLIANCE FOR FLETCHER TRACE PHASE 1 was acknowledged before me, **by means of □ physical presence or □ online notarization,** on this _____ day of _____, 2024, by GIB COERPER, who is (personally known to me) OR (who has produced _____ as identification).

_____

Notary Public, State of Florida at Large
Commission No.:
Expiration: [SEAL]

Approved as to form:

_____

Marian B. Rush, City Attorney

SIGNATURES CONTINUE ON NEXT PAGE

Witnesses:

(sign)_____

(print)_____

DEVELOPERS/OWNERS

FLETCHER DEVELOPMENT, LLC
a Florida Limited Liability Company
By:
_____
(sign)

(print)_____

(title)_____

STATE OF FLORIDA

COUNTY OF _____

The foregoing CERTIFICATE OF CONCURRENCY COMPLIANCE FOR Fletcher Trace Phase 1 was acknowledged before me, **by means of □ physical presence or □ online notarization,** on this _____ day of _____, 2024, by _____, who is (personally known to me) OR (who has produced _____as identification).

_____
Notary Public, State of Florida at Large
Commission No.:
Expiration: [SEAL]

Exhibit "D"
Engineer's Certification of Construction Costs for Public Improvements

CHW
Professional Consultants

Project Name: Fletcher Trace Phases 1-3
CHW Project No: 21-0297
Date: 8/26/2024

Phase 1

Item No.	Item	Qty	Unit	Unit Cost	Cost
ROADWAY					
1	Asphaltic Concrete, 1.5" SP 9.5	311	TN	$ 155.00	$ 48,205.00
2	6" Limerock Base (Optional Base Group 4)	3,355	SY	$ 10.00	$ 33,550.00
3	12" Type B Stabilized Subgrade	3,246	SY	$ 5.00	$ 16,230.00
4	Concrete Sidewalks, 4"	781	SY	$ 51.00	$ 39,845.41
5	Concrete Cross Walk	75	SY	$ 92.00	$ 6,900.00
6	Type 'F' Curb and Gutter	2,255	LF	$ 21.00	$ 47,352.68
7	Temporary Turn around	1,880	SY	$ 10.00	$ 18,800.00
8	Striping and Signage	1	LS	$ 5,000.00	$ 5,000.00
9	Detectable Warnings	70	SF	$ 28.00	$ 1,960.00
				Roadway Subtotal	**$ 217,843.08**
SANITARY SEWER					
10	8" PVC Wastewater Main	1,240	LF	$ 60.00	$ 74,400.00
11	Sanitary Sewer Laterals 4" PVC w/ CO	800	LF	$ 22.69	$ 18,152.00
12	Sanitary Manhole	6	EA	$ 9,600.00	$ 57,600.00
13	Lift Station	1	LS	$ 620,000.00	$ 620,000.00
14	6" Force Main	110	LF	$ 36.15	$ 3,976.50
Sanitary Sewer Subtotal					**$ 774,128.50**
WATER SERVICE					
15	Double Water Connection	12	EA	$ 2,859.55	$ 34,314.60
16	Single Water Connection	7	EA	$ 1,974.54	$ 13,821.78
17	4" PVC Water Service Sleeve	1,120	LF	$ 25.00	$ 28,000.00
18	Fire Hydrant Assembly	2	EA	$ 7,166.72	$ 14,333.44
19	8" PVC Watermain	1,182	LF	$ 48.00	$ 56,736.00
20	3" Blow-Off Assembly	3	EA	$ 4,475.56	$ 13,426.68
21	8" Gate Valve	6	EA	$ 2,902.34	$ 17,414.04
Water Service Subtotal					**$ 178,046.54**
DRAINAGE					
24	Storm Water Pipe (15" RCP)	467	LF	$ 50.00	$ 23,350.00
25	Storm Water Pipe (18" RCP)	355	LF	$ 62.00	$ 22,010.00
26	Storm Water Pipe (24" RCP)	65	LF	$ 93.00	$ 6,045.00
27	Storm Water Pipe (30" RCP)	591	LF	$ 109.00	$ 64,419.00
28	Storm Water Pipe (36" RCP)	180	LF	$ 141.00	$ 25,408.20
29	Type 'S' Curb Inlet	4	EA	$ 7,000.00	$ 28,000.00
30	Type 'G' Curb Inlet	6	EA	$ 7,574.59	$ 45,447.54
31	Storm Manhole	3	EA	$ 8,500.00	$ 25,500.00
Drainage Subtotal					**$ 240,179.74**
Subtotal					**$ 1,410,197.86**
Mobilization (10%)					**$ 141,019.79**
Contingency (10%)					**$ 141,019.79**
TOTAL					**$ 1,692,237.44**

The Engineer's probable estimate of cost provided in this document is specifically intended to represent a rough order of magnitude, including all component information for line items aspects of the work, estimated quantities, and applied unit rates. The Engineer's probable estimate of cost is not intended for publication for the use of bidders whatsoever, unless represented as an FDOT Pay Item table on the plans for projects administered accordance with FDOT Standards. For bidding scenarios, the prospective bidders should be advised that they are solely responsible for: identifying and including relevant project scope, calculation of quantities/durations for takeoffs, and determining the appropriate competitive market cost for the work. Additionally, CHW has no control over the cost of labor, materials, equipment, market conditions, or the Contractor's method of determining prices. Therefore, our statements of probable cost provided herein are made on the basis of best judgment as professional consultants familiar with the construction industry. CHW, nor its subconsultants, can offer guarantee that proposals, bids, or construction costs will not vary from our statements of probable cost.

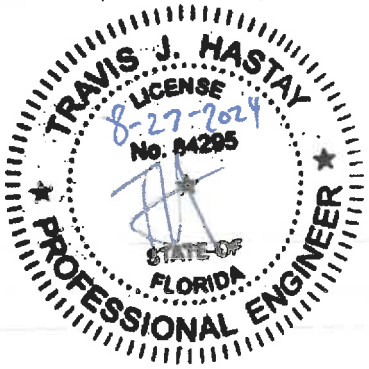


Exhibit "E"
Engineer's Certification of Construction Costs for Private Improvements

Professional Consultants

Project Name: Fletcher Trace Phases 1-3
CHW Project No: 21-0297
Date: 8/26/2024

Phase 1

Item No.	Item	Qty	Unit	Unit Cost	Cost
DEMOLITION/EARTHWORK					
11	Clearing and Grubbing	21.07	AC	$ 3,500.00	$ 73,727.86
12	Excavation	71,063	CY	$ 3.00	$ 213,189.00
13	Fill (using onsite materials)	17,000	CY	$ 3.00	$ 51,000.00
14	Sod (within ROW and common areas)	20,365	SY	$ 3.20	$ 65,168.00
15	Seed (within lots and bottom of basin)	63,617	SY	$ 0.50	$ 31,808.50
16	Silt Fence	4,874	LF	$ 2.50	$ 12,185.43
17	Tree Barricade	2,823	LF	$ 5.00	$ 14,112.62
				Earthwork Subtotal	**$ 461,191.42**
OFFSITE ROADWAY					
18	1.5" Mill & Resurface	6,165	SY	$ 2.50	$ 1,405.00
19	1.5" Friction Course FC-12.5	562	TN	$ 405.00	$ 227,610.00
20	Asphaltic Concrete, 3.5" SP 12.5	1,312	TN	$ 170.00	$ 223,040.00
21	8" Limerock Base (Option Base Group 2)	6,059	SY	$ 30.00	$ 181,784.20
22	12" Type B Stabilized Subgrade	6,059	SY	$ 9.00	$ 54,535.26
23	Striping and Signage	1	LS	$ 25,000.00	$ 25,000.00
24	Unpaved shoulder	1,498	SY	$ 9.00	$ 13,481.69
25	Concrete Driveway Apron for Lift Station	150	SF	$ 98.22	$ 14,733.00
26	Earthwork (swales)	1,852	CY	$ 18.00	$ 33,333.33
27	Tree Barricade	935	LF	$ 5.00	$ 4,675.00
28	Silt Fence	3,035	LF	$ 2.50	$ 7,587.50
29	18" Mitered End Sections	2	EA	$ 2,168.75	$ 4,337.50
30	18" RCP	44	LF	$ 62.00	$ 2,728.00
31	MOT	1	LS	$ 79,425.05	$ 79,425.05
Offsite Roadway Subtotal					**$ 873,675.52**

TRAVIS J. HASTAY
LICENSE
8-27-2024
No. 84295
STATE OF FLORIDA
PROFESSIONAL ENGINEER

CHW
Professional Consultants

Project Name: Fletcher Trace Phases 1-3
CHW Project No: 21-0297
Date: 8/26/2024

DRAINAGE					
32	36" Mitered End Section	1	EA	$ 7,252.00	$ 7,252.00
33	30" Mitered End Section	2	EA	$ 6,155.00	$ 12,310.00
34	Control Structure (modified storm manhole)	1	EA	$ 12,400.00	$ 12,400.00
Drainage Subtotal					$ 31,962.00
ELECTRIC					
37	Electric Conduit (2.5")	11,220	LF	$ 14.00	$ 157,080.00
38	Electric Connection Fee	32	EA	$ 200.00	$ 6,400.00
Electric Subtotal					$ 163,480.00
Subtotal					$ 1,530,308.94
Mobilization (10%)					$ 153,030.89
Contingency (10%)					$ 153,030.89
TOTAL					$ 1,836,370.73

The Engineer's probable estimate of cost provided in this document is specifically intended to represent a rough order of magnitude, including all component information for line items aspects of the work, estimated quantities, and applied unit rates. The Engineer's probable estimate of cost is not intended for publication for the use of bidders whatsoever, unless represented as an FDOT Pay Item table on the plans for projects administered accordance with FDOT Standards. For bidding scenarios, the prospective bidders should be advised that they are solely responsible for: identifying and including relevant project scope, calculation of quantities/durations for takeoffs, and determining the appropriate competitive market cost for the work. Additionally, CHW has no control over the cost of labor, materials, equipment, market conditions, or the Contractor's method of determining prices. Therefore, our statements of probable cost provided herein are made on the basis of best judgment as professional consultants familiar with the construction industry. CHW, nor its subconsultants, can offer guarantee that proposals, bids, or construction costs will not vary from our statements of probable cost.

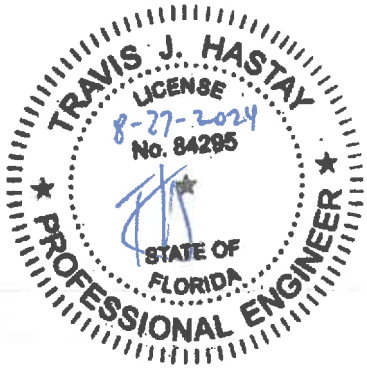
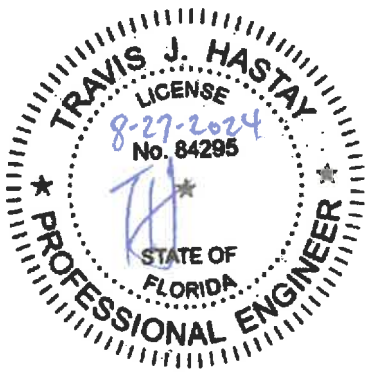


Exhibit "F"
Engineer's Certification of Construction Costs for House Sidewalks

Phase 1 On Lot Sidewalks

Item No.	Item	Qty	Unit	Unit Cost	Cost
1	Concrete Sidewalks, 4"	1,102	SY	$ 50.55	$ 55,704.38
				Subtotal	$ 55,704.38
				Mobilization (10%)	$ 5,570.44
				Contingency (10%)	$ 5,570.44
				TOTAL	$ 66,845.25

The Engineer's probable estimate of cost provided in this document is specifically intended to represent a rough order of magnitude, including all component information for line items aspects of the work, estimated quantities, and applied unit rates. The Engineer's probable estimate of cost is not intended for publication for the use of bidders whatsoever, unless represented as an FDOT Pay Item table on the plans for projects administered accordance with FDOT Standards. For bidding scenarios, the prospective bidders should be advised that they are solely responsible for: identifying and including relevant project scope, calculation of quantities/durations for takeoffs, and determining the appropriate competitive market cost for the work. Additionally, CHW has no control over the cost of labor, materials, equipment, market conditions, or the Contractor's method of determining prices. Therefore, our statements of probable cost provided herein are made on the basis of best judgment as professional consultants familiar with the construction industry. CHW, nor its subconsultants, can offer guarantee that proposals, bids, or construction costs will not vary from our statements of probable cost.



SUBDIVIDERS AGREEMENT

THIS SUBDIVIDERS AGREEMENT for Fletcher Trace Phase 2 (the "Agreement") is made by and between Fletcher Development, LLC a Florida limited liability company, whose principal address is 4510 NW 6th Place, 3rd Floor, Gainesville, FL 32607 (the "Developer") and the City of Alachua, a Florida municipal corporation (the "City"), whose principal address is 15100 NW 142 Terrace, Alachua, FL 32615, as of the date signed by the last party below (the "Effective Date").

R E C I T A L S

WHEREAS, the Developer is developing a residential subdivision in the City known as Fletcher Trace Phase 2, including certain Improvements as described in Paragraph 3 below (the "Project"), located on the real property legally described in attached Exhibit "A" (the "Property") and further described in the Final Plat for Fletcher Trace Phase 2 (the "Final Plat"), a copy of which is attached hereto as Exhibit "B" and incorporated herein by this reference; and

WHEREAS, the Developer wishes to enter into a Subdividers Agreement with City as part of the City's site-specific regulations for applications for development orders for the subdivision of land as further set forth and required in Section 2.4.10(G)(6) of the City's Land Development Regulations (the "LDRs"); and

WHEREAS, the Developer acknowledges that this Agreement is a valid exercise of the City's police powers and it is authorized by, among other things, Article VIII, Section 2(b) of the Florida Constitution, Section 163.3161, et. seq., Fla. Stat., Section 163.3202, Fla. Stat., and Section 166.021, Fla. Stat.; and

WHEREAS, the Developer acknowledges that this Agreement is governed by the City's LDRs and, as such, the Developer must utilize the administrative procedures contained in the LDRs in the event there is any dispute regarding or in any way arising out of this Agreement; and

WHEREAS, the Developer acknowledges that this Agreement is a regulatory agreement required as part of the process for the issuance of Development permits for the Project and, as such, Developer shall not have and waives any claim for monetary damages against the City in the event of any dispute regarding or in any way arising out of this Agreement.

NOW THEREFORE, in consideration of the foregoing recitals, the Developer and City (who may hereinafter be referred to collectively as the "parties" or individually as a "party") hereby covenant, stipulate and agree as follows:

1. **Recitals:** The above information and recitals are true and correct and are incorporated as material terms of this Agreement by reference.

2. **Certificate of Concurrency Compliance:** The City agrees to reserve public facilities for the Project as set forth in the Certificate of Concurrency Compliance attached hereto as Exhibit "C" and incorporated herein by reference.

3. **Construction:** The Developer shall construct, at Developer's sole expense, the improvements (the "Improvements") described in the Construction Plans prepared by the Project's Engineer of Record (the "Plans"), which were filed with the City by the Developer and have been reviewed and approved by the City in accordance with Section 2.4.10(G)(4) of the LDRs. The Improvements shall be constructed in accordance with the Plans and the requirements for Major Subdivisions as set forth in the City's LDRs. The Improvements consist of:

a. Certain "Private Improvements," which shall not be conveyed to the City and shall remain under private ownership and control. The Private Improvements are described in the Plans and the Final Plat. Developer agrees to proceed with the construction of the Private Improvements in a diligent manner to be fully and finally completed, as evidenced by the City's issuance of a Certification of Completion, on or before April 13, 2026.

b. Certain "Public Improvements," which upon completion shall be offered for dedication and acceptance by the City as provided in Section 14 hereof. The Public Improvements are described in the Final Plat. Developer agrees to proceed with the construction of the Public Improvements in a diligent manner to be fully and finally completed, as evidenced by the City's issuance of a Certification of Completion, on or before April 13, 2026.

c. The Improvements do not include those sidewalks depicted on the Construction Plans which abut or are immediately adjacent to a residential lot depicted on the Plat (hereinafter referred to as "House Sidewalk" or "House Sidewalks"). Such House Sidewalks shall be subject to the specific provisions governing construction, completion, conveyance (if applicable), and construction/maintenance guarantees described in this Agreement.

d. Some of the Improvements may be constructed and completed (as evidenced by the City's issuance of a Certification of Completion) after recording of the Final Plat. Specifically, the following Improvements, hereinafter referred to as the "Post Final Plat Improvements," may be completed after recording of the Final Plat: 6" limerock base, curb and gutter, 1.5" type SP9.5 asphaltic concrete, public and common area sidewalks, and street lighting, as depicted on the approved Construction Plans. Those Post Final Plat Improvements that will be offered for dedication and acceptance by the City following completion shall hereinafter be referred to as the "Post Final Plat Public Improvements," and those Post Final Plat Improvements that shall remain under private ownership and control following completion shall hereinafter be referred to as the "Post Final Plat Private Improvements."

All of the Improvements, with the exception of the Post Final Plat Improvements, shall be constructed and completed (as evidenced by the City's issuance of a Certification of Completion) prior to recording of the Final Plat.



4. **Drainage:** Drainage facilities for the Property shall be maintained in accordance with the approved Plans for the Project at the sole expense of the Developer.

5. **Fire Flow:** The Developer specifically acknowledges and agrees that future development and buildings constructed within the Project shall comply with the fire flow standards as set forth in the Florida Fire Prevention Code (the "FFPC"), which is adopted as part of the Florida Building Code (the "FBC"), as amended and effective at the time of such future development. It is the Developer's sole responsibility to comply with these fire flow standards. Nothing in this Agreement, including, but not limited to, the Plans and or the Certificate of Concurrency Compliance for the Project, attached hereto as Exhibit "C" in any way impacts or waives the requirement for future development and buildings within the Project from complying with the FFPC and FBC, as amended and effective at the time of such future development.

6. **Conveyance:** The Developer shall convey all of the required Public Improvements to the City. However, the parties acknowledge and agree that the Public Improvements shall not be accepted by the City, nor shall the City have any maintenance responsibility for same, unless and until: (1) the Public Improvements have been completed (as evidenced by the issuance of a Certification of Completion), (2) the Warranty Period (as hereinafter defined) has concluded and the Public Improvements have passed all inspections and the Public Services Director has made the determinations required pursuant to Section 14 hereof, and (3) the City Commission of the City of Alachua (the "City Commission") officially accepts the Public Improvements. Acceptance of public House Sidewalks shall be as set forth in Paragraph 16 below.

7. **Compliance:** The Developer warrants that it will construct all of the Improvements in accordance with the approved Plans and the Final Plat for the Project, the LDRs, and all applicable regulations, ordinances, laws, rules and the terms of this Agreement.

8. **Recording of Final Plat:**

The Final Plat for the Project shall be recorded by the Developer in the Public Records of Alachua County, Florida, within 545 days of its approval by the City Commission, provided the requirements of this Paragraph have been satisfied. The Final Plat shall not be released by the City for recording nor recorded until all of the Improvements, with the exception of the Post Final Plat Improvements, are fully and finally completed, as evidenced by the City's issuance of a Certification of Completion for same. Failure to record the Final Plat within 545 days of its approval by the City Commission shall render the Final Plat null, void, and of no further force and effect. Provided, upon Developer's application to the City and showing of good cause, the City Commission may, in its sole discretion, provide for an extension of not more than an additional 365 days. The Developer shall provide the City with a certified copy of the recorded Final Plat within one (1) business day of the recording of the Final Plat. The City shall record this Agreement within five (5) business days of the Effective Date. The Developer shall pay all costs associated with the recording of this Agreement.

9. **Surety Devices for Public Improvements:**

In order to comply with Sections 2.4.10(G)(5)-(8), 7.4.1, and 7.8.1 of the LDRs, the Developer warrants and agrees to provide the City with surety instruments for all Public Improvements as follows:

a. Public Improvements Maintenance Guarantee. Upon the City's completion of inspection but prior to issuing a Certificate of Completion for the Public Improvements, Developer shall provide the City with a "Public Improvements Maintenance Guarantee" in a form approved by the City in the amount of $59,965.35, which represents 10% of the Engineer's Certification of Construction Costs for Public Improvements [$599,653.52] set forth in Exhibit "D", which Public Improvements Maintenance Guarantee shall be in full force effect until Developer obtains a passing inspection for such Public Improvements following expiration of the Warranty Period (as hereinafter defined) pursuant to Section 2.4.10(G)(7)-(8) of the LDRs and Section 14 of this Agreement. The City shall release and return the Public Improvements Maintenance Guarantee upon the City Commission's acceptance of the Public Improvements, consistent with Section 2.4.10(G)(8)(b) of the LDRs and Section 14 of this Agreement, less any applicable reductions or drawdowns.

b. Post Final Plat Public Improvements Performance Guarantee. Prior to release and recordation of the Final Plat, Developer shall provide the City with a Cash Deposit, Lender Guarantee, Irrevocable Letter of Credit, Performance Bond, or other acceptable security (the "Post Final Plat Public Improvements Surety Instrument") in a form approved by the City in the amount of 120% of the Engineer's Certification of Construction Costs for such Post Final Plat Public Improvements that have not yet been completed, to guarantee the satisfactory construction of all such Post Final Plat Public Improvements. The City shall release and return the Post Final Plat Public Improvements Surety Instrument, less any applicable reductions or drawdowns, upon: (1) A Public Improvements Maintenance Guarantee consistent with the requirements of Section 9.a. being filed with the City for such Post Final Plat Improvements, and (2) the City's issuance of a Certification of Completion for the Post Final Plat Public Improvements.

10. **Surety Devices for Private Improvements:** In order to comply with Sections 2.4.10(G)(5)-(8), 6.10, and 7.8.1 of the LDRs, the Developer warrants and agrees to provide the City with surety instruments for all Private Improvements as follows:

a. Private Improvements Maintenance Guarantee. Upon the City's completion of inspections but prior to issuing a Certificate of Completion for the Private Improvements, Developer shall provide the City with a Private Improvements Maintenance Guarantee in a form approved by the City in the amount of

$16,258.29, which represents 10% of the Engineer's Certification of Construction Costs for Private Improvements set forth [$162,582.89] in Exhibit "E", which Private Improvements Maintenance Guarantee shall be in full force and effect until Developer obtains a passing inspection for such Private Improvements following expiration of the Warranty Period (as hereinafter defined) pursuant to Section 2.4.10(G)(7)-(8) of the LDRs and Section 14 of this Agreement. The City shall release and return the Private Improvements Maintenance Guarantee upon the Developer having obtained a passing inspection for such Private Improvements following expiration of the Warranty Period, pursuant to Section 2.4.10(G)(7)-(8) of the LDRs and Section 14 of this Agreement, less any applicable reductions or drawdowns.

b. Post Final Plat Private Improvements Performance Guarantee. Prior to release and recordation of the Final Plat, Developer shall provide the City with a Cash Deposit, Lender Guarantee, Irrevocable Letter of Credit, Performance Bond, or other acceptable security (the "Post Final Plat Private Improvements Surety Instrument") in a form approved by the City in the amount of 120% of the Engineer's Certification of Construction Costs for any Post Final Plat Private Improvements that have not yet been completed, to guarantee the satisfactory construction of all such Post Final Plat Private Improvements. The City shall release and return the Post Final Plat Private Improvements Surety Instrument, less any applicable reductions or drawdowns, upon: (1) A Private Improvements Maintenance Guarantee consistent with the requirements of Section 9.a. being filed with the City for such Post Final Plat Improvements, and (2) the City's issuance of a Certification of Completion for the Post Final Plat Private Improvements.

c. The surety for all Improvements (public and private) may be consolidated in the same surety instrument.

11. **Inspections:** Upon the City's approval of the Plans and Final Plat, the Developer may commence construction of the Improvements. During the construction period, the Project's Engineer of Record, or Professional Engineer with a Professional Engineering Services Agreement with the City of Alachua shall perform Construction and Engineering Inspection Services (the "CEI Services") and shall prepare and provide to the City inspection reports at the following benchmarks:

a. Inspection of Underground Stormwater System: at beginning of process; during 2 pipe laying activities; during 3 random backfilling operations; and inspection of the completed system by visual and TV camera.
b. Inspections of sewer system: at the beginning of work; during 3 random manhole placements; 3 random pipe placements; 3 backfilling operations; and inspection of the completed system with TV camera.
c. Inspection of water system: at the beginning of work; during all taps or city connections; 3 random pipe placements; 3 backfilling operations; and inspection of the completed system including disinfection and pressure testing.

d. Inspection of the electrical conduit: at the beginning of work; during all city connections; 3 random pipe placements, 3 backfilling operations; and inspection of completed system.
e. Inspection of Stormwater Management basin: at the rough grade stage, outfall placement; final grassing and inspection of completed system.
f. Inspection of pavement: at sub grade of all roads for line and grade and yielding; lime rock base for placement and finish; asphalt inspections at the beginning of operations; at least 3 random quality control checks during placement, asphalt inspection; and inspection of completed pavement. If necessary, a thin asphalt coat shall be added to any areas of the streets in order to provide a smooth graded finish, in particular, around curbs.

The Project's Engineer of Record or the Professional Engineer performing CEI Services shall submit the inspection reports to the City. The inspection reports shall show any discrepancies and shall note the correction of each discrepancy in a subsequent report. The Developer shall provide each inspection report to the City's Public Services Department with a copy to the City's Department of Planning and Community Development within three (3) business days of each inspection. The City may, in its sole discretion, demand in writing the immediate correction of any discrepancies contained on any of the inspection reports within a reasonable period set forth in the written demand. If the correction is not completed in the timeframe in the demand, the City is authorized to make a demand on the Improvements Surety Instrument for the amount needed in order to correct the discrepancy.

Upon completion of the Improvements, the Developer shall have the Project's Engineer of Record, or the Professional Engineer performing the CEI Services, conduct a final inspection and compile a final punch list. Upon the Project's Engineer of Record or the Professional Engineer performing the CEI Services providing a final report to the Developer and the City indicating that all of the deficiencies noted in any inspection report and on the final punch list have been completed and the Improvements are in working order and in accordance with the Plans and LDRs, the LDR Administrator or designee shall thereafter perform a final inspection and provide Developer with a list specifying all defects, deficiencies, and necessary repairs within 60 days of receipt of the final report. Upon completion of any and all repairs and a certification by the Project's Engineer of Record or the Professional Engineer performing the CEI Services that the Improvements have been completed in accordance with the requirements of this Agreement, the Plans, and the LDRs, the City shall issue a Certification of Completion and the Project's Engineer of Record or the Professional Engineer performing the CEI Services shall submit a certified cost of construction for the completed Improvements.

12. **No Transfer of Title Prior to Recording of Final Plat; Completion of Improvements Required Prior to Final Inspection:**

a. No transfer of title or sale of any lots for the Property that is subject to the Final Plat shall occur until the Final Plat has been recorded in accordance with this Agreement.

b. In the event the Developer conveys any interest, legal or equitable, to any portion of the Property, notice is hereby given that the City shall not conduct a final inspection on

any dwelling, nor issue any certificate of occupancy, nor will the City provide permanent City utility services until the Improvements required in this Agreement have been fully and finally completed in accordance with this Agreement. Developer acknowledges and agrees that there is no reasonable business backed expectation that any purchasers of lots or dwellings will be able to occupy or inhabit dwellings in the Project until full and final completion of the Improvements.

13. **Warranty Period:** In accordance with Sections 6.10.4 and 7.8.1 of the LDRs, the Developer warrants all Improvements for a period of one-year from the City's issuance of a Certification of Completion for such Improvements (the "Warranty Period"). Should the City, in the City's sole discretion, determine repairs are needed to the Improvements during the Warranty Period, the City shall provide notice to the Developer and the repairs shall be made within thirty (30) days of such written notice. In the event the Project's Engineer of Record certifies that a requested repair will take more than thirty days to complete, the repair shall be completed in the amount of time determined by the City's Public Services Director, in their sole discretion. The Developer shall be responsible for making all repairs to Improvements, at Developer's sole expense, so long as notice is sent to the Developer within the Warranty Period. The Warranty Period shall be automatically extended until the completion of all requested repairs. Failure of the Developer to complete the repairs within thirty days from the notice (or such time as the Public Services Director may authorize) shall constitute a breach of this Agreement.

14. **Inspections Following Warranty Period; Responsibility for Maintenance:** After the Warranty Period, the Developer shall submit a final certification prepared by the Developer's Engineer of Record that all of the Improvements have been completed and constructed in accordance with the Plans and applicable regulations and are functional and in good working order. The City shall not be bound to accept the Public Improvements for public maintenance or operation until the Public Services Director has determined that the Public Improvements were constructed in accordance with the LDRs, the City of Alachua Requirements for Design and Construction, applicable Florida Department of Transportation standards, and all other applicable laws, rules, and regulations and the City Commission has accepted the Public Improvements. Within 60 days of the Public Services Director's approval, the City Commission shall formally accept maintenance of the Public Improvements. The maintenance of all Private Improvements shall be the sole responsibility of the Developer and its successors, which shall include any homeowner's or property owner's association whose purpose includes the maintenance of such improvements.

15. **Maintenance of Landscape Improvements within City Rights of Way:** The Developer agrees to construct, install and maintain all landscape improvements located within the right-of-way as shown in the approved Plans for the Project at its sole cost and expense. Should the developer or successor fail to install or maintain the landscape improvements in accordance with the approved Plans, the City may provide written notice to the Developer or its successor, specifying the nature of the deficiency. Within 30 days following receipt of such notice, the Developer or successor shall cause the appropriate repairs or cure to be effected. In the event damage or failure to maintain results in a situation where public safety is at risk, the City may, in its sole discretion, effect repairs to the Improvements without the need of prior notice to the Developer or its successor. The City will promptly bill the Developer, its successors or assigns.

If the bill is not paid within 30 days, it shall be a default hereunder and the City shall have the right, but not the obligation, to make a claim under the maintenance bond or other remedies at law.

16. **Construction, Installation, and Surety Devices for House Sidewalks:** The Construction, completion deadlines, and surety devices for House Sidewalks shall be as follows:

a. Construction Deadline: The Developer shall complete the construction and installation of the House Sidewalks in accordance with the Plans. The construction of all of the House Sidewalks shall be completed on or before April 13, 2028. If Developer has not completed all of the House Sidewalks by April 13, 2028, the City shall have the right, but not the obligation, to make a demand on the House Sidewalks Common Law Performance Bond described within Paragraph 16.b. below, for completing as many of the remaining sidewalks as possible with funds derived from such House Sidewalk Common Law Performance Bond. The City shall not, however, have any obligation to expend any money other than the proceeds from the House Sidewalk Common Law Performance Bond to construct sidewalks in the Project.

b. Surety Devices: In order to comply with Sections 2.4.10(G)(5)-(8), 6.10, 7.4.1, and 7.8.1 of the LDRs, the Developer or successor shall provide the City with a House Sidewalks Common Law Performance Bond, in a form acceptable to the City, as the surety instrument to guarantee the satisfactory completion of the House Sidewalks as required in this Agreement. The amount of the House Sidewalk Common Law Performance Bond shall be $60,778.99 ($50,649.16 x 120% of the certified estimated cost of completion in attached Exhibit "F"). Upon the satisfactory completion and inspection of the House Sidewalks, but not the acceptance, the Developer or successor shall provide the City with a House Sidewalk Common Law Maintenance Bond in the amount of $5,064.92 ($50,649.16 x 10%) for the one-year maintenance period. The City will then release and return the House Sidewalk Common Law Performance Bond.

c. Final Approval and Acceptance: Within one (1) year of the completion of all of the House Sidewalks, the City's Public Services Department will do a final inspection and notify the Developer or successor in writing of any deficiencies, in the City's sole discretion. The Developer or successor shall have thirty (30) days to cure any such deficiencies. If the Developer or successor does not cure these deficiencies within thirty (30) days, the City shall be authorized to have the work done and make a demand on the House Sidewalks Common Law Maintenance Bond to pay for the remedial work. Once all deficiencies are remedied to the satisfaction of the City, the House Sidewalks shall be submitted to the City Commission for acceptance. After the City Commission's acceptance of the House Sidewalks, the House Sidewalks Common Law Maintenance Bond will be released and returned to the Developer or successor, less any applicable reductions or drawdowns.

d. The Developer shall have complete and exclusive liability for all claims and shall indemnify the City for all claims, including but not limited to claims for bodily injury and damages, in any way related to or arising out of the construction, completion or non-completion of the House Sidewalks undertaken by the Developer until the City Commission has officially accepted the House Sidewalks.

17. **Non-Interest-Bearing Account:** All cash deposits made by Developer to the City under this Agreement shall be separately segregated on the books of the City and deposited into a non-interest-bearing bank account.

18. **No Inordinate Burden on Land:** The Developer acknowledges and agrees that the requirements under this Agreement in no way inordinately burdens any existing use of the Property or vested right to specific use of the Property described in Exhibit "A" and set forth in the Final Plat for the Project, attached hereto as Exhibit "B".

19. **Withholding Permits:** The City may, in its sole discretion, withhold any and all inspections, permits, and/or certificates for the Project if such action is deemed necessary by the City to secure the Developer's compliance with the terms of this Agreement.

20. **Compliance with Other Laws:** Nothing contained in this Agreement shall relieve the Developer or its successor or assigns from obtaining any local, regional, state or federal permits or complying with any ordinances, laws, rules, or regulations applicable to the development of the Project.

21. **Police Powers:** In the event the Developer, the Developer's agents, contractor, subcontractors, or anyone else acting on behalf of the Developer or the Developer's contractor or subcontractors may be liable or responsible, fails to comply with any applicable ordinance, law, rule or regulation and such failure tends to or does pose an imminent threat or danger to life or of great bodily injury to any person working on the job or to any member of the general public, the City, in its sole discretion through its City Manager or designee, has the right to exercise its police powers and to stop work on the Project until appropriate corrective measures are taken, without limiting any other remedies available to the City.

22. **Indemnity:** The Developer shall indemnify and hold harmless the City of Alachua, its officers, agents, employees, attorneys, or anyone's action directly or indirectly on behalf of the City, from and against all claims, damages, losses, and expenses, including reasonable attorney's fees, arising out of or resulting from a loss in performance of work, down-time of equipment, or any claim that may arise from bodily injury, sickness, disease or death, or the injury to or destruction of tangible property, including the loss of use resulting therefrom, caused in whole or in part by a negligent or wrongful act or omission on the part of the Developer, Developer's agent, contractor, subcontractors, or anyone directly or indirectly employed or working on behalf of the Developer for whose acts the Developer or its agent, contractors, or subcontractors may be liable or responsible. The Developer further agrees that the Developer shall not insulate itself from liability or responsibility to the City for a default in or failure to perform any of the terms of this Agreement, or from responsibility under this indemnification clause by employment of independent contractors or subcontractors or other entities. The Developer shall remain liable to the City notwithstanding any attempt by the Developer to pass any responsibility set forth herein to its contract, subcontractors, or other agent or employee.

23. **Payments:** Any payments due from the Developer to the City shall be made either by bank check or cashier's check payable to the City of Alachua, Florida, and provided to the City at the address provided in the Paragraph pertaining to Notices below.

24. **Agreement Runs with Land:** This Agreement shall be recorded in the Public Records of Alachua County, Florida and shall run with the Property.

25. **Default by Developer:** Should Developer fail to complete the Improvements within the timeframes provided in Paragraph 8, the City shall not release the Final Plat for recording and may also pursue any other remedies allowed by law or equity. The City's rights to declare a default are cumulative and the City's failure to declare a default at any time shall not waive its right to declare a future default.

Should Developer fail to complete the House Sidewalks within the timeframes provided in Paragraph 16, the City shall be entitled to make immediate demand on any surety or guarantee provided by Developer hereunder, and also be entitled to any other remedies allowed by law or equity.

26. **Notices:** Except as otherwise provided in this Agreement, any notice, request, or approval, from either party to the other party must be in writing and sent by certified mail, return receipt requested, or by personal delivery. Such notice will be deemed to have been received when either deposited in the United States Postal Service mailbox or personally delivered with a signed proof of delivery. For purposes of notice, the parties and their respective representatives and addresses are:

City:	City of Alachua **Attn: City Manager / LDR Administrator**
Via Hand Delivery:	15100 NW 142nd Terrace Alachua, FL 32615
Via U.S. Mail:	Post Office Box 9 Alachua, FL 32616
Developer:	Fletcher Development, LLC
Via Hand Delivery:	4510 NW 6th Place 3rd Floor Gainesville, FL 3260
Via U.S. Mail:	4510 NW 6th Place 3rd Floor Gainesville, FL 3260
With copy to:	[Address]

27. **Binding Effect:** The City and Developer each bind the other and their respective successors and assigns to all of the terms, conditions, covenants and provisions of this Agreement.

28. **Severability:** If any provision of this Agreement is declared void by a court of law, all other provisions will remain in full force and effect.

29. **Not Assignable without Approval:** This Agreement shall not be assignable by the Developer without the written approval of the City Commission.

30. **Enforcement:** The failure of either City or Developer to exercise any right under this Agreement shall not waive such right in the event of any future default or non-compliance with this Agreement.

31. **Jurisdiction and Venue:** This Agreement is governed in accordance with the laws of the State of Florida. Venue for any action regarding this Agreement shall be in the Circuit Court in Alachua County, Florida.

32. **Amendment:** This Agreement may only be amended by mutual written agreement by the City and the Developer with prior approval of the City Commission.

33. **Legal Advice:** The Developer and the City have each had the advice of their respective attorneys before entering into this Agreement, including all exhibits hereto.

34. **Joint Preparation:** This Agreement has been drafted with participation of the City and the Developer and shall not be construed against either the City or Developer on account of draftsmanship.

35. **Captions and Headings:** Paragraph headings are for convenience only and shall not be used to construe or interpret this Agreement.

36. **Time of Essence:** Time is of the essence in complying with each and every term and condition of this Agreement.

37. **Entire Agreement:** This Agreement constitutes the entire agreement of the City and the Developer and supersedes all prior written or oral agreements, understanding or representations.

38. **Exclusive Remedy:** In the event of any question or dispute arising out of or related to this Agreement, the sole and exclusive remedy of the Developer against the City, after Developer exhausts all administrative remedies in the City's LDRs, shall be an action for declaratory judgment. Developer specifically waives all other remedies it may have against the City. In no event shall Developer have a cause of action for monetary damages against the City for anything in any way related to or arising out of this Agreement.

39. **Sovereign Immunity:** The City does not waive its sovereign immunity in entering into this Agreement. Nothing herein, expressed or implied, waives or should be construed to be a waiver or an attempt to waive the sovereign immunity of the City under the Florida Constitution and the laws of the State of Florida.

40. **No Future Representations:** The City's approval of this Subdividers Agreement does not in any way imply, represent, require or guarantee that the City will approve the application for any other phase of the development of the Project.

IN WITNESS WHEREOF, City and Developer have hereunto set their hands and seals the day and year last written below.

WITNESSES

_____
(Witness No. 1 - Signature)

_____
(Witness No. 1 - Printed)

_____
(Witness No. 1 – Address)

_____
(Witness No. 2 - Signature)

_____
(Witness No. 2 - Printed)

_____
(Witness No. 2 – Address)

DEVELOPER

_____
By: _____
Its: _____
Date: 1/24/25

STATE OF _____
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____ 20___ by [Developer Signatory], as [Title] of [Developer], ☐ who is personally known to me or ☐ who has produced _____ _____ as identification.

_____
Signature of Notary Public
Printed Name of Notary: _____
Commission Number: _____
Commission Expiration: _____

(Notary Stamp)

ATTEST:

CITY OF ALACHUA

_____
William M. DaRoza, City Manager/Clerk

_____
Gib Coerper, Mayor

Approved as to Form:

_____
Marian B. Rush, City Attorney

STATE OF _____
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____ 20____ by Gib Coerper, as Mayor of the City of Alachua, ☐ who is personally known to me or ☐ who has produced _____ _____ as identification.

_____
Signature of Notary Public
Printed Name of Notary: _____
Commission Number: _____
Commission Expiration: _____

(Notary Stamp)

Exhibit "A"
Property

LEGAL DESCRIPTION

21-0297

Professional Consultants

DATE: DECEMBER 14, 2023
PROJECT NAME: FLETCHER TRACE
PROJECT NO: 21-0297
DESCRIPTION FOR: PHASE 2

A TRACT OF LAND BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2140, PAGE 1834, OF THE PUBLIC RECORDS OF ALACHUA COUNTY FLORIDA, SITUATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, OF SAID ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF AFOREMENTIONED SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE NORTH 0°04'14" WEST, ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 403.02 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY); THENCE NORTH 41°06'51" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1437.97 FEET TO THE **POINT OF BEGINNING**; THENCE, DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, THE FOLLOWING THREE (3) COURSES; (1) SOUTH 48°53'09" EAST, A DISTANCE OF 295.00 FEET; (2) NORTH 41°06'51" EAST, A DISTANCE OF 755.00 FEET; (3) NORTH 48°53'09" WEST, A DISTANCE OF 295.00 FEET TO AFOREMENTIONED SOUTHEASTERLY RIGHT OF WAY LINE; THENCE SOUTH 41°06'51" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 755.00 FEET TO THE **POINT OF BEGINNING.**

SAID TRACT CONTAINING 5.11 ACRES OF LAND, MORE OR LESS.

t: (904) 619-6521 | 8563 Argyle Business Loop, Suite 3, Jacksonville, FL 32244
t: (352) 331-1976 | 11801 Research Drive, Alachua, FL 32615
t: (352) 414-4621 | 101 NE 1st Avenue, Ocala, FL 34470
www.chw-inc.com

Exhibit "B"
Final Plat

FLETCHER TRACE - PHASE 2

LOCATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

CHW Professional Consultants
11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1999 FLORIDA CA-5075

PLAT BOOK__, PAGE __
SHEET ONE OF ONE

DESCRIPTION

A TRACT OF LAND BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3180, PAGE 1814, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SITUATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, OF SAID ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF AFORE MENTIONED SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST THENCE NORTH 87°24'11" WEST, ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 493.83 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY); THENCE NORTH 41°39'51" EAST, ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 1127.57 FEET TO THE POINT OF BEGINNING; THENCE, DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, THE FOLLOWING THREE (3) COURSES: (1) SOUTH 48°53'09" EAST, A DISTANCE OF 295.99 FEET; (2) NORTH 41°06'51" EAST A DISTANCE OF 775.00 FEET; (3) NORTH 48°53'09" WEST A DISTANCE OF 295.99 FEET TO A FORMENTIONED SOUTHEASTERLY RIGHT OF WAY LINE; THENCE SOUTH 41°06'51" WEST, ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 775.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 5.11 ACRES OF LAND, MORE OR LESS.

SURVEYOR'S NOTES

1. BEARINGS ARE GRID BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 1983) YIELDING A BEARING OF N 5°54'09" W FOR THE WEST LINE OF SECTION 28, TOWNSHIP 8 S., 18 E., ALACHUA COUNTY, FL.
2. VERTICAL DATUM SHOWN HEREON IS DERIVED FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BENCHMARK USED WAS A NATIONAL GEODETIC SURVEY BENCHMARK NUMBER U578, WITH A PUBLISHED ELEVATION OF 149.04' FEET (NAVD 88).
3. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1' 5,000'.
4. BUILDING SETBACKS (UNLESS SHOWN OTHERWISE):
   FRONT = 15'
   REAR = 5'
   SIDE = 5'
   STREET FACING GARAGES = 18'
5. THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA FIRM, PANEL NO. 129 OF 640, COMMUNITY PANEL NO. 12001C 0129 D, EFFECTIVE DATE: JUNE 16, 2006.
6. THE COMMON AREAS (OPEN SPACE AND STORMWATER MANAGEMENT AREAS SHOWN HEREON, WILL BE CONVEYED TO THE OWNER'S ASSOCIATION AND ARE IDENTIFIED FOR MAINTENANCE BY THE HOMEOWNERS ASSOCIATION DOCUMENTS. THE OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF TREES PLANTED IN RIGHT-OF-WAY AND SCENIC EASEMENT AREAS ALONG PARCEL 1 WITH SUBDIVIDER'S AGREEMENT AMENDMENT 7.6.1 OF THE CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS.
7. LOT OWNERS AND PERMANENT CONTROL POINTS SHALL BE SET PER 177.091 (8) AND (9) FLORIDA STATUTES.

SITE BENCHMARK TABLE				
NO.	DESCRIPTION	ELEVATION	NORTHING	EASTING
BM1	5/8" STEEL ROD & CAP "LB TRAN # LB1019"	87.96'	2826431.34	2696115.16
BM2	5/8" STEEL ROD & CAP "LB TRAN # LB1019"	90.60'	2826466.72	2696179.76
BM3	5/8" STEEL ROD & CAP "LB TRAN # LB1019"	89.81'	2826230.98	2696991.23

*NOTE: ALL SITE BENCHMARKS ARE LATERITE LOCATED ALONG THE SOUTHERLY RIGHT OF WAY LINE OF NW 122ND TERRACE ROAD, 15.0 TO THE NORTHEAST OF THE PLAT

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	39.27'	25.00'	90°00'00"	35.36'	N 86°06'51" E
C2	39.27'	25.00'	90°00'00"	35.36'	N 3°53'09" W
C3	39.27'	25.00'	90°00'00"	35.36'	N 3°53'09" W
C4	39.27'	25.00'	90°00'00"	35.36'	N 86°06'51" E

LEGEND

FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
⊕ = SET 5/8" STEEL REBAR & CAP MARKED "PRM LB 5075"
▲ = SET NAIL AND DISK STAMPED "PCP 5075"
● = FOUND 5/8" IRON ROD AND CAP
P.U.E. = PUBLIC UTILITIES EASEMENT
B.S.L. = BUILDING SETBACK LINE
F.F.E. = FINISHED FLOOR ELEVATION
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE
R/W = RIGHT OF WAY
S.F. = SQUARE FEET
SEC 28-T8S-R18E = SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST

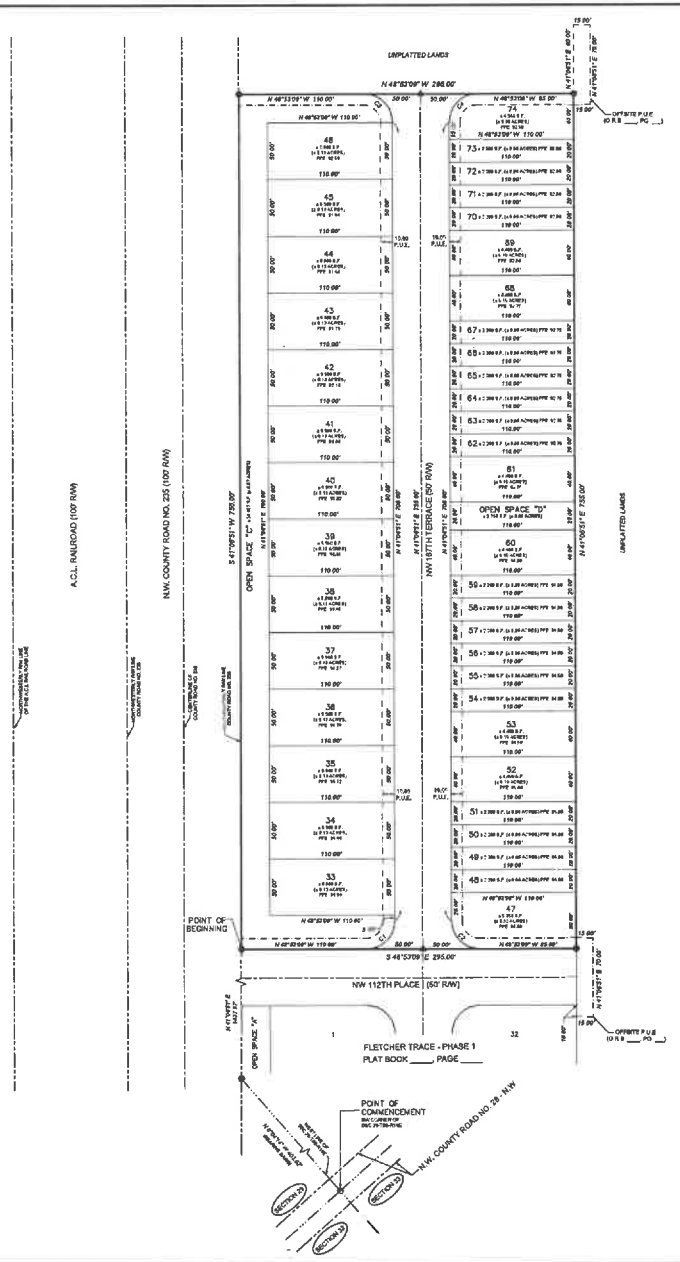
GRAPHIC SCALE
0 25 50 100
SCALE: 1" = 50'

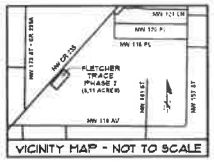
FLOOD ZONE

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 129 OF 640, COMMUNITY PANEL NO. 12001C 0129 D, EFFECTIVE DATE: JUNE 16, 2006.

NOTICE
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCE BE SUPPLANTED 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.

ALL PLATTED 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.





OWNER'S CERTIFICATION AND DEDICATION

WE, ___, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LANDS DESCRIBED HEREON, AND HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED TO BE KNOWN AS "FLETCHER TRACE - PHASE 2", AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE RIGHT-OF-WAYS AS SHOWN HEREON AND DOES HEREBY DEDICATE THE USE OF DRAINAGE EASEMENTS TO THE PUBLIC FOR THE RIGHT TO DISCHARGE STORMWATER, THE OWNERS' ASSOCIATION SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM NOT IN THE RIGHT OF WAY, AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE PUBLIC UTILITIES EASEMENT AS SHOWN HEREON FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO PUBLIC SERVICE VEHICLES.

WITNESS _____ SIGNATURE _____

WITNESS _____ PRINT NAME & TITLE _____

ACKNOWLEDGEMENT (STATE OF FLORIDA, COUNTY OF ALACHUA)

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED, BEFORE ME, KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICER AND DULY ACKNOWLEDGED THAT HE EXECUTED THIS INSTRUMENT AS SUCH OFFICER AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, A.D. 20__

NOTARY PUBLIC-STATE OF FLORIDA

COMMISSION EXPIRES _____

COMMISSION NO. _____

CERTIFICATE OF APPROVAL BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

THIS IS TO CERTIFY THAT ON _____ THE FOREGOING PLAT WAS APPROVED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.

MAYOR _____

ATTEST _____

CITY MANAGER _____ FINANCE DIRECTOR _____

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR THE CITY OF ALACHUA, FLORIDA

EXAMINED ON _____

AND APPROVED AS TO ITS LEGAL FORM AND SUFFICIENCY BY _____

CITY ATTORNEY _____

RECEIVED AND FILED

RECEIVED AND FILED FOR RECORD ON THIS _____ DAY OF _____, A.D. 20__

CLERK OF THE COURT _____

BY _____

CERTIFICATE OF APPROVAL BY PROFESSIONAL SURVEYOR & MAPPER

IT IS HEREBY VERIFIED THAT THIS PLAT HAS BEEN REVIEWED BY THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER AND FOUND TO BE IN COMPLIANCE WITH THE PLATTING REQUIREMENTS PURSUANT TO CHAPTER 177 PART II - PLATTING OF THE FLORIDA STATUTES, THAT THIS PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF SAID CHAPTER. HOWEVER, THIS REVIEW AND CERTIFICATION DOES NOT INCLUDE COMPUTATION OR FIELD VERIFICATION OF ANY POINTS OF MEASUREMENT.

EXAMINED ON _____

AND APPROVED BY _____
PROFESSIONAL SURVEYOR AND MAPPER

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT THE PLAT ENTITLED "FLETCHER TRACE - PHASE 2" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE ON THE FIELD PUBLIC LANDS UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THIS PLAT AND SURVEY COMPLIES WITH ALL REQUIREMENTS SET FORTH IN CHAPTER 177 PART II - PLATTING OF THE FLORIDA STATUTES.

DATE _____

CHAD A. COLE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 5162
LAUSEN + HEWETT, A WHOLLY OWNED FLORIDA LIMITED LIABILITY BUSINESS NUMBER LB 3678
11801 RESEARCH DRIVE, ALACHUA, FL 32615

CERTIFICATE OF CONCURRENCY COMPLIANCE FOR FLETCHER TRACE PHASE 2

This Certificate of Concurrency Compliance ("Certificate") is hereby issued to Fletcher Development, LLC, a Florida Limited Liability Company authorized to transact business in the State of Florida and ("Developer/Owner") by City of Alachua, Florida ("City") this 14th day of October, 2024.

RECITALS

WHEREAS, the Developer/Owner is developing a residential subdivision in the CITY known as Fletcher Trace Phase 2 (the "Project"), legally described in attached Exhibit '1'.

WHEREAS, the Developer/Owner has secured a Subdivider Regulatory Agreement for the Project from the City for the Project (herein "Subdivider Agreement") as part of the City's site specific requirements for applications for Development permits for the subdivision as further set forth in Section 2.4.10(G)(4) of the City's Land Development Regulations (the "LDRs");

WHEREAS, the LDRs provide in Article 2, Section 2.4.14 for the issuance of a Certificate of Concurrency Compliance by the City as to provide a mechanism for reviewing applications for development approval to ensure that no development order is issued unless there is adequate public facility capacity for roads, sanitary sewer, solid waste, stormwater management, potable water, recreation, or public school facilities. This review is part of a regulatory program of the City to ensure that the adopted level of service standard for each public facility is available to serve development concurrent with the impacts of development;

WHEREAS, Section 2.4.14, requires that a project have one or more of the following land development permits in order to be eligible for issuance of a Certificate of Concurrency Compliance;

WHEREAS, the Project is zoned Planned Development- Residential ("PD-R");

WHEREAS, the Project has an approved preliminary plat approval for a residential subdivision for the Project;

WHEREAS, the Project is now ready to proceed to approval of a Final Plat comprised of 42 residential lots (14 detached and 28 attached);

WHEREAS, the Developer/Owner intends to immediately initiate construction on the Project;

WHEREAS, the Developer/Owner of the Project agrees to submit payment for sewer connection fees as determined in the City's Capital Facilities charges and as set forth in Section

38-139 of the City of Alachua Code of Ordinances, as those fees exist prior to the final inspection of each residential unit;

WHEREAS, the Developer/Owner of the Project further agrees to submit payment for water connection fees as determined in the City's Capital Facilities charges and as set forth in Section 38-139 of the City of Alachua Code of Ordinances, as those fees exist prior to the final inspection of each residential unit; and

WHEREAS, the City has determined that adequate water and wastewater capacity exists to the Project;

WHEREAS, the Developer/Owner acknowledges that this Certificate of Concurrency Compliance is a valid exercise of the City's police powers and is authorized by, among other things, Article VIII, Section 2(b) of the Florida Constitution, Section 163.3161, *et. seq.,* Fla. Stat., Section 163.3202, Fla. Stat., and Section 166.201 Fla. Stat.;

WHEREAS, the Developer/Owner acknowledges that this Certificate of Concurrency Compliance is governed by the City's LDRs and, as such, the Developer/Owner must utilize the administrative procedures contained in the LDRs in the event there is any dispute regarding this Certificate; and

WHEREAS, the Developer/Owner acknowledges that this Certificate of Concurrency Compliance constitutes a regulatory agreement required as part of the process for the issuance of Development permits for the Project and, as such, Developer/Owner has no claim for monetary damages against the City in the event of any dispute regarding this Certificate, Developer/Owner's sole remedy for any dispute in any way relating to this Certificate is an action for declaratory relief, and nothing in this Certificate expressed or implied waives or should be construed to as a waiver or attempted waiver by the City of its sovereign immunity under the Florida Constitution and the laws of the State of Florida;

NOW THEREFORE, BASED UPON THE FOREGOING RECITALS, findings of fact and conclusion of law, the City issues this Certificate of Concurrency Compliance subject to the following conditions of issuance:

1. The above recitals are true and correct and are incorporated into this Certificate of Concurrency Compliance by reference.

2. The City will reserve 10,500 gallons per day (42 lots x 250 gallons per day) of wastewater capacity for the 42 units proposed in the Project. This capacity reservation is intended solely for residential uses to be constructed within the Project as defined by applicable development permits including, but not limited to construction plans and Subdivider Agreement, on file with the City.

3. The City will reserve 11,550 gallons per day (42 lots x 275 gallons per day) of water capacity for the 42 units proposed in the Project. This capacity reservation is intended solely for residential uses to be constructed within the Project as defined

by applicable development permits including, but not limited to construction plans and Subdivider Agreement, on file with the City.

4. The City will reserve the following trips of traffic capacity for the 42 units proposed in Fletcher Trace Phase 2 as defined by applicable development permits, including construction plans and Subdivider Agreement, on file with the City: 200 Average Annual Daily Trips ("AADT") and 21 Peak Hour Trips along CR235 A (from US 441 to CR 235)(Segment 17); 400 Average Annual Daily Trips ("AADT") and 43 Peak Hour Trips along CR235 (from NW 143rd Place to SCL)(Segment 11).

5. The City will reserve .55 acres (2.6 persons per household x 42 units x 5 acres per 1,000 persons) of recreation capacity for the 42 units proposed in Fletceher Trace Phase 2 as defined by applicable development permits, including but not limited to the construction plans and Subdivider Agreement, on file with the City.

6. The City will reserve 79.72 tons per year (0.73 tons per capita per year x 2.6 persons per household x 42 units) of solid waste capacity for the 42 units proposed in Fletcher Trace Phase 2 as defined by applicable development permits on file, including but not limited to, construction plans and subdividers agreement, on file with the City.

7. The City will reserve 4 (four) student stations in the Alachua School Concurrency Service Area (ACSA) for elementary schools, 2 (two) student stations in the Alachua SCSA for middle schools, and 2 (two) student stations in the Alachua SCSA for high schools, for the 42 units proposed in Fletcher Trace Phase 2.

8. This Certificate of Concurrency Compliance shall remain in effect for a period of one (1) year from the date of the approval of the Subdivider Agreement between the parties hereto.

9. It is the intent of the City and Developer/Owner that this Certificate of Concurrency Compliance be incorporated into and considered a part of the Subdivider Agreement executed by the Developer/Owner and City for the Project dated the 14th day of October, 2024. Failure to comply with the term of that Subdivider Agreement shall result in the termination of the reservations in this Certificate.

10. This Certificate of Concurrency Compliance shall not be construed to be an absolute guarantee for the reservations should events occur which are outside the control of the City.

THIS CERTIFICATE OF CONCURRENCY COMPLIANCE IS ISSUED this 14th day of October, 2024, and is subject to the terms and findings as stated herein.

Attest: CITY OF ALACHUA

_____ By: _____

William M. DaRoza, City Manager/Clerk/ The Hon. Gib Coerper, Mayor
Land Development Regulations Administrator

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing CERTIFICATE OF CONCURRENCY COMPLIANCE FOR FLETCHER TRACE PHASE 2 was acknowledged before me, **by means of □ physical presence or □ online notarization,** on this _____ day of _____, 2024, by GIB COERPER, who is (personally known to me) OR (who has produced _____ as identification).

_____

Notary Public, State of Florida at Large
Commission No.:
Expiration: [SEAL]

Approved as to form:

_____

Marian B. Rush, City Attorney

SIGNATURES CONTINUE ON NEXT PAGE

Witnesses:

(sign)_____

(print)_____

DEVELOPERS/OWNERS

FLETCHER DEVELOPMENT, LLC
a Florida Limited Liability Company
By:
_____
(sign)

(print)_____

(title)_____

STATE OF FLORIDA

COUNTY OF _____

The foregoing CERTIFICATE OF CONCURRENCY COMPLIANCE FOR Fletcher Trace Phase 2 was acknowledged before me, **by means of □ physical presence or □ online notarization,** on this _____ day of _____, 2024, by _____, who is (personally known to me) OR (who has produced _____as identification).

_____
Notary Public, State of Florida at Large
Commission No.:
Expiration: [SEAL]

Exhibit "D"
Engineer's Certification of Construction Costs for Public Improvements

Exhibit "D"
Engineer's Certification of Construction Costs for Public Improvements

Professional Consultants

Project Name: Fletcher Trace Phases 1-3
CHW Project No: 21-0297
Date: 8/26/2024

Phase 2

Item No.	Item	Qty	Unit	Unit Cost	Cost
ROADWAY					
1	Asphaltic Concrete, 1.5" SP 9.5	245	TN	$ 120.00	$ 29,400.00
2	6" Limerock Base (Optional Base Group 4)	1,979	SY	$ 10.00	$ 19,790.00
3	12" Type B Stabilized Subgrade	1,979	SY	$ 6.00	$ 11,874.00
4	Concrete Cross Walk	27	SY	$ 92.00	$ 2,484.00
5	Curb Ramps	100	SF	$ 4.50	$ 450.00
6	Driveways	1,200	SY	$ 92.00	$ 110,400.00
7	Detectable Warning	40	SF	$ 30.00	$ 1,200.00
8	Type 'F' Curb and Gutter	1,692	LF	$ 21.00	$ 35,532.00
9	Striping and Signage	3	LS	$ 2,000.00	$ 6,000.00
Roadway Subtotal					$ 217,130.00
SANITARY SEWER					
12	8" PVC Wastewater Main	762	LF	$ 45.00	$ 34,290.00
13	Sanitary Sewer Laterals 4" PVC w/ CO	1,475	LF	$ 22.69	$ 33,467.75
14	Sanitary Manhole	2	EA	$ 7,500.00	$ 15,000.00
Sanitary Sewer Subtotal					$ 82,757.75
WATER SERVICE					
15	Double Water Connection	6	EA	$ 2,859.55	$ 17,157.30
16	Single Water Connection	30	EA	$ 1,974.54	$ 59,236.20
17	4" PVC Water Service Sleeve	576	LF	$ 25.00	$ 14,400.00
18	Fire Hydrant Assembly	1	EA	$ 7,166.72	$ 7,166.72
19	3" Blow-Off Assembly	1	EA	$ 4,475.56	$ 4,475.56
20	8" PVC Watermain	1,029	LF	$ 48.00	$ 4,475.56
Water Service Subtotal					$ 106,911.34
DRAINAGE					
23	Storm Water Pipe (15" RCP)	82	LF	$ 50.00	$ 4,100.00
24	Storm Water Pipe (18" RCP)	231	LF	$ 62.00	$ 14,322.00
25	Storm Water Pipe (24" RCP)	337	LF	$ 93.00	$ 31,341.00
26	Type '5' Curb Inlet	4	EA	$ 7,000.00	$ 28,000.00
27	Type '6' Curb Inlet	2	EA	$ 7,574.59	$ 15,149.18
Drainage Subtotal					$ 92,912.18
Subtotal					$ 499,711.27
Mobilization (10%)					$ 49,971.13
Contingency (10%)					$ 49,971.13
TOTAL					$ 599,653.52

The Engineer's probable estimate of cost provided in this document is specifically intended to represent a rough order of magnitude, including all component information for line items aspects of the work, estimated quantities, and applied unit rates. The Engineer's probable estimate of cost is not intended for publication for the use of bidders whatsoever, unless represented as an FDOT Pay Item table on the plans for projects administered accordance with FDOT Standards. For bidding scenarios, the prospective bidders should be advised that they are solely responsible for: identifying and including relevant project scope, calculation of quantities/durations for takeoffs, and determining the appropriate competitive market cost for the work. Additionally, CHW has no control over the cost of labor, materials, equipment, market conditions, or the Contractor's method of determining prices. Therefore, our statements of probable cost provided herein are made on the basis of best judgment as professional consultants familiar with the construction industry. CHW, nor its subconsultants, can offer guarantee that proposals, bids, or construction costs will not vary from our statements of probable cost.

TRAVIS J. HASTAY
LICENSE
8-27-2024
No. 84295
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Exhibit "E"
Engineer's Certification of Construction Costs for Private Improvements

Professional Consultants

Project Name:	**Fletcher Trace Phases 1-3**
CHW Project No:	21-0297
Date:	8/26/2024

Phase 2

Item No.	Item	Qty	Unit	Unit Cost	Cost
DEMOLITION/EARTHWORK					
1	Clearing and Grubbing	4.84	AC	$ 3,800.00	$ 18,409.14
2	Fill (using onsite materials)	5,000	CY	$ 3.00	$ 15,000.00
3	Sod (within ROW and common areas)	3,538	SY	$ 3.20	$ 11,321.60
4	Seed (within lots and bottom of basin)	19,495	SY	$ 0.50	$ 9,747.50
5	Silt Fence	655	LF	$ 2.50	$ 1,637.50
6	Tree Barricade	218	LF	$ 5.00	$ 1,090.00
Earthwork Subtotal					$ 56,115.74
ELECTRIC					
7	Electrical Conduit (4")	130	LF	$ 15.00	$ 1,950.00
8	Electrical Conduit (2.5")	4,930	LF	$ 14.00	$ 69,020.00
9	Electric Connection Fee	42	EA	$ 200.00	$ 8,400.00
Electric Subtotal					$ 79,370.00
Subtotal					$ 135,485.74
Mobilization (10%)					$ 13,548.57
Contingency (10%)					$ 13,548.57
TOTAL					$ 162,582.89

The Engineer's probable estimate of cost provided in this document is specifically intended to represent a rough order of magnitude, including all component information for line items aspects of the work, estimated quantities, and applied unit rates. The Engineer's probable estimate of cost is not intended for publication for the use of bidders whatsoever, unless represented as an FDOT Pay Item table on the plans for projects administered accordance with FDOT Standards. For bidding scenarios, the prospective bidders should be advised that they are solely responsible for: identifying and including relevant project scope, calculation of quantities/durations for takeoffs, and determining the appropriate competitive market cost for the work. Additionally, CHW has no control over the cost of labor, materials, equipment, market conditions, or the Contractor's method of determining prices. Therefore, our statements of probable cost provided herein are made on the basis of best judgment as professional consultants familiar with the construction industry. CHW, nor its subconsultants, can offer guarantee that proposals, bids, or construction costs will not vary from our statements of probable cost.

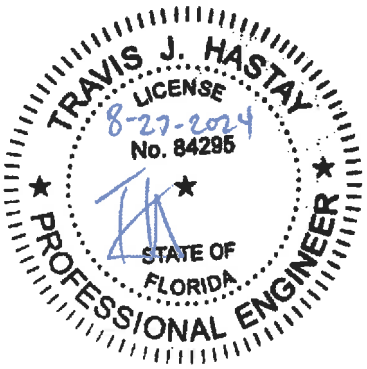
TRAVIS J. HASTAY
LICENSE
8-27-2024
No. 84295
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Exhibit "F"
Engineer's Certification of Construction Costs for House Sidewalks

Phase 2 On Lot Sidewalks

Item No.	Item	Qty	Unit	Unit Cost	Cost
1	Concrete Sidewalks and Driveways, 4"	835	SY	$ 50.55	$ 42,207.63
				Subtotal	$ 42,207.63
				Mobilization (10%)	$ 4,220.76
				Contingency (10%)	$ 4,220.76
				TOTAL	$ 50,649.16

The Engineer's probable estimate of cost provided in this document is specifically intended to represent a rough order of magnitude, including all component information for line items aspects of the work, estimated quantities, and applied unit rates. The Engineer's probable estimate of cost is not intended for publication for the use of bidders whatsoever, unless represented as an FDOT Pay Item table on the plans for projects administered accordance with FDOT Standards. For bidding scenarios, the prospective bidders should be advised that they are solely responsible for: identifying and including relevant project scope, calculation of quantities/durations for takeoffs, and determining the appropriate competitive market cost for the work. Additionally, CHW has no control over the cost of labor, materials, equipment, market conditions, or the Contractor's method of determining prices. Therefore, our statements of probable cost provided herein are made on the basis of best judgment as professional consultants familiar with the construction industry. CHW, nor its subconsultants, can offer guarantee that proposals, bids, or construction costs will not vary from our statements of probable cost.



SUBDIVIDERS AGREEMENT

THIS SUBDIVIDERS AGREEMENT for Fletcher Trace Phase 3 (the "Agreement") is made by and between Fletcher Development, LLC a Florida limited liability company, whose principal address is 4510 NW 6th Place, 3rd Floor, Gainesville, FL 32607 (the "Developer") and the City of Alachua, a Florida municipal corporation (the "City"), whose principal address is 15100 NW 142 Terrace, Alachua, FL 32615, as of the date signed by the last party below (the "Effective Date").

R E C I T A L S

WHEREAS, the Developer is developing a residential subdivision in the City known as Fletcher Trace Phase 3, including certain Improvements as described in Paragraph 3 below (the "Project"), located on the real property legally described in attached Exhibit "A" (the "Property") and further described in the Final Plat for Fletcher Trace Phase 3 (the "Final Plat"), a copy of which is attached hereto as Exhibit "B" and incorporated herein by this reference; and

WHEREAS, the Developer wishes to enter into a Subdividers Agreement with City as part of the City's site-specific regulations for applications for development orders for the subdivision of land as further set forth and required in Section 2.4.10(G)(6) of the City's Land Development Regulations (the "LDRs"); and

WHEREAS, the Developer acknowledges that this Agreement is a valid exercise of the City's police powers and it is authorized by, among other things, Article VIII, Section 2(b) of the Florida Constitution, Section 163.3161, et. seq., Fla. Stat., Section 163.3202, Fla. Stat., and Section 166.021, Fla. Stat.; and

WHEREAS, the Developer acknowledges that this Agreement is governed by the City's LDRs and, as such, the Developer must utilize the administrative procedures contained in the LDRs in the event there is any dispute regarding or in any way arising out of this Agreement; and

WHEREAS, the Developer acknowledges that this Agreement is a regulatory agreement required as part of the process for the issuance of Development permits for the Project and, as such, Developer shall not have and waives any claim for monetary damages against the City in the event of any dispute regarding or in any way arising out of this Agreement.

NOW THEREFORE, in consideration of the foregoing recitals, the Developer and City (who may hereinafter be referred to collectively as the "parties" or individually as a "party") hereby covenant, stipulate and agree as follows:

1. **Recitals:** The above information and recitals are true and correct and are incorporated as material terms of this Agreement by reference.

2. **Certificate of Concurrency Compliance:** The City agrees to reserve public facilities for the Project as set forth in the Certificate of Concurrency Compliance attached hereto as Exhibit "C" and incorporated herein by reference.

3. **Construction:** The Developer shall construct, at Developer's sole expense, the improvements (the "Improvements") described in the Construction Plans prepared by the Project's Engineer of Record (the "Plans"), which were filed with the City by the Developer and have been reviewed and approved by the City in accordance with Section 2.4.10(G)(4) of the LDRs. The Improvements shall be constructed in accordance with the Plans and the requirements for Major Subdivisions as set forth in the City's LDRs. The Improvements consist of:

a. Certain "Private Improvements," which shall not be conveyed to the City and shall remain under private ownership and control. The Private Improvements are described in the Plans and the Final Plat. Developer agrees to proceed with the construction of the Private Improvements in a diligent manner to be fully and finally completed, as evidenced by the City's issuance of a Certification of Completion, on or before April 13, 2026.

b. Certain "Public Improvements," which upon completion shall be offered for dedication and acceptance by the City as provided in Section 14 hereof. The Public Improvements are described in the Final Plat. Developer agrees to proceed with the construction of the Public Improvements in a diligent manner to be fully and finally completed, as evidenced by the City's issuance of a Certification of Completion, on or before April 13, 2026.

c. The Improvements do not include those sidewalks depicted on the Construction Plans which abut or are immediately adjacent to a residential lot depicted on the Plat (hereinafter referred to as "House Sidewalk" or "House Sidewalks"). Such House Sidewalks shall be subject to the specific provisions governing construction, completion, conveyance (if applicable), and construction/maintenance guarantees described in this Agreement.

d. Some of the Improvements may be constructed and completed (as evidenced by the City's issuance of a Certification of Completion) after recording of the Final Plat. Specifically, the following Improvements, hereinafter referred to as the "Post Final Plat Improvements," may be completed after recording of the Final Plat: 6" limerock base, curb and gutter, 1.5" type SP9.5 asphaltic concrete, public and common area sidewalks, and street lighting, as depicted on the approved Construction Plans. Those Post Final Plat Improvements that will be offered for dedication and acceptance by the City following completion shall hereinafter be referred to as the "Post Final Plat Public Improvements," and those Post Final Plat Improvements that shall remain under private ownership and control following completion shall hereinafter be referred to as the "Post Final Plat Private Improvements."

All of the Improvements, with the exception of the Post Final Plat Improvements, shall be constructed and completed (as evidenced by the City's issuance of a Certification of Completion) prior to recording of the Final Plat.

4. **Drainage:** Drainage facilities for the Property shall be maintained in accordance with the approved Plans for the Project at the sole expense of the Developer.

5. **Fire Flow:** The Developer specifically acknowledges and agrees that future development and buildings constructed within the Project shall comply with the fire flow standards as set forth in the Florida Fire Prevention Code (the "FFPC"), which is adopted as part of the Florida Building Code (the "FBC"), as amended and effective at the time of such future development. It is the Developer's sole responsibility to comply with these fire flow standards. Nothing in this Agreement, including, but not limited to, the Plans and or the Certificate of Concurrency Compliance for the Project, attached hereto as Exhibit "C" in any way impacts or waives the requirement for future development and buildings within the Project from complying with the FFPC and FBC, as amended and effective at the time of such future development.

6. **Conveyance:** The Developer shall convey all of the required Public Improvements to the City. However, the parties acknowledge and agree that the Public Improvements shall not be accepted by the City, nor shall the City have any maintenance responsibility for same, unless and until: (1) the Public Improvements have been completed (as evidenced by the issuance of a Certification of Completion), (2) the Warranty Period (as hereinafter defined) has concluded and the Public Improvements have passed all inspections and the Public Services Director has made the determinations required pursuant to Section 14 hereof, and (3) the City Commission of the City of Alachua (the "City Commission") officially accepts the Public Improvements. Acceptance of public House Sidewalks shall be as set forth in Paragraph 16 below.

7. **Compliance:** The Developer warrants that it will construct all of the Improvements in accordance with the approved Plans and the Final Plat for the Project, the LDRs, and all applicable regulations, ordinances, laws, rules and the terms of this Agreement.

8. **Recording of Final Plat:**

The Final Plat for the Project shall be recorded by the Developer in the Public Records of Alachua County, Florida, within 545 days of its approval by the City Commission, provided the requirements of this Paragraph have been satisfied. The Final Plat shall not be released by the City for recording nor recorded until all of the Improvements, with the exception of the Post Final Plat Improvements, are fully and finally completed, as evidenced by the City's issuance of a Certification of Completion for same. Failure to record the Final Plat within 545 days of its approval by the City Commission shall render the Final Plat null, void, and of no further force and effect. Provided, upon Developer's application to the City and showing of good cause, the City Commission may, in its sole discretion, provide for an extension of not more than an additional 365 days. The Developer shall provide the City with a certified copy of the recorded Final Plat within one (1) business day of the recording of the Final Plat. The City shall record this Agreement within five (5) business days of the Effective Date. The Developer shall pay all costs associated with the recording of this Agreement.

9. **Surety Devices for Public Improvements:**

In order to comply with Sections 2.4.10(G)(5)-(8), 7.4.1, and 7.8.1 of the LDRs, the Developer warrants and agrees to provide the City with surety instruments for all Public Improvements as follows:

a. Public Improvements Maintenance Guarantee. Upon the City's completion of inspection but prior to issuing a Certificate of Completion for the Public Improvements, Developer shall provide the City with a "Public Improvements Maintenance Guarantee" in a form approved by the City in the amount of $113,784.92, which represents 10% of the Engineer's Certification of Construction Costs for Public Improvements [$1,137,849.21] set forth in Exhibit "D", which Public Improvements Maintenance Guarantee shall be in full force effect until Developer obtains a passing inspection for such Public Improvements following expiration of the Warranty Period (as hereinafter defined) pursuant to Section 2.4.10(G)(7)-(8) of the LDRs and Section 14 of this Agreement. The City shall release and return the Public Improvements Maintenance Guarantee upon the City Commission's acceptance of the Public Improvements, consistent with Section 2.4.10(G)(8)(b) of the LDRs and Section 14 of this Agreement, less any applicable reductions or drawdowns.

b. Post Final Plat Public Improvements Performance Guarantee. Prior to release and recordation of the Final Plat, Developer shall provide the City with a Cash Deposit, Lender Guarantee, Irrevocable Letter of Credit, Performance Bond, or other acceptable security (the "Post Final Plat Public Improvements Surety Instrument") in a form approved by the City in the amount of 120% of the Engineer's Certification of Construction Costs for such Post Final Plat Public Improvements that have not yet been completed, to guarantee the satisfactory construction of all such Post Final Plat Public Improvements. The City shall release and return the Post Final Plat Public Improvements Surety Instrument, less any applicable reductions or drawdowns, upon: (1) A Public Improvements Maintenance Guarantee consistent with the requirements of Section 9.a. being filed with the City for such Post Final Plat Improvements, and (2) the City's issuance of a Certification of Completion for the Post Final Plat Public Improvements.

10. **Surety Devices for Private Improvements:** In order to comply with Sections 2.4.10(G)(5)-(8), 6.10, and 7.8.1 of the LDRs, the Developer warrants and agrees to provide the City with surety instruments for all Private Improvements as follows:

a. Private Improvements Maintenance Guarantee. Upon the City's completion of inspections but prior to issuing a Certificate of Completion for the Private Improvements, Developer shall provide the City with a Private Improvements Maintenance Guarantee in a form approved by the City in the amount of

$47,436.64, which represents 10% of the Engineer's Certification of Construction Costs for Private Improvements set forth [$474,366.38] in Exhibit "E", which Private Improvements Maintenance Guarantee shall be in full force and effect until Developer obtains a passing inspection for such Private Improvements following expiration of the Warranty Period (as hereinafter defined) pursuant to Section 2.4.10(G)(7)-(8) of the LDRs and Section 14 of this Agreement. The City shall release and return the Private Improvements Maintenance Guarantee upon the Developer having obtained a passing inspection for such Private Improvements following expiration of the Warranty Period, pursuant to Section 2.4.10(G)(7)-(8) of the LDRs and Section 14 of this Agreement, less any applicable reductions or drawdowns.

b. Post Final Plat Private Improvements Performance Guarantee. Prior to release and recordation of the Final Plat, Developer shall provide the City with a Cash Deposit, Lender Guarantee, Irrevocable Letter of Credit, Performance Bond, or other acceptable security (the "Post Final Plat Private Improvements Surety Instrument") in a form approved by the City in the amount of 120% of the Engineer's Certification of Construction Costs for any Post Final Plat Private Improvements that have not yet been completed, to guarantee the satisfactory construction of all such Post Final Plat Private Improvements. The City shall release and return the Post Final Plat Private Improvements Surety Instrument, less any applicable reductions or drawdowns, upon: (1) A Private Improvements Maintenance Guarantee consistent with the requirements of Section 9.a. being filed with the City for such Post Final Plat Improvements, and (2) the City's issuance of a Certification of Completion for the Post Final Plat Private Improvements.

c. The surety for all Improvements (public and private) may be consolidated in the same surety instrument.

11. **Inspections:** Upon the City's approval of the Plans and Final Plat, the Developer may commence construction of the Improvements. During the construction period, the Project's Engineer of Record, or Professional Engineer with a Professional Engineering Services Agreement with the City of Alachua shall perform Construction and Engineering Inspection Services (the "CEI Services") and shall prepare and provide to the City inspection reports at the following benchmarks:

a. Inspection of Underground Stormwater System: at beginning of process; during 2 pipe laying activities; during 3 random backfilling operations; and inspection of the completed system by visual and TV camera.
b. Inspections of sewer system: at the beginning of work; during 3 random manhole placements; 3 random pipe placements; 3 backfilling operations; and inspection of the completed system with TV camera.
c. Inspection of water system: at the beginning of work; during all taps or city connections; 3 random pipe placements; 3 backfilling operations; and inspection of the completed system including disinfection and pressure testing.

d. Inspection of the electrical conduit: at the beginning of work; during all city connections; 3 random pipe placements, 3 backfilling operations; and inspection of completed system.
e. Inspection of Stormwater Management basin: at the rough grade stage, outfall placement; final grassing and inspection of completed system.
f. Inspection of pavement: at sub grade of all roads for line and grade and yielding; lime rock base for placement and finish; asphalt inspections at the beginning of operations; at least 3 random quality control checks during placement, asphalt inspection; and inspection of completed pavement. If necessary, a thin asphalt coat shall be added to any areas of the streets in order to provide a smooth graded finish, in particular, around curbs.

The Project's Engineer of Record or the Professional Engineer performing CEI Services shall submit the inspection reports to the City. The inspection reports shall show any discrepancies and shall note the correction of each discrepancy in a subsequent report. The Developer shall provide each inspection report to the City's Public Services Department with a copy to the City's Department of Planning and Community Development within three (3) business days of each inspection. The City may, in its sole discretion, demand in writing the immediate correction of any discrepancies contained on any of the inspection reports within a reasonable period set forth in the written demand. If the correction is not completed in the timeframe in the demand, the City is authorized to make a demand on the Improvements Surety Instrument for the amount needed in order to correct the discrepancy.

Upon completion of the Improvements, the Developer shall have the Project's Engineer of Record, or the Professional Engineer performing the CEI Services, conduct a final inspection and compile a final punch list. Upon the Project's Engineer of Record or the Professional Engineer performing the CEI Services providing a final report to the Developer and the City indicating that all of the deficiencies noted in any inspection report and on the final punch list have been completed and the Improvements are in working order and in accordance with the Plans and LDRs, the LDR Administrator or designee shall thereafter perform a final inspection and provide Developer with a list specifying all defects, deficiencies, and necessary repairs within 60 days of receipt of the final report. Upon completion of any and all repairs and a certification by the Project's Engineer of Record or the Professional Engineer performing the CEI Services that the Improvements have been completed in accordance with the requirements of this Agreement, the Plans, and the LDRs, the City shall issue a Certification of Completion and the Project's Engineer of Record or the Professional Engineer performing the CEI Services shall submit a certified cost of construction for the completed Improvements.

12. **No Transfer of Title Prior to Recording of Final Plat; Completion of Improvements Required Prior to Final Inspection:**

a. No transfer of title or sale of any lots for the Property that is subject to the Final Plat shall occur until the Final Plat has been recorded in accordance with this Agreement.

b. In the event the Developer conveys any interest, legal or equitable, to any portion of the Property, notice is hereby given that the City shall not conduct a final inspection on

any dwelling, nor issue any certificate of occupancy, nor will the City provide permanent City utility services until the Improvements required in this Agreement have been fully and finally completed in accordance with this Agreement. Developer acknowledges and agrees that there is no reasonable business backed expectation that any purchasers of lots or dwellings will be able to occupy or inhabit dwellings in the Project until full and final completion of the Improvements.

13. **Warranty Period:** In accordance with Sections 6.10.4 and 7.8.1 of the LDRs, the Developer warrants all Improvements for a period of one-year from the City's issuance of a Certification of Completion for such Improvements (the "Warranty Period"). Should the City, in the City's sole discretion, determine repairs are needed to the Improvements during the Warranty Period, the City shall provide notice to the Developer and the repairs shall be made within thirty (30) days of such written notice. In the event the Project's Engineer of Record certifies that a requested repair will take more than thirty days to complete, the repair shall be completed in the amount of time determined by the City's Public Services Director, in their sole discretion. The Developer shall be responsible for making all repairs to Improvements, at Developer's sole expense, so long as notice is sent to the Developer within the Warranty Period. The Warranty Period shall be automatically extended until the completion of all requested repairs. Failure of the Developer to complete the repairs within thirty days from the notice (or such time as the Public Services Director may authorize) shall constitute a breach of this Agreement.

14. **Inspections Following Warranty Period; Responsibility for Maintenance:** After the Warranty Period, the Developer shall submit a final certification prepared by the Developer's Engineer of Record that all of the Improvements have been completed and constructed in accordance with the Plans and applicable regulations and are functional and in good working order. The City shall not be bound to accept the Public Improvements for public maintenance or operation until the Public Services Director has determined that the Public Improvements were constructed in accordance with the LDRs, the City of Alachua Requirements for Design and Construction, applicable Florida Department of Transportation standards, and all other applicable laws, rules, and regulations and the City Commission has accepted the Public Improvements. Within 60 days of the Public Services Director's approval, the City Commission shall formally accept maintenance of the Public Improvements. The maintenance of all Private Improvements shall be the sole responsibility of the Developer and its successors, which shall include any homeowner's or property owner's association whose purpose includes the maintenance of such improvements.

15. **Maintenance of Landscape Improvements within City Rights of Way:** The Developer agrees to construct, install and maintain all landscape improvements located within the right-of-way as shown in the approved Plans for the Project at its sole cost and expense. Should the developer or successor fail to install or maintain the landscape improvements in accordance with the approved Plans, the City may provide written notice to the Developer or its successor, specifying the nature of the deficiency. Within 30 days following receipt of such notice, the Developer or successor shall cause the appropriate repairs or cure to be effected. In the event damage or failure to maintain results in a situation where public safety is at risk, the City may, in its sole discretion, effect repairs to the Improvements without the need of prior notice to the Developer or its successor. The City will promptly bill the Developer, its successors or assigns.

If the bill is not paid within 30 days, it shall be a default hereunder and the City shall have the right, but not the obligation, to make a claim under the maintenance bond or other remedies at law.

16. **Construction, Installation, and Surety Devices for House Sidewalks:** The Construction, completion deadlines, and surety devices for House Sidewalks shall be as follows:

a. Construction Deadline: The Developer shall complete the construction and installation of the House Sidewalks in accordance with the Plans. The construction of all of the House Sidewalks shall be completed on or before April 13, 2028. If Developer has not completed all of the House Sidewalks by April 13, 2028, the City shall have the right, but not the obligation, to make a demand on the House Sidewalks Common Law Performance Bond described within Paragraph 16.b. below, for completing as many of the remaining sidewalks as possible with funds derived from such House Sidewalk Common Law Performance Bond. The City shall not, however, have any obligation to expend any money other than the proceeds from the House Sidewalk Common Law Performance Bond to construct sidewalks in the Project.

b. Surety Devices: In order to comply with Sections 2.4.10(G)(5)-(8), 6.10, 7.4.1, and 7.8.1 of the LDRs, the Developer or successor shall provide the City with a House Sidewalks Common Law Performance Bond, in a form acceptable to the City, as the surety instrument to guarantee the satisfactory completion of the House Sidewalks as required in this Agreement. The amount of the House Sidewalk Common Law Performance Bond shall be $90,945.90 ($75,788.25 x 120% of the certified estimated cost of completion in attached Exhibit "F"). Upon the satisfactory completion and inspection of the House Sidewalks, but not the acceptance, the Developer or successor shall provide the City with a House Sidewalk Common Law Maintenance Bond in the amount of $7,578.83 ($75,788.25 x 10%) for the one-year maintenance period. The City will then release and return the House Sidewalk Common Law Performance Bond.

c. Final Approval and Acceptance: Within one (1) year of the completion of all of the House Sidewalks, the City's Public Services Department will do a final inspection and notify the Developer or successor in writing of any deficiencies, in the City's sole discretion. The Developer or successor shall have thirty (30) days to cure any such deficiencies. If the Developer or successor does not cure these deficiencies within thirty (30) days, the City shall be authorized to have the work done and make a demand on the House Sidewalks Common Law Maintenance Bond to pay for the remedial work. Once all deficiencies are remedied to the satisfaction of the City, the House Sidewalks shall be submitted to the City Commission for acceptance. After the City Commission's acceptance of the House Sidewalks, the House Sidewalks Common Law Maintenance Bond will be released and returned to the Developer or successor, less any applicable reductions or drawdowns.

d. The Developer shall have complete and exclusive liability for all claims and shall indemnify the City for all claims, including but not limited to claims for bodily injury and damages, in any way related to or arising out of the construction, completion or non-completion of the House Sidewalks undertaken by the Developer until the City Commission has officially accepted the House Sidewalks.

17. **Non-Interest-Bearing Account:** All cash deposits made by Developer to the City under this Agreement shall be separately segregated on the books of the City and deposited into a non-interest-bearing bank account.

18. **No Inordinate Burden on Land:** The Developer acknowledges and agrees that the requirements under this Agreement in no way inordinately burdens any existing use of the Property or vested right to specific use of the Property described in Exhibit "A" and set forth in the Final Plat for the Project, attached hereto as Exhibit "B".

19. **Withholding Permits:** The City may, in its sole discretion, withhold any and all inspections, permits, and/or certificates for the Project if such action is deemed necessary by the City to secure the Developer's compliance with the terms of this Agreement.

20. **Compliance with Other Laws:** Nothing contained in this Agreement shall relieve the Developer or its successor or assigns from obtaining any local, regional, state or federal permits or complying with any ordinances, laws, rules, or regulations applicable to the development of the Project.

21. **Police Powers:** In the event the Developer, the Developer's agents, contractor, subcontractors, or anyone else acting on behalf of the Developer or the Developer's contractor or subcontractors may be liable or responsible, fails to comply with any applicable ordinance, law, rule or regulation and such failure tends to or does pose an imminent threat or danger to life or of great bodily injury to any person working on the job or to any member of the general public, the City, in its sole discretion through its City Manager or designee, has the right to exercise its police powers and to stop work on the Project until appropriate corrective measures are taken, without limiting any other remedies available to the City.

22. **Indemnity:** The Developer shall indemnify and hold harmless the City of Alachua, its officers, agents, employees, attorneys, or anyone's action directly or indirectly on behalf of the City, from and against all claims, damages, losses, and expenses, including reasonable attorney's fees, arising out of or resulting from a loss in performance of work, down-time of equipment, or any claim that may arise from bodily injury, sickness, disease or death, or the injury to or destruction of tangible property, including the loss of use resulting therefrom, caused in whole or in part by a negligent or wrongful act or omission on the part of the Developer, Developer's agent, contractor, subcontractors, or anyone directly or indirectly employed or working on behalf of the Developer for whose acts the Developer or its agent, contractors, or subcontractors may be liable or responsible. The Developer further agrees that the Developer shall not insulate itself from liability or responsibility to the City for a default in or failure to perform any of the terms of this Agreement, or from responsibility under this indemnification clause by employment of independent contractors or subcontractors or other entities. The Developer shall remain liable to the City notwithstanding any attempt by the Developer to pass any responsibility set forth herein to its contract, subcontractors, or other agent or employee.

23. **Payments:** Any payments due from the Developer to the City shall be made either by bank check or cashier's check payable to the City of Alachua, Florida, and provided to the City at the address provided in the Paragraph pertaining to Notices below.

24. **Agreement Runs with Land:** This Agreement shall be recorded in the Public Records of Alachua County, Florida and shall run with the Property.

25. **Default by Developer:** Should Developer fail to complete the Improvements within the timeframes provided in Paragraph 8, the City shall not release the Final Plat for recording and may also pursue any other remedies allowed by law or equity. The City's rights to declare a default are cumulative and the City's failure to declare a default at any time shall not waive its right to declare a future default.

Should Developer fail to complete the House Sidewalks within the timeframes provided in Paragraph 16, the City shall be entitled to make immediate demand on any surety or guarantee provided by Developer hereunder, and also be entitled to any other remedies allowed by law or equity.

26. **Notices:** Except as otherwise provided in this Agreement, any notice, request, or approval, from either party to the other party must be in writing and sent by certified mail, return receipt requested, or by personal delivery. Such notice will be deemed to have been received when either deposited in the United States Postal Service mailbox or personally delivered with a signed proof of delivery. For purposes of notice, the parties and their respective representatives and addresses are:

City:	City of Alachua **Attn: City Manager / LDR Administrator**
Via Hand Delivery:	15100 NW 142nd Terrace Alachua, FL 32615
Via U.S. Mail:	Post Office Box 9 Alachua, FL 32616
Developer:	Fletcher Development, LLC
Via Hand Delivery:	4510 NW 6th Place 3rd Floor Gainesville, FL 3260
Via U.S. Mail:	4510 NW 6th Place 3rd Floor Gainesville, FL 3260
With copy to:	[Address]

27. **Binding Effect:** The City and Developer each bind the other and their respective successors and assigns to all of the terms, conditions, covenants and provisions of this Agreement.

28. **Severability:** If any provision of this Agreement is declared void by a court of law, all other provisions will remain in full force and effect.

29. **Not Assignable without Approval:** This Agreement shall not be assignable by the Developer without the written approval of the City Commission.

30. **Enforcement:** The failure of either City or Developer to exercise any right under this Agreement shall not waive such right in the event of any future default or non-compliance with this Agreement.

31. **Jurisdiction and Venue:** This Agreement is governed in accordance with the laws of the State of Florida. Venue for any action regarding this Agreement shall be in the Circuit Court in Alachua County, Florida.

32. **Amendment:** This Agreement may only be amended by mutual written agreement by the City and the Developer with prior approval of the City Commission.

33. **Legal Advice:** The Developer and the City have each had the advice of their respective attorneys before entering into this Agreement, including all exhibits hereto.

34. **Joint Preparation:** This Agreement has been drafted with participation of the City and the Developer and shall not be construed against either the City or Developer on account of draftsmanship.

35. **Captions and Headings:** Paragraph headings are for convenience only and shall not be used to construe or interpret this Agreement.

36. **Time of Essence:** Time is of the essence in complying with each and every term and condition of this Agreement.

37. **Entire Agreement:** This Agreement constitutes the entire agreement of the City and the Developer and supersedes all prior written or oral agreements, understanding or representations.

38. **Exclusive Remedy:** In the event of any question or dispute arising out of or related to this Agreement, the sole and exclusive remedy of the Developer against the City, after Developer exhausts all administrative remedies in the City's LDRs, shall be an action for declaratory judgment. Developer specifically waives all other remedies it may have against the City. In no event shall Developer have a cause of action for monetary damages against the City for anything in any way related to or arising out of this Agreement.

39. **Sovereign Immunity:** The City does not waive its sovereign immunity in entering into this Agreement. Nothing herein, expressed or implied, waives or should be construed to be a waiver or an attempt to waive the sovereign immunity of the City under the Florida Constitution and the laws of the State of Florida.

40. **No Future Representations:** The City's approval of this Subdividers Agreement does not in any way imply, represent, require or guarantee that the City will approve the application for any other phase of the development of the Project.

IN WITNESS WHEREOF, City and Developer have hereunto set their hands and seals the day and year last written below.

WITNESSES

_____
(Witness No. 1 - Signature)

_____
(Witness No. 1 - Printed)

_____
(Witness No. 1 – Address)

_____
(Witness No. 2 - Signature)

_____
(Witness No. 2 - Printed)

_____
(Witness No. 2 – Address)

DEVELOPER

_____
By: _____
Its: _____
Date: 1/24/25

STATE OF _____
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____ 20____ by [Developer Signatory], as [Title] of [Developer], ☐ who is personally known to me or ☐ who has produced _____ _____ as identification.

_____
Signature of Notary Public
Printed Name of Notary: _____
Commission Number: _____
Commission Expiration: _____

(Notary Stamp)

ATTEST:

CITY OF ALACHUA

_____
William M. DaRoza, City Manager/Clerk

_____
Gib Coerper, Mayor

Approved as to Form:

_____
Marian B. Rush, City Attorney

STATE OF _____
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____ 20___ by Gib Coerper, as Mayor of the City of Alachua, ☐ who is personally known to me or ☐ who has produced _____ _____ as identification.

_____
Signature of Notary Public
Printed Name of Notary: _____
Commission Number: _____
Commission Expiration: _____

(Notary Stamp)

Exhibit "A"
Property

LEGAL DESCRIPTION

21-0297

CHW
Professional Consultants

DATE: DECEMBER 28, 2023
PROJECT NAME: FLETCHER TRACE
PROJECT NO: 21-0297
DESCRIPTION FOR: PHASE 3

A TRACT OF LAND BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2140, PAGE 1834, OF THE PUBLIC RECORDS OF ALACHUA COUNTY FLORIDA, SITUATED IN THE WEST HALF (W 1/2) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, OF SAID ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF AFOREMENTIONED SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE NORTH 0°04'14" WEST, ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 403.02 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY); THENCE NORTH 41°06'51" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 2192.97 FEET TO THE **POINT OF BEGINNING**; THENCE, CONTINUE ALONG SAID RIGHT OF WAY LINE, NORTH 41°06'51" EAST, A DISTANCE OF 1878.44 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF AFOREMENTIONED SECTION 28; THENCE SOUTH 01°14'54" WEST, ALONG SAID WEST LINE, A DISTANCE OF 827.97 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 28; THENCE SOUTH 00°14'12" EAST, ALONG THE WEST LINE OF SAID SOUTHEASTER QUARTER (SE 1/4) OF SECTION 28, A DISTANCE OF 282.21 FEET; THENCE, DEPARTING SAID WEST LINE, THE FOLLOWING NINE (9) COURSES; (1) SOUTH 64°41'49" WEST, A DISTANCE OF 69.19 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 185.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 48°50'21" WEST, 169.54 FEET; (2) THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 54°32'38", AN ARC LENGTH OF 176.11 FEET TO THE END OF SAID CURVE; (3) SOUTH 16°03'45" WEST, A DISTANCE OF 160.87 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 45°14'11" EAST, 35.36 FEET; (4) THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET TO THE END OF SAID CURVE; (5) SOUTH 00°14'11" EAST, A DISTANCE OF 85.00 FEET; (6) SOUTH 89°45'49" WEST, A DISTANCE OF 420.66 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 235.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 65°26'20" WEST, 193.60 FEET; (7) THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 48°38'58", AN

ARC LENGTH OF 199.54 FEET TO THE END OF SAID CURVE; (8) SOUTH 41°06'51" WEST, A DISTANCE OF 311.05 FEET; (9) NORTH 48°53'09" WEST, A DISTANCE OF 295.00 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT CONTAINING 17.66 ACRES OF LAND, MORE OR LESS.

ALL AS SHOWN ON THE MAP ATTACHED HEREWITH AND MADE A PART HEREOF

Exhibit "B"
Final Plat

FLETCHER TRACE - PHASE 3

LOCATED IN THE WEST HALF (W 1/2) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

CHW Professional Consultants
11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1999 FLORIDA CA-5075

PLAT BOOK__, PAGE __
SHEET ONE OF TWO

DESCRIPTION

A TRACT OF LAND BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2440, PAGE 1824, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA SITUATED IN THE WEST HALF (W 1/2) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF AFOREMENTIONED SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, THENCE NORTH 0°04'16" WEST, ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 691.10 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY); THENCE NORTH 41°48'51" EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 2352.87 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUE ALONG SAID RIGHT OF WAY LINE NORTH 41°48'51" EAST, A DISTANCE OF 1878.34 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER (NE 1/4) OF AFOREMENTIONED SECTION 28; THENCE SOUTH 01°14'54" WEST, ALONG SAID WEST LINE, A DISTANCE OF 297.37 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 28; THENCE SOUTH 89°04'13" EAST, ALONG THE WEST LINE OF SAID SOUTHEASTER QUARTER (SE 1/4) OF SECTION 28, A DISTANCE OF 2637.73 FEET; THENCE, DEPARTING SAID WEST LINE THE FOLLOWING NINE (9) COURSES; (1) SOUTH 84°21'49" WEST, A DISTANCE OF 68.19 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 180.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 48°40'21" WEST 189.84 FEET; (2) THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 64°17'39", AN ARC LENGTH OF 176.11 FEET TO THE END OF SAID CURVE; (3) SOUTH 16°32'46" WEST, A DISTANCE OF 190.87 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.50 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 41°59'13" EAST 35.74 FEET; (4) THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°09'00", AN ARC LENGTH OF 24.27 FEET TO THE END OF SAID CURVE; (5) SOUTH 00°54'13" EAST, A DISTANCE OF 16.05 FEET; (6) SOUTH 41°48'51" WEST, A DISTANCE OF 420.48 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 208.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 63°36'29" WEST 189.83 FEET; (7) THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 48°34'56", AN ARC LENGTH OF 189.84 FEET TO THE END OF SAID CURVE; (8) SOUTH 41°56'51" WEST, A DISTANCE OF 511.86 FEET; (9) NORTH 48°03'09" WEST, A DISTANCE OF 296.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 17.58 ACRES OF LAND, MORE OR LESS.

SURVEYOR'S NOTES

1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 1983), YIELDING A BEARING OF N 0°04'14" W FOR THE WEST LINE OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FL.
2. VERTICAL DATUM SHOWN HEREON IS DERIVED FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BENCHMARK USED WAS A NATIONAL GEODETIC SURVEY BENCHMARK NUMBER D578, WITH A PUBLISHED ELEVATION OF 156.40' (NAVD 88).
3. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1' IN 10,000'.
4. BUILDING SETBACKS (UNLESS SHOWN OTHERWISE)
   - FRONT = 15'
   - REAR = 5'
   - SIDE = 5'
   - STREET FACING GARAGE = 18'
5. THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 548, COMMUNITY PANEL NO. "120069 0120 D", EFFECTIVE DATE: JUNE 16, 2006.
6. THE COMMON AREAS, OPEN SPACE, AND STORM WATER MANAGEMENT AREAS SHOWN HEREON, WILL BE CONVEYED TO THE OWNERS ASSOCIATION AND ARE IDENTIFIED FOR MAINTENANCE IN THE HOMEOWNERS ASSOCIATION DOCUMENTS. THE OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF TREES PLANTED IN RIGHTS-OF-WAY AND COMMON AREAS IN CONFORMANCE WITH SUBDIVIDERS AGREEMENT AND SECTION 3.8.1. OF THE CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS.
7. LOT CORNERS AND PERMANENT CONTROL POINTS SHALL BE SET PER 177.091 (9) AND (9) FLORIDA STATUTES.
8. THIS SURVEY IS A TOTAL OF TWO (2) SHEETS. EACH SHEET IS INCOMPLETE WITHOUT THE OTHERS. SEE SHEET ONE (1) FOR OVERALL PLAT BOUNDARY. SEE SHEET (2) FOR DETAIL INFORMATION FOR LOTS SEVENTY FIVE (75) THRU ONE HUNDRED & ELEVEN (111).

LEGEND

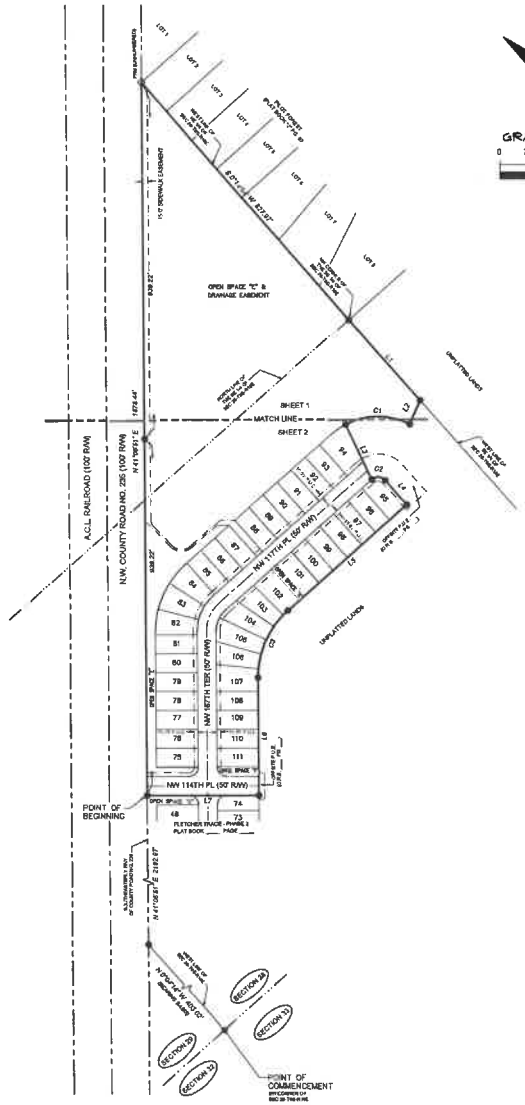
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
● = SET 5/8" STEEL REBAR & CAP MARKED "PRM LB 5675"
▲ = SET NAIL AND DISK STAMPED "PCP 5675"
⊕ = FOUND 5/8" IRON ROD (NO ID.)
⊡ = FOUND 4" x 4" CONCRETE MONUMENT WITH NO ID (UNLESS NOTED OTHERWISE)
PRM = PERMANENT REFERENCE MONUMENT
P.U.E. = PUBLIC UTILITIES EASEMENT
B.S.L. = BUILDING SETBACK LINE
FFE = FINISHED FLOOR ELEVATION
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE
R/W = RIGHT OF WAY
S.F. = SQUARE FEET
SEC 28-8S-18E = SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST

FLOOD ZONE:

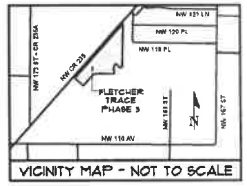
THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 548, COMMUNITY PANEL NO. "120069 0120 D", EFFECTIVE DATE: JUNE 16, 2006.

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 SUPPLANTED 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.

ALL PLATTED 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 SERVICE 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 [illegible] FOR THE [illegible]



GRAPHIC SCALE
0 75 150 300
SCALE: 1" = 150'



VICINITY MAP - NOT TO SCALE

LINE DATA TABLE

LINE	DIRECTION	LENGTH
L1	S 8°14'12" E	292.21'
L2	S 64°41'49" W	60.19
L3	S 16°32'46" W	190.87'
L4	S 0°54'13" E	66.06
L5	S 89°48'49" W	470.84'
L6	S 41°56'51" W	511.86'
L7	N 48°03'09" W	296.00'

CURVE DATA TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	176.11'	160.00'	64°12'39"	189.84'	N 48°40'21" W
C2	39.57'	25.50'	90°09'00"	35.36'	S 44°14'13" E
C3	189.84'	295.00'	48°18'56"	192.84'	S 66°26'29" W

SITE BENCHMARK TABLE

NAME	DESCRIPTION	ELEVATION	NORTHING	EASTING
BM1	5/8" STEEL ROD & CAP "LB TRAN LIBERTY"	87.96'	962647.74	2695115.16
BM2	5/8" STEEL ROD & CAP "LB TRAN LIBERTY"	95.80'	964648.71	2697139.78
BM3	5/8" STEEL ROD & CAP "LB TRAN LIBERTY"	89.57'	961,129.58	2696681.22

*NOTE: ALL SITE BENCHMARKS ARE OFFSITE, LOCATED ALONG THE SOUTHERLY RIGHT OF WAY LINE OF N.W. COUNTY ROAD NO. 235.

OWNER'S CERTIFICATION AND DEDICATION

WACO PROPERTIES, INC., DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE LANDS DESCRIBED HEREON, AND HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN AS "FLETCHER TRACE - PHASE 3", AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE PLAT OF WAYS, AS SHOWN HEREON, AND DOES HEREBY DEDICATE THE USE OF DRAINAGE EASEMENTS TO THE PUBLIC FOR THE PURPOSE OF DISCHARGE OF STORM WATER. THE OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM BUILT IN THE RIGHT OF WAY AND DOES HEREBY DEDICATE TO THE PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON FOR THE PURPOSES OF INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON SHALL BE PRACTICABLE USED TO PUBLIC SERVICE VEHICLES, AND DOES HEREBY DEDICATE TO THE PUBLIC TO REVIEW THE OVERALL EASEMENTS AS SHOWN HEREON FOR THE PURPOSE OF PEDESTRIAN ACCESS.

WITNESS _____ SIGNATURE _____

WITNESS _____ PRINT NAME & TITLE _____

ACKNOWLEDGEMENT (STATE OF FLORIDA, COUNTY OF ALACHUA)

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME _____ KNOWN TO ME TO BE THE PERSON HEREIN DESCRIBED AND DID ACKNOWLEDGED THAT HE EXECUTED THIS INSTRUMENT AS HIS FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____ A.D. 20__

NOTARY PUBLIC-STATE OF FLORIDA

COMMISSION EXPIRES _____

COMMISSION NO.: _____

CERTIFICATE OF APPROVAL BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

THIS IS TO CERTIFY THAT ON _____ THE FOREGOING PLAT WAS APPROVED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.

MAYOR _____

ATTEST _____

CITY MANAGER _____ FILED FOR RECORD ON _____

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR THE CITY OF ALACHUA, FLORIDA

EXAMINED ON _____

AND APPROVED AS TO ITS LEGAL FORM AND SUFFICIENCY BY:

CITY ATTORNEY _____

RECEIVED AND FILED

RECEIVED AND FILED FOR RECORD ON THIS _____ DAY OF _____ A.D. 20__

CLERK OF THE COURT _____

BY _____ DATE _____

CERTIFICATE OF APPROVAL BY PROFESSIONAL SURVEYOR & MAPPER

IT IS HEREBY CERTIFIED, THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE PLATTING REQUIREMENTS PURSUANT TO CHAPTER 177, PART II - PLATTING OF THE FLORIDA STATUTES AND THAT THIS PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS. IF SAID CHAPTER, HOWEVER MY REVIEW AND CERTIFICATION DOES NOT INCLUDE COMPUTATION OR FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS.

EXAMINED BY _____

AND APPROVED BY _____
PROFESSIONAL SURVEYOR AND MAPPER

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT THIS PLAT ENTITLED "FLETCHER TRACE - PHASE 3" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE OF THE DESCRIBED LANDS UNDER MY PERSONAL DIRECTION AND SUPERVISION AND THAT THIS PLAT AND SURVEY COMPLIES WITH ALL REQUIREMENTS AS SET FORTH IN CHAPTER 177 PART II PLATTING OF THE FLORIDA STATUTES.

DATE _____

CHAD A. COLSCH
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 5162
CHERRY LAKE HEWITT + ASSOCIATES, LLC
FLORIDA LICENSED BUSINESS NUMBER LB 5675
11801 RESEARCH DRIVE, ALACHUA, FL 32615

FLETCHER TRACE - PHASE 3

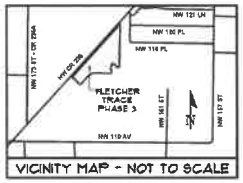
LOCATED IN THE WEST HALF (W 1/2) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

CHW Professional Consultants
7801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 2000 FLORIDA CA-5075

PLAT BOOK__, PAGE __
SHEET TWO OF TWO

SURVEYOR'S NOTES

1. HORIZONTAL DATUM SHOWN HEREON IS DERIVED FROM THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 1983), YIELDING A BEARING OF N 0°04'41" W FOR THE WEST LINE OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FL.
2. VERTICAL DATUM SHOWN HEREON IS DERIVED FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BENCHMARK USED WAS A NATIONAL GEODETIC SURVEY BENCHMARK NUMBER PY36, WITH A PUBLISHED ELEVATION OF 110.03 FEET (NAVD 88).
3. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1' IN 10,000'.
4. BUILDING SETBACKS (UNLESS SHOWN OTHERWISE)
   FRONT = 15'
   REAR = 5'
   SIDE = 5
   STREET FACING GARAGES = 18'
5. THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.P.M. PANEL NO. 129 OF 640, COMMUNITY PANEL NO. 12086C 0129 D, EFFECTIVE DATE: JUNE 16, 2006.
6. ALL PLATTED 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.
7. THE COMMON AREAS, OPEN SPACE, AND STORM WATER MANAGEMENT AREAS SHOWN HEREON, WILL BE CONVEYED TO THE OWNER'S ASSOCIATION AND ARE IDENTIFIED FOR MAINTENANCE IN THE HOMEOWNERS ASSOCIATION DOCUMENTS. THE OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF TREES PLANTED IN RIGHTS-OF-WAY AND COMMON AREAS IN CONFORMANCE WITH SUBDIVIDER'S AGREEMENT AND SECTION 7.8.1 OF THE CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS.
8. LOT CORNERS AND PERMANENT CONTROL POINTS SHALL BE SET PER 177.091 (8) AND (9) FLORIDA STATUTES.
9. ALL LINES ARE NON-RADIAL UNLESS NOTED OTHERWISE.
10. THIS SURVEY IS A TOTAL OF TWO (2) SHEETS. EACH SHEET IS INCOMPLETE WITHOUT THE OTHERS. SEE SHEET ONE (1) FOR OVERALL PLAT BOUNDARY. SEE SHEET (2) FOR DETAIL INFORMATION FOR LOTS SEVENTY FIVE (75) THRU ONE HUNDRED & ELEVEN (111).



VICINITY MAP - NOT TO SCALE

GRAPHIC SCALE
0 25 50 100
SCALE: 1" = 50'

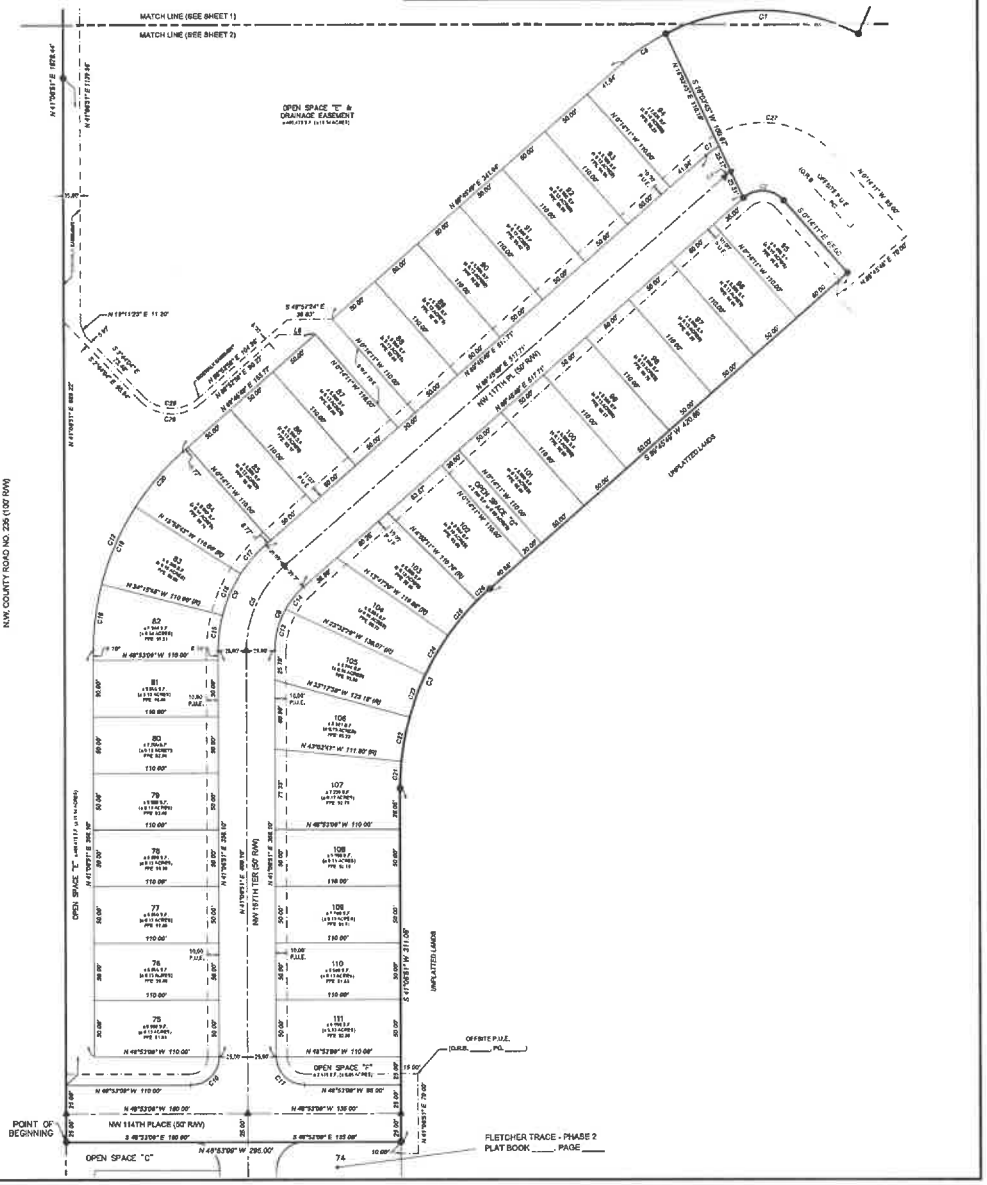
CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	176.11'	186.00'	54°32'36"	169.54'	N 48°58'31" W
C2	38.02'	25.00'	99°99'99"	25.86'	S 85°14'11" E
C3	199.34'	275.00'	48°36'58"	193.69'	S 61°26'29" W
C4	7.18'	50.00'	8°13'56"	7.18'	N 84°9'9"12" W
C5	84.81'	100.00'	48°36'58"	82.78'	N 48°26'29" E
C6	48.61'	186.00'	14°97'32"	48.49'	N 83°10'25" W
C7	14.21'	75.00'	10°51'52"	14.29'	N 81°16'14" W
C8	53.68'	75.00'	40°58'58"	41.79'	N 48°26'29" E
C9	186.14'	128.00'	48°36'58"	169.56'	N 48°26'29" E
C10	39.27'	25.00'	90°00'00"	35.36'	N 86°46'51" E
C11	39.27'	25.00'	90°00'00"	35.36'	N 85°13'09" W
C12	199.84'	275.00'	48°36'58"	193.69'	N 48°26'29" E
C13	28.49'	75.00'	21°22'38"	28.07'	N 16°46'09" E
C14	25.29'	75.00'	19°16'39"	25.17'	N 84°07'38" E
C15	51.99'	175.00'	14°97'52"	51.82'	N 48°75'31" E

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C16	46.99'	125.00'	19°56'05"	29.82'	N 64°54'41" E
C17	84.25'	125.00'	15°41'23"	24.15'	N 81°54'05" E
C18	53.26'	205.00'	14°97'21"	16.81'	N 48°26'31" E
C19	76.20'	254.00'	19°26'06"	74.89'	N 64°54'14" E
C20	64.28'	225.00'	15°41'23"	64.16'	N 81°54'05" E
C21	22.16'	238.00'	5°50'22"	22.84'	N 44°53'00" E
C22	46.00'	238.00'	9°45'49"	29.95'	N 51°48'48" E
C23	46.99'	238.00'	9°45'59"	29.96'	N 61°34'57" E
C24	46.00'	238.00'	9°45'49"	29.95'	N 71°20'46" E
C25	46.00'	238.00'	9°45'49"	29.95'	N 81°06'15" E
C26	15.36'	275.00'	3°12'00"	15.36'	N 87°51'49" E
C27	196.36'	85.00'	78°39'08"	107.48'	N 38°37'16" W
C28	61.09'	46.00'	87°37'07"	46.26'	S 45°36'23" E
C29	53.34'	35.00'	97°37'07"	46.26'	S 45°36'23" E

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L9	N 48°53'08" W	22.14'

LEGEND

FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.P.M. = FLOOD INSURANCE RATE MAP
● = SET 5/8" STEEL REBAR & CAP MARKED "PRM LB 6575"
▲ = SET NAIL AND DISK STAMPED "PCP 6575"
● = FOUND 5/8" IRON ROD (NO ID.)
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITIES EASEMENT
B.S.L. = BUILDING SETBACK LINE
F.F.E. = FINISHED FLOOR ELEVATION
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE
R/W = RIGHT OF WAY
S.F. = SQUARE FEET
S.W.E. = SIDEWALK EASEMENT
NO. = NUMBER
(R) = RADIAL
ID. = IDENTIFICATION
⊕ = SITE BENCHMARK
——— = SUBJECT PARCEL LINE
——— = ADJOINING PARCEL LINE
– – – = EASEMENT LINE
——— = RIGHT-OF-WAY LINE
–·–·– = SECTION LINE



CERTIFICATE OF CONCURRENCY COMPLIANCE FOR FLETCHER TRACE PHASE 3

This Certificate of Concurrency Compliance ("Certificate") is hereby issued to Fletcher Development, LLC, a Florida Limited Liability Company authorized to transact business in the State of Florida and ("Developer/Owner") by City of Alachua, Florida ("City") this 14th day of October, 2024.

RECITALS

WHEREAS, the Developer/Owner is developing a residential subdivision in the CITY known as Fletcher Trace Phase 3 (the "Project"), legally described in attached Exhibit '1'.

WHEREAS, the Developer/Owner has secured a Subdivider Regulatory Agreement for the Project from the City for the Project (herein "Subdivider Agreement") as part of the City's site specific requirements for applications for Development permits for the subdivision as further set forth in Section 2.4.10(G)(4) of the City's Land Development Regulations (the "LDRs");

WHEREAS, the LDRs provide in Article 2, Section 2.4.14 for the issuance of a Certificate of Concurrency Compliance by the City as to provide a mechanism for reviewing applications for development approval to ensure that no development order is issued unless there is adequate public facility capacity for roads, sanitary sewer, solid waste, stormwater management, potable water, recreation, or public school facilities. This review is part of a regulatory program of the City to ensure that the adopted level of service standard for each public facility is available to serve development concurrent with the impacts of development;

WHEREAS, Section 2.4.14, requires that a project have one or more of the following land development permits in order to be eligible for issuance of a Certificate of Concurrency Compliance;

WHEREAS, the Project is zoned Planned Development- Residential ("PD-R");

WHEREAS, the Project has an approved preliminary plat approval for a residential subdivision for the Project;

WHEREAS, the Project is now ready to proceed to approval of a Final Plat comprised of 37 residential lots;

WHEREAS, the Developer/Owner intends to immediately initiate construction on the Project;

WHEREAS, the Developer/Owner of the Project agrees to submit payment for sewer connection fees as determined in the City's Capital Facilities charges and as set forth in Section

38-139 of the City of Alachua Code of Ordinances, as those fees exist prior to the final inspection of each residential unit;

WHEREAS, the Developer/Owner of the Project further agrees to submit payment for water connection fees as determined in the City's Capital Facilities charges and as set forth in Section 38-139 of the City of Alachua Code of Ordinances, as those fees exist prior to the final inspection of each residential unit; and

WHEREAS, the City has determined that adequate water and wastewater capacity exists to the Project;

WHEREAS, the Developer/Owner acknowledges that this Certificate of Concurrency Compliance is a valid exercise of the City's police powers and is authorized by, among other things, Article VIII, Section 2(b) of the Florida Constitution, Section 163.3161, *et. seq.,* Fla. Stat., Section 163.3202, Fla. Stat., and Section 166.201 Fla. Stat.;

WHEREAS, the Developer/Owner acknowledges that this Certificate of Concurrency Compliance is governed by the City's LDRs and, as such, the Developer/Owner must utilize the administrative procedures contained in the LDRs in the event there is any dispute regarding this Certificate; and

WHEREAS, the Developer/Owner acknowledges that this Certificate of Concurrency Compliance constitutes a regulatory agreement required as part of the process for the issuance of Development permits for the Project and, as such, Developer/Owner has no claim for monetary damages against the City in the event of any dispute regarding this Certificate, Developer/Owner's sole remedy for any dispute in any way relating to this Certificate is an action for declaratory relief, and nothing in this Certificate expressed or implied waives or should be construed to as a waiver or attempted waiver by the City of its sovereign immunity under the Florida Constitution and the laws of the State of Florida;

NOW THEREFORE, BASED UPON THE FOREGOING RECITALS, findings of fact and conclusion of law, the City issues this Certificate of Concurrency Compliance subject to the following conditions of issuance:

1. The above recitals are true and correct and are incorporated into this Certificate of Concurrency Compliance by reference.

2. The City will reserve 9,250 gallons per day (37 lots x 250 gallons per day) of wastewater capacity for the 37 units proposed in the Project. This capacity reservation is intended solely for residential uses to be constructed within the Project as defined by applicable development permits including, but not limited to construction plans and Subdivider Agreement, on file with the City.

3. The City will reserve 10,175 gallons per day (37 lots x 275 gallons per day) of water capacity for the 37 units proposed in the Project. This capacity reservation is intended solely for residential uses to be constructed within the Project as defined

by applicable development permits including, but not limited to construction plans and Subdivider Agreement, on file with the City.

4. The City will reserve the following trips of traffic capacity for the 37 units proposed in Fletcher Trace Phase 3 as defined by applicable development permits, including construction plans and Subdivider Agreement, on file with the City: 176 Average Annual Daily Trips ("AADT") and 19 Peak Hour Trips along CR235 A (from US 441 to CR 235)(Segment 17); 352 Average Annual Daily Trips ("AADT") and 38 Peak Hour Trips along CR235 (from NW 143rd Place to SCL)(Segment 11).

5. The City will reserve .48acres (2.6 persons per household x 37 units x 5 acres per 1,000 persons) of recreation capacity for the 37 units proposed in Fletcher Trace Phase 3 as defined by applicable development permits, including but not limited to the construction plans and Subdivider Agreement, on file with the City.

6. The City will reserve 70.23 tons per year (0.73 tons per capita per year x 2.6 persons per household x 37 units) of solid waste capacity for the 37 units proposed in Fletcher Trace Phase 3 as defined by applicable development permits on file, including but not limited to, construction plans and subdividers agreement, on file with the City.

7. The City will reserve 4 (four) student stations in the Alachua School Concurrency Service Area (ACSA) for elementary schools, 2 (two) student stations in the Alachua SCSA for middle schools, and 3 (three) student stations in the Alachua SCSA for high schools, for the 37 units proposed in Fletcher Trace Phase 3.

8. This Certificate of Concurrency Compliance shall remain in effect for a period of one (1) year from the date of the approval of the Subdivider Agreement between the parties hereto.

9. It is the intent of the City and Developer/Owner that this Certificate of Concurrency Compliance be incorporated into and considered a part of the Subdivider Agreement executed by the Developer/Owner and City for the Project dated the 14th day of October, 2024. Failure to comply with the term of that Subdivider Agreement shall result in the termination of the reservations in this Certificate.

10. This Certificate of Concurrency Compliance shall not be construed to be an absolute guarantee for the reservations should events occur which are outside the control of the City.

THIS CERTIFICATE OF CONCURRENCY COMPLIANCE IS ISSUED this 14th day of October, 2024, and is subject to the terms and findings as stated herein.

Attest: CITY OF ALACHUA

_____ By: _____

William M. DaRoza, City Manager/Clerk/ The Hon. Gib Coerper, Mayor
Land Development Regulations Administrator

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing CERTIFICATE OF CONCURRENCY COMPLIANCE FOR FLETCHER TRACE PHASE 3 was acknowledged before me, **by means of □ physical presence or □ online notarization,** on this _____ day of _____, 2024, by GIB COERPER, who is (personally known to me) OR (who has produced _____ as identification).

_____

Notary Public, State of Florida at Large
Commission No.:
Expiration: [SEAL]

Approved as to form:

_____

Marian B. Rush, City Attorney

SIGNATURES CONTINUE ON NEXT PAGE

Witnesses:

(sign)_____

(print)_____

DEVELOPERS/OWNERS

FLETCHER DEVELOPMENT, LLC
a Florida Limited Liability Company
By:
_____
(sign)

(print)_____

(title)_____

STATE OF FLORIDA

COUNTY OF _____

The foregoing CERTIFICATE OF CONCURRENCY COMPLIANCE FOR Fletcher Trace Phase 3 was acknowledged before me, **by means of □ physical presence or □ online notarization,** on this _____ day of _____, 2024, by _____, who is (personally known to me) OR (who has produced _____as identification).

_____
Notary Public, State of Florida at Large
Commission No.:
Expiration: [SEAL]

Exhibit "D"
Engineer's Certification of Construction Costs for Public Improvements

CHW
Professional Consultants

Project Name: Fletcher Trace Phases 1-3
CHW Project No: 21-0297
Date: 8/26/2024

Phase 3

Item No.	Item	Qty	Unit	Unit Cost	Cost
ROADWAY					
1	Asphaltic Concrete, 1.5" SP 9.5	436	TN	$ 120.00	$ 52,320.00
2	6" Limerock Base (Optional Base Group 4)	3,516	SY	$ 10.00	$ 35,155.56
3	12" Type B Stabilized Subgrade	3,516	SY	$ 5.00	$ 17,577.78
4	Temporary Turn around	956	SY	$ 51.42	$ 49,157.52
5	Concrete Sidewalk	3,000	SY	$ 51.00	$ 153,000.00
6	Concrete Crosswalk	27	SY	$ 92.00	$ 2,484.00
7	Curb Ramps	128	SF	$ 4.50	$ 576.00
8	Detectable Warning	56	SF	$ 30.00	$ 1,680.00
9	Type 'F' Curb and Gutter	2,572	LF	$ 21.00	$ 54,012.00
10	6" Curb	65	LF	$ 21.00	$ 1,365.00
11	Striping and Signage	1	LS	$ 3,500.00	$ 3,500.00
Roadway Subtotal					$ 370,827.85
SANITARY SEWER					
14	8" PVC Wastewater Main	1,178	LF	$ 41.00	$ 48,298.00
15	Sanitary Sewer Laterals 4" PVC w/ CO	1,324	LF	$ 22.69	$ 30,041.56
16	Sanitary Manhole	6	EA	$ 6,000.00	$ 36,000.00
Sanitary Sewer Subtotal					$ 114,339.56
WATER SERVICE					
12	Double Water Connection	8	EA	$ 2,859.55	$ 22,876.40
13	Single Water Connection	21	EA	$ 1,974.54	$ 41,465.34
19	4" PVC Water Service Sleeve	864	LF	$ 25.00	$ 21,600.00
20	Fire Hydrant Assembly	1	EA	$ 8,000.00	$ 8,000.00
21	8" PVC Watermain	2,035	LF	$ 48.00	$ 97,680.00
22	3" Blow-Off Assembly	2	EA	$ 4,475.56	$ 8,951.12
23	8" Gate Valve	6	EA	$ 2,902.34	$ 17,414.04
Water Service Subtotal					$ 217,986.90
DRAINAGE					
26	Storm Water Pipe (15" RCP)	145	LF	$ 50.00	$ 7,250.00
27	Storm Water Pipe (18" RCP)	514	LF	$ 62.00	$ 31,868.00
28	Storm Water Pipe (36" RCP)	338	LF	$ 93.00	$ 31,434.00
29	Storm Water Pipe (24" RCP)	583	LF	$ 141.00	$ 82,203.00
30	Type 'S' Curb Inlet	4	EA	$ 7,000.00	$ 28,000.00
31	Type 'G' Curb Inlet	4	EA	$ 7,574.59	$ 30,298.36
32	Storm Manhole	4	EA	$ 8,500.00	$ 34,000.00
Drainage Subtotal					$ 245,053.36
[illegible]					
Subtotal					$ 948,207.67
Mobilization (10%)					$ 94,820.77
Contingency (10%)					$ 94,820.77
TOTAL					$ 1,137,849.21

The Engineer's probable estimate of cost provided in this document is specifically intended to represent a rough order of magnitude, including all component information for line items aspects of the work, estimated quantities, and applied unit rates. The Engineer's probable estimate of cost is not intended for publication for the use of bidders whatsoever, unless represented as an FDOT Pay Item table on the plans for projects administered accordance with FDOT Standards. For bidding scenarios, the prospective bidders should be advised that they are solely responsible for: identifying and including relevant project scope, calculation of quantities/durations for takeoffs, and determining the appropriate competitive market cost for the work. Additionally, CHW has no control over the cost of labor, materials, equipment, market conditions, or the Contractor's method of determining prices. Therefore, our statements of probable cost provided herein are made on the basis of best judgment as professional consultants familiar with the construction industry. CHW, nor its subconsultants, can offer guarantee that proposals, bids, or construction costs will not vary from our statements of probable cost.

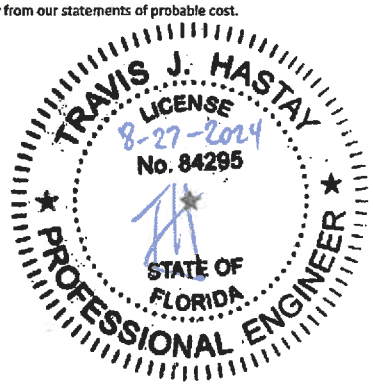


Exhibit "E"
Engineer's Certification of Construction Costs for Private Improvements

CHW
Professional Consultants

Project Name: Fletcher Trace Phases 1-3
CHW Project No: 21-0297
Date: 8/26/2024

Phase 3

Item No.	Item	Qty	Unit	Unit Cost	Cost
DEMOLITION/EARTHWORK					
20	Clearing and Grubbing	19	AC	$ 3,800.00	$ 72,200.00
21	Excavation	33,730	CY	$ 3.00	$ 101,190.00
22	Fill (using onsite materials)	26,663	CY	$ 0.50	$ 13,331.50
23	Sod (within ROW and common areas)	17,197	SY	$ 4.50	$ 77,386.50
24	Seed (within lots and bottom of basin)	62,792	SY	$ 0.50	$ 31,396.00
25	Silt Fence	1,932	LF	$ 1.76	$ 3,400.32
26	Tree Barricade	1,713	LF	$ 15.00	$ 25,695.00
Earthwork Subtotal					**$ 324,599.32**
DRAINAGE					
27	36" Mitered End	1	EA	$ 7,252.00	$ 7,252.00
Drainage Subtotal					**$ 7,252.00**
ELECTRIC					
30	Primary Electric Conduit (2")	3,748	LF	$ 8.00	$ 29,984.00
31	Electric Conduit (4")	1,738	LF	$ 15.00	$ 26,070.00
32	Electric Connection Fee	37	EA	$ 200.00	$ 7,400.00
Electric Subtotal					**$ 63,454.00**
Subtotal					**$ 395,305.32**
Mobilization (10%)					**$ 39,530.53**
Contingency (10%)					**$ 39,530.53**
TOTAL					**$ 474,366.38**

The Engineer's probable estimate of cost provided in this document is specifically intended to represent a rough order of magnitude, including all component information for line items aspects of the work, estimated quantities, and applied unit rates. The Engineer's probable estimate of cost is not intended for publication for the use of bidders whatsoever, unless represented as an FDOT Pay Item table on the plans for projects administered accordance with FDOT Standards. For bidding scenarios, the prospective bidders should be advised that they are solely responsible for: identifying and including relevant project scope, calculation of quantities/durations for takeoffs, and determining the appropriate competitive market cost for the work. Additionally, CHW has no control over the cost of labor, materials, equipment, market conditions, or the Contractor's method of determining prices. Therefore, our statements of probable cost provided herein are made on the basis of best judgment as professional consultants familiar with the construction industry. CHW, nor its subconsultants, can offer guarantee that proposals, bids, or construction costs will not vary from our statements of probable cost.

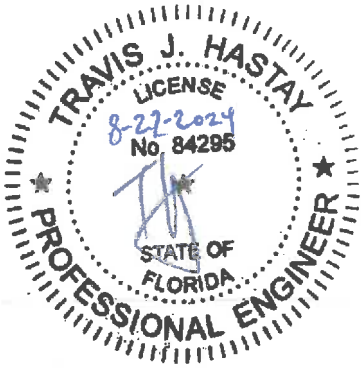
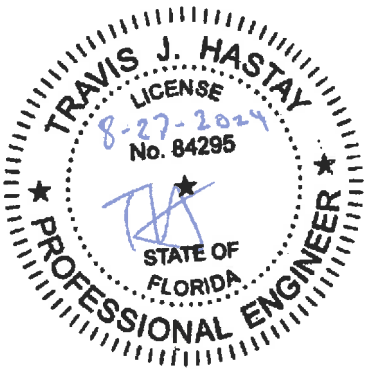


Exhibit "F"
Engineer's Certification of Construction Costs for House Sidewalks

Phase 3 On Lot Sidewalks

Item No.	Item	Qty	Unit	Unit Cost	Cost
1	Concrete Sidewalks and Driveways, 4"	1,249	SY	$ 50.55	$ 63,156.87
				Subtotal	**$ 63,156.87**
				Mobilization (10%)	**$ 6,315.69**
				Contingency (10%)	**$ 6,315.69**
				TOTAL	**$ 75,788.25**

The Engineer's probable estimate of cost provided in this document is specifically intended to represent a rough order of magnitude, including all component information for line items aspects of the work, estimated quantities, and applied unit rates. The Engineer's probable estimate of cost is not intended for publication for the use of bidders whatsoever, unless represented as an FDOT Pay Item table on the plans for projects administered accordance with FDOT Standards. For bidding scenarios, the prospective bidders should be advised that they are solely responsible for: identifying and including relevant project scope, calculation of quantities/durations for takeoffs, and determining the appropriate competitive market cost for the work. Additionally, CHW has no control over the cost of labor, materials, equipment, market conditions, or the Contractor's method of determining prices. Therefore, our statements of probable cost provided herein are made on the basis of best judgment as professional consultants familiar with the construction industry. CHW, nor its subconsultants, can offer guarantee that proposals, bids, or construction costs will not vary from our statements of probable cost.



Traffic Impact Analysis

Fletcher Trace - Phase 1



Date: 5/31/2022
PN#: 21-0297
PM: Brian Snyder, PE

Prepared For: Fletcher Family Companies

Submitted To: Alachua County Public Works, City of Alachua

CHW
11801 Research Drive
Alachua, FL 32615

www.chw-inc.com

CHW Professional Consultants

CONTENTS

1. Executive Summary 3

2. Study Intersections and Segments 4

2.1. Study Intersections 4

2.2. Study Roadway Segments 4

3. Trip Generation 6

4. Data Collection 7

5. Trip Distribution 10

6. Analysis 13

6.1. Intersection Analysis 13

6.2. Turn Lane Warrant Analysis 16

6.3. Roadway Segment Analysis 17

7. Conclusions and Recommendations 18

List of Figures

- Figure 1: Study Intersections
- Figure 2: Existing (Peak Season) Turning Movements
- Figure 3: Background Turning Movements
- Figure 4: Project Trip Turning Movements
- Figure 5: Build-out Turning Movements

List of Tables

- Table 1: Study Roadway Segments Determined
- Table 2: Fletcher Trace Trip Generation
- Table 3: AM Intersection Analysis Summary
- Table 4: PM Intersection Analysis Summary
- Table 5: Future Conditions (2029) Roadway Segment LOS Analysis
-

List of Appendices

- Appendix A: Concept Exhibit
- Appendix B: Methodology Letter
- Appendix C: Turning Movement Counts
- Appendix D: Reserved Trips
- Appendix E: Seasonal Adjustment Factor and Historical Growth Rates
- Appendix F: Background Tables
- Appendix G: Trip Distribution Calculations
- Appendix H: HCS Reports
- Appendix I: Turn Lane Warrant Analysis
- Appendix J: Roadway Segment Analysis

1. EXECUTIVE SUMMARY

CHW Professional Consultants, Inc. (CHW) has prepared the following Traffic Impact Analysis (TIA) for a development proposed on the south side of CR 235, just east of CR 235A, in the City of Alachua, Florida. The development is commonly referred to as Fletcher Trace. The concept plan for the proposed development is provided in **Appendix A**.

The purpose of this study is to identify the transportation impacts of the proposed project on the transportation network and if deficiencies are identified to recommend mitigation strategies to address the deficiencies. This TIA is required by Alachua County, and the City of Alachua. The study is being prepared for Fletcher Family Companies and is in conformance with the methodology letter submitted on May 26, 2022, see **Appendix B**.

The following developments are being proposed at this site, with an anticipated 2029 build-out:

- 344 Dwelling Units – Single-Family Detached Housing
- 128 Dwelling Units – Multifamily Housing (Low-Rise)

The following site access type and locations are being proposed:

- Full access at the CR 235/Proposed North Site Access intersection; and
- Full access at the CR 235/ Proposed South Site Access intersection;

2. STUDY INTERSECTIONS AND SEGMENTS

2.1. Study Intersections

CHW, in coordination with Alachua County, and the City of Alachua and identified the following intersections to be significantly impacted by the proposed development. The study area intersections are provided in **Figure 1**.

- NW 140th Street (CR 235)/CR 2054 (Peggy Road) intersection;
- CR 235A (NW 173rd Street)/CR 2054 (Peggy Road) intersection;
- CR 235/Proposed North Site Access intersection;
- CR 235/ Proposed South Site Access intersection;
- CR 235/CR 235A (NW 173rd Street) intersection; and
- CR 235/NW 78th Avenue (CR 232) intersection.

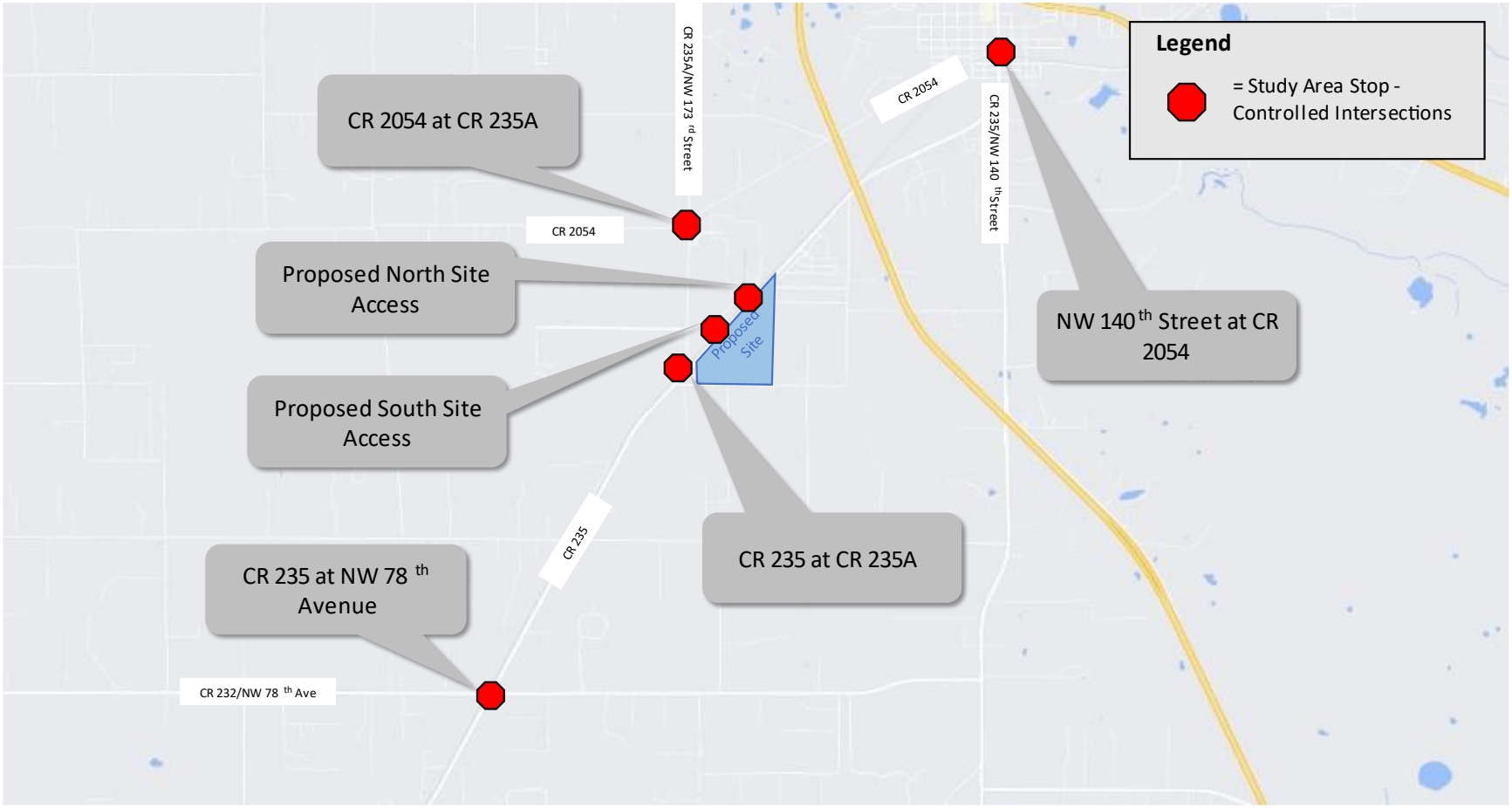
2.2. Study Roadway Segments

CR 235 and CR 235A are 2-lane collector roads adjacent to the project that were evaluated as part of this study. If the anticipated project trip exceed 5% of the maximum service volume (MSV), the roadway was further analyzed to determine whether the build-out condition exceeds the MSV. As demonstrated in **Table 1** CR 235 from NW 143rd Place to South City limit, exceeds 5% of the maximum service volume, so an this roadway segment is studied in Section 6.3.

Table 1: Study Roadway Segments Determination

ROAD NAME	FROM	TO	Comp. Plan MSV[1]	Net New Total Daily Project Trips[2]	Trip Dist %[3]	Net New Total Project Trips	% (Net New Total Projec Trips/MSV)	Include in Study Area (> 5%) - Y/N
CR 235	NW 143RD PLACE	SOUTH CITY LIMIT	15,120		67%	2,707	17.90%	Y
CR 235A	US 441	CR 235	15,120	4,040	9%	364	2.41%	N

Figure 1 | Study Intersections



3. TRIP GENERATION

The Institute of Transportation Engineer's (ITE) Trip Generation Manual, 11th Edition was used to develop the trip generation for the site. The trip generation is provided in **Table 2**.

Table 2 | Fletcher Trace Trip Generation

Fletcher Trace Trip Generation									
Land Use	**ITE LU Code**	**Variable DU**	**Daily**	**AM Peak**			**PM Peak**		
				Total	**In**	**Out**	**Total**	**In**	**Out**
Phase 1									
Single-Family Detached Housing	210	344	3,144	229	60	169	317	200	117
Multifamily Housing (Low-Rise)	220	128	896	63	15	48	76	48	28
Total			*4,040*	*292*	*75*	*217*	*393*	*248*	*145*

4. DATA COLLECTION

Turning movement counts were collected during the AM and PM peak hours on April 19th, 2022, for the following intersections: NW 140th Street/CR 2054 intersection, CR 235A /CR 2054 intersection, CR 235/CR 235A intersection and CR 235 at CR 232/NW 78th Avenue. The raw count data is provided in **Appendix C**.

The count data was adjusted based on the seasonal adjustment factor. **Figure 2** provides the existing (peak season) turning movements at the study intersections.

Reserved trips provided by the City of Alachua were included to the background volumes where applicable, as provided in **Appendix D**.

The project has an anticipated full build-out in 2029. Growth rates were determined based on historical ADT where available to derive the 2029 background volumes. A minimum of 1.0% yearly growth rate was used for roadways with historical growth rates less than 1.0% and 2.0% for roadways with no historical growth rates. **Appendix E** provides the data used to determine the peak season and background traffic volumes. **Appendix F** provides the peak season and background turning movements at all study intersections in tabular form. **Figure 3** illustrates the background conditions for 2029 at all study intersections.

Figure 2 | Existing (Peak Season) Turning Movements

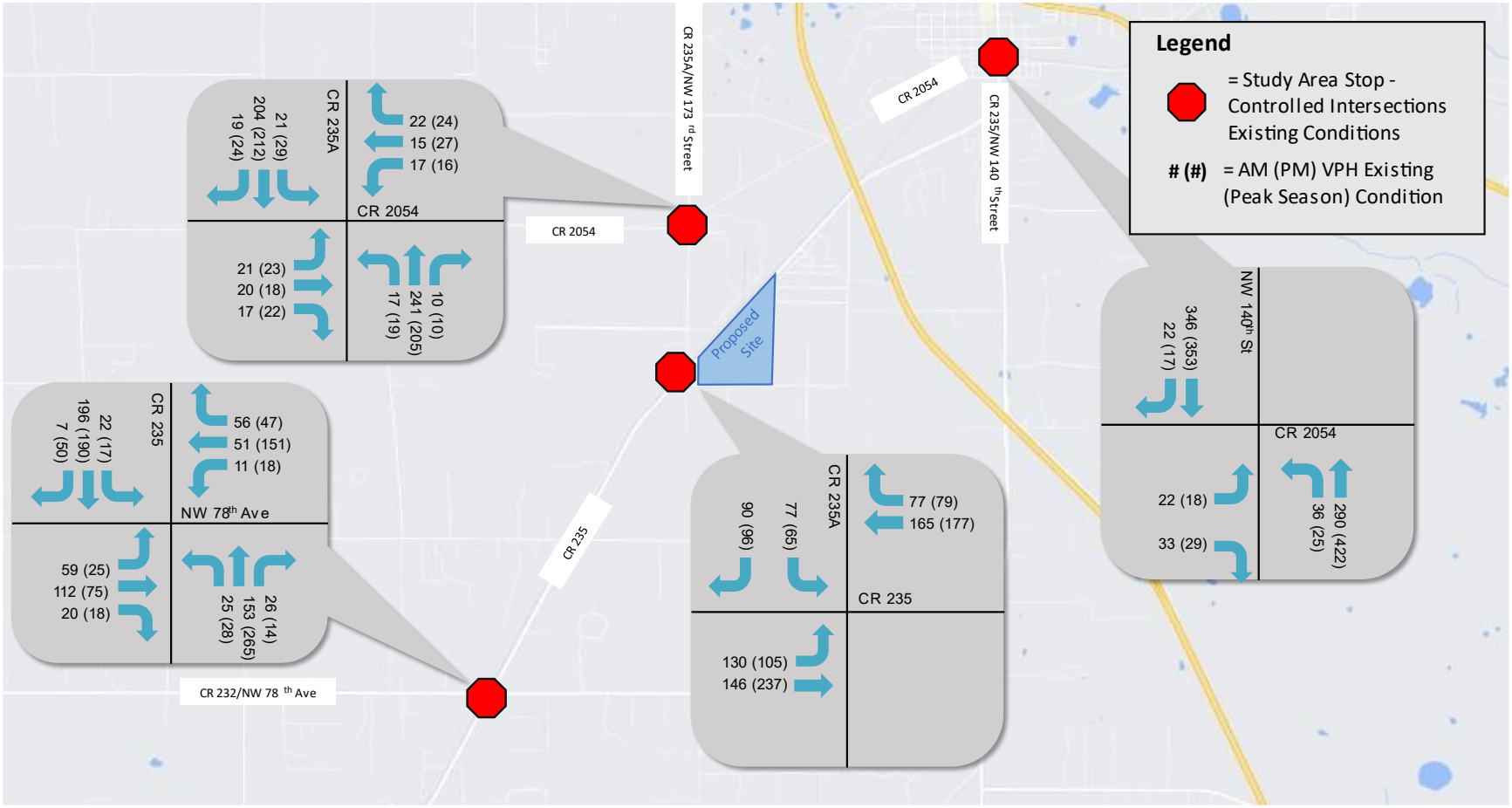
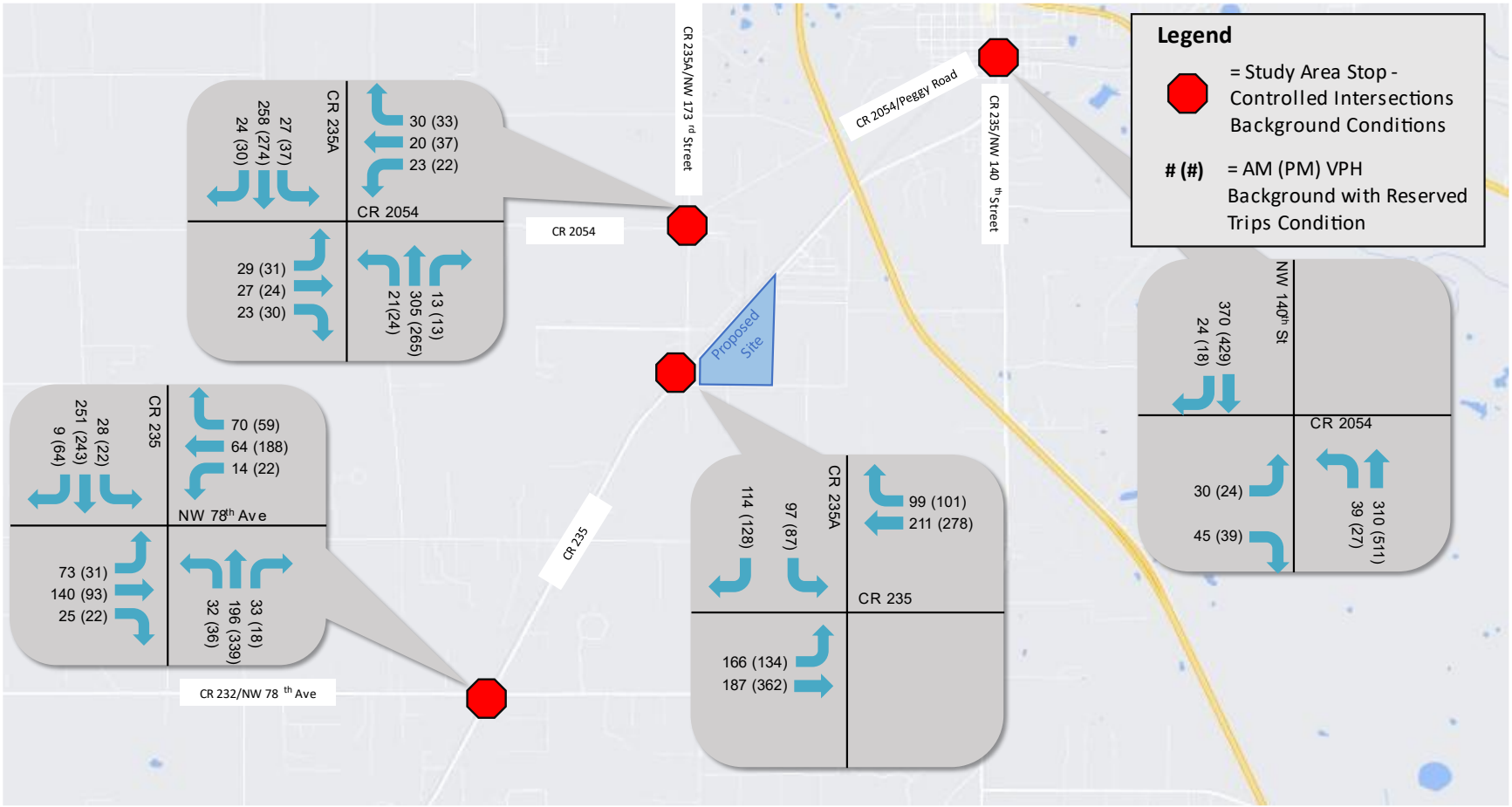


Figure 3 | Background Turning Movements



5. TRIP DISTRIBUTION

The project trip distribution for the Fletcher Trace build-out is expected to mimic the existing patterns of the Savannah Station Phase 1 project trips. A turning movement count was performed during the PM peak two hours of 4:00 to 6:00 PM at the intersection of CR 235 at NW 123rd Avenue, as provided in **Appendix G.** Based on the turning movement counts from Savannah Station Phase 1 the following project trip distribution that was utilized for this study:

- To/from north = 67%
- To/from south = 33%

The trip distribution at all other study area intersections was be based on the turning movement count data from the intersections. For example, at the intersection of CR 235 at CR 235A the project trips will either be to/from the north on CR 235A or to/from the west on CR 235. The trip distribution to/from the north was be calculated as follows, based on the total AM and PM count volumes, as provided in **Appendix G**:

(SBL + WBR) / (EBT + WBT + SBL + WBR)

The project trip distribution at the project's connections on CR 235 are based on the layout of the project site, as shown in **Appendix G**. Approximately 50% of the multi-family housing project trips are expected to use the CR 235/Proposed North site access connection and the remaining multi-family housing trips will use the CR 235/Proposed South site access connection. Approximately 40% of the single-family detached housing will use the CR 235/Proposed North site access connection and the remaining 60% will use the CR 235/Proposed South site access connection.

The project trips are shown in **Figure 4** and the combined background with reserved trips and project trips form the build-out condition illustrated in **Figure 5.**

Figure 4 | Project Trip Turning Movements

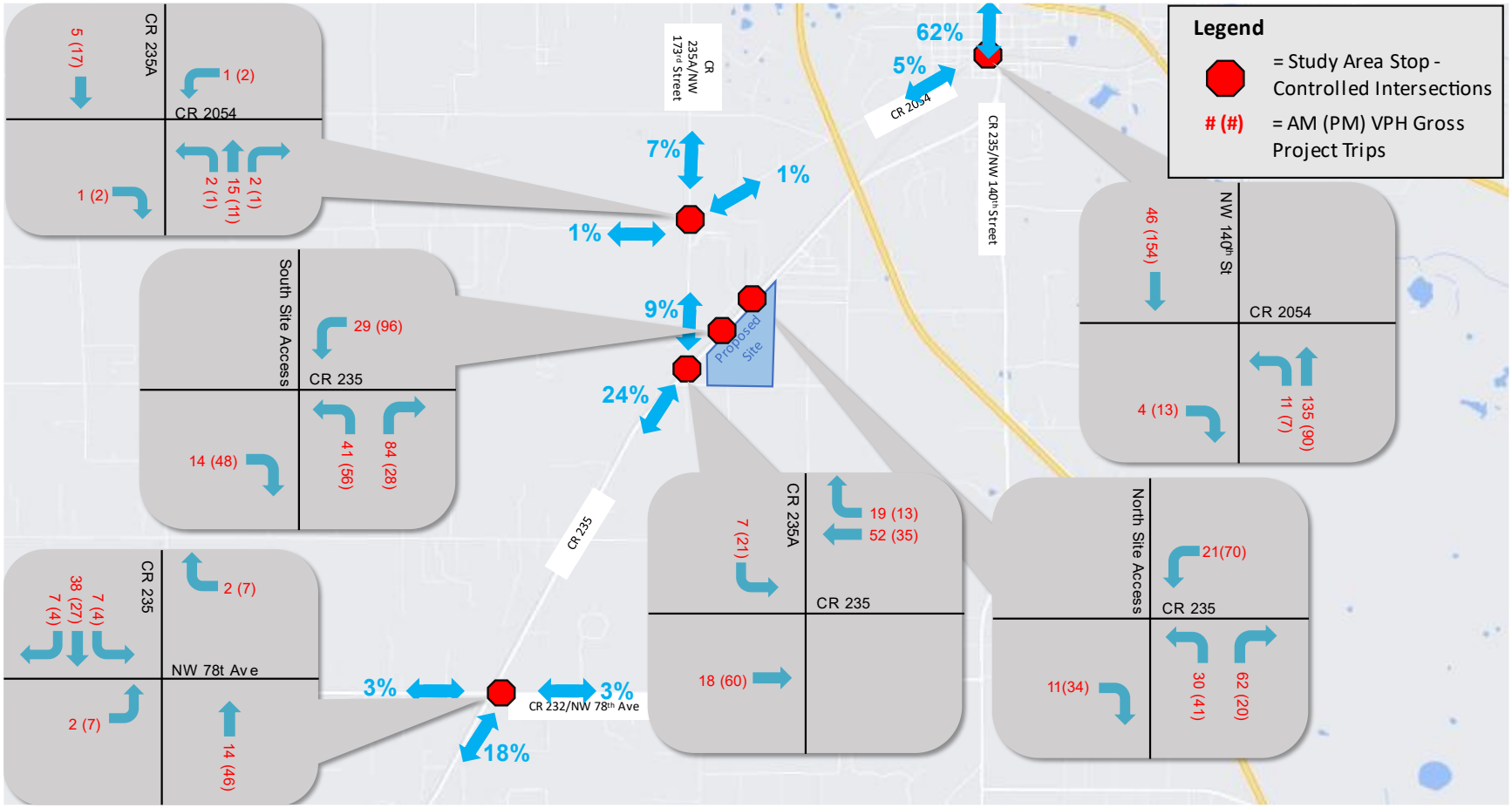
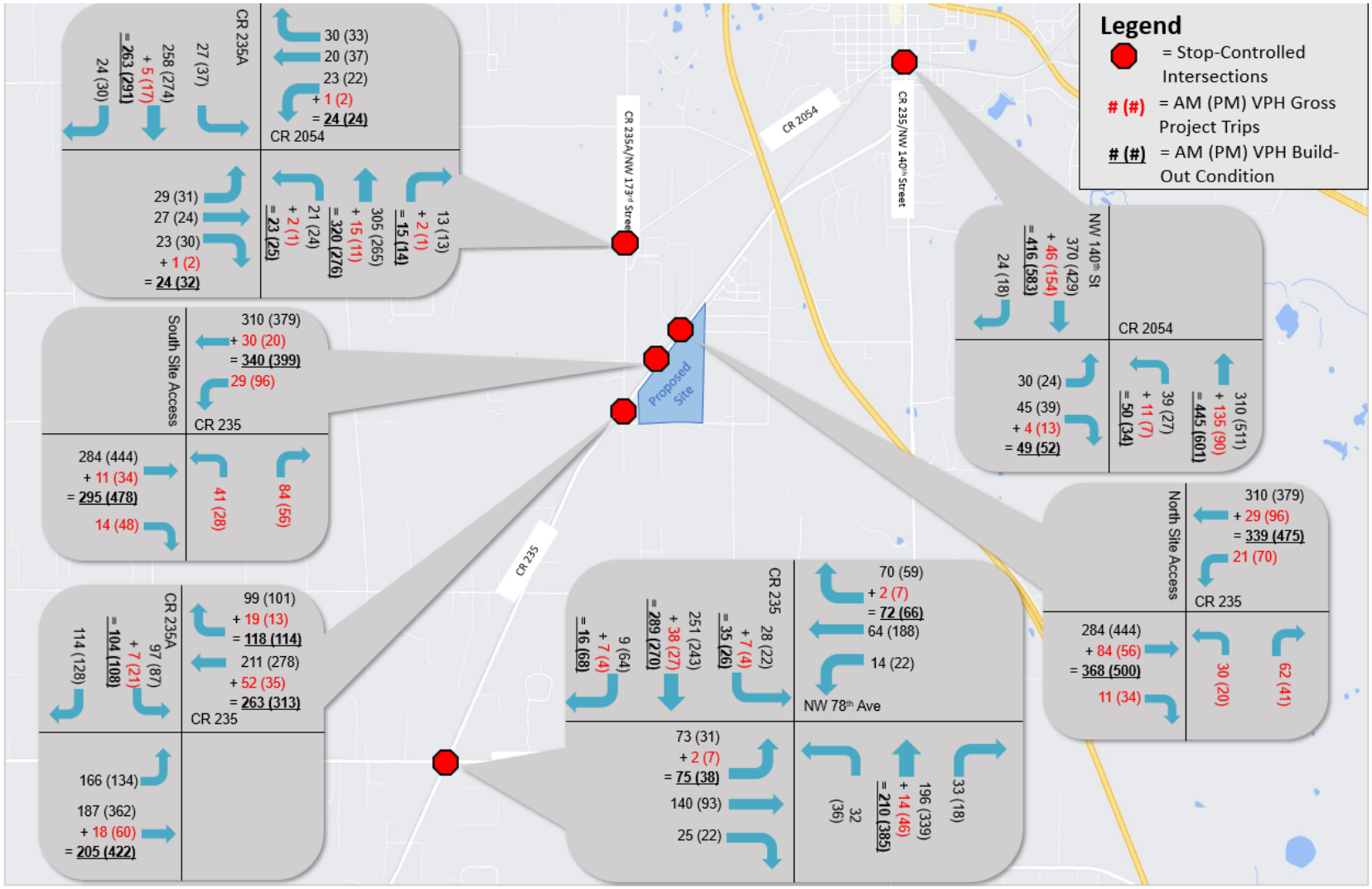


Figure 5 | Build-out Turning Movements



6. ANALYSIS

The analysis is divided into three parts: 1) analysis of intersections within the study area, 2) turn lane warrant analysis, and 3) roadway segment analysis.

6.1. Intersection Analysis

The analysis of the intersection within the study area covered three scenarios, as follows:

- Existing (Peak Season) Conditions;
- Background Conditions ; and
- Build-out Conditions.

All study intersections were analyzed during the AM and PM peak hours. The objectives of the analysis were to identify level of service or operational deficiencies and if necessary, model potential improvement to mitigate deficiencies. Resulting indicators for intersection operational performance include level of service (LOS), delay, volume to capacity (v/c) ratio, and the 95th percentile queue length.

For this analysis Highway Capacity Software 7 (HCS 7) was used to analyze stop sign controlled intersections.

The operational performance of the intersections is provided in **Table 3** and **Table 4**. The HCS reports are provided in **Appendix H**. Intersection deficiencies are highlighted in **Table 3** and **Table 4**. Deficiencies are v/c less than 1.0, 95th percentile queue lengths exceeding storage lengths, and LOS of F for the main street through movements and intersection totals.

Section 6.3 will demonstrate the left-turn lanes are recommended on CR 235 at the site access intersections. Additionally, a right-turn lane is recommended on CR 235 at the south site access and a right-turn taper is recommended at the north site access. These turn-lane improvements are included in the intersection analysis.

Table 3: AM Intersection Analysis Summary														
Intersection	Movement	Avail. Storage (ft)	Existing (Peak Season)				Background (2029)				Build-out (2029)			
			LOS	Delay(s)	v/c	95% Queue (FT)	LOS	Delay(s)	v/c	95% Queue (FT)	LOS	Delay(s)	v/c	95% Queue (FT)
Stop-controlled Intersections														
NW 140th Street/ CR 2054	EBL/R	N/A	B	13.7	0.12	25	B	14.9	0.18	25	C	17.9	0.23	25
	NBL/T	N/A	A	8.4	0.03	25	A	8.5	0.04	25	A	8.7	0.05	25
	Int. Total			1.5				1.9				2.1		
CR 2054/CR 235A	EBL	200	C	15.4	0.06	25	C	20.0	0.12	25	C	20.9	0.12	25
	EBT	N/A	B	14.6	0.06	25	C	17.5	0.09	25	C	18.1	0.10	25
	EBR	40	A	9.6	0.02	25	B	10.1	0.03	25	B	10.1	0.04	25
	WBL/T/R	N/A	B	13.9	0.13	25	C	17.5	0.22	25	C	18.3	0.23	25
	NBL/T/R	N/A	A	7.9	0.01	0	A	8.1	0.02	25	A	8.1	0.02	25
	SBL/T/R	N/A	A	8.0	0.02	25	A	8.3	0.03	25	A	8.3	0.03	25
	Int. Total			3.1				3.9				3.9		
CR 235/Proposed North Site Access	WBL/T	430									A	8.5	0.02	25
	NBL/R	N/A									C	15.2	0.24	25
												1.9		
CR 235/Proposed South Site Access	WBL/T	430									A	8.2	0.03	25
	NBL/R	N/A									B	14.9	0.29	50
												2.6		
CR 235/CR 235A	EBL/T	N/A	A	8.2	0.11	25	A	8.5	0.15	25	A	8.8	0.16	25
	SBL/R	N/A	B	14.8	0.32	50	C	21.6	0.51	75	D	27.8	0.60	100
	Int. Total			5.4				7.1				8.1		
CR 235/NW 78th Avenue	EBL/T/R	N/A	C	21.6	0.50	75	E	48.0	0.80	175	F	73.7	0.92	225
	WBL/T/R	N/A	B	13.7	0.24	25	C	18.3	0.38	50	C	21.1	0.43	75
	NBL/T/R	N/A	A	7.8	0.02	25	A	8.0	0.03	25	A	8.1	0.03	25
	SBL/T/R	N/A	A	7.8	0.02	25	A	7.9	0.02	25	A	8.0	0.03	25
	Int. Total			8.4				15.8				21.5		

Yellow highlight = deficiency occurring without project traffic

Red highlight = deficiency occurs due to added project trips

*NR = Not Reported

Table 4: PM Intersection Analysis Summary

Intersection	Movement	Avail. Storage (ft)	Existing (Peak Season)				Background (2029)				Build-out (2029)			
			LOS	Delay(s)	v/c	95% Queue (FT)	LOS	Delay(s)	v/c	95% Queue (FT)	LOS	Delay(s)	v/c	95% Queue (FT)
Stop-controlled Intersections														
NW 140th Street/ CR 2054	EBL/R	N/A	C	15.3	0.13	25	C	19.2	0.22	25	D	27.9	0.36	50
	NBL/T	N/A	A	8.3	0.03	25	A	8.6	0.03	25	A	9.3	0.04	25
	Int. Total			1.2				1.6				2.2		
CR 2054/CR 235A	EBL	200	C	15.4	0.06	25	C	20.6	0.12	25	C	21.7	0.13	25
	EBT	N/A	B	14.6	0.06	25	C	17.0	0.08	25	C	17.6	0.08	25
	EBR	40	A	9.6	0.02	25	B	10.2	0.04	25	B	10.3	0.05	25
	WBL/T/R	N/A	B	13.9	0.13	25	C	17.8	0.25	25	C	18.8	0.27	50
	NBL/T/R	N/A	A	7.9	0.01	0	A	8.2	0.02	25	A	8.3	0.02	25
	SBL/T/R	N/A	A	8.0	0.02	25	A	8.1	0.03	25	A	8.1	0.03	25
	Int. Total			3.5				4.4				4.5		
CR 235/Proposed North Site Access	WBL/T	430									A	9.2	0.08	25
	NBL/R	N/A									C	18.6	0.20	25
												1.6		
CR 235/Proposed South Site Access	WBL/T	430									A	9.3	0.11	25
	NBL/R	N/A									C	19.4	0.27	50
												2.3		
CR 235/CR 235A	EBL/T	N/A	A	8.1	0.09	25	A	8.7	0.13	25	A	8.9	0.14	25
	SBL/R	N/A	C	15.2	0.33	50	D	31.9	0.65	125	F	64.1	0.87	200
	Int. Total			4.6				7.8				13.9		
CR 235/NW 78th Avenue	EBL/T/R	N/A	C	25.0	0.42	50	F	132.8	1.01	200	F	556.3	1.97	375
	WBL/T/R	N/A	D	26.5	0.60	100	F	86.1	0.98	275	F	142.0	1.15	350
	WBL	N/A												
	WBR	N/A												
	NBL/T/R	N/A	A	7.9	0.02	25	A	8.1	0.03	25	A	8.2	0.03	25
	SBL/T/R	N/A	A	8.0	0.02	0	A	8.3	0.02	25	A	8.4	0.03	25
	Int. Total			10.2				38.0				101.5		

Yellow highlight = deficiency occurring without project traffic

Red highlight = deficiency occurs due to added project trips

*NR = Not Reported

As indicated in **Tables 3** and **Table 4** the following deficiency occurs with the addition of project trips.

The westbound movement at the intersection of CR 235 at NW 78th Avenue has volume exceeding capacity during the PM build-out. The volume of project trips forecasted to make a westbound right turn is low at only 7 vehicles per hour. During the PM background scenario, the westbound movement operates with a v/c near capacity at .98. Therefore, the background volumes and not the project trips are what cause the operational issues at this intersection. No improvements are recommended at this intersection.

6.2. Turn Lane Warrant Analysis

The Alachua County Land Development Code requires deceleration (right-turn) tapers for Class III and IV connections to a two-lane collector or arterial roadway with a design speed of 50 MPH or greater. A right turn lane is required if warranted. This site proposes a Class III connection onto CR 235 which has a design speed of 60 MPH, assuming a design speed 5 MPH over the posted speed of 55 MPH.

A right-turn lane warrant analysis, based on the guidelines of the "FDOT Access Management Guidebook", was used to determine whether a right-turn lane is warranted. The thresholds for warranting a right-turn lane range from 35 - 55 right-turns per hour, per the "FDOT Access Management Guidebook". As illustrated in build-out **Figure 4**, the maximum number of right turning vehicles at the CR 235/Proposed North Site Access intersection is 34 during the PM peak hour and at the CR 235/Proposed South Site Access intersection is 48 during the PM peak hour. Therefore, a northbound right-turn lane at the CR 235/Proposed North Site Access intersection is not warranted and not recommended to support this project however a northbound right turn taper is recommended based on the Alachua County Land Development Code requirements. A northbound right-turn lane at the CR 235/Proposed South Site Access intersection is warranted and recommended to support this project. The results are provided in **Appendix J**.

The Alachua County Unified Land Development Code requires a left-turn lane for developments with 50 or more total peak hour trips connecting to a collector or arterial road. As illustrated in build-out **Figure 4**, the maximum number of left turning vehicles at the CR 235/Proposed North Site Access intersection is 70 during the PM peak hour and at the CR 235/Proposed South Site Access intersection is 96 during the PM peak hour. Therefore, left-turn lanes are recommended at both the CR 235/Proposed North Site

Access intersection and CR 235/Proposed South Site Access intersection based on the Alachua County Land Development Code Requirements.

6.3. Roadway Segment Analysis

The study roadway segments for the future roadway segment conditions analysis were determined where the net new traffic from the proposed project is at least 5% of the maximum service volume (MSV) as provided in **Table 1**.

The future roadway segment conditions analysis was completed for roadway segments within the study area. Historic growth rates were applied to the 2022 AADT. Build-out project trips were added to the background trips and applied to each roadway segment. **Table 5** shows that none of the roadway segments in the study area had build-out volumes that exceeded the daily service volume. Therefore, no roadway segment improvements are recommended.

Table 5 | Future Conditions (2029) Roadway Segment LOS Analysis

ROAD NAME	FROM	TO	Comp. Plan MSV[1]	ADOPTED LOS STANDARD	Ex. Trips - 2022 AADT[1]	Back-ground Trips - 2029 AADT[2]	Reserved Trips-AADT[3]	Net New Total Project Trips	Build-out	Exceeds MSV/ Daily Service Volume - Y/N
CR 235	NW 143RD PLACE	SOUTH CITY LIMIT	15,120	D	6,180	7,815	1,018	2,707	11,540	N

(1) Taken from 2022 City of Alachua Annual Concurrency Status Report
(2) Calculated using Historical Growth Rate
(3) Reserved trips provided by the City of Alachua

7. CONCLUSIONS AND RECOMMENDATIONS

The following transportation improvements are recommended to support the project traffic at this site:

- Install a westbound left-turn lane on CR 235 at the south site access.
- Install a westbound left-turn lane on CR 235 at the north site access.
- Install a full-length eastbound right-turn lane on CR 235 at the south site access.
- Install an eastbound right-turn taper on CR 235 at the north site access.

Appendix B
Methodology Letter

May 26, 2022

Mr. Thomas Strom, PE
Transportation Engineering Manager
Alachua County Public Works
5620 NW 120th Lane
Gainesville, FL 32653

Justin Tabor, AICP
Principal Planner
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616

Re: Fletcher Trace, City of Alachua, FL

Dear Thomas and Justin,

CHW is preparing a Traffic Impact Analysis (TIA) Methodology for the proposed Fletcher Trace development consisting of a single-family detached housing and multifamily housing (low-rise) located northeast of the intersection of CR 235 and NW 173rd Street in the City of Alachua, Florida. The project proposes a two access points from CR 235 to the project site, as illustrated in the concept plan provided in **Attachment A**.

Please review the methodology and either provide comment for the purposes of modification/ clarification or provide acceptance.

Study Area

The study area will consist of the following intersections:

- CR 235/NW 140th Street at CR 2054;
- CR 235A and CR 2054;
- CR 235 at Proposed North Site Access;
- CR 235 at Proposed South Site Access;
- CR 235 and CR 235A/NW 173rd Street; and
- CR 235 at CR 232/NW 78th Avenue.

Land Use and Trip Generation

The trip generation for the site will be based on the Institute of Transportation Engineer's (ITE) Trip Generation Manual, 11th Edition. The estimated trip generation is provided below. The TIA will estimate the trip generation based on the number of dwelling units.

Fletcher Trace Trip Generation									
Land Use	ITE LU Code	Variable DU	Daily	AM Peak			PM Peak		
				Total	In	Out	Total	In	Out
Single-Family Detached Housing	210	344	3,144	229	60	169	317	200	117
Multifamily Housing (Low-Rise)	220	128	896	63	15	48	76	48	28
Total			*4,040*	*292*	*75*	*217*	*393*	*248*	*145*

Data Collection

Turning movement counts during the AM and PM peak two hours, during a single day, will be utilized for analysis. Counts will be collected on a Tuesday, Wednesday, or Thursday. The counts will include pedestrians, bicycles, and trucks, in addition to passenger vehicles.

Turning movement counts will be performed at the following intersection:

- CR 235/NW 140th Street at CR 2054;
- CR 235A and CR 2054;
- CR 235 and CR 235A/NW 173rd Street; and
- CR 235 at CR 232/NW 78th Avenue.

The count data will be adjusted based on the seasonal adjustment factor and by the growth rate to forecast the estimated background traffic of the project build-out year 2029. The growth rate will be determined based on historical ADT where available.

Trip Distribution

The project trip distribution for the Fletcher Trace build-out is expected to mimic the existing patterns of the Savannah Station Phase 1 project trips. A turning movement count was performed during the PM peak two hours of 4:00 to 6:00 PM at the intersection of CR 235 at NW 123rd Avenue, as provided in **Attachment B**. Based on the turning movement count the Savannah Station Phase 1 project trip distribution that will be utilized for the Fletcher Trace TIS is provided below:

- To/from north = 67%
- To/from south = 33%

The trip distribution at all other study area intersections will be based on the turning movement count data from the intersections. For example, at the intersection of CR 235 at CR 235A the project trips will either be to/from the north on CR 235A or to/from the west on CR 235. The trip distribution to/from the north will be calculated as follows, based on the total AM and PM count volumes:

(SBL + WBR) / (EBT + WBT + SBL + WBR)

Analysis

The intersection analysis will be performed at the intersections provided in the study area during the AM and PM peak hours, under the following scenarios:

- Existing (peak season) conditions
- Background conditions
- Build-out conditions
- Build-out with improvements, if applicable

The intersection operation analysis will review the delay, LOS, V/C, and 95th percentile queue length of each intersection movement as well as the intersection as a whole. The non-signalized intersections will be analyzed using HCS 7. The reports will be provided in the appendices.

Left and right turn lane warrant analyses will be performed at the site access intersections. If turn lanes are warranted the turn lane lengths will be calculated.

A roadway segment level of service analysis will be provided for CR 235 and CR 235A in accordance with City of Alachua requirements.

Any needed roadway modifications based on this analysis will be identified and modeled to demonstrate that the improvement mitigates the deficiency.

Report

A draft report, including, as a minimum, the following will be submitted for review and comment.

- Study Area Map
- Existing Conditions
- Trip Generation
- Data Collection
- Trip Distribution
- Analysis
  - AM and PM Intersection LOS, Delay, V/C and 95th Percentile Queue Length Analysis
  - Left and Right Turn Lane Warrants
  - Roadway Segment Analysis
- Conclusion and Recommendations
- Appendices with Supporting Documentation

Following any revisions, based upon staff comments, we will prepare a final signed and sealed report.

Please provide acceptance if you concur with this methodology.

Thank you for your review and consideration.

Sincerely,
CHW



Brian Snyder, P.E.
Project Manager

N:\2021\21-0297\Departments\04_Engineering\04_Traffic\Report\Methodology\220411 Fletcher Trace Methodology.docx

Attachment A
Site Layout

PRELIMINARY PLAT
FOR:

FLETCHER TRACE

ALACHUA COUNTY PARCELS 03905-002-000 AND 03980-002-001

CITY OF ALACHUA, FLORIDA

SECTIONS 21 AND 28, TOWNSHIP 08 SOUTH, RANGE 18 EAST

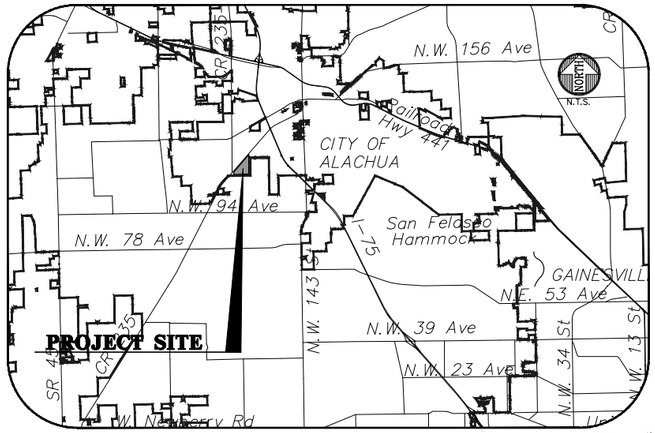
NOT FOR FINAL RECORDING

LEGAL DESCRIPTION: (OFFICIAL RECORDS BOOK 2140, PAGE 1834)

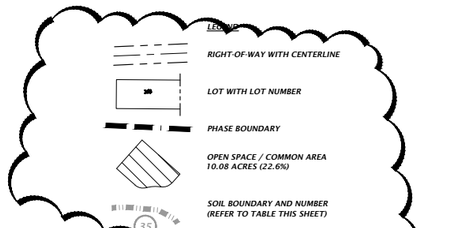
A TRACT OF LAND SITUATED IN SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT AN IRON PIPE AT THE SOUTHWEST CORNER OF THE AFOREMENTIONED SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST FOR THE POINT OF BEGINNING AND RUN N.00°42'43"E., ALONG THE WEST LINE OF SAID SECTION, A DISTANCE OF 402.89 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY); THENCE RUN N.41°53'43"E., ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 4071.41 FEET TO A CONCRETE MONUMENT; THENCE RUN S.01°01'49"W., A DISTANCE OF 827.97 FEET TO A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 28; THENCE RUN S.00°32'41"W., ALONG THE WEST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 2612.87 FEET TO AN IRON PIPE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 28, THENCE RUN N.89°50'54"W., ALONG THE SOUTH LINE OF SAID SECTION 28, A DISTANCE OF 2684.07 FEET TO THE POINT OF BEGINNING, CONTAINING 118.191 ACRES, MORE OR LESS.

SUBJECT TO MAINTAINED RIGHT OF WAY OF COUNTY ROAD N.W. 110TH AVENUE (FORMERLY KNOWN AS COUNTY ROAD NO. N.W 28) ALONG THE SOUTH BOUNDARY THEREOF



VICINITY MAP



SOIL NUMBER	SOIL NAME	HYDROLOGIC SOIL GROUP
3	ARREDONDO FINE SANDS 0 TO 5 PERCENT SLOPES	*
8	MILLHOPPER SAND 0 TO 5 PERCENT SLOPES	*
30	KENDRICK SAND 2 TO 5 PERCENT SLOPES	*
35	GAINESVILLE SAND 0 TO 5 PERCENT SLOPES	*
69	ARREDONDO FINE SAND 5 TO 8 PERCENT SLOPES	*
72	LOCHLOOSA FINE SAND 5 TO 8 PERCENT SLOPES	*

GENERAL NOTES

1. LAND OWNER:
   WACO PROPERTIES, INC.
   569 SOUTH EDGEWOOD AVENUE
   JACKSONVILLE, FL - 32205
2. DEVELOPER(SUBDIVIDER):
   FLETCHER DEVELOPMENT, LLC.
   4510 NW 6TH PLACE, 3RD FLOOR
   GAINESVILLE, FL - 32607
3. AGENT OF DEVELOPER/SUBDIVIDER:
   CHW
   11801 RESEARCH DRIVE
   ALACHUA, FL - 32615
   (352)331-1976
4. ENGINEER OF RECORD:
   DANIEL H. YOUNG, P.E.
   CHW
   11801 RESEARCH DRIVE
   ALACHUA, FL 32615
   (352) 331-1976
   DANIELY@CHW-INC.COM
5. SURVEYOR OF RECORD:
   AARON H. HICKMAN, PSM
   CHW
   11801 RESEARCH DRIVE
   ALACHUA, FL 32615
   (352) 331-1976
   AARONH@CHW-INC.COM
6. DATE OF BOUNDARY SURVEY:
   9/28/2018
7. WATER SUPPLY:
   AN 8-INCH POTABLE WATER MAIN RUNS ALONG THE CR 235 RIGHT-OF-WAY, AND A 6-INCH POTABLE WATER MAIN RUNS ALONG NW 157TH STREET. DIRECT CONNECTION IS ANTICIPATED WITHOUT THE NEED FOR JACK AND BORE OF CR 235.
8. SEWAGE DISPOSAL:
   A NEW GRAVITY SEWER SYSTEM WILL CONNECT TO THE EXISTING SANITARY LIFT STATION LOCATED ON THE DEVELOPMENT SIDE OF CR 235.
9. DRAINAGE:
   STORMWATER MANAGEMENT FACILITIES (SMF) ARE LOCATED THROUGHOUT THE DEVELOPMENT, INCLUDING ALONG CR 235, THE SITE'S LOW AREA, AND THE TOPOGRAPHIC FEATURE ADJACENT TO NW 157TH STREET. THIS PLAN ILLUSTRATES APPROXIMATELY 15% OF THE PROJECT SITE. FINAL SIZE AND LOCATION OF SMFs WILL BE DETERMINED DURING SITE PLAN REVIEW.
10. ELECTRICAL UTILITY PROVISION:
    A CITY OF ALACHUA TRANSFORMER IS LOCATED ON THE NORTHEAST CORNER OF THE NEW ENTRANCE OFF CR 235 AND WILL SUPPLY UNDERGROUND ELECTRIC TO THE DEVELOPMENT.
11. NATURAL FEATURES:
    N/A
12. ZONING/LAND USE INFORMATION:
    ZONING = PUD
    LAND USE = MODERATE DENSITY RESIDENTIAL

SETBACKS:

13. COVENANTS AND RESTRICTIONS:
    PROVIDED
14. ROADWAY TYPE: URBAN CURB AND GUTTER ROADWAY WITH STORM SEWER PIPING AND RENTAL LIGHTING FROM CITY OF ALACHUA.
15. UTILITY PROVIDERS:
    WATER: CITY OF ALACHUA
    SEWER: CITY OF ALACHUA
    ELECTRIC: CITY OF ALACHUA
    PHONE / CABLE: WINDSTREAM AND COX

SHEET INDEX

SHEET NUMBER	DESCRIPTION
1	MASTER PRELIMINARY PLAT
2-6	DETAILED PRELIMINARY PLAT
LS-1	PRELIMINARY PLAT - LANDSCAPE PLAN
1 - 6 OF 6	BOUNDARY AND TOPOGRAPHIC SURVEY

11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
WWW.CHW-INC.COM
CHW
Professional Consultants
cert. no. 5075 FLORIDA CA-8078

SCALE: 1"=200'
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALE ACCORDINGLY

CONSTRUCTION REVISIONS

SUBMITTALS

LEGEND:
FLETCHER DEVELOPMENT

PROJECT:
FLETCHER TRACE
PRELIMINARY PLAT

SHEET TITLE:
MASTER PRELIMINARY PLAT

DESIGNED: K MERRITT
DRAWN: N COVAP
QUALITY CONTROL: T HASTAY
PROJECT MANAGER: TRAVIS J. HASTAY

21-0297

FL PE No. 84295

SHEET NO.:
1

Tech: kurtin Plot Date: May 23,2022 2:50pm Filename: K:\2021\21-0297\Departments\04_Engineering\02_DWGs\Production Files\Preliminary Plat\21-0297 MasterPrePlat FletcherTrace.dwg

Attachment B
Turning
Movement Count
CR 235 at NW
123rd Avenue

CR 235 at NW 123rd Avenue
2/3/2021

Trucks

	CR 235 Southbound			CR 235 Northbound			NW 123rd Avenue Westbound		
Start Time	Left	Thru	Ped/Bike	Right	Thru	Ped/Bike	Right	Left	Ped/Bike
4:00 PM	0	5	0	0	7	0	0	0	0
04:15 PM	0	11	0	0	4	0	0	0	0
04:30 PM	2	4	0	0	2	0	0	0	0
04:45 PM	0	6	0	0	2	0	0	0	0
05:00 PM	0	1	0	0	6	0	1	0	0
05:15 PM	0	3	0	0	4	0	0	0	0
05:30 PM	0	1	0	0	3	0	0	0	0
05:45 PM	0	3	0	0	0	0	0	0	0
Peak Hour									
5:00-5:45	0	8	0	0	13	0	1	0	0

Cars

	CR 235 Southbound			CR 235 Northbound			NW 123rd Avenue Westbound		
Start Time	Left	Thru	Ped/Bike	Right	Thru	Ped/Bike	Right	Left	Ped/Bike
4:00 PM	5	47	0	1	18	0	2	1	0
04:15 PM	4	30	0	3	24	0	5	0	0
04:30 PM	7	31	0	2	18	0	6	2	0
04:45 PM	5	39	0	1	18	0	2	1	0
05:00 PM	8	66	0	1	28	0	4	2	0
05:15 PM	9	71	0	4	27	0	2	2	0
05:30 PM	5	56	0	0	19	0	3	2	0
05:45 PM	5	66	0	1	27	0	2	1	0
Peak Hour									
5:00-5:45	27	259	0	6	101	0	11	7	0

Combined

	CR 235 Southbound			CR 235 Northbound			NW 123rd Avenue Westbound		
Start Time	Left	Thru	Ped/Bike	Right	Thru	Ped/Bike	Right	Left	Ped/Bike
4:00 PM	5	52	0	1	25	0	2	1	0
04:15 PM	4	41	0	3	28	0	5	0	0
04:30 PM	9	35	0	2	20	0	6	2	0
04:45 PM	5	45	0	1	20	0	2	1	0
05:00 PM	8	67	0	1	34	0	5	2	0
05:15 PM	9	74	0	4	31	0	2	2	0
05:30 PM	5	57	0	0	22	0	3	2	0
05:45 PM	5	69	0	1	27	0	2	1	0
Peak Hour									
5:00-5:45 PM	27	267	0	6	114	0	12	7	0
Truck %	3%			11%			5%		
Peak Hour Factor	0.89			0.86			0.68		
Int. Total	0.89								

	CR 235 SBL	NW 123rd WBR	Total	
to/from North	27	12	39	67%

	CR 235 NBR	NW 123rd WBL	Total	
to/from South	6	7	13	33%

*** The Truck % in and out of Savannah Station Phase 1 is 2% which is applied to the trips in and out of Savannah Station during the full build-out analysis.**

Appendix C
Turning Movement Counts

NW 78th Avenue (CR 232) at CR 235

DE TRAFFIC

detraffic.com
NW 78th Ave (CR 232) at CR 235
Alachua County, Fl

File Name : cr 235 at nw 78
Site Code : 00000001
Start Date : 4/19/2022
Page No : 1

Groups Printed- Automobiles - Commercial

	CR 235 Southbound				NW 78th Ave (CR 232) Westbound				CR 235 Northbound				NW 78th Ave (CR 232) Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
07:00 AM	2	31	2	35	0	6	16	22	6	33	3	42	10	19	3	32	131
07:15 AM	3	49	1	53	2	5	12	19	4	41	2	47	11	25	2	38	157
07:30 AM	7	57	2	66	0	8	16	24	5	45	5	55	19	36	4	59	204
07:45 AM	4	48	3	55	2	12	13	27	8	39	5	52	13	27	6	46	180
Total	16	185	8	209	4	31	57	92	23	158	15	196	53	107	15	175	672
08:00 AM	5	51	2	58	5	17	17	39	7	33	8	48	18	27	4	49	194
08:15 AM	6	42	0	48	4	15	11	30	5	38	8	51	10	23	6	39	168
08:30 AM	5	36	4	45	4	16	16	36	5	28	8	41	7	25	2	34	156
08:45 AM	4	31	4	39	2	13	13	28	6	24	8	38	7	25	3	35	140
Total	20	160	10	190	15	61	57	133	23	123	32	178	42	100	15	157	658
04:00 PM	3	41	13	57	4	36	6	46	6	52	4	62	8	16	4	28	193
04:15 PM	7	41	12	60	3	31	9	43	6	66	3	75	4	13	6	23	201
04:30 PM	4	52	16	72	2	34	5	41	8	59	4	71	7	17	2	26	210
04:45 PM	2	43	13	58	6	42	11	59	4	55	2	61	5	23	6	34	212
Total	16	177	54	247	15	143	31	189	24	232	13	269	24	69	18	111	816
05:00 PM	7	48	8	63	4	34	17	55	7	88	5	100	5	22	4	31	249
05:15 PM	4	49	13	66	6	43	14	63	9	66	3	78	8	14	6	28	235
05:30 PM	8	41	9	58	5	35	15	55	9	46	2	57	4	13	5	22	192
05:45 PM	4	36	10	50	3	26	5	34	9	49	1	59	4	16	7	27	170
Total	23	174	40	237	18	138	51	207	34	249	11	294	21	65	22	108	846
Grand Total	75	696	112	883	52	373	196	621	104	762	71	937	140	341	70	551	2992
Apprch %	8.5	78.8	12.7		8.4	60.1	31.6		11.1	81.3	7.6		25.4	61.9	12.7		
Total %	2.5	23.3	3.7	29.5	1.7	12.5	6.6	20.8	3.5	25.5	2.4	31.3	4.7	11.4	2.3	18.4	
Automobiles	70	604	106	780	49	366	189	604	103	682	66	851	123	310	57	490	2725
% Automobiles	93.3	86.8	94.6	88.3	94.2	98.1	96.4	97.3	99	89.5	93	90.8	87.9	90.9	81.4	88.9	91.1
Commercial	5	92	6	103	3	7	7	17	1	80	5	86	17	31	13	61	267
% Commercial	6.7	13.2	5.4	11.7	5.8	1.9	3.6	2.7	1	10.5	7	9.2	12.1	9.1	18.6	11.1	8.9

DE TRAFFIC

detraffic.com
NW 78th Ave (CR 232) at CR 235
Alachua County, Fl

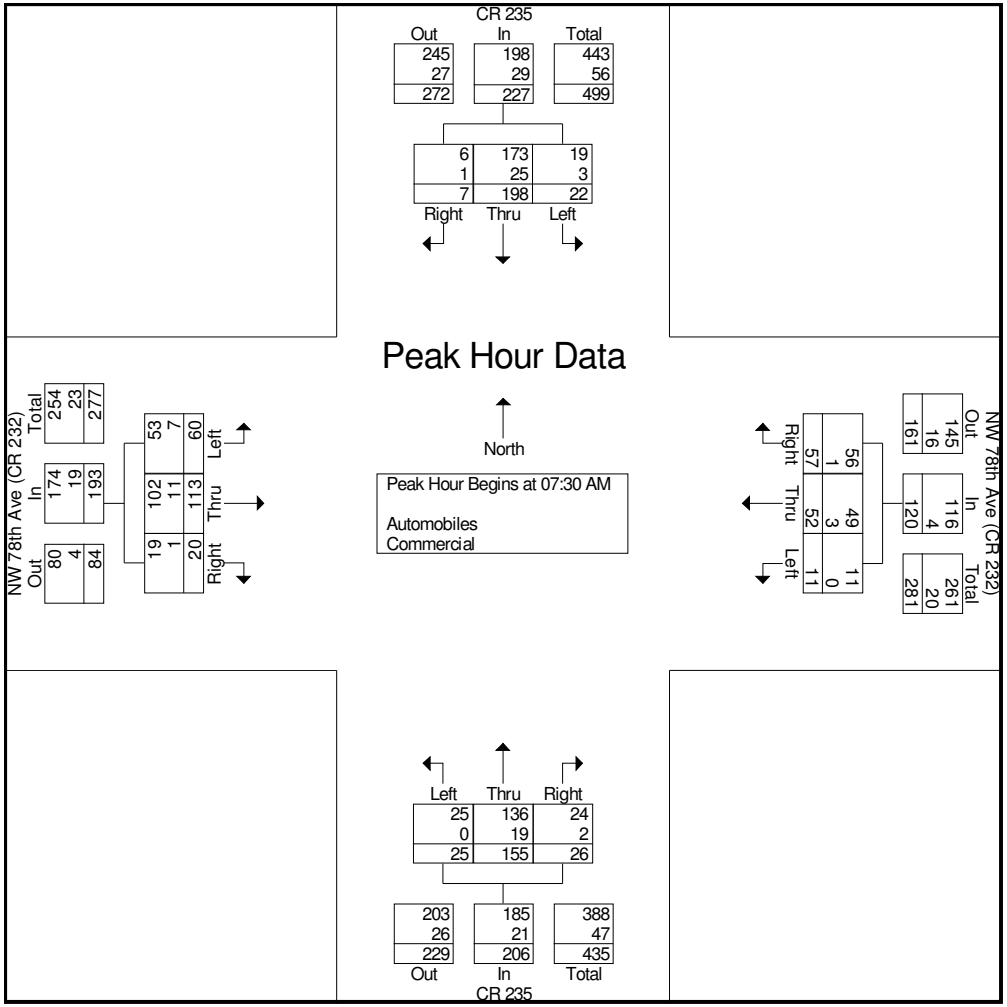
File Name : cr 235 at nw 78
Site Code : 00000001
Start Date : 4/19/2022
Page No : 2

	CR 235 Southbound				NW 78th Ave (CR 232) Westbound				CR 235 Northbound				NW 78th Ave (CR 232) Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:30 AM																	
07:30 AM	7	57	2	66	0	8	16	24	5	45	5	55	19	36	4	59	204
07:45 AM	4	48	3	55	2	12	13	27	8	39	5	52	13	27	6	46	180
08:00 AM	5	51	2	58	5	17	17	39	7	33	8	48	18	27	4	49	194
08:15 AM	6	42	0	48	4	15	11	30	5	38	8	51	10	23	6	39	168
Total Volume	22	198	7	227	11	52	57	120	25	155	26	206	60	113	20	193	746
% App. Total	9.7	87.2	3.1		9.2	43.3	47.5		12.1	75.2	12.6		31.1	58.5	10.4		
PHF	.786	.868	.583	.860	.550	.765	.838	.769	.781	.861	.813	.936	.789	.785	.833	.818	.914
Automobiles	19	173	6	198	11	49	56	116	25	136	24	185	53	102	19	174	673
% Automobiles	86.4	87.4	85.7	87.2	100	94.2	98.2	96.7	100	87.7	92.3	89.8	88.3	90.3	95.0	90.2	90.2
Commercial	3	25	1	29	0	3	1	4	0	19	2	21	7	11	1	19	73
% Commercial	13.6	12.6	14.3	12.8	0	5.8	1.8	3.3	0	12.3	7.7	10.2	11.7	9.7	5.0	9.8	9.8

DE TRAFFIC

detraffic.com
NW 78th Ave (CR 232) at CR 235
Alachua County, Fl

File Name : cr 235 at nw 78
Site Code : 00000001
Start Date : 4/19/2022
Page No : 3



DE TRAFFIC

detraffic.com
NW 78th Ave (CR 232) at CR 235
Alachua County, Fl

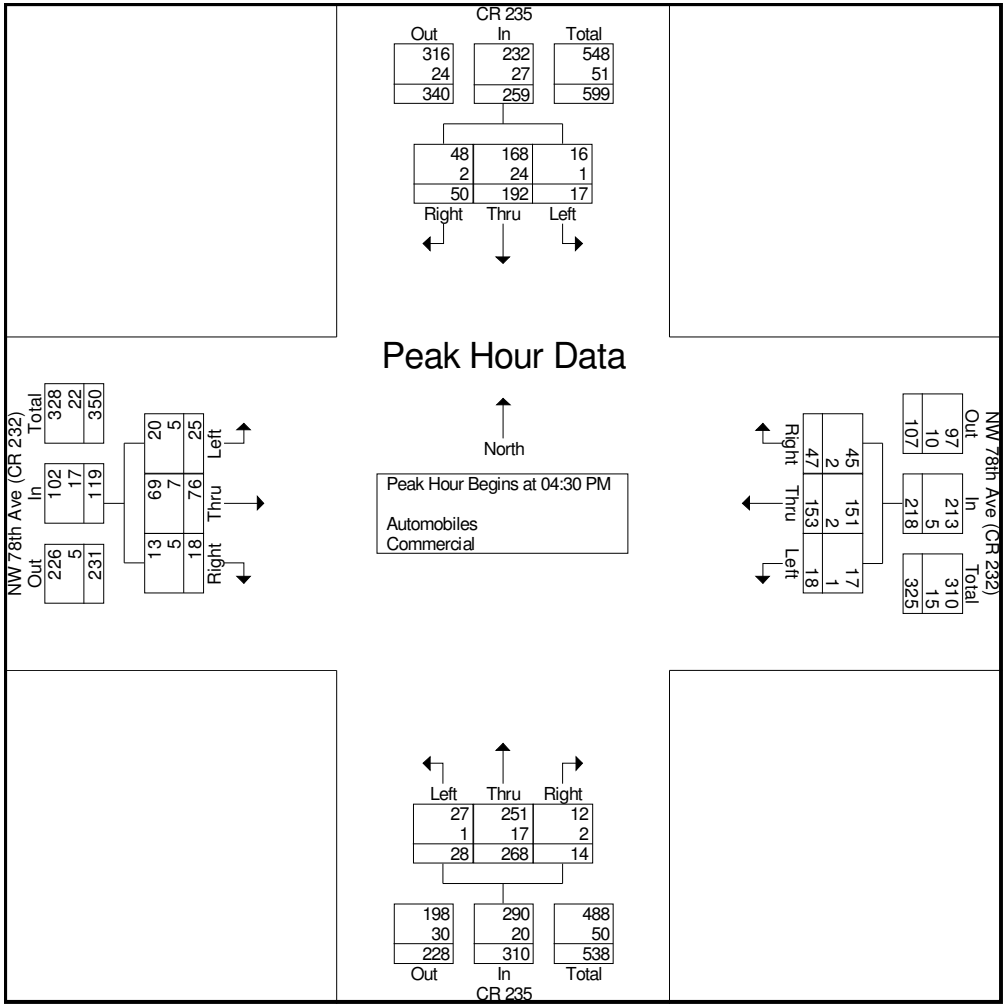
File Name : cr 235 at nw 78
Site Code : 00000001
Start Date : 4/19/2022
Page No : 4

	CR 235 Southbound				NW 78th Ave (CR 232) Westbound				CR 235 Northbound				NW 78th Ave (CR 232) Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:30 PM																	
04:30 PM	4	52	16	72	2	34	5	41	8	59	4	71	7	17	2	26	210
04:45 PM	2	43	13	58	6	42	11	59	4	55	2	61	5	23	6	34	212
05:00 PM	7	48	8	63	4	34	17	55	7	88	5	100	5	22	4	31	249
05:15 PM	4	49	13	66	6	43	14	63	9	66	3	78	8	14	6	28	235
Total Volume	17	192	50	259	18	153	47	218	28	268	14	310	25	76	18	119	906
% App. Total	6.6	74.1	19.3		8.3	70.2	21.6		9	86.5	4.5		21	63.9	15.1		
PHF	.607	.923	.781	.899	.750	.890	.691	.865	.778	.761	.700	.775	.781	.826	.750	.875	.910
Automobiles	16	168	48	232	17	151	45	213	27	251	12	290	20	69	13	102	837
% Automobiles	94.1	87.5	96.0	89.6	94.4	98.7	95.7	97.7	96.4	93.7	85.7	93.5	80.0	90.8	72.2	85.7	92.4
Commercial	1	24	2	27	1	2	2	5	1	17	2	20	5	7	5	17	69
% Commercial	5.9	12.5	4.0	10.4	5.6	1.3	4.3	2.3	3.6	6.3	14.3	6.5	20.0	9.2	27.8	14.3	7.6

DE TRAFFIC

detraffic.com
NW 78th Ave (CR 232) at CR 235
Alachua County, Fl

File Name : cr 235 at nw 78
Site Code : 00000001
Start Date : 4/19/2022
Page No : 5



DE TRAFFIC

detraffic.com
NW 78th Ave (CR 232) at CR 235
Alachua County, Fl

File Name : cr 235 at nw 78
Site Code : 00000001
Start Date : 4/19/2022
Page No : 6

Groups Printed- Automobiles

	CR 235 Southbound					NW 78th Ave (CR 232) Westbound					CR 235 Northbound					NW 78th Ave (CR 232) Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
07:00 AM	2	27	2	0	31	0	6	16	0	22	6	27	3	0	36	9	19	3	0	31	120
07:15 AM	3	44	1	0	48	1	4	11	0	16	4	34	2	0	40	11	24	2	0	37	141
07:30 AM	6	51	2	0	59	0	8	16	0	24	5	41	4	0	50	17	34	4	0	55	188
07:45 AM	4	44	2	0	50	2	11	12	0	25	8	34	5	0	47	13	25	5	0	43	165
Total	15	166	7	0	188	3	29	55	0	87	23	136	14	0	173	50	102	14	0	166	614
					0					0					0					0	
08:00 AM	4	43	2	0	49	5	16	17	0	38	7	27	7	0	41	15	24	4	0	43	171
08:15 AM	5	35	0	0	40	4	14	11	0	29	5	34	8	0	47	8	19	6	0	33	149
08:30 AM	5	29	3	0	37	4	16	16	0	36	5	21	7	0	33	7	24	1	0	32	138
08:45 AM	4	26	4	0	34	2	13	13	0	28	6	19	8	0	33	6	23	3	0	32	127
Total	18	133	9	0	160	15	59	57	0	131	23	101	30	0	154	36	90	14	0	140	585
04:00 PM	3	35	13	0	51	4	36	5	0	45	6	47	4	0	57	6	13	2	0	21	174
04:15 PM	6	37	11	0	54	3	31	9	0	43	6	62	3	0	71	4	11	5	0	20	188
04:30 PM	4	44	16	0	64	2	34	4	0	40	8	54	3	0	65	5	16	2	0	23	192
04:45 PM	2	39	11	0	52	5	41	11	0	57	4	52	2	0	58	5	21	4	0	30	197
Total	15	155	51	0	221	14	142	29	0	185	24	215	12	0	251	20	61	13	0	94	751
					0					0					0					0	
05:00 PM	6	44	8	0	58	4	34	16	0	54	7	84	4	0	95	4	19	3	0	26	233
05:15 PM	4	41	13	0	58	6	42	14	0	62	8	61	3	0	72	6	13	4	0	23	215
05:30 PM	8	34	8	0	50	4	34	13	0	51	9	42	2	0	53	4	11	5	0	20	174
05:45 PM	4	31	10	0	45	3	26	5	0	34	9	43	1	0	53	3	14	4	0	21	153
Total	22	150	39	0	211	17	136	48	0	201	33	230	10	0	273	17	57	16	0	90	775
Grand Total	70	604	106	0	780	49	366	189	0	604	103	682	66	0	851	123	310	57	0	490	2725
Apprch %	9	77.4	13.6	0		8.1	60.6	31.3	0		12.1	80.1	7.8	0		25.1	63.3	11.6	0		
Total %	2.6	22.2	3.9	0	28.6	1.8	13.4	6.9	0	22.2	3.8	25	2.4	0	31.2	4.5	11.4	2.1	0	18	

DE TRAFFIC

detraffic.com
NW 78th Ave (CR 232) at CR 235
Alachua County, Fl

File Name : cr 235 at nw 78
Site Code : 00000001
Start Date : 4/19/2022
Page No : 7

Groups Printed- Commercial

	CR 235 Southbound					NW 78th Ave (CR 232) Westbound					CR 235 Northbound					NW 78th Ave (CR 232) Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
07:00 AM	0	4	0	0	4	0	0	0	0	0	0	6	0	0	6	1	0	0	0	1	11
07:15 AM	0	5	0	0	5	1	1	1	0	3	0	7	0	0	7	0	1	0	0	1	16
07:30 AM	1	6	0	0	7	0	0	0	0	0	0	4	1	0	5	2	2	0	0	4	16
07:45 AM	0	4	1	0	5	0	1	1	0	2	0	5	0	0	5	0	2	1	0	3	15
Total	1	19	1	0	21	1	2	2	0	5	0	22	1	0	23	3	5	1	0	9	58
					0					0					0					0	
08:00 AM	1	8	0	0	9	0	1	0	0	1	0	6	1	0	7	3	3	0	0	6	23
08:15 AM	1	7	0	0	8	0	1	0	0	1	0	4	0	0	4	2	4	0	0	6	19
08:30 AM	0	7	1	0	8	0	0	0	0	0	0	7	1	0	8	0	1	1	0	2	18
08:45 AM	0	5	0	0	5	0	0	0	0	0	0	5	0	0	5	1	2	0	0	3	13
Total	2	27	1	0	30	0	2	0	0	2	0	22	2	0	24	6	10	1	0	17	73
04:00 PM	0	6	0	0	6	0	0	1	0	1	0	5	0	0	5	2	3	2	0	7	19
04:15 PM	1	4	1	0	6	0	0	0	0	0	0	4	0	0	4	0	2	1	0	3	13
04:30 PM	0	8	0	0	8	0	0	1	0	1	0	5	1	0	6	2	1	0	0	3	18
04:45 PM	0	4	2	0	6	1	1	0	0	2	0	3	0	0	3	0	2	2	0	4	15
Total	1	22	3	0	26	1	1	2	0	4	0	17	1	0	18	4	8	5	0	17	65
					0					0					0					0	
05:00 PM	1	4	0	0	5	0	0	1	0	1	0	4	1	0	5	1	3	1	0	5	16
05:15 PM	0	8	0	0	8	0	1	0	0	1	1	5	0	0	6	2	1	2	0	5	20
05:30 PM	0	7	1	0	8	1	1	2	0	4	0	4	0	0	4	0	2	0	0	2	18
05:45 PM	0	5	0	0	5	0	0	0	0	0	0	6	0	0	6	1	2	3	0	6	17
Total	1	24	1	0	26	1	2	3	0	6	1	19	1	0	21	4	8	6	0	18	71
Grand Total	5	92	6	0	103	3	7	7	0	17	1	80	5	0	86	17	31	13	0	61	267
Apprch %	4.9	89.3	5.8	0		17.6	41.2	41.2	0		1.2	93	5.8	0		27.9	50.8	21.3	0		
Total %	1.9	34.5	2.2	0	38.6	1.1	2.6	2.6	0	6.4	0.4	30	1.9	0	32.2	6.4	11.6	4.9	0	22.8	

DE TRAFFIC

detraffic.com
NW 78th Ave (CR 232) at CR 235
Alachua County, Fl

File Name : cr 235 at nw 78
Site Code : 00000001
Start Date : 4/19/2022
Page No : 8

Groups Printed- Peds

	CR 235 Southbound					NW 78th Ave (CR 232) Westbound					CR 235 Northbound					NW 78th Ave (CR 232) Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Grand Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Apprch %	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		
Total %																					

CR 235 at NW 173rd Street (CR 235A)

DE TRAFFIC

detraffic.com
NW 173 St (CR 235A) at CR 235
Alachua County, Fl

File Name : CR 235A at CR 235
Site Code : 00000003
Start Date : 4/19/2022
Page No : 1

Groups Printed- Automobiles - Commercial

	NW 173 St (CR 235A) Southbound				CR 235 Westbound				N/A Northbound				CR 235 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
07:00 AM	11	0	21	32	0	26	13	39	0	0	0	0	24	36	0	60	131
07:15 AM	17	0	24	41	0	37	16	53	0	0	0	0	27	39	0	66	160
07:30 AM	18	0	22	40	0	38	17	55	0	0	0	0	43	45	0	88	183
07:45 AM	17	0	19	36	0	49	20	69	0	0	0	0	36	37	0	73	178
Total	63	0	86	149	0	150	66	216	0	0	0	0	130	157	0	287	652
08:00 AM	18	0	23	41	0	38	18	56	0	0	0	0	24	33	0	57	154
08:15 AM	25	0	27	52	0	42	23	65	0	0	0	0	28	32	0	60	177
08:30 AM	13	0	12	25	0	30	19	49	0	0	0	0	37	25	0	62	136
08:45 AM	14	0	15	29	0	26	20	46	0	0	0	0	25	35	0	60	135
Total	70	0	77	147	0	136	80	216	0	0	0	0	114	125	0	239	602
04:00 PM	17	0	20	37	0	50	12	62	0	0	0	0	22	44	0	66	165
04:15 PM	11	0	27	38	0	49	13	62	0	0	0	0	28	55	0	83	183
04:30 PM	17	0	24	41	0	47	17	64	0	0	0	0	24	63	0	87	192
04:45 PM	17	0	25	42	0	44	19	63	0	0	0	0	24	44	0	68	173
Total	62	0	96	158	0	190	61	251	0	0	0	0	98	206	0	304	713
05:00 PM	19	0	26	45	0	49	21	70	0	0	0	0	28	66	0	94	209
05:15 PM	13	0	22	35	0	39	23	62	0	0	0	0	30	66	0	96	193
05:30 PM	9	0	24	33	0	39	15	54	0	0	0	0	23	56	0	79	166
05:45 PM	7	0	19	26	0	34	11	45	0	0	0	0	14	47	0	61	132
Total	48	0	91	139	0	161	70	231	0	0	0	0	95	235	0	330	700
Grand Total	243	0	350	593	0	637	277	914	0	0	0	0	437	723	0	1160	2667
Apprch %	41	0	59		0	69.7	30.3		0	0	0		37.7	62.3	0		
Total %	9.1	0	13.1	22.2	0	23.9	10.4	34.3	0	0	0	0	16.4	27.1	0	43.5	
Automobiles	233	0	337	570	0	547	250	797	0	0	0	0	384	682	0	1066	2433
% Automobiles	95.9	0	96.3	96.1	0	85.9	90.3	87.2	0	0	0	0	87.9	94.3	0	91.9	91.2
Commercial	10	0	13	23	0	90	27	117	0	0	0	0	53	41	0	94	234
% Commercial	4.1	0	3.7	3.9	0	14.1	9.7	12.8	0	0	0	0	12.1	5.7	0	8.1	8.8

DE TRAFFIC

detraffic.com
NW 173 St (CR 235A) at CR 235
Alachua County, Fl

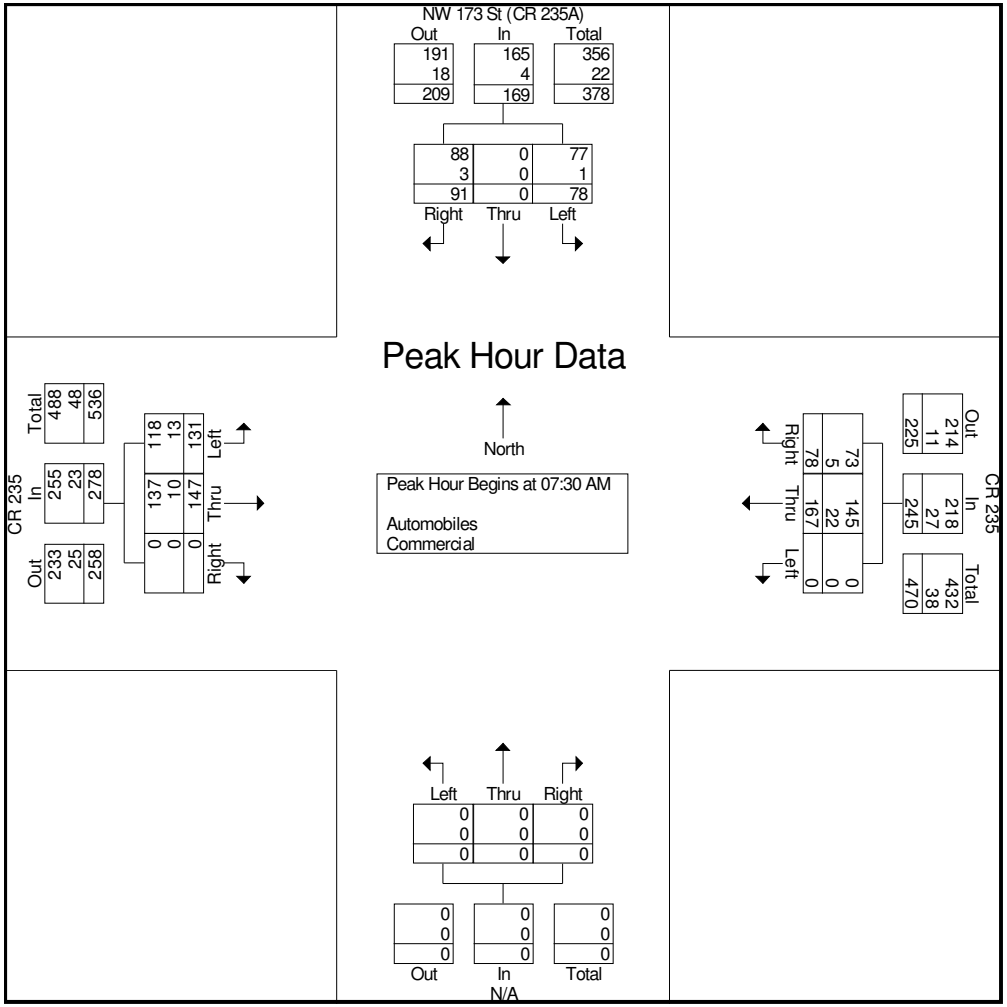
File Name : CR 235A at CR 235
Site Code : 00000003
Start Date : 4/19/2022
Page No : 2

	NW 173 St (CR 235A) Southbound				CR 235 Westbound				N/A Northbound				CR 235 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:30 AM																	
07:30 AM	18	0	22	40	0	38	17	55	0	0	0	0	43	45	0	88	183
07:45 AM	17	0	19	36	0	49	20	69	0	0	0	0	36	37	0	73	178
08:00 AM	18	0	23	41	0	38	18	56	0	0	0	0	24	33	0	57	154
08:15 AM	25	0	27	52	0	42	23	65	0	0	0	0	28	32	0	60	177
Total Volume	78	0	91	169	0	167	78	245	0	0	0	0	131	147	0	278	692
% App. Total	46.2	0	53.8		0	68.2	31.8		0	0	0		47.1	52.9	0		
PHF	.780	.000	.843	.813	.000	.852	.848	.888	.000	.000	.000	.000	.762	.817	.000	.790	.945
Automobiles	77	0	88	165	0	145	73	218	0	0	0	0	118	137	0	255	638
% Automobiles	98.7	0	96.7	97.6	0	86.8	93.6	89.0	0	0	0	0	90.1	93.2	0	91.7	92.2
Commercial	1	0	3	4	0	22	5	27	0	0	0	0	13	10	0	23	54
% Commercial	1.3	0	3.3	2.4	0	13.2	6.4	11.0	0	0	0	0	9.9	6.8	0	8.3	7.8

DE TRAFFIC

detraffic.com
NW 173 St (CR 235A) at CR 235
Alachua County, Fl

File Name : CR 235A at CR 235
Site Code : 00000003
Start Date : 4/19/2022
Page No : 3



DE TRAFFIC

detraffic.com
NW 173 St (CR 235A) at CR 235
Alachua County, Fl

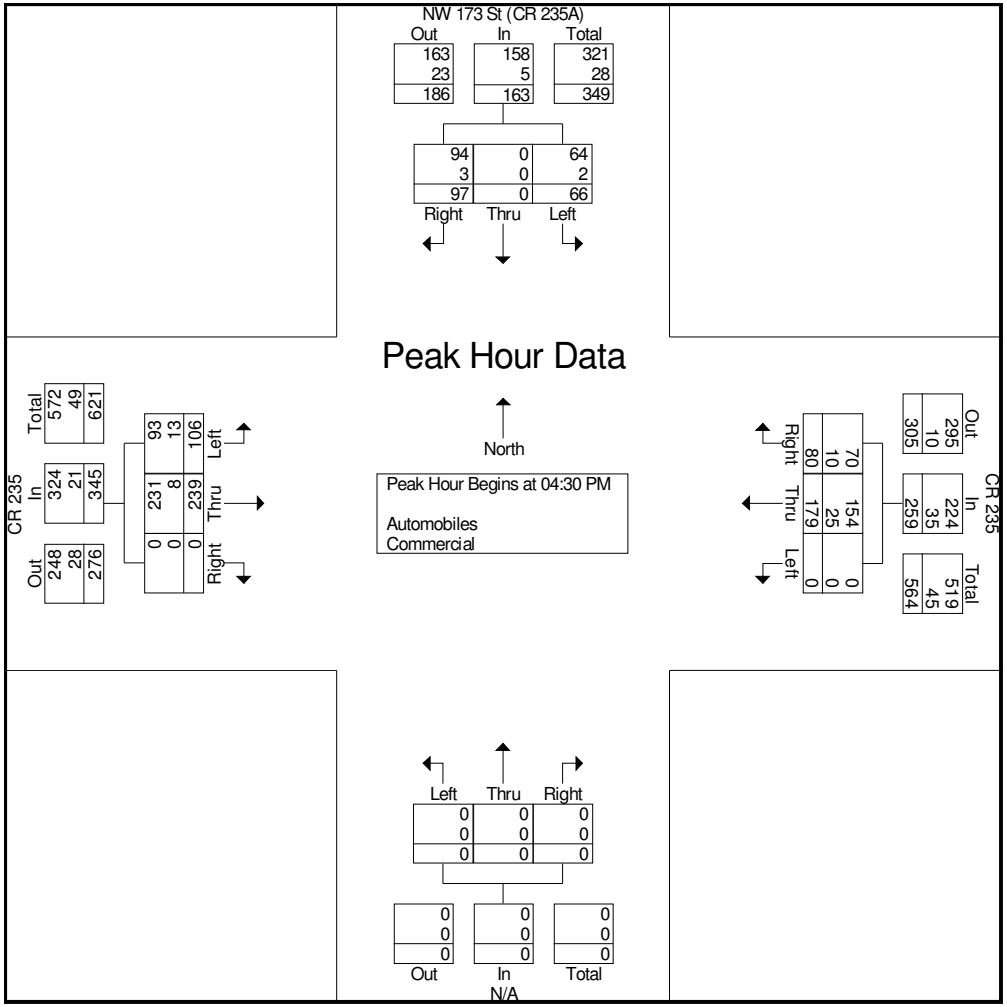
File Name : CR 235A at CR 235
Site Code : 00000003
Start Date : 4/19/2022
Page No : 4

	NW 173 St (CR 235A) Southbound				CR 235 Westbound				N/A Northbound				CR 235 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:30 PM																	
04:30 PM	17	0	24	41	0	47	17	64	0	0	0	0	24	63	0	87	192
04:45 PM	17	0	25	42	0	44	19	63	0	0	0	0	24	44	0	68	173
05:00 PM	19	0	26	45	0	49	21	70	0	0	0	0	28	66	0	94	209
05:15 PM	13	0	22	35	0	39	23	62	0	0	0	0	30	66	0	96	193
Total Volume	66	0	97	163	0	179	80	259	0	0	0	0	106	239	0	345	767
% App. Total	40.5	0	59.5		0	69.1	30.9		0	0	0		30.7	69.3	0		
PHF	.868	.000	.933	.906	.000	.913	.870	.925	.000	.000	.000	.000	.883	.905	.000	.898	.917
Automobiles	64	0	94	158	0	154	70	224	0	0	0	0	93	231	0	324	706
% Automobiles	97.0	0	96.9	96.9	0	86.0	87.5	86.5	0	0	0	0	87.7	96.7	0	93.9	92.0
Commercial	2	0	3	5	0	25	10	35	0	0	0	0	13	8	0	21	61
% Commercial	3.0	0	3.1	3.1	0	14.0	12.5	13.5	0	0	0	0	12.3	3.3	0	6.1	8.0

DE TRAFFIC

detraffic.com
NW 173 St (CR 235A) at CR 235
Alachua County, Fl

File Name : CR 235A at CR 235
Site Code : 00000003
Start Date : 4/19/2022
Page No : 5



DE TRAFFIC

detraffic.com
NW 173 St (CR 235A) at CR 235
Alachua County, Fl

File Name : CR 235A at CR 235
Site Code : 00000003
Start Date : 4/19/2022
Page No : 6

Groups Printed- Automobiles

	NW 173 St (CR 235A) Southbound					CR 235 Westbound					N/A Northbound					CR 235 Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
07:00 AM	11	0	19	0	30	0	24	11	0	35	0	0	0	0	0	19	32	0	0	51	116
07:15 AM	16	0	24	0	40	0	34	16	0	50	0	0	0	0	0	24	37	0	0	61	151
07:30 AM	18	0	21	0	39	0	34	17	0	51	0	0	0	0	0	41	41	0	0	82	172
07:45 AM	17	0	19	0	36	0	43	18	0	61	0	0	0	0	0	34	35	0	0	69	166
Total	62	0	83	0	145	0	135	62	0	197	0	0	0	0	0	118	145	0	0	263	605
					0					0										0	
08:00 AM	18	0	21	0	39	0	34	17	0	51	0	0	0	0	0	19	31	0	0	50	140
08:15 AM	24	0	27	0	51	0	34	21	0	55	0	0	0	0	0	24	30	0	0	54	160
08:30 AM	11	0	11	0	22	0	26	18	0	44	0	0	0	0	0	34	24	0	0	58	124
08:45 AM	13	0	13	0	26	0	21	19	0	40	0	0	0	0	0	23	33	0	0	56	122
Total	66	0	72	0	138	0	115	75	0	190	0	0	0	0	0	100	118	0	0	218	546
04:00 PM	15	0	19	0	34	0	44	10	0	54	0	0	0	0	0	19	41	0	0	60	148
04:15 PM	11	0	26	0	37	0	41	11	0	52	0	0	0	0	0	24	53	0	0	77	166
04:30 PM	16	0	22	0	38	0	43	16	0	59	0	0	0	0	0	19	61	0	0	80	177
04:45 PM	17	0	25	0	42	0	36	17	0	53	0	0	0	0	0	22	42	0	0	64	159
Total	59	0	92	0	151	0	164	54	0	218	0	0	0	0	0	84	197	0	0	281	650
					0					0										0	
05:00 PM	18	0	26	0	44	0	42	18	0	60	0	0	0	0	0	24	65	0	0	89	193
05:15 PM	13	0	21	0	34	0	33	19	0	52	0	0	0	0	0	28	63	0	0	91	177
05:30 PM	8	0	24	0	32	0	31	12	0	43	0	0	0	0	0	19	51	0	0	70	145
05:45 PM	7	0	19	0	26	0	27	10	0	37	0	0	0	0	0	11	43	0	0	54	117
Total	46	0	90	0	136	0	133	59	0	192	0	0	0	0	0	82	222	0	0	304	632
Grand Total	233	0	337	0	570	0	547	250	0	797	0	0	0	0	0	384	682	0	0	1066	2433
Apprch %	40.9	0	59.1	0		0	68.6	31.4	0		0	0	0	0		36	64	0	0		
Total %	9.6	0	13.9	0	23.4	0	22.5	10.3	0	32.8	0	0	0	0	0	15.8	28	0	0	43.8	

DE TRAFFIC

detraffic.com
NW 173 St (CR 235A) at CR 235
Alachua County, Fl

File Name : CR 235A at CR 235
Site Code : 00000003
Start Date : 4/19/2022
Page No : 7

Groups Printed- Commercial

	NW 173 St (CR 235A) Southbound					CR 235 Westbound					N/A Northbound					CR 235 Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
07:00 AM	0	0	2	0	2	0	2	2	0	4	0	0	0	0	0	5	4	0	0	9	15
07:15 AM	1	0	0	0	1	0	3	0	0	3	0	0	0	0	0	3	2	0	0	5	9
07:30 AM	0	0	1	0	1	0	4	0	0	4	0	0	0	0	0	2	4	0	0	6	11
07:45 AM	0	0	0	0	0	0	6	2	0	8	0	0	0	0	0	2	2	0	0	4	12
Total	1	0	3	0	4	0	15	4	0	19	0	0	0	0	0	12	12	0	0	24	47
					0					0										0	
08:00 AM	0	0	2	0	2	0	4	1	0	5	0	0	0	0	0	5	2	0	0	7	14
08:15 AM	1	0	0	0	1	0	8	2	0	10	0	0	0	0	0	4	2	0	0	6	17
08:30 AM	2	0	1	0	3	0	4	1	0	5	0	0	0	0	0	3	1	0	0	4	12
08:45 AM	1	0	2	0	3	0	5	1	0	6	0	0	0	0	0	2	2	0	0	4	13
Total	4	0	5	0	9	0	21	5	0	26	0	0	0	0	0	14	7	0	0	21	56
04:00 PM	2	0	1	0	3	0	6	2	0	8	0	0	0	0	0	3	3	0	0	6	17
04:15 PM	0	0	1	0	1	0	8	2	0	10	0	0	0	0	0	4	2	0	0	6	17
04:30 PM	1	0	2	0	3	0	4	1	0	5	0	0	0	0	0	5	2	0	0	7	15
04:45 PM	0	0	0	0	0	0	8	2	0	10	0	0	0	0	0	2	2	0	0	4	14
Total	3	0	4	0	7	0	26	7	0	33	0	0	0	0	0	14	9	0	0	23	63
					0					0										0	
05:00 PM	1	0	0	0	1	0	7	3	0	10	0	0	0	0	0	4	1	0	0	5	16
05:15 PM	0	0	1	0	1	0	6	4	0	10	0	0	0	0	0	2	3	0	0	5	16
05:30 PM	1	0	0	0	1	0	8	3	0	11	0	0	0	0	0	4	5	0	0	9	21
05:45 PM	0	0	0	0	0	0	7	1	0	8	0	0	0	0	0	3	4	0	0	7	15
Total	2	0	1	0	3	0	28	11	0	39	0	0	0	0	0	13	13	0	0	26	68
Grand Total	10	0	13	0	23	0	90	27	0	117	0	0	0	0	0	53	41	0	0	94	234
Apprch %	43.5	0	56.5	0		0	76.9	23.1	0		0	0	0	0		56.4	43.6	0	0		
Total %	4.3	0	5.6	0	9.8	0	38.5	11.5	0	50	0	0	0	0	0	22.6	17.5	0	0	40.2	

DE TRAFFIC

detraffic.com
NW 173 St (CR 235A) at CR 235
Alachua County, Fl

File Name : CR 235A at CR 235
Site Code : 00000003
Start Date : 4/19/2022
Page No : 8

Groups Printed- Peds

	NW 173 St (CR 235A) Southbound					CR 235 Westbound					N/A Northbound					CR 235 Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Grand Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Apprch %	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		
Total %																					

Peggy Road (CR 2054) at NW 140th Street (CR 235)

DE TRAFFIC

detraffic.com
NW 140 St (CR 235) at Peggy Rd (CR 2054)
Alachua County, Fl

File Name : NW 140 at CR 2054
Site Code : 00000004
Start Date : 4/19/2022
Page No : 1

Groups Printed- Automobiles - Commercial

	NW 140 St (CR 235) Southbound				N/A Westbound				NW 140 St (CR 235) Northbound				Peggy Rd (CR 2054) Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
07:00 AM	0	70	5	75	0	0	0	0	6	53	0	59	4	0	8	12	146
07:15 AM	0	92	6	98	0	0	0	0	4	57	0	61	6	0	6	12	171
07:30 AM	0	104	4	108	0	0	0	0	10	59	0	69	7	0	11	18	195
07:45 AM	0	91	4	95	0	0	0	0	13	52	0	65	5	0	6	11	171
Total	0	357	19	376	0	0	0	0	33	221	0	254	22	0	31	53	683
08:00 AM	0	89	5	94	0	0	0	0	12	65	0	77	6	0	6	12	183
08:15 AM	0	89	6	95	0	0	0	0	9	74	0	83	6	0	8	14	192
08:30 AM	0	95	4	99	0	0	0	0	8	80	0	88	5	0	9	14	201
08:45 AM	0	76	7	83	0	0	0	0	7	74	0	81	5	0	10	15	179
Total	0	349	22	371	0	0	0	0	36	293	0	329	22	0	33	55	755
04:00 PM	0	89	5	94	0	0	0	0	6	89	0	95	6	0	10	16	205
04:15 PM	0	104	3	107	0	0	0	0	4	100	0	104	4	0	5	9	220
04:30 PM	0	95	5	100	0	0	0	0	5	82	0	87	2	0	5	7	194
04:45 PM	0	83	3	86	0	0	0	0	8	95	0	103	6	0	10	16	205
Total	0	371	16	387	0	0	0	0	23	366	0	389	18	0	30	48	824
05:00 PM	0	94	3	97	0	0	0	0	5	139	0	144	5	0	4	9	250
05:15 PM	0	85	6	91	0	0	0	0	7	110	0	117	5	0	10	15	223
05:30 PM	0	72	8	80	0	0	0	0	5	85	0	90	5	0	10	15	185
05:45 PM	0	94	3	97	0	0	0	0	7	89	0	96	6	0	7	13	206
Total	0	345	20	365	0	0	0	0	24	423	0	447	21	0	31	52	864
Grand Total	0	1422	77	1499	0	0	0	0	116	1303	0	1419	83	0	125	208	3126
Apprch %	0	94.9	5.1		0	0	0		8.2	91.8	0		39.9	0	60.1		
Total %	0	45.5	2.5	48	0	0	0	0	3.7	41.7	0	45.4	2.7	0	4	6.7	
Automobiles	0	1270	65	1335	0	0	0	0	112	1179	0	1291	72	0	103	175	2801
% Automobiles	0	89.3	84.4	89.1	0	0	0	0	96.6	90.5	0	91	86.7	0	82.4	84.1	89.6
Commercial	0	152	12	164	0	0	0	0	4	124	0	128	11	0	22	33	325
% Commercial	0	10.7	15.6	10.9	0	0	0	0	3.4	9.5	0	9	13.3	0	17.6	15.9	10.4

DE TRAFFIC

detraffic.com
NW 140 St (CR 235) at Peggy Rd (CR 2054)
Alachua County, Fl

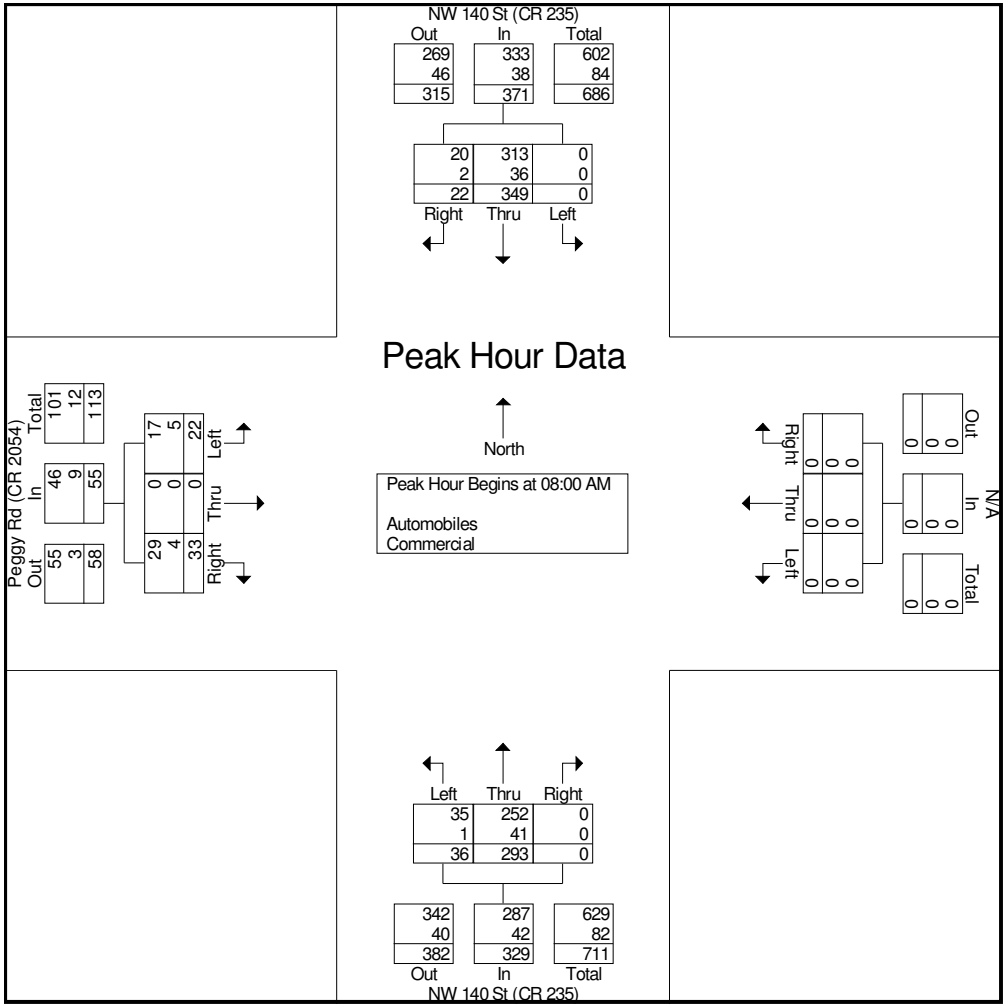
File Name : NW 140 at CR 2054
Site Code : 00000004
Start Date : 4/19/2022
Page No : 2

	NW 140 St (CR 235) Southbound				N/A Westbound				NW 140 St (CR 235) Northbound				Peggy Rd (CR 2054) Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 08:00 AM																	
08:00 AM	0	89	5	94	0	0	0	0	12	65	0	77	6	0	6	12	183
08:15 AM	0	89	6	95	0	0	0	0	9	74	0	83	6	0	8	14	192
08:30 AM	0	95	4	99	0	0	0	0	8	80	0	88	5	0	9	14	201
08:45 AM	0	76	7	83	0	0	0	0	7	74	0	81	5	0	10	15	179
Total Volume	0	349	22	371	0	0	0	0	36	293	0	329	22	0	33	55	755
% App. Total	0	94.1	5.9		0	0	0		10.9	89.1	0		40	0	60		
PHF	.000	.918	.786	.937	.000	.000	.000	.000	.750	.916	.000	.935	.917	.000	.825	.917	.939
Automobiles	0	313	20	333	0	0	0	0	35	252	0	287	17	0	29	46	666
% Automobiles	0	89.7	90.9	89.8	0	0	0	0	97.2	86.0	0	87.2	77.3	0	87.9	83.6	88.2
Commercial	0	36	2	38	0	0	0	0	1	41	0	42	5	0	4	9	89
% Commercial	0	10.3	9.1	10.2	0	0	0	0	2.8	14.0	0	12.8	22.7	0	12.1	16.4	11.8

DE TRAFFIC

detraffic.com
NW 140 St (CR 235) at Peggy Rd (CR 2054)
Alachua County, Fl

File Name : NW 140 at CR 2054
Site Code : 00000004
Start Date : 4/19/2022
Page No : 3



DE TRAFFIC

detraffic.com
NW 140 St (CR 235) at Peggy Rd (CR 2054)
Alachua County, Fl

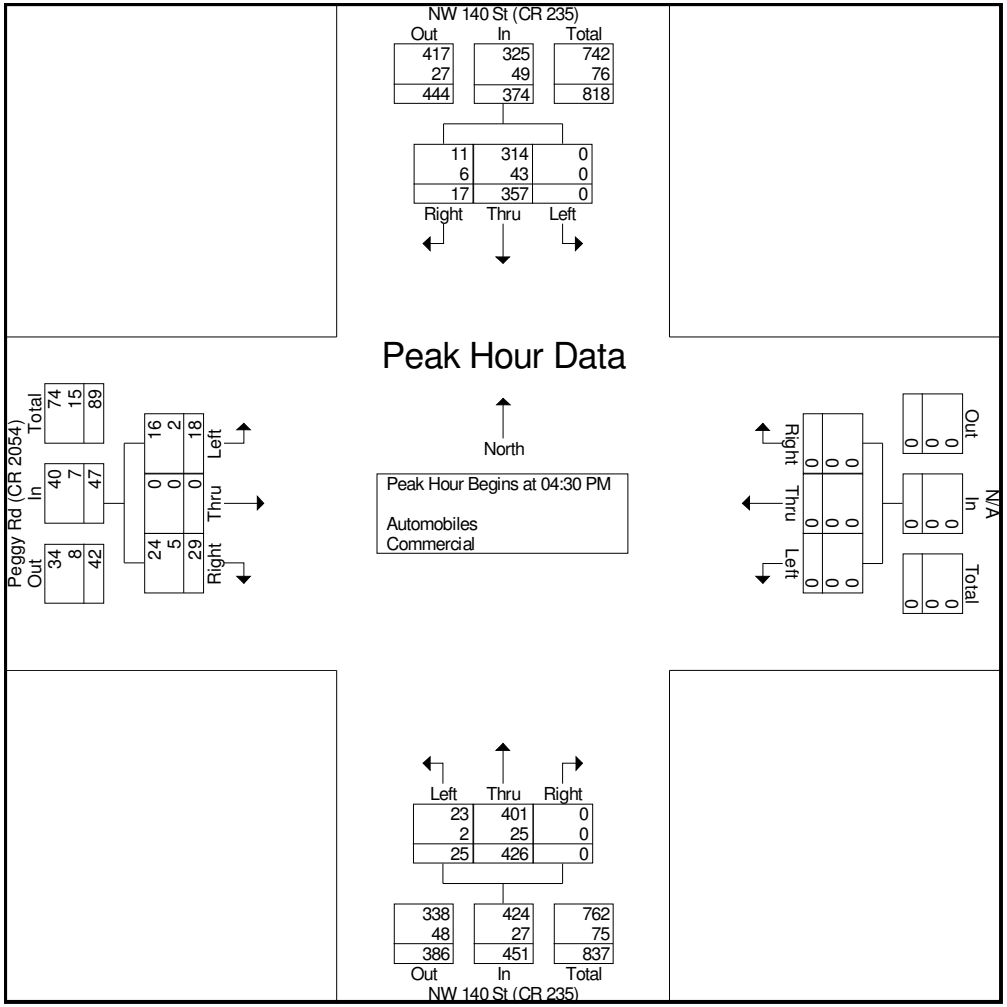
File Name : NW 140 at CR 2054
Site Code : 00000004
Start Date : 4/19/2022
Page No : 4

	NW 140 St (CR 235) Southbound				N/A Westbound				NW 140 St (CR 235) Northbound				Peggy Rd (CR 2054) Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:30 PM																	
04:30 PM	0	95	5	100	0	0	0	0	5	82	0	87	2	0	5	7	194
04:45 PM	0	83	3	86	0	0	0	0	8	95	0	103	6	0	10	16	205
05:00 PM	0	94	3	97	0	0	0	0	5	139	0	144	5	0	4	9	250
05:15 PM	0	85	6	91	0	0	0	0	7	110	0	117	5	0	10	15	223
Total Volume	0	357	17	374	0	0	0	0	25	426	0	451	18	0	29	47	872
% App. Total	0	95.5	4.5		0	0	0		5.5	94.5	0		38.3	0	61.7		
PHF	.000	.939	.708	.935	.000	.000	.000	.000	.781	.766	.000	.783	.750	.000	.725	.734	.872
Automobiles	0	314	11	325	0	0	0	0	23	401	0	424	16	0	24	40	789
% Automobiles	0	88.0	64.7	86.9	0	0	0	0	92.0	94.1	0	94.0	88.9	0	82.8	85.1	90.5
Commercial	0	43	6	49	0	0	0	0	2	25	0	27	2	0	5	7	83
% Commercial	0	12.0	35.3	13.1	0	0	0	0	8.0	5.9	0	6.0	11.1	0	17.2	14.9	9.5

DE TRAFFIC

detraffic.com
NW 140 St (CR 235) at Peggy Rd (CR 2054)
Alachua County, Fl

File Name : NW 140 at CR 2054
Site Code : 00000004
Start Date : 4/19/2022
Page No : 5



DE TRAFFIC

detraffic.com
NW 140 St (CR 235) at Peggy Rd (CR 2054)
Alachua County, Fl

File Name : NW 140 at CR 2054
Site Code : 00000004
Start Date : 4/19/2022
Page No : 6

Groups Printed- Automobiles

	NW 140 St (CR 235) Southbound					N/A Westbound					NW 140 St (CR 235) Northbound					Peggy Rd (CR 2054) Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
07:00 AM	0	61	5	0	66	0	0	0	0	0	6	47	0	0	53	4	0	6	0	10	129
07:15 AM	0	81	5	0	86	0	0	0	0	0	4	53	0	0	57	5	0	4	0	9	152
07:30 AM	0	94	4	0	98	0	0	0	0	0	10	51	0	0	61	5	0	8	0	13	172
07:45 AM	0	82	4	0	86	0	0	0	0	0	13	43	0	0	56	5	0	4	0	9	151
Total	0	318	18	0	336	0	0	0	0	0	33	194	0	0	227	19	0	22	0	41	604
08:00 AM	0	81	5	0	86	0	0	0	0	0	11	54	0	0	65	4	0	4	0	8	159
08:15 AM	0	76	5	0	81	0	0	0	0	0	9	61	0	0	70	6	0	8	0	14	165
08:30 AM	0	87	4	0	91	0	0	0	0	0	8	72	0	0	80	4	0	8	0	12	183
08:45 AM	0	69	6	0	75	0	0	0	0	0	7	65	0	0	72	3	0	9	0	12	159
Total	0	313	20	0	333	0	0	0	0	0	35	252	0	0	287	17	0	29	0	46	666
04:00 PM	0	81	4	0	85	0	0	0	0	0	6	84	0	0	90	6	0	7	0	13	188
04:15 PM	0	94	3	0	97	0	0	0	0	0	4	91	0	0	95	4	0	5	0	9	201
04:30 PM	0	84	3	0	87	0	0	0	0	0	4	76	0	0	80	2	0	4	0	6	173
04:45 PM	0	74	2	0	76	0	0	0	0	0	8	91	0	0	99	5	0	8	0	13	188
Total	0	333	12	0	345	0	0	0	0	0	22	342	0	0	364	17	0	24	0	41	750
05:00 PM	0	81	2	0	83	0	0	0	0	0	4	131	0	0	135	4	0	4	0	8	226
05:15 PM	0	75	4	0	79	0	0	0	0	0	7	103	0	0	110	5	0	8	0	13	202
05:30 PM	0	64	6	0	70	0	0	0	0	0	5	76	0	0	81	4	0	9	0	13	164
05:45 PM	0	86	3	0	89	0	0	0	0	0	6	81	0	0	87	6	0	7	0	13	189
Total	0	306	15	0	321	0	0	0	0	0	22	391	0	0	413	19	0	28	0	47	781
Grand Total	0	1270	65	0	1335	0	0	0	0	0	112	1179	0	0	1291	72	0	103	0	175	2801
Apprch %	0	95.1	4.9	0		0	0	0	0		8.7	91.3	0	0		41.1	0	58.9	0		
Total %	0	45.3	2.3	0	47.7	0	0	0	0	0	4	42.1	0	0	46.1	2.6	0	3.7	0	6.2	

DE TRAFFIC

detraffic.com
NW 140 St (CR 235) at Peggy Rd (CR 2054)
Alachua County, Fl

File Name : NW 140 at CR 2054
Site Code : 00000004
Start Date : 4/19/2022
Page No : 7

Groups Printed- Commercial

	NW 140 St (CR 235) Southbound					N/A Westbound					NW 140 St (CR 235) Northbound					Peggy Rd (CR 2054) Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
07:00 AM	0	9	0	0	9	0	0	0	0	0	0	6	0	0	6	0	0	2	0	2	17
07:15 AM	0	11	1	0	12	0	0	0	0	0	0	4	0	0	4	1	0	2	0	3	19
07:30 AM	0	10	0	0	10	0	0	0	0	0	0	8	0	0	8	2	0	3	0	5	23
07:45 AM	0	9	0	0	9	0	0	0	0	0	0	9	0	0	9	0	0	2	0	2	20
Total	0	39	1	0	40	0	0	0	0	0	0	27	0	0	27	3	0	9	0	12	79
08:00 AM	0	8	0	0	8	0	0	0	0	0	1	11	0	0	12	2	0	2	0	4	24
08:15 AM	0	13	1	0	14	0	0	0	0	0	0	13	0	0	13	0	0	0	0	0	27
08:30 AM	0	8	0	0	8	0	0	0	0	0	0	8	0	0	8	1	0	1	0	2	18
08:45 AM	0	7	1	0	8	0	0	0	0	0	0	9	0	0	9	2	0	1	0	3	20
Total	0	36	2	0	38	0	0	0	0	0	1	41	0	0	42	5	0	4	0	9	89
04:00 PM	0	8	1	0	9	0	0	0	0	0	0	5	0	0	5	0	0	3	0	3	17
04:15 PM	0	10	0	0	10	0	0	0	0	0	0	9	0	0	9	0	0	0	0	0	19
04:30 PM	0	11	2	0	13	0	0	0	0	0	1	6	0	0	7	0	0	1	0	1	21
04:45 PM	0	9	1	0	10	0	0	0	0	0	0	4	0	0	4	1	0	2	0	3	17
Total	0	38	4	0	42	0	0	0	0	0	1	24	0	0	25	1	0	6	0	7	74
05:00 PM	0	13	1	0	14	0	0	0	0	0	1	8	0	0	9	1	0	0	0	1	24
05:15 PM	0	10	2	0	12	0	0	0	0	0	0	7	0	0	7	0	0	2	0	2	21
05:30 PM	0	8	2	0	10	0	0	0	0	0	0	9	0	0	9	1	0	1	0	2	21
05:45 PM	0	8	0	0	8	0	0	0	0	0	1	8	0	0	9	0	0	0	0	0	17
Total	0	39	5	0	44	0	0	0	0	0	2	32	0	0	34	2	0	3	0	5	83
Grand Total	0	152	12	0	164	0	0	0	0	0	4	124	0	0	128	11	0	22	0	33	325
Apprch %	0	92.7	7.3	0		0	0	0	0		3.1	96.9	0	0		33.3	0	66.7	0		
Total %	0	46.8	3.7	0	50.5	0	0	0	0	0	1.2	38.2	0	0	39.4	3.4	0	6.8	0	10.2	

DE TRAFFIC

detraffic.com
NW 140 St (CR 235) at Peggy Rd (CR 2054)
Alachua County, Fl

File Name : NW 140 at CR 2054
Site Code : 00000004
Start Date : 4/19/2022
Page No : 8

Groups Printed- Peds

	NW 140 St (CR 235) Southbound					N/A Westbound					NW 140 St (CR 235) Northbound					Peggy Rd (CR 2054) Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
07:15 AM	0	0	0	4	4	0	0	0	0	0	0	0	0	3	3	0	0	0	0	0	7
07:30 AM	0	0	0	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
07:45 AM	0	0	0	1	1	0	0	0	0	0	0	0	0	2	2	0	0	0	0	0	3
Total	0	0	0	7	7	0	0	0	0	0	0	0	0	5	5	0	0	0	0	0	12
08:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	4	4	0	0	0	0	0	4
08:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2	0	0	0	0	0	2
08:30 AM	0	0	0	2	2	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	3
Total	0	0	0	2	2	0	0	0	0	0	0	0	0	7	7	0	0	0	0	0	9
04:30 PM	0	0	0	1	1	0	0	0	0	0	0	0	0	2	2	0	0	0	0	0	3
04:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	1
Total	0	0	0	1	1	0	0	0	0	0	0	0	0	3	3	0	0	0	0	0	4
05:00 PM	0	0	0	2	2	0	0	0	0	0	0	0	0	2	2	0	0	0	0	0	4
05:15 PM	0	0	0	1	1	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	2
Total	0	0	0	3	3	0	0	0	0	0	0	0	0	3	3	0	0	0	0	0	6
Grand Total	0	0	0	13	13	0	0	0	0	0	0	0	0	18	18	0	0	0	0	0	31
Apprch %	0	0	0	100		0	0	0	0		0	0	0	100		0	0	0	0		
Total %	0	0	0	41.9	41.9	0	0	0	0	0	0	0	0	58.1	58.1	0	0	0	0	0	

	NW 140 St (CR 235) Southbound					N/A Westbound					NW 140 St (CR 235) Northbound					Peggy Rd (CR 2054) Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
08:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	4	4	0	0	0	0	0	4
08:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2	0	0	0	0	0	2
08:30 AM	0	0	0	2	2	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	3
Total	0	0	0	2	2	0	0	0	0	0	0	0	0	7	7	0	0	0	0	0	9
04:30 PM	0	0	0	1	1	0	0	0	0	0	0	0	0	2	2	0	0	0	0	0	3
04:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	1
Total	0	0	0	1	1	0	0	0	0	0	0	0	0	3	3	0	0	0	0	0	4
05:00 PM	0	0	0	2	2	0	0	0	0	0	0	0	0	2	2	0	0	0	0	0	4
05:15 PM	0	0	0	1	1	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	2
Total	0	0	0	3	3	0	0	0	0	0	0	0	0	3	3	0	0	0	0	0	6
Grand Total	0	0	0	13	13	0	0	0	0	0	0	0	0	18	18	0	0	0	0	0	31
Apprch %	0	0	0	100		0	0	0	0		0	0	0	100		0	0	0	0		
Total %	0	0	0	41.9	41.9	0	0	0	0	0	0	0	0	58.1	58.1	0	0	0	0	0	

Peggy Road (CR 2054) at NW 173rd Street (CR 235A)

DE TRAFFIC

detraffic.com
NW 173 St (CR 235A) at Peggy Rd (CR 2054)
Alachua County, Fl

File Name : CR 235A at CR 2054
Site Code : 00000002
Start Date : 4/19/2022
Page No : 1

Groups Printed- Automobiles - Commercial

	CR 235A Southbound				Peggy Rd (CR 2054) Westbound				CR 235A Northbound				Peggy Rd (CR 2054) Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
07:00 AM	3	45	4	52	4	2	3	9	3	40	2	45	3	7	1	11	117
07:15 AM	4	67	5	76	2	2	5	9	3	45	1	49	5	3	3	11	145
07:30 AM	7	53	5	65	5	4	5	14	2	61	3	66	5	2	5	12	157
07:45 AM	4	44	5	53	2	3	6	11	5	61	2	68	4	5	5	14	146
Total	18	209	19	246	13	11	19	43	13	207	8	228	17	17	14	48	565
08:00 AM	6	59	2	67	4	3	6	13	4	51	2	57	8	4	4	16	153
08:15 AM	4	50	7	61	6	5	5	16	6	70	3	79	4	9	3	16	172
08:30 AM	6	39	4	49	5	4	2	11	5	60	1	66	5	4	1	10	136
08:45 AM	4	39	3	46	4	3	2	9	3	54	3	60	3	6	2	11	126
Total	20	187	16	223	19	15	15	49	18	235	9	262	20	23	10	53	587
04:00 PM	7	58	5	70	8	6	3	17	5	36	6	47	8	5	5	18	152
04:15 PM	7	41	6	54	3	10	5	18	5	39	2	46	6	1	4	11	129
04:30 PM	4	57	6	67	6	7	5	18	6	49	3	58	3	0	5	8	151
04:45 PM	6	45	4	55	4	8	6	18	4	64	2	70	6	6	6	18	161
Total	24	201	21	246	21	31	19	71	20	188	13	221	23	12	20	55	593
05:00 PM	7	60	8	75	4	6	7	17	5	53	2	60	4	4	5	13	165
05:15 PM	9	50	4	63	3	8	4	15	6	48	2	56	8	3	6	17	151
05:30 PM	7	59	8	74	5	5	7	17	4	42	4	50	5	5	5	15	156
05:45 PM	7	50	7	64	2	6	2	10	6	42	3	51	5	5	4	14	139
Total	30	219	27	276	14	25	20	59	21	185	11	217	22	17	20	59	611
Grand Total	92	816	83	991	67	82	73	222	72	815	41	928	82	69	64	215	2356
Apprch %	9.3	82.3	8.4		30.2	36.9	32.9		7.8	87.8	4.4		38.1	32.1	29.8		
Total %	3.9	34.6	3.5	42.1	2.8	3.5	3.1	9.4	3.1	34.6	1.7	39.4	3.5	2.9	2.7	9.1	
Automobiles	73	674	79	826	58	73	61	192	66	644	38	748	79	65	59	203	1969
% Automobiles	79.3	82.6	95.2	83.4	86.6	89	83.6	86.5	91.7	79	92.7	80.6	96.3	94.2	92.2	94.4	83.6
Commercial	19	142	4	165	9	9	12	30	6	171	3	180	3	4	5	12	387
% Commercial	20.7	17.4	4.8	16.6	13.4	11	16.4	13.5	8.3	21	7.3	19.4	3.7	5.8	7.8	5.6	16.4

DE TRAFFIC

detraffic.com
NW 173 St (CR 235A) at Peggy Rd (CR 2054)
Alachua County, Fl

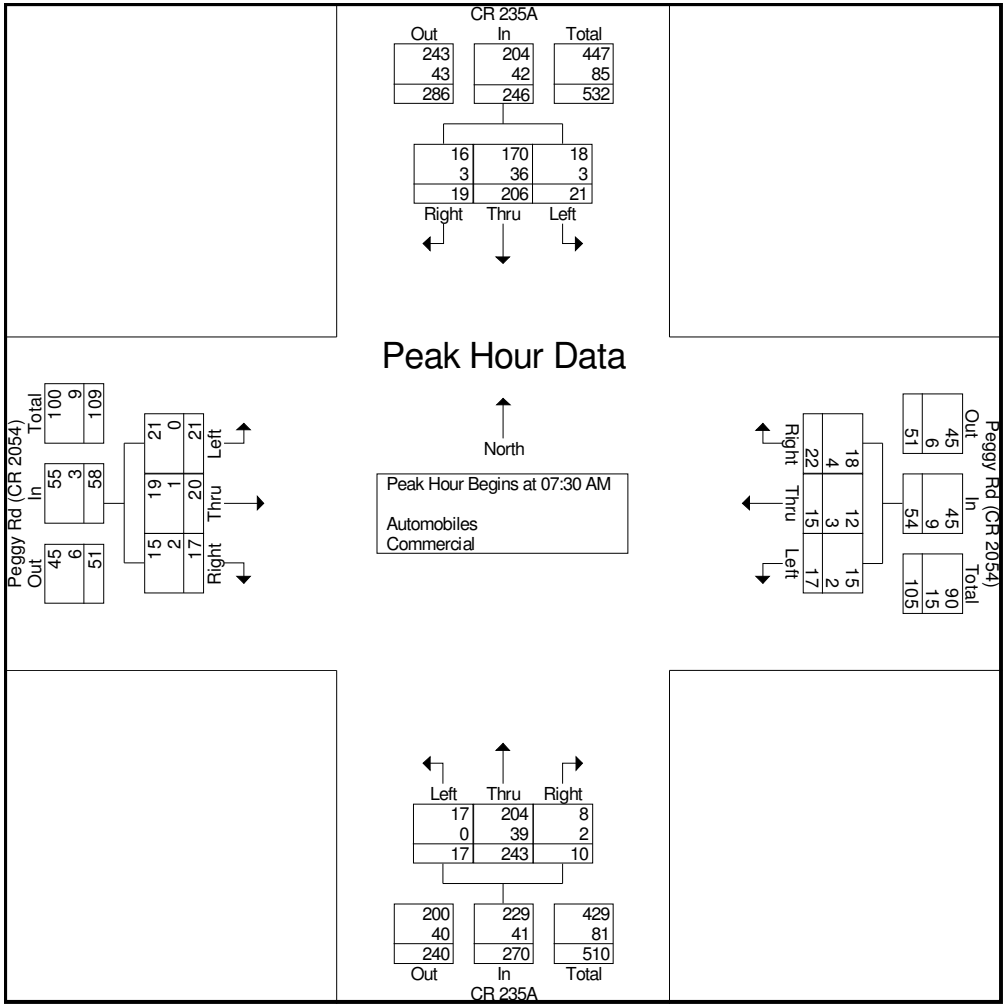
File Name : CR 235A at CR 2054
Site Code : 00000002
Start Date : 4/19/2022
Page No : 2

	CR 235A Southbound				Peggy Rd (CR 2054) Westbound				CR 235A Northbound				Peggy Rd (CR 2054) Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:30 AM																	
07:30 AM	7	53	5	65	5	4	5	14	2	61	3	66	5	2	5	12	157
07:45 AM	4	44	5	53	2	3	6	11	5	61	2	68	4	5	5	14	146
08:00 AM	6	59	2	67	4	3	6	13	4	51	2	57	8	4	4	16	153
08:15 AM	4	50	7	61	6	5	5	16	6	70	3	79	4	9	3	16	172
Total Volume	21	206	19	246	17	15	22	54	17	243	10	270	21	20	17	58	628
% App. Total	8.5	83.7	7.7		31.5	27.8	40.7		6.3	90	3.7		36.2	34.5	29.3		
PHF	.750	.873	.679	.918	.708	.750	.917	.844	.708	.868	.833	.854	.656	.556	.850	.906	.913
Automobiles	18	170	16	204	15	12	18	45	17	204	8	229	21	19	15	55	533
% Automobiles	85.7	82.5	84.2	82.9	88.2	80.0	81.8	83.3	100	84.0	80.0	84.8	100	95.0	88.2	94.8	84.9
Commercial	3	36	3	42	2	3	4	9	0	39	2	41	0	1	2	3	95
% Commercial	14.3	17.5	15.8	17.1	11.8	20.0	18.2	16.7	0	16.0	20.0	15.2	0	5.0	11.8	5.2	15.1

DE TRAFFIC

detraffic.com
NW 173 St (CR 235A) at Peggy Rd (CR 2054)
Alachua County, Fl

File Name : CR 235A at CR 2054
Site Code : 00000002
Start Date : 4/19/2022
Page No : 3



DE TRAFFIC

detraffic.com
NW 173 St (CR 235A) at Peggy Rd (CR 2054)
Alachua County, Fl

File Name : CR 235A at CR 2054
Site Code : 00000002
Start Date : 4/19/2022
Page No : 4

	CR 235A Southbound				Peggy Rd (CR 2054) Westbound				CR 235A Northbound				Peggy Rd (CR 2054) Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:45 PM																	
04:45 PM	6	45	4	55	4	8	6	18	4	64	2	70	6	6	6	18	161
05:00 PM	7	60	8	75	4	6	7	17	5	53	2	60	4	4	5	13	165
05:15 PM	9	50	4	63	3	8	4	15	6	48	2	56	8	3	6	17	151
05:30 PM	7	59	8	74	5	5	7	17	4	42	4	50	5	5	5	15	156
Total Volume	29	214	24	267	16	27	24	67	19	207	10	236	23	18	22	63	633
% App. Total	10.9	80.1	9		23.9	40.3	35.8		8.1	87.7	4.2		36.5	28.6	34.9		
PHF	.806	.892	.750	.890	.800	.844	.857	.931	.792	.809	.625	.843	.719	.750	.917	.875	.959
Automobiles	19	187	24	230	13	24	18	55	18	156	9	183	22	16	20	58	526
% Automobiles	65.5	87.4	100	86.1	81.3	88.9	75.0	82.1	94.7	75.4	90.0	77.5	95.7	88.9	90.9	92.1	83.1
Commercial	10	27	0	37	3	3	6	12	1	51	1	53	1	2	2	5	107
% Commercial	34.5	12.6	0	13.9	18.8	11.1	25.0	17.9	5.3	24.6	10.0	22.5	4.3	11.1	9.1	7.9	16.9

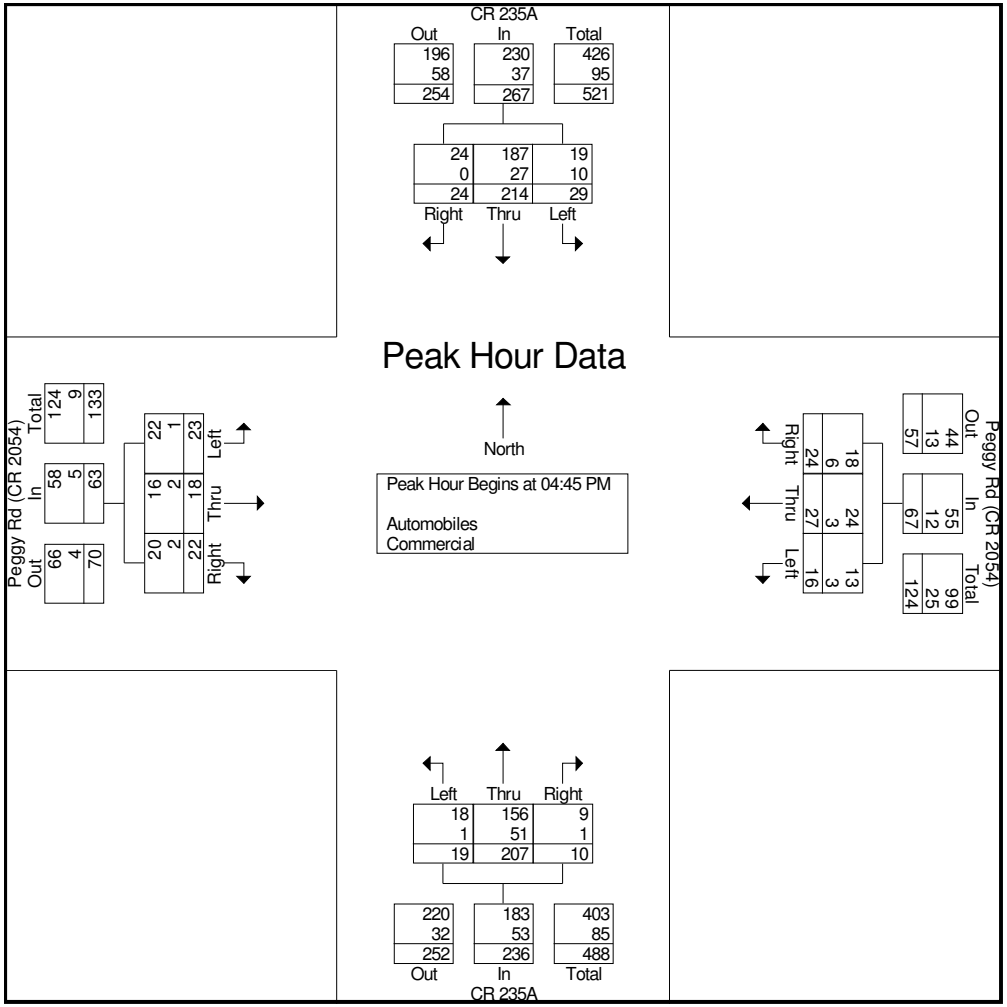
DE TRAFFIC

detraffic.com

NW 173 St (CR 235A) at Peggy Rd (CR 2054)

Alachua County, Fl

File Name : CR 235A at CR 2054
Site Code : 00000002
Start Date : 4/19/2022
Page No : 5



DE TRAFFIC

detraffic.com
NW 173 St (CR 235A) at Peggy Rd (CR 2054)
Alachua County, Fl

File Name : CR 235A at CR 2054
Site Code : 00000002
Start Date : 4/19/2022
Page No : 6

Groups Printed- Automobiles

	CR 235A Southbound					Peggy Rd (CR 2054) Westbound					CR 235A Northbound					Peggy Rd (CR 2054) Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
07:00 AM	3	34	4	0	41	3	2	3	0	8	3	34	2	0	39	3	6	1	0	10	98
07:15 AM	4	51	4	0	59	2	1	4	0	7	2	41	1	0	44	4	3	3	0	10	120
07:30 AM	5	42	5	0	52	4	2	5	0	11	2	53	3	0	58	5	2	4	0	11	132
07:45 AM	4	34	4	0	42	2	3	4	0	9	5	54	1	0	60	4	5	5	0	14	125
Total	16	161	17	0	194	11	8	16	0	35	12	182	7	0	201	16	16	13	0	45	475
08:00 AM	5	51	2	0	58	4	2	5	0	11	4	42	2	0	48	8	4	4	0	16	133
08:15 AM	4	43	5	0	52	5	5	4	0	14	6	55	2	0	63	4	8	2	0	14	143
08:30 AM	5	26	4	0	35	5	4	2	0	11	4	47	1	0	52	5	4	1	0	10	108
08:45 AM	4	29	3	0	36	4	3	2	0	9	3	43	3	0	49	3	6	2	0	11	105
Total	18	149	14	0	181	18	14	13	0	45	17	187	8	0	212	20	22	9	0	51	489
04:00 PM	5	49	5	0	59	7	5	3	0	15	4	26	6	0	36	8	5	5	0	18	128
04:15 PM	7	34	6	0	47	2	9	4	0	15	4	28	2	0	34	5	1	3	0	9	105
04:30 PM	2	51	6	0	59	5	7	5	0	17	6	34	3	0	43	3	0	5	0	8	127
04:45 PM	5	41	4	0	50	4	8	4	0	16	4	51	2	0	57	6	5	6	0	17	140
Total	19	175	21	0	215	18	29	16	0	63	18	139	13	0	170	22	11	19	0	52	500
05:00 PM	5	52	8	0	65	2	4	5	0	11	5	42	1	0	48	4	4	4	0	12	136
05:15 PM	5	43	4	0	52	3	8	4	0	15	5	34	2	0	41	8	3	5	0	16	124
05:30 PM	4	51	8	0	63	4	4	5	0	13	4	29	4	0	37	4	4	5	0	13	126
05:45 PM	6	43	7	0	56	2	6	2	0	10	5	31	3	0	39	5	5	4	0	14	119
Total	20	189	27	0	236	11	22	16	0	49	19	136	10	0	165	21	16	18	0	55	505
Grand Total	73	674	79	0	826	58	73	61	0	192	66	644	38	0	748	79	65	59	0	203	1969
Apprch %	8.8	81.6	9.6	0		30.2	38	31.8	0		8.8	86.1	5.1	0		38.9	32	29.1	0		
Total %	3.7	34.2	4	0	42	2.9	3.7	3.1	0	9.8	3.4	32.7	1.9	0	38	4	3.3	3	0	10.3	

DE TRAFFIC

detraffic.com
NW 173 St (CR 235A) at Peggy Rd (CR 2054)
Alachua County, Fl

File Name : CR 235A at CR 2054
Site Code : 00000002
Start Date : 4/19/2022
Page No : 7

Groups Printed- Commercial

	CR 235A Southbound					Peggy Rd (CR 2054) Westbound					CR 235A Northbound					Peggy Rd (CR 2054) Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
07:00 AM	0	11	0	0	11	1	0	0	0	1	0	6	0	0	6	0	1	0	0	1	19
07:15 AM	0	16	1	0	17	0	1	1	0	2	1	4	0	0	5	1	0	0	0	1	25
07:30 AM	2	11	0	0	13	1	2	0	0	3	0	8	0	0	8	0	0	1	0	1	25
07:45 AM	0	10	1	0	11	0	0	2	0	2	0	7	1	0	8	0	0	0	0	0	21
Total	2	48	2	0	52	2	3	3	0	8	1	25	1	0	27	1	1	1	0	3	90
08:00 AM	1	8	0	0	9	0	1	1	0	2	0	9	0	0	9	0	0	0	0	0	20
08:15 AM	0	7	2	0	9	1	0	1	0	2	0	15	1	0	16	0	1	1	0	2	29
08:30 AM	1	13	0	0	14	0	0	0	0	0	1	13	0	0	14	0	0	0	0	0	28
08:45 AM	0	10	0	0	10	0	0	0	0	0	0	11	0	0	11	0	0	0	0	0	21
Total	2	38	2	0	42	1	1	2	0	4	1	48	1	0	50	0	1	1	0	2	98
04:00 PM	2	9	0	0	11	1	1	0	0	2	1	10	0	0	11	0	0	0	0	0	24
04:15 PM	0	7	0	0	7	1	1	1	0	3	1	11	0	0	12	1	0	1	0	2	24
04:30 PM	2	6	0	0	8	1	0	0	0	1	0	15	0	0	15	0	0	0	0	0	24
04:45 PM	1	4	0	0	5	0	0	2	0	2	0	13	0	0	13	0	1	0	0	1	21
Total	5	26	0	0	31	3	2	3	0	8	2	49	0	0	51	1	1	1	0	3	93
05:00 PM	2	8	0	0	10	2	2	2	0	6	0	11	1	0	12	0	0	1	0	1	29
05:15 PM	4	7	0	0	11	0	0	0	0	0	1	14	0	0	15	0	0	1	0	1	27
05:30 PM	3	8	0	0	11	1	1	2	0	4	0	13	0	0	13	1	1	0	0	2	30
05:45 PM	1	7	0	0	8	0	0	0	0	0	1	11	0	0	12	0	0	0	0	0	20
Total	10	30	0	0	40	3	3	4	0	10	2	49	1	0	52	1	1	2	0	4	106
Grand Total	19	142	4	0	165	9	9	12	0	30	6	171	3	0	180	3	4	5	0	12	387
Apprch %	11.5	86.1	2.4	0		30	30	40	0		3.3	95	1.7	0		25	33.3	41.7	0		
Total %	4.9	36.7	1	0	42.6	2.3	2.3	3.1	0	7.8	1.6	44.2	0.8	0	46.5	0.8	1	1.3	0	3.1	

DE TRAFFIC

detraffic.com
NW 173 St (CR 235A) at Peggy Rd (CR 2054)
Alachua County, Fl

File Name : CR 235A at CR 2054
Site Code : 00000002
Start Date : 4/19/2022
Page No : 8

Groups Printed- Peds

	CR 235A Southbound					Peggy Rd (CR 2054) Westbound					CR 235A Northbound					Peggy Rd (CR 2054) Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Grand Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Apprch %	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		
Total %																					



NB Approach



SB Approach



EB Approach



WB Approach

de traffic	CR 235 at CR 232/NW 78th Ave	Alachua County
	www.de-traffic.com	Project Number: CHW22-03 / Sheet Number: 1
	299 McGregor Rd. DeLand Fl. 32720	



SB Approach



EB Approach



WB Approach

de traffic	CR 235A at CR 235	Alachua County
	www.de-traffic.com	Project Number: CHW22-03 / Sheet Number: 2
	299 McGregor Rd. DeLand Fl. 32720	



NB Approach



SB Approach



EB Approach

de traffic	CR 235/NW 140th St at CR 2054	Alachua County
	www.de-traffic.com	Project Number: CHW22-03 / Sheet Number: 3
	299 McGregor Rd. DeLand Fl. 32720	



NB Approach



SB Approach



EB Approach



WB Approach

de traffic	CR 235A at CR 2054	Alachua County
	www.de-traffic.com	Project Number: CHW22-03 / Sheet Number: 4
	299 McGregor Rd. DeLand Fl. 32720	

Appendix D
Reserved Trips

Table 2a. Traffic Impacts - Final Development Orders

Roadway Segment (FDOT Segment #, CoA Comp Plan #)	Segment Description	AADT/Peak Hour	Comp Plan MSV^^	Existing Traffic*^	Reserved Trips	Available Capacity**	Percentage of Capacity Utilized
Interstate		Min LOS Std: C					
I-75 (32, 1)	From North City Limit to US 441	AADT	91,600	29,500	208	61,892	32.43%
		Peak Hour	8,250	3,098	15	5,137	37.73%
I-75 (31, 2)	From US 441 to the South City Limit	AADT	91,600	55,956	208	35,436	61.31%
		Peak Hour	8,250	5,875	15	2,360	71.39%
State Roads		Min LOS Std: D					
U.S. Hwy 441 (4127, 3)	From MPO Boundary to CR 25A East Intersection	AADT	43,000	20,000	43	22,957	46.61%
		Peak Hour	3,870	1,800	5	2,065	46.64%
U.S. Hwy 441 (106, 4)	From CR 25A East Intersection to SR 235	AADT	45,700	18,230	5,689	21,781	52.34%
		Peak Hour	4,110	1,732	452	1,926	53.14%
U.S. Hwy 441 (107, 5)	From SR 235 to I-75	AADT	39,000	22,581	2,160	14,259	63.44%
		Peak Hour	3,510	2,145	170	1,195	65.95%
U.S. Hwy 441 (4107, 6)	From I-75 to CR 235A	AADT	39,000	27,914	1,927	9,159	76.52%
		Peak Hour	3,510	2,652	154	704	79.94%
U.S. Hwy 441 (14, 7)	From CR 235A to NW 188th Street	AADT	43,000	22,250	1,565	19,185	55.38%
		Peak Hour	3,870	2,114	129	1,627	57.96%
SR 235 (108, 8)	From NW 143rd Place to US 441	AADT	14,400	9,400	5	4,995	65.31%
		Peak Hour	1,290	893	1	396	69.30%
SR 235 (109, 9)	From US 441 to NW 140th Street	AADT	14,400	7,255	90	7,055	51.01%
		Peak Hour	1,290	689	10	591	54.19%
SR 235 (4109/1439, 10)	From NW 140th Street to East City Limit	AADT	14,400	4,500	44	9,856	31.56%
		Peak Hour	1,290	428	7	855	33.72%
County Facilities		Min LOS Std: D					
CR 235 (11)	From NW 143rd Place to South City Limit	AADT	15,120	6,180	1,018	7,922	47.61%
		Peak Hour	1,359	587	110	662	51.30%
CR 241 (12)	From NW SR 235 to North City Limit	AADT	15,120	1,578	0	13,542	10.44%
		Peak Hour	1,359	150	0	1,209	11.03%
CR 241 (13)	From CR 235 to South City Limit	AADT	20,880	6,025	765	14,090	32.52%
		Peak Hour	1,881	572	43	1,266	32.72%
CR 2054 (14)	From SR 235 to West City Limit	AADT	15,120	4,161	35	10,924	27.75%
		Peak Hour	1,359	395	0	964	29.09%
CR 2054 (15)	From SR 235 to US 441	AADT	15,120	2,788	2,115	10,217	32.43%
		Peak Hour	1,359	265	128	966	28.91%
CR 235A (16)	From US 441 to North City Limit	AADT	15,120	1,402	816	12,902	14.67%
		Peak Hour	1,359	133	85	1,141	16.06%
CR 235A (17)	From US 441 to CR 235	AADT	15,120	5,302	112	9,706	35.81%
		Peak Hour	1,359	504	12	843	37.95%

* Florida Department of Transportation, District Two, Level of Service Reporting Tool, accessed April 14, 2022
*** Formula: Comp Plan MSV - (Existing Traffic + Reserved Trips from Development Orders with Concurrency*
^ County Facility AADT counts provided by Alachua County Public Works, April 2022.
^^AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.
Reserved Trips are automatically updated from Table 8 data.

Table 2b. Traffic Impacts - Preliminary & Final Development Orders

Roadway Segment (FDOT Segment #, CoA Comp Plan #)	Segment Description	AADT/Peak Hour	Comp Plan MSV^^	Existing Traffic*^	Project Impact (Projected & Reserved)	Available Capacity**	Percentage of Capacity Utilized
Interstate		Min LOS Std: C					
I-75 (32, 1)	From North City Limit to US 441	AADT	91,600	29,500	208	61,892	32.43%
		Peak Hour	8,250	3,098	15	5,137	37.73%
I-75 (31, 2)	From US 441 to the South City Limit	AADT	91,600	55,956	208	35,436	61.31%
		Peak Hour	8,250	5,875	15	2,360	71.39%
State Roads		Min LOS Std: D					
U.S. Hwy 441 (4127, 3)	From MPO Boundary to CR 25A East Intersection	AADT	43,000	20,000	20,223	2,777	93.54%
		Peak Hour	3,870	1,800	1,490	580	85.01%
U.S. Hwy 441 (106, 4)	From CR 25A East Intersection to SR 235	AADT	45,700	18,230	48,532	(21,062)	146.09%
		Peak Hour	4,110	1,732	3,663	(1,285)	131.27%
U.S. Hwy 441 (107, 5)	From SR 235 to I-75	AADT	39,000	22,581	11,350	5,069	87.00%
		Peak Hour	3,510	2,145	881	484	86.21%
U.S. Hwy 441 (4107, 6)	From I-75 to CR 235A	AADT	39,000	27,914	6,522	4,564	88.30%
		Peak Hour	3,510	2,652	608	250	92.88%
U.S. Hwy 441 (14, 7)	From CR 235A to NW 188th Street	AADT	43,000	22,250	1,565	19,185	55.38%
		Peak Hour	3,870	2,114	129	1,627	57.96%
SR 235 (108, 8)	From NW 143rd Place to US 441	AADT	14,400	9,400	4,864	136	99.06%
		Peak Hour	1,290	893	441	(44)	103.41%
SR 235 (109, 9)	From US 441 to NW 140th Street	AADT	14,400	7,255	2,854	4,291	70.20%
		Peak Hour	1,290	689	237	364	71.78%
SR 235 (4109/1439, 10)	From NW 140th Street to East City Limit	AADT	14,400	4,500	44	9,856	31.56%
		Peak Hour	1,290	428	7	855	33.72%
County Facilities		Min LOS Std: D					
CR 235 (11)	From NW 143rd Place to South City Limit	AADT	15,120	5,672	2,850	6,598	56.36%
		Peak Hour	1,359	539	239	581	57.24%
CR 241 (12)	From NW SR 235 to North City Limit	AADT	15,120	1,481	0	13,639	9.79%
		Peak Hour	1,359	141	0	1,218	10.35%
CR 241 (13)	From CR 235 to South City Limit	AADT	20,880	6,025	7,047	7,808	62.61%
		Peak Hour	1,881	572	567	742	60.57%
CR 2054 (14)	From SR 235 to West City Limit	AADT	15,120	2,930	1,871	10,319	31.75%
		Peak Hour	1,359	278	133	948	30.27%
CR 2054 (15)	From SR 235 to US 441	AADT	15,120	3,425	6,710	4,985	67.03%
		Peak Hour	1,359	325	484	550	59.56%
CR 235A (16)	From US 441 to North City Limit	AADT	15,120	1,380	816	12,924	14.52%
		Peak Hour	1,359	131	85	1,143	15.90%
CR 235A (17)	From US 441 to CR 235	AADT	15,120	5,209	112	9,799	35.19%
		Peak Hour	1,359	495	12	852	37.30%

* Florida Department of Transportation, District Two, Level of Service Reporting Tool, accessed April 14, 2022
*** Formula: Comp Plan MSV - (Existing Traffic + + Projected Trips from Preliminary Development Orders with NO Concurrency Reservation +*
^ County Facility AADT counts provided by Alachua County Public Works, April 2022.
^^AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.
Reserved Trips are automatically updated from Table 8 data.

Appendix E
Seasonal Adjustment Factor and Historical Growth Rates

2019 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 2600 ALACHUA COUNTYWIDE

MOCF: 0.97

WEEK	DATES	SF	PSCF
1	01/01/2019 - 01/05/2019	1.05	1.08
2	01/06/2019 - 01/12/2019	1.04	1.07
3	01/13/2019 - 01/19/2019	1.03	1.06
4	01/20/2019 - 01/26/2019	1.02	1.05
5	01/27/2019 - 02/02/2019	1.01	1.04
6	02/03/2019 - 02/09/2019	0.99	1.02
* 7	02/10/2019 - 02/16/2019	0.98	1.01
* 8	02/17/2019 - 02/23/2019	0.97	1.00
* 9	02/24/2019 - 03/02/2019	0.97	1.00
*10	03/03/2019 - 03/09/2019	0.96	0.99
*11	03/10/2019 - 03/16/2019	0.96	0.99
*12	03/17/2019 - 03/23/2019	0.96	0.99
*13	03/24/2019 - 03/30/2019	0.96	0.99
*14	03/31/2019 - 04/06/2019	0.96	0.99
*15	04/07/2019 - 04/13/2019	0.96	0.99
*16	04/14/2019 - 04/20/2019	0.96	0.99
*17	04/21/2019 - 04/27/2019	0.97	1.00
*18	04/28/2019 - 05/04/2019	0.98	1.01
*19	05/05/2019 - 05/11/2019	0.99	1.02
20	05/12/2019 - 05/18/2019	1.00	1.03
21	05/19/2019 - 05/25/2019	1.00	1.03
22	05/26/2019 - 06/01/2019	1.01	1.04
23	06/02/2019 - 06/08/2019	1.02	1.05
24	06/09/2019 - 06/15/2019	1.03	1.06
25	06/16/2019 - 06/22/2019	1.03	1.06
26	06/23/2019 - 06/29/2019	1.04	1.07
27	06/30/2019 - 07/06/2019	1.04	1.07
28	07/07/2019 - 07/13/2019	1.05	1.08
29	07/14/2019 - 07/20/2019	1.06	1.09
30	07/21/2019 - 07/27/2019	1.04	1.07
31	07/28/2019 - 08/03/2019	1.03	1.06
32	08/04/2019 - 08/10/2019	1.01	1.04
33	08/11/2019 - 08/17/2019	1.00	1.03
34	08/18/2019 - 08/24/2019	0.99	1.02
35	08/25/2019 - 08/31/2019	0.99	1.02
36	09/01/2019 - 09/07/2019	0.99	1.02
37	09/08/2019 - 09/14/2019	0.99	1.02
38	09/15/2019 - 09/21/2019	0.99	1.02
39	09/22/2019 - 09/28/2019	0.99	1.02
40	09/29/2019 - 10/05/2019	0.98	1.01
41	10/06/2019 - 10/12/2019	0.98	1.01
42	10/13/2019 - 10/19/2019	0.98	1.01
43	10/20/2019 - 10/26/2019	0.99	1.02
44	10/27/2019 - 11/02/2019	1.00	1.03
45	11/03/2019 - 11/09/2019	1.01	1.04
46	11/10/2019 - 11/16/2019	1.03	1.06
47	11/17/2019 - 11/23/2019	1.03	1.06
48	11/24/2019 - 11/30/2019	1.04	1.07
49	12/01/2019 - 12/07/2019	1.04	1.07
50	12/08/2019 - 12/14/2019	1.05	1.08
51	12/15/2019 - 12/21/2019	1.05	1.08
52	12/22/2019 - 12/28/2019	1.04	1.07
53	12/29/2019 - 12/31/2019	1.03	1.06

All Intersection Counts were preformed on 4/19/2022

* PEAK SEASON

14-FEB-2020 15:39:21 830UPD 2_2600_PKSEASON.TXT

NW 140th Street (CR 235)

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2020 HISTORICAL AADT REPORT

COUNTY: 26 - ALACHUA

SITE: 5023 - SR 235 350' S. OF SR 20(ALACHUA)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2020	9400 C	N 4700	S 4700	9.50	58.00	14.20
2019	10100 C	N 4800	S 5300	9.50	58.00	13.30
2018	9600 C	N 4600	S 5000	9.50	57.90	11.70
2017	10800 C	N 5400	S 5400	9.50	53.80	12.10
2016	10300 C	N 5000	S 5300	9.50	53.60	11.10
2015	10000 C	N 4900	S 5100	9.50	57.00	9.10
2014	9300 C	N 4600	S 4700	9.50	57.40	9.30
2013	9500 C	N 4700	S 4800	9.50	57.80	8.60
2012	9500 C	N 4700	S 4800	9.50	58.40	9.10
2011	8900 C	N 4400	S 4500	9.50	58.80	8.10
2010	8100 C	N 4100	S 4000	10.13	59.87	9.80
2009	9200 C	N 4600	S 4600	10.04	57.81	7.20
2008	9800 C	N 5000	S 4800	10.17	57.73	12.10
2007	9900 C	N 4900	S 5000	10.22	58.44	9.70
2006	10200 C	N 5100	S 5100	9.98	59.05	13.20
2005	10200 F	N 5100	S 5100	10.10	58.20	17.70

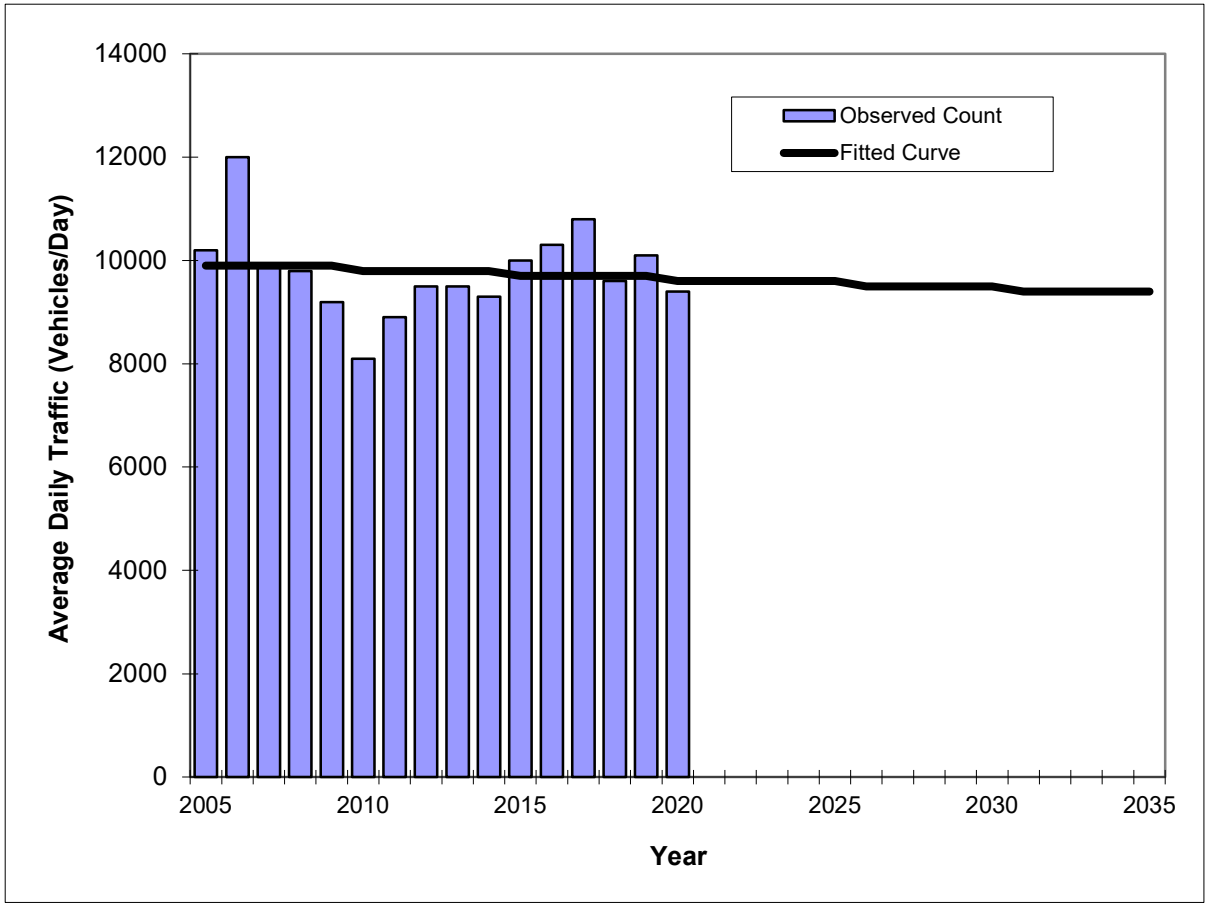
AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Traffic Trends - V03.a

NW 140th ST --

FIN#	429193-1
Location	1

County:	Alachua (26)
Station #:	0435
Highway:	NW 140th ST



Year	Traffic (ADT/AADT) Count*	Trend**
2005	10200	9900
2006	12000	9900
2007	9900	9900
2008	9800	9900
2009	9200	9900
2010	8100	9800
2011	8900	9800
2012	9500	9800
2013	9500	9800
2014	9300	9800
2015	10000	9700
2016	10300	9700
2017	10800	9700
2018	9600	9700
2019	10100	9700
2020	9400	9600
2024 Opening Year Trend		
2024	N/A	9600
2025 Mid-Year Trend		
2025	N/A	9600
2026 Design Year Trend		
2026	N/A	9500
TRANPLAN Forecasts/Trends		

** Annual Trend Increase:	-19
Trend R-squared:	1.05%
Trend Annual Historic Growth Rate:	-0.20%
Trend Growth Rate (2020 to Design Year):	-0.17%
Printed:	25-May-22

Straight Line Growth Option

*Axle-Adjusted

Peggy Road (CR 2054)

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2020 HISTORICAL AADT REPORT

COUNTY: 26 - ALACHUA

SITE: 9109 - NW CR 2054 .1 MI. W. OF SR 235 (HPMS)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2020	1900 S	0	0	9.50	58.00	2.90
2019	2000 F	0	0	9.50	58.00	2.60
2018	2000 C	E 0	W 0	9.50	57.90	2.70
2017	1500 R	E 750	W 750	9.50	53.80	2.60
2016	1400 T	E 700	W 700	9.50	53.60	2.80
2015	1300 S	E 650	W 650	9.50	57.00	2.60
2014	1300 F	E 650	W 650	9.50	57.40	2.40
2013	1300 C	E 650	W 650	9.50	57.80	2.60
2012	1500 F	0	0	9.50	58.40	2.50
2011	1500 C	E 0	W 0	9.50	58.80	2.80

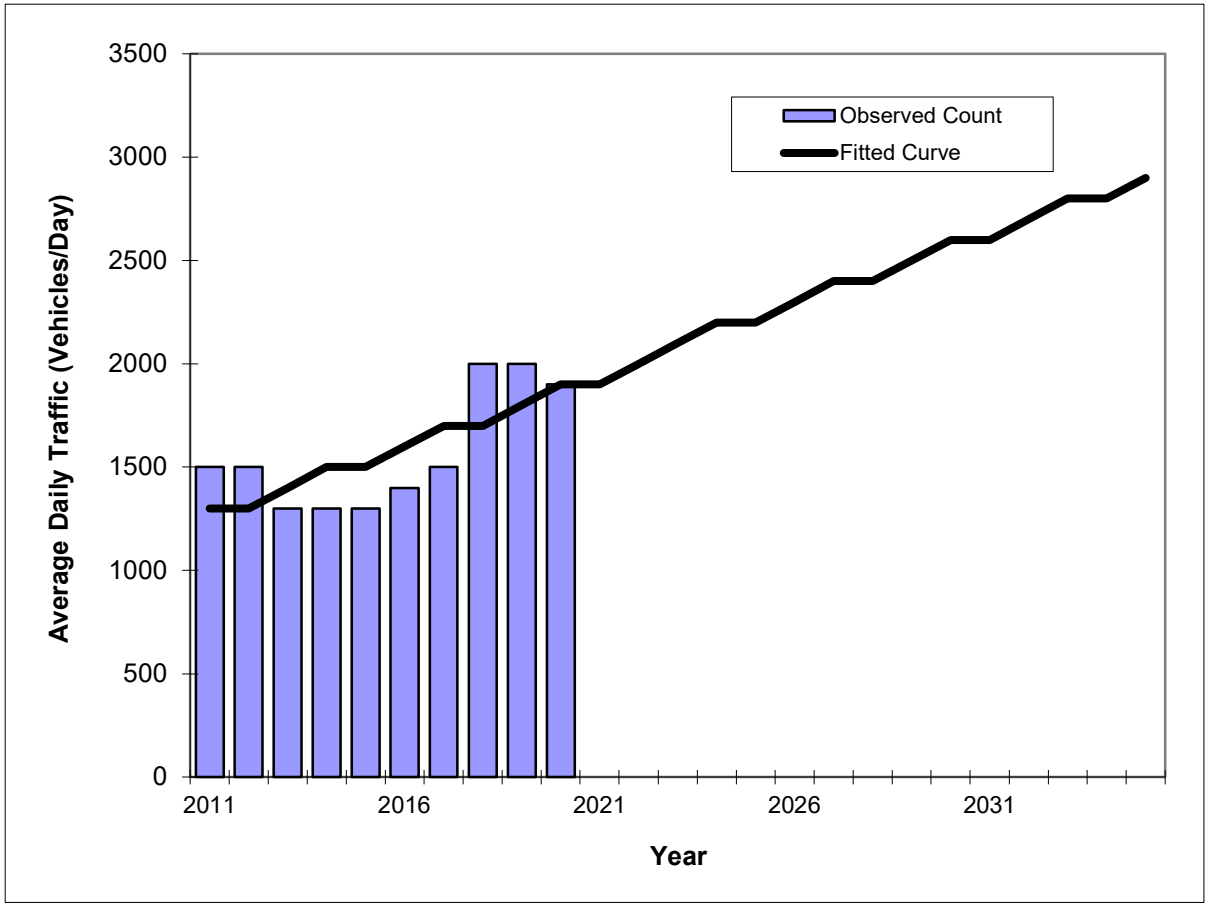
AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Traffic Trends - V03.a

CR 2054 --

FIN#	429193-1
Location	1

County:	Alachua (26)
Station #:	0435
Highway:	CR 2054



** Annual Trend Increase:	68
Trend R-squared:	52.22%
Trend Annual Historic Growth Rate:	5.13%
Trend Growth Rate (2020 to Design Year):	3.51%
Printed:	25-May-22

Straight Line Growth Option

Year	Traffic (ADT/AADT) Count*	Trend**
2011	1500	1300
2012	1500	1300
2013	1300	1400
2014	1300	1500
2015	1300	1500
2016	1400	1600
2017	1500	1700
2018	2000	1700
2019	2000	1800
2020	1900	1900
2024 Opening Year Trend		
2024	N/A	2200
2025 Mid-Year Trend		
2025	N/A	2200
2026 Design Year Trend		
2026	N/A	2300
TRANPLAN Forecasts/Trends		

*Axle-Adjusted

CR 235A

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2020 HISTORICAL AADT REPORT

COUNTY: 26 - ALACHUA

SITE: 0435 - CR 235A .2 MI. S. OF SR 25/US 441

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2020	5000 C	N 2600	S 2400	9.50	58.00	24.20
2019	4800 C	N 2500	S 2300	9.50	58.00	22.60
2018	4700 C	N 2400	S 2300	9.50	57.90	19.20
2017	4600 C	N 2300	S 2300	9.50	53.80	23.40
2016	4200 C	N 2100	S 2100	9.50	53.60	23.70
2015	3400 C	N 1700	S 1700	9.50	57.00	27.00
2014	3600 C	N 1800	S 1800	9.50	57.40	26.50
2013	3300 C	N 1700	S 1600	9.50	57.80	24.50
2012	3300 C	N 1700	S 1600	9.50	58.40	24.40
2011	3500 C	N 1800	S 1700	9.50	58.80	26.10
2010	3800 C	N 1900	S 1900	10.13	59.87	23.80
2009	4000 C	N 2000	S 2000	10.04	57.81	23.70
2008	4000 C	N 2000	S 2000	10.17	57.73	23.00
2007	3600 C	N 1800	S 1800	10.22	58.44	21.40
2006	3200 C	N 1600	S 1600	9.98	59.05	17.00
2005	2500 C	N 1300	S 1200	10.10	58.20	11.80

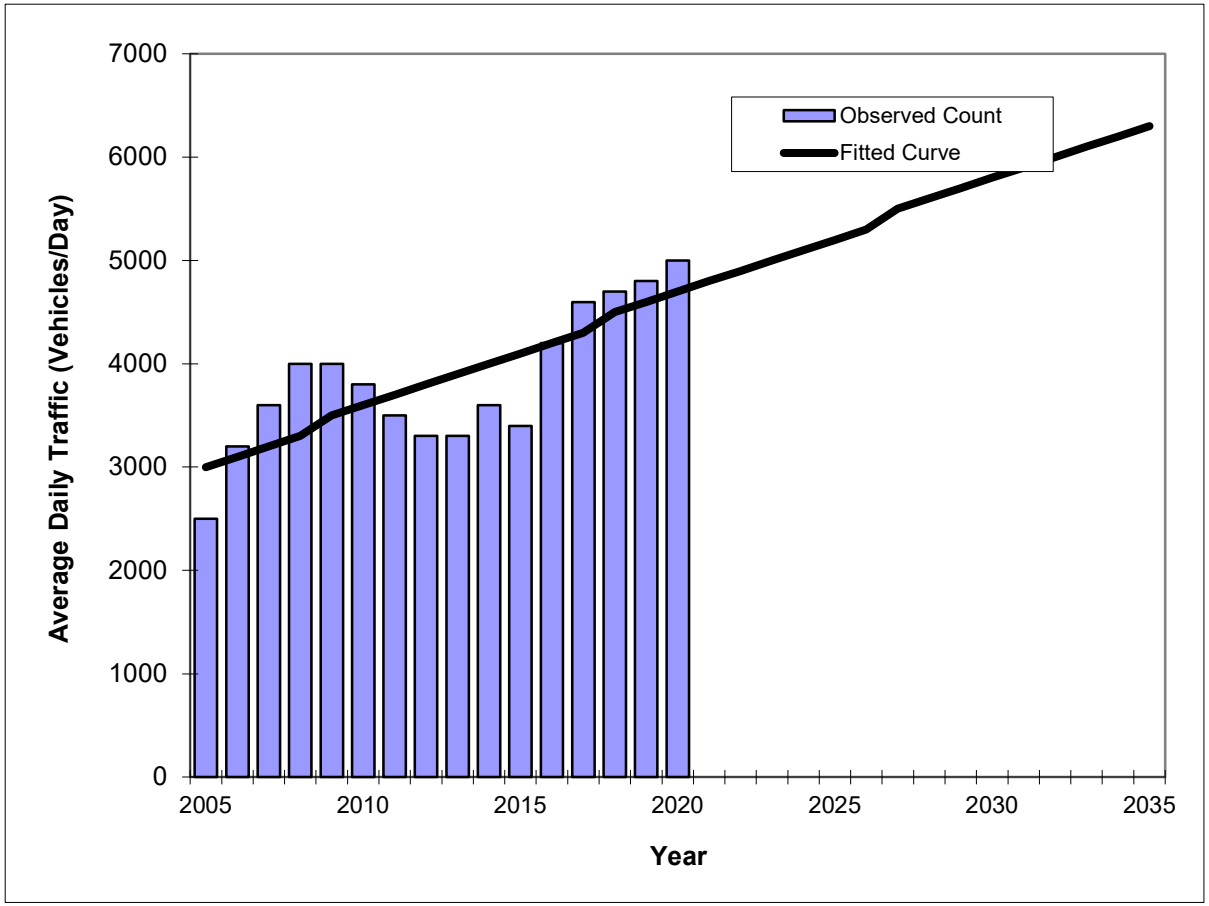
AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Traffic Trends - V03.a

CR 235A --

FIN#	429193-1
Location	1

County:	Alachua (26)
Station #:	0435
Highway:	CR 235A



Year	Traffic (ADT/AADT) Count*	Trend**
2005	2500	3000
2006	3200	3100
2007	3600	3200
2008	4000	3300
2009	4000	3500
2010	3800	3600
2011	3500	3700
2012	3300	3800
2013	3300	3900
2014	3600	4000
2015	3400	4100
2016	4200	4200
2017	4600	4300
2018	4700	4500
2019	4800	4600
2020	5000	4700
2024 Opening Year Trend		
2024	N/A	5100
2025 Mid-Year Trend		
2025	N/A	5200
2026 Design Year Trend		
2026	N/A	5300
TRANPLAN Forecasts/Trends		

**** Annual Trend Increase:**	111
Trend R-squared:	60.05%
Trend Annual Historic Growth Rate:	3.78%
Trend Growth Rate (2020 to Design Year):	2.13%
Printed:	25-May-22

Straight Line Growth Option

***Axle-Adjusted**

CR 235

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2020 HISTORICAL AADT REPORT

COUNTY: 26 - ALACHUA

SITE: 9130 - CR 235 .1 MI. N. OF SR 26 (HPMS)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2020	3200 V	0	0	9.50	58.00	2.90
2019	3300 R	0	0	9.50	58.00	2.60
2018	3300 T	0	0	9.50	57.90	2.70
2017	3200 S	0	0	9.50	53.80	2.60
2016	3100 F	0	0	9.50	53.60	2.80
2015	3000 C	E 0	W 0	9.50	57.00	2.60
2014	2600 T			9.50	57.40	2.40
2013	2600 S	0	0	9.50	57.80	2.60
2012	2600 F	0	0	9.50	58.40	2.50
2011	2600 C	E 0	W 0	9.50	58.80	2.80

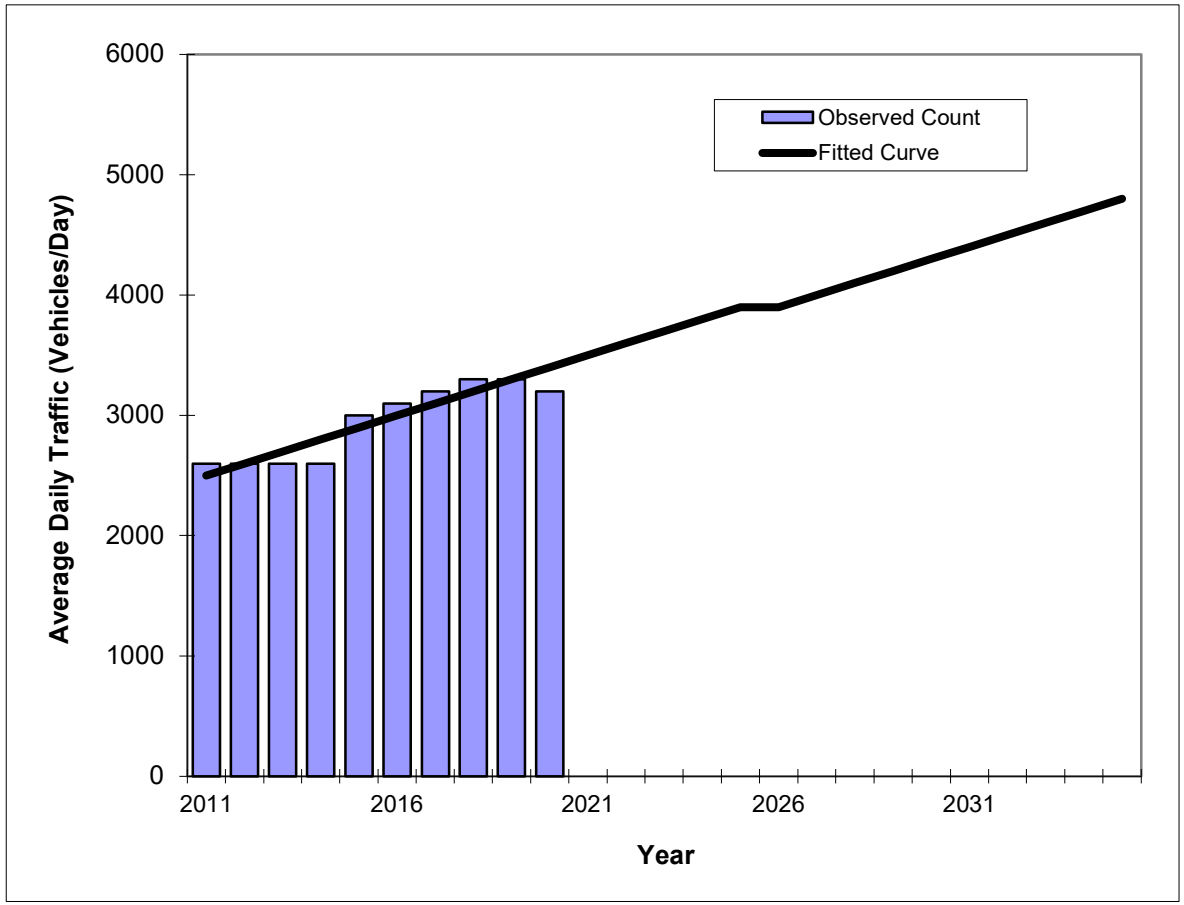
AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Traffic Trends - V03.a

CR 235 --

FIN#	429193-1
Location	1

County:	Alachua (26)
Station #:	0229
Highway:	CR 235



Year	Traffic (ADT/AADT) Count*	Trend**
2011	2600	2500
2012	2600	2600
2013	2600	2700
2014	2600	2800
2015	3000	2900
2016	3100	3000
2017	3200	3100
2018	3300	3200
2019	3300	3300
2020	3200	3400
2024 Opening Year Trend		
2024	N/A	3800
2025 Mid-Year Trend		
2025	N/A	3900
2026 Design Year Trend		
2026	N/A	3900
TRANPLAN Forecasts/Trends		

** Annual Trend Increase:	95
Trend R-squared:	84.40%
Trend Annual Historic Growth Rate:	4.00%
Trend Growth Rate (2020 to Design Year):	2.45%
Printed:	31-May-22

Straight Line Growth Option

*Axle-Adjusted

NW 78th Ave (CR 232)

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2020 HISTORICAL AADT REPORT

COUNTY: 31 - GILCHRIST

SITE: 9109 - CR 232 .1 MI. E. OF CR 337 (HPMS)

YEAR	AADT	DIRECTION 1		DIRECTION 2		*K FACTOR	D FACTOR	T FACTOR
2020	2500 C	E	0	W	0	9.50	54.20	5.80
2019	2400 R		0		0	9.50	54.30	5.20
2018	2400 T		0		0	9.50	54.80	4.60
2017	2300 S		0		0	9.50	56.20	4.60
2016	2200 F		0		0	9.50	54.40	3.90
2015	2100 C	E	0	W	0	9.50	54.50	4.40
2014	2000 T					9.50	54.80	4.50
2013	2000 S		0		0	9.50	54.80	5.00
2012	2000 F		0		0	9.50	54.30	4.00
2011	2000 C	E	0	W	0	9.50	53.90	4.80

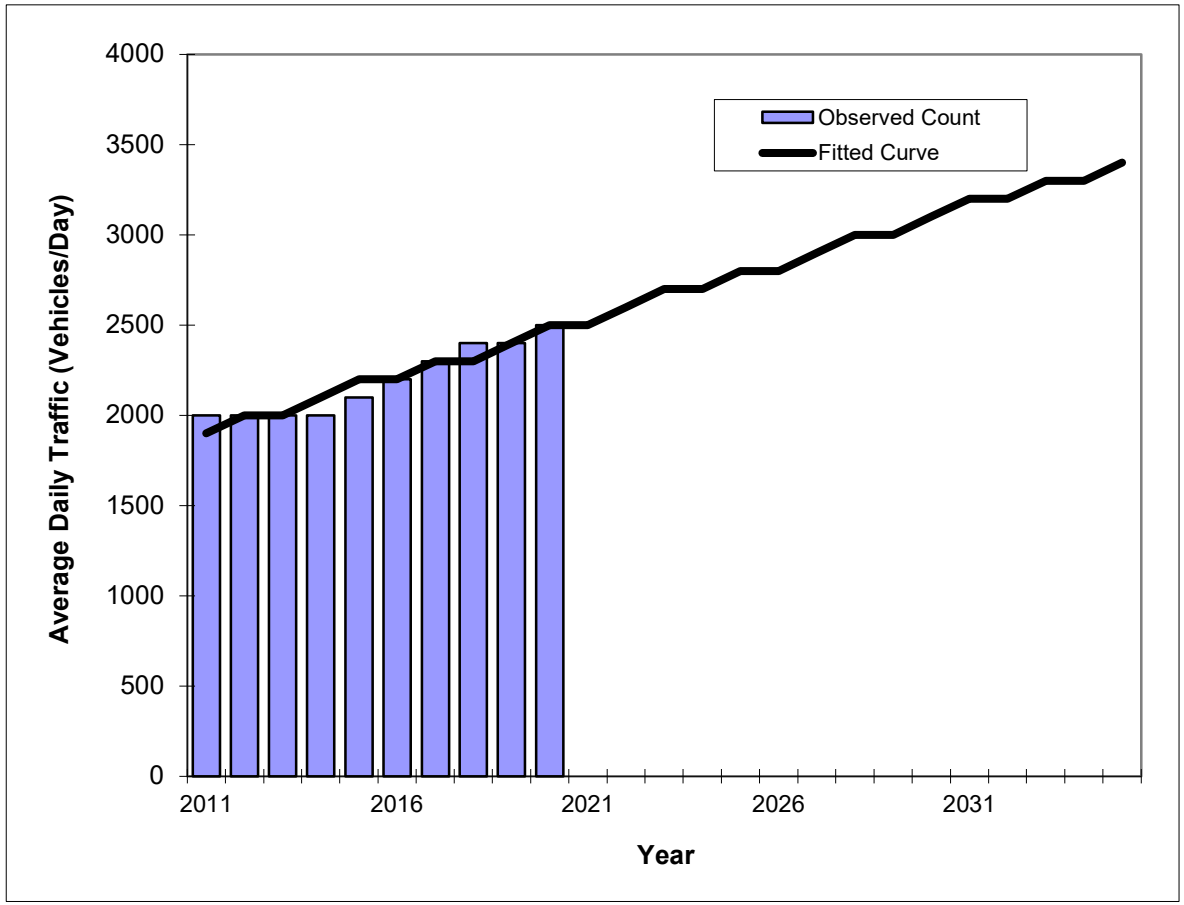
AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Traffic Trends - V03.a

CR 232, NW 78 AVE --

FIN#	429193-1
Location	1

County:	Alachua (26)
Station #:	9109
Highway:	CR 232, NW 78 AVE



Year	Traffic (ADT/AADT) Count*	Trend**
2011	2000	1900
2012	2000	2000
2013	2000	2000
2014	2000	2100
2015	2100	2200
2016	2200	2200
2017	2300	2300
2018	2400	2300
2019	2400	2400
2020	2500	2500
2024 Opening Year Trend		
2024	N/A	2700
2025 Mid-Year Trend		
2025	N/A	2800
2026 Design Year Trend		
2026	N/A	2800
TRANPLAN Forecasts/Trends		

** Annual Trend Increase:	62
Trend R-squared:	92.12%
Trend Annual Historic Growth Rate:	3.51%
Trend Growth Rate (2020 to Design Year):	2.00%
Printed:	31-May-22

Straight Line Growth Option

*Axle-Adjusted

Appendix F
Background Tables

CR 235/NW 140th Street at CR 2054/Peggy Road

Counts collected: 4/19/2022

CR 235/NW 140th Street at CR 2054/Peggy Road - Growth Rate Data			
Peak Season Factor			0.99
Growth Rate			
Approach	Historical Growth Rate	Growth Rate Used	2029 Growth Factor
CR 2054/Peggy Road	5.13%	5.13%	1.359
CR 235/NW 140th Street	-0.20%	1.00%	1.070

PM Peak Hour Background Traffic Volumes - CR 235/NW 140th St at CR 2054/Peggy Road						
Scenario	CR 2054/Peggy Road		CR 235/NW 140th Street		CR 235/NW 140th Street	
	Eastbound		Northbound		Southbound	
	Left	Right	Left	Thru	Thru	Right
Observed Turning Movement Counts	22	33	36	293	349	22
Existing (Peak Season) Turning Movements	22	33	36	290	346	22
Background Volumes	30	45	39	310	370	24
Peak Hour Factor (Int total = 0.94)	0.92		0.94		0.94	
Truck %	16%		13%		10%	
Pedestrian Volumes	0		7		2	

PM Peak Hour Background Traffic Volumes - CR 235/NW 140th St at CR 2054/Peggy Road						
Scenario	CR 2054/Peggy Road		CR 235/NW 140th Street		CR 235/NW 140th Street	
	Eastbound		Northbound		Southbound	
	Left	Right	Left	Thru	Thru	Right
Observed Turning Movement Counts	18	29	25	426	357	17
Existing (Peak Season) Turning Movements	18	29	25	422	353	17
Background Volumes	24	39	27	452	378	18
Reserved Trips	0	0	0	59	51	0
Background Volumes with Reserved Trips	24	39	27	511	429	18
Peak Hour Factor (Int total = 0.87)	0.73		0.78		0.94	
Truck %	15%		6%		13%	
Pedestrian Volumes	0		6		4	

	CR 235 Total	NBT*	SBT*	CR 2054 Total
		0.54	0.46	
Reserved Trips	110	59	51	0

* Trip distribution based on directional distribution along CR 235

CR 2054/Peggy Road at CR 235A/NW 173rd Street

Counts collected: 4/19/2022

CR 2054/Peggy Road at CR 235A/NW 173rd Street - Growth Rate Data			
Peak Season Factor			0.99
Growth Rate			
Approach	Historical Growth Rate	Growth Rate Used	2029 Growth Factor
CR 2054/Peggy Road	5.13%	5.13%	1.359
CR 235A/NW 173rd St.	3.78%	3.78%	1.265

AM Peak Hour Background Traffic Volumes - CR 235A/NW 173rd Street at CR 2054/Peggy Road												
Scenario	CR 2054/Peggy Road			CR 2054/Peggy Road			CR 235A			CR 235A		
	Eastbound			Westbound			Northbound			Southbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Observed Turning Movement Counts	21	20	17	17	15	22	17	243	10	21	206	19
Existing (Peak Season) Turning Movements	21	20	17	17	15	22	17	241	10	21	204	19
Background Volumes	29	27	23	23	20	30	21	305	13	27	258	24
Peak Hour Factor (Int total = 0.91)	0.91			0.84			0.85			0.92		
Truck %	5%			17%			15%			17%		
Pedestrian Volumes	0			0			0			0		

PM Peak Hour Background Traffic Volumes - CR 235A/NW 173rd Street at CR 2054/Peggy Road												
Scenario	CR 2054/Peggy Road			CR 2054/Peggy Road			CR 235A			CR 235A		
	Eastbound			Westbound			Northbound			Southbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Observed Turning Movement Counts	23	18	22	16	27	24	19	207	10	29	214	24
Existing (Peak Season) Turning Movements	23	18	22	16	27	24	19	205	10	29	212	24
Background Volumes	31	24	30	22	37	33	24	259	13	37	268	30
Reserved Trips	0	0	0	0	0	0	0	6	0	0	6	0
Background Volumes with Reserved Trips	31	24	30	22	37	33	24	265	13	37	274	30
Peak Hour Factor (Int total = 0.96)	0.88			0.93			0.84			0.89		
Truck %	8%			18%			23%			14%		
Pedestrian Volumes	0			0			0			0		

	CR 235A Total	NBT*	SBT*	CR 2054 Total
		0.48	0.52	
Reserved Trips	12	6	6	0

* Trip distribution based on directional distribution along CR 235A

CR 235 at CR 235A/NW 173rd Street

Counts collected: 4/19/2022

CR 235 at CR 235A/NW 173rd Street - Growth Rate Data			
Peak Season Factor			0.99
Growth Rate			
Approach	Historical Growth Rate	Growth Rate Used	2029 Growth Factor
CR 235	4.00%	4.00%	1.280
CR 235A/NW 173rd Street	3.78%	3.78%	1.265

AM Peak Hour Background Traffic Volumes - CR 235 at CR 235A/NW 173rd Street						
Scenario	CR 235		CR 235		CR 235A/NW 173rd Street	
	Eastbound		Westbound		Southbound	
	Left	Thru	Thru	Right	Left	Right
Observed Turning Movement Counts	131	147	167	78	78	91
Existing (Peak Season) Turning Movements	130	146	165	77	77	90
Background Volumes	166	187	211	99	97	114
Peak Hour Factor (Int total = 0.95)	0.79		0.89		0.81	
Truck %	8%		11%		2%	
Pedestrian Volumes	0		0		0	

PM Peak Hour Background Traffic Volumes - CR 235 at CR 235A/NW 173rd Street						
Scenario	CR 235		CR 235		CR 235A/NW 173rd Street	
	Eastbound		Westbound		Southbound	
	Left	Thru	Thru	Right	Left	Right
Observed Turning Movement Counts	106	239	179	80	66	97
Existing (Peak Season) Turning Movements	105	237	177	79	65	96
Background Volumes	134	303	227	101	82	121
Reserved Trips	0	59	51	0	5	7
Background Volumes with Reserved Trips	134	362	278	101	87	128
Peak Hour Factor (Int total = 0.92)	0.90		0.93		0.91	
Truck %	6%		14%		3%	
Pedestrian Volumes	0		0		0	

	CR235A Total	SBL*	SBR*	CR235 Total	EBT*	WBT*
		0.40	0.60		0.56	0.44
Reserved Trips	12	5	7	110	59	51

* Trip distribution based on directional distribution along CR 235

Scenario	CR 235	CR 235
	Eastbound	Westbound
	Thru	Thru
Observed Turning Movement Counts	225	245
Existing (Peak Season) Turning Movements	223	242
Background Volumes	284	310
Peak Hour Factor (Int total = 0.84)	0.79	0.89
Truck %	8%	11%
Pedestrian Volumes	0	0

Scenario	CR 235	CR 235
	Eastbound	Westbound
	Thru	Thru
Observed Turning Movement Counts	305	259
Existing (Peak Season) Turning Movements	302	256
Background Volumes	385	328
Reserved Trips	59	51
Background Volumes with Reserved Trips	444	379
Peak Hour Factor (Int total = 0.92)	0.90	0.93
Truck %	6%	14%
Pedestrian Volumes	0	0

CR 235 at NW 78th Avenue/CR 232*

Counts collected: 4/19/2022

CR 235 at CR232/NW 78th Avenue - Growth Rate Data			
Peak Season Factor			0.99
Growth Rate			
Approach	Historical Growth Rate	Growth Rate Used	2029 Growth Factor
CR 235	4.00%	4.00%	1.280
NW 78th Ave/CR 232	3.51%	3.51%	1.246

AM Peak Hour Background Traffic Volumes - CR 235 at NW 78th Avenue/CR232												
Scenario	CR 232/NW 78th Ave			CR 232/NW 78th Ave			CR 235			CR 235		
	Eastbound			Westbound			Northbound			Southbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Observed Turning Movement Counts	60	113	20	11	52	57	25	155	26	22	198	7
Existing (Peak Season) Turning Movements	59	112	20	11	51	56	25	153	26	22	196	7
Background Volumes	73	140	25	14	64	70	32	196	33	28	251	9
Peak Hour Factor (Int total = 0.91)	0.82			0.77			0.94			0.86		
Truck %	10%			3%			10%			13%		
Pedestrian Volumes	0			0			0			0		

PM Peak Hour Background Traffic Volumes - CR 235 at NW 78th Avenue/CR232												
Scenario	CR 232/NW 78th Ave			CR 232/NW 78th Ave			CR 235			CR 235		
	Eastbound			Westbound			Northbound			Southbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Observed Turning Movement Counts	25	76	18	18	153	47	28	268	14	17	192	50
Existing (Peak Season) Turning Movements	25	75	18	18	151	47	28	265	14	17	190	50
Background Volumes	31	93	22	22	188	59	36	339	18	22	243	64
Peak Hour Factor (Int total = 0.91)	0.88			0.87			0.78			0.90		
Truck %	14%			2%			7%			10%		
Pedestrian Volumes	0			0			0			0		

* Intersection lies outside of Alachua city limits, therefore there are no reserved trips are necessary for this intersection

Appendix G
Trip Distribution Calculations

TO/FROM NORTH	67%	
at NW 140th St/CR 2054		
to/from north	92%	62%
to/from west	8%	5%
TO/FROM SOUTH	33%	
at CR 235/NW 173rd		
to/from south	72%	24%
to/from north	28%	9%
at CR 235/NW 78th		
to/from east	14%	3%
to/from west	13%	3%
to/from south	73%	18%
at CR 235A/CR 2054		
to/from north	87%	7%
to/from east	6%	1%
to/from west	7%	1%

CR 235 at NW 123rd Avenue
2/3/2021

Trucks

	CR 235 Southbound			CR 235 Northbound			NW 123rd Avenue Westbound		
Start Time	Left	Thru	Ped/Bike	Right	Thru	Ped/Bike	Right	Left	Ped/Bike
4:00 PM	0	5	0	0	7	0	0	0	0
04:15 PM	0	11	0	0	4	0	0	0	0
04:30 PM	2	4	0	0	2	0	0	0	0
04:45 PM	0	6	0	0	2	0	0	0	0
05:00 PM	0	1	0	0	6	0	1	0	0
05:15 PM	0	3	0	0	4	0	0	0	0
05:30 PM	0	1	0	0	3	0	0	0	0
05:45 PM	0	3	0	0	0	0	0	0	0
Peak Hour									
5:00-5:45	0	8	0	0	13	0	1	0	0

Cars

	CR 235 Southbound			CR 235 Northbound			NW 123rd Avenue Westbound		
Start Time	Left	Thru	Ped/Bike	Right	Thru	Ped/Bike	Right	Left	Ped/Bike
4:00 PM	5	47	0	1	18	0	2	1	0
04:15 PM	4	30	0	3	24	0	5	0	0
04:30 PM	7	31	0	2	18	0	6	2	0
04:45 PM	5	39	0	1	18	0	2	1	0
05:00 PM	8	66	0	1	28	0	4	2	0
05:15 PM	9	71	0	4	27	0	2	2	0
05:30 PM	5	56	0	0	19	0	3	2	0
05:45 PM	5	66	0	1	27	0	2	1	0
Peak Hour									
5:00-5:45	27	259	0	6	101	0	11	7	0

Combined

	CR 235 Southbound			CR 235 Northbound			NW 123rd Avenue Westbound		
Start Time	Left	Thru	Ped/Bike	Right	Thru	Ped/Bike	Right	Left	Ped/Bike
4:00 PM	5	52	0	1	25	0	2	1	0
04:15 PM	4	41	0	3	28	0	5	0	0
04:30 PM	9	35	0	2	20	0	6	2	0
04:45 PM	5	45	0	1	20	0	2	1	0
05:00 PM	8	67	0	1	34	0	5	2	0
05:15 PM	9	74	0	4	31	0	2	2	0
05:30 PM	5	57	0	0	22	0	3	2	0
05:45 PM	5	69	0	1	27	0	2	1	0
Peak Hour									
5:00-5:45 PM	27	267	0	6	114	0	12	7	0
Truck %	3%			11%			5%		
Peak Hour Factor	0.89			0.86			0.68		
Int. Total	0.89								

	CR 235 SBL	NW 123rd WBR	Total	
to/from North	27	12	39	67%

	CR 235 NBR	NW 123rd WBL	Total	
to/from South	6	7	13	33%

*** The Truck % in and out of Savannah Station Phase 1 is 2% which is applied to the trips in and out of Savannah Station during the full build-out analysis.**

NW 140th at CR 2054

	NW 140 St (CR 235) Southbound				N/A Westbound				NW 140 St (CR 235) Northbound				Peggy Rd (CR 2054) Eastbound			
Start Time	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds
7:00:00 AM	0	70	5	0	0	0	0	0	6	53	0	0	4	0	8	0
7:15:00 AM	0	92	6	0	0	0	0	0	4	57	0	0	6	0	6	0
7:30:00 AM	0	104	4	0	0	0	0	0	10	59	0	0	7	0	11	0
7:45:00 AM	0	91	4	0	0	0	0	0	13	52	0	0	5	0	6	0
8:00:00 AM	0	89	5	0	0	0	0	0	12	65	0	0	6	0	6	0
8:15:00 AM	0	89	6	0	0	0	0	0	9	74	0	0	6	0	8	0
8:30:00 AM	0	95	4	0	0	0	0	0	8	80	0	0	5	0	9	0
8:45:00 AM	0	76	7	0	0	0	0	0	7	74	0	0	5	0	10	0
9:00:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:00:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:15:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:30:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:45:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:00:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:15:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:30:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:45:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:00:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:15:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:30:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:45:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00:00 PM	0	89	5	0	0	0	0	0	6	89	0	0	6	0	10	0
4:15:00 PM	0	104	3	0	0	0	0	0	4	100	0	0	4	0	5	0
4:30:00 PM	0	95	5	0	0	0	0	0	5	82	0	0	2	0	5	0
4:45:00 PM	0	83	3	0	0	0	0	0	8	95	0	0	6	0	10	0
5:00:00 PM	0	94	3	0	0	0	0	0	5	139	0	0	5	0	4	0
5:15:00 PM	0	85	6	0	0	0	0	0	7	110	0	0	5	0	10	0
5:30:00 PM	0	72	8	0	0	0	0	0	5	85	0	0	5	0	10	0
5:45:00 PM	0	94	3	0	0	0	0	0	7	89	0	0	6	0	7	0
	0	1422	77	0	0	0	0	0	116	1303	0	0	83	0	125	0

TO/FROM WEST	8%
TO/FROM NORTH	92%

CR 235A at CR 235

	NW 173 St (CR 235A) Southbound				CR 235 Westbound				N/A Northbound				CR 235 Eastbound			
Start Time	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds
7:00:00 AM	11	0	21	0	0	26	13	0	0	0	0	0	24	36	0	0
7:15:00 AM	17	0	24	0	0	37	16	0	0	0	0	0	27	39	0	0
7:30:00 AM	18	0	22	0	0	38	17	0	0	0	0	0	43	45	0	0
7:45:00 AM	17	0	19	0	0	49	20	0	0	0	0	0	36	37	0	0
8:00:00 AM	18	0	23	0	0	38	18	0	0	0	0	0	24	33	0	0
8:15:00 AM	25	0	27	0	0	42	23	0	0	0	0	0	28	32	0	0
8:30:00 AM	13	0	12	0	0	30	19	0	0	0	0	0	37	25	0	0
8:45:00 AM	14	0	15	0	0	26	20	0	0	0	0	0	25	35	0	0
9:00:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:00:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:15:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:30:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:45:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:00:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:15:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:30:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:45:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:00:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:15:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:30:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:45:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00:00 PM	17	0	20	0	0	50	12	0	0	0	0	0	22	44	0	0
4:15:00 PM	11	0	27	0	0	49	13	0	0	0	0	0	28	55	0	0
4:30:00 PM	17	0	24	0	0	47	17	0	0	0	0	0	24	63	0	0
4:45:00 PM	17	0	25	0	0	44	19	0	0	0	0	0	24	44	0	0
5:00:00 PM	19	0	26	0	0	49	21	0	0	0	0	0	28	66	0	0
5:15:00 PM	13	0	22	0	0	39	23	0	0	0	0	0	30	66	0	0
5:30:00 PM	9	0	24	0	0	39	15	0	0	0	0	0	23	56	0	0
5:45:00 PM	7	0	19	0	0	34	11	0	0	0	0	0	14	47	0	0
	243	0	350	0	0	637	277	0	0	0	0	0	437	723	0	0

TO/FROM NORTH	28%
TO/FROM WEST	72%

CR 235 at NW 78th Avenue

	CR 235 Southbound				NW 78th Ave (CR 232) Westbound				CR 235 Northbound				NW 78th Ave (CR 232) Eastbound			
Start Time	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds
7:00:00 AM	2	31	2	0	0	6	16	0	6	33	3	0	10	19	3	0
7:15:00 AM	3	49	1	0	2	5	12	0	4	41	2	0	11	25	2	0
7:30:00 AM	7	57	2	0	0	8	16	0	5	45	5	0	19	36	4	0
7:45:00 AM	4	48	3	0	2	12	13	0	8	39	5	0	13	27	6	0
8:00:00 AM	5	51	2	0	5	17	17	0	7	33	8	0	18	27	4	0
8:15:00 AM	6	42	0	0	4	15	11	0	5	38	8	0	10	23	6	0
8:30:00 AM	5	36	4	0	4	16	16	0	5	28	8	0	7	25	2	0
8:45:00 AM	4	31	4	0	2	13	13	0	6	24	8	0	7	25	3	0
9:00:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:00:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:15:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:30:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:45:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:00:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:15:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:30:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:45:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:00:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:15:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:30:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:45:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00:00 PM	3	41	13	0	4	36	6	0	6	52	4	0	8	16	4	0
4:15:00 PM	7	41	12	0	3	31	9	0	6	66	3	0	4	13	6	0
4:30:00 PM	4	52	16	0	2	34	5	0	8	59	4	0	7	17	2	0
4:45:00 PM	2	43	13	0	6	42	11	0	4	55	2	0	5	23	6	0
5:00:00 PM	7	48	8	0	4	34	17	0	7	88	5	0	5	22	4	0
5:15:00 PM	4	49	13	0	6	43	14	0	9	66	3	0	8	14	6	0
5:30:00 PM	8	41	9	0	5	35	15	0	9	46	2	0	4	13	5	0
5:45:00 PM	4	36	10	0	3	26	5	0	9	49	1	0	4	16	7	0
	75	696	112	0	52	373	196	0	104	762	71	0	140	341	70	0

TO/FROM EAST	14%
TO/FROM WEST	13%
TO/FROM SOUTH	73%

CR 235A at CR 2054

	CR 235A Southbound				Peggy Rd (CR 2054) Westbound				CR 235A Northbound				Peggy Rd (CR 2054) Eastbound			
Start Time	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds
7:00:00 AM	3	45	4	0	4	2	3	0	3	40	2	0	3	7	1	0
7:15:00 AM	4	67	5	0	2	2	5	0	3	45	1	0	5	3	3	0
7:30:00 AM	7	53	5	0	5	4	5	0	2	61	3	0	5	2	5	0
7:45:00 AM	4	44	5	0	2	3	6	0	5	61	2	0	4	5	5	0
8:00:00 AM	6	59	2	0	4	3	6	0	4	51	2	0	8	4	4	0
8:15:00 AM	4	50	7	0	6	5	5	0	6	70	3	0	4	9	3	0
8:30:00 AM	6	39	4	0	5	4	2	0	5	60	1	0	5	4	1	0
8:45:00 AM	4	39	3	0	4	3	2	0	3	54	3	0	3	6	2	0
9:00:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:00:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:15:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:30:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:45:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:00:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:15:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:30:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:45:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:00:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:15:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:30:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:45:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00:00 PM	7	58	5	0	8	6	3	0	5	36	6	0	8	5	5	0
4:15:00 PM	7	41	6	0	3	10	5	0	5	39	2	0	6	1	4	0
4:30:00 PM	4	57	6	0	6	7	5	0	6	49	3	0	3	0	5	0
4:45:00 PM	6	45	4	0	4	8	6	0	4	64	2	0	6	6	6	0
5:00:00 PM	7	60	8	0	4	6	7	0	5	53	2	0	4	4	5	0
5:15:00 PM	9	50	4	0	3	8	4	0	6	48	2	0	8	3	6	0
5:30:00 PM	7	59	8	0	5	5	7	0	4	42	4	0	5	5	5	0
5:45:00 PM	7	50	7	0	2	6	2	0	6	42	3	0	5	5	4	0
	92	816	83	0	67	82	73	0	72	815	41	0	82	69	64	0

TO/FROM EAST	6%
TO/FROM WEST	7%
TO/FROM NORTH	87%

Appendix H
HCS Reports

AM Existing (Peak Season) Conditions

HCS Two-Way Stop-Control Report

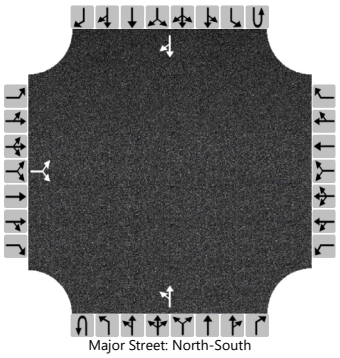
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2022
Time Analyzed	AM Peak
Intersection Orientation	North-South
Project Description	Fletcher Trace - Existing

Site Information

Intersection	NW 140th St at CR 2054
Jurisdiction	Alachua County
East/West Street	CR 2054
North/South Street	NW 140th St
Peak Hour Factor	0.94
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		22		33						36	290				346	22
Percent Heavy Vehicles (%)		16		16						13						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.56		6.36						4.23						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.64		3.44						2.32						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			59							38						
Capacity, c (veh/h)			470							1110						
v/c Ratio			0.12							0.03						
95% Queue Length, Q_{95} (veh)			0.4							0.1						
Control Delay (s/veh)			13.7							8.4	0.3					
Level of Service (LOS)			B							A	A					
Approach Delay (s/veh)		13.7								1.2						
Approach LOS		B								A						

Copyright © 2022 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

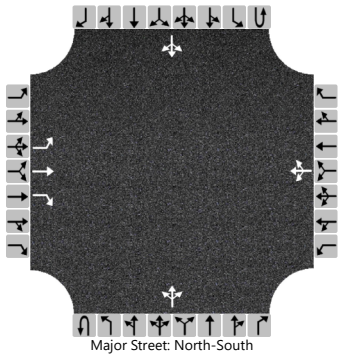
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2022
Time Analyzed	AM Peak
Intersection Orientation	North-South
Project Description	Fletcher Trace - Existing

Site Information

Intersection	CR 2054 @ CR 235A
Jurisdiction	Alachua County
East/West Street	CR 2054
North/South Street	CR 235A
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		1	1	1		0	1	0	0	0	1	0	0	0	1	0
Configuration		L	T	R			LTR				LTR				LTR	
Volume (veh/h)		21	20	17		17	15	22		17	241	10		21	204	19
Percent Heavy Vehicles (%)		5	5	5		17	17	17		15				17		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized	Yes															
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.15	6.55	6.25		7.27	6.67	6.37		4.25				4.27		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.55	4.05	3.35		3.65	4.15	3.45		2.34				2.35		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		23	22	19			59			19				23		
Capacity, c (veh/h)		369	398	797			463			1249				1205		
v/c Ratio		0.06	0.06	0.02			0.13			0.01				0.02		
95% Queue Length, Q_{95} (veh)		0.2	0.2	0.1			0.4			0.0				0.1		
Control Delay (s/veh)		15.4	14.6	9.6			13.9			7.9	0.1	0.1		8.0	0.2	0.2
Level of Service (LOS)		C	B	A			B			A	A	A		A	A	A
Approach Delay (s/veh)	13.4				13.9				0.6				0.9			
Approach LOS	B				B				A				A			

Copyright © 2022 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

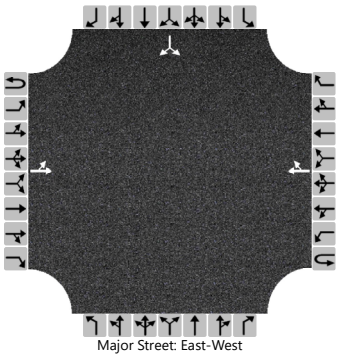
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2022
Time Analyzed	AM Peak
Intersection Orientation	East-West
Project Description	Fletcher Trace - Existing

Site Information

Intersection	CR 235 @ CR 235A/NW 173rd St
Jurisdiction	Alachua County
East/West Street	CR 235
North/South Street	CR 235A/NW 173rd St
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		LT						TR							LR	
Volume (veh/h)		130	146				165	77						77		90
Percent Heavy Vehicles (%)		8												2		2
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.18												6.42		6.22
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.27												3.52		3.32

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		137													176	
Capacity, c (veh/h)		1276													543	
v/c Ratio		0.11													0.32	
95% Queue Length, Q_{95} (veh)		0.4													1.4	
Control Delay (s/veh)		8.2	1.0												14.8	
Level of Service (LOS)		A	A												B	
Approach Delay (s/veh)	4.3												14.8			
Approach LOS	A												B			

Copyright © 2022 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

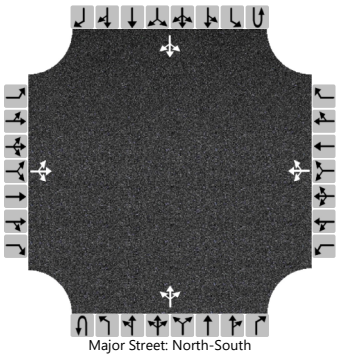
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2022
Time Analyzed	AM Peak
Intersection Orientation	North-South
Project Description	Fletcher Trace - Existing

Site Information

Intersection	NW 78th Avenue/CR 232 @ CR 235
Jurisdiction	Alachua County
East/West Street	NW 78th Avenue/CR 232
North/South Street	CR 235
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	0	1	0	0	0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		59	112	20		11	51	56		25	153	26		22	196	7
Percent Heavy Vehicles (%)		10	10	10		3	3	3		10				13		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.20	6.60	6.30		7.13	6.53	6.23		4.20				4.23		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.59	4.09	3.39		3.53	4.03	3.33		2.29				2.32		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			210				130			27				24		
Capacity, c (veh/h)			423				543			1300				1313		
v/c Ratio			0.50				0.24			0.02				0.02		
95% Queue Length, Q_{95} (veh)			2.7				0.9			0.1				0.1		
Control Delay (s/veh)			21.6				13.7			7.8	0.2	0.2		7.8	0.2	0.2
Level of Service (LOS)			C				B			A	A	A		A	A	A
Approach Delay (s/veh)	21.6				13.7				1.1				0.9			
Approach LOS	C				B				A				A			

Copyright © 2022 University of Florida. All Rights Reserved.

AM Background (Peak Season) Conditions

HCS Two-Way Stop-Control Report

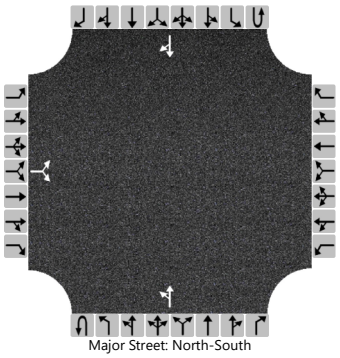
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	AM Peak
Intersection Orientation	North-South
Project Description	Fletcher Trace - Background

Site Information

Intersection	NW 140th St at CR 2054
Jurisdiction	Alachua County
East/West Street	CR 2054
North/South Street	NW 140th St
Peak Hour Factor	0.94
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		30		45						39	310				370	24
Percent Heavy Vehicles (%)		16		16						13						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.56		6.36						4.23						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.64		3.44						2.32						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			80							41						
Capacity, c (veh/h)			443							1083						
v/c Ratio			0.18							0.04						
95% Queue Length, Q_{95} (veh)			0.7							0.1						
Control Delay (s/veh)			14.9							8.5	0.4					
Level of Service (LOS)			B							A	A					
Approach Delay (s/veh)		14.9								1.3						
Approach LOS		B								A						

Copyright © 2022 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

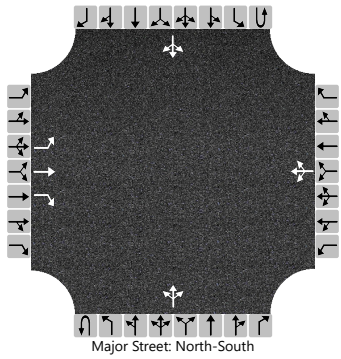
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	AM Peak
Intersection Orientation	North-South
Project Description	Fletcher Trace - Background

Site Information

Intersection	CR 2054 @ CR 235A
Jurisdiction	Alachua County
East/West Street	CR 2054
North/South Street	CR 235A
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		1	1	1		0	1	0	0	0	1	0	0	0	1	0
Configuration		L	T	R			LTR				LTR				LTR	
Volume (veh/h)		29	27	23		23	20	30		21	305	13		27	258	24
Percent Heavy Vehicles (%)		5	5	5		17	17	17		15				17		
Proportion Time Blocked																
Percent Grade (%)		0				0										
Right Turn Channelized		Yes														
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.15	6.55	6.25		7.27	6.67	6.37		4.25				4.27		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.55	4.05	3.35		3.65	4.15	3.45		2.34				2.35		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		32	30	25			80			23				30		
Capacity, c (veh/h)		271	317	736			369			1180				1131		
v/c Ratio		0.12	0.09	0.03			0.22			0.02				0.03		
95% Queue Length, Q_{95} (veh)		0.4	0.3	0.1			0.8			0.1				0.1		
Control Delay (s/veh)		20.0	17.5	10.1			17.5			8.1	0.2	0.2		8.3	0.3	0.3
Level of Service (LOS)		C	C	B			C			A	A	A		A	A	A
Approach Delay (s/veh)		16.3				17.5				0.7				1.0		
Approach LOS		C				C				A				A		

Copyright © 2022 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

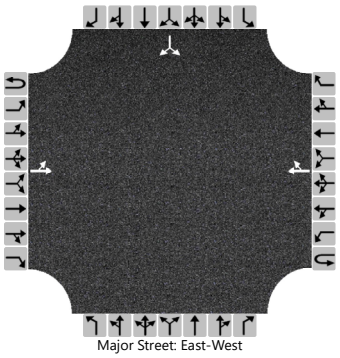
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	AM Peak
Intersection Orientation	East-West
Project Description	Fletcher Trace - Background

Site Information

Intersection	CR 235 @ CR 235A/NW 173rd St
Jurisdiction	Alachua County
East/West Street	CR 235
North/South Street	CR 235A/NW 173rd St
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		LT						TR							LR	
Volume (veh/h)		166	187				211	99						97		114
Percent Heavy Vehicles (%)		8												2		2
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.18												6.42		6.22
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.27												3.52		3.32

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		175													222	
Capacity, c (veh/h)		1200													434	
v/c Ratio		0.15													0.51	
95% Queue Length, Q_{95} (veh)		0.5													2.8	
Control Delay (s/veh)		8.5	1.4												21.6	
Level of Service (LOS)		A	A												C	
Approach Delay (s/veh)	4.7												21.6			
Approach LOS	A												C			

Copyright © 2022 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

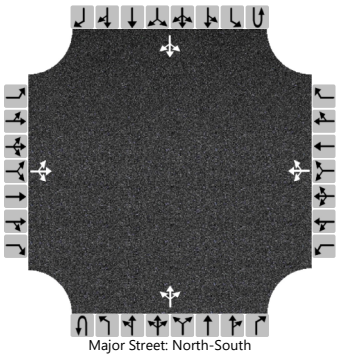
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	AM Peak
Intersection Orientation	North-South
Project Description	Fletcher Trace - Background

Site Information

Intersection	NW 78th Avenue/CR 232 @ CR 235
Jurisdiction	Alachua County
East/West Street	NW 78th Avenue/CR 232
North/South Street	CR 235
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	0	1	0	0	0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		73	140	25		14	64	70		32	196	33		28	251	9
Percent Heavy Vehicles (%)		10	10	10		3	3	3		10				13		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.20	6.60	6.30		7.13	6.53	6.23		4.20				4.23		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.59	4.09	3.39		3.53	4.03	3.33		2.29				2.32		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			262				163			35				31		
Capacity, c (veh/h)			328				432			1232				1252		
v/c Ratio			0.80				0.38			0.03				0.02		
95% Queue Length, Q_{95} (veh)			6.6				1.7			0.1				0.1		
Control Delay (s/veh)			48.0				18.3			8.0	0.3	0.3		7.9	0.2	0.2
Level of Service (LOS)			E				C			A	A	A		A	A	A
Approach Delay (s/veh)	48.0				18.3				1.2				1.0			
Approach LOS	E				C				A				A			

Copyright © 2022 University of Florida. All Rights Reserved.

AM Buildout (Peak Season) Conditions

HCS Two-Way Stop-Control Report

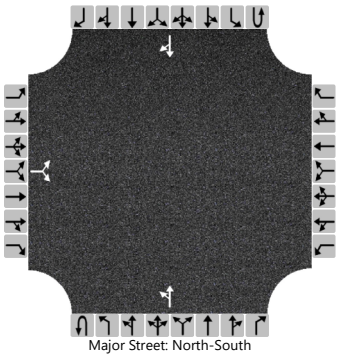
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	AM Peak
Intersection Orientation	North-South
Project Description	Fletcher Trace - Buildout

Site Information

Intersection	NW 140th St at CR 2054
Jurisdiction	Alachua County
East/West Street	CR 2054
North/South Street	NW 140th St
Peak Hour Factor	0.94
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		30		49						50	445				416	24
Percent Heavy Vehicles (%)		16		16						13						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.56		6.36						4.23						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.64		3.44						2.32						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			84							53						
Capacity, c (veh/h)			362							1038						
v/c Ratio			0.23							0.05						
95% Queue Length, Q_{95} (veh)			0.9							0.2						
Control Delay (s/veh)			17.9							8.7	0.6					
Level of Service (LOS)			C							A	A					
Approach Delay (s/veh)		17.9								1.4						
Approach LOS		C								A						

Copyright © 2022 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

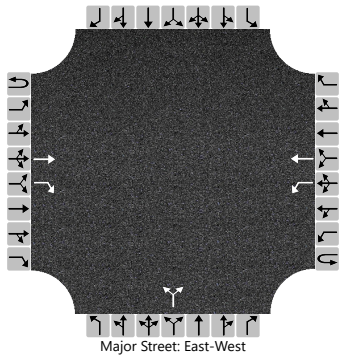
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	AM Peak
Intersection Orientation	East-West
Project Description	Fletcher Trace - Buildout

Site Information

Intersection	CR 235 @ North Site Access
Jurisdiction	Alachua County
East/West Street	CR 235
North/South Street	North Site Access
Peak Hour Factor	0.84
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	1	0	1	1	0		0	1	0		0	0	0
Configuration			T	R		L	T				LR					
Volume (veh/h)			368	11		21	339			30		62				
Percent Heavy Vehicles (%)						11				2		2				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized			No													
Median Type | Storage			Undivided													

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.21				6.42		6.22				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.30				3.52		3.32				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						25					110					
Capacity, c (veh/h)						1063					463					
v/c Ratio						0.02					0.24					
95% Queue Length, Q_{95} (veh)						0.1					0.9					
Control Delay (s/veh)						8.5					15.2					
Level of Service (LOS)						A					C					
Approach Delay (s/veh)						0.5				15.2						
Approach LOS						A				C						

Copyright © 2022 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

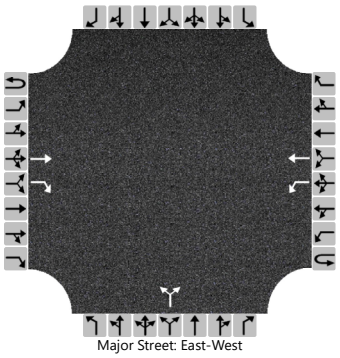
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	AM Peak
Intersection Orientation	East-West
Project Description	Fletcher Trace - Buildout

Site Information

Intersection	CR 235 @ South Site Access
Jurisdiction	Alachua County
East/West Street	CR 235
North/South Street	South Access
Peak Hour Factor	0.84
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	1	0	1	1	0		0	1	0		0	0	0
Configuration			T	R		L	T				LR					
Volume (veh/h)			295	14		29	340			41		84				
Percent Heavy Vehicles (%)						11				2		2				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized			No													
Median Type | Storage						Undivided										

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.21				6.42		6.22				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.30				3.52		3.32				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						35					149					
Capacity, c (veh/h)						1143					511					
v/c Ratio						0.03					0.29					
95% Queue Length, Q_{95} (veh)						0.1					1.2					
Control Delay (s/veh)						8.2					14.9					
Level of Service (LOS)						A					B					
Approach Delay (s/veh)						0.6				14.9						
Approach LOS						A				B						

Copyright © 2022 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

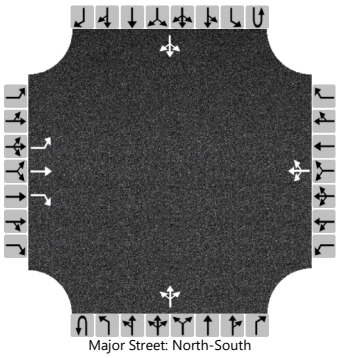
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	AM Peak
Intersection Orientation	North-South
Project Description	Fletcher Trace - Buildout

Site Information

Intersection	CR 2054 @ CR 235A
Jurisdiction	Alachua County
East/West Street	CR 2054
North/South Street	CR 235A
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		1	1	1		0	1	0	0	0	1	0	0	0	1	0
Configuration		L	T	R			LTR				LTR				LTR	
Volume (veh/h)		29	27	24		24	20	30		23	320	15		27	263	24
Percent Heavy Vehicles (%)		5	5	5		17	17	17		15				17		
Proportion Time Blocked																
Percent Grade (%)		0				0										
Right Turn Channelized		Yes														
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.15	6.55	6.25		7.27	6.67	6.37		4.25				4.27		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.55	4.05	3.35		3.65	4.15	3.45		2.34				2.35		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		32	30	26			81			25				30		
Capacity, c (veh/h)		259	304	730			352			1175				1112		
v/c Ratio		0.12	0.10	0.04			0.23			0.02				0.03		
95% Queue Length, Q_{95} (veh)		0.4	0.3	0.1			0.9			0.1				0.1		
Control Delay (s/veh)		20.9	18.1	10.1			18.3			8.1	0.2	0.2		8.3	0.3	0.3
Level of Service (LOS)		C	C	B			C			A	A	A		A	A	A
Approach Delay (s/veh)		16.7				18.3				0.7				1.0		
Approach LOS		C				C				A				A		

Copyright © 2022 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

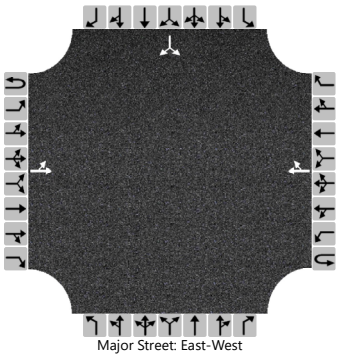
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	AM Peak
Intersection Orientation	East-West
Project Description	Fletcher Trace - Buildout

Site Information

Intersection	CR 235 @ CR 235A/NW 173rd St
Jurisdiction	Alachua County
East/West Street	CR 235
North/South Street	CR 235A/NW 173rd St
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		LT						TR							LR	
Volume (veh/h)		166	205				263	118						104		114
Percent Heavy Vehicles (%)		8												2		2
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized																
Median Type | Storage			Undivided													

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.18												6.42		6.22
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.27												3.52		3.32

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		175													229	
Capacity, c (veh/h)		1126													380	
v/c Ratio		0.16													0.60	
95% Queue Length, Q_{95} (veh)		0.5													3.8	
Control Delay (s/veh)		8.8	1.5												27.8	
Level of Service (LOS)		A	A												D	
Approach Delay (s/veh)		4.8												27.8		
Approach LOS		A												D		

Copyright © 2022 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

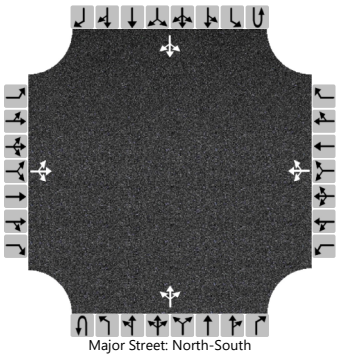
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	AM Peak
Intersection Orientation	North-South
Project Description	Fletcher Trace - Buildout

Site Information

Intersection	NW 78th Avenue/CR 232 @ CR 235
Jurisdiction	Alachua County
East/West Street	NW 78th Avenue/CR 232
North/South Street	CR 235
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	0	1	0	0	0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		75	140	25		14	64	72		32	210	33		35	289	16
Percent Heavy Vehicles (%)		10	10	10		3	3	3		10				13		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.20	6.60	6.30		7.13	6.53	6.23		4.20				4.23		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.59	4.09	3.39		3.53	4.03	3.33		2.29				2.32		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			264				165			35				38		
Capacity, c (veh/h)			287				387			1181				1236		
v/c Ratio			0.92				0.43			0.03				0.03		
95% Queue Length, Q_{95} (veh)			8.6				2.1			0.1				0.1		
Control Delay (s/veh)			73.7				21.1			8.1	0.3	0.3		8.0	0.3	0.3
Level of Service (LOS)			F				C			A	A	A		A	A	A
Approach Delay (s/veh)	73.7				21.1				1.2				1.1			
Approach LOS	F				C				A				A			

Copyright © 2022 University of Florida. All Rights Reserved.

PM Existing (Peak Season) Conditions

HCS Two-Way Stop-Control Report

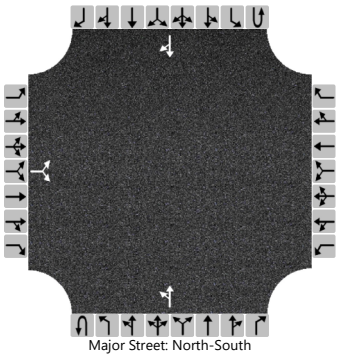
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2022
Time Analyzed	PM Peak
Intersection Orientation	North-South
Project Description	Fletcher Trace - Existing

Site Information

Intersection	NW 140th St at CR 2054
Jurisdiction	Alachua County
East/West Street	CR 2054
North/South Street	NW 140th St
Peak Hour Factor	0.87
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		18		29						25	422				353	17
Percent Heavy Vehicles (%)		15		15						6						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.55		6.35						4.16						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.64		3.44						2.25						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			54							29						
Capacity, c (veh/h)			403							1113						
v/c Ratio			0.13							0.03						
95% Queue Length, Q_{95} (veh)			0.5							0.1						
Control Delay (s/veh)			15.3							8.3	0.3					
Level of Service (LOS)			C							A	A					
Approach Delay (s/veh)		15.3								0.7						
Approach LOS		C								A						

Copyright © 2022 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

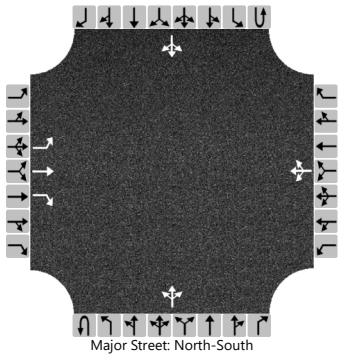
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2022
Time Analyzed	AM Peak
Intersection Orientation	North-South
Project Description	Fletcher Trace - Existing

Site Information

Intersection	CR 2054 @ CR 235A
Jurisdiction	Alachua County
East/West Street	CR 2054
North/South Street	CR 235A
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		1	1	1		0	1	0	0	0	1	0	0	0	1	0
Configuration		L	T	R			LTR				LTR				LTR	
Volume (veh/h)		21	20	17		17	15	22		17	241	10		21	204	19
Percent Heavy Vehicles (%)		5	5	5		17	17	17		15				17		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized	Yes															
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.15	6.55	6.25		7.27	6.67	6.37		4.25				4.27		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.55	4.05	3.35		3.65	4.15	3.45		2.34				2.35		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		23	22	19			59			19				23		
Capacity, c (veh/h)		369	398	797			463			1249				1205		
v/c Ratio		0.06	0.06	0.02			0.13			0.01				0.02		
95% Queue Length, Q_{95} (veh)		0.2	0.2	0.1			0.4			0.0				0.1		
Control Delay (s/veh)		15.4	14.6	9.6			13.9			7.9	0.1	0.1		8.0	0.2	0.2
Level of Service (LOS)		C	B	A			B			A	A	A		A	A	A
Approach Delay (s/veh)	13.4				13.9				0.6				0.9			
Approach LOS	B				B				A				A			

Copyright © 2022 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

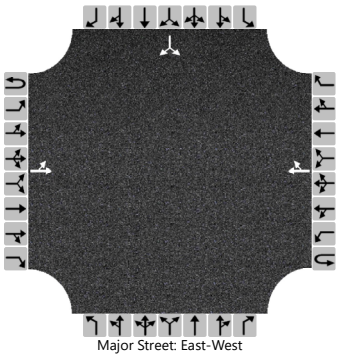
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2022
Time Analyzed	PM Peak
Intersection Orientation	East-West
Project Description	Fletcher Trace - Existing

Site Information

Intersection	CR 235 @ CR 235A/NW 173rd St
Jurisdiction	Alachua County
East/West Street	CR 235
North/South Street	CR 235A/NW 173rd St
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		LT						TR							LR	
Volume (veh/h)		105	237				177	79						65		96
Percent Heavy Vehicles (%)		6												3		3
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.16												6.43		6.23
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.25												3.53		3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		114													175	
Capacity, c (veh/h)		1262													528	
v/c Ratio		0.09													0.33	
95% Queue Length, Q_{95} (veh)		0.3													1.4	
Control Delay (s/veh)		8.1	0.9												15.2	
Level of Service (LOS)		A	A												C	
Approach Delay (s/veh)	3.1												15.2			
Approach LOS	A												C			

Copyright © 2022 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

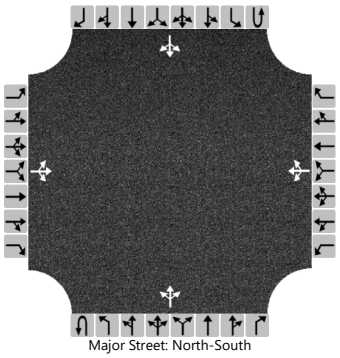
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2022
Time Analyzed	PM Peak
Intersection Orientation	North-South
Project Description	Fletcher Trace - Existing

Site Information

Intersection	NW 78th Avenue/CR 232 @ CR 235
Jurisdiction	Alachua County
East/West Street	NW 78th Avenue/CR 232
North/South Street	CR 235
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	0	1	0	0	0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		25	75	18		18	151	47		28	265	14		17	190	50
Percent Heavy Vehicles (%)		14	14	14		2	2	2		7				10		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.24	6.64	6.34		7.12	6.52	6.22		4.17				4.20		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.63	4.13	3.43		3.52	4.02	3.32		2.26				2.29		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			130				237			31				19		
Capacity, c (veh/h)			308				398			1272				1210		
v/c Ratio			0.42				0.60			0.02				0.02		
95% Queue Length, Q_{95} (veh)			2.0				3.7			0.1				0.0		
Control Delay (s/veh)			25.0				26.5			7.9	0.2	0.2		8.0	0.1	0.1
Level of Service (LOS)			C				D			A	A	A		A	A	A
Approach Delay (s/veh)	25.0				26.5				0.9				0.7			
Approach LOS	C				D				A				A			

Copyright © 2022 University of Florida. All Rights Reserved.

PM Background (Peak Season) Conditions

HCS Two-Way Stop-Control Report

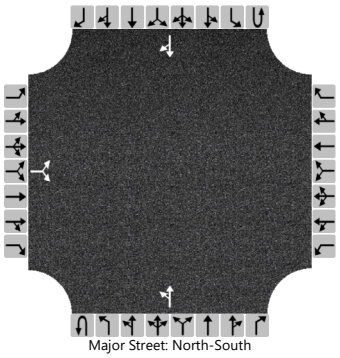
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	PM Peak
Intersection Orientation	North-South
Project Description	Fletcher Trace - Background

Site Information

Intersection	NW 140th St at CR 2054
Jurisdiction	Alachua County
East/West Street	CR 2054
North/South Street	NW 140th St
Peak Hour Factor	0.87
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		24		39						27	511				429	18
Percent Heavy Vehicles (%)		15		15						6						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.55		6.35						4.16						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.64		3.44						2.25						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			72							31						
Capacity, c (veh/h)			325							1032						
v/c Ratio			0.22							0.03						
95% Queue Length, Q_{95} (veh)			0.8							0.1						
Control Delay (s/veh)			19.2							8.6	0.4					
Level of Service (LOS)			C							A	A					
Approach Delay (s/veh)		19.2								0.8						
Approach LOS		C								A						

Copyright © 2022 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

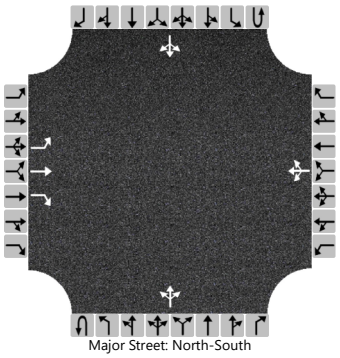
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	PM Peak
Intersection Orientation	North-South
Project Description	Fletcher Trace - Background

Site Information

Intersection	CR 2054 @ CR 235A
Jurisdiction	Alachua County
East/West Street	CR 2054
North/South Street	CR 235A
Peak Hour Factor	0.96
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		1	1	1		0	1	0	0	0	1	0	0	0	1	0
Configuration		L	T	R			LTR				LTR				LTR	
Volume (veh/h)		31	24	30		22	37	33		24	265	13		37	274	30
Percent Heavy Vehicles (%)		8	8	8		18	18	18		23				14		
Proportion Time Blocked																
Percent Grade (%)		0				0										
Right Turn Channelized		Yes														
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.18	6.58	6.28		7.28	6.68	6.38		4.33				4.24		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.57	4.07	3.37		3.66	4.16	3.46		2.41				2.33		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		32	25	31			96			25				39		
Capacity, c (veh/h)		263	325	725			377			1134				1207		
v/c Ratio		0.12	0.08	0.04			0.25			0.02				0.03		
95% Queue Length, Q_{95} (veh)		0.4	0.2	0.1			1.0			0.1				0.1		
Control Delay (s/veh)		20.6	17.0	10.2			17.8			8.2	0.2	0.2		8.1	0.3	0.3
Level of Service (LOS)		C	C	B			C			A	A	A		A	A	A
Approach Delay (s/veh)		15.9				17.8				0.9				1.2		
Approach LOS		C				C				A				A		

Copyright © 2022 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

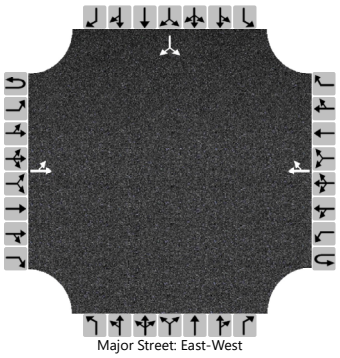
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	PM Peak
Intersection Orientation	East-West
Project Description	Fletcher Trace - Background

Site Information

Intersection	CR 235 @ CR 235A/NW 173rd St
Jurisdiction	Alachua County
East/West Street	CR 235
North/South Street	CR 235A/NW 173rd St
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		LT						TR							LR	
Volume (veh/h)		134	362				278	101						87		128
Percent Heavy Vehicles (%)		6												3		3
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.16												6.43		6.23
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.25												3.53		3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		146													234	
Capacity, c (veh/h)		1126													359	
v/c Ratio		0.13													0.65	
95% Queue Length, Q_{95} (veh)		0.4													4.4	
Control Delay (s/veh)		8.7	1.4												31.9	
Level of Service (LOS)		A	A												D	
Approach Delay (s/veh)		3.4												31.9		
Approach LOS		A												D		

Copyright © 2022 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

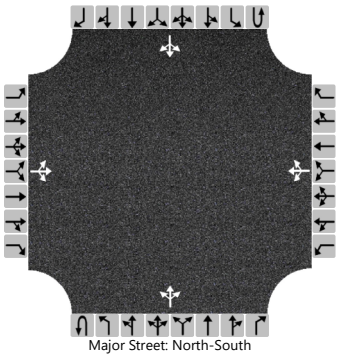
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	PM Peak
Intersection Orientation	North-South
Project Description	Fletcher Trace - Background

Site Information

Intersection	NW 78th Avenue/CR 232 @ CR 235
Jurisdiction	Alachua County
East/West Street	NW 78th Avenue/CR 232
North/South Street	CR 235
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	0	1	0	0	0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		31	93	22		22	188	59		36	339	18		22	243	64
Percent Heavy Vehicles (%)		14	14	14		2	2	2		7				10		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.24	6.64	6.34		7.12	6.52	6.22		4.17				4.20		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.63	4.13	3.43		3.52	4.02	3.32		2.26				2.29		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			160				296			40				24		
Capacity, c (veh/h)			158				301			1194				1124		
v/c Ratio			1.01				0.98			0.03				0.02		
95% Queue Length, Q_{95} (veh)			7.9				10.2			0.1				0.1		
Control Delay (s/veh)			132.8				86.1			8.1	0.3	0.3		8.3	0.2	0.2
Level of Service (LOS)			F				F			A	A	A		A	A	A
Approach Delay (s/veh)	132.8				86.1				1.1				0.8			
Approach LOS	F				F				A				A			

Copyright © 2022 University of Florida. All Rights Reserved.

PM Buildout (Peak Season) Conditions

HCS Two-Way Stop-Control Report

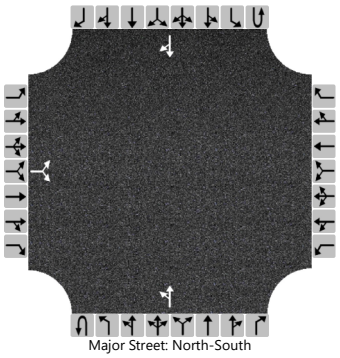
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	PM Peak
Intersection Orientation	North-South
Project Description	Fletcher Trace - Buildout

Site Information

Intersection	NW 140th St at CR 2054
Jurisdiction	Alachua County
East/West Street	CR 2054
North/South Street	NW 140th St
Peak Hour Factor	0.87
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		24		52						34	601				583	18
Percent Heavy Vehicles (%)		15		15						6						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.55		6.35						4.16						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.64		3.44						2.25						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			87							39						
Capacity, c (veh/h)			243							886						
v/c Ratio			0.36							0.04						
95% Queue Length, Q_{95} (veh)			1.6							0.1						
Control Delay (s/veh)			27.9							9.3	0.7					
Level of Service (LOS)			D							A	A					
Approach Delay (s/veh)		27.9								1.1						
Approach LOS		D								A						

Copyright © 2022 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

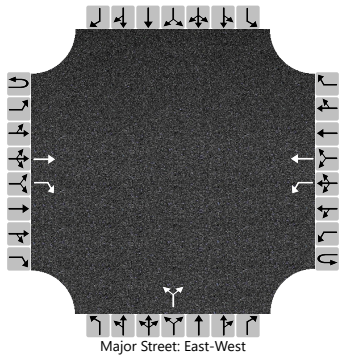
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	PM Peak
Intersection Orientation	East-West
Project Description	Fletcher Trace - Buildout

Site Information

Intersection	CR 235 @ North Site Access
Jurisdiction	Alachua County
East/West Street	CR 235
North/South Street	North Site Access
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	1	0	1	1	0		0	1	0		0	0	0
Configuration			T	R		L	T				LR					
Volume (veh/h)			500	34		70	475			20		41				
Percent Heavy Vehicles (%)						14				2		2				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized			No													
Median Type | Storage			Undivided													

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.24				6.42		6.22				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.33				3.52		3.32				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						76					66					
Capacity, c (veh/h)						937					331					
v/c Ratio						0.08					0.20					
95% Queue Length, Q_{95} (veh)						0.3					0.7					
Control Delay (s/veh)						9.2					18.6					
Level of Service (LOS)						A					C					
Approach Delay (s/veh)						1.2				18.6						
Approach LOS						A				C						

Copyright © 2022 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

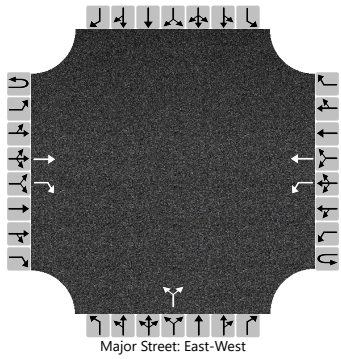
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	PM Peak
Intersection Orientation	East-West
Project Description	Fletcher Trace - Buildout

Site Information

Intersection	CR 235 @ South Site Access
Jurisdiction	Alachua County
East/West Street	CR 235
North/South Street	South Site Access
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	1	0	1	1	0		0	1	0		0	0	0
Configuration			T	R		L	T				LR					
Volume (veh/h)			478	48		96	399			28		56				
Percent Heavy Vehicles (%)						14				2		2				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized			No													
Median Type | Storage				Undivided												

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.24				6.42		6.22				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.33				3.52		3.32				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						104					91					
Capacity, c (veh/h)						944					341					
v/c Ratio						0.11					0.27					
95% Queue Length, Q_{95} (veh)						0.4					1.1					
Control Delay (s/veh)						9.3					19.4					
Level of Service (LOS)						A					C					
Approach Delay (s/veh)						1.8				19.4						
Approach LOS						A				C						

Copyright © 2022 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

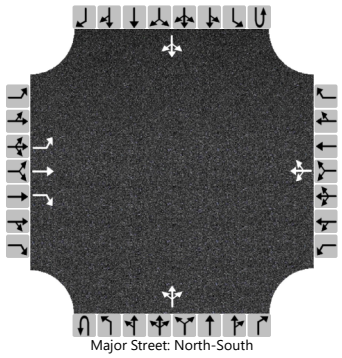
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	PM Peak
Intersection Orientation	North-South
Project Description	Fletcher Trace - Buildout

Site Information

Intersection	CR 2054 @ CR 235A
Jurisdiction	Alachua County
East/West Street	CR 2054
North/South Street	CR 235A
Peak Hour Factor	0.96
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		1	1	1		0	1	0	0	0	1	0	0	0	1	0
Configuration		L	T	R			LTR				LTR				LTR	
Volume (veh/h)		31	24	32		24	37	33		25	276	14		37	291	30
Percent Heavy Vehicles (%)		8	8	8		18	18	18		23				14		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized	Yes															
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.18	6.58	6.28		7.28	6.68	6.38		4.33				4.24		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.57	4.07	3.37		3.66	4.16	3.46		2.41				2.33		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		32	25	33			98			26				39		
Capacity, c (veh/h)		248	311	708			358			1116				1194		
v/c Ratio		0.13	0.08	0.05			0.27			0.02				0.03		
95% Queue Length, Q_{95} (veh)		0.4	0.3	0.1			1.1			0.1				0.1		
Control Delay (s/veh)		21.7	17.6	10.3			18.8			8.3	0.2	0.2		8.1	0.3	0.3
Level of Service (LOS)		C	C	B			C			A	A	A		A	A	A
Approach Delay (s/veh)	16.4				18.8				0.9				1.1			
Approach LOS	C				C				A				A			

Copyright © 2022 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

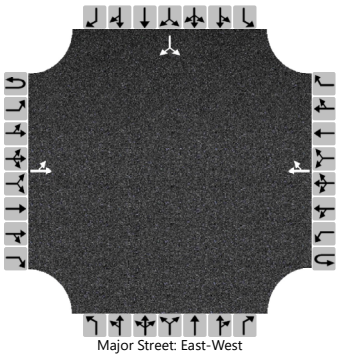
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	PM Peak
Intersection Orientation	East-West
Project Description	Fletcher Trace - Buildout

Site Information

Intersection	CR 235 @ CR 235A/NW 173rd St
Jurisdiction	Alachua County
East/West Street	CR 235
North/South Street	CR 235A/NW 173rd St
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		LT						TR							LR	
Volume (veh/h)		134	422				313	114						108		128
Percent Heavy Vehicles (%)		6												3		3
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.16												6.43		6.23
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.25												3.53		3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		146													257	
Capacity, c (veh/h)		1076													293	
v/c Ratio		0.14													0.87	
95% Queue Length, Q_{95} (veh)		0.5													7.8	
Control Delay (s/veh)		8.9	1.6												64.1	
Level of Service (LOS)		A	A												F	
Approach Delay (s/veh)		3.4												64.1		
Approach LOS		A												F		

Copyright © 2022 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

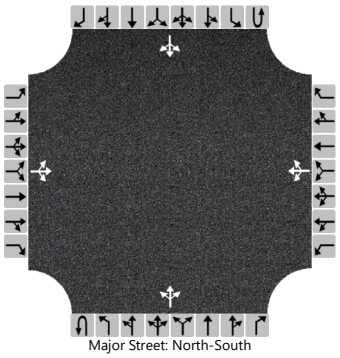
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	PM Peak
Intersection Orientation	North-South
Project Description	Fletcher Trace - Buildout

Site Information

Intersection	NW 78th Avenue/CR 232 @ CR 235
Jurisdiction	Alachua County
East/West Street	NW 78th Avenue/CR 232
North/South Street	CR 235
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	0	1	0	0	0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		38	93	22		22	188	66		36	385	18		26	270	68
Percent Heavy Vehicles (%)		14	14	14		2	2	2		7				10		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.24	6.64	6.34		7.12	6.52	6.22		4.17				4.20		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.63	4.13	3.43		3.52	4.02	3.32		2.26				2.29		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			168				303			40				29		
Capacity, c (veh/h)			85				264			1160				1076		
v/c Ratio			1.97				1.15			0.03				0.03		
95% Queue Length, Q_{95} (veh)			14.6				13.4			0.1				0.1		
Control Delay (s/veh)			556.3				142.0			8.2	0.4	0.4		8.4	0.3	0.3
Level of Service (LOS)			F				F			A	A	A		A	A	A
Approach Delay (s/veh)	556.3				142.0				1.0				0.9			
Approach LOS	F				F				A				A			

Copyright © 2022 University of Florida. All Rights Reserved.

Appendix J
Roadway Segment Analysis

Table 4.1
Transportation Public Facilities Impacts

Roadway Segment (FDOT Segment #, CoA Comp Plan #)	Segment Description	AADT/ Peak Hour	Comp Plan MSV^^	Existing Traffic*^	Reserved Trips	Available Capacity**	Percentage of Capacity Utilized
Interstate		Min LOS Standard: C					
I-75 (32, 1)	From North City Limit to US 441	AADT	91,600	29,500	208	61,892	32.43%
		Peak Hour	8,250	3,098	15	5,137	37.73%
I-75 (31, 2)	From US 441 to the South City Limit	AADT	91,600	55,956	208	35,436	61.31%
		Peak Hour	8,250	5,875	15	2,360	71.39%
State Roads		Min LOS Standard: D					
U.S. Hwy 441 (4127, 3)	From MPO Boundary to CR 25A East Intersection	AADT	43,000	20,000	43	22,957	46.61%
		Peak Hour	3,870	1,800	5	2,065	46.64%
U.S. Hwy 441 (106, 4)	From CR 25A East Intersection to SR 235	AADT	45,700	18,230	5,689	21,781	52.34%
		Peak Hour	4,110	1,732	452	1,926	53.14%
U.S. Hwy 441 (107, 5)	From SR 235 to I-75	AADT	39,000	22,581	2,160	14,259	63.44%
		Peak Hour	3,510	2,145	170	1,195	65.95%
U.S. Hwy 441 (4107, 6)	From I-75 to CR 235A	AADT	39,000	27,914	1,927	9,159	76.52%
		Peak Hour	3,510	2,652	154	704	79.94%
U.S. Hwy 441 (14, 7)	From CR 235A to NW 188th Street	AADT	43,000	22,250	1,565	19,185	55.38%
		Peak Hour	3,870	2,114	129	1,627	57.96%
SR 235 (108, 8)	From NW 143rd Place to US 441	AADT	14,400	9,400	5	4,995	65.31%
		Peak Hour	1,290	893	1	396	69.30%
SR 235 (109, 9)	From US 441 to NW 140th Street	AADT	14,400	7,255	90	7,055	51.01%
		Peak Hour	1,290	689	10	591	54.19%
SR 235 (4109/1439, 10)	From NW 140th Street to East City Limit	AADT	14,400	4,500	44	9,856	31.56%
		Peak Hour	1,290	428	7	855	33.72%
County Facilities		Min LOS Standard: D					
CR 235 (11)	From NW 143rd Place to South City Limit	AADT	15,120	6,180	1,018	7,922	47.61%
		Peak Hour	1,359	587	110	662	51.30%
CR 241 (12)	From NW SR 235 to North City Limit	AADT	15,120	1,578	0	13,542	10.44%
		Peak Hour	1,359	150	0	1,209	11.03%
CR 241 (13)	From CR 235 to South City Limit	AADT	20,880	6,025	765	14,090	32.52%
		Peak Hour	1,881	572	43	1,266	32.72%
CR 2054 (14)	From SR 235 to West City Limit	AADT	15,120	4,161	35	10,924	27.75%
		Peak Hour	1,359	395	0	964	29.09%
CR 2054 (15)	From SR 235 to US 441	AADT	15,120	2,788	2,115	10,217	32.43%
		Peak Hour	1,359	265	128	966	28.91%
CR 235A (16)	From US 441 to North City Limit	AADT	15,120	1,402	816	12,902	14.67%
		Peak Hour	1,359	133	85	1,141	16.06%
CR 235A (17)	From US 441 to CR 235	AADT	15,120	5,302	112	9,706	35.81%
		Peak Hour	1,359	504	12	843	37.95%

* Florida Department of Transportation, District Two, Level of Service Reporting Tool 2019, accessed April 7, 2021.
** Formula: Comp Plan MSV - (Existing Traffic + Reserved Trips from Development Orders with Concurrency Reservation.)
^ County Facility AADT counts provided by Alachua County Public Works, April 2022.
^^ AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.

Appendix I
Turn Lane Warrant Analysis

When Not to Consider Exclusive Right-Turn Lanes

- Dense or built-out corridors with limited space
- Right-turn lane that would negatively impact pedestrians or bicyclists
- Vehicular movements from driveways or median openings that cross the right-turn lane resulting in multiple threat crashes
- Context classifications C2T, C4, C5, or C6

When Exclusive Right-Turn Lanes are Beneficial

There are instances when adding an exclusive right-turn lane for unsignalized driveways are beneficial to traffic operations and safety. ***Table 27*** provides some guidance for this situation based on the speed limit of the roadway and how many right turns occur per hour. Locations where the Auto and Truck Modal Emphasis is "High" may be appropriate for consideration of Exclusive Right Turn Lanes.

Table 27 – Recommended Guidelines for Exclusive Right-Turn Lanes to Unsignalized Driveway[10]

Roadway Posted Speed Limit	Number of Right Turns Per Hour
45 mph or less	80 – 125[1]
Over 45 mph	35 – 55[2]
Note: A posted speed limit of 45 mph may be used with these thresholds if the operating speeds are known to be over 45 mph during the time of peak right turn demand.	
Note on traffic projections: Projecting turning volumes is, at best, a knowledgeable estimate. Keep this in mind especially if the projections of right turns are close to meeting the guidelines. In that case, consider requiring the turn lane.	
[1] The lower threshold of 80 right-turn vehicles per hour would be most used for higher volume (greater than 600 vehicles per hour, per lane in one direction on the major roadway) or two-lane roads where lateral movement is restricted. The 125 right-turn vehicles per hour upper threshold would be most appropriate on lower volume roadways, multilane highways, or driveways with a large entry radius (50 feet or greater).	
[2] The lower threshold of 35 right-turn vehicles per hour would be most appropriately used on higher volume two-lane roadways where lateral movement is restricted. The 55 right-turn vehicles per hour upper threshold would be most appropriate on lower volume roadways, multilane highways, or driveways with large entry radius (50 feet or greater).	

Source: NCHRP Report 420 (Impacts of Access Management Techniques)

CR 235/North Site Access
EBR
AM(PM)
11(34)

CR 235/South Site Access
EBR
AM(PM)
14(48)

These recommendations are primarily based on the research done in NCHRP Report 420, Impacts of Access Management Techniques, Chapter 4 – Unsignalized Access Spacing (Technique 1B), and Use of Speed Differential as a Measure to Evaluate the Need for Right-Turn Deceleration Lane at Unsignalized Intersections.

In the *NCHRP Report 420*, the observed high-speed roads, 30 to 40 right-turn vehicles per hour caused evasive maneuvers on 5 - 10 percent of the following through vehicles. For lower speed roadways, 80 to 110 right-turn vehicles caused 15 - 20 percent of the following through vehicles to make evasive maneuvers. The choice of acceptable percentages of through vehicles impacted is a decision based on reasonable expectations of the different roadways.

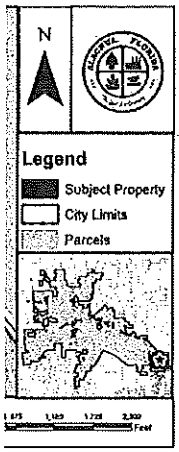
In this study, by modeling speed differentials, a better understanding of the impacts of through volume and driveway radius was discovered.

[10] May not be appropriate for signalized locations where signal phasing plays an important role in determining the need for right turn lanes.

HUA

BLIC
RE THE
ON OF
ACHUA,

ission of the City
ebruary 10, 2025,
e James A. Lewis
ted at 15100 NW
der the following:
rown Professional
chua Investments,
f the Preliminary
arms subdivision,
.63 acre property
ssociated common
y is located south
x Parcel Numbers
7-002, 05936-007-
lse Map (FLUM)
, High Density
ial; Zoning: PD-R
COMM (Planned



rties may appear
on. Copies of the
on at the Planning
ent, 15100 NW
gular business day
Written comments
ollowing address:
ity Development,
given pursuant to
rder to appeal any
will need a record
ose, you may need
ceedings is made,
e upon which the
ith the Americans
lisability requiring
participate in this
118-6100 x 1501 at

ary 30, 2025)

Alachua Soil and Water Conservation District will hold its January meeting on Monday, Jan. 27, 2025 at 5:30 p.m. The meeting will be at the Freddie Warmack Building, 24505 Newberry Lane in Newberry. The public is welcome to attend.

■ **Feb. 3: Spaghetti To-Go Dinner Fundraiser** – Hosted by the GFWC High Springs New Century Woman's Club. Pickup is from 4:30 - 6:30 p.m. The venue is the Woman's Club located at 23674 West U.S. Highway 27. The menu includes gluten-free or regular spaghetti with meat or marinara sauce, Caesar salad, bread and butter and dessert for $10.00. Credit cards are accepted. For information call 386-518-3276, Ext. 2. The proceeds from this fundraiser will benefit local nonprofit daycare centers.

■ **Feb. 22: The Bethlehem Methodist Episcopal Cemetery Restoration Organization** (BMECRO) will present a black history program Feb. 22, 2025 from 10 a.m. - 2:30 p.m. at the Archer Community Center, 16671 S.W. 137th Avenue in Archer. The program will include guest speaker Ida B. Booth from Tampa and a special PowerPoint presentation to show black history in Archer and beyond. Posters and pictures will be on display for all in attendance to view. The event is free and the public is invited.

■ **March 8: "Fun in the Park"** – This event is hosted by Friends of O'Leno State Park, 410 S.E. Oleno Park Road, High Springs. Exhibit hours are 11 a.m. – 3 p.m. People interested in sharing their artwork, historical and/or environmental exhibits should RSVP to events@friendsofoleno.org. Vendor fee for this event is $15.

■ **Fridays: High Springs Farmers Market** from 3 -7 p.m. at the Farmers Market Pavilion, 23517 N.W. 185th Road, High Springs. Local growers, producers and crafters. Veggies, plants, duck and chicken eggs, meats, poultry, canned goods, honey, hot food, soap, art, woodcrafts, and tie dye. For information on how to become a vendor contact Carol at 352-275-6346.

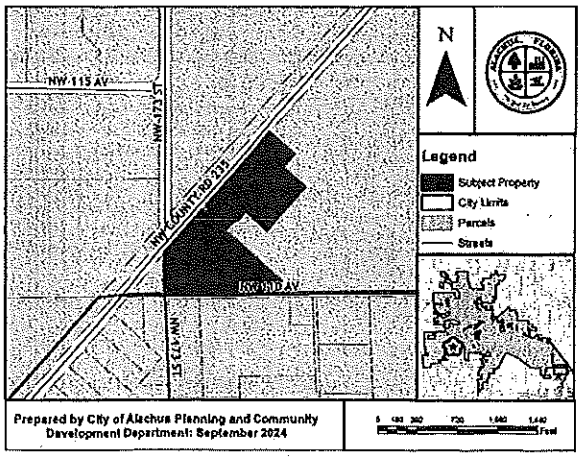
■ **Saturdays: The Newberry Farmers Market**, sponsored by the Main Street Organization. This market runs every Saturday from 8 – 12 p.m. and is located in downtown Newberry on the corner of Newberry Road and 254th Street. For further information, contact the Main Street Organization at newberrymainstreet.com

■ **Tuesdays: Archer Farmers Market** from 3 – 7 p.m. on the grounds of the Archer Railway Depot Museum, 16994 S.W. 134th Avenue, Archer. Local farmers offer fresh vegetables, herbs, fruit, honey and plants. Artisan breads and jellies will also be available. Vendors are invited to submit applications and backyard gardeners with excess produce are welcome as well. The Museum will also be open. Vendor applications are available by email request at archerhistorical@gmail.com or by contacting Linda at 352-374-8240

City of ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on February 10, 2025 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Aaron Hickman, PSM, of CHW, LLC applicant and agent, for Waco Properties, Inc., property owner, for consideration of the Final Plat for Fletcher Trace Phase 1. The final plat proposes to subdivide a ±21.29-acre subject property into a total of 32 lots with associated common areas and road right-of-way. The subject property is located east of CR 235, and north of NW 110th Ave., Tax Parcel Number 03980-002-001; Future Land Use Map (FLUM) Designation: Moderate Density Residential; Zoning: Planned Development – Residential (PD-R).



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - January 30, 2025)

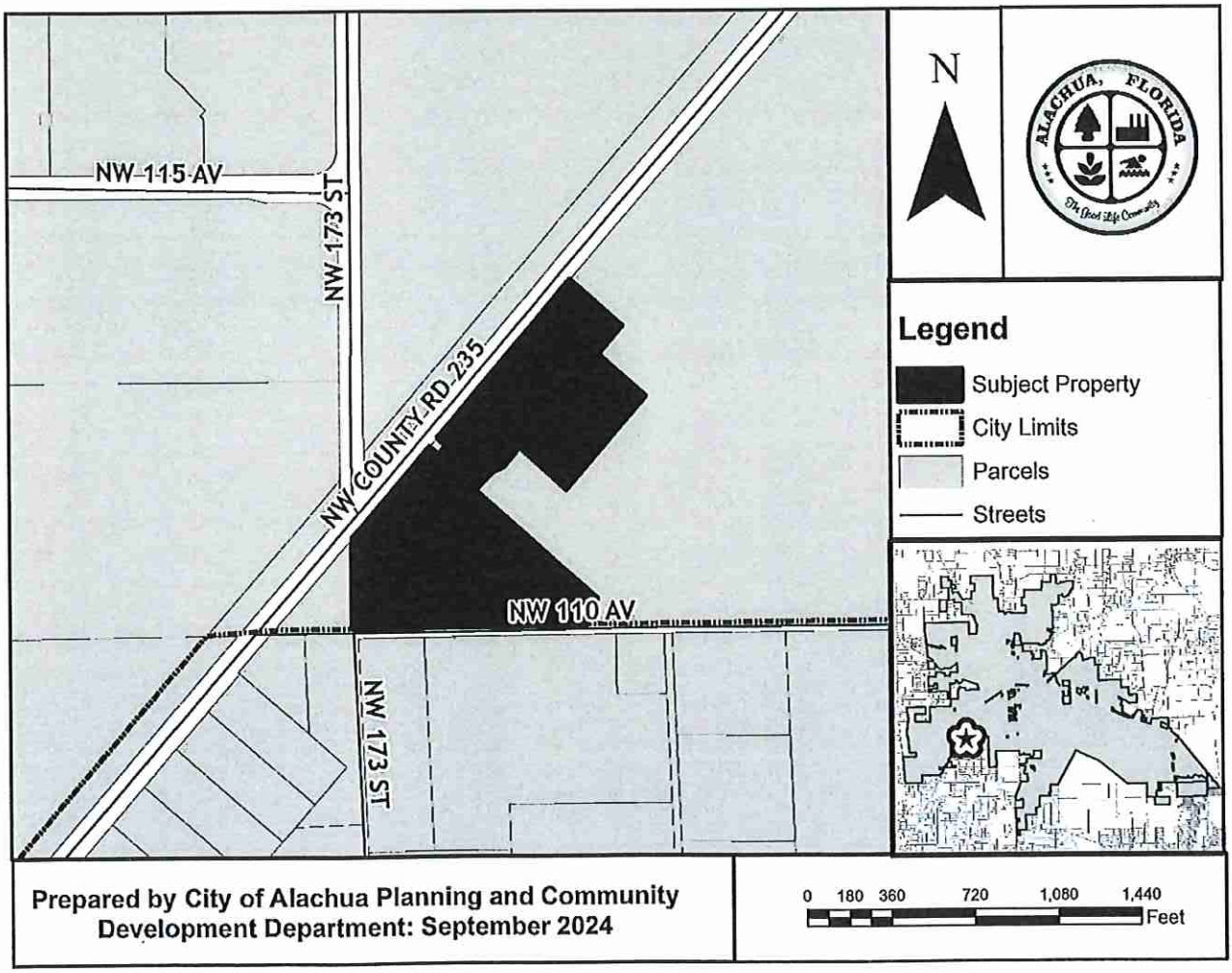
City of ALACHUA
the good life community

MAILED
JAN 23 2025

NOTICE OF PUBLIC HEARING BEFORE THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on February 10, 2025 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following:

A request by Aaron Hickman, PSM, of CHW, LLC applicant and agent, for Waco Properties, Inc., property owner, for consideration of the Final Plat for Fletcher Trace Phase 1. The final plat proposes to subdivide a ±21.29-acre subject property into a total of 32 lots with associated common areas and road right-of-way. The subject property is located east of CR 235, and north of NW 110th Ave., Tax Parcel Number 03980-002-001; Future Land Use Map (FLUM) Designation: Moderate Density Residential; Zoning: Planned Development – Residential (PD-R).



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100

City of ALACHUA
the good life community

MAILED
JAN 23 2025

NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

03980-002-000
BAUGH SOUTHEAST COOPERATIVE INC
SYSCO CORPORATION
ATTN TAX DEPARTMENT 1390 ENCLAVE
HOUSTON, TX 77077

03980-002-001
WACO OF ALABAMA INC
PO BOX 6937
JACKSONVILLE, FL 32236

03980-003-001
MCDONALD & MCDONALD
15824 OPEN SKY WAY
COLORADO SPRINGS, CO 80908

MAILED
JAN 23 2025

03980-003-002
CAICEDO EDGAR H & FRANCI
12012 NW 164TH TER
ALACHUA, FL 32615

03980-003-003
WAITHE SEAN L & ASHLEY M
12004 NW 164TH TER
ALACHUA, FL 32615

03980-003-004
ESKRIDGE MARTY R
14705 MAIN ST
ALACHUA, FL 32615

03980-003-005
KEDEM CECIL KAY & JACOB
11920 NW 164TH TER
ALACHUA, FL 32615

03980-003-006
PARRIS R SCOTT
11914 NW 164TH TER
ALACHUA, FL 32615

03980-003-007
POGUE ANGELA MARIE
11908 NW 164TH TER
ALACHUA, FL 32615

03980-003-008
FREDERICK JULIE
11902 NW 164TH TER
ALACHUA, FL 32615

03980-003-009
GRISHAM DIANNE M
16337 NW 118TH PL
ALACHUA, FL 32615

03980-003-010
BERG JEFFERY E & RENEE D
16329 NW 118TH PL
ALACHUA, FL 32615

03980-003-052
BOYETTE BETTY L LIFE ESTATE
16326 NW 118TH PL
ALACHUA, FL 32615

03980-003-053
WIGGLESWORTH ERNEST BARTOW JR
11923 NW 164TH TER
ALACHUA, FL 32615

03980-003-054
MOORE WENDY SANDRA
12017 NW 164TH TER
ALACHUA, FL 32615

03980-010-022
STEWART WILLIAM O & JOSIE P
16324 NW 120TH PL
ALACHUA, FL 32615

03980-020-000
SAVANNAH STATION OWNERS ASSOCI
4510 NW 6TH PL 3RD FLOOR
GAINESVILLE, FL 32607

03981-004-005
SULAK KENNETH J & MARSHA J
16328 NW 110TH AVE
ALACHUA, FL 32615

03981-004-006
STREIT WOLFGANG J
16414 NW 110TH AVE
ALACHUA, FL 32615

03981-004-007
STREIT WOLFGANG J
16414 NW 110TH AVE
ALACHUA, FL 32615

03981-005-001
HOLDER CAITLYN ELISE
11306 NW 161ST ST
ALACHUA, FL 32615

03981-005-002
HARRELL VAUGHN R
11218 NW 161ST ST
ALACHUA, FL 32615

03981-006-000
ROSS DONNA M
11418 NW 161ST ST
ALACHUA, FL 32615

03981-007-000
LEWIS SHEREE WILSON
16008 NW 118TH PL
ALACHUA, FL 32615

03981-008-000
WEAVER WILLIAM R & BEVERLY GAIL
8461 SW 129TH TERRACE RD
DUNNELLON, FL 34432

03983-011-000
WACO PROPERTIES INC
569 EDGEWOOD AVE SOUTH
JACKSONVILLE, FL 32205

03984-000-000
GAVIGAN & GAVIGAN
25348 CARNOUSTIE DR
SORRENTO, FL 32776

03997-005-000
PADGETT CAROLYN S
10714 NW 173RD ST
ALACHUA, FL 32615

03997-006-000
MORALES DANIEL J & SHELLEY H
PO BOX 1195
ALACHUA, FL 32616

04008-001-001
AUGSPURG JASON R & JANET R
16825 NW 110TH AVE
ALACHUA, FL 32615

AVERY 5960

Easy Peel Address Labels
Bend along line to expose Pop-up Edge

Go to avery.com/templates
Use Avery Template 5160

04008-003-000
BRANDON-TURNER & TURNER TRUSTE
17011 NW 110TH AVE
ALACHUA, FL 32615

04008-003-001
VINCENT & VINCENT TRUSTEES
16919 NW 110TH AVE
ALACHUA, FL 32615

04008-003-005
BRODSKAYA & LERNER
4830 NORTH RIDGEWAY AVE # 2
CHICAGO, IL 60625

04008-003-051
BRODSKAYA & LERNER
4830 NORTH RIDGEWAY AVE # 2
CHICAGO, IL 60625

04008-003-052
BRODSKAYA & LERNER
4830 NORTH RIDGEWAY AVE # 2
CHICAGO, IL 60625

04008-004-000
CRUSE & CRUSE & STORMANT
PO BOX 126
ALACHUA, FL 32616

04008-005-000
CLARK CODY THOMAS & RUTH CHANC
16357 NW 110TH AVE
ALACHUA, FL 32615

04008-005-004
JOHNS TIMOTHY CALVIN & SHANNON
16333 NW 110TH AVE
ALACHUA, FL 32615

04008-005-005
LEISTNER & ZSCHAECK W/H
16817 NW 110TH AVE
ALACHUA, FL 32615

MAILED
JAN 23 2025

92060-517-900
CSX TRANSPORTATION INC-J-910
500 WATER ST TAX DEPARTMENT J-910
JACKSONVILLE, FL 32202

Étiquettes d'adresse Easy Peel
Allez à avery.ca/gabarits

AVERY 5960

Easy Peel Address Labels
Bend alen plus to expose Pop-up Edge

Go to avery.com/templates
Use Avery Template 5160

Michele L. Lieberman
12 SE 1st Street
Gainesville, FL 32601

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Jean Calderwood
14095 NW 174th Ave
Alachua, FL 32615

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Lynn Horton
19005 NW 138th Avenue
Alachua, FL 32615

Linda Dixon, AICP
PO Box 115050
Gainesville, FL 32611

Joseph & Phyllis Strickland
14103 NW 156th Place
Alachua, FL 32615

Stephen Hofsletter
AC EPP
14 NE 1st St
Gainesville, FL 32601

MAILED
JAN 23 2025

Étiquettes d'adresse Easy Peel

Allez à avery.ca/gabarits

AFFIDAVIT FOR POSTED LAND USE SIGN

I Ann Mullins, POSTED THE LAND USE
(Name)
SIGN ON 1/27/25 FOR THE Fletcher Trace Phase 1
(Date) (State type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

Ann Mullins
(Signature)

Four (4)
(Number of signs)

SUBDIVIDERS AGREEMENT

THIS SUBDIVIDERS AGREEMENT for Fletcher Trace Phase 1 (the "Agreement") is made by and between Fletcher Development, LLC a Florida limited liability company, whose principal address is 4510 NW 6th Place, 3rd Floor, Gainesville, FL 32607 (the "Developer") and the City of Alachua, a Florida municipal corporation (the "City"), whose principal address is 15100 NW 142 Terrace, Alachua, FL 32615, as of the date signed by the last party below (the "Effective Date").

R E C I T A L S

WHEREAS, the Developer is developing a residential subdivision in the City known as Fletcher Trace Phase 1, including certain Improvements as described in Paragraph 3 below (the "Project"), located on the real property legally described in attached Exhibit "A" (the "Property") and further described in the Final Plat for Fletcher Trace Phase 1 (the "Final Plat"), a copy of which is attached hereto as Exhibit "B" and incorporated herein by this reference; and

WHEREAS, the Developer wishes to enter into a Subdividers Agreement with City as part of the City's site-specific regulations for applications for development orders for the subdivision of land as further set forth and required in Section 2.4.10(G)(6) of the City's Land Development Regulations (the "LDRs"); and

WHEREAS, the Developer acknowledges that this Agreement is a valid exercise of the City's police powers and it is authorized by, among other things, Article VIII, Section 2(b) of the Florida Constitution, Section 163.3161, et. seq., Fla. Stat., Section 163.3202, Fla. Stat., and Section 166.021, Fla. Stat.; and

WHEREAS, the Developer acknowledges that this Agreement is governed by the City's LDRs and, as such, the Developer must utilize the administrative procedures contained in the LDRs in the event there is any dispute regarding or in any way arising out of this Agreement; and

WHEREAS, the Developer acknowledges that this Agreement is a regulatory agreement required as part of the process for the issuance of Development permits for the Project and, as such, Developer shall not have and waives any claim for monetary damages against the City in the event of any dispute regarding or in any way arising out of this Agreement.

NOW THEREFORE, in consideration of the foregoing recitals, the Developer and City (who may hereinafter be referred to collectively as the "parties" or individually as a "party") hereby covenant, stipulate and agree as follows:

1. **Recitals:** The above information and recitals are true and correct and are incorporated as material terms of this Agreement by reference.

2. **Certificate of Concurrency Compliance:** The City agrees to reserve public facilities for the Project as set forth in the Certificate of Concurrency Compliance attached hereto as Exhibit "C" and incorporated herein by reference.

3. **Construction:** The Developer shall construct, at Developer's sole expense, the improvements (the "Improvements") described in the Construction Plans prepared by the Project's Engineer of Record (the "Plans"), which were filed with the City by the Developer and have been reviewed and approved by the City in accordance with Section 2.4.10(G)(4) of the LDRs. The Improvements shall be constructed in accordance with the Plans and the requirements for Major Subdivisions as set forth in the City's LDRs. The Improvements consist of:

a. Certain "Private Improvements," which shall not be conveyed to the City and shall remain under private ownership and control. The Private Improvements are described in the Plans and the Final Plat. Developer agrees to proceed with the construction of the Private Improvements in a diligent manner to be fully and finally completed, as evidenced by the City's issuance of a Certification of Completion, on or before April 13, 2026.

b. Certain "Public Improvements," which upon completion shall be offered for dedication and acceptance by the City as provided in Section 14 hereof. The Public Improvements are described in the Final Plat. Developer agrees to proceed with the construction of the Public Improvements in a diligent manner to be fully and finally completed, as evidenced by the City's issuance of a Certification of Completion, on or before April 13, 2026.

c. The Improvements do not include those sidewalks depicted on the Construction Plans which abut or are immediately adjacent to a residential lot depicted on the Plat (hereinafter referred to as "House Sidewalk" or "House Sidewalks"). Such House Sidewalks shall be subject to the specific provisions governing construction, completion, conveyance (if applicable), and construction/maintenance guarantees described in this Agreement.

d. Some of the Improvements may be constructed and completed (as evidenced by the City's issuance of a Certification of Completion) after recording of the Final Plat. Specifically, the following Improvements, hereinafter referred to as the "Post Final Plat Improvements," may be completed after recording of the Final Plat: 6" limerock base, curb and gutter, 1.5" type SP9.5 asphaltic concrete, public and common area sidewalks, and street lighting, as depicted on the approved Construction Plans. Those Post Final Plat Improvements that will be offered for dedication and acceptance by the City following completion shall hereinafter be referred to as the "Post Final Plat Public Improvements," and those Post Final Plat Improvements that shall remain under private ownership and control following completion shall hereinafter be referred to as the "Post Final Plat Private Improvements."

All of the Improvements, with the exception of the Post Final Plat Improvements, shall be constructed and completed (as evidenced by the City's issuance of a Certification of Completion) prior to recording of the Final Plat.

4. **Drainage:** Drainage facilities for the Property shall be maintained in accordance with the approved Plans for the Project at the sole expense of the Developer.

5. **Fire Flow:** The Developer specifically acknowledges and agrees that future development and buildings constructed within the Project shall comply with the fire flow standards as set forth in the Florida Fire Prevention Code (the "FFPC"), which is adopted as part of the Florida Building Code (the "FBC"), as amended and effective at the time of such future development. It is the Developer's sole responsibility to comply with these fire flow standards. Nothing in this Agreement, including, but not limited to, the Plans and or the Certificate of Concurrency Compliance for the Project, attached hereto as Exhibit "C" in any way impacts or waives the requirement for future development and buildings within the Project from complying with the FFPC and FBC, as amended and effective at the time of such future development.

6. **Conveyance:** The Developer shall convey all of the required Public Improvements to the City. However, the parties acknowledge and agree that the Public Improvements shall not be accepted by the City, nor shall the City have any maintenance responsibility for same, unless and until: (1) the Public Improvements have been completed (as evidenced by the issuance of a Certification of Completion), (2) the Warranty Period (as hereinafter defined) has concluded and the Public Improvements have passed all inspections and the Public Services Director has made the determinations required pursuant to Section 14 hereof, and (3) the City Commission of the City of Alachua (the "City Commission") officially accepts the Public Improvements. Acceptance of public House Sidewalks shall be as set forth in Paragraph 16 below.

7. **Compliance:** The Developer warrants that it will construct all of the Improvements in accordance with the approved Plans and the Final Plat for the Project, the LDRs, and all applicable regulations, ordinances, laws, rules and the terms of this Agreement.

8. **Recording of Final Plat:**

The Final Plat for the Project shall be recorded by the Developer in the Public Records of Alachua County, Florida, within 545 days of its approval by the City Commission, provided the requirements of this Paragraph have been satisfied. The Final Plat shall not be released by the City for recording nor recorded until all of the Improvements, with the exception of the Post Final Plat Improvements, are fully and finally completed, as evidenced by the City's issuance of a Certification of Completion for same. Failure to record the Final Plat within 545 days of its approval by the City Commission shall render the Final Plat null, void, and of no further force and effect. Provided, upon Developer's application to the City and showing of good cause, the City Commission may, in its sole discretion, provide for an extension of not more than an additional 365 days. The Developer shall provide the City with a certified copy of the recorded Final Plat within one (1) business day of the recording of the Final Plat. The City shall record this Agreement within five (5) business days of the Effective Date. The Developer shall pay all costs associated with the recording of this Agreement.

9. **Surety Devices for Public Improvements:**

In order to comply with Sections 2.4.10(G)(5)-(8), 7.4.1, and 7.8.1 of the LDRs, the Developer warrants and agrees to provide the City with surety instruments for all Public Improvements as follows:

a. Public Improvements Maintenance Guarantee. Upon the City's completion of inspection but prior to issuing a Certificate of Completion for the Public Improvements, Developer shall provide the City with a "Public Improvements Maintenance Guarantee" in a form approved by the City in the amount of $169,223, which represents 10% of the Engineer's Certification of Construction Costs for Public Improvements ($1,692,237.44) set forth in Exhibit "D", which Public Improvements Maintenance Guarantee shall be in full force effect until Developer obtains a passing inspection for such Public Improvements following expiration of the Warranty Period (as hereinafter defined) pursuant to Section 2.4.10(G)(7)-(8) of the LDRs and Section 14 of this Agreement. The City shall release and return the Public Improvements Maintenance Guarantee upon the City Commission's acceptance of the Public Improvements, consistent with Section 2.4.10(G)(8)(b) of the LDRs and Section 14 of this Agreement, less any applicable reductions or drawdowns.

b. Post Final Plat Public Improvements Performance Guarantee. Prior to release and recordation of the Final Plat, Developer shall provide the City with a Cash Deposit, Lender Guarantee, Irrevocable Letter of Credit, Performance Bond, or other acceptable security (the "Post Final Plat Public Improvements Surety Instrument") in a form approved by the City in the amount of 120% of the Engineer's Certification of Construction Costs for such Post Final Plat Public Improvements that have not yet been completed, to guarantee the satisfactory construction of all such Post Final Plat Public Improvements. The City shall release and return the Post Final Plat Public Improvements Surety Instrument, less any applicable reductions or drawdowns, upon: (1) A Public Improvements Maintenance Guarantee consistent with the requirements of Section 9.a. being filed with the City for such Post Final Plat Improvements, and (2) the City's issuance of a Certification of Completion for the Post Final Plat Public Improvements.

10. **Surety Devices for Private Improvements:** In order to comply with Sections 2.4.10(G)(5)-(8), 6.10, and 7.8.1 of the LDRs, the Developer warrants and agrees to provide the City with surety instruments for all Private Improvements as follows:

a. Private Improvements Maintenance Guarantee. Upon the City's completion of inspections but prior to issuing a Certificate of Completion for the Private Improvements, Developer shall provide the City with a Private Improvements Maintenance Guarantee in a form approved by the City in the amount of

$183,637.07, which represents 10% of the Engineer's Certification of Construction Costs for Private Improvements set forth ($1,836,370.73) in Exhibit "E", which Private Improvements Maintenance Guarantee shall be in full force and effect until Developer obtains a passing inspection for such Private Improvements following expiration of the Warranty Period (as hereinafter defined) pursuant to Section 2.4.10(G)(7)-(8) of the LDRs and Section 14 of this Agreement. The City shall release and return the Private Improvements Maintenance Guarantee upon the Developer having obtained a passing inspection for such Private Improvements following expiration of the Warranty Period, pursuant to Section 2.4.10(G)(7)-(8) of the LDRs and Section 14 of this Agreement, less any applicable reductions or drawdowns.

b. Post Final Plat Private Improvements Performance Guarantee. Prior to release and recordation of the Final Plat, Developer shall provide the City with a Cash Deposit, Lender Guarantee, Irrevocable Letter of Credit, Performance Bond, or other acceptable security (the "Post Final Plat Private Improvements Surety Instrument") in a form approved by the City in the amount of 120% of the Engineer's Certification of Construction Costs for any Post Final Plat Private Improvements that have not yet been completed, to guarantee the satisfactory construction of all such Post Final Plat Private Improvements. The City shall release and return the Post Final Plat Private Improvements Surety Instrument, less any applicable reductions or drawdowns, upon: (1) A Private Improvements Maintenance Guarantee consistent with the requirements of Section 9.a. being filed with the City for such Post Final Plat Improvements, and (2) the City's issuance of a Certification of Completion for the Post Final Plat Private Improvements.

c. The surety for all Improvements (public and private) may be consolidated in the same surety instrument.

11. **Inspections:** Upon the City's approval of the Plans and Final Plat, the Developer may commence construction of the Improvements. During the construction period, the Project's Engineer of Record, or Professional Engineer with a Professional Engineering Services Agreement with the City of Alachua shall perform Construction and Engineering Inspection Services (the "CEI Services") and shall prepare and provide to the City inspection reports at the following benchmarks:

a. Inspection of Underground Stormwater System: at beginning of process; during 2 pipe laying activities; during 3 random backfilling operations; and inspection of the completed system by visual and TV camera.
b. Inspections of sewer system: at the beginning of work; during 3 random manhole placements; 3 random pipe placements; 3 backfilling operations; and inspection of the completed system with TV camera.
c. Inspection of water system: at the beginning of work; during all taps or city connections; 3 random pipe placements; 3 backfilling operations; and inspection of the completed system including disinfection and pressure testing.

d. Inspection of the electrical conduit: at the beginning of work; during all city connections; 3 random pipe placements, 3 backfilling operations; and inspection of completed system.
e. Inspection of Stormwater Management basin: at the rough grade stage, outfall placement; final grassing and inspection of completed system.
f. Inspection of pavement: at sub grade of all roads for line and grade and yielding; lime rock base for placement and finish; asphalt inspections at the beginning of operations; at least 3 random quality control checks during placement, asphalt inspection; and inspection of completed pavement. If necessary, a thin asphalt coat shall be added to any areas of the streets in order to provide a smooth graded finish, in particular, around curbs.

The Project's Engineer of Record or the Professional Engineer performing CEI Services shall submit the inspection reports to the City. The inspection reports shall show any discrepancies and shall note the correction of each discrepancy in a subsequent report. The Developer shall provide each inspection report to the City's Public Services Department with a copy to the City's Department of Planning and Community Development within three (3) business days of each inspection. The City may, in its sole discretion, demand in writing the immediate correction of any discrepancies contained on any of the inspection reports within a reasonable period set forth in the written demand. If the correction is not completed in the timeframe in the demand, the City is authorized to make a demand on the Improvements Surety Instrument for the amount needed in order to correct the discrepancy.

Upon completion of the Improvements, the Developer shall have the Project's Engineer of Record, or the Professional Engineer performing the CEI Services, conduct a final inspection and compile a final punch list. Upon the Project's Engineer of Record or the Professional Engineer performing the CEI Services providing a final report to the Developer and the City indicating that all of the deficiencies noted in any inspection report and on the final punch list have been completed and the Improvements are in working order and in accordance with the Plans and LDRs, the LDR Administrator or designee shall thereafter perform a final inspection and provide Developer with a list specifying all defects, deficiencies, and necessary repairs within 60 days of receipt of the final report. Upon completion of any and all repairs and a certification by the Project's Engineer of Record or the Professional Engineer performing the CEI Services that the Improvements have been completed in accordance with the requirements of this Agreement, the Plans, and the LDRs, the City shall issue a Certification of Completion and the Project's Engineer of Record or the Professional Engineer performing the CEI Services shall submit a certified cost of construction for the completed Improvements.

12. **No Transfer of Title Prior to Recording of Final Plat; Completion of Improvements Required Prior to Final Inspection:**

a. No transfer of title or sale of any lots for the Property that is subject to the Final Plat shall occur until the Final Plat has been recorded in accordance with this Agreement.

b. In the event the Developer conveys any interest, legal or equitable, to any portion of the Property, notice is hereby given that the City shall not conduct a final inspection on

any dwelling, nor issue any certificate of occupancy, nor will the City provide permanent City utility services until the Improvements required in this Agreement have been fully and finally completed in accordance with this Agreement. Developer acknowledges and agrees that there is no reasonable business backed expectation that any purchasers of lots or dwellings will be able to occupy or inhabit dwellings in the Project until full and final completion of the Improvements.

13. **Warranty Period:** In accordance with Sections 6.10.4 and 7.8.1 of the LDRs, the Developer warrants all Improvements for a period of one-year from the City's issuance of a Certification of Completion for such Improvements (the "Warranty Period"). Should the City, in the City's sole discretion, determine repairs are needed to the Improvements during the Warranty Period, the City shall provide notice to the Developer and the repairs shall be made within thirty (30) days of such written notice. In the event the Project's Engineer of Record certifies that a requested repair will take more than thirty days to complete, the repair shall be completed in the amount of time determined by the City's Public Services Director, in their sole discretion. The Developer shall be responsible for making all repairs to Improvements, at Developer's sole expense, so long as notice is sent to the Developer within the Warranty Period. The Warranty Period shall be automatically extended until the completion of all requested repairs. Failure of the Developer to complete the repairs within thirty days from the notice (or such time as the Public Services Director may authorize) shall constitute a breach of this Agreement.

14. **Inspections Following Warranty Period; Responsibility for Maintenance:** After the Warranty Period, the Developer shall submit a final certification prepared by the Developer's Engineer of Record that all of the Improvements have been completed and constructed in accordance with the Plans and applicable regulations and are functional and in good working order. The City shall not be bound to accept the Public Improvements for public maintenance or operation until the Public Services Director has determined that the Public Improvements were constructed in accordance with the LDRs, the City of Alachua Requirements for Design and Construction, applicable Florida Department of Transportation standards, and all other applicable laws, rules, and regulations and the City Commission has accepted the Public Improvements. Within 60 days of the Public Services Director's approval, the City Commission shall formally accept maintenance of the Public Improvements. The maintenance of all Private Improvements shall be the sole responsibility of the Developer and its successors, which shall include any homeowner's or property owner's association whose purpose includes the maintenance of such improvements.

15. **Maintenance of Landscape Improvements within City Rights of Way:** The Developer agrees to construct, install and maintain all landscape improvements located within the right-of-way as shown in the approved Plans for the Project at its sole cost and expense. Should the developer or successor fail to install or maintain the landscape improvements in accordance with the approved Plans, the City may provide written notice to the Developer or its successor, specifying the nature of the deficiency. Within 30 days following receipt of such notice, the Developer or successor shall cause the appropriate repairs or cure to be effected. In the event damage or failure to maintain results in a situation where public safety is at risk, the City may, in its sole discretion, effect repairs to the Improvements without the need of prior notice to the Developer or its successor. The City will promptly bill the Developer, its successors or assigns.

If the bill is not paid within 30 days, it shall be a default hereunder and the City shall have the right, but not the obligation, to make a claim under the maintenance bond or other remedies at law.

16. **Construction, Installation, and Surety Devices for House Sidewalks:** The Construction, completion deadlines, and surety devices for House Sidewalks shall be as follows:

a. Construction Deadline: The Developer or successor shall complete the construction and installation of the House Sidewalks in accordance with the Plans. The construction of all of the House Sidewalks shall be completed on or before April 13, 2028. If Developer has not completed all of the House Sidewalks by April 13, 2028, the City shall have the right, but not the obligation, to make a demand on the House Sidewalks Common Law Performance Bond described within Paragraph 16.b. below, for completing as many of the remaining sidewalks as possible with funds derived from such House Sidewalk Common Law Performance Bond. The City shall not, however, have any obligation to expend any money other than the proceeds from the House Sidewalk Common Law Performance Bond to construct sidewalks in the Project.

b. Surety Devices: In order to comply with Sections 2.4.10(G)(5)-(8), 6.10, 7.4.1, and 7.8.1 of the LDRs, the Developer or successor shall provide the City with a House Sidewalks Common Law Performance Bond, in a form acceptable to the City, as the surety instrument to guarantee the satisfactory completion of the House Sidewalks as required in this Agreement. The amount of the House Sidewalk Common Law Performance Bond shall be $80,214.30 ($66,845.25 x 120% of the certified estimated cost of completion in attached Exhibit "F"). Upon the satisfactory completion and inspection of the House Sidewalks, but not the acceptance, the Developer or successor shall provide the City with a House Sidewalk Common Law Maintenance Bond in the amount of $6,684.53 ($66,845.25 x 10%) for the one-year maintenance period. The City will then release and return the House Sidewalk Common Law Performance Bond.

c. Final Approval and Acceptance: Within one (1) year of the completion of all of the House Sidewalks, the City's Public Services Department will do a final inspection and notify the Developer or successor in writing of any deficiencies, in the City's sole discretion. The Developer or successor shall have thirty (30) days to cure any such deficiencies. If the Developer or successor does not cure these deficiencies within thirty (30) days, the City shall be authorized to have the work done and make a demand on the House Sidewalks Common Law Maintenance Bond to pay for the remedial work. Once all deficiencies are remedied to the satisfaction of the City, the House Sidewalks shall be submitted to the City Commission for acceptance. After the City Commission's acceptance of the House Sidewalks, the House Sidewalks Common Law Maintenance Bond will be released and returned to the Developer or successor, less any applicable reductions or drawdowns.

d. The Developer shall have complete and exclusive liability for all claims and shall indemnify the City for all claims, including but not limited to claims for bodily injury and damages, in any way related to or arising out of the construction, completion or non-completion of the House Sidewalks undertaken by the Developer until the City Commission has officially accepted the House Sidewalks.

17. **Non-Interest-Bearing Account:** All cash deposits made by Developer to the City under this Agreement shall be separately segregated on the books of the City and deposited into a non-interest-bearing bank account.

18. **No Inordinate Burden on Land:** The Developer acknowledges and agrees that the requirements under this Agreement in no way inordinately burdens any existing use of the Property or vested right to specific use of the Property described in Exhibit "A" and set forth in the Final Plat for the Project, attached hereto as Exhibit "B".

19. **Withholding Permits:** The City may, in its sole discretion, withhold any and all inspections, permits, and/or certificates for the Project if such action is deemed necessary by the City to secure the Developer's compliance with the terms of this Agreement.

20. **Compliance with Other Laws:** Nothing contained in this Agreement shall relieve the Developer or its successor or assigns from obtaining any local, regional, state or federal permits or complying with any ordinances, laws, rules, or regulations applicable to the development of the Project.

21. **Police Powers:** In the event the Developer, the Developer's agents, contractor, subcontractors, or anyone else acting on behalf of the Developer or the Developer's contractor or subcontractors may be liable or responsible, fails to comply with any applicable ordinance, law, rule or regulation and such failure tends to or does pose an imminent threat or danger to life or of great bodily injury to any person working on the job or to any member of the general public, the City, in its sole discretion through its City Manager or designee, has the right to exercise its police powers and to stop work on the Project until appropriate corrective measures are taken, without limiting any other remedies available to the City.

22. **Indemnity:** The Developer shall indemnify and hold harmless the City of Alachua, its officers, agents, employees, attorneys, or anyone's action directly or indirectly on behalf of the City, from and against all claims, damages, losses, and expenses, including reasonable attorney's fees, arising out of or resulting from a loss in performance of work, down-time of equipment, or any claim that may arise from bodily injury, sickness, disease or death, or the injury to or destruction of tangible property, including the loss of use resulting therefrom, caused in whole or in part by a negligent or wrongful act or omission on the part of the Developer, Developer's agent, contractor, subcontractors, or anyone directly or indirectly employed or working on behalf of the Developer for whose acts the Developer or its agent, contractors, or subcontractors may be liable or responsible. The Developer further agrees that the Developer shall not insulate itself from liability or responsibility to the City for a default in or failure to perform any of the terms of this Agreement, or from responsibility under this indemnification clause by employment of independent contractors or subcontractors or other entities. The Developer shall remain liable to the City notwithstanding any attempt by the Developer to pass any responsibility set forth herein to its contract, subcontractors, or other agent or employee.

23. **Payments:** Any payments due from the Developer to the City shall be made either by bank check or cashier's check payable to the City of Alachua, Florida, and provided to the City at the address provided in the Paragraph pertaining to Notices below.

24. **Agreement Runs with Land:** This Agreement shall be recorded in the Public Records of Alachua County, Florida and shall run with the Property.

25. **Default by Developer:** Should Developer fail to complete the Improvements within the timeframes provided in Paragraph 8, the City shall not release the Final Plat for recording and may also pursue any other remedies allowed by law or equity. The City's rights to declare a default are cumulative and the City's failure to declare a default at any time shall not waive its right to declare a future default.

Should Developer fail to complete the House Sidewalks within the timeframes provided in Paragraph 16, the City shall be entitled to make immediate demand on any surety or guarantee provided by Developer hereunder, and also be entitled to any other remedies allowed by law or equity.

26. **Notices:** Except as otherwise provided in this Agreement, any notice, request, or approval, from either party to the other party must be in writing and sent by certified mail, return receipt requested, or by personal delivery. Such notice will be deemed to have been received when either deposited in the United States Postal Service mailbox or personally delivered with a signed proof of delivery. For purposes of notice, the parties and their respective representatives and addresses are:

City:	City of Alachua **Attn: City Manager / LDR Administrator**
Via Hand Delivery:	15100 NW 142nd Terrace Alachua, FL 32615
Via U.S. Mail:	Post Office Box 9 Alachua, FL 32616
Developer:	Fletcher Development, LLC
Via Hand Delivery:	4510 NW 6th Place 3rd Floor Gainesville, FL 3260
Via U.S. Mail:	4510 NW 6th Place 3rd Floor Gainesville, FL 3260
With copy to:	[Address]

27. **Binding Effect:** The City and Developer each bind the other and their respective successors and assigns to all of the terms, conditions, covenants and provisions of this Agreement.

28. **Severability:** If any provision of this Agreement is declared void by a court of law, all other provisions will remain in full force and effect.

29. **Not Assignable without Approval:** This Agreement shall not be assignable by the Developer without the written approval of the City Commission.

30. **Enforcement:** The failure of either City or Developer to exercise any right under this Agreement shall not waive such right in the event of any future default or non-compliance with this Agreement.

31. **Jurisdiction and Venue:** This Agreement is governed in accordance with the laws of the State of Florida. Venue for any action regarding this Agreement shall be in the Circuit Court in Alachua County, Florida.

32. **Amendment:** This Agreement may only be amended by mutual written agreement by the City and the Developer with prior approval of the City Commission.

33. **Legal Advice:** The Developer and the City have each had the advice of their respective attorneys before entering into this Agreement, including all exhibits hereto.

34. **Joint Preparation:** This Agreement has been drafted with participation of the City and the Developer and shall not be construed against either the City or Developer on account of draftsmanship.

35. **Captions and Headings:** Paragraph headings are for convenience only and shall not be used to construe or interpret this Agreement.

36. **Time of Essence:** Time is of the essence in complying with each and every term and condition of this Agreement.

37. **Entire Agreement:** This Agreement constitutes the entire agreement of the City and the Developer and supersedes all prior written or oral agreements, understanding or representations.

38. **Exclusive Remedy:** In the event of any question or dispute arising out of or related to this Agreement, the sole and exclusive remedy of the Developer against the City, after Developer exhausts all administrative remedies in the City's LDRs, shall be an action for declaratory judgment. Developer specifically waives all other remedies it may have against the City. In no event shall Developer have a cause of action for monetary damages against the City for anything in any way related to or arising out of this Agreement.

39. **Sovereign Immunity:** The City does not waive its sovereign immunity in entering into this Agreement. Nothing herein, expressed or implied, waives or should be construed to be a waiver or an attempt to waive the sovereign immunity of the City under the Florida Constitution and the laws of the State of Florida.

40. **No Future Representations:** The City's approval of this Subdividers Agreement does not in any way imply, represent, require or guarantee that the City will approve the application for any other phase of the development of the Project.

IN WITNESS WHEREOF, City and Developer have hereunto set their hands and seals the day and year last written below.

WITNESSES

_____
(Witness No. 1 - Signature)

_____
(Witness No. 1 - Printed)

_____
(Witness No. 1 – Address)

_____
(Witness No. 2 - Signature)

_____
(Witness No. 2 - Printed)

_____
(Witness No. 2 – Address)

DEVELOPER

_____
By: _____
Its: _____
Date: 1/24/25

STATE OF _____
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____ 20___ by [Developer Signatory], as [Title] of [Developer], ☐ who is personally known to me or ☐ who has produced _____ _____ as identification.

_____
Signature of Notary Public
Printed Name of Notary: _____
Commission Number: _____
Commission Expiration: _____

(Notary Stamp)

ATTEST:

CITY OF ALACHUA

_____
William M. DaRoza, City Manager/Clerk

_____
Gib Coerper, Mayor

Approved as to Form:

_____
Marian B. Rush, City Attorney

STATE OF _____
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____ 20____ by Gib Coerper, as Mayor of the City of Alachua, ☐ who is personally known to me or ☐ who has produced _____ _____ as identification.

_____
Signature of Notary Public
Printed Name of Notary: _____
Commission Number: _____
Commission Expiration: _____

(Notary Stamp)

Exhibit "A"
Property

LEGAL DESCRIPTION

21-0297

CHW
Professional Consultants

DATE: DECEMBER 14, 2023
PROJECT NAME: FLETCHER TRACE
PROJECT NO: 21-0297
DESCRIPTION FOR: PHASE 1

A TRACT OF LAND BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2140, PAGE 1834, OF THE PUBLIC RECORDS OF ALACHUA COUNTY FLORIDA, SITUATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, OF SAID ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF AFOREMENTIONED SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE NORTH 0°04'14" WEST, ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 403.02 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY); THENCE NORTH 41°06'51" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1437.97 FEET; THENCE, DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, THE FOLLOWING ELEVEN (11) COURSES; (1) SOUTH 48°53'09" EAST, A DISTANCE OF 295.00 FEET; (2) SOUTH 41°06'51" WEST, A DISTANCE OF 160.00 FEET; (3) SOUTH 48°53'09" EAST, A DISTANCE OF 270.00 FEET; (4) SOUTH 41°06'51" WEST, A DISTANCE OF 519.84 FEET; (5) NORTH 48°53'09" WEST, A DISTANCE OF 270.00 FEET; (6) SOUTH 41°06'51" WEST, A DISTANCE OF 110.16 FEET; (7) SOUTH 60°08'30" WEST, A DISTANCE OF 52.89 FEET; (8) SOUTH 41°06'51" WEST, A DISTANCE OF 110.00 FEET; (9) SOUTH 48°53'09" EAST, A DISTANCE OF 702.47 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 335.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 51°07'03" EAST, 26.09 FEET; (10) THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°27'46", AN ARC LENGTH OF 26.09 FEET TO THE END OF SAID CURVE; (11) THENCE, DEPARTING SAID CURVE, SOUTH 36°39'04" WEST, A DISTANCE OF 123.18 FEET TO THE SOUTH LINE OF AFOREMENTIONED SECTION 28; THENCE SOUTH 89°22'44" WEST, ALONG THE SOUTH LINE OF SAID SECTION 28, A DISTANCE OF 1005.72 FEET TO THE **POINT OF BEGINNING.**

SUBJECT TO THE MAINTAINED RIGHT OF WAY OF COUNTY ROAD N.W. 110TH AVENUE (FORMERLY KNOWN AS COUNTY ROAD N.W. 28), ALONG THE SOUTH BOUNDARY THEREOF.

SAID TRACT CONTAINING 21.35 ACRES OF LAND, MORE OR LESS.

t: (904) 619-6521 | 8563 Argyle Business Loop, Suite 3, Jacksonville, FL 32244
t: (352) 331-1976 | 11801 Research Drive, Alachua, FL 32615
t: (352) 414-4621 | 101 NE 1st Avenue, Ocala, FL 34470
www.chw-inc.com

Exhibit "B"
Final Plat

FLETCHER TRACE - PHASE I

LOCATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

CHW Professional Consultants
132 NW 76th Drive
Gainesville, Florida 32607
(352) 331-1976 / (352) 331-2476
www.chw-inc.com
LC 1898 FLORIDA
FB-5273

PLAT BOOK__, PAGE __
SHEET ONE OF TWO

DESCRIPTION

A TRACT OF LAND SITUATED IN SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF AFOREMENTIONED SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, THENCE NORTH 0°04'14" WEST, ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 490.50 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT-OF-WAY); THENCE NORTH 41°36'51" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 908.43 FEET; THENCE SOUTH 48°07'09" EAST, DEPARTING SAID SOUTHERLY RIGHT OF WAY, A DISTANCE OF 50.00 FEET; THENCE NORTH 41°09'51" EAST, A DISTANCE OF 99.06 FEET; THENCE NORTH 48°50'09" WEST, A DISTANCE OF 99.06 FEET TO THE AFOREMENTIONED SOUTHERLY RIGHT OF WAY OF COUNTY ROAD NO. 235; THENCE NORTH 41°09'51" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 879.87 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, THE FOLLOWING ELEVEN (11) COURSES, (1) SOUTH 48°19'09" EAST, A DISTANCE OF 285.89 FEET; (2) SOUTH 41°09'51" WEST, A DISTANCE OF 169.39 FEET; (3) SOUTH 18°32'09" EAST, A DISTANCE OF 278.66 FEET; (4) SOUTH 41°09'51" WEST, A DISTANCE OF 519.24 FEET; (5) NORTH 48°50'09" WEST, A DISTANCE OF 374.69 FEET; (6) SOUTH 41°09'51" WEST, A DISTANCE OF 118.16 FEET; (7) SOUTH 48°50'09" EAST, A DISTANCE OF 50.00 FEET; (8) SOUTH 41°09'51" WEST, A DISTANCE OF 139.00 FEET; (9) SOUTH 48°50'09" EAST, A DISTANCE OF 278.66 FEET; (10) SOUTH 41°09'51" WEST, A DISTANCE OF 292.47 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 175.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 61°07'21" EAST, 76.08 FEET; (11) THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 56°27'45", AN ARC LENGTH OF 29.86 FEET TO THE END OF SAID CURVE; (12) THENCE DEPARTING SAID CURVE, SOUTH 26°39'04" WEST, A DISTANCE OF 139.18 FEET TO THE SOUTH LINE OF AFOREMENTIONED SECTION 28; THENCE SOUTH 89°20'56" WEST, ALONG THE SOUTH LINE OF SAID SECTION 28, A DISTANCE OF 1969.77 FEET TO THE POINT OF BEGINNING.

PARCEL OF LAND CONTAINING 21.29 ACRES MORE OR LESS.

SURVEYOR'S NOTES

1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 1983), HEREIN HOLDING A BEARING OF SOUTH 89°33'47" WEST FOR THE SOUTH LINE OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FL.
2. VERTICAL DATUM SHOWN HEREON IS DERIVED FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), BENCHMARK USED WAS A NATIONAL GEODETIC SURVEY BENCHMARK NUMBERED D178, WITH A PUBLISHED ELEVATION OF 180.53 FEET (NAVD 88).
3. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1: 5,000.
4. BUILDING SETBACKS (UNLESS SHOWN OTHERWISE)
   FRONT = 15'
   REAR = 5'
   SIDE = 5'
   20 FEET FACING GARAGES = 15'
5. THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL No. 12001C0129 D, EFFECTIVE DATE: JUNE 16, 2006.
6. THE COMMON AREAS, OPEN SPACE, AND STORMWATER MANAGEMENT AREAS SHOWN HEREON, WILL BE CONVEYED TO THE OWNER'S ASSOCIATION AND ARE IDENTIFIED FOR MAINTENANCE IN THE HOMEOWNERS ASSOCIATION DOCUMENTS. THE OWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF TREES PLANTED IN RIGHTS-OF-WAY AND COMMON AREAS IN CONFORMANCE WITH SUBDIVIDERS AGREEMENT AND SECTION 2.E.1. OF THE CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS, ASE.
7. LOT CORNERS AND PERMANENT CONTROL POINTS SHALL BE SET PER 177.091 (9) AND (9) FLORIDA STATUTES
8. ALL LINES ARE NON-RADIAL UNLESS NOTED OTHERWISE.
9. THIS SURVEY IS A TOTAL OF TWO (2) SHEETS. EACH SHEET IS INCOMPLETE WITHOUT THE OTHERS. SEE SHEET ONE (1) FOR OVERALL PLAT BOUNDARY. SEE SHEET (2) FOR DETAIL INFORMATION FOR LOTS ONE (1) THROUGH TWENTY-TWO (22).

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 41°09'51" W	139.16'
L2	S 89°56'39" W	57.68'
L3	S 41°09'51" W	139.39'
L4	S 26°39'04" W	152.19'
L5	S 41°09'51" W	50.00'
L6	N 48°50'09" W	50.00'
L7	S 48°19'09" E	50.00'
L8	N 41°09'51" E	18.00'

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	29.86'	230.00	04°27'45"	29.84'	S 61°07'01" E

SITE BENCHMARK TABLE				
NO.	DESCRIPTION	ELEVATION	NORTHING	EASTING
BM1	7" STEEL ROD & CAP "LB TRAN LB6815"	87.56	2826647.14	2906611.16
BM2	7" STEEL ROD & CAP "LB TRAN LB6815"	97.88	2826468.72	2907120.76
BM3	7" STEEL ROD & CAP "LB TRAN LB6815"	89.67	2826220.59	2906661.72

*NOTE: ALL SITE BENCHMARKS ARE OFFSITE, LOCATED ALONG THE SOUTHERLY RIGHT OF WAY LINE OF N.W. COUNTY ROAD NO. 235 TO THE NORTHEAST OF THE PLAT

LEGEND

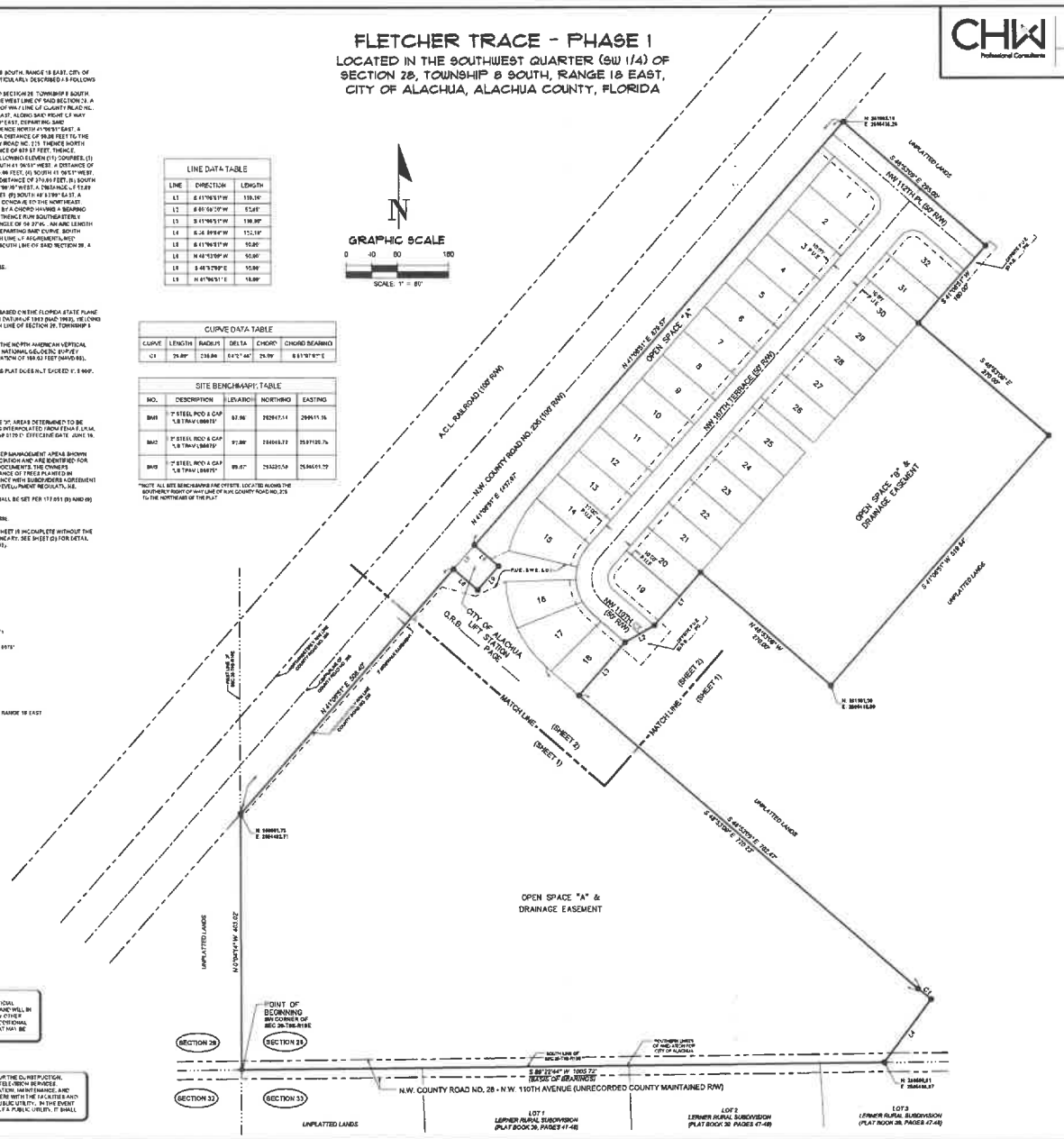
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
○ = SET 5/8" IRON REBAR & CAP MARKED "PRM LB 6815"
▲ = SET NAIL AND DISK STAMPED "PCP 6278"
● = FOUND 5/8" IRON ROD (NO ID.)
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITIES EASEMENT
B.S.L. = BUILDING SETBACK LINE
FFE = FINISHED FLOOR ELEVATION
NO. = NUMBER
O.R.B. = OFFICIAL RECORDS BOOK
SEC 28-8S-18E = SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST
PG = PAGE
R/W = RIGHT OF WAY
S.F. = SQUARE FEET
S.W.E. = SIDEWALK EASEMENT
(R) = RADIAL
ID. = IDENTIFICATION
⊕ = SITE BENCHMARK
———— = SUBJECT PARCEL LINE
———— = ADJOINING PARCEL LINE
– – – – = EASEMENT LINE
———— = RIGHT OF WAY LINE
———— = SECTION LINE

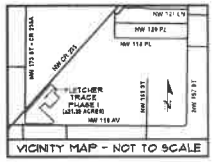
FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 12001C0129 D, COMMUNITY PANEL NO. "120068 0129 D" EFFECTIVE DATE: JUNE 16, 2006.

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 SUPPLANTED 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.

ALL PLATTED 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.





OWNER'S CERTIFICATION AND DEDICATION

WACO PROPERTIES, INC., DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE LANDS DESCRIBED HEREON AND HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED TO BE KNOWN AS "FLETCHER TRACE - PHASE I", AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE RIGHTS-OF-WAY AS SHOWN HEREON, AND DOES HEREBY DEDICATE THE USE OF DRAINAGE EASEMENTS TO THE PUBLIC FOR THE RIGHT TO DISCHARGE STORMWATER. THE OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF ALL IMPROVEMENTS OF THE STORMWATER SYSTEM NOT IN THE RIGHT OF WAY, AND DOES HEREBY GRANT TO THE PUBLIC, FOREVER THE PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON. NO PERMANENT STRUCTURES TO INCLUDE SERVICE VEHICLES AND DOGS HEREBY DEDICATE TO THE PUBLIC FOREVER THE UTILITY EASEMENTS AS SHOWN HEREON FOR THE PURPOSE OF PROVIDING ACCESS

WITNESS _____ SIGNATURE _____

WITNESS _____ PRINTED NAME _____

ACKNOWLEDGEMENT (STATE OF FLORIDA, COUNTY OF ALACHUA)

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME _____ KNOWN TO ME TO BE THE PERSON HEREIN DESCRIBED AND ACKNOWLEDGED THAT HE EXECUTED THIS INSTRUMENT AS HIS FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, A.D. 2024

NOTARY PUBLIC-STATE OF FLORIDA
COMMISSION EXPIRES _____
COMMISSION NO. _____

CERTIFICATE OF APPROVAL BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

THIS IS TO CERTIFY THAT ON _____ THE FOREGOING PLAT WAS APPROVED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

MAYOR

ATTEST

CITY MANAGER

FILED FOR RECORDATION

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR THE CITY OF ALACHUA, FLORIDA

EXAMINED ON

AND APPROVED AS TO ITS LEGAL FORM AND SUFFICIENCY BY

CITY ATTORNEY

RECEIVED AND FILED

RECEIVED AND FILED FOR RECORD ON THIS _____ DAY OF _____, A.D. 2024

CLERK OF THE COURT

BY

CERTIFICATE OF APPROVAL BY PROFESSIONAL SURVEYOR & MAPPER

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE PLATTING REQUIREMENTS PURSUANT TO CHAPTER 177, PART 1 - PLATTING OF THE FLORIDA STATUTES AND THAT THIS PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF SAID CHAPTER. HOWEVER, ANY REVIEW AND CERTIFICATION DOES NOT INCLUDE COMPUTATION OR FIELD VERIFICATION OF ANY MONUMENTATION REQUIREMENTS

EXAMINED ON

AND APPROVED BY _____
PROFESSIONAL SURVEYOR AND MAPPER

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT THIS PLAT ENTITLED "FLETCHER TRACE - PHASE I" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THIS PLAT AND SURVEY COMPLIES WITH ALL PERTINENT REQUIREMENTS SET FORTH IN CHAPTER 177 PART 1 - PLATTING OF THE FLORIDA STATUTES.

DATE

CHARLES E. CHW
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 5142
CAUSSEAUX - HEWETT & WALPOLE, LLC
FLORIDA LICENSED BUSINESS NUMBER LB 6815
1661 E. PERSHING BLVD. OCALA, FL 32615

FLETCHER TRACE - PHASE 1

LOCATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

CHW Professional Consultants
132 NW 76th Drive
Gainesville, Florida 32607
(352) 331-1976 / (352) 331-2476
www.chw-inc.com
lic. no. FLORIDA FB-5075

PLAT BOOK__, PAGE __
SHEET TWO OF TWO

SURVEYOR'S NOTES

1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 1983), YIELDING A BEARING OF S 00°57'56" E FOR THE SOUTH LINE OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FL.
2. VERTICAL DATUM SHOWN HEREON IS DERIVED FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BENCHMARK USED WAS A NATIONAL GEODETIC SURVEY BENCHMARK NUMBER DP5B, WITH A PUBLISHED ELEVATION OF 159.83 FEET (NAVD 88).
3. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1 : 5,000'.
4. BUILDING SETBACKS (UNLESS SHOWN OTHERWISE):
   FRONT = 25'
   REAR = 20'
   SIDE = 10'
   STREET FACING GARAGES = 25'
5. THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 179 OF 640, COMMUNITY PANEL NO. 12001C 0179 D, EFFECTIVE DATE: JUNE 16, 2006.
6. THE COMMON AREAS, OPEN SPACE, AND STORM WATER MANAGEMENT AREAS SHOWN HEREON WILL BE CONVEYED TO THE OWNER'S ASSOCIATION AND ARE IDENTIFIED FOR MAINTENANCE IN THE HOMEOWNER'S ASSOCIATION DOCUMENTS. THE OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF TREES PLANTED IN PERIMETER AREAS AND COMMON AREAS IN CONFORMANCE WITH SUBDIVISION AGREEMENT AND SECTION 7.2.1 OF THE CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS.
7. LOT CORNERS AND PERMANENT CONTROL POINTS SHALL BE SET PER 177.091 (6) AND (9) FLORIDA STATUTES.
8. ALL LINES ARE NON-RADIAL UNLESS NOTED OTHERWISE.
9. THIS SURVEY IS A TOTAL OF TWO (2) SHEETS. EACH SHEET IS INCOMPLETE WITHOUT THE OTHERS. SEE SHEET ONE (1) FOR OVERALL PLAT BOUNDARY. SEE SHEET (2) FOR DETAIL INFORMATION FOR LOTS ONE (1) THRU THIRTY-TWO (32).



VICINITY MAP - NOT TO SCALE

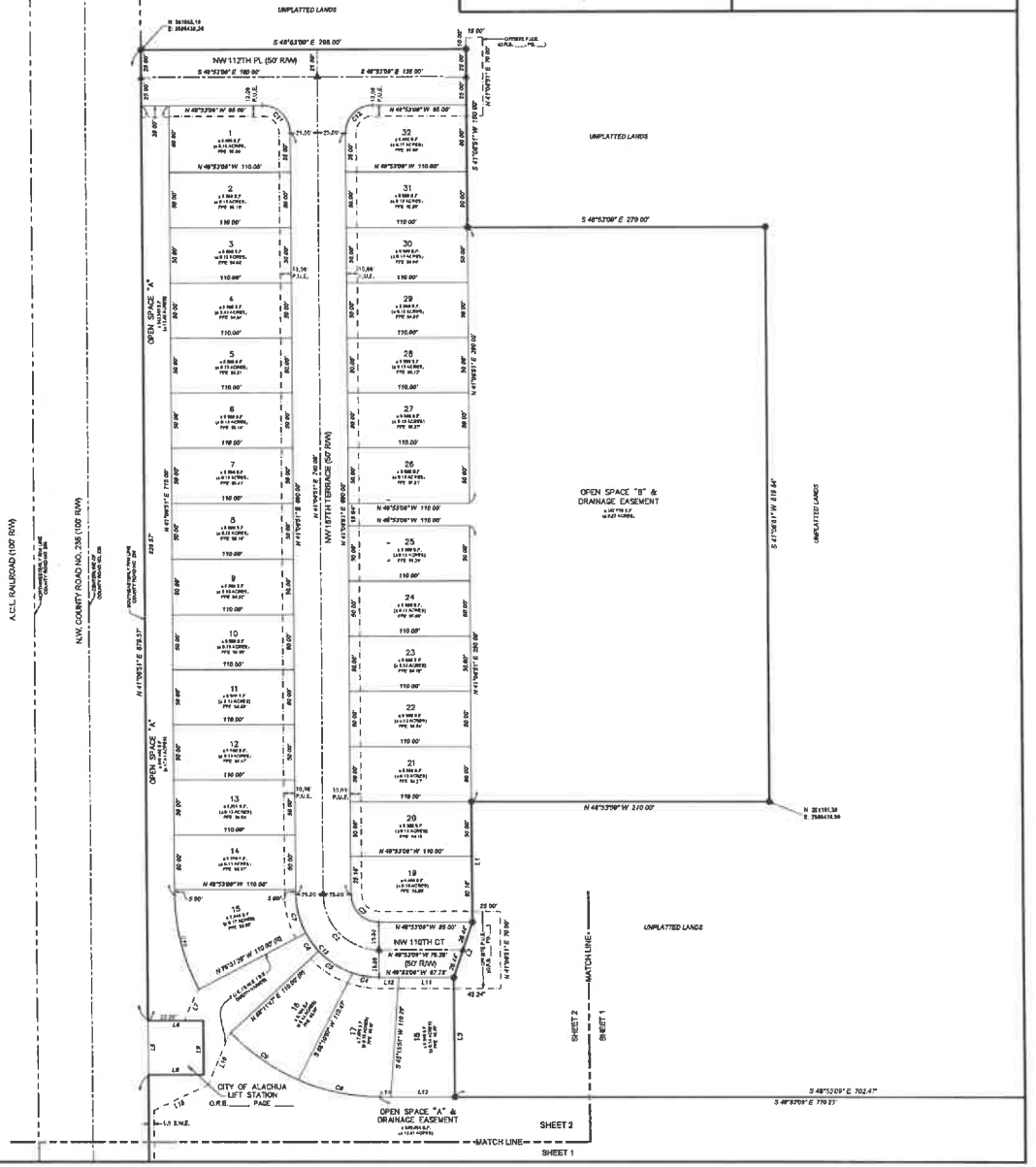
GRAPHIC SCALE
0 25 50 100
SCALE 1" = 50'

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 41°39'51" W	110.15'
L2	S 48°53'09" E	50.39'
L3	S 41°06'51" W	110.84'
L4	S 36°39'54" W	121.18'
L5	S 41°06'51" W	50.00'
L6	S 48°53'09" E	56.39'
L7	S 85°17'08" W	31.83'
L8	N 48°53'09" W	90.00'
L9	N 41°06'51" E	90.00'
L10	N 54°39'07" E	51.22'
L11	N 48°53'09" W	56.59'
L12	N 48°53'09" W	17.74'
L13	S 48°53'09" E	57.96'
L14	S 48°53'09" E	9.76'
L15	S 74°27'09" E	54.81'

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C2	69.14'	100.00'	39°36'09"	70.31'	N 5°53'05" W
C3	39.27'	25.00'	90°00'00"	35.36'	S 2°53'09" E
C4	24.51'	75.00'	18°43'24"	24.40'	S 28°31'31" E
C5	37.32'	75.00'	28°31'17"	36.94'	S 31°37'51" E
C6	28.99'	75.00'	15°31'04"	28.84'	S 54°59'09" W
C7	36.19'	75.00'	27°39'13"	35.83'	S 83°37'45" W
C8	28.51'	105.00'	15°33'43"	15.85'	S 23°30'15" E
C9	79.51'	105.00'	43°22'53"	74.85'	S 11°15'54" E
C10	89.36'	105.34'	47°42'19"	86.81'	S 21°17'41" W
C11	39.27'	25.00'	90°00'00"	35.36'	N 2°53'09" W
C12	39.27'	25.00'	90°00'00"	35.36'	S 86°53'09" E
C13	117.81'	75.00'	90°00'00"	106.07'	S 3°06'09" E

LEGEND

FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
● = SET 5/8" STEEL REBAR & CAP MARKED "PRM LB 6675"
▲ = SET NAIL AND DISK STAMPED "FOC 6675"
○ = FOUND 5/8" REBAR (NO ID)
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITIES EASEMENT
B.S.L. = BUILDING SETBACK LINE
FFE = FINISHED FLOOR ELEVATION
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE
R/W = RIGHT OF WAY
S.F. = SQUARE FEET
S.W.E. = SIDEWALK EASEMENT
NO. = NUMBER
(R) = RADIAL
(I) = IDENTIFICATION
⊕ = SITE BENCHMARK
——— = SUBJECT PARCEL LINE
——— = ADJOINING PARCEL LINE
– – – = EASEMENT LINE
—·—·— = RIGHT-OF-WAY LINE
—··—··— = SECTION LINE



CERTIFICATE OF CONCURRENCY COMPLIANCE FOR FLETCHER TRACE PHASE 1

This Certificate of Concurrency Compliance ("Certificate") is hereby issued to Fletcher Development, LLC, a Florida Limited Liability Company authorized to transact business in the State of Florida and ("Developer/Owner") by City of Alachua, Florida ("City") this 14th day of October, 2024.

RECITALS

WHEREAS, the Developer/Owner is developing a residential subdivision in the CITY known as Fletcher Trace Phase 1 (the "Project"), legally described in attached Exhibit '1'.

WHEREAS, the Developer/Owner has secured a Subdivider Regulatory Agreement for the Project from the City for the Project (herein "Subdivider Agreement") as part of the City's site specific requirements for applications for Development permits for the subdivision as further set forth in Section 2.4.10(G)(4) of the City's Land Development Regulations (the "LDRs");

WHEREAS, the LDRs provide in Article 2, Section 2.4.14 for the issuance of a Certificate of Concurrency Compliance by the City as to provide a mechanism for reviewing applications for development approval to ensure that no development order is issued unless there is adequate public facility capacity for roads, sanitary sewer, solid waste, stormwater management, potable water, recreation, or public school facilities. This review is part of a regulatory program of the City to ensure that the adopted level of service standard for each public facility is available to serve development concurrent with the impacts of development;

WHEREAS, Section 2.4.14, requires that a project have one or more of the following land development permits in order to be eligible for issuance of a Certificate of Concurrency Compliance;

WHEREAS, the Project is zoned Planned Development- Residential ("PD-R");

WHEREAS, the Project has an approved preliminary plat approval for a residential subdivision for the Project;

WHEREAS, the Project is now ready to proceed to approval of a Final Plat comprised of 32 residential lots;

WHEREAS, the Developer/Owner intends to immediately initiate construction on the Project;

WHEREAS, the Developer/Owner of the Project agrees to submit payment for sewer connection fees as determined in the City's Capital Facilities charges and as set forth in Section

38-139 of the City of Alachua Code of Ordinances, as those fees exist prior to the final inspection of each residential unit;

WHEREAS, the Developer/Owner of the Project further agrees to submit payment for water connection fees as determined in the City's Capital Facilities charges and as set forth in Section 38-139 of the City of Alachua Code of Ordinances, as those fees exist prior to the final inspection of each residential unit; and

WHEREAS, the City has determined that adequate water and wastewater capacity exists to the Project;

WHEREAS, the Developer/Owner acknowledges that this Certificate of Concurrency Compliance is a valid exercise of the City's police powers and is authorized by, among other things, Article VIII, Section 2(b) of the Florida Constitution, Section 163.3161, *et. seq.,* Fla. Stat., Section 163.3202, Fla. Stat., and Section 166.201 Fla. Stat.;

WHEREAS, the Developer/Owner acknowledges that this Certificate of Concurrency Compliance is governed by the City's LDRs and, as such, the Developer/Owner must utilize the administrative procedures contained in the LDRs in the event there is any dispute regarding this Certificate; and

WHEREAS, the Developer/Owner acknowledges that this Certificate of Concurrency Compliance constitutes a regulatory agreement required as part of the process for the issuance of Development permits for the Project and, as such, Developer/Owner has no claim for monetary damages against the City in the event of any dispute regarding this Certificate, Developer/Owner's sole remedy for any dispute in any way relating to this Certificate is an action for declaratory relief, and nothing in this Certificate expressed or implied waives or should be construed to as a waiver or attempted waiver by the City of its sovereign immunity under the Florida Constitution and the laws of the State of Florida;

NOW THEREFORE, BASED UPON THE FOREGOING RECITALS, findings of fact and conclusion of law, the City issues this Certificate of Concurrency Compliance subject to the following conditions of issuance:

1. The above recitals are true and correct and are incorporated into this Certificate of Concurrency Compliance by reference.

2. The City will reserve 8,000 gallons per day (32 lots x 250 gallons per day) of wastewater capacity for the 32 units proposed in the Project. This capacity reservation is intended solely for residential uses to be constructed within the Project as defined by applicable development permits including, but not limited to construction plans and Subdivider Agreement, on file with the City.

3. The City will reserve 8,800 gallons per day (32 lots x 275 gallons per day) of water capacity for the 32 units proposed in the Project. This capacity reservation is intended solely for residential uses to be constructed within the Project as defined

by applicable development permits including, but not limited to construction plans and Subdivider Agreement, on file with the City.

4. The City will reserve the following trips of traffic capacity for the 32 units proposed in Fletcher Trace Phase 1 as defined by applicable development permits, including construction plans and Subdivider Agreement, on file with the City: 152 Average Annual Daily Trips ("AADT") and 16 Peak Hour Trips along CR235 A (from US 441 to CR 235)(Segment 17); 305 Average Annual Daily Trips ("AADT") and 33 Peak Hour Trips along CR235 (from NW 143rd Place to SCL)(Segment 11).

5. The City will reserve .42 acres (2.6 persons per household x 32 units x 5 acres per 1,000 persons) of recreation capacity for the 32 units proposed in Fletceher Trace Phase 1 as defined by applicable development permits, including but not limited to the construction plans and Subdivider Agreement, on file with the City.

6. The City will reserve 60.74 tons per year (0.73 tons per capita per year x 2.6 persons per household x 32 units) of solid waste capacity for the 32 units proposed in Fletcher Trace Phase 1 as defined by applicable development permits on file, including but not limited to, construction plans and subdividers agreement, on file with the City.

7. The City will reserve 4 (four) student stations in the Alachua School Concurrency Service Area (ACSA) for elementary schools, 2 (two) student stations in the Alachua SCSA for middle schools, and 3 (three) student stations in the Alachua SCSA for high schools, for the 32 units proposed in Fletcher Trace Phase 1.

8. This Certificate of Concurrency Compliance shall remain in effect for a period of one (1) year from the date of the approval of the Subdivider Agreement between the parties hereto.

9. It is the intent of the City and Developer/Owner that this Certificate of Concurrency Compliance be incorporated into and considered a part of the Subdivider Agreement executed by the Developer/Owner and City for the Project dated the 14th day of October, 2024. Failure to comply with the term of that Subdivider Agreement shall result in the termination of the reservations in this Certificate.

10. This Certificate of Concurrency Compliance shall not be construed to be an absolute guarantee for the reservations should events occur which are outside the control of the City.

THIS CERTIFICATE OF CONCURRENCY COMPLIANCE IS ISSUED this 14th day of October, 2024, and is subject to the terms and findings as stated herein.

Attest: CITY OF ALACHUA

_____ By: _____

William M. DaRoza, City Manager/Clerk/ The Hon. Gib Coerper, Mayor
Land Development Regulations Administrator

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing CERTIFICATE OF CONCURRENCY COMPLIANCE FOR FLETCHER TRACE PHASE 1 was acknowledged before me, **by means of □ physical presence or □ online notarization,** on this _____ day of _____, 2024, by GIB COERPER, who is (personally known to me) OR (who has produced _____ as identification).

_____

Notary Public, State of Florida at Large
Commission No.:
Expiration: [SEAL]

Approved as to form:

_____

Marian B. Rush, City Attorney

SIGNATURES CONTINUE ON NEXT PAGE

Witnesses:

(sign)_____

(print)_____

DEVELOPERS/OWNERS

FLETCHER DEVELOPMENT, LLC
a Florida Limited Liability Company
By:
_____
(sign)

(print)_____

(title)_____

STATE OF FLORIDA

COUNTY OF _____

The foregoing CERTIFICATE OF CONCURRENCY COMPLIANCE FOR Fletcher Trace Phase 1 was acknowledged before me, **by means of □ physical presence or □ online notarization,** on this _____ day of _____, 2024, by _____, who is (personally known to me) OR (who has produced _____as identification).

_____
Notary Public, State of Florida at Large
Commission No.:
Expiration: [SEAL]

Exhibit "D"
Engineer's Certification of Construction Costs for Public Improvements

CHW
Professional Consultants

Project Name: Fletcher Trace Phases 1-3
CHW Project No: 21-0297
Date: 8/26/2024

Phase 1

Item No.	Item	Qty	Unit	Unit Cost	Cost
ROADWAY					
1	Asphaltic Concrete, 1.5" SP 9.5	311	TN	$ 155.00	$ 48,205.00
2	6" Limerock Base (Optional Base Group 4)	3,355	SY	$ 10.00	$ 33,550.00
3	12" Type B Stabilized Subgrade	3,246	SY	$ 5.00	$ 16,230.00
4	Concrete Sidewalks, 4"	781	SY	$ 51.00	$ 39,845.41
5	Concrete Cross Walk	75	SY	$ 92.00	$ 6,900.00
6	Type 'F' Curb and Gutter	2,255	LF	$ 21.00	$ 47,352.68
7	Temporary Turn around	1,880	SY	$ 10.00	$ 18,800.00
8	Striping and Signage	1	LS	$ 5,000.00	$ 5,000.00
9	Detectable Warnings	70	SF	$ 28.00	$ 1,960.00
				Roadway Subtotal	$ 217,843.08
SANITARY SEWER					
10	8" PVC Wastewater Main	1,240	LF	$ 60.00	$ 74,400.00
11	Sanitary Sewer Laterals 4" PVC w/ CO	800	LF	$ 22.69	$ 18,152.00
12	Sanitary Manhole	6	EA	$ 9,600.00	$ 57,600.00
13	Lift Station	1	LS	$ 620,000.00	$ 620,000.00
14	6" Force Main	110	LF	$ 36.15	$ 3,976.50
Sanitary Sewer Subtotal					$ 774,128.50
WATER SERVICE					
15	Double Water Connection	12	EA	$ 2,859.55	$ 34,314.60
16	Single Water Connection	7	EA	$ 1,974.54	$ 13,821.78
17	4" PVC Water Service Sleeve	1,120	LF	$ 25.00	$ 28,000.00
18	Fire Hydrant Assembly	2	EA	$ 7,166.72	$ 14,333.44
19	8" PVC Watermain	1,182	LF	$ 48.00	$ 56,736.00
20	3" Blow-Off Assembly	3	EA	$ 4,475.56	$ 13,426.68
21	8" Gate Valve	6	EA	$ 2,902.34	$ 17,414.04
Water Service Subtotal					$ 178,046.54
DRAINAGE					
24	Storm Water Pipe (15" RCP)	467	LF	$ 50.00	$ 23,350.00
25	Storm Water Pipe (18" RCP)	355	LF	$ 62.00	$ 22,010.00
26	Storm Water Pipe (24" RCP)	65	LF	$ 93.00	$ 6,045.00
27	Storm Water Pipe (30" RCP)	591	LF	$ 109.00	$ 64,419.00
28	Storm Water Pipe (36" RCP)	180	LF	$ 141.00	$ 25,408.20
29	Type 'S' Curb Inlet	4	EA	$ 7,000.00	$ 28,000.00
30	Type 'G' Curb Inlet	6	EA	$ 7,574.59	$ 45,447.54
31	Storm Manhole	3	EA	$ 8,500.00	$ 25,500.00
Drainage Subtotal					$ 240,179.74
Subtotal					$ 1,410,197.86
Mobilization (10%)					$ 141,019.79
Contingency (10%)					$ 141,019.79
TOTAL					$ 1,692,237.44

The Engineer's probable estimate of cost provided in this document is specifically intended to represent a rough order of magnitude, including all component information for line items aspects of the work, estimated quantities, and applied unit rates. The Engineer's probable estimate of cost is not intended for publication for the use of bidders whatsoever, unless represented as an FDOT Pay Item table on the plans for projects administered accordance with FDOT Standards. For bidding scenarios, the prospective bidders should be advised that they are solely responsible for: identifying and including relevant project scope, calculation of quantities/durations for takeoffs, and determining the appropriate competitive market cost for the work. Additionally, CHW has no control over the cost of labor, materials, equipment, market conditions, or the Contractor's method of determining prices. Therefore, our statements of probable cost provided herein are made on the basis of best judgment as professional consultants familiar with the construction industry. CHW, nor its subconsultants, can offer guarantee that proposals, bids, or construction costs will not vary from our statements of probable cost.

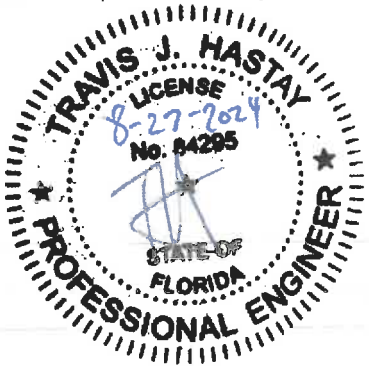


Exhibit "E"
Engineer's Certification of Construction Costs for Private Improvements

CHW
Professional Consultants

Project Name: Fletcher Trace Phases 1-3
CHW Project No: 21-0297
Date: 8/26/2024

Phase 1

Item No.	Item	Qty	Unit	Unit Cost	Cost
DEMOLITION/EARTHWORK					
11	Clearing and Grubbing	21.07	AC	$ 3,500.00	$ 73,727.86
12	Excavation	71,063	CY	$ 3.00	$ 213,189.00
13	Fill (using onsite materials)	17,000	CY	$ 3.00	$ 51,000.00
14	Sod (within ROW and common areas)	20,365	SY	$ 3.20	$ 65,168.00
15	Seed (within lots and bottom of basin)	63,617	SY	$ 0.50	$ 31,808.50
16	Silt Fence	4,874	LF	$ 2.50	$ 12,185.43
17	Tree Barricade	2,823	LF	$ 5.00	$ 14,112.62
				Earthwork Subtotal	**$ 461,191.42**
OFFSITE ROADWAY					
18	1.5" Mill & Resurface	6,165	SY	$ 2.50	$ 1,405.00
19	1.5" Friction Course FC-12.5	562	TN	$ 405.00	$ 227,610.00
20	Asphaltic Concrete, 3.5" SP 12.5	1,312	TN	$ 170.00	$ 223,040.00
21	8" Limerock Base (Option Base Group 2)	6,059	SY	$ 30.00	$ 181,784.20
22	12" Type B Stabilized Subgrade	6,059	SY	$ 9.00	$ 54,535.26
23	Striping and Signage	1	LS	$ 25,000.00	$ 25,000.00
24	Unpaved shoulder	1,498	SY	$ 9.00	$ 13,481.69
25	Concrete Driveway Apron for Lift Station	150	SF	$ 98.22	$ 14,733.00
26	Earthwork (swales)	1,852	CY	$ 18.00	$ 33,333.33
27	Tree Barricade	935	LF	$ 5.00	$ 4,675.00
28	Silt Fence	3,035	LF	$ 2.50	$ 7,587.50
29	18" Mitered End Sections	2	EA	$ 2,168.75	$ 4,337.50
30	18" RCP	44	LF	$ 62.00	$ 2,728.00
31	MOT	1	LS	$ 79,425.05	$ 79,425.05
Offsite Roadway Subtotal					**$ 873,675.52**

TRAVIS J. HASTAY
LICENSE
8-27-2024
No. 84295
STATE OF FLORIDA
PROFESSIONAL ENGINEER

CHW
Professional Consultants

Project Name: Fletcher Trace Phases 1-3
CHW Project No: 21-0297
Date: 8/26/2024

DRAINAGE					
32	36" Mitered End Section	1	EA	$ 7,252.00	$ 7,252.00
33	30" Mitered End Section	2	EA	$ 6,155.00	$ 12,310.00
34	Control Structure (modified storm manhole)	1	EA	$ 12,400.00	$ 12,400.00
Drainage Subtotal					$ 31,962.00
ELECTRIC					
37	Electric Conduit (2.5")	11,220	LF	$ 14.00	$ 157,080.00
38	Electric Connection Fee	32	EA	$ 200.00	$ 6,400.00
Electric Subtotal					$ 163,480.00
Subtotal					$ 1,530,308.94
Mobilization (10%)					$ 153,030.89
Contingency (10%)					$ 153,030.89
TOTAL					$ 1,836,370.73

The Engineer's probable estimate of cost provided in this document is specifically intended to represent a rough order of magnitude, including all component information for line items aspects of the work, estimated quantities, and applied unit rates. The Engineer's probable estimate of cost is not intended for publication for the use of bidders whatsoever, unless represented as an FDOT Pay Item table on the plans for projects administered accordance with FDOT Standards. For bidding scenarios, the prospective bidders should be advised that they are solely responsible for: identifying and including relevant project scope, calculation of quantities/durations for takeoffs, and determining the appropriate competitive market cost for the work. Additionally, CHW has no control over the cost of labor, materials, equipment, market conditions, or the Contractor's method of determining prices. Therefore, our statements of probable cost provided herein are made on the basis of best judgment as professional consultants familiar with the construction industry. CHW, nor its subconsultants, can offer guarantee that proposals, bids, or construction costs will not vary from our statements of probable cost.

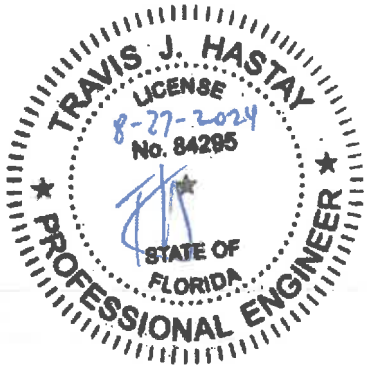
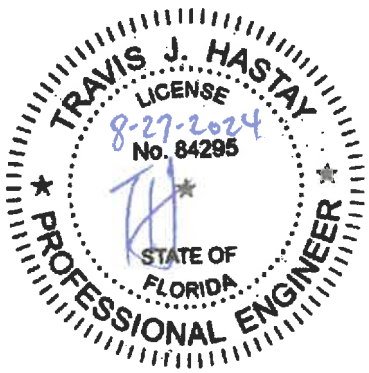


Exhibit "F"
Engineer's Certification of Construction Costs for House Sidewalks

Phase 1 On Lot Sidewalks

Item No.	Item	Qty	Unit	Unit Cost	Cost
1	Concrete Sidewalks, 4"	1,102	SY	$ 50.55	$ 55,704.38
				Subtotal	$ 55,704.38
				Mobilization (10%)	$ 5,570.44
				Contingency (10%)	$ 5,570.44
				TOTAL	$ 66,845.25

The Engineer's probable estimate of cost provided in this document is specifically intended to represent a rough order of magnitude, including all component information for line items aspects of the work, estimated quantities, and applied unit rates. The Engineer's probable estimate of cost is not intended for publication for the use of bidders whatsoever, unless represented as an FDOT Pay Item table on the plans for projects administered accordance with FDOT Standards. For bidding scenarios, the prospective bidders should be advised that they are solely responsible for: identifying and including relevant project scope, calculation of quantities/durations for takeoffs, and determining the appropriate competitive market cost for the work. Additionally, CHW has no control over the cost of labor, materials, equipment, market conditions, or the Contractor's method of determining prices. Therefore, our statements of probable cost provided herein are made on the basis of best judgment as professional consultants familiar with the construction industry. CHW, nor its subconsultants, can offer guarantee that proposals, bids, or construction costs will not vary from our statements of probable cost.



SUBDIVIDERS AGREEMENT

THIS SUBDIVIDERS AGREEMENT for Fletcher Trace Phase 2 (the "Agreement") is made by and between Fletcher Development, LLC a Florida limited liability company, whose principal address is 4510 NW 6th Place, 3rd Floor, Gainesville, FL 32607 (the "Developer") and the City of Alachua, a Florida municipal corporation (the "City"), whose principal address is 15100 NW 142 Terrace, Alachua, FL 32615, as of the date signed by the last party below (the "Effective Date").

R E C I T A L S

WHEREAS, the Developer is developing a residential subdivision in the City known as Fletcher Trace Phase 2, including certain Improvements as described in Paragraph 3 below (the "Project"), located on the real property legally described in attached Exhibit "A" (the "Property") and further described in the Final Plat for Fletcher Trace Phase 2 (the "Final Plat"), a copy of which is attached hereto as Exhibit "B" and incorporated herein by this reference; and

WHEREAS, the Developer wishes to enter into a Subdividers Agreement with City as part of the City's site-specific regulations for applications for development orders for the subdivision of land as further set forth and required in Section 2.4.10(G)(6) of the City's Land Development Regulations (the "LDRs"); and

WHEREAS, the Developer acknowledges that this Agreement is a valid exercise of the City's police powers and it is authorized by, among other things, Article VIII, Section 2(b) of the Florida Constitution, Section 163.3161, et. seq., Fla. Stat., Section 163.3202, Fla. Stat., and Section 166.021, Fla. Stat.; and

WHEREAS, the Developer acknowledges that this Agreement is governed by the City's LDRs and, as such, the Developer must utilize the administrative procedures contained in the LDRs in the event there is any dispute regarding or in any way arising out of this Agreement; and

WHEREAS, the Developer acknowledges that this Agreement is a regulatory agreement required as part of the process for the issuance of Development permits for the Project and, as such, Developer shall not have and waives any claim for monetary damages against the City in the event of any dispute regarding or in any way arising out of this Agreement.

NOW THEREFORE, in consideration of the foregoing recitals, the Developer and City (who may hereinafter be referred to collectively as the "parties" or individually as a "party") hereby covenant, stipulate and agree as follows:

1. **Recitals:** The above information and recitals are true and correct and are incorporated as material terms of this Agreement by reference.

2. **Certificate of Concurrency Compliance:** The City agrees to reserve public facilities for the Project as set forth in the Certificate of Concurrency Compliance attached hereto as Exhibit "C" and incorporated herein by reference.

3. **Construction:** The Developer shall construct, at Developer's sole expense, the improvements (the "Improvements") described in the Construction Plans prepared by the Project's Engineer of Record (the "Plans"), which were filed with the City by the Developer and have been reviewed and approved by the City in accordance with Section 2.4.10(G)(4) of the LDRs. The Improvements shall be constructed in accordance with the Plans and the requirements for Major Subdivisions as set forth in the City's LDRs. The Improvements consist of:

a. Certain "Private Improvements," which shall not be conveyed to the City and shall remain under private ownership and control. The Private Improvements are described in the Plans and the Final Plat. Developer agrees to proceed with the construction of the Private Improvements in a diligent manner to be fully and finally completed, as evidenced by the City's issuance of a Certification of Completion, on or before April 13, 2026.

b. Certain "Public Improvements," which upon completion shall be offered for dedication and acceptance by the City as provided in Section 14 hereof. The Public Improvements are described in the Final Plat. Developer agrees to proceed with the construction of the Public Improvements in a diligent manner to be fully and finally completed, as evidenced by the City's issuance of a Certification of Completion, on or before April 13, 2026.

c. The Improvements do not include those sidewalks depicted on the Construction Plans which abut or are immediately adjacent to a residential lot depicted on the Plat (hereinafter referred to as "House Sidewalk" or "House Sidewalks"). Such House Sidewalks shall be subject to the specific provisions governing construction, completion, conveyance (if applicable), and construction/maintenance guarantees described in this Agreement.

d. Some of the Improvements may be constructed and completed (as evidenced by the City's issuance of a Certification of Completion) after recording of the Final Plat. Specifically, the following Improvements, hereinafter referred to as the "Post Final Plat Improvements," may be completed after recording of the Final Plat: 6" limerock base, curb and gutter, 1.5" type SP9.5 asphaltic concrete, public and common area sidewalks, and street lighting, as depicted on the approved Construction Plans. Those Post Final Plat Improvements that will be offered for dedication and acceptance by the City following completion shall hereinafter be referred to as the "Post Final Plat Public Improvements," and those Post Final Plat Improvements that shall remain under private ownership and control following completion shall hereinafter be referred to as the "Post Final Plat Private Improvements."

All of the Improvements, with the exception of the Post Final Plat Improvements, shall be constructed and completed (as evidenced by the City's issuance of a Certification of Completion) prior to recording of the Final Plat.



4. **Drainage:** Drainage facilities for the Property shall be maintained in accordance with the approved Plans for the Project at the sole expense of the Developer.

5. **Fire Flow:** The Developer specifically acknowledges and agrees that future development and buildings constructed within the Project shall comply with the fire flow standards as set forth in the Florida Fire Prevention Code (the "FFPC"), which is adopted as part of the Florida Building Code (the "FBC"), as amended and effective at the time of such future development. It is the Developer's sole responsibility to comply with these fire flow standards. Nothing in this Agreement, including, but not limited to, the Plans and or the Certificate of Concurrency Compliance for the Project, attached hereto as Exhibit "C" in any way impacts or waives the requirement for future development and buildings within the Project from complying with the FFPC and FBC, as amended and effective at the time of such future development.

6. **Conveyance:** The Developer shall convey all of the required Public Improvements to the City. However, the parties acknowledge and agree that the Public Improvements shall not be accepted by the City, nor shall the City have any maintenance responsibility for same, unless and until: (1) the Public Improvements have been completed (as evidenced by the issuance of a Certification of Completion), (2) the Warranty Period (as hereinafter defined) has concluded and the Public Improvements have passed all inspections and the Public Services Director has made the determinations required pursuant to Section 14 hereof, and (3) the City Commission of the City of Alachua (the "City Commission") officially accepts the Public Improvements. Acceptance of public House Sidewalks shall be as set forth in Paragraph 16 below.

7. **Compliance:** The Developer warrants that it will construct all of the Improvements in accordance with the approved Plans and the Final Plat for the Project, the LDRs, and all applicable regulations, ordinances, laws, rules and the terms of this Agreement.

8. **Recording of Final Plat:**

The Final Plat for the Project shall be recorded by the Developer in the Public Records of Alachua County, Florida, within 545 days of its approval by the City Commission, provided the requirements of this Paragraph have been satisfied. The Final Plat shall not be released by the City for recording nor recorded until all of the Improvements, with the exception of the Post Final Plat Improvements, are fully and finally completed, as evidenced by the City's issuance of a Certification of Completion for same. Failure to record the Final Plat within 545 days of its approval by the City Commission shall render the Final Plat null, void, and of no further force and effect. Provided, upon Developer's application to the City and showing of good cause, the City Commission may, in its sole discretion, provide for an extension of not more than an additional 365 days. The Developer shall provide the City with a certified copy of the recorded Final Plat within one (1) business day of the recording of the Final Plat. The City shall record this Agreement within five (5) business days of the Effective Date. The Developer shall pay all costs associated with the recording of this Agreement.

9. **Surety Devices for Public Improvements:**

In order to comply with Sections 2.4.10(G)(5)-(8), 7.4.1, and 7.8.1 of the LDRs, the Developer warrants and agrees to provide the City with surety instruments for all Public Improvements as follows:

a. Public Improvements Maintenance Guarantee. Upon the City's completion of inspection but prior to issuing a Certificate of Completion for the Public Improvements, Developer shall provide the City with a "Public Improvements Maintenance Guarantee" in a form approved by the City in the amount of $59,965.35, which represents 10% of the Engineer's Certification of Construction Costs for Public Improvements [$599,653.52] set forth in Exhibit "D", which Public Improvements Maintenance Guarantee shall be in full force effect until Developer obtains a passing inspection for such Public Improvements following expiration of the Warranty Period (as hereinafter defined) pursuant to Section 2.4.10(G)(7)-(8) of the LDRs and Section 14 of this Agreement. The City shall release and return the Public Improvements Maintenance Guarantee upon the City Commission's acceptance of the Public Improvements, consistent with Section 2.4.10(G)(8)(b) of the LDRs and Section 14 of this Agreement, less any applicable reductions or drawdowns.

b. Post Final Plat Public Improvements Performance Guarantee. Prior to release and recordation of the Final Plat, Developer shall provide the City with a Cash Deposit, Lender Guarantee, Irrevocable Letter of Credit, Performance Bond, or other acceptable security (the "Post Final Plat Public Improvements Surety Instrument") in a form approved by the City in the amount of 120% of the Engineer's Certification of Construction Costs for such Post Final Plat Public Improvements that have not yet been completed, to guarantee the satisfactory construction of all such Post Final Plat Public Improvements. The City shall release and return the Post Final Plat Public Improvements Surety Instrument, less any applicable reductions or drawdowns, upon: (1) A Public Improvements Maintenance Guarantee consistent with the requirements of Section 9.a. being filed with the City for such Post Final Plat Improvements, and (2) the City's issuance of a Certification of Completion for the Post Final Plat Public Improvements.

10. **Surety Devices for Private Improvements:** In order to comply with Sections 2.4.10(G)(5)-(8), 6.10, and 7.8.1 of the LDRs, the Developer warrants and agrees to provide the City with surety instruments for all Private Improvements as follows:

a. Private Improvements Maintenance Guarantee. Upon the City's completion of inspections but prior to issuing a Certificate of Completion for the Private Improvements, Developer shall provide the City with a Private Improvements Maintenance Guarantee in a form approved by the City in the amount of

$16,258.29, which represents 10% of the Engineer's Certification of Construction Costs for Private Improvements set forth [$162,582.89] in Exhibit "E", which Private Improvements Maintenance Guarantee shall be in full force and effect until Developer obtains a passing inspection for such Private Improvements following expiration of the Warranty Period (as hereinafter defined) pursuant to Section 2.4.10(G)(7)-(8) of the LDRs and Section 14 of this Agreement. The City shall release and return the Private Improvements Maintenance Guarantee upon the Developer having obtained a passing inspection for such Private Improvements following expiration of the Warranty Period, pursuant to Section 2.4.10(G)(7)-(8) of the LDRs and Section 14 of this Agreement, less any applicable reductions or drawdowns.

b. Post Final Plat Private Improvements Performance Guarantee. Prior to release and recordation of the Final Plat, Developer shall provide the City with a Cash Deposit, Lender Guarantee, Irrevocable Letter of Credit, Performance Bond, or other acceptable security (the "Post Final Plat Private Improvements Surety Instrument") in a form approved by the City in the amount of 120% of the Engineer's Certification of Construction Costs for any Post Final Plat Private Improvements that have not yet been completed, to guarantee the satisfactory construction of all such Post Final Plat Private Improvements. The City shall release and return the Post Final Plat Private Improvements Surety Instrument, less any applicable reductions or drawdowns, upon: (1) A Private Improvements Maintenance Guarantee consistent with the requirements of Section 9.a. being filed with the City for such Post Final Plat Improvements, and (2) the City's issuance of a Certification of Completion for the Post Final Plat Private Improvements.

c. The surety for all Improvements (public and private) may be consolidated in the same surety instrument.

11. **Inspections:** Upon the City's approval of the Plans and Final Plat, the Developer may commence construction of the Improvements. During the construction period, the Project's Engineer of Record, or Professional Engineer with a Professional Engineering Services Agreement with the City of Alachua shall perform Construction and Engineering Inspection Services (the "CEI Services") and shall prepare and provide to the City inspection reports at the following benchmarks:

a. Inspection of Underground Stormwater System: at beginning of process; during 2 pipe laying activities; during 3 random backfilling operations; and inspection of the completed system by visual and TV camera.
b. Inspections of sewer system: at the beginning of work; during 3 random manhole placements; 3 random pipe placements; 3 backfilling operations; and inspection of the completed system with TV camera.
c. Inspection of water system: at the beginning of work; during all taps or city connections; 3 random pipe placements; 3 backfilling operations; and inspection of the completed system including disinfection and pressure testing.

d. Inspection of the electrical conduit: at the beginning of work; during all city connections; 3 random pipe placements, 3 backfilling operations; and inspection of completed system.
e. Inspection of Stormwater Management basin: at the rough grade stage, outfall placement; final grassing and inspection of completed system.
f. Inspection of pavement: at sub grade of all roads for line and grade and yielding; lime rock base for placement and finish; asphalt inspections at the beginning of operations; at least 3 random quality control checks during placement, asphalt inspection; and inspection of completed pavement. If necessary, a thin asphalt coat shall be added to any areas of the streets in order to provide a smooth graded finish, in particular, around curbs.

The Project's Engineer of Record or the Professional Engineer performing CEI Services shall submit the inspection reports to the City. The inspection reports shall show any discrepancies and shall note the correction of each discrepancy in a subsequent report. The Developer shall provide each inspection report to the City's Public Services Department with a copy to the City's Department of Planning and Community Development within three (3) business days of each inspection. The City may, in its sole discretion, demand in writing the immediate correction of any discrepancies contained on any of the inspection reports within a reasonable period set forth in the written demand. If the correction is not completed in the timeframe in the demand, the City is authorized to make a demand on the Improvements Surety Instrument for the amount needed in order to correct the discrepancy.

Upon completion of the Improvements, the Developer shall have the Project's Engineer of Record, or the Professional Engineer performing the CEI Services, conduct a final inspection and compile a final punch list. Upon the Project's Engineer of Record or the Professional Engineer performing the CEI Services providing a final report to the Developer and the City indicating that all of the deficiencies noted in any inspection report and on the final punch list have been completed and the Improvements are in working order and in accordance with the Plans and LDRs, the LDR Administrator or designee shall thereafter perform a final inspection and provide Developer with a list specifying all defects, deficiencies, and necessary repairs within 60 days of receipt of the final report. Upon completion of any and all repairs and a certification by the Project's Engineer of Record or the Professional Engineer performing the CEI Services that the Improvements have been completed in accordance with the requirements of this Agreement, the Plans, and the LDRs, the City shall issue a Certification of Completion and the Project's Engineer of Record or the Professional Engineer performing the CEI Services shall submit a certified cost of construction for the completed Improvements.

12. **No Transfer of Title Prior to Recording of Final Plat; Completion of Improvements Required Prior to Final Inspection:**

a. No transfer of title or sale of any lots for the Property that is subject to the Final Plat shall occur until the Final Plat has been recorded in accordance with this Agreement.

b. In the event the Developer conveys any interest, legal or equitable, to any portion of the Property, notice is hereby given that the City shall not conduct a final inspection on

any dwelling, nor issue any certificate of occupancy, nor will the City provide permanent City utility services until the Improvements required in this Agreement have been fully and finally completed in accordance with this Agreement. Developer acknowledges and agrees that there is no reasonable business backed expectation that any purchasers of lots or dwellings will be able to occupy or inhabit dwellings in the Project until full and final completion of the Improvements.

13. **Warranty Period:** In accordance with Sections 6.10.4 and 7.8.1 of the LDRs, the Developer warrants all Improvements for a period of one-year from the City's issuance of a Certification of Completion for such Improvements (the "Warranty Period"). Should the City, in the City's sole discretion, determine repairs are needed to the Improvements during the Warranty Period, the City shall provide notice to the Developer and the repairs shall be made within thirty (30) days of such written notice. In the event the Project's Engineer of Record certifies that a requested repair will take more than thirty days to complete, the repair shall be completed in the amount of time determined by the City's Public Services Director, in their sole discretion. The Developer shall be responsible for making all repairs to Improvements, at Developer's sole expense, so long as notice is sent to the Developer within the Warranty Period. The Warranty Period shall be automatically extended until the completion of all requested repairs. Failure of the Developer to complete the repairs within thirty days from the notice (or such time as the Public Services Director may authorize) shall constitute a breach of this Agreement.

14. **Inspections Following Warranty Period; Responsibility for Maintenance:** After the Warranty Period, the Developer shall submit a final certification prepared by the Developer's Engineer of Record that all of the Improvements have been completed and constructed in accordance with the Plans and applicable regulations and are functional and in good working order. The City shall not be bound to accept the Public Improvements for public maintenance or operation until the Public Services Director has determined that the Public Improvements were constructed in accordance with the LDRs, the City of Alachua Requirements for Design and Construction, applicable Florida Department of Transportation standards, and all other applicable laws, rules, and regulations and the City Commission has accepted the Public Improvements. Within 60 days of the Public Services Director's approval, the City Commission shall formally accept maintenance of the Public Improvements. The maintenance of all Private Improvements shall be the sole responsibility of the Developer and its successors, which shall include any homeowner's or property owner's association whose purpose includes the maintenance of such improvements.

15. **Maintenance of Landscape Improvements within City Rights of Way:** The Developer agrees to construct, install and maintain all landscape improvements located within the right-of-way as shown in the approved Plans for the Project at its sole cost and expense. Should the developer or successor fail to install or maintain the landscape improvements in accordance with the approved Plans, the City may provide written notice to the Developer or its successor, specifying the nature of the deficiency. Within 30 days following receipt of such notice, the Developer or successor shall cause the appropriate repairs or cure to be effected. In the event damage or failure to maintain results in a situation where public safety is at risk, the City may, in its sole discretion, effect repairs to the Improvements without the need of prior notice to the Developer or its successor. The City will promptly bill the Developer, its successors or assigns.

If the bill is not paid within 30 days, it shall be a default hereunder and the City shall have the right, but not the obligation, to make a claim under the maintenance bond or other remedies at law.

16. **Construction, Installation, and Surety Devices for House Sidewalks:** The Construction, completion deadlines, and surety devices for House Sidewalks shall be as follows:

a. Construction Deadline: The Developer shall complete the construction and installation of the House Sidewalks in accordance with the Plans. The construction of all of the House Sidewalks shall be completed on or before April 13, 2028. If Developer has not completed all of the House Sidewalks by April 13, 2028, the City shall have the right, but not the obligation, to make a demand on the House Sidewalks Common Law Performance Bond described within Paragraph 16.b. below, for completing as many of the remaining sidewalks as possible with funds derived from such House Sidewalk Common Law Performance Bond. The City shall not, however, have any obligation to expend any money other than the proceeds from the House Sidewalk Common Law Performance Bond to construct sidewalks in the Project.

b. Surety Devices: In order to comply with Sections 2.4.10(G)(5)-(8), 6.10, 7.4.1, and 7.8.1 of the LDRs, the Developer or successor shall provide the City with a House Sidewalks Common Law Performance Bond, in a form acceptable to the City, as the surety instrument to guarantee the satisfactory completion of the House Sidewalks as required in this Agreement. The amount of the House Sidewalk Common Law Performance Bond shall be $60,778.99 ($50,649.16 x 120% of the certified estimated cost of completion in attached Exhibit "F"). Upon the satisfactory completion and inspection of the House Sidewalks, but not the acceptance, the Developer or successor shall provide the City with a House Sidewalk Common Law Maintenance Bond in the amount of $5,064.92 ($50,649.16 x 10%) for the one-year maintenance period. The City will then release and return the House Sidewalk Common Law Performance Bond.

c. Final Approval and Acceptance: Within one (1) year of the completion of all of the House Sidewalks, the City's Public Services Department will do a final inspection and notify the Developer or successor in writing of any deficiencies, in the City's sole discretion. The Developer or successor shall have thirty (30) days to cure any such deficiencies. If the Developer or successor does not cure these deficiencies within thirty (30) days, the City shall be authorized to have the work done and make a demand on the House Sidewalks Common Law Maintenance Bond to pay for the remedial work. Once all deficiencies are remedied to the satisfaction of the City, the House Sidewalks shall be submitted to the City Commission for acceptance. After the City Commission's acceptance of the House Sidewalks, the House Sidewalks Common Law Maintenance Bond will be released and returned to the Developer or successor, less any applicable reductions or drawdowns.

d. The Developer shall have complete and exclusive liability for all claims and shall indemnify the City for all claims, including but not limited to claims for bodily injury and damages, in any way related to or arising out of the construction, completion or non-completion of the House Sidewalks undertaken by the Developer until the City Commission has officially accepted the House Sidewalks.

17. **Non-Interest-Bearing Account:** All cash deposits made by Developer to the City under this Agreement shall be separately segregated on the books of the City and deposited into a non-interest-bearing bank account.

18. **No Inordinate Burden on Land:** The Developer acknowledges and agrees that the requirements under this Agreement in no way inordinately burdens any existing use of the Property or vested right to specific use of the Property described in Exhibit "A" and set forth in the Final Plat for the Project, attached hereto as Exhibit "B".

19. **Withholding Permits:** The City may, in its sole discretion, withhold any and all inspections, permits, and/or certificates for the Project if such action is deemed necessary by the City to secure the Developer's compliance with the terms of this Agreement.

20. **Compliance with Other Laws:** Nothing contained in this Agreement shall relieve the Developer or its successor or assigns from obtaining any local, regional, state or federal permits or complying with any ordinances, laws, rules, or regulations applicable to the development of the Project.

21. **Police Powers:** In the event the Developer, the Developer's agents, contractor, subcontractors, or anyone else acting on behalf of the Developer or the Developer's contractor or subcontractors may be liable or responsible, fails to comply with any applicable ordinance, law, rule or regulation and such failure tends to or does pose an imminent threat or danger to life or of great bodily injury to any person working on the job or to any member of the general public, the City, in its sole discretion through its City Manager or designee, has the right to exercise its police powers and to stop work on the Project until appropriate corrective measures are taken, without limiting any other remedies available to the City.

22. **Indemnity:** The Developer shall indemnify and hold harmless the City of Alachua, its officers, agents, employees, attorneys, or anyone's action directly or indirectly on behalf of the City, from and against all claims, damages, losses, and expenses, including reasonable attorney's fees, arising out of or resulting from a loss in performance of work, down-time of equipment, or any claim that may arise from bodily injury, sickness, disease or death, or the injury to or destruction of tangible property, including the loss of use resulting therefrom, caused in whole or in part by a negligent or wrongful act or omission on the part of the Developer, Developer's agent, contractor, subcontractors, or anyone directly or indirectly employed or working on behalf of the Developer for whose acts the Developer or its agent, contractors, or subcontractors may be liable or responsible. The Developer further agrees that the Developer shall not insulate itself from liability or responsibility to the City for a default in or failure to perform any of the terms of this Agreement, or from responsibility under this indemnification clause by employment of independent contractors or subcontractors or other entities. The Developer shall remain liable to the City notwithstanding any attempt by the Developer to pass any responsibility set forth herein to its contract, subcontractors, or other agent or employee.

23. **Payments:** Any payments due from the Developer to the City shall be made either by bank check or cashier's check payable to the City of Alachua, Florida, and provided to the City at the address provided in the Paragraph pertaining to Notices below.

24. **Agreement Runs with Land:** This Agreement shall be recorded in the Public Records of Alachua County, Florida and shall run with the Property.

25. **Default by Developer:** Should Developer fail to complete the Improvements within the timeframes provided in Paragraph 8, the City shall not release the Final Plat for recording and may also pursue any other remedies allowed by law or equity. The City's rights to declare a default are cumulative and the City's failure to declare a default at any time shall not waive its right to declare a future default.

Should Developer fail to complete the House Sidewalks within the timeframes provided in Paragraph 16, the City shall be entitled to make immediate demand on any surety or guarantee provided by Developer hereunder, and also be entitled to any other remedies allowed by law or equity.

26. **Notices:** Except as otherwise provided in this Agreement, any notice, request, or approval, from either party to the other party must be in writing and sent by certified mail, return receipt requested, or by personal delivery. Such notice will be deemed to have been received when either deposited in the United States Postal Service mailbox or personally delivered with a signed proof of delivery. For purposes of notice, the parties and their respective representatives and addresses are:

City:	City of Alachua **Attn: City Manager / LDR Administrator**
Via Hand Delivery:	15100 NW 142nd Terrace Alachua, FL 32615
Via U.S. Mail:	Post Office Box 9 Alachua, FL 32616
Developer:	Fletcher Development, LLC
Via Hand Delivery:	4510 NW 6th Place 3rd Floor Gainesville, FL 3260
Via U.S. Mail:	4510 NW 6th Place 3rd Floor Gainesville, FL 3260
With copy to:	[Address]

27. **Binding Effect:** The City and Developer each bind the other and their respective successors and assigns to all of the terms, conditions, covenants and provisions of this Agreement.

28. **Severability:** If any provision of this Agreement is declared void by a court of law, all other provisions will remain in full force and effect.

29. **Not Assignable without Approval:** This Agreement shall not be assignable by the Developer without the written approval of the City Commission.

30. **Enforcement:** The failure of either City or Developer to exercise any right under this Agreement shall not waive such right in the event of any future default or non-compliance with this Agreement.

31. **Jurisdiction and Venue:** This Agreement is governed in accordance with the laws of the State of Florida. Venue for any action regarding this Agreement shall be in the Circuit Court in Alachua County, Florida.

32. **Amendment:** This Agreement may only be amended by mutual written agreement by the City and the Developer with prior approval of the City Commission.

33. **Legal Advice:** The Developer and the City have each had the advice of their respective attorneys before entering into this Agreement, including all exhibits hereto.

34. **Joint Preparation:** This Agreement has been drafted with participation of the City and the Developer and shall not be construed against either the City or Developer on account of draftsmanship.

35. **Captions and Headings:** Paragraph headings are for convenience only and shall not be used to construe or interpret this Agreement.

36. **Time of Essence:** Time is of the essence in complying with each and every term and condition of this Agreement.

37. **Entire Agreement:** This Agreement constitutes the entire agreement of the City and the Developer and supersedes all prior written or oral agreements, understanding or representations.

38. **Exclusive Remedy:** In the event of any question or dispute arising out of or related to this Agreement, the sole and exclusive remedy of the Developer against the City, after Developer exhausts all administrative remedies in the City's LDRs, shall be an action for declaratory judgment. Developer specifically waives all other remedies it may have against the City. In no event shall Developer have a cause of action for monetary damages against the City for anything in any way related to or arising out of this Agreement.

39. **Sovereign Immunity:** The City does not waive its sovereign immunity in entering into this Agreement. Nothing herein, expressed or implied, waives or should be construed to be a waiver or an attempt to waive the sovereign immunity of the City under the Florida Constitution and the laws of the State of Florida.

40. **No Future Representations:** The City's approval of this Subdividers Agreement does not in any way imply, represent, require or guarantee that the City will approve the application for any other phase of the development of the Project.

IN WITNESS WHEREOF, City and Developer have hereunto set their hands and seals the day and year last written below.

WITNESSES

_____
(Witness No. 1 - Signature)

_____
(Witness No. 1 - Printed)

_____
(Witness No. 1 – Address)

_____
(Witness No. 2 - Signature)

_____
(Witness No. 2 - Printed)

_____
(Witness No. 2 – Address)

DEVELOPER

_____
By: _____
Its: _____
Date: 1/24/25

STATE OF _____
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____ 20___ by [Developer Signatory], as [Title] of [Developer], ☐ who is personally known to me or ☐ who has produced _____ _____ as identification.

_____
Signature of Notary Public
Printed Name of Notary: _____
Commission Number: _____
Commission Expiration: _____

(Notary Stamp)

ATTEST:

CITY OF ALACHUA

_____
William M. DaRoza, City Manager/Clerk

_____
Gib Coerper, Mayor

Approved as to Form:

_____
Marian B. Rush, City Attorney

STATE OF _____
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____ 20____ by Gib Coerper, as Mayor of the City of Alachua, ☐ who is personally known to me or ☐ who has produced _____ _____ as identification.

_____
Signature of Notary Public
Printed Name of Notary: _____
Commission Number: _____
Commission Expiration: _____

(Notary Stamp)

Exhibit "A"
Property

LEGAL DESCRIPTION

21-0297

Professional Consultants

DATE: DECEMBER 14, 2023
PROJECT NAME: FLETCHER TRACE
PROJECT NO: 21-0297
DESCRIPTION FOR: PHASE 2

A TRACT OF LAND BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2140, PAGE 1834, OF THE PUBLIC RECORDS OF ALACHUA COUNTY FLORIDA, SITUATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, OF SAID ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF AFOREMENTIONED SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE NORTH 0°04'14" WEST, ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 403.02 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY); THENCE NORTH 41°06'51" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1437.97 FEET TO THE **POINT OF BEGINNING**; THENCE, DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, THE FOLLOWING THREE (3) COURSES; (1) SOUTH 48°53'09" EAST, A DISTANCE OF 295.00 FEET; (2) NORTH 41°06'51" EAST, A DISTANCE OF 755.00 FEET; (3) NORTH 48°53'09" WEST, A DISTANCE OF 295.00 FEET TO AFOREMENTIONED SOUTHEASTERLY RIGHT OF WAY LINE; THENCE SOUTH 41°06'51" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 755.00 FEET TO THE **POINT OF BEGINNING.**

SAID TRACT CONTAINING 5.11 ACRES OF LAND, MORE OR LESS.

t: (904) 619-6521 | 8563 Argyle Business Loop, Suite 3, Jacksonville, FL 32244
t: (352) 331-1976 | 11801 Research Drive, Alachua, FL 32615
t: (352) 414-4621 | 101 NE 1st Avenue, Ocala, FL 34470
www.chw-inc.com

Exhibit "B"
Final Plat

FLETCHER TRACE - PHASE 2

LOCATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

CHW Professional Consultants
11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.wilsonmiller.com
est. 1999 FLORIDA CA-5075

PLAT BOOK__, PAGE __
SHEET ONE OF ONE

DESCRIPTION

A TRACT OF LAND BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3180, PAGE 1814, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SITUATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, OF SAID ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF AFORE MENTIONED SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST THENCE NORTH 87°24'11" WEST, ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 493.83 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY); THENCE NORTH 41°39'51" EAST, ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 1127.57 FEET TO THE POINT OF BEGINNING; THENCE, DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, THE FOLLOWING THREE (3) COURSES: (1) SOUTH 48°53'09" EAST, A DISTANCE OF 295.99 FEET; (2) NORTH 41°06'51" EAST A DISTANCE OF 775.00 FEET; (3) NORTH 48°53'09" WEST A DISTANCE OF 295.99 FEET TO A FORMENTIONED SOUTHEASTERLY RIGHT OF WAY LINE; THENCE SOUTH 41°06'51" WEST, ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 775.00 FEET TO THE POINT OF BEGINNING.

BEING PART CONTAINING 5.11 ACRES OF LAND, MORE OR LESS.

SURVEYOR'S NOTES

1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 1983) YIELDING A BEARING OF N 5°54'09" W FOR THE WEST LINE OF SECTION 28, TOWNSHIP 8 S., 18 RANGE 18 EAST ALACHUA COUNTY, FL.
2. VERTICAL DATUM SHOWN HEREON IS DERIVED FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BENCHMARK USED WAS A NATIONAL GEODETIC SURVEY BENCHMARK NUMBER U578, WITH A PUBLISHED ELEVATION OF 149.67 FEET (NAVD 88).
3. THE ERROR CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1' 5,000'.
4. BUILDING SETBACKS (UNLESS SHOWN OTHERWISE):
   FRONT = 15'
   REAR = 5'
   SIDE = 5'
   STREET FACING GARAGES = 18'
5. THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA FIRM, PANEL NO. 129 OF 640, COMMUNITY PANEL NO. 12001C 0129 D, EFFECTIVE DATE: JUNE 16, 2006.
6. THE COMMON AREAS (OPEN SPACE AND STORMWATER MANAGEMENT AREAS SHOWN HEREON, WILL BE CONVEYED TO THE OWNER'S ASSOCIATION AND ARE IDENTIFIED FOR MAINTENANCE IN THE HOMEOWNERS ASSOCIATION DOCUMENTS. THE OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF THESE PLANTED IN RIGHT-OF-WAY AND SEAWALL AREAS IN ACCORDANCE WITH SUBDIVIDER'S AGREEMENT AND SECTION 7.6.1 OF THE CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS.
7. LOT CORNERS AND PERMANENT CONTROL POINTS SHALL BE SET PER 177.091 (8) AND (9) FLORIDA STATUTES.

SITE BENCHMARK TABLE				
NO.	DESCRIPTION	ELEVATION	NORTHING	EASTING
BM1	5/8" STEEL ROD & CAP "LB TRAN # LB1019"	87.96'	2826431.34	2696115.16
BM2	5/8" STEEL ROD & CAP "LB TRAN # LB1019"	90.60'	2826466.72	2696179.76
BM3	5/8" STEEL ROD & CAP "LB TRAN # LB1019"	89.81'	2826230.98	2696991.23

*NOTE: ALL SITE BENCHMARKS ARE 3/4" IRON RODS LOCATED ALONG THE SOUTHERLY RIGHT OF WAY LINE OF N.W. 143RD TERRACE, AS SHOWN HEREON, AND PERPENDICULAR TO THE NORTHEAST OF THE PLAT

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	39.27'	25.00'	90°00'00"	35.36'	N 86°06'51" E
C2	39.27'	25.00'	90°00'00"	35.36'	N 3°53'09" W
C3	39.27'	25.00'	90°00'00"	35.36'	N 3°53'09" W
C4	39.27'	25.00'	90°00'00"	35.36'	N 86°06'51" E

LEGEND

FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
⊕ = SET 5/8" STEEL REBAR & CAP MARKED "PRM LB 5075"
▲ = SET NAIL AND DISK STAMPED "PCP 5075"
● = FOUND 5/8" IRON ROD AND CAP
P.U.E. = PUBLIC UTILITIES EASEMENT
B.S.L. = BUILDING SETBACK LINE
F.F.E. = FINISHED FLOOR ELEVATION
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE
R/W = RIGHT OF WAY
S.F. = SQUARE FEET
SEC 28-T8S-R18E = SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST

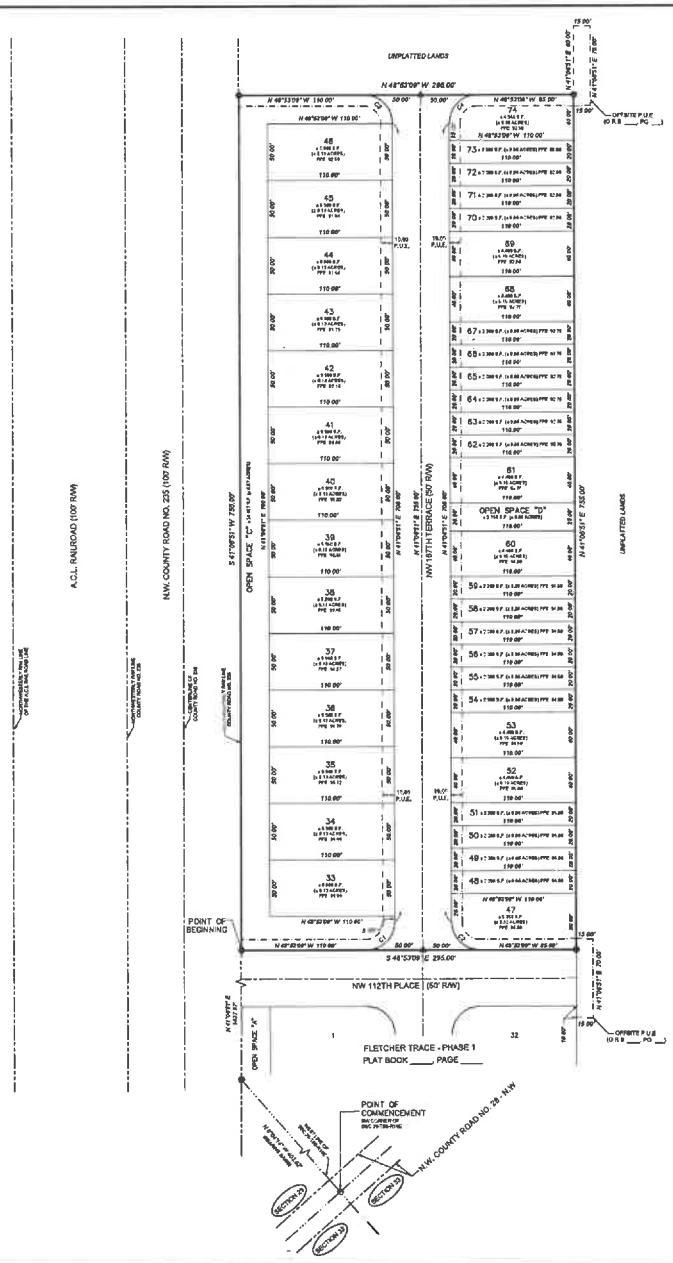
GRAPHIC SCALE
0 25 50 100
SCALE: 1" = 50'

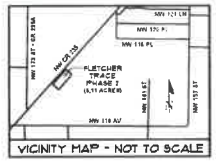
FLOOD ZONE

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 129 OF 640, COMMUNITY PANEL NO. 12001C 0129 D, EFFECTIVE DATE: JUNE 16, 2006.

NOTICE
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCE BE SUPPLANTED 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.

ALL PLATTED 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.





OWNER'S CERTIFICATION AND DEDICATION

WE, ___, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LANDS DESCRIBED HEREON, AND HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED TO BE KNOWN AS "FLETCHER TRACE - PHASE 2", AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE RIGHT-OF-WAYS AS SHOWN HEREON AND DOES HEREBY DEDICATE THE USE OF DRAINAGE EASEMENTS TO THE PUBLIC FOR THE RIGHT TO DISCHARGE STORMWATER, THE OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM NOT IN THE RIGHT OF WAY, AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE PUBLIC UTILITIES EASEMENT AS SHOWN HEREON FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON FOR THE PURPOSES

Exhibit "C"
Certificate of Concurrency Compliance

CERTIFICATE OF CONCURRENCY COMPLIANCE FOR FLETCHER TRACE PHASE 2

This Certificate of Concurrency Compliance ("Certificate") is hereby issued to Fletcher Development, LLC, a Florida Limited Liability Company authorized to transact business in the State of Florida and ("Developer/Owner") by City of Alachua, Florida ("City") this 14th day of October, 2024.

RECITALS

WHEREAS, the Developer/Owner is developing a residential subdivision in the CITY known as Fletcher Trace Phase 2 (the "Project"), legally described in attached Exhibit '1'.

WHEREAS, the Developer/Owner has secured a Subdivider Regulatory Agreement for the Project from the City for the Project (herein "Subdivider Agreement") as part of the City's site specific requirements for applications for Development permits for the subdivision as further set forth in Section 2.4.10(G)(4) of the City's Land Development Regulations (the "LDRs");

WHEREAS, the LDRs provide in Article 2, Section 2.4.14 for the issuance of a Certificate of Concurrency Compliance by the City as to provide a mechanism for reviewing applications for development approval to ensure that no development order is issued unless there is adequate public facility capacity for roads, sanitary sewer, solid waste, stormwater management, potable water, recreation, or public school facilities. This review is part of a regulatory program of the City to ensure that the adopted level of service standard for each public facility is available to serve development concurrent with the impacts of development;

WHEREAS, Section 2.4.14, requires that a project have one or more of the following land development permits in order to be eligible for issuance of a Certificate of Concurrency Compliance;

WHEREAS, the Project is zoned Planned Development- Residential ("PD-R");

WHEREAS, the Project has an approved preliminary plat approval for a residential subdivision for the Project;

WHEREAS, the Project is now ready to proceed to approval of a Final Plat comprised of 42 residential lots (14 detached and 28 attached);

WHEREAS, the Developer/Owner intends to immediately initiate construction on the Project;

WHEREAS, the Developer/Owner of the Project agrees to submit payment for sewer connection fees as determined in the City's Capital Facilities charges and as set forth in Section

38-139 of the City of Alachua Code of Ordinances, as those fees exist prior to the final inspection of each residential unit;

WHEREAS, the Developer/Owner of the Project further agrees to submit payment for water connection fees as determined in the City's Capital Facilities charges and as set forth in Section 38-139 of the City of Alachua Code of Ordinances, as those fees exist prior to the final inspection of each residential unit; and

WHEREAS, the City has determined that adequate water and wastewater capacity exists to the Project;

WHEREAS, the Developer/Owner acknowledges that this Certificate of Concurrency Compliance is a valid exercise of the City's police powers and is authorized by, among other things, Article VIII, Section 2(b) of the Florida Constitution, Section 163.3161, *et. seq.,* Fla. Stat., Section 163.3202, Fla. Stat., and Section 166.201 Fla. Stat.;

WHEREAS, the Developer/Owner acknowledges that this Certificate of Concurrency Compliance is governed by the City's LDRs and, as such, the Developer/Owner must utilize the administrative procedures contained in the LDRs in the event there is any dispute regarding this Certificate; and

WHEREAS, the Developer/Owner acknowledges that this Certificate of Concurrency Compliance constitutes a regulatory agreement required as part of the process for the issuance of Development permits for the Project and, as such, Developer/Owner has no claim for monetary damages against the City in the event of any dispute regarding this Certificate, Developer/Owner's sole remedy for any dispute in any way relating to this Certificate is an action for declaratory relief, and nothing in this Certificate expressed or implied waives or should be construed to as a waiver or attempted waiver by the City of its sovereign immunity under the Florida Constitution and the laws of the State of Florida;

NOW THEREFORE, BASED UPON THE FOREGOING RECITALS, findings of fact and conclusion of law, the City issues this Certificate of Concurrency Compliance subject to the following conditions of issuance:

1. The above recitals are true and correct and are incorporated into this Certificate of Concurrency Compliance by reference.

2. The City will reserve 10,500 gallons per day (42 lots x 250 gallons per day) of wastewater capacity for the 42 units proposed in the Project. This capacity reservation is intended solely for residential uses to be constructed within the Project as defined by applicable development permits including, but not limited to construction plans and Subdivider Agreement, on file with the City.

3. The City will reserve 11,550 gallons per day (42 lots x 275 gallons per day) of water capacity for the 42 units proposed in the Project. This capacity reservation is intended solely for residential uses to be constructed within the Project as defined

by applicable development permits including, but not limited to construction plans and Subdivider Agreement, on file with the City.

4. The City will reserve the following trips of traffic capacity for the 42 units proposed in Fletcher Trace Phase 2 as defined by applicable development permits, including construction plans and Subdivider Agreement, on file with the City: 200 Average Annual Daily Trips ("AADT") and 21 Peak Hour Trips along CR235 A (from US 441 to CR 235)(Segment 17); 400 Average Annual Daily Trips ("AADT") and 43 Peak Hour Trips along CR235 (from NW 143rd Place to SCL)(Segment 11).

5. The City will reserve .55 acres (2.6 persons per household x 42 units x 5 acres per 1,000 persons) of recreation capacity for the 42 units proposed in Fletceher Trace Phase 2 as defined by applicable development permits, including but not limited to the construction plans and Subdivider Agreement, on file with the City.

6. The City will reserve 79.72 tons per year (0.73 tons per capita per year x 2.6 persons per household x 42 units) of solid waste capacity for the 42 units proposed in Fletcher Trace Phase 2 as defined by applicable development permits on file, including but not limited to, construction plans and subdividers agreement, on file with the City.

7. The City will reserve 4 (four) student stations in the Alachua School Concurrency Service Area (ACSA) for elementary schools, 2 (two) student stations in the Alachua SCSA for middle schools, and 2 (two) student stations in the Alachua SCSA for high schools, for the 42 units proposed in Fletcher Trace Phase 2.

8. This Certificate of Concurrency Compliance shall remain in effect for a period of one (1) year from the date of the approval of the Subdivider Agreement between the parties hereto.

9. It is the intent of the City and Developer/Owner that this Certificate of Concurrency Compliance be incorporated into and considered a part of the Subdivider Agreement executed by the Developer/Owner and City for the Project dated the 14th day of October, 2024. Failure to comply with the term of that Subdivider Agreement shall result in the termination of the reservations in this Certificate.

10. This Certificate of Concurrency Compliance shall not be construed to be an absolute guarantee for the reservations should events occur which are outside the control of the City.

THIS CERTIFICATE OF CONCURRENCY COMPLIANCE IS ISSUED this 14th day of October, 2024, and is subject to the terms and findings as stated herein.

Attest: CITY OF ALACHUA

_____ By: _____

William M. DaRoza, City Manager/Clerk/ The Hon. Gib Coerper, Mayor
Land Development Regulations Administrator

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing CERTIFICATE OF CONCURRENCY COMPLIANCE FOR FLETCHER TRACE PHASE 2 was acknowledged before me, **by means of □ physical presence or □ online notarization,** on this _____ day of _____, 2024, by GIB COERPER, who is (personally known to me) OR (who has produced _____ as identification).

_____

Notary Public, State of Florida at Large
Commission No.:
Expiration: [SEAL]

Approved as to form:

_____

Marian B. Rush, City Attorney

SIGNATURES CONTINUE ON NEXT PAGE

Witnesses:

(sign)_____

(print)_____

DEVELOPERS/OWNERS

FLETCHER DEVELOPMENT, LLC
a Florida Limited Liability Company
By:
_____
(sign)

(print)_____

(title)_____

STATE OF FLORIDA

COUNTY OF _____

The foregoing CERTIFICATE OF CONCURRENCY COMPLIANCE FOR Fletcher Trace Phase 2 was acknowledged before me, **by means of □ physical presence or □ online notarization,** on this _____ day of _____, 2024, by _____, who is (personally known to me) OR (who has produced _____as identification).

_____
Notary Public, State of Florida at Large
Commission No.:
Expiration: [SEAL]

Exhibit "D"
Engineer's Certification of Construction Costs for Public Improvements

Exhibit "D"
Engineer's Certification of Construction Costs for Public Improvements

Professional Consultants

Project Name: Fletcher Trace Phases 1-3
CHW Project No: 21-0297
Date: 8/26/2024

Phase 2

Item No.	Item	Qty	Unit	Unit Cost	Cost
ROADWAY					
1	Asphaltic Concrete, 1.5" SP 9.5	245	TN	$ 120.00	$ 29,400.00
2	6" Limerock Base (Optional Base Group 4)	1,979	SY	$ 10.00	$ 19,790.00
3	12" Type B Stabilized Subgrade	1,979	SY	$ 6.00	$ 11,874.00
4	Concrete Cross Walk	27	SY	$ 92.00	$ 2,484.00
5	Curb Ramps	100	SF	$ 4.50	$ 450.00
6	Driveways	1,200	SY	$ 92.00	$ 110,400.00
7	Detectable Warning	40	SF	$ 30.00	$ 1,200.00
8	Type 'F' Curb and Gutter	1,692	LF	$ 21.00	$ 35,532.00
9	Striping and Signage	3	LS	$ 2,000.00	$ 6,000.00
Roadway Subtotal					$ 217,130.00
SANITARY SEWER					
12	8" PVC Wastewater Main	762	LF	$ 45.00	$ 34,290.00
13	Sanitary Sewer Laterals 4" PVC w/ CO	1,475	LF	$ 22.69	$ 33,467.75
14	Sanitary Manhole	2	EA	$ 7,500.00	$ 15,000.00
Sanitary Sewer Subtotal					$ 82,757.75
WATER SERVICE					
15	Double Water Connection	6	EA	$ 2,859.55	$ 17,157.30
16	Single Water Connection	30	EA	$ 1,974.54	$ 59,236.20
17	4" PVC Water Service Sleeve	576	LF	$ 25.00	$ 14,400.00
18	Fire Hydrant Assembly	1	EA	$ 7,166.72	$ 7,166.72
19	3" Blow-Off Assembly	1	EA	$ 4,475.56	$ 4,475.56
20	8" PVC Watermain	1,029	LF	$ 48.00	$ 4,475.56
Water Service Subtotal					$ 106,911.34
DRAINAGE					
23	Storm Water Pipe (15" RCP)	82	LF	$ 50.00	$ 4,100.00
24	Storm Water Pipe (18" RCP)	231	LF	$ 62.00	$ 14,322.00
25	Storm Water Pipe (24" RCP)	337	LF	$ 93.00	$ 31,341.00
26	Type '5' Curb Inlet	4	EA	$ 7,000.00	$ 28,000.00
27	Type '6' Curb Inlet	2	EA	$ 7,574.59	$ 15,149.18
Drainage Subtotal					$ 92,912.18
Subtotal					$ 499,711.27
Mobilization (10%)					$ 49,971.13
Contingency (10%)					$ 49,971.13
TOTAL					$ 599,653.52

The Engineer's probable estimate of cost provided in this document is specifically intended to represent a rough order of magnitude, including all component information for line items aspects of the work, estimated quantities, and applied unit rates. The Engineer's probable estimate of cost is not intended for publication for the use of bidders whatsoever, unless represented as an FDOT Pay Item table on the plans for projects administered accordance with FDOT Standards. For bidding scenarios, the prospective bidders should be advised that they are solely responsible for: identifying and including relevant project scope, calculation of quantities/durations for takeoffs, and determining the appropriate competitive market cost for the work. Additionally, CHW has no control over the cost of labor, materials, equipment, market conditions, or the Contractor's method of determining prices. Therefore, our statements of probable cost provided herein are made on the basis of best judgment as professional consultants familiar with the construction industry. CHW, nor its subconsultants, can offer guarantee that proposals, bids, or construction costs will not vary from our statements of probable cost.

TRAVIS J. HASTAY
LICENSE
8-27-2024
No. 84295
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Exhibit "E"
Engineer's Certification of Construction Costs for Private Improvements

Professional Consultants

Project Name:	**Fletcher Trace Phases 1-3**
CHW Project No:	21-0297
Date:	8/26/2024

Phase 2

Item No.	Item	Qty	Unit	Unit Cost	Cost
DEMOLITION/EARTHWORK					
1	Clearing and Grubbing	4.84	AC	$ 3,800.00	$ 18,409.14
2	Fill (using onsite materials)	5,000	CY	$ 3.00	$ 15,000.00
3	Sod (within ROW and common areas)	3,538	SY	$ 3.20	$ 11,321.60
4	Seed (within lots and bottom of basin)	19,495	SY	$ 0.50	$ 9,747.50
5	Silt Fence	655	LF	$ 2.50	$ 1,637.50
6	Tree Barricade	218	LF	$ 5.00	$ 1,090.00
Earthwork Subtotal					$ 56,115.74
ELECTRIC					
7	Electrical Conduit (4")	130	LF	$ 15.00	$ 1,950.00
8	Electrical Conduit (2.5")	4,930	LF	$ 14.00	$ 69,020.00
9	Electric Connection Fee	42	EA	$ 200.00	$ 8,400.00
Electric Subtotal					$ 79,370.00
Subtotal					$ 135,485.74
Mobilization (10%)					$ 13,548.57
Contingency (10%)					$ 13,548.57
TOTAL					$ 162,582.89

The Engineer's probable estimate of cost provided in this document is specifically intended to represent a rough order of magnitude, including all component information for line items aspects of the work, estimated quantities, and applied unit rates. The Engineer's probable estimate of cost is not intended for publication for the use of bidders whatsoever, unless represented as an FDOT Pay Item table on the plans for projects administered accordance with FDOT Standards. For bidding scenarios, the prospective bidders should be advised that they are solely responsible for: identifying and including relevant project scope, calculation of quantities/durations for takeoffs, and determining the appropriate competitive market cost for the work. Additionally, CHW has no control over the cost of labor, materials, equipment, market conditions, or the Contractor's method of determining prices. Therefore, our statements of probable cost provided herein are made on the basis of best judgment as professional consultants familiar with the construction industry. CHW, nor its subconsultants, can offer guarantee that proposals, bids, or construction costs will not vary from our statements of probable cost.

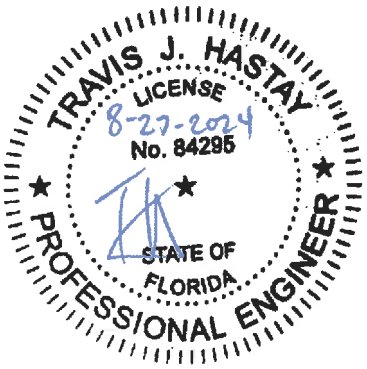
TRAVIS J. HASTAY
LICENSE
8-27-2024
No. 84295
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Exhibit "F"
Engineer's Certification of Construction Costs for House Sidewalks

Phase 2 On Lot Sidewalks

Item No.	Item	Qty	Unit	Unit Cost	Cost
1	Concrete Sidewalks and Driveways, 4"	835	SY	$ 50.55	$ 42,207.63
				Subtotal	$ 42,207.63
				Mobilization (10%)	$ 4,220.76
				Contingency (10%)	$ 4,220.76
				TOTAL	$ 50,649.16

The Engineer's probable estimate of cost provided in this document is specifically intended to represent a rough order of magnitude, including all component information for line items aspects of the work, estimated quantities, and applied unit rates. The Engineer's probable estimate of cost is not intended for publication for the use of bidders whatsoever, unless represented as an FDOT Pay Item table on the plans for projects administered accordance with FDOT Standards. For bidding scenarios, the prospective bidders should be advised that they are solely responsible for: identifying and including relevant project scope, calculation of quantities/durations for takeoffs, and determining the appropriate competitive market cost for the work. Additionally, CHW has no control over the cost of labor, materials, equipment, market conditions, or the Contractor's method of determining prices. Therefore, our statements of probable cost provided herein are made on the basis of best judgment as professional consultants familiar with the construction industry. CHW, nor its subconsultants, can offer guarantee that proposals, bids, or construction costs will not vary from our statements of probable cost.



SUBDIVIDERS AGREEMENT

THIS SUBDIVIDERS AGREEMENT for Fletcher Trace Phase 3 (the "Agreement") is made by and between Fletcher Development, LLC a Florida limited liability company, whose principal address is 4510 NW 6th Place, 3rd Floor, Gainesville, FL 32607 (the "Developer") and the City of Alachua, a Florida municipal corporation (the "City"), whose principal address is 15100 NW 142 Terrace, Alachua, FL 32615, as of the date signed by the last party below (the "Effective Date").

R E C I T A L S

WHEREAS, the Developer is developing a residential subdivision in the City known as Fletcher Trace Phase 3, including certain Improvements as described in Paragraph 3 below (the "Project"), located on the real property legally described in attached Exhibit "A" (the "Property") and further described in the Final Plat for Fletcher Trace Phase 3 (the "Final Plat"), a copy of which is attached hereto as Exhibit "B" and incorporated herein by this reference; and

WHEREAS, the Developer wishes to enter into a Subdividers Agreement with City as part of the City's site-specific regulations for applications for development orders for the subdivision of land as further set forth and required in Section 2.4.10(G)(6) of the City's Land Development Regulations (the "LDRs"); and

WHEREAS, the Developer acknowledges that this Agreement is a valid exercise of the City's police powers and it is authorized by, among other things, Article VIII, Section 2(b) of the Florida Constitution, Section 163.3161, et. seq., Fla. Stat., Section 163.3202, Fla. Stat., and Section 166.021, Fla. Stat.; and

WHEREAS, the Developer acknowledges that this Agreement is governed by the City's LDRs and, as such, the Developer must utilize the administrative procedures contained in the LDRs in the event there is any dispute regarding or in any way arising out of this Agreement; and

WHEREAS, the Developer acknowledges that this Agreement is a regulatory agreement required as part of the process for the issuance of Development permits for the Project and, as such, Developer shall not have and waives any claim for monetary damages against the City in the event of any dispute regarding or in any way arising out of this Agreement.

NOW THEREFORE, in consideration of the foregoing recitals, the Developer and City (who may hereinafter be referred to collectively as the "parties" or individually as a "party") hereby covenant, stipulate and agree as follows:

1. **Recitals:** The above information and recitals are true and correct and are incorporated as material terms of this Agreement by reference.

2. **Certificate of Concurrency Compliance:** The City agrees to reserve public facilities for the Project as set forth in the Certificate of Concurrency Compliance attached hereto as Exhibit "C" and incorporated herein by reference.

3. **Construction:** The Developer shall construct, at Developer's sole expense, the improvements (the "Improvements") described in the Construction Plans prepared by the Project's Engineer of Record (the "Plans"), which were filed with the City by the Developer and have been reviewed and approved by the City in accordance with Section 2.4.10(G)(4) of the LDRs. The Improvements shall be constructed in accordance with the Plans and the requirements for Major Subdivisions as set forth in the City's LDRs. The Improvements consist of:

a. Certain "Private Improvements," which shall not be conveyed to the City and shall remain under private ownership and control. The Private Improvements are described in the Plans and the Final Plat. Developer agrees to proceed with the construction of the Private Improvements in a diligent manner to be fully and finally completed, as evidenced by the City's issuance of a Certification of Completion, on or before April 13, 2026.

b. Certain "Public Improvements," which upon completion shall be offered for dedication and acceptance by the City as provided in Section 14 hereof. The Public Improvements are described in the Final Plat. Developer agrees to proceed with the construction of the Public Improvements in a diligent manner to be fully and finally completed, as evidenced by the City's issuance of a Certification of Completion, on or before April 13, 2026.

c. The Improvements do not include those sidewalks depicted on the Construction Plans which abut or are immediately adjacent to a residential lot depicted on the Plat (hereinafter referred to as "House Sidewalk" or "House Sidewalks"). Such House Sidewalks shall be subject to the specific provisions governing construction, completion, conveyance (if applicable), and construction/maintenance guarantees described in this Agreement.

d. Some of the Improvements may be constructed and completed (as evidenced by the City's issuance of a Certification of Completion) after recording of the Final Plat. Specifically, the following Improvements, hereinafter referred to as the "Post Final Plat Improvements," may be completed after recording of the Final Plat: 6" limerock base, curb and gutter, 1.5" type SP9.5 asphaltic concrete, public and common area sidewalks, and street lighting, as depicted on the approved Construction Plans. Those Post Final Plat Improvements that will be offered for dedication and acceptance by the City following completion shall hereinafter be referred to as the "Post Final Plat Public Improvements," and those Post Final Plat Improvements that shall remain under private ownership and control following completion shall hereinafter be referred to as the "Post Final Plat Private Improvements."

All of the Improvements, with the exception of the Post Final Plat Improvements, shall be constructed and completed (as evidenced by the City's issuance of a Certification of Completion) prior to recording of the Final Plat.

4. **Drainage:** Drainage facilities for the Property shall be maintained in accordance with the approved Plans for the Project at the sole expense of the Developer.

5. **Fire Flow:** The Developer specifically acknowledges and agrees that future development and buildings constructed within the Project shall comply with the fire flow standards as set forth in the Florida Fire Prevention Code (the "FFPC"), which is adopted as part of the Florida Building Code (the "FBC"), as amended and effective at the time of such future development. It is the Developer's sole responsibility to comply with these fire flow standards. Nothing in this Agreement, including, but not limited to, the Plans and or the Certificate of Concurrency Compliance for the Project, attached hereto as Exhibit "C" in any way impacts or waives the requirement for future development and buildings within the Project from complying with the FFPC and FBC, as amended and effective at the time of such future development.

6. **Conveyance:** The Developer shall convey all of the required Public Improvements to the City. However, the parties acknowledge and agree that the Public Improvements shall not be accepted by the City, nor shall the City have any maintenance responsibility for same, unless and until: (1) the Public Improvements have been completed (as evidenced by the issuance of a Certification of Completion), (2) the Warranty Period (as hereinafter defined) has concluded and the Public Improvements have passed all inspections and the Public Services Director has made the determinations required pursuant to Section 14 hereof, and (3) the City Commission of the City of Alachua (the "City Commission") officially accepts the Public Improvements. Acceptance of public House Sidewalks shall be as set forth in Paragraph 16 below.

7. **Compliance:** The Developer warrants that it will construct all of the Improvements in accordance with the approved Plans and the Final Plat for the Project, the LDRs, and all applicable regulations, ordinances, laws, rules and the terms of this Agreement.

8. **Recording of Final Plat:**

The Final Plat for the Project shall be recorded by the Developer in the Public Records of Alachua County, Florida, within 545 days of its approval by the City Commission, provided the requirements of this Paragraph have been satisfied. The Final Plat shall not be released by the City for recording nor recorded until all of the Improvements, with the exception of the Post Final Plat Improvements, are fully and finally completed, as evidenced by the City's issuance of a Certification of Completion for same. Failure to record the Final Plat within 545 days of its approval by the City Commission shall render the Final Plat null, void, and of no further force and effect. Provided, upon Developer's application to the City and showing of good cause, the City Commission may, in its sole discretion, provide for an extension of not more than an additional 365 days. The Developer shall provide the City with a certified copy of the recorded Final Plat within one (1) business day of the recording of the Final Plat. The City shall record this Agreement within five (5) business days of the Effective Date. The Developer shall pay all costs associated with the recording of this Agreement.

9. **Surety Devices for Public Improvements:**

In order to comply with Sections 2.4.10(G)(5)-(8), 7.4.1, and 7.8.1 of the LDRs, the Developer warrants and agrees to provide the City with surety instruments for all Public Improvements as follows:

a. Public Improvements Maintenance Guarantee. Upon the City's completion of inspection but prior to issuing a Certificate of Completion for the Public Improvements, Developer shall provide the City with a "Public Improvements Maintenance Guarantee" in a form approved by the City in the amount of $113,784.92, which represents 10% of the Engineer's Certification of Construction Costs for Public Improvements [$1,137,849.21] set forth in Exhibit "D", which Public Improvements Maintenance Guarantee shall be in full force effect until Developer obtains a passing inspection for such Public Improvements following expiration of the Warranty Period (as hereinafter defined) pursuant to Section 2.4.10(G)(7)-(8) of the LDRs and Section 14 of this Agreement. The City shall release and return the Public Improvements Maintenance Guarantee upon the City Commission's acceptance of the Public Improvements, consistent with Section 2.4.10(G)(8)(b) of the LDRs and Section 14 of this Agreement, less any applicable reductions or drawdowns.

b. Post Final Plat Public Improvements Performance Guarantee. Prior to release and recordation of the Final Plat, Developer shall provide the City with a Cash Deposit, Lender Guarantee, Irrevocable Letter of Credit, Performance Bond, or other acceptable security (the "Post Final Plat Public Improvements Surety Instrument") in a form approved by the City in the amount of 120% of the Engineer's Certification of Construction Costs for such Post Final Plat Public Improvements that have not yet been completed, to guarantee the satisfactory construction of all such Post Final Plat Public Improvements. The City shall release and return the Post Final Plat Public Improvements Surety Instrument, less any applicable reductions or drawdowns, upon: (1) A Public Improvements Maintenance Guarantee consistent with the requirements of Section 9.a. being filed with the City for such Post Final Plat Improvements, and (2) the City's issuance of a Certification of Completion for the Post Final Plat Public Improvements.

10. **Surety Devices for Private Improvements:** In order to comply with Sections 2.4.10(G)(5)-(8), 6.10, and 7.8.1 of the LDRs, the Developer warrants and agrees to provide the City with surety instruments for all Private Improvements as follows:

a. Private Improvements Maintenance Guarantee. Upon the City's completion of inspections but prior to issuing a Certificate of Completion for the Private Improvements, Developer shall provide the City with a Private Improvements Maintenance Guarantee in a form approved by the City in the amount of

$47,436.64, which represents 10% of the Engineer's Certification of Construction Costs for Private Improvements set forth [$474,366.38] in Exhibit "E", which Private Improvements Maintenance Guarantee shall be in full force and effect until Developer obtains a passing inspection for such Private Improvements following expiration of the Warranty Period (as hereinafter defined) pursuant to Section 2.4.10(G)(7)-(8) of the LDRs and Section 14 of this Agreement. The City shall release and return the Private Improvements Maintenance Guarantee upon the Developer having obtained a passing inspection for such Private Improvements following expiration of the Warranty Period, pursuant to Section 2.4.10(G)(7)-(8) of the LDRs and Section 14 of this Agreement, less any applicable reductions or drawdowns.

b. Post Final Plat Private Improvements Performance Guarantee. Prior to release and recordation of the Final Plat, Developer shall provide the City with a Cash Deposit, Lender Guarantee, Irrevocable Letter of Credit, Performance Bond, or other acceptable security (the "Post Final Plat Private Improvements Surety Instrument") in a form approved by the City in the amount of 120% of the Engineer's Certification of Construction Costs for any Post Final Plat Private Improvements that have not yet been completed, to guarantee the satisfactory construction of all such Post Final Plat Private Improvements. The City shall release and return the Post Final Plat Private Improvements Surety Instrument, less any applicable reductions or drawdowns, upon: (1) A Private Improvements Maintenance Guarantee consistent with the requirements of Section 9.a. being filed with the City for such Post Final Plat Improvements, and (2) the City's issuance of a Certification of Completion for the Post Final Plat Private Improvements.

c. The surety for all Improvements (public and private) may be consolidated in the same surety instrument.

11. **Inspections:** Upon the City's approval of the Plans and Final Plat, the Developer may commence construction of the Improvements. During the construction period, the Project's Engineer of Record, or Professional Engineer with a Professional Engineering Services Agreement with the City of Alachua shall perform Construction and Engineering Inspection Services (the "CEI Services") and shall prepare and provide to the City inspection reports at the following benchmarks:

a. Inspection of Underground Stormwater System: at beginning of process; during 2 pipe laying activities; during 3 random backfilling operations; and inspection of the completed system by visual and TV camera.
b. Inspections of sewer system: at the beginning of work; during 3 random manhole placements; 3 random pipe placements; 3 backfilling operations; and inspection of the completed system with TV camera.
c. Inspection of water system: at the beginning of work; during all taps or city connections; 3 random pipe placements; 3 backfilling operations; and inspection of the completed system including disinfection and pressure testing.

d. Inspection of the electrical conduit: at the beginning of work; during all city connections; 3 random pipe placements, 3 backfilling operations; and inspection of completed system.
e. Inspection of Stormwater Management basin: at the rough grade stage, outfall placement; final grassing and inspection of completed system.
f. Inspection of pavement: at sub grade of all roads for line and grade and yielding; lime rock base for placement and finish; asphalt inspections at the beginning of operations; at least 3 random quality control checks during placement, asphalt inspection; and inspection of completed pavement. If necessary, a thin asphalt coat shall be added to any areas of the streets in order to provide a smooth graded finish, in particular, around curbs.

The Project's Engineer of Record or the Professional Engineer performing CEI Services shall submit the inspection reports to the City. The inspection reports shall show any discrepancies and shall note the correction of each discrepancy in a subsequent report. The Developer shall provide each inspection report to the City's Public Services Department with a copy to the City's Department of Planning and Community Development within three (3) business days of each inspection. The City may, in its sole discretion, demand in writing the immediate correction of any discrepancies contained on any of the inspection reports within a reasonable period set forth in the written demand. If the correction is not completed in the timeframe in the demand, the City is authorized to make a demand on the Improvements Surety Instrument for the amount needed in order to correct the discrepancy.

Upon completion of the Improvements, the Developer shall have the Project's Engineer of Record, or the Professional Engineer performing the CEI Services, conduct a final inspection and compile a final punch list. Upon the Project's Engineer of Record or the Professional Engineer performing the CEI Services providing a final report to the Developer and the City indicating that all of the deficiencies noted in any inspection report and on the final punch list have been completed and the Improvements are in working order and in accordance with the Plans and LDRs, the LDR Administrator or designee shall thereafter perform a final inspection and provide Developer with a list specifying all defects, deficiencies, and necessary repairs within 60 days of receipt of the final report. Upon completion of any and all repairs and a certification by the Project's Engineer of Record or the Professional Engineer performing the CEI Services that the Improvements have been completed in accordance with the requirements of this Agreement, the Plans, and the LDRs, the City shall issue a Certification of Completion and the Project's Engineer of Record or the Professional Engineer performing the CEI Services shall submit a certified cost of construction for the completed Improvements.

12. **No Transfer of Title Prior to Recording of Final Plat; Completion of Improvements Required Prior to Final Inspection:**

a. No transfer of title or sale of any lots for the Property that is subject to the Final Plat shall occur until the Final Plat has been recorded in accordance with this Agreement.

b. In the event the Developer conveys any interest, legal or equitable, to any portion of the Property, notice is hereby given that the City shall not conduct a final inspection on

any dwelling, nor issue any certificate of occupancy, nor will the City provide permanent City utility services until the Improvements required in this Agreement have been fully and finally completed in accordance with this Agreement. Developer acknowledges and agrees that there is no reasonable business backed expectation that any purchasers of lots or dwellings will be able to occupy or inhabit dwellings in the Project until full and final completion of the Improvements.

13. **Warranty Period:** In accordance with Sections 6.10.4 and 7.8.1 of the LDRs, the Developer warrants all Improvements for a period of one-year from the City's issuance of a Certification of Completion for such Improvements (the "Warranty Period"). Should the City, in the City's sole discretion, determine repairs are needed to the Improvements during the Warranty Period, the City shall provide notice to the Developer and the repairs shall be made within thirty (30) days of such written notice. In the event the Project's Engineer of Record certifies that a requested repair will take more than thirty days to complete, the repair shall be completed in the amount of time determined by the City's Public Services Director, in their sole discretion. The Developer shall be responsible for making all repairs to Improvements, at Developer's sole expense, so long as notice is sent to the Developer within the Warranty Period. The Warranty Period shall be automatically extended until the completion of all requested repairs. Failure of the Developer to complete the repairs within thirty days from the notice (or such time as the Public Services Director may authorize) shall constitute a breach of this Agreement.

14. **Inspections Following Warranty Period; Responsibility for Maintenance:** After the Warranty Period, the Developer shall submit a final certification prepared by the Developer's Engineer of Record that all of the Improvements have been completed and constructed in accordance with the Plans and applicable regulations and are functional and in good working order. The City shall not be bound to accept the Public Improvements for public maintenance or operation until the Public Services Director has determined that the Public Improvements were constructed in accordance with the LDRs, the City of Alachua Requirements for Design and Construction, applicable Florida Department of Transportation standards, and all other applicable laws, rules, and regulations and the City Commission has accepted the Public Improvements. Within 60 days of the Public Services Director's approval, the City Commission shall formally accept maintenance of the Public Improvements. The maintenance of all Private Improvements shall be the sole responsibility of the Developer and its successors, which shall include any homeowner's or property owner's association whose purpose includes the maintenance of such improvements.

15. **Maintenance of Landscape Improvements within City Rights of Way:** The Developer agrees to construct, install and maintain all landscape improvements located within the right-of-way as shown in the approved Plans for the Project at its sole cost and expense. Should the developer or successor fail to install or maintain the landscape improvements in accordance with the approved Plans, the City may provide written notice to the Developer or its successor, specifying the nature of the deficiency. Within 30 days following receipt of such notice, the Developer or successor shall cause the appropriate repairs or cure to be effected. In the event damage or failure to maintain results in a situation where public safety is at risk, the City may, in its sole discretion, effect repairs to the Improvements without the need of prior notice to the Developer or its successor. The City will promptly bill the Developer, its successors or assigns.

If the bill is not paid within 30 days, it shall be a default hereunder and the City shall have the right, but not the obligation, to make a claim under the maintenance bond or other remedies at law.

16. **Construction, Installation, and Surety Devices for House Sidewalks:** The Construction, completion deadlines, and surety devices for House Sidewalks shall be as follows:

a. Construction Deadline: The Developer shall complete the construction and installation of the House Sidewalks in accordance with the Plans. The construction of all of the House Sidewalks shall be completed on or before April 13, 2028. If Developer has not completed all of the House Sidewalks by April 13, 2028, the City shall have the right, but not the obligation, to make a demand on the House Sidewalks Common Law Performance Bond described within Paragraph 16.b. below, for completing as many of the remaining sidewalks as possible with funds derived from such House Sidewalk Common Law Performance Bond. The City shall not, however, have any obligation to expend any money other than the proceeds from the House Sidewalk Common Law Performance Bond to construct sidewalks in the Project.

b. Surety Devices: In order to comply with Sections 2.4.10(G)(5)-(8), 6.10, 7.4.1, and 7.8.1 of the LDRs, the Developer or successor shall provide the City with a House Sidewalks Common Law Performance Bond, in a form acceptable to the City, as the surety instrument to guarantee the satisfactory completion of the House Sidewalks as required in this Agreement. The amount of the House Sidewalk Common Law Performance Bond shall be $90,945.90 ($75,788.25 x 120% of the certified estimated cost of completion in attached Exhibit "F"). Upon the satisfactory completion and inspection of the House Sidewalks, but not the acceptance, the Developer or successor shall provide the City with a House Sidewalk Common Law Maintenance Bond in the amount of $7,578.83 ($75,788.25 x 10%) for the one-year maintenance period. The City will then release and return the House Sidewalk Common Law Performance Bond.

c. Final Approval and Acceptance: Within one (1) year of the completion of all of the House Sidewalks, the City's Public Services Department will do a final inspection and notify the Developer or successor in writing of any deficiencies, in the City's sole discretion. The Developer or successor shall have thirty (30) days to cure any such deficiencies. If the Developer or successor does not cure these deficiencies within thirty (30) days, the City shall be authorized to have the work done and make a demand on the House Sidewalks Common Law Maintenance Bond to pay for the remedial work. Once all deficiencies are remedied to the satisfaction of the City, the House Sidewalks shall be submitted to the City Commission for acceptance. After the City Commission's acceptance of the House Sidewalks, the House Sidewalks Common Law Maintenance Bond will be released and returned to the Developer or successor, less any applicable reductions or drawdowns.

d. The Developer shall have complete and exclusive liability for all claims and shall indemnify the City for all claims, including but not limited to claims for bodily injury and damages, in any way related to or arising out of the construction, completion or non-completion of the House Sidewalks undertaken by the Developer until the City Commission has officially accepted the House Sidewalks.

17. **Non-Interest-Bearing Account:** All cash deposits made by Developer to the City under this Agreement shall be separately segregated on the books of the City and deposited into a non-interest-bearing bank account.

18. **No Inordinate Burden on Land:** The Developer acknowledges and agrees that the requirements under this Agreement in no way inordinately burdens any existing use of the Property or vested right to specific use of the Property described in Exhibit "A" and set forth in the Final Plat for the Project, attached hereto as Exhibit "B".

19. **Withholding Permits:** The City may, in its sole discretion, withhold any and all inspections, permits, and/or certificates for the Project if such action is deemed necessary by the City to secure the Developer's compliance with the terms of this Agreement.

20. **Compliance with Other Laws:** Nothing contained in this Agreement shall relieve the Developer or its successor or assigns from obtaining any local, regional, state or federal permits or complying with any ordinances, laws, rules, or regulations applicable to the development of the Project.

21. **Police Powers:** In the event the Developer, the Developer's agents, contractor, subcontractors, or anyone else acting on behalf of the Developer or the Developer's contractor or subcontractors may be liable or responsible, fails to comply with any applicable ordinance, law, rule or regulation and such failure tends to or does pose an imminent threat or danger to life or of great bodily injury to any person working on the job or to any member of the general public, the City, in its sole discretion through its City Manager or designee, has the right to exercise its police powers and to stop work on the Project until appropriate corrective measures are taken, without limiting any other remedies available to the City.

22. **Indemnity:** The Developer shall indemnify and hold harmless the City of Alachua, its officers, agents, employees, attorneys, or anyone's action directly or indirectly on behalf of the City, from and against all claims, damages, losses, and expenses, including reasonable attorney's fees, arising out of or resulting from a loss in performance of work, down-time of equipment, or any claim that may arise from bodily injury, sickness, disease or death, or the injury to or destruction of tangible property, including the loss of use resulting therefrom, caused in whole or in part by a negligent or wrongful act or omission on the part of the Developer, Developer's agent, contractor, subcontractors, or anyone directly or indirectly employed or working on behalf of the Developer for whose acts the Developer or its agent, contractors, or subcontractors may be liable or responsible. The Developer further agrees that the Developer shall not insulate itself from liability or responsibility to the City for a default in or failure to perform any of the terms of this Agreement, or from responsibility under this indemnification clause by employment of independent contractors or subcontractors or other entities. The Developer shall remain liable to the City notwithstanding any attempt by the Developer to pass any responsibility set forth herein to its contract, subcontractors, or other agent or employee.

23. **Payments:** Any payments due from the Developer to the City shall be made either by bank check or cashier's check payable to the City of Alachua, Florida, and provided to the City at the address provided in the Paragraph pertaining to Notices below.

24. **Agreement Runs with Land:** This Agreement shall be recorded in the Public Records of Alachua County, Florida and shall run with the Property.

25. **Default by Developer:** Should Developer fail to complete the Improvements within the timeframes provided in Paragraph 8, the City shall not release the Final Plat for recording and may also pursue any other remedies allowed by law or equity. The City's rights to declare a default are cumulative and the City's failure to declare a default at any time shall not waive its right to declare a future default.

Should Developer fail to complete the House Sidewalks within the timeframes provided in Paragraph 16, the City shall be entitled to make immediate demand on any surety or guarantee provided by Developer hereunder, and also be entitled to any other remedies allowed by law or equity.

26. **Notices:** Except as otherwise provided in this Agreement, any notice, request, or approval, from either party to the other party must be in writing and sent by certified mail, return receipt requested, or by personal delivery. Such notice will be deemed to have been received when either deposited in the United States Postal Service mailbox or personally delivered with a signed proof of delivery. For purposes of notice, the parties and their respective representatives and addresses are:

City:	City of Alachua **Attn: City Manager / LDR Administrator**
Via Hand Delivery:	15100 NW 142nd Terrace Alachua, FL 32615
Via U.S. Mail:	Post Office Box 9 Alachua, FL 32616
Developer:	Fletcher Development, LLC
Via Hand Delivery:	4510 NW 6th Place 3rd Floor Gainesville, FL 3260
Via U.S. Mail:	4510 NW 6th Place 3rd Floor Gainesville, FL 3260
With copy to:	[Address]

27. **Binding Effect:** The City and Developer each bind the other and their respective successors and assigns to all of the terms, conditions, covenants and provisions of this Agreement.

28. **Severability:** If any provision of this Agreement is declared void by a court of law, all other provisions will remain in full force and effect.

29. **Not Assignable without Approval:** This Agreement shall not be assignable by the Developer without the written approval of the City Commission.

30. **Enforcement:** The failure of either City or Developer to exercise any right under this Agreement shall not waive such right in the event of any future default or non-compliance with this Agreement.

31. **Jurisdiction and Venue:** This Agreement is governed in accordance with the laws of the State of Florida. Venue for any action regarding this Agreement shall be in the Circuit Court in Alachua County, Florida.

32. **Amendment:** This Agreement may only be amended by mutual written agreement by the City and the Developer with prior approval of the City Commission.

33. **Legal Advice:** The Developer and the City have each had the advice of their respective attorneys before entering into this Agreement, including all exhibits hereto.

34. **Joint Preparation:** This Agreement has been drafted with participation of the City and the Developer and shall not be construed against either the City or Developer on account of draftsmanship.

35. **Captions and Headings:** Paragraph headings are for convenience only and shall not be used to construe or interpret this Agreement.

36. **Time of Essence:** Time is of the essence in complying with each and every term and condition of this Agreement.

37. **Entire Agreement:** This Agreement constitutes the entire agreement of the City and the Developer and supersedes all prior written or oral agreements, understanding or representations.

38. **Exclusive Remedy:** In the event of any question or dispute arising out of or related to this Agreement, the sole and exclusive remedy of the Developer against the City, after Developer exhausts all administrative remedies in the City's LDRs, shall be an action for declaratory judgment. Developer specifically waives all other remedies it may have against the City. In no event shall Developer have a cause of action for monetary damages against the City for anything in any way related to or arising out of this Agreement.

39. **Sovereign Immunity:** The City does not waive its sovereign immunity in entering into this Agreement. Nothing herein, expressed or implied, waives or should be construed to be a waiver or an attempt to waive the sovereign immunity of the City under the Florida Constitution and the laws of the State of Florida.

40. **No Future Representations:** The City's approval of this Subdividers Agreement does not in any way imply, represent, require or guarantee that the City will approve the application for any other phase of the development of the Project.

IN WITNESS WHEREOF, City and Developer have hereunto set their hands and seals the day and year last written below.

WITNESSES

_____
(Witness No. 1 - Signature)

_____
(Witness No. 1 - Printed)

_____
(Witness No. 1 – Address)

_____
(Witness No. 2 - Signature)

_____
(Witness No. 2 - Printed)

_____
(Witness No. 2 – Address)

DEVELOPER

_____
By: _____
Its: _____
Date: 1/24/25

STATE OF _____
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____ 20____ by [Developer Signatory], as [Title] of [Developer], ☐ who is personally known to me or ☐ who has produced _____ _____ as identification.

_____
Signature of Notary Public
Printed Name of Notary: _____
Commission Number: _____
Commission Expiration: _____

(Notary Stamp)

ATTEST:

CITY OF ALACHUA

_____
William M. DaRoza, City Manager/Clerk

_____
Gib Coerper, Mayor

Approved as to Form:

_____
Marian B. Rush, City Attorney

STATE OF _____
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____ 20___ by Gib Coerper, as Mayor of the City of Alachua, ☐ who is personally known to me or ☐ who has produced _____ _____ as identification.

_____
Signature of Notary Public
Printed Name of Notary: _____
Commission Number: _____
Commission Expiration: _____

(Notary Stamp)

Exhibit "A"
Property

LEGAL DESCRIPTION

21-0297

CHW
Professional Consultants

DATE: DECEMBER 28, 2023
PROJECT NAME: FLETCHER TRACE
PROJECT NO: 21-0297
DESCRIPTION FOR: PHASE 3

A TRACT OF LAND BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2140, PAGE 1834, OF THE PUBLIC RECORDS OF ALACHUA COUNTY FLORIDA, SITUATED IN THE WEST HALF (W 1/2) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, OF SAID ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF AFOREMENTIONED SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE NORTH 0°04'14" WEST, ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 403.02 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY); THENCE NORTH 41°06'51" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 2192.97 FEET TO THE **POINT OF BEGINNING**; THENCE, CONTINUE ALONG SAID RIGHT OF WAY LINE, NORTH 41°06'51" EAST, A DISTANCE OF 1878.44 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF AFOREMENTIONED SECTION 28; THENCE SOUTH 01°14'54" WEST, ALONG SAID WEST LINE, A DISTANCE OF 827.97 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 28; THENCE SOUTH 00°14'12" EAST, ALONG THE WEST LINE OF SAID SOUTHEASTER QUARTER (SE 1/4) OF SECTION 28, A DISTANCE OF 282.21 FEET; THENCE, DEPARTING SAID WEST LINE, THE FOLLOWING NINE (9) COURSES; (1) SOUTH 64°41'49" WEST, A DISTANCE OF 69.19 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 185.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 48°50'21" WEST, 169.54 FEET; (2) THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 54°32'38", AN ARC LENGTH OF 176.11 FEET TO THE END OF SAID CURVE; (3) SOUTH 16°03'45" WEST, A DISTANCE OF 160.87 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 45°14'11" EAST, 35.36 FEET; (4) THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET TO THE END OF SAID CURVE; (5) SOUTH 00°14'11" EAST, A DISTANCE OF 85.00 FEET; (6) SOUTH 89°45'49" WEST, A DISTANCE OF 420.66 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 235.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 65°26'20" WEST, 193.60 FEET; (7) THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 48°38'58", AN

ARC LENGTH OF 199.54 FEET TO THE END OF SAID CURVE; (8) SOUTH 41°06'51" WEST, A DISTANCE OF 311.05 FEET; (9) NORTH 48°53'09" WEST, A DISTANCE OF 295.00 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT CONTAINING 17.66 ACRES OF LAND, MORE OR LESS.

ALL AS SHOWN ON THE MAP ATTACHED HEREWITH AND MADE A PART HEREOF

Exhibit "B"
Final Plat

FLETCHER TRACE - PHASE 3

LOCATED IN THE WEST HALF (W 1/2) OF
SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

CHW Professional Consultants
11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1999 FLORIDA CA-5075

PLAT BOOK__,PAGE __
SHEET ONE OF TWO

DESCRIPTION

A TRACT OF LAND BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2440, PAGE 1824, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA SITUATED IN THE WEST HALF (W 1/2) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF AFOREMENTIONED SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, THENCE NORTH 89°34'19" WEST, ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 491.10 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY); THENCE NORTH 41°48'51" EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 2352.87 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUE ALONG SAID RIGHT OF WAY LINE NORTH 41°48'51" EAST, A DISTANCE OF 1870.34 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF AFOREMENTIONED SECTION 28; THENCE SOUTH 01°14'54" WEST, ALONG SAID WEST LINE, A DISTANCE OF 297.37 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 28; THENCE SOUTH 89°34'19" EAST, ALONG THE WEST LINE OF SAID SOUTHEASTERLY QUARTER (SE 1/4) OF SECTION 28, A DISTANCE OF 2637.73 FEET; THENCE, DEPARTING SAID WEST LINE THE FOLLOWING NINE (9) COURSES; (1) SOUTH 84°21'49" WEST, A DISTANCE OF 68.19 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST; HAVING A RADIUS OF 180.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 46°16'21" WEST 189.84 FEET; (2) THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 64°17'39", AN ARC LENGTH OF 176.11 FEET TO THE END OF SAID CURVE; (3) SOUTH 16°02'46" WEST, A DISTANCE OF 190.87 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTHWEST; HAVING A RADIUS OF 25.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 41°59'13" EAST 35.74 FEET; (4) THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 99°09'09", AN ARC LENGTH OF 34.27 FEET TO THE END OF SAID CURVE; (5) SOUTH 00°14'11" EAST, A DISTANCE OF 16.05 FEET; (6) SOUTH 41°48'49" WEST, A DISTANCE OF 420.48 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST; HAVING A RADIUS OF 208.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 63°30'39" WEST 189.83 FEET; (7) THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 48°34'54", AN ARC LENGTH OF 189.84 FEET TO THE END OF SAID CURVE; (8) SOUTH 41°56'51" WEST, A DISTANCE OF 511.86 FEET; (9) NORTH 48°03'09" WEST, A DISTANCE OF 296.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 17.58 ACRES OF LAND, MORE OR LESS.

SURVEYOR'S NOTES

1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 1983), YIELDING A BEARING OF N 89°34'19" W FOR THE WEST LINE OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FL.
2. VERTICAL DATUM SHOWN HEREON IS DERIVED FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BENCHMARK USED WAS A NATIONAL GEODETIC SURVEY BENCHMARK NUMBER DS78, WITH A PUBLISHED ELEVATION OF 156.40' (NAVD 88).
3. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1' IN 10,000'.
4. BUILDING SETBACKS (UNLESS SHOWN OTHERWISE)
   FRONT = 15'
   REAR = 5'
   SIDE = 5'
   STREET FACING GARAGE = 18'
5. THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 548, COMMUNITY PANEL NO. "120060 0120 D", EFFECTIVE DATE: JUNE 16, 2006.
6. THE COMMON AREAS, OPEN SPACE, AND STORM WATER MANAGEMENT AREAS SHOWN HEREON, WILL BE CONVEYED TO THE OWNERS ASSOCIATION AND ARE IDENTIFIED FOR MAINTENANCE IN THE HOMEOWNERS ASSOCIATION DOCUMENTS. THE OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF TREES PLANTED IN RIGHTS-OF-WAY AND COMMON AREAS IN CONFORMANCE WITH SUBDIVIDERS AGREEMENT AND SECTION 3.8.1. OF THE CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS.
7. LOT CORNERS AND PERMANENT CONTROL POINTS SHALL BE SET PER 177.091 (9) AND (5) FLORIDA STATUTES.
8. THIS SURVEY IS A TOTAL OF TWO (2) SHEETS. EACH SHEET IS INCOMPLETE WITHOUT THE OTHERS. SEE SHEET ONE (1) FOR OVERALL PLAT BOUNDARY. SEE SHEET (2) FOR DETAIL INFORMATION FOR LOTS SEVENTY FIVE (75) THRU ONE HUNDRED & ELEVEN (111).

LEGEND

FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
● = SET 5/8" STEEL REBAR & CAP MARKED "PRM LB 5675"
▲ = SET NAIL AND DISK STAMPED "PCP 5675"
⊕ = FOUND 5/8" IRON ROD (NO ID.)
⊡ = FOUND 4"x4" CONCRETE MONUMENT WITH NO ID (UNLESS NOTED OTHERWISE)
PRM = PERMANENT REFERENCE MONUMENT
P.U.E. = PUBLIC UTILITIES EASEMENT
B.S.L. = BUILDING SETBACK LINE
FFE = FINISHED FLOOR ELEVATION
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE
R/W = RIGHT OF WAY
S.F. = SQUARE FEET
SEC 28-8S-18E = SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST

FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 548, COMMUNITY PANEL NO. "120060 0120 D", EFFECTIVE DATE: JUNE 16, 2006.

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 SUPPLANTED 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.

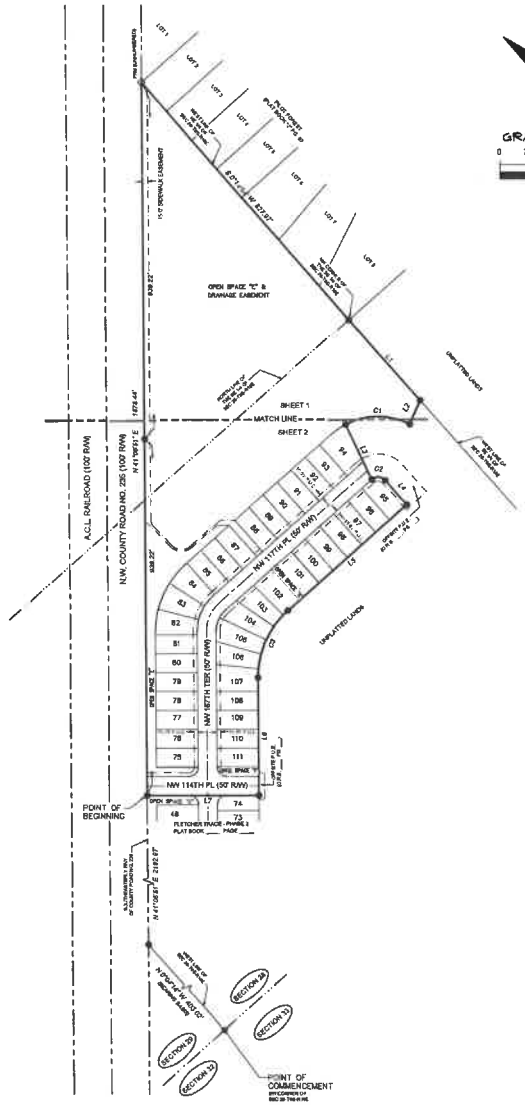
ALL PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICE OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL [illegible]

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 01°14'12" E	297.37'
L2	S 64°47'49" W	68.19
L3	S 16°02'46" W	190.87'
L4	S 01°14'11" E	66.05
L5	S 68°48'49" W	420.69'
L6	S 41°56'51" W	511.86'
L7	N 48°03'09" W	296.00'

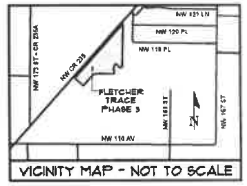
CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	176.11'	180.00	64°17'39"	189.84	N 46°29'21" W
C2	34.27'	25.90'	99°09'09"	30.24'	S 49°14'11" E
C3	189.84'	208.00'	48°38'54"	182.84	S 65°30'39" W

SITE BENCHMARK TABLE				
NAME	DESCRIPTION	ELEVATION	NORTHING	EASTING
BM1	5/8" STEEL ROD & CAP "LB 7764 LANDYS"	87.96'	362647.14	2695115.16
BM2	5/8" STEEL ROD & CAP "LB 7764 LANDYS"	95.80'	364668.71	2697126.78
BM3	5/8" STEEL ROD & CAP "LB 7764 LANDYS"	89.57'	361129.58	2696681.22

*NOTE: ALL SITE BENCHMARKS ARE OFFSITE, LOCATED ALONG THE SOUTHERLY RIGHT OF WAY LINE OF N.W. COUNTY ROAD NO. 235.



GRAPHIC SCALE
0 75 150 300
SCALE: 1" = 150'



OWNER'S CERTIFICATION AND DEDICATION

WACO PROPERTIES, INC., DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE LANDS DESCRIBED HEREON, AND HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN AS "FLETCHER TRACE - PHASE 3", AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE PLAT OF WAYS AS SHOWN HEREON, AND DOES HEREBY DEDICATE THE USE OF DRAINAGE EASEMENTS TO THE PUBLIC FOR THE RIGHT TO DISCHARGE ITS STORM WATER. THE OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM BUILT IN THE RIGHT OF WAY AND DOES HEREBY DEDICATE TO THE PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON FOR THE PURPOSES OF INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON SHALL BE PRACTICABLE USED TO PUBLIC SERVICE VEHICLES, AND DOES HEREBY DEDICATE TO THE PUBLIC TO REVIEW THE OVERALL EASEMENTS AS SHOWN HEREON FOR THE PURPOSE OF PEDESTRIAN ACCESS.

WITNESS _____ SIGNATURE _____

WITNESS _____ PRINT NAME & TITLE _____

ACKNOWLEDGEMENT (STATE OF FLORIDA, COUNTY OF ALACHUA)

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME _____ KNOWN TO ME TO BE THE PERSON HEREIN DESCRIBED AND DID ACKNOWLEDGED THAT HE EXECUTED THIS INSTRUMENT AS HIS FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, A.D. 20__.

NOTARY PUBLIC-STATE OF FLORIDA _____

COMMISSION EXPIRES _____

COMMISSION NO.: _____

CERTIFICATE OF APPROVAL BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

THIS IS TO CERTIFY THAT ON _____ THE FOREGOING PLAT WAS APPROVED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.

MAYOR _____

ATTEST _____

CITY MANAGER _____ FILED FOR RECORD ON _____

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR THE CITY OF ALACHUA, FLORIDA

EXAMINED ON _____

AND APPROVED AS TO ITS LEGAL FORM AND SUFFICIENCY BY:

CITY ATTORNEY _____

RECEIVED AND FILED

RECEIVED AND FILED FOR RECORD ON THIS _____ DAY OF _____, A.D. 20__.

CLERK OF THE COURT _____

BY _____ DATE _____

CERTIFICATE OF APPROVAL BY PROFESSIONAL SURVEYOR & MAPPER

IT IS HEREBY CERTIFIED, THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE PLATTING REQUIREMENTS PURSUANT TO CHAPTER 177, PART II - PLATTING OF THE FLORIDA STATUTES AND THAT THIS PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS. IT IS SAID CHAPTER, HOWEVER MY REVIEW AND CERTIFICATION DOES NOT INCLUDE COMPUTATION OR FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS.

EXAMINED ON _____

AND APPROVED BY _____
PROFESSIONAL SURVEYOR AND MAPPER

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT THIS PLAT ENTITLED "FLETCHER TRACE - PHASE 3" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE OF THE DESCRIBED LANDS UNDER MY PERSONAL DIRECTION AND SUPERVISION AND THAT THIS PLAT AND SURVEY COMPLIES WITH ALL REQUIREMENTS AS SET FORTH IN CHAPTER 177 PART II PLATTING OF THE FLORIDA STATUTES.

DATE _____

CHAD A. COLSON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 5162
CHW PROFESSIONAL CONSULTANTS, LLC
FLORIDA LICENSED BUSINESS NUMBER LB 8314
11801 RESEARCH DRIVE, ALACHUA, FL 32615

FLETCHER TRACE - PHASE 3

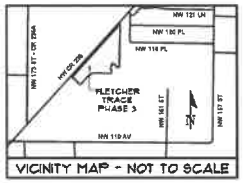
LOCATED IN THE WEST HALF (W 1/2) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

CHW Professional Consultants
7801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 2000 FLORIDA CA-5075

PLAT BOOK__, PAGE __
SHEET TWO OF TWO

SURVEYOR'S NOTES

1. HORIZONTAL DATUM SHOWN HEREON IS DERIVED FROM THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 1983), HOLDING A BEARING OF N 0° 04'14" W FOR THE WEST LINE OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FL.
2. VERTICAL DATUM SHOWN HEREON IS DERIVED FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), BENCHMARK USED WAS A NATIONAL GEODETIC SURVEY BENCHMARK NUMBER PY36, WITH A PUBLISHED ELEVATION OF 110.03 FEET (NAVD 88).
3. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1' IN 10,000'.
4. BUILDING SETBACKS (UNLESS SHOWN OTHERWISE)
   FRONT = 15'
   REAR = 5'
   SIDE = 5
   STREET FACING GARAGES = 18'
5. THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.P.M., PANEL NO. 129 OF 640, COMMUNITY PANEL NO. 12086C 0129 D, EFFECTIVE DATE: JUNE 16, 2006.
6. ALL PLATTED 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.
7. THE COMMON AREAS, OPEN SPACE, AND STORM WATER MANAGEMENT AREAS SHOWN HEREON, WILL BE CONVEYED TO THE OWNER'S ASSOCIATION AND ARE IDENTIFIED FOR MAINTENANCE IN THE HOMEOWNERS ASSOCIATION DOCUMENTS. THE OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF TREES PLANTED IN RIGHTS-OF-WAY AND COMMON AREAS IN CONFORMANCE WITH SUBDIVIDER'S AGREEMENT AND SECTION 7.8.1 OF THE CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS.
8. LOT CORNERS AND PERMANENT CONTROL POINTS SHALL BE SET PER 177.091 (8) AND (9) FLORIDA STATUTES.
9. ALL LINES ARE NON-RADIAL UNLESS NOTED OTHERWISE.
10. THIS SURVEY IS A TOTAL OF TWO (2) SHEETS. EACH SHEET IS NON-COMPLETE WITHOUT THE OTHERS. SEE SHEET ONE (1) FOR OVERALL PLAT BOUNDARY. SEE SHEET (2) FOR DETAIL INFORMATION FOR LOTS SEVENTY FIVE (75) THRU ONE HUNDRED & ELEVEN (111).



VICINITY MAP - NOT TO SCALE

GRAPHIC SCALE
0 25 50 100
SCALE: 1" = 50'

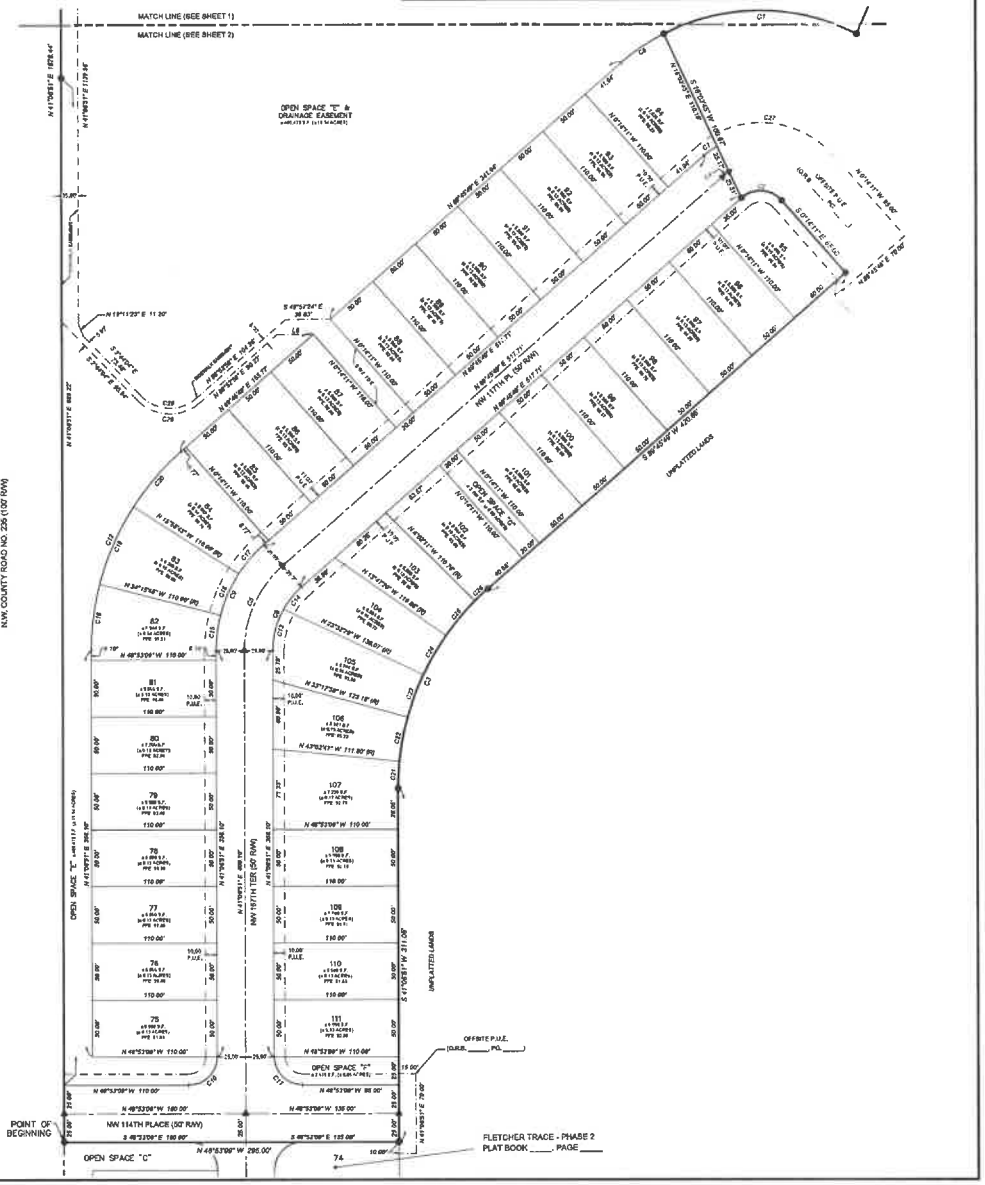
CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	176.11	186.00'	54°32'36"	169.54'	N 48°58'31" W
C2	39.27'	25.00'	90°00'00"	35.36'	S 85°14'11" E
C3	199.34'	275.00'	46°36'08"	193.89'	S 85°26'29" W
C4	7.18'	50.00'	8°13'56"	7.18'	N 84°19'12" W
C5	84.81'	100.00'	48°36'08"	82.78'	N 85°26'29" E
C6	48.61'	186.00'	14°57'52"	48.47'	N 83°10'25" W
C7	14.21'	75.00'	10°51'53"	14.19'	N 80°14'14" W
C8	53.68'	75.00'	40°58'58"	51.79'	N 54°13'39" E
C9	186.14'	125.00'	85°18'58"	169.16'	N 55°25'29" E
C10	39.27'	25.00'	90°00'00"	35.36'	N 86°46'51" E
C11	39.27'	25.00'	90°00'00"	35.36'	N 05°13'09" W
C12	199.84'	275.00'	46°26'55"	194.54'	N 85°26'29" E
C13	28.49'	75.00'	21°22'38"	28.33'	N 15°46'06" E
C14	25.29'	75.00'	19°19'39"	25.17'	N 84°07'38" E
C15	51.99'	175.00'	16°37'53"	51.82'	N 48°25'31" E

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C16	46.98'	125.00'	19°56'05"	29.32'	N 64°54'41" E
C17	84.25'	125.00'	15°41'23"	24.15'	N 81°54'05" E
C18	53.24'	205.00'	14°52'21"	16.81'	N 45°28'31" E
C19	76.20'	254.00'	16°26'06"	74.89'	N 84°54'14" E
C20	64.28'	225.00'	15°41'23"	64.16'	N 81°54'05" E
C21	22.16'	225.00'	5°38'22"	22.24'	N 44°52'00" E
C22	46.00'	225.00'	5°45'48"	25.95'	N 51°45'48" E
C23	46.00'	225.00'	5°45'59"	25.96'	N 51°51'53" E
C24	46.00'	225.00'	5°45'59"	25.96'	N 57°37'52" E
C25	46.00'	225.00'	5°45'59"	25.96'	N 61°56'15" E
C26	15.36'	225.00'	3°54'59"	15.36'	N 87°51'49" E
C27	196.36'	85.00'	79°20'08"	107.48'	N 38°37'16" W
C28	61.09'	46.00'	87°37'07"	55.26'	S 45°36'23" E
C29	53.34'	35.00'	87°19'47"	48.28'	S 44°39'27" E

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L9	N 48°53'08" W	22.14'

LEGEND

FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.P.M. = FLOOD INSURANCE RATE MAP
⊙ = SET 5/8" STEEL REBAR & CAP MARKED "PRM LB 6575"
▲ = SET NAIL AND DISK STAMPED "PCP 6575"
● = FOUND 5/8" IRON ROD (NO I.D.)
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITIES EASEMENT
B.S.L. = BUILDING SETBACK LINE
F.F.E. = FINISHED FLOOR ELEVATION
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE
R/W = RIGHT OF WAY
S.F. = SQUARE FEET
S.W.E. = SIDEWALK EASEMENT
NO. = NUMBER
(R) = RADIAL
ID. = IDENTIFICATION
⊕ = SITE BENCHMARK
——— = SUBJECT PARCEL LINE
——— = ADJOINING PARCEL LINE
– – – = EASEMENT LINE
——— = RIGHT-OF-WAY LINE
–·–·– = SECTION LINE



CERTIFICATE OF CONCURRENCY COMPLIANCE FOR FLETCHER TRACE PHASE 3

This Certificate of Concurrency Compliance ("Certificate") is hereby issued to Fletcher Development, LLC, a Florida Limited Liability Company authorized to transact business in the State of Florida and ("Developer/Owner") by City of Alachua, Florida ("City") this 14th day of October, 2024.

RECITALS

WHEREAS, the Developer/Owner is developing a residential subdivision in the CITY known as Fletcher Trace Phase 3 (the "Project"), legally described in attached Exhibit '1'.

WHEREAS, the Developer/Owner has secured a Subdivider Regulatory Agreement for the Project from the City for the Project (herein "Subdivider Agreement") as part of the City's site specific requirements for applications for Development permits for the subdivision as further set forth in Section 2.4.10(G)(4) of the City's Land Development Regulations (the "LDRs");

WHEREAS, the LDRs provide in Article 2, Section 2.4.14 for the issuance of a Certificate of Concurrency Compliance by the City as to provide a mechanism for reviewing applications for development approval to ensure that no development order is issued unless there is adequate public facility capacity for roads, sanitary sewer, solid waste, stormwater management, potable water, recreation, or public school facilities. This review is part of a regulatory program of the City to ensure that the adopted level of service standard for each public facility is available to serve development concurrent with the impacts of development;

WHEREAS, Section 2.4.14, requires that a project have one or more of the following land development permits in order to be eligible for issuance of a Certificate of Concurrency Compliance;

WHEREAS, the Project is zoned Planned Development- Residential ("PD-R");

WHEREAS, the Project has an approved preliminary plat approval for a residential subdivision for the Project;

WHEREAS, the Project is now ready to proceed to approval of a Final Plat comprised of 37 residential lots;

WHEREAS, the Developer/Owner intends to immediately initiate construction on the Project;

WHEREAS, the Developer/Owner of the Project agrees to submit payment for sewer connection fees as determined in the City's Capital Facilities charges and as set forth in Section

38-139 of the City of Alachua Code of Ordinances, as those fees exist prior to the final inspection of each residential unit;

WHEREAS, the Developer/Owner of the Project further agrees to submit payment for water connection fees as determined in the City's Capital Facilities charges and as set forth in Section 38-139 of the City of Alachua Code of Ordinances, as those fees exist prior to the final inspection of each residential unit; and

WHEREAS, the City has determined that adequate water and wastewater capacity exists to the Project;

WHEREAS, the Developer/Owner acknowledges that this Certificate of Concurrency Compliance is a valid exercise of the City's police powers and is authorized by, among other things, Article VIII, Section 2(b) of the Florida Constitution, Section 163.3161, *et. seq.,* Fla. Stat., Section 163.3202, Fla. Stat., and Section 166.201 Fla. Stat.;

WHEREAS, the Developer/Owner acknowledges that this Certificate of Concurrency Compliance is governed by the City's LDRs and, as such, the Developer/Owner must utilize the administrative procedures contained in the LDRs in the event there is any dispute regarding this Certificate; and

WHEREAS, the Developer/Owner acknowledges that this Certificate of Concurrency Compliance constitutes a regulatory agreement required as part of the process for the issuance of Development permits for the Project and, as such, Developer/Owner has no claim for monetary damages against the City in the event of any dispute regarding this Certificate, Developer/Owner's sole remedy for any dispute in any way relating to this Certificate is an action for declaratory relief, and nothing in this Certificate expressed or implied waives or should be construed to as a waiver or attempted waiver by the City of its sovereign immunity under the Florida Constitution and the laws of the State of Florida;

NOW THEREFORE, BASED UPON THE FOREGOING RECITALS, findings of fact and conclusion of law, the City issues this Certificate of Concurrency Compliance subject to the following conditions of issuance:

1. The above recitals are true and correct and are incorporated into this Certificate of Concurrency Compliance by reference.

2. The City will reserve 9,250 gallons per day (37 lots x 250 gallons per day) of wastewater capacity for the 37 units proposed in the Project. This capacity reservation is intended solely for residential uses to be constructed within the Project as defined by applicable development permits including, but not limited to construction plans and Subdivider Agreement, on file with the City.

3. The City will reserve 10,175 gallons per day (37 lots x 275 gallons per day) of water capacity for the 37 units proposed in the Project. This capacity reservation is intended solely for residential uses to be constructed within the Project as defined

by applicable development permits including, but not limited to construction plans and Subdivider Agreement, on file with the City.

4. The City will reserve the following trips of traffic capacity for the 37 units proposed in Fletcher Trace Phase 3 as defined by applicable development permits, including construction plans and Subdivider Agreement, on file with the City: 176 Average Annual Daily Trips ("AADT") and 19 Peak Hour Trips along CR235 A (from US 441 to CR 235)(Segment 17); 352 Average Annual Daily Trips ("AADT") and 38 Peak Hour Trips along CR235 (from NW 143rd Place to SCL)(Segment 11).

5. The City will reserve .48acres (2.6 persons per household x 37 units x 5 acres per 1,000 persons) of recreation capacity for the 37 units proposed in Fletcher Trace Phase 3 as defined by applicable development permits, including but not limited to the construction plans and Subdivider Agreement, on file with the City.

6. The City will reserve 70.23 tons per year (0.73 tons per capita per year x 2.6 persons per household x 37 units) of solid waste capacity for the 37 units proposed in Fletcher Trace Phase 3 as defined by applicable development permits on file, including but not limited to, construction plans and subdividers agreement, on file with the City.

7. The City will reserve 4 (four) student stations in the Alachua School Concurrency Service Area (ACSA) for elementary schools, 2 (two) student stations in the Alachua SCSA for middle schools, and 3 (three) student stations in the Alachua SCSA for high schools, for the 37 units proposed in Fletcher Trace Phase 3.

8. This Certificate of Concurrency Compliance shall remain in effect for a period of one (1) year from the date of the approval of the Subdivider Agreement between the parties hereto.

9. It is the intent of the City and Developer/Owner that this Certificate of Concurrency Compliance be incorporated into and considered a part of the Subdivider Agreement executed by the Developer/Owner and City for the Project dated the 14th day of October, 2024. Failure to comply with the term of that Subdivider Agreement shall result in the termination of the reservations in this Certificate.

10. This Certificate of Concurrency Compliance shall not be construed to be an absolute guarantee for the reservations should events occur which are outside the control of the City.

THIS CERTIFICATE OF CONCURRENCY COMPLIANCE IS ISSUED this 14th day of October, 2024, and is subject to the terms and findings as stated herein.

Attest: CITY OF ALACHUA

_____ By: _____

William M. DaRoza, City Manager/Clerk/ Land Development Regulations Administrator

The Hon. Gib Coerper, Mayor

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing CERTIFICATE OF CONCURRENCY COMPLIANCE FOR FLETCHER TRACE PHASE 3 was acknowledged before me, **by means of □ physical presence or □ online notarization,** on this _____ day of _____, 2024, by GIB COERPER, who is (personally known to me) OR (who has produced _____ as identification).

_____

Notary Public, State of Florida at Large
Commission No.:
Expiration: [SEAL]

Approved as to form:

_____

Marian B. Rush, City Attorney

SIGNATURES CONTINUE ON NEXT PAGE

Witnesses:

(sign)_____

(print)_____

DEVELOPERS/OWNERS

FLETCHER DEVELOPMENT, LLC
a Florida Limited Liability Company
By:
_____
(sign)

(print)_____

(title)_____

STATE OF FLORIDA

COUNTY OF _____

The foregoing CERTIFICATE OF CONCURRENCY COMPLIANCE FOR Fletcher Trace Phase 3 was acknowledged before me, **by means of □ physical presence or □ online notarization,** on this _____ day of _____, 2024, by _____, who is (personally known to me) OR (who has produced _____as identification).

_____
Notary Public, State of Florida at Large
Commission No.:
Expiration: [SEAL]

Exhibit "D"
Engineer's Certification of Construction Costs for Public Improvements

CHW
Professional Consultants

Project Name: Fletcher Trace Phases 1-3
CHW Project No: 21-0297
Date: 8/26/2024

Phase 3

Item No.	Item	Qty	Unit	Unit Cost	Cost
ROADWAY					
1	Asphaltic Concrete, 1.5" SP 9.5	436	TN	$ 120.00	$ 52,320.00
2	6" Limerock Base (Optional Base Group 4)	3,516	SY	$ 10.00	$ 35,155.56
3	12" Type B Stabilized Subgrade	3,516	SY	$ 5.00	$ 17,577.78
4	Temporary Turn around	956	SY	$ 51.42	$ 49,157.52
5	Concrete Sidewalk	3,000	SY	$ 51.00	$ 153,000.00
6	Concrete Crosswalk	27	SY	$ 92.00	$ 2,484.00
7	Curb Ramps	128	SF	$ 4.50	$ 576.00
8	Detectable Warning	56	SF	$ 30.00	$ 1,680.00
9	Type 'F' Curb and Gutter	2,572	LF	$ 21.00	$ 54,012.00
10	6" Curb	65	LF	$ 21.00	$ 1,365.00
11	Striping and Signage	1	LS	$ 3,500.00	$ 3,500.00
Roadway Subtotal					$ 370,827.85
SANITARY SEWER					
14	8" PVC Wastewater Main	1,178	LF	$ 41.00	$ 48,298.00
15	Sanitary Sewer Laterals 4" PVC w/ CO	1,324	LF	$ 22.69	$ 30,041.56
16	Sanitary Manhole	6	EA	$ 6,000.00	$ 36,000.00
Sanitary Sewer Subtotal					$ 114,339.56
WATER SERVICE					
12	Double Water Connection	8	EA	$ 2,859.55	$ 22,876.40
13	Single Water Connection	21	EA	$ 1,974.54	$ 41,465.34
19	4" PVC Water Service Sleeve	864	LF	$ 25.00	$ 21,600.00
20	Fire Hydrant Assembly	1	EA	$ 8,000.00	$ 8,000.00
21	8" PVC Watermain	2,035	LF	$ 48.00	$ 97,680.00
22	3" Blow-Off Assembly	2	EA	$ 4,475.56	$ 8,951.12
23	8" Gate Valve	6	EA	$ 2,902.34	$ 17,414.04
Water Service Subtotal					$ 217,986.90
DRAINAGE					
26	Storm Water Pipe (15" RCP)	145	LF	$ 50.00	$ 7,250.00
27	Storm Water Pipe (18" RCP)	514	LF	$ 62.00	$ 31,868.00
28	Storm Water Pipe (36" RCP)	338	LF	$ 93.00	$ 31,434.00
29	Storm Water Pipe (24" RCP)	583	LF	$ 141.00	$ 82,203.00
30	Type 'S' Curb Inlet	4	EA	$ 7,000.00	$ 28,000.00
31	Type 'G' Curb Inlet	4	EA	$ 7,574.59	$ 30,298.36
32	Storm Manhole	4	EA	$ 8,500.00	$ 34,000.00
Drainage Subtotal					$ 245,053.36
[illegible]					
Subtotal					$ 948,207.67
Mobilization (10%)					$ 94,820.77
Contingency (10%)					$ 94,820.77
TOTAL					$ 1,137,849.21

The Engineer's probable estimate of cost provided in this document is specifically intended to represent a rough order of magnitude, including all component information for line items aspects of the work, estimated quantities, and applied unit rates. The Engineer's probable estimate of cost is not intended for publication for the use of bidders whatsoever, unless represented as an FDOT Pay Item table on the plans for projects administered accordance with FDOT Standards. For bidding scenarios, the prospective bidders should be advised that they are solely responsible for: identifying and including relevant project scope, calculation of quantities/durations for takeoffs, and determining the appropriate competitive market cost for the work. Additionally, CHW has no control over the cost of labor, materials, equipment, market conditions, or the Contractor's method of determining prices. Therefore, our statements of probable cost provided herein are made on the basis of best judgment as professional consultants familiar with the construction industry. CHW, nor its subconsultants, can offer guarantee that proposals, bids, or construction costs will not vary from our statements of probable cost.

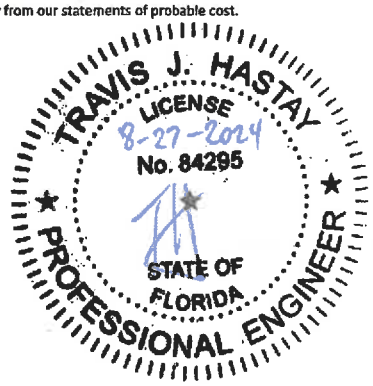


Exhibit "E"
Engineer's Certification of Construction Costs for Private Improvements

Professional Consultants

Project Name: Fletcher Trace Phases 1-3
CHW Project No: 21-0297
Date: 8/26/2024

Phase 3

Item No.	Item	Qty	Unit	Unit Cost	Cost
DEMOLITION/EARTHWORK					
20	Clearing and Grubbing	19	AC	$ 3,800.00	$ 72,200.00
21	Excavation	33,730	CY	$ 3.00	$ 101,190.00
22	Fill (using onsite materials)	26,663	CY	$ 0.50	$ 13,331.50
23	Sod (within ROW and common areas)	17,197	SY	$ 4.50	$ 77,386.50
24	Seed (within lots and bottom of basin)	62,792	SY	$ 0.50	$ 31,396.00
25	Silt Fence	1,932	LF	$ 1.76	$ 3,400.32
26	Tree Barricade	1,713	LF	$ 15.00	$ 25,695.00
Earthwork Subtotal					**$ 324,599.32**
DRAINAGE					
27	36" Mitered End	1	EA	$ 7,252.00	$ 7,252.00
Drainage Subtotal					**$ 7,252.00**
ELECTRIC					
30	Primary Electric Conduit (2")	3,748	LF	$ 8.00	$ 29,984.00
31	Electric Conduit (4")	1,738	LF	$ 15.00	$ 26,070.00
32	Electric Connection Fee	37	EA	$ 200.00	$ 7,400.00
Electric Subtotal					**$ 63,454.00**
Subtotal					**$ 395,305.32**
Mobilization (10%)					**$ 39,530.53**
Contingency (10%)					**$ 39,530.53**
TOTAL					**$ 474,366.38**

The Engineer's probable estimate of cost provided in this document is specifically intended to represent a rough order of magnitude, including all component information for line items aspects of the work, estimated quantities, and applied unit rates. The Engineer's probable estimate of cost is not intended for publication for the use of bidders whatsoever, unless represented as an FDOT Pay Item table on the plans for projects administered accordance with FDOT Standards. For bidding scenarios, the prospective bidders should be advised that they are solely responsible for: identifying and including relevant project scope, calculation of quantities/durations for takeoffs, and determining the appropriate competitive market cost for the work. Additionally, CHW has no control over the cost of labor, materials, equipment, market conditions, or the Contractor's method of determining prices. Therefore, our statements of probable cost provided herein are made on the basis of best judgment as professional consultants familiar with the construction industry. CHW, nor its subconsultants, can offer guarantee that proposals, bids, or construction costs will not vary from our statements of probable cost.

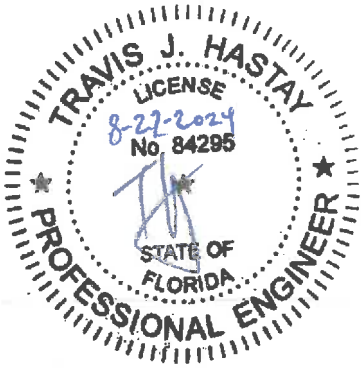
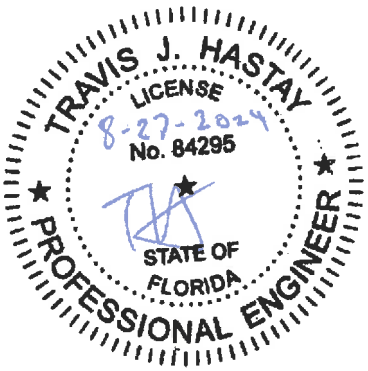


Exhibit "F"
Engineer's Certification of Construction Costs for House Sidewalks

Phase 3 On Lot Sidewalks

Item No.	Item	Qty	Unit	Unit Cost	Cost
1	Concrete Sidewalks and Driveways, 4"	1,249	SY	$ 50.55	$ 63,156.87
				Subtotal	**$ 63,156.87**
				Mobilization (10%)	**$ 6,315.69**
				Contingency (10%)	**$ 6,315.69**
				TOTAL	**$ 75,788.25**

The Engineer's probable estimate of cost provided in this document is specifically intended to represent a rough order of magnitude, including all component information for line items aspects of the work, estimated quantities, and applied unit rates. The Engineer's probable estimate of cost is not intended for publication for the use of bidders whatsoever, unless represented as an FDOT Pay Item table on the plans for projects administered accordance with FDOT Standards. For bidding scenarios, the prospective bidders should be advised that they are solely responsible for: identifying and including relevant project scope, calculation of quantities/durations for takeoffs, and determining the appropriate competitive market cost for the work. Additionally, CHW has no control over the cost of labor, materials, equipment, market conditions, or the Contractor's method of determining prices. Therefore, our statements of probable cost provided herein are made on the basis of best judgment as professional consultants familiar with the construction industry. CHW, nor its subconsultants, can offer guarantee that proposals, bids, or construction costs will not vary from our statements of probable cost.



City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: February 10, 2025

SUBJECT: Fletcher Trace Phase 2 Final Plat (PSP24-0008): A request by Aaron Hickman, PSM, of CHW, Inc, applicant and agent, for Waco of Alabama, Inc., property owner, for consideration of the Final Plat for Fletcher Trace Phase 2, which proposes to subdivide a ±5.11 acre subject property into a total of 42 single family lots (14 detached, 28 attached) with associated common areas and road right-of-way; Consisting of Tax Parcel Number 03980-002-001 (Quasi-Judicial Hearing).

PREPARED BY: Adam Hall

RECOMMENDED ACTION:

Staff recommends that the City Commission:

1. Approve the Final Plat of Phase 2 of Fletcher Trace ("Final Plat");
2. Approve the "Subdividers Agreement for Fletcher Trace Phase 2" ("Subdividers Agreement"); and,
3. Authorize the Mayor and City Attorney to sign the Final Plat and Subdividers Agreement;

Recommended Motion:

Based upon the competent substantial evidence presented at this hearing, the presentation before this Commission, and Staff's recommendation, this Commission finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and therefore this Commission:

1. *Approves the Final Plat of Phase 2 of Fletcher Trace ("Final Plat");*
2. *Approve the "Subdividers Agreement for Fletcher Trace Phase 2" ("Subdividers Agreement"); and,*
3. *Authorizes the Mayor and City Attorney to sign the Final Plat and Subdividers Agreement*

Summary

This application is a request by Aaron Hickman, PSM, of CHW, Inc., applicant and agent for Waco of Alabama, Inc., property owner, for consideration of the final plat of Phase 2 of Fletcher Trace subdivision, which proposes to subdivide a ±5.11 acre subject property into a total of 42 lots with associated common areas and road right-of-way.

The subject property consists of a portion of Tax Parcel 03980-002-001, and is located east of CR 235 and north of NW 110th Ave.

The proposed Fletcher Trace Phase 2 subdivision will consist of lots ranging size from ±2,200 square feet to ±5,500 square feet, with the majority of lots being ±2,200 square feet. These lots are attached units. The final plat proposes 32 single family detached residential lots. The approved Planned Development Master Plan permits a maximum of 472 residential units (311 in Development Area A, 106 in Development Area B, 28 in Development Area C, and 27 in Development Area B). The final plat proposes common areas along all boundaries of the project area. Stormwater for the proposed development will be conveyed to and treated within two (2) stormwater management facilities located in Phase 1.

One (1) vehicular access point will be provided to CR235. Development within the proposed subdivision will connect to potable water and wastewater facilities. An analysis of the development's impact on other public facilities, including transportation, potable water, sanitary sewer, solid waste, and public schools, is provided within this report.

Section 2.4.10(G)(5) of the City's Land Development Regulations (LDRs) establishes the requirements for a final plat. An analysis of the application's compliance with the applicable standards of this section has been provided within this report. The Planned Development – Residential zoning designation for the subject property were approved by the City Commission on April 25, 2022 through Ordinance 22-10. The project name at that time was Savannah Station Phase 3. The preliminary plat/ Final PD plan was approved by the City Commission on September 26, 2022.

Construction Plans were approved on April 18, 2024.

The Developer intends to complete the improvements as outlined in the approved Construction Plans before recording the plat, therefore, in accordance with Section 2.4.10 (G)(6), a surety device is not necessary to be posted. Once improvements are complete and approved by the City, the Developer must post a maintenance surety bond on which time the approved Final Plat for Fletcher Trace Phase 2 can be released for recording, and lots may be sold or transferred.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

ATTACHMENTS

1. Fletcher Trace Phase 2

2. Staff Report with Exhibit A
3. Application Materials for Fletcher Trace Phase 2
4. Public Notice Materials for 02/10/25 CCCOM Phase 2
5. Fletcher Trace Phase 2 Subdividers Agreement

FLETCHER TRACE - PHASE 2

LOCATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

CHW Professional Consultants
11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075

PLAT BOOK__,PAGE __
SHEET ONE OF ONE

DESCRIPTION

A TRACT OF LAND BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2140, PAGE 1834, OF THE PUBLIC RECORDS OF ALACHUA COUNTY FLORIDA, SITUATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, OF SAID ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF AFOREMENTIONED SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE NORTH 0°04'14" WEST, ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 403.02 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY); THENCE NORTH 41°06'51" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1437.97 FEET TO THE POINT OF BEGINNING; THENCE, DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, THE FOLLOWING THREE (3) COURSES; (1) SOUTH 48°53'09" EAST, A DISTANCE OF 295.00 FEET; (2) NORTH 41°06'51" EAST, A DISTANCE OF 755.00 FEET; (3) NORTH 48°53'09" WEST, A DISTANCE OF 295.00 FEET TO AFOREMENTIONED SOUTHEASTERLY RIGHT OF WAY LINE; THENCE SOUTH 41°06'51" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 755.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 5.11 ACRES OF LAND, MORE OR LESS.

SURVEYOR'S NOTES

1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 1983), YIELDING A BEARING OF N 0°04'14" W FOR THE WEST LINE OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FL.
2. VERTICAL DATUM SHOWN HEREON IS DERIVED FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BENCHMARK USED WAS A NATIONAL GEODETIC SURVEY BENCHMARK NUMBER I7516, WITH A PUBLISHED ELEVATION OF 160.03 FEET (NAVD 88).
3. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1': 5,000'.
4. BUILDING SETBACKS (UNLESS SHOWN OTHERWISE)
   FRONT= 10'
   REAR = 5'
   SIDE = 5'
   STREET FACING GARAGES = 18'
5. THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY PANEL NO. "120669 0120 D, EFFECTIVE DATE: JUNE 16, 2006.
6. THE COMMON AREAS, OPEN SPACE, AND STORM WATER MANAGEMENT AREAS SHOWN HEREON, WILL BE CONVEYED TO THE OWNERS ASSOCIATION AND ARE IDENTIFIED FOR MAINTENANCE IN THE HOMEOWNERS ASSOCIATION DOCUMENTS. THE OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF TREES PLANTED IN RIGHTS-OF-WAY AND COMMON AREAS IN CONFORMANCE WITH SUBDIVIDERS AGREEMENT AND SECTION 7.8.1 OF THE CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS.
7. LOT CORNERS AND PERMANENT CONTROL POINTS SHALL BE SET PER 177.091 (8) AND (9) FLORIDA STATUTES.

SITE BENCHMARK TABLE

NO.	DESCRIPTION	ELEVATION	NORTHING	EASTING
BM1	1/2" STEEL ROD & CAP "LB TRAV LB5075"	87.96'	282647.14	259515.16
BM2	1/2" STEEL ROD & CAP "LB TRAV LB5075"	93.80'	284046.72	2597130.76
BM3	1/2" STEEL ROD & CAP "LB TRAV LB5075"	89.07'	283320.58	2596501.22

**NOTE: ALL SITE BENCHMARKS ARE OFFSITE, LOCATED ALONG THE SOUTHERLY RIGHT OF WAY LINE OF N.W. COUNTY ROAD NO. 235 TO THE NORTHEAST OF THE PLAT

CURVE DATA TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	39.27'	25.00'	90°00'00"	35.36'	N 86°06'51" E
C2	39.27'	25.00'	90°00'00"	35.36'	N 3°53'09" W
C3	39.27'	25.00'	90°00'00"	35.36'	N 3°53'09" W
C4	39.27'	25.00'	90°00'00"	35.36'	N 86°06'51" E

LEGEND

FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
● = SET 5/8" STEEL REBAR & CAP MARKED "PRM LB 5075"
▲ = SET NAIL AND DISK STAMPED "PCP 5075"
⊗ = FOUND 5/8" IRON ROD (NO ID.)
P.U.E. = PUBLIC UTILITIES EASEMENT
B.S.L. = BUILDING SETBACK LINE
FFE = FINISHED FLOOR ELEVATION
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE
R/W = RIGHT OF WAY
S.F. = SQUARE FEET
SEC 28-T8S-R18E = SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST

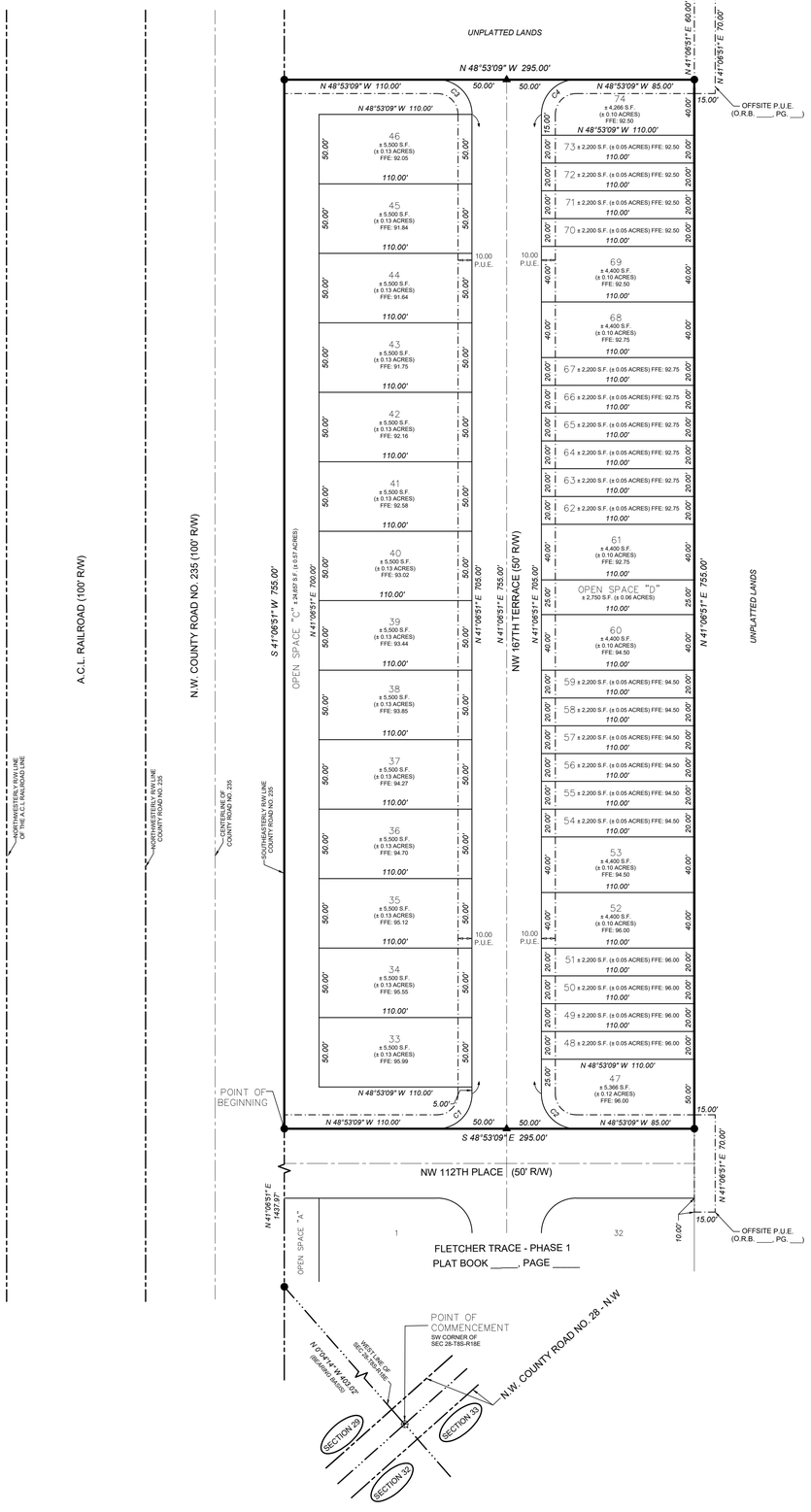
GRAPHIC SCALE
0 25 50 100
SCALE: 1" = 50'

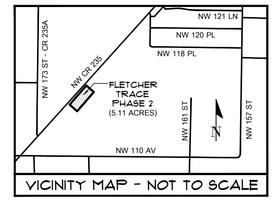
FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY PANEL NO. "120669 0120 D, EFFECTIVE DATE: JUNE 16, 2006.

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 SUPPLANTED 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.

ALL PLATTED 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.





OWNER'S CERTIFICATION AND DEDICATION

WACO PROPERTIES, INC., DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE LANDS DESCRIBED HEREON, AND HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED TO BE KNOWN AS "FLETCHER TRACE - PHASE 2", AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE RIGHT-OF-WAYS AS SHOWN HEREON; AND DOES HEREBY DEDICATE THE USE OF DRAINAGE EASEMENTS TO THE PUBLIC FOR THE RIGHT TO DISCHARGE STORM WATER, THE OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM NOT IN THE RIGHT OF WAY; AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON SHALL BE MADE ACCESSIBLE TO PUBLIC SERVICE VEHICLES.

WITNESS _____ SIGNATURE _____

WITNESS _____ PRINT NAME & TITLE _____

ACKNOWLEDGEMENT (STATE OF FLORIDA, COUNTY OF ALACHUA)

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, _____ KNOWN TO ME TO BE THE PERSON HEREIN DESCRIBED AND ACKNOWLEDGED THAT HE EXECUTED THIS INSTRUMENT AS HIS FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____DAY OF _____ A.D. 2024

_____
NOTARY PUBLIC-STATE OF FLORIDA

COMMISSION EXPIRES:_____

COMMISSION NO.:_____

CERTIFICATE OF APPROVAL BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

THIS IS TO CERTIFY THAT ON _____, THE FOREGOING PLAT WAS APPROVED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.

_____
MAYOR

ATTEST:

_____ _____
CITY MANAGER FILED FOR RECORD ON

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR THE CITY OF ALACHUA, FLORIDA

_____
EXAMINED ON

AND APPROVED AS TO ITS LEGAL FORM AND SUFFICIENCY BY:

_____
CITY ATTORNEY

RECEIVED AND FILED

RECEIVED AND FILED FOR RECORD ON THIS _____DAY OF _____, A.D. 2024

_____
CLERK OF THE COURT

_____ _____
BY DATE

CERTIFICATE OF APPROVAL BY PROFESSIONAL SURVEYOR & MAPPER

IT IS HEREBY CERTIFIED, THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE PLATTING REQUIREMENTS PURSUANT TO CHAPTER 177, PART 1 - PLATTING OF THE FLORIDA STATUTES AND THAT THIS PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF SAID CHAPTER, HOWEVER MY REVIEW AND CERTIFICATION DOES NOT INCLUDE COMPUTATION OR FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS.

EXAMINED ON: _____

AND APPROVED BY: _____
PROFESSIONAL SURVEYOR AND MAPPER

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT THIS PLAT ENTITLED "FLETCHER TRACE - PHASE 2" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE OF THE DESCRIBED LANDS, UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THIS PLAT AND SURVEY COMPLIES WITH ALL REQUIREMENTS AS SET FORTH IN CHAPTER 177, PART 1- PLATTING OF THE FLORIDA STATUTES.

_____ _____
DATE CHAD A COLSON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 7142
CAUSSEAUX, HEWETT, & WALPOLE, LLC.
FLORIDA LICENSED BUSINESS NUMBER LB 5075
11801 RESEARCH DRIVE, ALACHUA, FL 32615

Tech: Acrosh Plot Date: Sep 04,2024 2:40pm Filename: N:\2021\21-0297\Departments\01_Survey\Plats\PHASE 2\Plat\21-0297 FLETCHER TRACE - PHASE 2.dwg

City of Alachua

Planning & Community Development Department

Staff Report

City Commission Hearing Date: February 10, 2025
Quasi-Judicial Hearing

SUBJECT:	A request for consideration of the final plat of Phase 2 of Fletcher Trace which proposes to subdivide a ±5.11-acre subject property into a total of 42 single family lots (14 detached, 28 attached) with associated common areas and road right-of-way
APPLICANT/AGENT:	Aaron Hickman, PSM, CHW, Inc.
PROPERTY OWNER:	Waco of Alabama, Inc.
LOCATION:	East of CR 235, north of NW 110th Avenue
PARCEL ID NUMBERS:	Portion of 03980-002-001
FLUM DESIGNATION:	Moderate Density Residential
ZONING:	Planned Development – Residential (PD-R)
OVERLAY:	N/A
ACREAGE:	±5.11 acres
PROJECT PLANNER:	Adam Hall, AICP, Principal Planner
RECOMMENDATION:	Staff recommends that the City Commission: 1. Approve the Final Plat of Phase 2 of Fletcher Trace ("Final Plat"); 2. Approve the "Subdividers Agreement for Fletcher Trace Phase 2" ("Subdividers Agreement"); and, 3. Authorize the Mayor and City Attorney to sign the Final Plat and Subdividers Agreement;
RECOMMENDED MOTION:	*Based upon the competent substantial evidence presented at this hearing, the presentation before this Commission, and Staff's recommendation, this Commission finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and therefore this Commission:* *1. Approves the Final Plat of Phase 2 of Fletcher Trace ("Final Plat");* *2. Approve the "Subdividers Agreement for Fletcher Trace Phase 2" ("Subdividers Agreement"); and,*

3. *Authorizes the Mayor and City Attorney to sign the Final Plat and Subdividers Agreement;*

SUMMARY

This application is a request by Aaron Hickman, PSM, of CHW, Inc., applicant and agent for Waco of Alabama, Inc., property owner, for consideration of the final plat of Phase 2 of Fletcher Trace subdivision, which proposes to subdivide a ±5.11 acre subject property into a total of 42 lots with associated common areas and road right-of-way.

The subject property consists of a portion of Tax Parcel 03980-002-001, and is located east of CR 235 and north of NW 110th Ave.

The proposed Fletcher Trace Phase 2 subdivision will consist of lots ranging size from ±2,200 square feet to ±5,500 square feet, with the majority of lots being ±2,200 square feet. These lots are attached units. The final plat proposes 32 single family detached residential lots. The approved Planned Development Master Plan permits a maximum of 472 residential units (311 in Development Area A, 106 in Development Area B, 28 in Development Area C, and 27 in Development Area B). The final plat proposes common areas along all boundaries of the project area. Stormwater for the proposed development will be conveyed to and treated within two (2) stormwater management facilities located in Phase 1.

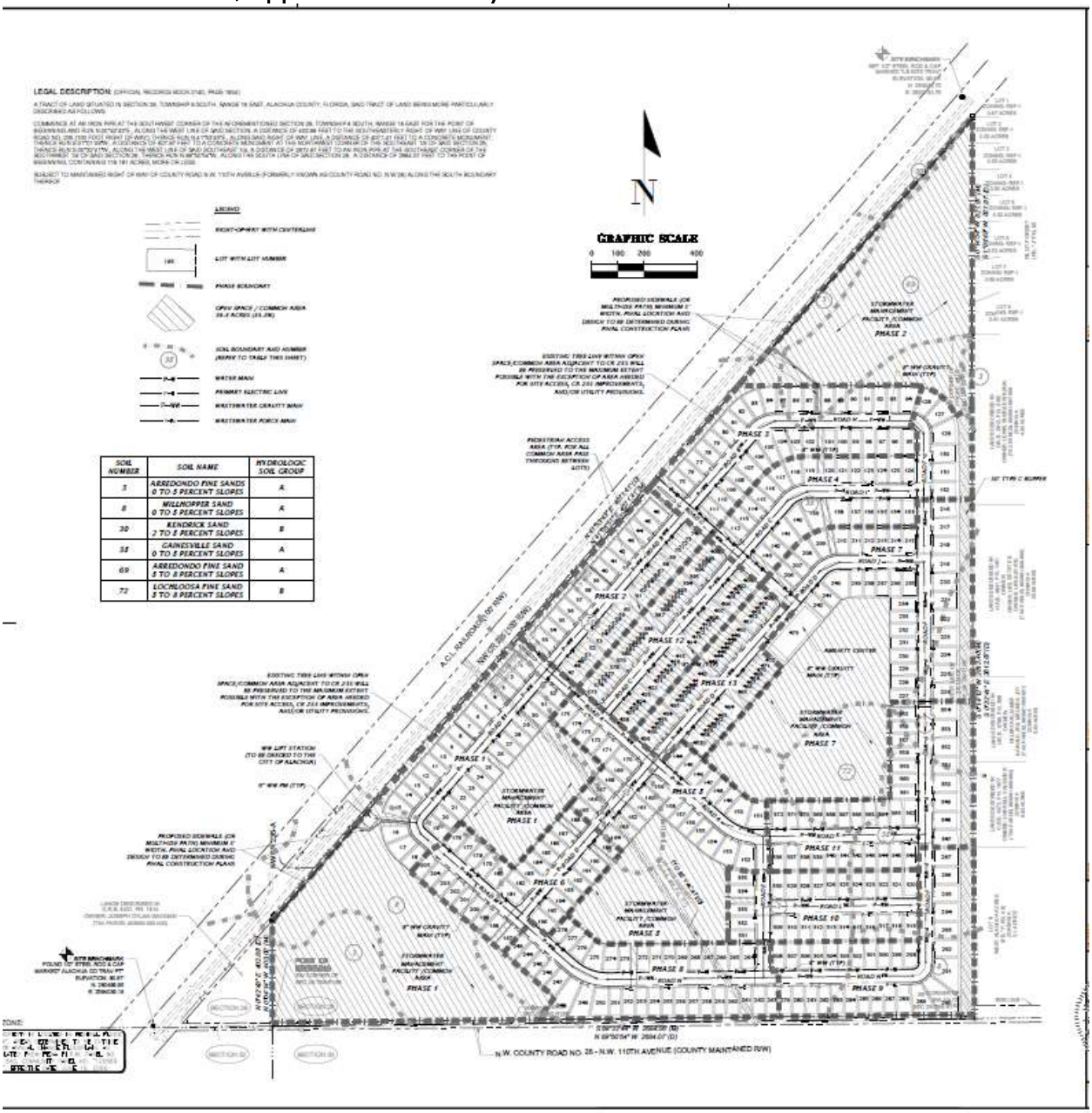
One (1) vehicular access point will be provided to CR235. Development within the proposed subdivision will connect to potable water and wastewater facilities. An analysis of the development's impact on other public facilities, including transportation, potable water, sanitary sewer, solid waste, and public schools, is provided within this report.

Section 2.4.10(G)(5) of the City's Land Development Regulations (LDRs) establishes the requirements for a final plat. An analysis of the application's compliance with the applicable standards of this section has been provided within this report. The Planned Development – Residential zoning designation for the subject property were approved by the City Commission on April 25, 2022 through Ordinance 22-10. The project name at that time was Savannah Station Phase 3. The preliminary plat/ Final PD plan was approved by the City Commission on September 26, 2022.

Construction Plans were approved on April 18, 2024.

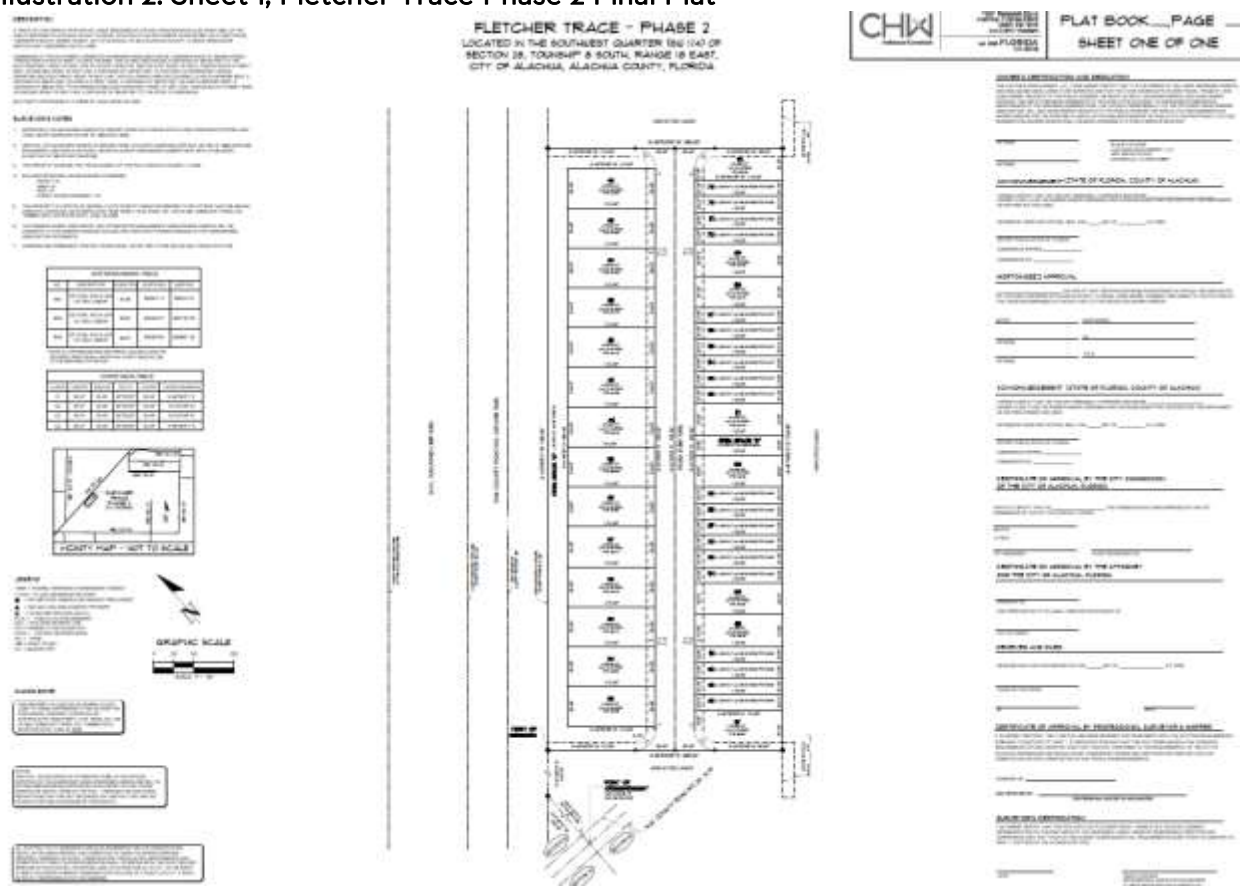
The Developer intends to complete the improvements as outlined in the approved Construction Plans before recording the plat, therefore, in accordance with Section 2.4.10 (G)(6), a surety device is not necessary to be posted. Once improvements are complete and approved by the City, the Developer must post a maintenance surety bond on which time the approved Final Plat for Fletcher Trace Phase 2 can be released for recording, and lots may be sold or transferred.

Illustration 1. Sheet 1, Approved Preliminary Plat



SOIL NUMBER	SOIL NAME	HYDROLOGIC SOIL GROUP
3	ARREDONDO FINE SANDS 0 TO 5 PERCENT SLOPES	A
8	MILLHOPPER SAND 0 TO 5 PERCENT SLOPES	A
30	KENDRICK SAND 2 TO 5 PERCENT SLOPES	B
35	GAINESVILLE SAND 0 TO 5 PERCENT SLOPES	A
69	ARREDONDO FINE SAND 5 TO 8 PERCENT SLOPES	A
72	LOCHLOOSA FINE SAND 5 TO 8 PERCENT SLOPES	B

Illustration 2. Sheet 1, Fletcher Trace Phase 2 Final Plat



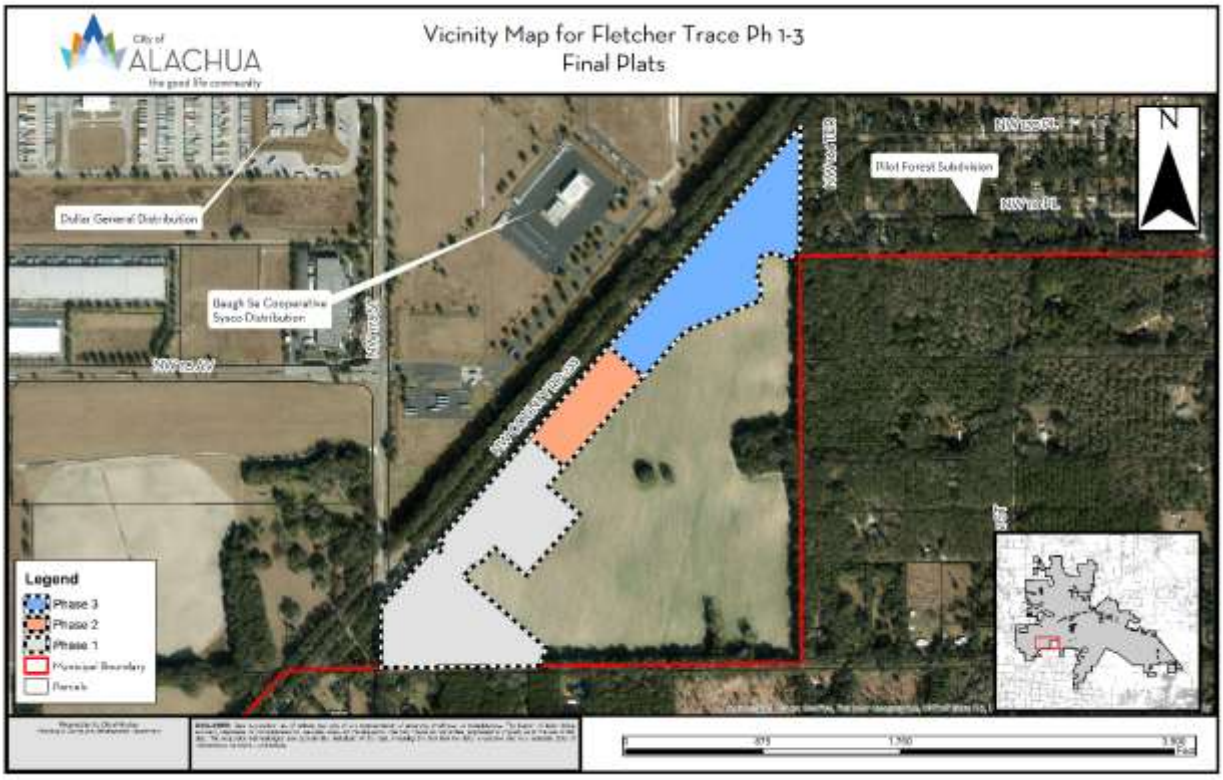
SURROUNDING USES

The existing uses, Future Land Use Map (FLUM) Designations, and zoning districts of the surrounding area are identified in Table 1. Map 1 provides an overview of the vicinity of the subject property. (NOTE: The information below is intended to provide a general overview of the area surrounding the subject property and to generally orient the reader. It is not intended to be all-inclusive, and may not identify all existing uses, FLUM Designations, and/or zoning districts surrounding the subject property.)

Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Industrial	Industrial	IG
East	Residential	Rural/ Agriculture (Alachua County) and Moderate Density Residential	A (Alachua County)/ RSF-1
West	Industrial	Industrial	IG
South	Residential	Rural/Agriculture (Alachua County)	A (Alachua County)

Map 1. Vicinity Map



CONSISTENCY WITH THE COMPREHENSIVE PLAN

The Goals, Objectives, and Policies (GOPs) identified below are provided to establish a basis of the application's consistency with the Comprehensive Plan. There may be additional GOPs which the application is consistent with that are not identified within this report. An evaluation and findings of consistency with the identified GOPs is also provided below.

The property currently has a Future Land Use Map Designation of Moderate Density Residential, which permits up to 4 units per acre. The following Comprehensive Plan Elements have Goals, Objectives, and Policies (GOPs) that support the proposed development to the Future Land Use Map of the City of Alachua's Comprehensive Plan:

- Future Land Use Element
- Transportation Element
- Housing Element
- Recreation Element
- Community Facilities Natural Groundwater Aquifer Recharge Element
- Conservation and Open Space Element

The applicant has provided an analysis of the proposed final plat's consistency with the Comprehensive Plan. Based upon the applicant's Comprehensive Plan Consistency Analysis and information presented below, staff finds the application consistent with the Comprehensive Plan and the Goals, Objectives, and Policies (GOPs) therein.

Policy 1.2b: *Moderate Density Residential* (0 to 4 dwelling units per acre): The Moderate Density Residential land use category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are allowed in the Moderate Density Residential land use category:

1. Single family detached dwelling units;
2. Accessory dwelling units;
3. Manufactured or modular homes meeting certain design criteria;
4. Mobile homes only within mobile home parks;
5. Duplexes and quadplexes;
6. Townhomes;
7. **Residential Planned Developments**; and,
8. Supporting community services such as schools, houses of worship, parks, and community centers.

Analysis of Consistency with Policy 1.2.c: The proposed final plat is part of the Fletcher Trace (Savannah Station Phase 3) Planned Development, which is a permitted use within the Moderate Density Residential land use.

Objective 2.1 establishes the standards for Planned Developments (PD), including Residential Planned Developments.

Objective 2.1: Planned Development (PD) Standards

In an effort to reduce the impacts of urban sprawl on the community and the region, the City of Alachua shall provide for a wide array of planned developments to encourage the creation of interrelated neighborhoods and districts to increase the quality of life for all residents of the City.

Policy 2.1.a: Residential Planned Developments (PD): The City shall establish flexible development and use regulations for residential PDs for use within residential land use categories. Those regulations shall be developed to achieve the following:

1. High quality residential development through a mixture of housing types, prices and densities. The allowed uses within a residential PD are not subject to the permitted uses in the underlying land use category. Single-family homes, zero lot line homes, and townhomes are examples of the allowable housing types within residential PDs.
2. The opportunity to improve quality of life by placing activities necessary for daily living in close proximity to residences through the allowance of a limited amount of neighborhood commercial uses, and with special design criteria, community commercial uses, within the residential PD at appropriate densities and intensities.
3. A range of parks and open space, from playgrounds to community gardens to active recreation facilities within the neighborhood.

4. Streets and public spaces that are safe, comfortable, and designed to respect pedestrians, nonvehicular and vehicular modes of transportation.
5. Conservation of materials, financial resources and energy through efficient design of infrastructure.

Analysis of Consistency with Goal 2, Objective 2.1, and Policy 2.1.a: This application proposes a final plat in accordance with the approved PD Master Plan and PD Ordnance and Agreement. The final plat has been reviewed for compliance with these documents.

Objective 5.1: Natural features: The City shall coordinate Future Land Use designations with appropriate topography, soils, areas of seasonal flooding, wetlands and habitat during review of proposed amendments to the Future Land Use Map and the development review process. Natural features may be included as amenities within a development project.

Policy 5.1.a: Topography: The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.

Policy 5.1.b: Soils: The City shall ensure soil protection and intervention measures are included in the development review process.

Policy 5.1.c: Flood prone areas: The City shall require as part of the development review process the identification of FEMA flood zone areas. Where necessary, base flood elevations and minimum finished floor elevations shall be established. The City shall also require finished floor elevations on subdivision plats, site plans and building permit plans when necessary to determine compliance with flood prone area regulations. The City shall establish standards for a limitation on filling in flood prone areas.

Policy 5.1.d: Wetlands: The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code (FAC) and regulations adopted by the FDEP and the Suwannee River Water Management District.

Policy 5.1.e: Habitat: The City shall require as part of the development review process, an inventory of listed species for all new developments in areas identified as known habitat for listed species if listed species are known to exist in close proximity to the development. The survey shall include detailed information regarding type, quantity, location, and habitat requirements for any listed species identified. A de minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

Analysis of Consistency with Objective 5.1 and Policies 5.1.a – e: The subject property has historically been used for agricultural operations. There are no known listed species, wetlands, special flood hazard areas, or other significant natural features. If any regulated plant or animal species is identified during development, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

Objective 5.2: Availability of facilities and services: All new development shall be planned and constructed concurrently with the availability of facilities and services necessary for the development.

Analysis of Consistency with Objective 5.2: The proposed final plat has been reviewed for its impacts to all public facilities monitored for concurrency, including parks and education facilities. A complete analysis of these impacts can be found in the "Public Facilities Impact" section of this Report.

GOAL 9: Water and Wastewater Service:

The City will ensure that new development within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the Comprehensive Plan, shall connect to the City of Alachua's potable water and wastewater system.

Policy 9.2: Any new residential subdivision within the corporate limits, where potable water service is available, as defined in Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within either a Residential or Agriculture Future Land Use Map Designation shall connect to the City of Alachua's potable water system. Any new residential subdivision within the corporate limits, where wastewater service is available, as defined in Policy 1.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within a Residential Future Land Use Map Designation shall connect to the City of Alachua's wastewater system.

Analysis of Consistency with Goal 9 and Policy 9.2: Potable water is available to the site, as defined in Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan.

<u>Housing Element</u>

Policy 1.1.a: The City shall encourage development of a variety of housing types including conventional single family homes, accessory dwelling units, multi-family units, group homes, assisted living facilities, foster care facilities, mobile homes and manufactured housing, and shall ensure that

appropriate land use designations and zoning districts exist to accommodate each type.

Analysis of Consistency with Policy 1.1.a: This project would support additional housing within the City, thereby furthering Policy 1.1.a.

Recreation Element

Policy 1.2.b: The City shall adhere to a minimum level of service of five (5.0) acres of community, neighborhood or pocket park, per 1,000 persons, with a minimum of 20 percent of this in improved, passive parks.

Analysis of Consistency with Policy 1.2.b: An analysis of the impacts to recreation facilities has been provided within this report.

Transportation Element

Objective 1.1: Level of Service: The City shall establish a safe, convenient and efficient level of service standard for all motorized and non-motorized transportation systems.

Analysis of Consistency with Objective 1.1: An analysis of the impacts to transportation facilities has been provided within this report. There are no transportation facilities that would be deficient as a result of this application.

Community Facilities Element

Policy 1.2.a: The City shall establish a Community Wastewater Service Area, which includes all areas where wastewater service is available. Wastewater service shall be deemed available if:

1. A gravity water main exists within 100 feet of the property line of any lot with a residential land use category or an existing single family residence and wastewater service is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
2. Gravity wastewater main exists with 500 feet of the property line of any proposed residential subdivision consisting of 5 units or less and the gravity wastewater system is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
3. A gravity wastewater main, wastewater pumping station, or force main exists within 2,640 feet of the property line of any proposed residential subdivision comprised of more than 5 units, or any multi-family residential development, or any commercial development, or

any industrial development and the gravity wastewater system, wastewater pumping station, or force main is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Analysis of Consistency with Policy 1.2.a: The subject property is located within the wastewater service area, and any future development on the subject property will be required to connect to a wastewater system.

Policy 2.1.a: The City hereby establishes the following level of service standards for solid waste disposal facilities:

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Solid Waste Landfill	.73 tons per capita per year

Analysis of Consistency with Objective 2.1.a: An analysis of the impacts to solid waste facilities has been provided within this report.

Policy 4.1.b: The City shall establish a Community Potable Water Service Area, which includes all areas where potable water service is available. Water service shall be deemed available if:

1. A water main exists within 100 feet of any lot within a residential land use category or an existing single family residence water service is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
2. A water main exists within 500 feet of any proposed residential subdivision consisting of 5 units or less and water service is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
3. A water main exists within 2,640 feet of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Analysis of Consistency with Policy 4.1.b: The subject property is located within the potable water service area, and any future development on the subject property will be required to connect to a potable water system.

Conservation and Open Space Element

OBJECTIVE 1.3: Listed Species

The City shall protect species listed by State and Federal agencies as endangered, threatened or of special concern, and their habitats.

Policy 1.3.a: The City shall ensure that its ordinances, regulations and policies protect listed species and their habitats.

Policy 1.3.b: The City shall utilize the development review process, land acquisition programs, environmental regulatory partnerships, stewardship programs and public education to protect listed species and their habitat, and prevent extinction of or reduction in populations of listed species.

Policy 1.3.c: The City shall obtain data from the Florida Fish and Wildlife Conservation Commission, Alachua County Environmental Protection Department, Florida Department of Environmental Protection, to maintain a periodically updated inventory of listed species and habitats located within City limits or immediately adjacent to City limits. The City will use the Florida Natural Areas Inventory as a base inventory.

Policy 1.3.d: The City shall require prior to development approval, an inventory of listed species for all new developments in areas identified as known habitat for listed species. The inventory shall include detailed information regarding type, quantity, location and habitat requirements for any listed species identified. De minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

Policy 1.3.e: The City's land use designations shall provide for the protection of threatened and endangered species.

Analysis of Consistency with Objective 1.3 and Policies 1.3.a – e:

An environmental conditions and site suitability analysis has been provided separately in this report. Future development of the site must comply with the environmental protections established in the City of Alachua Comprehensive Plan and Land Development Regulations.

Objective 1.10: Wetlands

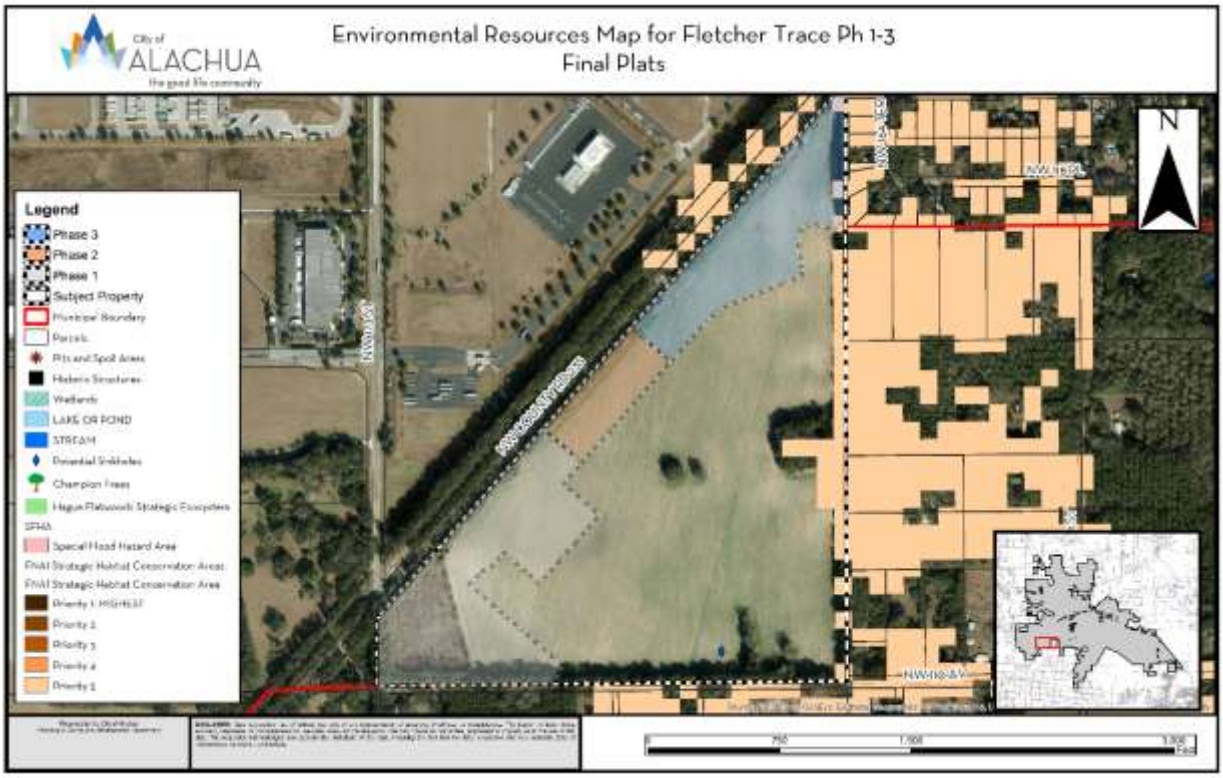
The City shall protect and preserve wetland values and functions from adverse, human caused, physical and hydrologic disturbances.

Analysis of Consistency with Objective 1.10:

There are no known wetlands on the subject property. If wetlands are discovered, applicable Goals, Objectives, and Policies of the City's Comprehensive Plan as well as applicable requirements of Alachua County will have to be conformed to.

ENVIRONMENTAL CONDITIONS & SITE SUITIBILITY ANALYSIS

Map 2. Environmental Conditions Map



Wetlands

According to the best available data, there are no wetlands on the subject property.

Evaluation: Applicable standards in the City's Comprehensive Plan, Land Development Regulations, and Suwannee River Water Management District (SRWMD) regulations would apply to those areas identified as wetlands. There are no identifiable wetlands on the subject property, therefore, there are no issues related to wetland protection.

Strategic Ecosystems

Strategic Ecosystems were identified by an ecological inventory project in a report prepared for Alachua County Department of Growth Management in 1996. The purpose

of the inventory was to identify, inventory, map, describe, and evaluate the most significant natural biological communities in private ownership in Alachua County.

Evaluation: The subject property is not located within or adjacent to a Strategic Ecosystem, therefore, the development will have no impact upon any Strategic Ecosystem(s) identified within the ecological inventory report.

Regulated Plant & Animal Species

The subject property is not known to contain any species identified as endangered, threatened, or of special concern, other than those described below. The Florida Natural Areas Inventory (FNAI) has identified areas throughout the State of Florida which may contain good quality natural communities. This data layer is known as the Potential Natural Areas (PNA) data layer, and identifies privately owned lands that are not managed or listed for conservation purposes. These areas were delineated by FNAI scientific staff through interpretation of natural vegetation from 1988-1993 FDOT aerial photographs and from input received during Regional Ecological Workshops held for each regional planning council. These workshops were attended by experts familiar with natural areas in the region. Potential Natural Areas were assigned ranks of Priority 1 through Priority 5 based on size, perceived quality, and type of natural community present. The areas included in Priority 5 are exceptions to the above criteria. These areas were identified through the same process of aerial photographic interpretation and regional workshops as the PNA 1 through 4 ranked sites, but do not meet the standard criteria.

Evaluation: As required by the PD Ordinance, a listed species survey was provided with the preliminary plat/ Final PD application as part of an ecological survey report completed by Flatwoods Consulting Group. The report indicated that five gopher tortoise burrows were found on site. None were found within the area of Phase 2.

Soil Survey

Each soil type found on the subject property is identified below. The hydrologic soil group is an indicator of potential soil limitations. The hydrologic soil group, as defined for each specific soil, refers to a group of soils which have been categorized according to their runoff-producing characteristics. These hydrologic groups are defined by the Soil Survey of Alachua County, Florida, dated August 1985. The chief consideration with respect to runoff potential is the capacity of each soil to permit infiltration (the slope and kind of plant cover are not considered, but are separate factors in predicting runoff). There are four hydrologic groups: A, B, C, and D. “Group A” soils have a higher infiltration rate when thoroughly wet and therefore have a lower runoff potential. “Group D” soils have very lower infiltration rates and therefore a higher runoff potential.

There are six (6) soil types found on the subject property for the Fletcher Trace Preliminary Plat:

Soil Type	Hydrologic Group	Drainage Class	Dwellings without basements	% of Subject Property (may not total to 100% due to rounding)
Arredondo fine sand, 0 to 5 percent slopes	A	Well drained	Not limited	32.8
Millhopper sand, 0 to 5 percent slopes	A	Moderately well drained	Not limited	10.8
Kendrick sand, 2 to 5 percent slopes	B	Well drained	Not limited	0.2
Gainesville sand, 0 to 5 percent slopes	A	Well drained	Not limited	46.5
Arredondo fine sand, 5 to 8 percent slopes	A	Well drained	Not limited	6.8
Lochloosa fine sand, 5 to 8 percent slopes	B	Somewhat poorly drained	Not limited	3.0

Evaluation: The soil types located within the subject property do not pose any significant limitations for development of residential dwellings.

Flood Potential

Panels 12001C0120D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006 indicates that the subject property contains areas with Flood Zone "X" designations (areas determined to be outside of the 500-year floodplain).

Evaluation: No portion of the subject property appears to be located within a special flood hazard area, therefore, no issues related to flood potential.

Karst-Sensitive Features

Karst sensitive areas include geologic features, such as fissures, sinkholes, underground streams, and caverns, and are generally the result of irregular limestone formations. GIS Data from Alachua County indicates that a karst feature may be present on the site. As a condition of the Planned Development, additional geotechnical information was provided.

Evaluation: Additional geotechnical analysis has been provided by the applicant in accordance with the conditions of the approved PD ordinance. An additional condition has been included with this preliminary plat that will require additional analysis of stormwater in this area.

Wellfield Protection Zone

Policy 7.2.1 of the Future Land Use Element of the Comprehensive Plan establishes a 500 foot radial buffer around city-owned potable water well.

Evaluation: The subject property is not currently located within a City of Alachua wellhead protection zone as identified on the City of Alachua Wellfield Primary Protection Zones Map of the Comprehensive Plan, therefore, there are no issues related to wellfield protection.

Historic Structures and Markers

The subject property does not contain any historic structures or markers as determined by the State of Florida and the Alachua County Historic Resources Inventory.

Evaluation: The subject property does not contain any historic structures or markers as determined by the State of Florida and the Alachua County Historic Resources Inventor, therefore, no issues related to historic structures or markers.

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

Section 2.4.10(G)(5)(d) of the City's Land Development Regulations (LDRs) establishes the standards with which all final plats must be found to be compliant. The application has been reviewed for compliance with the standards of Section 2.4.10(G)(5)(d). An evaluation and findings of the application's compliance with the applicable standards of Section 2.4.10(G)(5)(d) is provided below.

2.4.10(G)(5)(d) *Final plat standards.* The final plat for subdivision shall:

(i) Comply with the standards contained in Article 7, *Subdivision Standards*;

Evaluation & Findings: The application has been reviewed for and is found to be in compliance with the applicable standards of Article 7, *Subdivision Standards*. Compliance with Article 7 is demonstrated collectively within the Preliminary Plat, Construction Plans, and Final Plat.

(ii) Be in substantial conformance with the preliminary plat, and the construction plans;

Evaluation & Findings: The application has been reviewed for and is found to be in substantial conformance with the preliminary plat and construction plans.

(iii) Be consistent with all other relevant provisions of these LDRs;

Evaluation & Findings: The application has been reviewed for and is found to be in compliance with all other applicable provisions of the LDRs, including but not limited to: Article 3, *Zone Districts*; Article 4, *Use Regulations*; Article 5, *Density, Intensity, and Dimensional Standards*; and Article 6, *Development Standards*.

(iv) Be consistent with all other relevant City ordinances and regulations;

Evaluation & Findings: An evaluation of the application's consistency with the City's Comprehensive Plan has been provided within this report. The application is consistent with all other relevant City ordinances and regulations, including the approved PD Master Plan for the Fletcher Trace (Savannah Station Phase 3) development and PD Ordinance (Ordinance 22-10).

(v) Address the provision of required public improvements in the following ways:
a. Submittal of a subdivider agreement in accordance with Subsection 2.4.10(G)(4) of this section, Subdivider agreement;
b. Provide the City with surety device in accordance with Section 7.4, Improvement guarantees for public improvements, if improvements are proposed to be completed after final plat recordation;

Evaluation & Findings: A subdivider agreement has been prepared in accordance with Subsection 2.4.10(G)(4). The subdivider agreement (included within the supporting application materials attached as Exhibit "A" to this report) establishes the requirements for the construction of infrastructure, inspection of infrastructure during construction, and the maintenance guarantee for infrastructure improvements. The foregoing provisions within the subdivider agreement meet the requirements of Sections 2.4.10(G)(4) and 7.4 of the LDRs. The subdivider intends to complete improvements prior to recording final plat in the public records of Alachua County, therefore, no surety for construction is required at this time.

(vi) Include the following certificates, which shall be signed by the subdivider and the LDR Administrator:
a. Certificate of subdivider's surveyor;
b. Certificate of City's review surveyor;
c. Certificate of approval by County Health Department, if applicable;
d. Certificate of approval by the Attorney for the City;
e. Certificate of approval by the City Commission; and
f. Certificate of filing with the Alachua County Clerk of Court.

Evaluation & Findings: The face of the plat provides all certificates as listed in Subsection 2.4.10(G)(5)(d)(vi).

PUBLIC FACILITIES IMPACT

The analysis of each public facility provided below represents an analysis of the impacts generated by the proposed Final Plat – 42 dwelling units.

At present, the total impacts generated by the Final Plat are acceptable and are not anticipated to degrade the Level of Service (LOS) of any public facility. If development is proposed in the future, the applicant will be required to provide a comprehensive analysis of the impacts generated by such development upon public facilities. Facility capacity must be available to support the proposed development prior to the issuance of a final development order.

Traffic Impact

Table 3. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2, 3]	Segment Description	Lanes	Functional Classification	Area Type	LOS
11	CR 235 (from NW 143rd Place to South City Limit)	2/U	Major Collector	COMM	D
17	CR235A South (from US 441 to CR235)	2/U	Major Collector	COMM	D

1 *Source: City of Alachua Comprehensive Plan, Traffic Circulation Element.*
2 *For developments generating 1,000 trips or greater, affected roadway segments are identified as all those wholly or partially located within · mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater, and all roadway segments for which the proposed development's impacts are 5% or greater on the Maximum Service Volume (MSV) of the roadway [Section 2.4.14(H)(2)(b) of the LDRs].*
3 *FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity*

Table 4. Potential Trip Generation

	Land Use	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
Fletcher Trace Ph 1	Residential [1]	400 (200/200)	32 (8/24)	43 (28/15)
Potential Trips		400 (200/200)	32 (8/24)	43 (28/15)

1 *ITE Trip Generation (ITE 210). AADT: 9.52 trips per unit = 42 x 9.52 = 400 (50% enter/50% exit). PM 1.02 trips per unit = 42 x 1.02 = 43. (64% enter/36% exit). AM: .77 trips per unit = 42 x .77=32 (26% enter/74% exit).*

Table 5. Potential Impact of Affected Comprehensive Plan Roadway Segments

Traffic System Category	11 CR 235 (from NW 143rd Place to South City Limit) [1]	17 CR235A South (from US 441 to CR235)
Maximum Service Volume[2]	15,120	15,120
Existing Traffic[3]	6,180	5,302
Reserved Trips[4]	0	3,821
Available Capacity[4]	8,940	5,997
Potential Impact Generated by Proposed Final Plat[5]	400	200
Residual Capacity after Proposed Final Plat[6]	**8,540**	**5,797**
PM Peak Hour Traffic Analysis	11 CR 235 (from NW 143rd Place to South City Limit) [1]	17 CR235A South (from US 441 to CR235)
Maximum Service Volume[2]	1,359	1,359
Existing Traffic[3]	587	504
Reserved Trips[4]	0	392
Available Capacity[4]	772	463
Potential Impact Generated by Proposed Final Plat [5]	43	22
Residual Capacity after Proposed Final Plat[6]	**729**	**441**

1 *FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.*

2 *AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.*

3 *Florida Department of Transportation. (2024). 2023 Count Data. Accessed via Florida Traffic Online April 2024.*

4 *Source: City of Alachua January 2025 Development Monitoring Report.*

5 *Source: Applicant Submitted Concurrency Analysis Report. Assumed trip distribution Segment 11: 100%, Segment 17: 50%.*

6 *Concurrency has already been reserved for this project as part of the Final PD Plan/ Preliminary Plat.*

Evaluation: As shown no segment monitored for concurrency is shown to fall below the required minimum level of service.

Potable Water Impacts

Table 6. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity*	2,300,000
Less Actual Potable Water Flows*	1,548,250
Reserved Capacity*	468,945
Potential Potable Water Demand from Proposed Preliminary Plat **	11,550
Residual Capacity	**271,255**
Percentage of Permitted Design Capacity Utilized	**88.21%**
Sources: ** City of Alachua January 2025 Development Monitoring Report* ***City of Alachua Comprehensive Plan Potable Water Level of Service of 275 gallons/du/ day x 42 units*	

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 11,550 gallons per day at build out. This analysis is based on the development potential of 42 residential dwellings that would are proposed as part of the Final Plat. Policy 4.1.c.3, of the Community Facilities Element of the City's Comprehensive Plan requires that no development orders be issued until additional capacity becomes available or funds to increase facility capacity are committed. The City is currently working on a new well-field project that has been funded and has initiated the process to increase permitted design capacity. It is anticipated that the proposed development will not adversely affect the Level of Service ("LOS") for potable water facilities, and the impacts are therefore acceptable.

Sanitary Sewer Impacts

Table 7. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity*	1,500,000
Less Actual Treatment Plant Flows*	764,000
Reserved Capacity*	437,084
Projected Potential Wastewater Demand from Proposed Preliminary Plat **	10,500
Residual Capacity	**288,416**
Percentage of Permitted Design Capacity Utilized	**80.77%**
Sources: ** City of Alachua January 2025 Development Monitoring Report* ***City of Alachua Comprehensive Plan Potable Water Level of Service of 250 gallons/du/ day x 42 units*	

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 10,500 gallons per day. This analysis is based on the practicable development potential of 42 residential dwellings that would be permitted by the proposed preliminary plat. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for sanitary sewer facilities, and the impacts are therefore acceptable.

Recreational Impacts

Table 8a. Recreational Impacts

System Category	Acreage
Existing City of Alachua Recreation Acreage[1]	135.48
Acreage Required to Serve Existing Population[2]	55.08
Reserved Capacity[1]	13.84
Potential Demand Generated by Development[3]	0.55
Residual Recreational Capacity After Impacts	**66.01**

Sources:
1 *City of Alachua January 2025 Development Monitoring Report.*
2 *Bureau of Economic & Business Research, University of Florida, Estimates of Population (2021); Policy 1.2.b, Recreation Elements. Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.76 persons per dwelling x 42 dwellings / [5 acres/1,000 persons])*

Table 8b. Improved Passive Park Space Analysis

Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity[1]	13.79 acres
Acreage Required to Serve Demand Generated by Development[2]	.11 acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development	13.90 acres
Existing Improved Passive Park Space[1]	34.82 acres
Improved, Passive Park Space Utilized by Existing Population, Reserved Capacity, & Demand Generated by Development[3]	**39.92 %**

1 *Source: City of Alachua January 2025 Development Monitoring Report.*
2 *Formula: Recreation Demand Generated by Development (0.55 acres) x 20%.*
3 *Formula: Total Improved Passive Park Space / (Acreage Required to Serve Existing Population + Reserved Capacity + Acreage Required to Serve Demand Generated by Development.)*

Evaluation: The proposed preliminary plat would increase the maximum potential demand from the development of the subject property by 0.55 recreational acres, and for passive park space by 0.11 acres. Concurrency and impacts to the City's recreation system will be reevaluated at the preliminary plat review stage. It is anticipated that the proposed preliminary plat will not adversely affect the Level of Service ("LOS") of recreational facilities; therefore, the impacts are acceptable.

Solid Waste Impacts

Table 9. Solid Waste Impacts

System Category	Lbs Per Day	Tons Per Year
Existing Demand[1]	44,060.00	8,040.95
Reserved Capacity[2]	50,407.82	9,199.43
Projected Solid Waste Demand from Application[3]	436.82	79.72
New River Solid Waste Facility Capacity[4]	**50 years**	

Sources:
1 *Bureau of Economic & Business Research, University of Florida, Estimates of Population (2023); Policy 2.1.a, CFNGAR Element*
2 *City of Alachua January 2025 Development Monitoring Report*
3 *Policy 2.1.a, CFNGAR Element (Formula: .73 tons x 42 dwellings)*
4 *New River Solid Waste Facility, April 2024*

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 79.72 tons per year. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") of solid waste facilities; therefore, the impacts are acceptable.

Public School Impact

At this time, it is anticipated that the proposed final plat will result in a demand of 12 total student stations (5 for elementary, 3 for middle, and 4 for high school). The School Board of Alachua County provided a determination on August 28, 2024 that the school capacity would remain sufficient at build out of this project.

Any future determination must find that the students generated by the proposed amendment can be reasonably accommodated for the five, ten, and twenty year planning periods at the elementary, middle, and high school levels.

Concurrency Summary for Phases 1, 2 and 3

As Phases 1, 2, and 3 are being considered for approval at the same time, an analysis has been generated for the cumulative impacts that all three projects will have on Public Facilities. The analysis of each public facility provided below represents an analysis of the impacts generated by the proposed final plats for Phases 1, 2, and 3 of Fletcher Trace – 111 dwelling units.

At present, the total impacts generated by the proposed plats are acceptable and are not anticipated to degrade the Level of Service (LOS) of any public facility. If development is proposed in the future, the applicant will be required to provide a comprehensive analysis of the impacts generated by such development upon public facilities. Facility capacity must be available to support the proposed development prior to the issuance of a final development order.

Traffic Impact

Table 3. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2, 3]	Segment Description	Lanes	Functional Classification	Area Type	LOS
11	CR 235 (from NW 143rd Place to South City Limit)	2/U	Major Collector	COMM	D
17	CR235A South (from US 441 to CR235)	2/U	Major Collector	COMM	D

4 *Source: City of Alachua Comprehensive Plan, Traffic Circulation Element.*

5 *For developments generating 1,000 trips or greater, affected roadway segments are identified as all those wholly or partially located within · mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater, and all roadway segments for which the proposed development's impacts are 5% or greater on the Maximum Service Volume (MSV) of the roadway [Section 2.4.14(H)(2)(b) of the LDRs].*

6 *FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity*

Table 4. Potential Trip Generation

	Land Use	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
Fletcher Trace Ph 1-3	Residential [1]	1,057 (528/528)	78 (21/57)	113 (72/41)
Potential Trips		1,057 (528/528)	78 (21/57)	113 (72/41)

2 *ITE Trip Generation (ITE 210). AADT: 9.52 trips per unit = 111 x 9.52 = 305 (50% enter/50% exit). PM 1.02 trips per unit = 111 x 1.02 = 33. (64% enter/36% exit). AM: .77 trips per unit = 111 x .77=25 (26% enter/74% exit).*

Table 5. Potential Impact of Affected Comprehensive Plan Roadway Segments

Traffic System Category	11 CR 235 (from NW 143rd Place to South City Limit) [1]	17 CR235A South (from US 441 to CR235)
Maximum Service Volume[2]	15,120	15,120
Existing Traffic[3]	6,180	5,302
Reserved Trips[4]	0	3,821
Available Capacity[4]	8,940	5,997
Potential Impact Generated by Proposed Final Plat[5]	1,057	529
Residual Capacity after Proposed Final Plat[6]	**7,882**	**5,468**
PM Peak Hour Traffic Analysis	11 CR 235 (from NW 143rd Place to South City Limit) [1]	17 CR235A South (from US 441 to CR235)
Maximum Service Volume[2]	1,359	1,359
Existing Traffic[3]	587	504
Reserved Trips[4]	0	392
Available Capacity[4]	772	463
Potential Impact Generated by Proposed Final Plat [5]	113	57
Residual Capacity after Proposed Final Plat[6]	**659**	**406**

7 *FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.*

8 *AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.*

9 *Florida Department of Transportation. (2024). 2023 Count Data. Accessed via Florida Traffic Online April 2024.*

10 *Source: City of Alachua January 2025 Development Monitoring Report.*

11 *Source: Applicant Submitted Concurrency Analysis Report. Assumed trip distribution Segment 11: 100%, Segment 17: 50%.*

12 *Concurrency has already been reserved for this project as part of the Final PD Plan/ Preliminary Plat.*

Evaluation: As shown no segment monitored for concurrency is shown to fall below the required minimum level of service.

Potable Water Impacts

Table 6. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity*	2,300,000
Less Actual Potable Water Flows*	1,548,250
Reserved Capacity*	468,945
Potential Potable Water Demand from Proposed Preliminary Plat **	30,525
Residual Capacity	**252,280**
Percentage of Permitted Design Capacity Utilized	**89.03%**
Sources: ** City of Alachua January 2025 Development Monitoring Report* ***City of Alachua Comprehensive Plan Potable Water Level of Service of 275 gallons/du/ day x 111 units*	

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 30,525 gallons per day at build out. This analysis is based on the development potential of 111 residential dwellings that would are proposed as part of the Final Plats for Phases 1, 2 and 3. Policy 4.1.c.3, of the Community Facilities Element of the City's Comprehensive Plan requires that no development orders be issued until additional capacity becomes available or funds to increase facility capacity are committed. The City is currently working on a new well-field project that has been funded and has initiated the process to increase permitted design capacity. It is anticipated that the proposed development will not adversely affect the Level of Service ("LOS") for potable water facilities, and the impacts are therefore acceptable.

Sanitary Sewer Impacts

Table 7. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity*	1,500,000
Less Actual Treatment Plant Flows*	764,000
Reserved Capacity*	437,084
Projected Potential Wastewater Demand from Proposed Preliminary Plat **	27,750
Residual Capacity	**271,166**
Percentage of Permitted Design Capacity Utilized	**81.92%**
Sources: ** City of Alachua January 2025 Development Monitoring Report* ***City of Alachua Comprehensive Plan Potable Water Level of Service of 250 gallons/du/ day x 111 units*	

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 27,750 gallons per day. This analysis is based on the practicable development potential of 111 residential dwellings that would be permitted by the proposed preliminary plat. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for sanitary sewer facilities, and the impacts are therefore acceptable.

Recreational Impacts

Table 8a. Recreational Impacts

System Category	Acreage
Existing City of Alachua Recreation Acreage[1]	135.48
Acreage Required to Serve Existing Population[2]	55.08
Reserved Capacity[1]	13.84
Potential Demand Generated by Development[3]	1.45
Residual Recreational Capacity After Impacts	**65.11**

Sources:
3 City of Alachua January 2025 Development Monitoring Report.
4 Bureau of Economic & Business Research, University of Florida, Estimates of Population (2021); Policy 1.2.b, Recreation Elements. Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.76 persons per dwelling x 111 dwellings / [5 acres/1,000 persons])

Table 8b. Improved Passive Park Space Analysis

Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity[1]	13.79 acres
Acreage Required to Serve Demand Generated by Development[2]	.29 acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development	14.08 acres
Existing Improved Passive Park Space[1]	34.82 acres
Improved, Passive Park Space Utilized by Existing Population, Reserved Capacity, & Demand Generated by Development[3]	**40.44 %**

4 Source: City of Alachua January 2025 Development Monitoring Report.
5 Formula: Recreation Demand Generated by Development (01.45 acres) x 20%.
6 Formula: Total Improved Passive Park Space / (Acreage Required to Serve Existing Population + Reserved Capacity + Acreage Required to Serve Demand Generated by Development.)

Evaluation: The proposed preliminary plat would increase the maximum potential demand from the development of the subject property by 1.45 recreational acres, and for passive park space by 0.29 acres. Concurrency and impacts to the City's recreation system will be reevaluated at the preliminary plat review stage. It is anticipated that the proposed preliminary plat will not adversely affect the Level of Service ("LOS") of recreational facilities; therefore, the impacts are acceptable.

Solid Waste Impacts

Table 9. Solid Waste Impacts

System Category	Lbs Per Day	Tons Per Year
Existing Demand[1]	44,060.00	8,040.95
Reserved Capacity[2]	50,407.82	9,199.43
Projected Solid Waste Demand from Application[3]	1,154.47	210.69
New River Solid Waste Facility Capacity[4]	**50 years**	

Sources:
5 Bureau of Economic & Business Research, University of Florida, Estimates of Population (2023); Policy 2.1.a, CFNGAR Element
6 City of Alachua January 2025 Development Monitoring Report
7 Policy 2.1.a, CFNGAR Element (Formula: .73 tons x 111 dwellings)
8 New River Solid Waste Facility, April 2024

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 210.69 tons per year. It is anticipated that the proposed

amendment will not adversely affect the Level of Service ("LOS") of solid waste facilities; therefore, the impacts are acceptable.

Public School Impact

At this time, it is anticipated that the proposed final plat will result in a demand of 30 total student stations (13 for elementary, 7 for middle, and 10 for high school). The School Board of Alachua County provided a determination on August 28, 2024 that the school capacity would remain sufficient at build out of this project.

Any future determination must find that the students generated by the proposed amendment can be reasonably accommodated for the five, ten, and twenty year planning periods at the elementary, middle, and high school levels.

EXHIBIT "A"

TO FLETCHER TRACE PHASE 2
FINAL PLAT
STAFF REPORT

SUPPORTING APPLICATION MATERIALS SUBMITTED BY CITY STAFF TO THE PLANNING AND ZONING BOARD

City of Alachua

PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM

PROJECT # | **APPLICATION DATE**

NAME & DESCRIPTION OF PROJECT Fletcher Trace - Phase 2

PROJECT ADDRESS (Contact 911 Addressing @ 352.338.7361) 11305 NW 173rd St, Alachua, FL 32615

Alachua, FL 32615

Tax Parcel Numbers 03980-002-001

Acreage

DEVELOPMENT DATA (check all that apply)

- [x] Single Family — Number of Units: 14
- [x] Multi Family — Number of Units: 28
- [ ] Exempt (See exemptions on page 2)

Level of Review

- [ ] Pre-Application Conference
- [ ] Preliminary
- [X] Final
- [ ] Revised
- [ ] Staff Administrative Review

A determination that there is adequate school capacity for a specific project will satisfy requirements for review for school concurrency for the periods of time consistent with the Interlocal Agreement and specified in local government land development regulations; an agreement by the School Board with the developer and local government is required to extend the period for approvals for phased projects beyond the generally applicable time period

EXPLANATION OF STUDENT GENERATION CALCULATION

Student Generation is calculated based on the type of residential development and the type of schools. The number of student stations (by school type - Elementary, Middle and High School) used for calculating the school concurrency impacts is equal to the number of dwelling units by housing type multiplied by the student generation multiplier (for housing type & school type) established by the School Board. Calculations are rounded to the nearest whole number. Student Generation for each school type is calculated individually to assess the impact on the **School Concurrency Service Area (SCSA)** for each school type (Elementary, Middle and High School).

SCHOOL CONCURRENCY SERVICE AREAS (SCSA) FOR PROJECT LOCATION

Based on the project location, please identify the corresponding School Concurrency Service Areas for each school type. Maps of the SCSAs may be viewed on the Alachua County Public Schools website.

SCHOOL CONCURRENCY SERVICE AREAS (SCSA)

Elementary Northwest Alachua **Middle** Mebane **High** Santa Fe

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	14	**units X 0.12 Elementary School Multiplier**	2	**Student Stations**
MIDDLE	14	**units X 0.06 Middle School Multiplier**	1	**Student Stations**
HIGH	14	**units X 0.09 High School Multiplier**	1	**Student Stations**

MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	28	**units X 0.06 Elementary School Multiplier**	2	**Student Stations**
MIDDLE	28	**units X 0.03 Middle School Multiplier**	1	**Student Stations**
HIGH	28	**units X 0.03 High School Multiplier**	1	**Student Stations**

Source: School Board of Alachua County 2021 Student Generation Multiplier Analysis

EXEMPT DEVELOPMENTS (click all that apply)

☐ *Existing legal lots eligible for a building permit*

☐ *Development that includes residential uses that has received final development plan approval prior to the effective date for public school concurrency, or has received development plan approval prior to June 24, 2008, provided the development approval has not expired*

☐ *Amendments to final development orders for residential development approved prior to the effective date for public school concurrency, and which do not increase the number of students generated by the development*

☐ *Age-restricted developments that prohibit permanent occupancy by persons of school age, provided this condition is satisfied in accordance with the standards of the Public School Facilities Element or the ILA*

☐ *Group quarters that do not generate public school students, as described in the ILA*

AUTHORIZED AGENT

Name: CHW, an NV5 Company, c/o Aaron Hickman

Mailing Address: 11801 Research Dr

Alachua, FL 32615

Phone: (352) 331-1976

Email: aaronh@chw-inc.com

PROPERTY OWNER

Name: Waco of Alabama, Inc.

Mailing Address PO Box 6937

Jacksonville, FL 32236

Phone: contact agent

Email contact agent

CERTIFICATION

PROJECT NAME : Fletcher Trace - Phase 2 **PROJECT #:**

This application for a determination of the adequacy of public schools to accommodate the public school students generated by the subject development has been reviewed for compliance with the school concurrency management program and in accordance with the ILA. The following determinations have been made:

☑ **Approved** based upon the following findings (see 09.14.2022 Capacity Table)

Elementary SCSA Northwest Alachua — Capacity Required 4

- ☑ Capacity Available — Available Capacity 368
- ☐ Capacity Available in 5 yrs* — Available Capacity
- ☐ Capacity Available in Adjacent SCSA — Available Capacity

Middle SCSA Mebane — Capacity Required 2

- ☑ Capacity Available — Available Capacity 406
- ☐ Capacity Available in 5 yrs* — Available Capacity
- ☐ Capacity Available in Adjacent SCSA — Available Capacity

High SCSA Santa Fe — 2

- ☑ Capacity Available — Available Capacity 142
- ☐ Capacity Available in 5 yrs* — Available Capacity
- ☐ Capacity Available in Adjacent SCSA — Available Capacity

☐ **Denial** for reasons stated

Approved by

School Board Staff Certification

Suzanne M. Wynn
Director, Facilities Planning and Construction
Alachua County Public Schools
352.955.7400 x 1445

Date: 08.28.2024

City of Alachua Staff

A complete application for the development project was accepted on

Date: August 12, 2024

Signed: Adam Hall Digitally signed by Adam Hall DN: cn=Adam Hall, o=City of Alachua, ou=Planning and Community Development, email=ahall@cityofalachua.com, c=US Date: 2024.08.12 13:34:06 -04'00'

Printed Name: Adam Hall

*163.3180(6)(g), F.S. (2023)

City of Alachua

MIKE DAROZA
CITY MANAGER

DIRECTOR KATHY WINBURN
PLANNING & COMMUNITY DEVELOPMENT

August 13, 2024

Sent by electronic mail to aaronh@chw-inc.com

Aaron Hickman, PSM
CHW, LLC
11801 Research Drive
Alachua, FL 32615

RE: Project Assistance Team (PAT) Summary: Fletcher Trace Phases 1-3 Final Plats (PSP24-0007, PSP24-0008, and PSP24-0009)

Dear Mr Hickman:

On July 24, 2024, the City of Alachua received your revised applications for the Final Plats of Phase 1, 2 & 3 of the Fletcher Trace Subdivision. The Fletcher Trace PD project is comprised of 472 residential units (344 detached and 128 attached) in 13 phases and received Preliminary Plat approval from the City Commission on September 26, 2022. Phase 1 consists of 32 detached units; Phase 2 consists of 14 detached units and 28 attached; and, Phase 3 consists of 36 detached units.

The application has been reviewed by the City's Project Assistance Team (PAT). Upon review of the application and materials, the following insufficiencies must be addressed. A meeting to review these comments can be scheduled upon request.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **12:00 PM** on **Tuesday, August 27, 2024**. A total of four (4) copies of the application package and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud / FTP link must be provided by this date.

Please address the following:

PHASE 1

1. *Surety and Subdividers Agreement*
   a. Provide separate cost estimate by project Engineer for sidewalks to be placed in front of lots.
   b. If planning to utilize the recent subdivision regulations amendment regarding provision of surety, please note that the City's subdividers agreement implementing this process is still in draft. Staff cannot provide a timeline on when it may be complete. Provision of

surety in the amount of 120% of the value of improvements can still be provided in order to obtain a proposed draft subdividers agreement.

NEW COMMENT: **Please provide the following information for Phase 1:**

- **Certified engineer's cost estimate for public infrastructure (that is, infrastructure that will be turned over to the City)**
- **Certified engineer's cost estimate for private infrastructure (that is, infrastructure that will be maintained by the Developer/ Home Owner's Association)**
- **Certified engineer's cost estimate for sidewalks to be placed in front of lots.**

2. *Article 7, Subdivision Standards*
   c. Revise Declarations and Covenants to include statement that the City of Alachua does not provide liability insurance for any common areas or identify location within provided documents.

NEW COMMENT: Provide revised declarations and covenants.

6. *Public Services / Fire Rescue / Engineering Review Comments*
   a. The applicant must address all comments provided by the Public Services Department in a memo signed August 7, 2024 (attached).
   b. The applicant must address all comments provided by Jared Rogers, PSM, of eda, inc. in a letter dated May 2, 2024 (attached).

NEW COMMENT: Applicant must address all comments provided by the City's Compliance and Risk Management Department provided below from Ms Corey King, Assistant Director:

1. **The dedication of the lift station to the public on the plat should be removed. The lift station will be transferred to the City via deed, thus the benefits and burdens of the City's ownership of the lift station will be contained within the terms of the deed.**
2. **The construction plans required sidewalks for access between the right-of-way on CR 235 and the sidewalks on the internal streets of the subdivision. The connecting sidewalks need to be shown on the final plat and a dedication of the sidewalks to the public needs to be included in the dedication on the plat. The sidewalks are shown on pages C1.10 and C1.12 of the construction plans.**

PHASE 2

3. *Surety and Subdividers Agreement*
   a. Provide separate cost estimate by project Engineer for sidewalks to be placed in front of lots.
   b. If planning to utilize the recent subdivision regulations amendment regarding provision of surety, please note that the City's subdividers agreement implementing this process is still in draft. Staff cannot provide a timeline on when it may be complete. Provision of surety in the amount of 120% of the value of improvements can still be provided in order to obtain a proposed draft subdividers agreement.

NEW COMMENT: Please provide the following information for Phase 2:

- Certified engineer's cost estimate for public infrastructure (that is, infrastructure that will be turned over to the City)
- Certified engineer's cost estimate for private infrastructure (that is, infrastructure that will be maintained by the Developer/ Home Owner's Association)
- Certified engineer's cost estimate for sidewalks to be placed in front of lots.

4. *Article 7, Subdivision Standards*
   d. Revise Declarations and Covenants to include statement that the City of Alachua does not provide liability insurance for any common areas or identify location within provided documents.

NEW COMMENT: Provide revised declarations and covenants.

6. *Public Services / Fire Rescue / Engineering Review Comments*
   b. The applicant must address all comments provided by Jared Rogers, PSM, of eda, inc. in a letter dated May 2, 2024 (attached).

NEW COMMENT: Applicant must address all comments provided by the City's Compliance and Risk Management Department provided below from Ms Corey King, Assistant Director:

1. The dedication of the lift station to the public on the plat should be removed. The lift station will be transferred to the City via deed, thus the benefits and burdens of the City's ownership of the lift station will be contained within the terms of the deed.
3. The construction plans required sidewalks for access between the right-of-way on CR 235 and the sidewalks on the internal streets of the subdivision. The connecting sidewalks need to be shown on the final plat and a dedication of the sidewalks to the public needs to be included in the dedication on the plat. The sidewalks are shown on pages C1.10 and C1.12 of the construction plans.

PHASE 3

1. *Surety and Subdividers Agreement*
   a. Provide separate cost estimate by project Engineer for sidewalks to be placed in front of lots.
   b. If planning to utilize the recent subdivision regulations amendment regarding provision of surety, please note that the City's subdividers agreement implementing this process is still in draft. Staff cannot provide a timeline on when it may be complete. Provision of surety in the amount of 120% of the value of improvements can still be provided in order to obtain a proposed draft subdividers agreement.

NEW COMMENT: Please provide the following information for Phase 3:

- **Certified engineer's cost estimate for public infrastructure (that is, infrastructure that will be turned over to the City)**
- **Certified engineer's cost estimate for private infrastructure (that is, infrastructure that will be maintained by the Developer/ Home Owner's Association)**
- **Certified engineer's cost estimate for sidewalks to be placed in front of lots.**

2. *Article 7, Subdivision Standards*
   e. Revise Declarations and Covenants to include statement that the City of Alachua does not provide liability insurance for any common areas or identify location within provided documents.

NEW COMMENT: Provide revised declarations and covenants.

6. *Public Services / Fire Rescue / Engineering Review Comments*
   b. The applicant must address all comments provided by Jared Rogers, PSM, of eda, inc. in a letter dated May 2, 2024 (attached).

NEW COMMENT: Applicant must address all comments provided by the City's Compliance and Risk Management Department provided below from Ms Corey King, Assistant Director:

1. **The dedication of the lift station to the public on the plat should be removed. The lift station will be transferred to the City via deed, thus the benefits and burdens of the City's ownership of the lift station will be contained within the terms of the deed.**
4. **The construction plans required sidewalks for access between the right-of-way on CR 235 and the sidewalks on the internal streets of the subdivision. The connecting sidewalks need to be shown on the final plat and a dedication of the sidewalks to the public needs to be included in the dedication on the plat. The sidewalks are shown on pages C1.10 and C1.12 of the construction plans.**

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1603 or via e-mail at ahall@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,

Adam Hall, AICP
Principal Planner

Attachments

c: Kathy Winburn, Planning & Community Development Director *(by electronic mail)*
Justin Tabor, AICP, Principal Planner *(by electronic mail)*
Carson Crockett, AICP Candidate, Planner *(by electronic mail)*
Project File

City of ALACHUA
the good life community

City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
ASST CITY MANAGER

INTER-OFFICE COMMUNICATION

DATE: **August 15, 2024**

TO: **Kathy Winburn, AICP**
Planning & Community Development Director

FROM: **Michael Carrillo, P.E.**
Public Services Director
Tom Ridgik, P.E.
Engineering Supervisor

TR 08/07/2024 2

RE: **Fletcher Trace Phase 1 Final Plat**

Public Services has reviewed the subject project (July Submittal) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comments on Apr Submittal** **Plat Book, Sheet 1:** **Under Owner's Certification & Dedication** Please insert the following text: THE HOMEOWNER'S ASSOCIATION (HOA) SHALL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM NOT IN THE RIGHT-OF-WAY. Please **resubmit** this sheet. **Comments on July Submittal** **Plat Book, Sheet 1:** **Approved**

NO.	COMMENTS
2	**Comments on Apr Submittal** **Plat Book, Sheet 1:** **Deeding of Lift Station** The lift station is located near the R/W & Lots 15 & 16. See Construction Sheet C3.10. Show the lift station boundary & callout that it has been deeded to the City. Confirm that the lift station deed has been recorded in the appropriate books. Please **resubmit** this sheet. Please **submit** response including information on the recording of the deed. **Comments on July Submittal** **Plat Book, Sheet 1:** **Owner's Certification and Dedication** Please remove text that dedicates the lift station to the public. Clarify that the lift station shall be transferred to the City by deed. **Submit** supporting information that the deed has been transferred to the City, and that this transferred deed is recorded on the appropriate County "book". **Submit** response & **Revise and Resubmit.**
	END OF COMMENTS

Please advise if you have any questions or require additional information.
cc: Justin Tabor – AICP Principal Planner
Adam Hall – AICP Principal Planner

August 12, 2024

Justin Tabor -AICP Principal Planner
City of Alachua
Alachua County, Florida

Mr. Tabor,

Re: Fletcher Trace – Phase 1
Surveying Review for Conformity to Chapter 177, Part I (Platting)

Thank you for the opportunity to review the subdivision plat Fletcher Trace – Phase 1. I have completed a review of the referenced subdivision plat for conformance to Chapter 177, Part I (Platting), Florida Statutes.

I find that this subdivision plat conforms to the above requirements, with the following exceptions:

177.091 (3): There are Match Lines shown on Sheet 1 that are not shown on Sheet 2. (See redlined copy of Plat). In my opinion the northerly and westerly Match Lines should be eliminated.

177.081 (2) & 177.091 (12): The owner of the lands appearing in the Owner's Certification and Dedication is different from that in the Title Opinion by Kelley D. Jones, P.A. If there is a new opinion or Tilte Commitment, I have not received it.

177.091 (15): Street names (when determined) are required.

There are offsite easements shown which are not dimensioned and have no recording Information.

Additional comments are upon the red-lined version of the subdivision plat included with this letter.

Please contact me at your convenience should you have any questions.

Sincerely,

Robert W. Graver, PSM
State of Florida License No. LS 4239

N:\Bcb\Plat Review of Fletcher Trace Phase 1.docx

720 SW 2nd Avenue, South Tower, Suite 300, Gainesville, FL 32601
Phone: (352) 373-3541 • www.edafl.com

FLETCHER TRACE - PHASE 1

LOCATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

CHW Professional Consultants
132 NW 76th Drive
Gainesville, Florida 32607
(352) 331-1976 / (352) 331-2476
www.chw-inc.com
est. 1988 FLORIDA LB-5075

PLAT BOOK__,PAGE __
SHEET ONE OF TWO

DESCRIPTION

A TRACT OF LAND SITUATED IN IN SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF AFOREMENTIONED SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE NORTH 0°04'14" WEST, ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 403.02 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY); THENCE NORTH 41°06'51" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1437.97 FEET; THENCE, DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, THE FOLLOWING ELEVEN (11) COURSES; (1) SOUTH 48°53'09" EAST, A DISTANCE OF 295.00 FEET; (2) SOUTH 41°06'51" WEST, A DISTANCE OF 160.00 FEET; (3) SOUTH 48°53'09" EAST, A DISTANCE OF 270.00 FEET; (4) SOUTH 41°06'51" WEST, A DISTANCE OF 519.84 FEET; (5) NORTH 48°53'09" WEST, A DISTANCE OF 270.00 FEET; (6) SOUTH 41°06'51" WEST, A DISTANCE OF 110.16 FEET; (7) SOUTH 60°08'30" WEST, A DISTANCE OF 52.89 FEET; (8) SOUTH 41°06'51" WEST, A DISTANCE OF 110.00 FEET; (9) SOUTH 48°53'09" EAST, A DISTANCE OF 702.47 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 335.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 51°07'03" EAST, 26.09 FEET; (10) THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°27'46", AN ARC LENGTH OF 26.09 FEET TO THE END OF SAID CURVE; (11) THENCE DEPARTING SAID CURVE, SOUTH 36°39'04" WEST, A DISTANCE OF 123.18 FEET TO THE SOUTH LINE OF AFOREMENTIONED SECTION 28; THENCE SOUTH 89°22'44" WEST, ALONG THE SOUTH LINE OF SAID SECTION 28, A DISTANCE OF 1005.72 FEET TO THE **POINT OF BEGINNING**.

PARCEL OF LAND CONTAINING 21.35 ACRES, MORE OR LESS.

SURVEYOR'S NOTES

1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 1983), YIELDING A BEARING OF SOUTH 89°22'44" WEST FOR THE SOUTH LINE OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FL.
2. VERTICAL DATUM SHOWN HEREON IS DERIVED FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BENCHMARK USED WAS A NATIONAL GEODETIC SURVEY BENCHMARK NUMBER I75T6, WITH A PUBLISHED ELEVATION OF 160.03 FEET (NAVD 88).
3. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1': 5,000'.
4. BUILDING SETBACKS (UNLESS SHOWN OTHERWISE)
   FRONT= 10'
   REAR = 5'
   SIDE = 5'
   STREET FACING GARAGES = 18'
5. THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY PANEL NO. "120669 0120 D, EFFECTIVE DATE: JUNE 16, 2006.
6. THE COMMON AREAS, OPEN SPACE, AND STORM WATER MANAGEMENT AREAS SHOWN HEREON, WILL BE CONVEYED TO THE OWNER'S ASSOCIATION AND ARE IDENTIFIED FOR MAINTENANCE IN THE HOMEOWNERS ASSOCIATION DOCUMENTS. THE OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF TREES PLANTED IN RIGHTS-OF-WAY AND COMMON AREAS IN CONFORMANCE WITH SUBDIVIDERS AGREEMENT AND SECTION 7.8.1 OF THE CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS.
7. LOT CORNERS AND PERMANENT CONTROL POINTS SHALL BE SET PER 177.091 (8) AND (9) FLORIDA STATUTES.
8. ALL LINES ARE NON-RADIAL UNLESS NOTED OTHERWISE.
9. THIS SURVEY IS A TOTAL OF TWO (2) SHEETS. EACH SHEET IS INCOMPLETE WITHOUT THE OTHERS. SEE SHEET ONE (1) FOR OVERALL PLAT BOUNDARY. SEE SHEET (2) FOR DETAIL INFORMATION FOR LOTS ONE (1) THRU THIRTY-TWO (32).

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

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 41°06'51" W	110.16'
L2	S 60°08'30" W	52.89'
L3	S 41°06'51" W	110.00'
L4	S 36°39'04" W	123.18'

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	26.09'	335.00'	04°27'46"	26.09'	S 51°07'03" E

SITE BENCHMARK TABLE				
NO.	DESCRIPTION	ELEVATION	NORTHING	EASTING
BM1	1/2" STEEL ROD & CAP "LB TRAV LB5075"	87.96'	282647.14	259515.16
BM2	1/2" STEEL ROD & CAP "LB TRAV LB5075"	93.80'	284046.72	2597130.76
BM3	1/2" STEEL ROD & CAP "LB TRAV LB5075"	89.07'	283320.58	2596501.22

**NOTE: ALL SITE BENCHMARKS ARE OFFSITE, LOCATED ALONG THE SOUTHERLY RIGHT OF WAY LINE OF N.W. COUNTY ROAD NO. 235 TO THE NORTHEAST OF THE PLAT

LEGEND

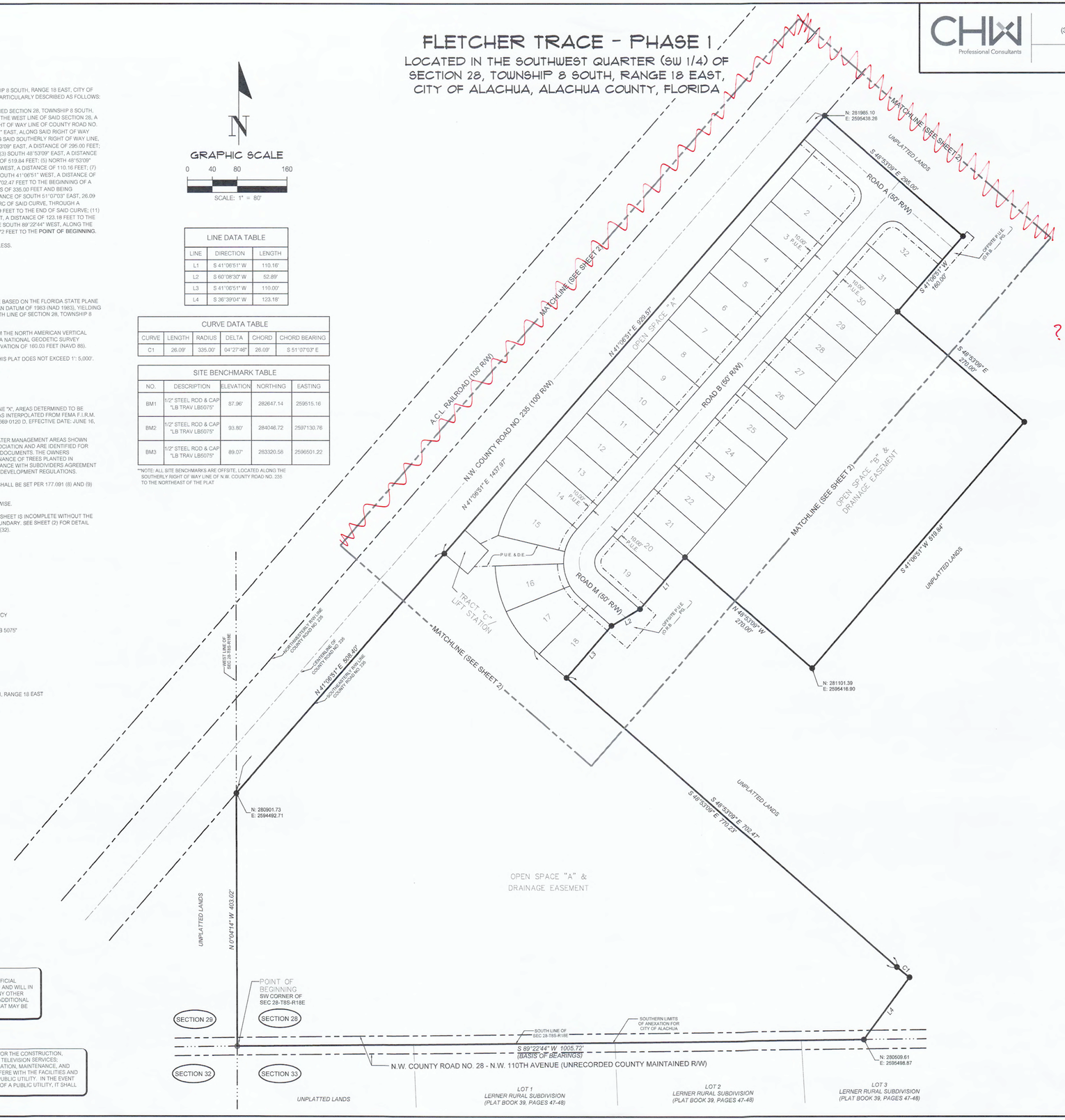
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
● = SET 5/8" STEEL REBAR & CAP MARKED "PRM LB 5075"
▲ = SET NAIL AND DISK STAMPED "PCP 5075"
⊗ = FOUND 5/8" IRON ROD (NO ID.)
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITIES EASEMENT
B.S.L. = BUILDING SETBACK LINE
FFE = FINISHED FLOOR ELEVATION
NO. = NUMBER
O.R.B. = OFFICIAL RECORDS BOOK
SEC 28-T8S-R18E = SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST
PG. = PAGE
R/W = RIGHT OF WAY
S.F. = SQUARE FEET
(R) = RADIAL
ID. = IDENTIFICATION
⌖ = SITE BENCHMARK
= SUBJECT PARCEL LINE
= ADJOINING PARCEL LINE
= EASEMENT LINE
= RIGHT OF WAY LINE
= SECTION LINE

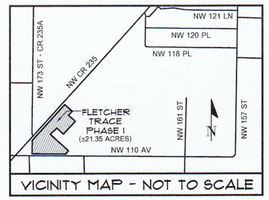
FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY PANEL NO. "120669 0120 D, EFFECTIVE DATE: JUNE 16, 2006.

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 SUPPLANTED 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.

ALL PLATTED 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.





OWNER'S CERTIFICATION AND DEDICATION

WACO OF ALABAMA, INC., DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE LANDS DESCRIBED HEREON, AND HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED TO BE KNOWN AS "FLETCHER TRACE - PHASE 1"; AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE RIGHT-OF-WAYS AS SHOWN HEREON; AND DOES HEREBY DEDICATE THE USE OF DRAINAGE EASEMENTS TO THE PUBLIC FOR THE RIGHT TO DISCHARGE STORM WATER, THE OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM NOT IN THE RIGHT OF WAY; AND DOES HEREBY DEDICATE TRACT "C" TO THE PUBLIC WITH RESPONSIBILITY OF OWNERSHIP AND MAINTENANCE; AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON SHALL BE MADE ACCESSIBLE TO PUBLIC SERVICE VEHICLES.

WITNESS _____ SIGNATURE _____

WITNESS _____ PRINT NAME & TITLE _____

ACKNOWLEDGEMENT (STATE OF FLORIDA, COUNTY OF ALACHUA)

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME; _____, KNOWN TO ME TO BE THE PERSON HEREIN DESCRIBED AND ACKNOWLEDGED THAT HE EXECUTED THIS INSTRUMENT AS HIS FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____DAY OF _____ A.D. 2024

_____
NOTARY PUBLIC-STATE OF FLORIDA

COMMISSION EXPIRES:_____

COMMISSION NO.:_____

CERTIFICATE OF APPROVAL BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

THIS IS TO CERTIFY THAT ON _____, THE FOREGOING PLAT WAS APPROVED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.

_____
MAYOR

ATTEST:

_____ _____
CITY MANAGER FILED FOR RECORD ON

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR THE CITY OF ALACHUA, FLORIDA

_____
EXAMINED ON

AND APPROVED AS TO ITS LEGAL FORM AND SUFFICIENCY BY:

_____
CITY ATTORNEY

RECEIVED AND FILED

RECEIVED AND FILED FOR RECORD ON THIS _____DAY OF _____, A.D. 2024

_____
CLERK OF THE COURT

_____ _____
BY DATE

Part 1 - Platting of the

CERTIFICATE OF APPROVAL BY PROFESSIONAL SURVEYOR & MAPPER

IT IS HEREBY CERTIFIED, THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE PLATTING REQUIREMENTS PURSUANT TO CHAPTER 177, PART I, FLORIDA STATUTES AND THAT THIS PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF SAID CHAPTER; HOWEVER MY REVIEW AND CERTIFICATION DOES NOT INCLUDE COMPUTATION OR FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS.

EXAMINED ON: _____

AND APPROVED BY: _____
PROFESSIONAL SURVEYOR AND MAPPER

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT THIS PLAT ENTITLED "FLETCHER TRACE - PHASE 1" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE OF THE DESCRIBED LANDS, UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THIS PLAT AND SURVEY COMPLIES WITH ALL REQUIREMENTS AS SET FORTH IN CHAPTER 177, PART 1- PLATTING OF THE FLORIDA STATUTES.

_____ _____
DATE

CHAD A COLSON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 7142
CAUSSEAUX, HEWETT, & WALPOLE, LLC.
FLORIDA LICENSED BUSINESS NUMBER LB 5075
11801 RESEARCH DRIVE, ALACHUA, FL 32615

Tech: Aaronh Plot Date: Jul 24,2024 8:48am Filename: N:\2021\21-0297\Deptfiles\01 Survey\PLATS\PHASE 1\PLAT\21-0297 FLETCHER TRACE - PHASE 1.dwg

FLETCHER TRACE - PHASE 1

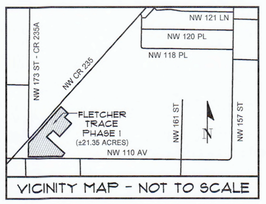
LOCATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

CHW Professional Consultants
132 NW 76th Drive
Gainesville, Florida 32607
(352) 331-1976 / (352) 331-2476
www.chw-inc.com
est. 1988 FLORIDA LB-5075

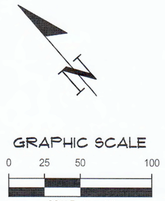
PLAT BOOK__,PAGE __
SHEET TWO OF TWO

SURVEYOR'S NOTES

1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 1983), YIELDING A BEARING OF SOUTH 89°22'44" WEST FOR THE SOUTH LINE OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FL.
2. VERTICAL DATUM SHOWN HEREON IS DERIVED FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BENCHMARK USED WAS A NATIONAL GEODETIC SURVEY BENCHMARK NUMBER I7576, WITH A PUBLISHED ELEVATION OF 160.03 FEET (NAVD 88).
3. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1': 5,000'.
4. BUILDING SETBACKS (UNLESS SHOWN OTHERWISE)
   FRONT= 10'
   REAR = 5'
   SIDE = 5'
   STREET FACING GARAGES = 18'
5. THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY PANEL NO. "120669 0120 D, EFFECTIVE DATE: JUNE 16, 2006.
6. THE COMMON AREAS, OPEN SPACE, AND STORM WATER MANAGEMENT AREAS SHOWN HEREON, WILL BE CONVEYED TO THE OWNER'S ASSOCIATION AND ARE IDENTIFIED FOR MAINTENANCE IN THE HOMEOWNERS ASSOCIATION DOCUMENTS. THE OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF TREES PLANTED IN RIGHTS-OF-WAY AND COMMON AREAS IN CONFORMANCE WITH SUBDIVIDERS AGREEMENT AND SECTION 7.8.1 OF THE CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS.
7. LOT CORNERS AND PERMANENT CONTROL POINTS SHALL BE SET PER 177.091 (8) AND (9) FLORIDA STATUTES.
8. ALL LINES ARE NON-RADIAL UNLESS NOTED OTHERWISE.
9. THIS SURVEY IS A TOTAL OF TWO (2) SHEETS. EACH SHEET IS INCOMPLETE WITHOUT THE OTHERS. SEE SHEET ONE (1) FOR OVERALL PLAT BOUNDARY. SEE SHEET (2) FOR DETAIL INFORMATION FOR LOTS ONE (1) THRU THIRTY-TWO (32).



VICINITY MAP - NOT TO SCALE

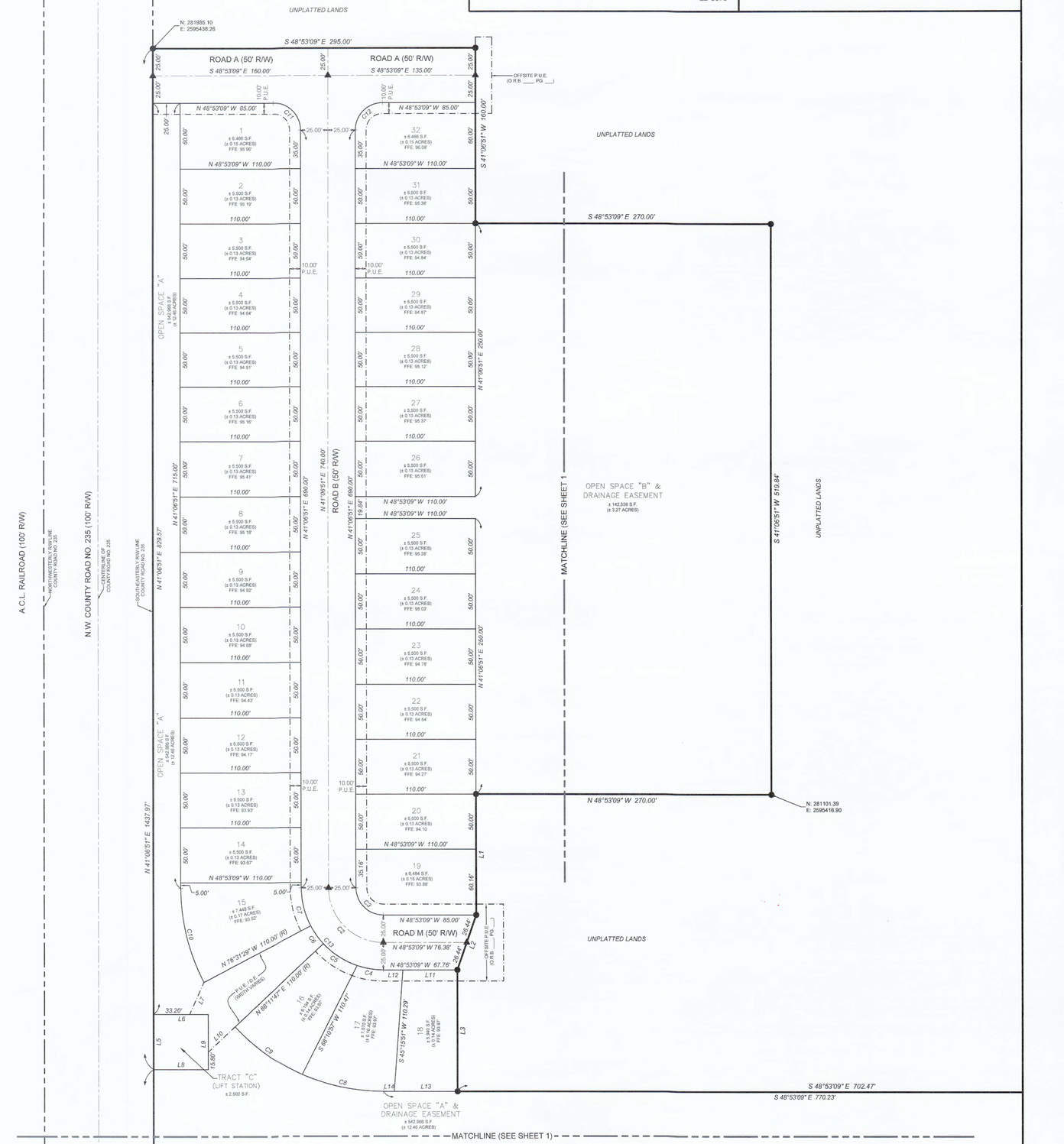


LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 41°06'51" W	110.16'
L2	S 60°08'30" W	52.89'
L3	S 41°06'51" W	110.00'
L4	S 36°39'04" W	123.18'
L5	S 41°06'51" W	50.00'
L6	S 48°53'09" E	50.00'
L7	S 65°17'45" W	31.52'
L8	N 48°53'09" W	50.00'
L9	N 41°06'51" E	50.00'
L10	N 88°11'47" E	33.48'
L11	N 48°53'09" W	50.01'
L12	N 48°53'09" W	17.74'
L13	S 48°53'09" E	57.99'
L14	S 48°53'09" E	9.76'

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C2	78.54'	50.00'	90°00'00"	70.71'	N 3°53'09" W
C3	39.27'	25.00'	90°00'00"	35.36'	S 3°53'09" E
C4	24.51'	75.00'	18°43'24"	24.40'	S 39°31'27" E
C5	37.12'	75.00'	28°21'33"	36.74'	S 15°58'59" E
C6	20.00'	75.00'	15°16'44"	19.94'	S 5°50'09" W
C7	36.18'	75.00'	27°38'19"	35.83'	S 27°17'41" W
C8	76.51'	185.00'	23°41'43"	75.96'	S 37°02'18" E
C9	75.51'	185.00'	23°23'13"	74.99'	S 13°29'50" E
C10	89.24'	185.00'	27°38'19"	88.38'	S 27°17'41" W
C11	39.27'	25.00'	90°00'00"	35.36'	N 3°53'09" W
C12	39.27'	25.00'	90°00'00"	35.36'	S 86°06'51" W
C13	117.81'	75.00'	90°00'00"	106.07'	S 3°53'09" E

LEGEND

FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
● = SET 5/8" STEEL REBAR & CAP MARKED "PRM LB 5075"
▲ = SET NAIL AND DISK STAMPED "OCO 5075"
⊗ = FOUND 5/8" IRON ROD (NO ID.)
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITIES EASEMENT
B.S.L. = BUILDING SETBACK LINE
FFE = FINISHED FLOOR ELEVATION
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE
R/W = RIGHT OF WAY
S.F. = SQUARE FEET
NO. = NUMBER
(R) = RADIAL
ID. = IDENTIFICATION
⌖ = SITE BENCHMARK
——— = SUBJECT PARCEL LINE
——— = ADJOINING PARCEL LINE
— · — = EASEMENT LINE
— — — = RIGHT OF WAY LINE
— ··· — = SECTION LINE



Tech: Asmolt Plot Date: Jul 24,2024 8:48am Filename: H:\2021\21-0297\Department's\01_Survey\PLATS\PHASE 1\PLAT\21-0297 FLETCHER TRACE - PHASE 1.dwg

August 12, 2024

Justin Tabor -AICP Principal Planner
City of Alachua
Alachua County, Florida

Mr. Tabor,

Re: Fletcher Trace – Phase 2
Surveying Review for Conformity to Chapter 177, Part I (Platting)

Thank you for the opportunity to review the subdivision plat Fletcher Trace – Phase 2. I have completed a review of the referenced subdivision plat for conformance to Chapter 177, Part I (Platting), Florida Statutes.

I find that this subdivision plat conforms to the above requirements, with the following exceptions:

177.081 (2) & 177.091 (12): The owner of the lands shown in the Owner's Certification and Dedication Is different from that in the Title Opinion by Kelley D. Jones, P.A.
If there is a new opinion or Title Commitment, I have not received it.

177.091 (15): Street names (when determined) are required.

177.091 (17): Identify contiguous properties along the southwesterly boundary by Subdivision name, Plat Book and page (Assuming Phase 1 is recorded prior to Phase 2).

Note: If Phase 1 is not recorded, Phase 2 will not have access to a Public Right of Way.

There are offsite easements shown which are not dimensioned and have no recording information.

Additional comments are upon the red-lined version of the subdivision plat included with this letter.

Please contact me at your convenience should you have any questions.

Sincerely,

Robert W. Graver, PSM
State of Florida License No. LS 4239

N:\Bob\Plat Review of Fletcher Trace Phase 2.docx

720 SW 2nd Avenue, South Tower, Suite 300, Gainesville, FL 32601
Phone: (352) 373-3541 • www.edafl.com

FLETCHER TRACE - PHASE 2

LOCATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

DESCRIPTION

A TRACT OF LAND BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2140, PAGE 1834, OF THE PUBLIC RECORDS OF ALACHUA COUNTY FLORIDA, SITUATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, OF SAID ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF AFOREMENTIONED SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE NORTH 0°04'14" WEST, ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 403.02 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY); THENCE NORTH 41°06'51" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1437.97 FEET TO THE POINT OF BEGINNING; THENCE, DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, THE FOLLOWING THREE (3) COURSES: (1) SOUTH 48°53'09" EAST, A DISTANCE OF 295.00 FEET; (2) NORTH 41°06'51" EAST, A DISTANCE OF 755.00 FEET; (3) NORTH 48°53'09" WEST, A DISTANCE OF 295.00 FEET TO AFOREMENTIONED SOUTHEASTERLY RIGHT OF WAY LINE; THENCE SOUTH 41°06'51" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 755.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 5.11 ACRES OF LAND, MORE OR LESS.

SURVEYOR'S NOTES

1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 1983), YIELDING A BEARING OF N 0°04'14" W FOR THE WEST LINE OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FL.
2. VERTICAL DATUM SHOWN HEREON IS DERIVED FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BENCHMARK USED WAS A NATIONAL GEODETIC SURVEY BENCHMARK NUMBER I7576, WITH A PUBLISHED ELEVATION OF 160.03 FEET (NAVD 88).
3. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1': 5,000'.
4. BUILDING SETBACKS (UNLESS SHOWN OTHERWISE)
   FRONT= 10'
   REAR = 5'
   SIDE = 5'
   STREET FACING GARAGES = 18'
5. THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY PANEL NO. "120669 0120 D, EFFECTIVE DATE: JUNE 16, 2006.
6. THE COMMON AREAS, OPEN SPACE, AND STORM WATER MANAGEMENT AREAS SHOWN HEREON, WILL BE CONVEYED TO THE OWNER'S ASSOCIATION AND ARE IDENTIFIED FOR MAINTENANCE IN THE HOMEOWNERS ASSOCIATION DOCUMENTS. THE OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF TREES PLANTED IN RIGHTS-OF-WAY AND COMMON AREAS IN CONFORMANCE WITH SUBDIVIDERS AGREEMENT AND SECTION 7.8.1 OF THE CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS.
7. LOT CORNERS AND PERMANENT CONTROL POINTS SHALL BE SET PER 177.091 (8) AND (9) FLORIDA STATUTES.

SITE BENCHMARK TABLE				
NO.	DESCRIPTION	ELEVATION	NORTHING	EASTING
BM1	1/2" STEEL ROD & CAP "LB TRAV LB5075"	87.96'	282647.14	259515.16
BM2	1/2" STEEL ROD & CAP "LB TRAV LB5075"	93.80'	284046.72	2597130.76
BM3	1/2" STEEL ROD & CAP "LB TRAV LB5075"	89.07'	283320.58	2596501.22

**NOTE: ALL SITE BENCHMARKS ARE OFFSITE, LOCATED ALONG THE SOUTHERLY RIGHT OF WAY LINE OF N.W. COUNTY ROAD NO. 235 TO THE NORTHEAST OF THE PLAT

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	39.27'	25.00'	90°00'00"	35.36'	N 86°06'51" E
C2	39.27'	25.00'	90°00'00"	35.36'	N 3°53'09" W
C3	39.27'	25.00'	90°00'00"	35.36'	N 3°53'09" W
C4	39.27'	25.00'	90°00'00"	35.36'	N 86°06'51" E

LEGEND

FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
● = SET 5/8" STEEL REBAR & CAP MARKED "PRM LB 5075"
▲ = SET NAIL AND DISK STAMPED "PCP 5075"
⊗ = FOUND 5/8" IRON ROD (NO ID.)
P.U.E. = PUBLIC UTILITIES EASEMENT
B.S.L. = BUILDING SETBACK LINE
FFE = FINISHED FLOOR ELEVATION
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE
R/W = RIGHT OF WAY
S.F. = SQUARE FEET
SEC 28-T8S-R18E = SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST

GRAPHIC SCALE
0 25 50 100
SCALE: 1" = 50'

FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY PANEL NO. "120669 0120 D, EFFECTIVE DATE: JUNE 16, 2006.

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 SUPPLANTED 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.

ALL PLATTED 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.

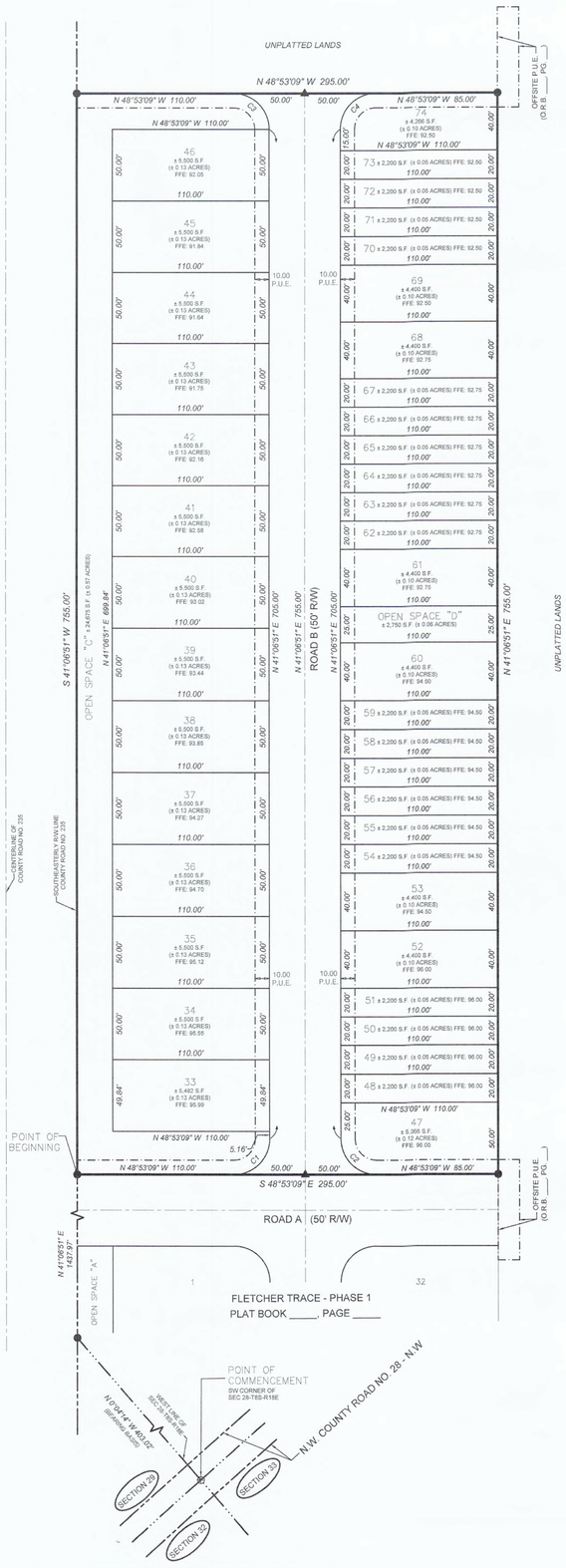
A.C.L. RAILROAD (100' R/W)

N.W. COUNTY ROAD NO. 235 (100' R/W)

NORTHWESTERLY R/W LINE OF THE A.C.L. RAILROAD LINE

SOUTHEASTERLY R/W LINE COUNTY ROAD NO. 235

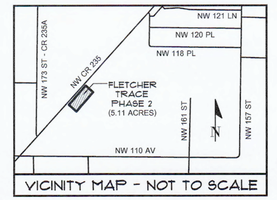
CENTERLINE OF COUNTY ROAD NO. 235



Tech: AaronH Plot Date: Jul 22,2024 5:48pm Filename: N:\2021\21-0297\Department\01_Survey\PLATS\PHASE 2\PLAT\21-0297 FLETCHER TRACE - PHASE 2.dwg

CHW Professional Consultants
11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075

PLAT BOOK ___, PAGE ___
SHEET ONE OF ONE



OWNER'S CERTIFICATION AND DEDICATION

WACO OF ALABAMA, INC., DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE LANDS DESCRIBED HEREON, AND HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED TO BE KNOWN AS "FLETCHER TRACE - PHASE 2" ; AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE RIGHT-OF-WAYS AS SHOWN HEREON; AND DOES HEREBY DEDICATE THE USE OF DRAINAGE EASEMENTS TO THE PUBLIC FOR THE RIGHT TO DISCHARGE STORM WATER, THE OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM NOT IN THE RIGHT OF WAY; AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON SHALL BE MADE ACCESSIBLE TO PUBLIC SERVICE VEHICLES.

WITNESS _____ SIGNATURE _____

WITNESS _____ PRINT NAME & TITLE _____

ACKNOWLEDGEMENT (STATE OF FLORIDA, COUNTY OF ALACHUA)

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, _____, KNOWN TO ME TO BE THE PERSON HEREIN DESCRIBED AND ACKNOWLEDGED THAT HE EXECUTED THIS INSTRUMENT AS HIS FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____DAY OF _____ A.D. 2024

_____
NOTARY PUBLIC-STATE OF FLORIDA

COMMISSION EXPIRES:_____

COMMISSION NO.:_____

CERTIFICATE OF APPROVAL BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

THIS IS TO CERTIFY THAT ON _____ THE FOREGOING PLAT WAS APPROVED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.

_____
MAYOR

ATTEST:

_____ _____
CITY MANAGER FILED FOR RECORD ON

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR THE CITY OF ALACHUA, FLORIDA

_____
EXAMINED ON

AND APPROVED AS TO ITS LEGAL FORM AND SUFFICIENCY BY:

_____
CITY ATTORNEY

RECEIVED AND FILED

RECEIVED AND FILED FOR RECORD ON THIS _____DAY OF _____, A.D. 2024

_____
CLERK OF THE COURT

BY _____ DATE _____

chapter Part 1 - Platting of the

CERTIFICATE OF APPROVAL BY PROFESSIONAL SURVEYOR & MAPPER

IT IS HEREBY CERTIFIED, THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE PLATTING REQUIREMENTS PURSUANT TO SECTION 177 PART 1 FLORIDA STATUTES AND THAT THIS PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF SAID CHAPTER. HOWEVER MY REVIEW AND CERTIFICATION DOES NOT INCLUDE COMPUTATION OR FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS.

EXAMINED ON: _____

AND APPROVED BY: _____
PROFESSIONAL SURVEYOR AND MAPPER

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT THIS PLAT ENTITLED "FLETCHER TRACE - PHASE 2" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE OF THE DESCRIBED LANDS, UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THIS PLAT AND SURVEY COMPLIES WITH ALL REQUIREMENTS AS SET FORTH IN CHAPTER 177, PART 1- PLATTING OF THE FLORIDA STATUTES.

_____ _____
DATE

CHAD A COLSON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 7142
CAUSSEAUX, HEWETT, & WALPOLE, LLC.
FLORIDA LICENSED BUSINESS NUMBER LB 5075
11801 RESEARCH DRIVE, ALACHUA, FL 32615

August 12, 2024

Justin Tabor -AICP Principal Planner
City of Alachua
Alachua County, Florida

Mr. Tabor,

Re: Fletcher Trace – Phase 3
Surveying Review for Conformity to Chapter 177, Part I (Platting)

Thank you for the opportunity to review the subdivision plat Fletcher Trace – Phase 3. I have completed a review of the referenced subdivision plat for conformance to Chapter 177, Part I (Platting), Florida Statutes.

I find that this subdivision plat conforms to the above requirements, with the following exceptions:

177.091 (3): In my opinion the Southeasterly and Northwesterly Match lines are not necessary and should be eliminated. The Northeasterly Match Line on Sheet 2 is mislabeled. There is no Southwesterly Match Line shown on Sheet 2. The Southwesterly Match Line on Sheet 1 will need to be moved to the Northeast (See redlined Plat).

177.091 (7): An additional P.R.M. is required on the NW boundary on Sheet 2 (as shown on Sheet 1).

177.081 (2) & 177.091 (12): The owner of the lands appearing in the Owner's Certification and Dedication is different from that in the Title Opinion by Kelley D. Jones, P.A. If there is a new opinion or Title Commitment, I have not received it.

177.091 (15): Street names (when determined) are required.

177.091 (17): Identify contiguous properties along the southwesterly boundary by Subdivision name, Plat Book and page (Assuming Phase- 2 is recorded prior to Phase 3).
Note: If Phase 1 and 2 are not recorded, Phase 3 will not have access to a Public Right of Way.

177.091 (18): Lot 107 is not numbered on Sheet 2.

177.091 (29): Include 'P.B.' in the legend.
Label the size and identity of what I assume is a concrete monument at the northwest Corner of Lot 2 of Pilot Forest and include the symbol (what it is) in the Legend.

There are offsite easements which are not dimensioned and have no recording information.

Additional comments are upon the red-lined version of the subdivision plat included with this letter.

Please contact me at your convenience should you have any questions.

Sincerely,

Robert W. Graver, PSM
State of Florida License No. LS 4239

N:\bob\Plat Review of Fletcher Trace Phase 3.docx

FLETCHER TRACE - PHASE 3

LOCATED IN THE WEST HALF (W 1/2) OF
SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

CHW Professional Consultants

11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com

est. 1988 FLORIDA CA-5075

PLAT BOOK__,PAGE __
SHEET ONE OF TWO

DESCRIPTION

A TRACT OF LAND BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2140, PAGE 1834, OF THE PUBLIC RECORDS OF ALACHUA COUNTY FLORIDA, SITUATED IN THE WEST HALF (W 1/2) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, OF SAID ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF AFOREMENTIONED SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE NORTH 0°04'14" WEST, ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 403.02 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY); THENCE NORTH 41°06'51" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 2192.97 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUE ALONG SAID RIGHT OF WAY LINE, NORTH 41°06'51" EAST, A DISTANCE OF 1878.44 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF AFOREMENTIONED SECTION 28; THENCE SOUTH 01°14'54" WEST, ALONG SAID WEST LINE, A DISTANCE OF 627.97 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 28; THENCE SOUTH 00°14'12" EAST, ALONG THE WEST LINE OF SAID SOUTHEASTER QUARTER (SE 1/4) OF SECTION 28, A DISTANCE OF 282.21 FEET; THENCE, DEPARTING SAID WEST LINE, THE FOLLOWING NINE (9) COURSES; (1) SOUTH 64°41'49" WEST, A DISTANCE OF 69.19 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 185.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 48°50'21" WEST, 169.54 FEET; (2) THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 54°32'38", AN ARC LENGTH OF 176.11 FEET TO THE END OF SAID CURVE; (3) SOUTH 16°03'45" WEST, A DISTANCE OF 160.87 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 45°14'11" EAST, 35.36 FEET; (4) THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET TO THE END OF SAID CURVE; (5) SOUTH 00°14'11" EAST, A DISTANCE OF 85.00 FEET; (6) SOUTH 89°45'49" WEST, A DISTANCE OF 420.66 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 235.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 65°26'20" WEST, 193.60 FEET; (7) THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 48°38'58", AN ARC LENGTH OF 199.54 FEET TO THE END OF SAID CURVE; (8) SOUTH 41°06'51" WEST, A DISTANCE OF 311.05 FEET; (9) NORTH 48°53'09" WEST, A DISTANCE OF 295.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 17.66 ACRES OF LAND, MORE OR LESS.

SURVEYOR'S NOTES

1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 1983), YIELDING A BEARING OF N 0°04'14" W FOR THE WEST LINE OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FL.
2. VERTICAL DATUM SHOWN HEREON IS DERIVED FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BENCHMARK USED WAS A NATIONAL GEODETIC SURVEY BENCHMARK NUMBER I7S76, WITH A PUBLISHED ELEVATION OF 160.03 FEET (NAVD 88).
3. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1': 5,000'.
4. BUILDING SETBACKS (UNLESS SHOWN OTHERWISE)
   FRONT= 10'
   REAR = 5'
   SIDE = 5'
   STREET FACING GARAGES = 18'
5. THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY PANEL NO. "120669 0120 D, EFFECTIVE DATE: JUNE 16, 2006.
6. THE COMMON AREAS, OPEN SPACE, AND STORM WATER MANAGEMENT AREAS SHOWN HEREON, WILL BE CONVEYED TO THE OWNER'S ASSOCIATION AND ARE IDENTIFIED FOR MAINTENANCE IN THE HOMEOWNERS ASSOCIATION DOCUMENTS. THE OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF TREES PLANTED IN RIGHTS-OF-WAY AND COMMON AREAS IN CONFORMANCE WITH SUBDIVIDERS AGREEMENT AND SECTION 7.8.1 OF THE CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS.
7. LOT CORNERS AND PERMANENT CONTROL POINTS SHALL BE SET PER 177.091 (8) AND (9) FLORIDA STATUTES.

LEGEND

FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
● = SET 5/8" STEEL REBAR & CAP MARKED "PRM LB 5075"
▲ = SET NAIL AND DISK STAMPED "PCP 5075"
⊗ = FOUND 5/8" IRON ROD (NO ID.)
P.U.E. = PUBLIC UTILITIES EASEMENT
B.S.L. = BUILDING SETBACK LINE
FFE = FINISHED FLOOR ELEVATION
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE
R/W = RIGHT OF WAY
S.F. = SQUARE FEET
SEC 28-T8S-R18E = SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST

FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY PANEL NO. "120669 0120 D, EFFECTIVE DATE: JUNE 16, 2006.

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 SUPPLANTED 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.

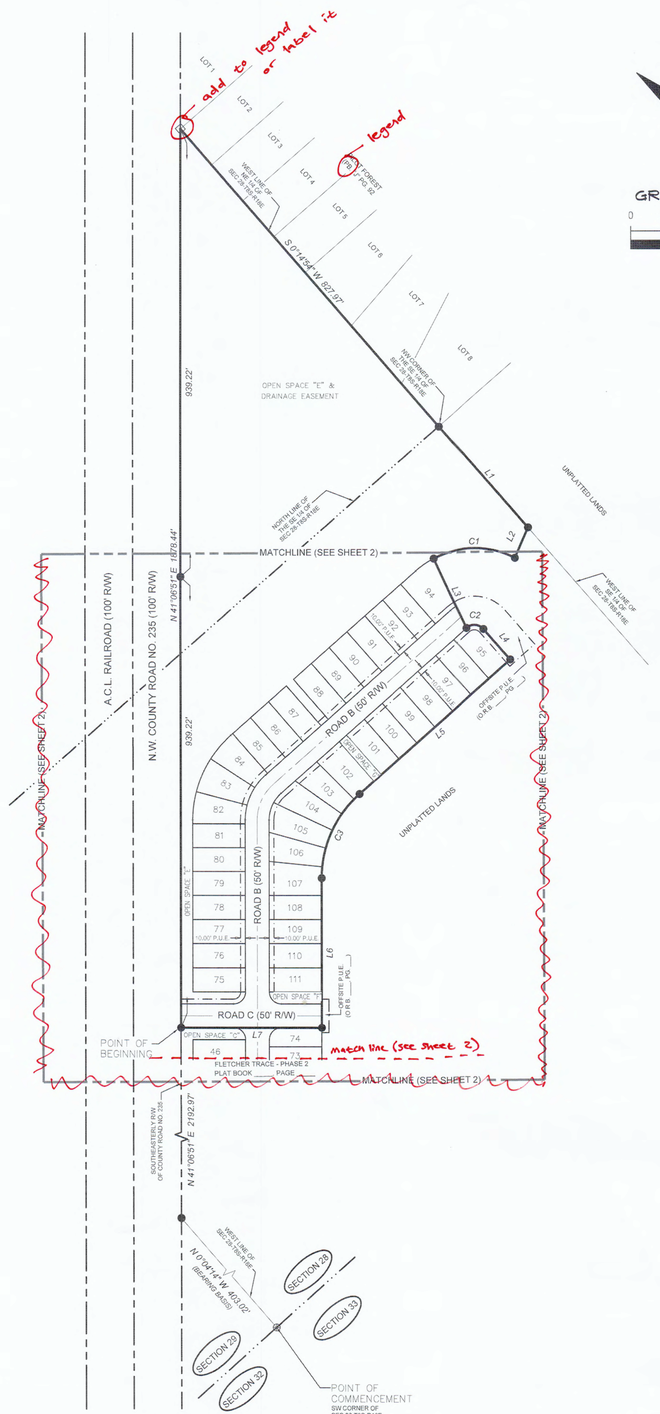
ALL PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES 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.

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 0°14'12" E	282.21'
L2	S 64°41'49" W	69.19'
L3	S 16°03'45" W	160.87'
L4	S 0°14'11" E	85.00'
L5	S 89°45'49" W	420.66'
L6	S 41°06'51" W	311.05'
L7	N 48°53'09" W	295.00'

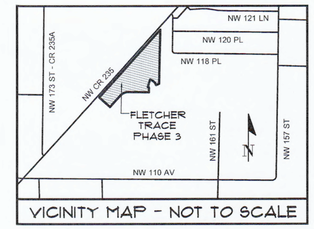
CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	176.11'	185.00'	54°32'38"	169.54'	N 48°50'21" W
C2	39.27'	25.00'	90°00'00"	35.36'	S 45°14'11" E
C3	199.54'	235.00'	48°38'58"	193.60'	S 65°26'20" W

SITE BENCHMARK TABLE				
NAME	DESCRIPTION	ELEVATION	NORTHING	EASTING
BM1	1/2" STEEL ROD & CAP "LB TRAV LB5075".	87.96'	282647.14	259515.16
BM2	1/2" STEEL ROD & CAP "LB TRAV LB5075".	93.80'	284046.72	2597130.76
BM3	1/2" STEEL ROD & CAP "LB TRAV LB5075".	89.07'	283320.58	2596501.22

**NOTE: ALL SITE BENCHMARKS ARE OFFSITE, LOCATED ALONG THE SOUTHERLY RIGHT OF WAY LINE OF N.W. COUNTY ROAD NO. 235



GRAPHIC SCALE
0 75 150 300
SCALE: 1" = 150'



OWNER'S CERTIFICATION AND DEDICATION

WACO OF ALABAMA, INC., DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE LANDS DESCRIBED HEREON, AND HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED TO BE KNOWN AS "FLETCHER TRACE - PHASE 3" ; AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE RIGHT-OF-WAYS AS SHOWN HEREON; AND DOES HEREBY DEDICATE THE USE OF DRAINAGE EASEMENTS TO THE PUBLIC FOR THE RIGHT TO DISCHARGE STORM WATER, THE OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM NOT IN THE RIGHT OF WAY; AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON SHALL BE MADE ACCESSIBLE TO PUBLIC SERVICE VEHICLES.

WITNESS _____ SIGNATURE _____

WITNESS _____ PRINT NAME & TITLE _____

ACKNOWLEDGEMENT (STATE OF FLORIDA, COUNTY OF ALACHUA)

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, _____, KNOWN TO ME TO BE THE PERSON HEREIN DESCRIBED AND ACKNOWLEDGED THAT HE EXECUTED THIS INSTRUMENT AS HIS FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____DAY OF _____ A.D. 2024

NOTARY PUBLIC-STATE OF FLORIDA

COMMISSION EXPIRES:_____

COMMISSION NO.:_____

CERTIFICATE OF APPROVAL BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

THIS IS TO CERTIFY THAT ON _____, THE FOREGOING PLAT WAS APPROVED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.

MAYOR

ATTEST:

CITY MANAGER _____ FILED FOR RECORD ON _____

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR THE CITY OF ALACHUA, FLORIDA

EXAMINED ON

AND APPROVED AS TO ITS LEGAL FORM AND SUFFICIENCY BY:

CITY ATTORNEY

RECEIVED AND FILED

RECEIVED AND FILED FOR RECORD ON THIS _____DAY OF _____, A.D. 2024

CLERK OF THE COURT

BY _____ DATE _____

CERTIFICATE OF APPROVAL BY PROFESSIONAL SURVEYOR & MAPPER

IT IS HEREBY CERTIFIED, THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE PLATTING REQUIREMENTS PURSUANT TO SECTION 177 PART 1 FLORIDA STATUTES AND THAT THIS PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF SAID CHAPTER, HOWEVER MY REVIEW AND CERTIFICATION DOES NOT INCLUDE COMPUTATION OR FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS.

EXAMINED ON: _____

AND APPROVED BY: _____
PROFESSIONAL SURVEYOR AND MAPPER

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT THIS PLAT ENTITLED "FLETCHER TRACE - PHASE 2" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE OF THE DESCRIBED LANDS, UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THIS PLAT AND SURVEY COMPLIES WITH ALL REQUIREMENTS AS SET FORTH IN CHAPTER 177, PART 1- PLATTING OF THE FLORIDA STATUTES.

DATE _____

CHAD A COLSON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 7142
CAUSSEAUX, HEWETT, & WALPOLE, LLC.
FLORIDA LICENSED BUSINESS NUMBER LB 5075
11801 RESEARCH DRIVE, ALACHUA, FL 32615

Tech: AaronH Plot Date: Jul 24,2024 8:50am Filename: N:\2021\21-0297\Departments\01_Survey\PLATS\PHASE 3\PLAT\21-0297 FLETCHER TRACE - PHASE 3.dwg

CHW Professional Consultants
11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075

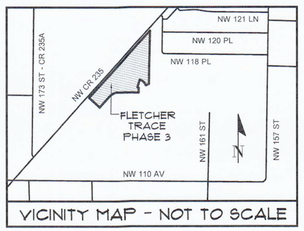
PLAT BOOK __, PAGE __
SHEET TWO OF TWO

FLETCHER TRACE - PHASE 3

LOCATED IN THE WEST HALF (W 1/2) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

SURVEYOR'S NOTES

1. HORIZONTAL DATUM SHOWN HEREON IS DERIVED FROM THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 1983), YIELDING A BEARING OF N 0°04'14" W FOR THE WEST LINE OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FL.
2. VERTICAL DATUM SHOWN HEREON IS DERIVED FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BENCHMARK USED WAS A NATIONAL GEODETIC SURVEY BENCHMARK NUMBER I75T6, WITH A PUBLISHED ELEVATION OF 160.03 FEET (NAVD 88).
3. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1':10,000'.
4. BUILDING SETBACKS (UNLESS SHOWN OTHERWISE)
   FRONT= 10'
   REAR = 5'
   SIDE = 5'
   STREET FACING GARAGES = 18'
5. THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY PANEL NO. "120069 0120 D, EFFECTIVE DATE: JUNE 16, 2006.
6. ALL PLATTED 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.
7. THE COMMON AREAS, OPEN SPACE, AND STORM WATER MANAGEMENT AREAS SHOWN HEREON, WILL BE CONVEYED TO THE OWNER'S ASSOCIATION AND ARE IDENTIFIED FOR MAINTENANCE IN THE HOMEOWNERS ASSOCIATION DOCUMENTS. THE OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF TREES PLANTED IN RIGHTS-OF-WAY AND COMMON AREAS IN CONFORMANCE WITH SUBDIVIDERS AGREEMENT AND SECTION 7.8.1 OF THE CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS.
8. LOT CORNERS AND PERMANENT CONTROL POINTS SHALL BE SET PER 177.091 (8) AND (9) FLORIDA STATUTES.
9. ALL LINES ARE NON-RADIAL UNLESS NOTED OTHERWISE.
10. THIS SURVEY IS A TOTAL OF TWO (2) SHEETS. EACH SHEET IS INCOMPLETE WITHOUT THE OTHERS. SEE SHEET ONE (1) FOR OVERALL PLAT BOUNDARY. SEE SHEET (2) FOR DETAIL INFORMATION FOR LOTS ONE (1) THRU THIRTY-TWO (32).



VICINITY MAP - NOT TO SCALE



GRAPHIC SCALE
0 25 50 100
SCALE: 1" = 50'

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	176.11'	185.00'	54°32'38"	169.54'	N 48°50'21" W
C2	39.27'	25.00'	90°00'00"	35.36'	S 45°14'11" E
C3	199.54'	235.00'	48°38'58"	193.60'	S 65°26'20" W
C4	7.18'	50.00'	8°13'56"	7.18'	N 86°07'13" W
C5	84.91'	100.00'	48°38'58"	82.38'	N 65°26'20" E
C6	45.61'	185.00'	14°07'32"	45.49'	N 83°10'26" W
C7	14.31'	75.00'	10°55'52"	14.29'	N 84°46'16" W
C8	63.68'	75.00'	48°38'58"	61.79'	N 65°26'20" E
C9	106.14'	125.00'	48°38'58"	102.98'	N 65°26'20" E
C10	39.27'	25.00'	90°00'00"	35.36'	N 86°06'51" E
C11	39.27'	25.00'	90°00'00"	35.36'	N 03°53'09" W
C12	199.54'	235.00'	48°38'58"	193.60'	N 65°26'20" E
C13	38.45'	75.00'	29°22'38"	38.03'	N 55°48'09" E

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C14	25.23'	75.00'	19°16'20"	25.11'	N 80°07'38" E
C15	31.90'	125.00'	14°37'22"	31.82'	N 48°25'31" E
C16	40.00'	125.00'	18°20'05"	39.83'	N 64°54'14" E
C17	34.23'	125.00'	15°41'32"	34.13'	N 81°55'03" E
C18	59.98'	235.00'	14°37'21"	59.81'	N 48°25'31" E
C19	75.20'	235.00'	18°20'05"	74.88'	N 64°54'14" E
C20	64.36'	235.00'	15°41'32"	64.16'	N 81°55'03" E
C21	23.95'	235.00'	5°50'23"	23.94'	N 44°02'02" E
C22	40.00'	235.00'	9°45'09"	39.95'	N 51°49'48" E
C23	40.00'	235.00'	9°45'09"	39.95'	N 61°34'57" E
C24	40.00'	235.00'	9°45'09"	39.95'	N 71°20'06" E
C25	40.00'	235.00'	9°45'09"	39.95'	N 81°05'15" E
C26	15.59'	235.00'	3°48'00"	15.58'	N 87°51'49" E

LEGEND

FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
● = SET 5/8" STEEL REBAR & CAP MARKED "PRM LB 5075"
▲ = SET NAIL AND DISK STAMPED "PCP 5075"
⊗ = FOUND 5/8" IRON ROD (NO ID.)
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITIES EASEMENT
B.S.L. = BUILDING SETBACK LINE
FFE = FINISHED FLOOR ELEVATION
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE
R/W = RIGHT OF WAY
S.F. = SQUARE FEET
NO = NUMBER
(R) = RADIAL
ID. = IDENTIFICATION
⊕ = SITE BENCHMARK
= SUBJECT PARCEL LINE
= ADJOINING PARCEL LINE
= EASEMENT LINE
= RIGHT OF WAY LINE
= SECTION LINE



Tech: Aaronh Plot Date: Jul 24,2024 8:53am Filename: H:\2021\121-025\7.Department\01_Survey\PLATS\PHASE 3\PLAT\121-025 FLETCHER TRACE - PHASE 3.dwg

City of Alachua

MIKE DAROZA
CITY MANAGER

DIRECTOR KATHY WINBURN
PLANNING & COMMUNITY DEVELOPMENT

May 14, 2024

Sent by electronic mail to aaronh@chw-inc.com

Aaron Hickman, PSM
CHW, LLC
11801 Research Drive
Alachua, FL 32615

RE: Project Assistance Team (PAT) Summary: Fletcher Trace Phases 1-3 Final Plats (PSP24-0007, PSP24-0008, and PSP24-0009)

Dear Mr Hickman:

On April 24, 2024, the City of Alachua received your revised applications for the Final Plats of Phase 1, 2 & 3 of the Fletcher Trace Subdivision. The Fletcher Trace PD project is comprised of 472 residential units (344 detached and 128 attached) in 13 phases and received Preliminary Plat approval from the City Commission on September 26, 2022. Phase 1 consists of 32 detached units; Phase 2 consists of 14 detached units and 28 attached; and, Phase 3 consists of 36 detached units.

The application has been reviewed by the City's Project Assistance Team (PAT). Upon review of the application and materials, the following insufficiencies must be addressed. A meeting to review these comments can be scheduled upon request.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **12:00 PM** on **Thursday, May 30, 2024**. A total of four (4) copies of the application package and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud / FTP link must be provided by this date.

Please address the following:

PHASE 1

1. *Surety and Subdividers Agreement*
   a. Provide separate cost estimate by project Engineer for sidewalks to be placed in front of lots.
   b. If planning to utilize the recent subdivision regulations amendment regarding provision of surety, please note that the City's subdividers agreement implementing this process is still in draft. Staff cannot provide a timeline on when it may be complete. Provision of

surety in the amount of 120% of the value of improvements can still be provided in order to obtain a proposed draft subdividers agreement.

2. *Article 7, Subdivision Standards*
   a. A note must be added to the plat that the HOA shall be responsible for maintenance of trees planted in rights-of-way and common areas in conformance with Subdividers Agreement and Section 7.8.1.
   b. Confirm that the placement of monuments is included in the 'surveying' line of cost estimates (or elsewhere within cost estimates).
   c. Revise Declarations and Covenants to include statement that the City of Alachua does not provide liability insurance for any common areas or identify location within provided documents.

3. *Concurrency*
   a. Provide revised SBAC Concurrency form for Phase 1 only.

4. *Land Rights*
   a. Title commitment states Waco of Alabama, Inc. as land owner, but Plat states Fletcher Development, LLC with mortgage held by Campus USA Credit Union. Will Fletcher Development, LLC take title and have mortgage in place prior to Public Hearing? Revised title report or letter of title opinion will be needed prior to public hearing. Off-site easement from Waco of Alabama, Inc. will be needed unless Fletcher Development, LLC will also be taking title to those portions. City staff can provide off-site easement documentation upon request. Please contact Corey King in the Compliance and Risk Management Department.

5. *Miscellaneous*
   a. 100% gopher tortoise survey required prior to commencement of land clearing activities.
   b. "Southern" misspelled on Plat on south property line.
   c. Plat will be submitted to the Alachua County Enhanced 911 office for street name assignment.
   d. Notary block on plat appears to have misspelling. Verify.

6. *Public Services / Fire Rescue / Engineering Review Comments*
   a. The applicant must address all comments provided by the Public Services Department in a memo dated May 14, 2024 (attached).
   b. The applicant must address all comments provided by Jared Rogers, PSM, of eda, inc. in a letter dated May 2, 2024 (attached).

PHASE 2

1. *Surety and Subdividers Agreement*
   a. Provide separate cost estimate by project Engineer for sidewalks to be placed in front of lots.
   b. If planning to utilize the recent subdivision regulations amendment regarding provision of surety, please note that the City's subdividers agreement implementing this process is still in draft. Staff cannot provide a timeline on when it may be complete. Provision of surety in the amount of 120% of the value of improvements can still be provided in order to obtain a proposed draft subdividers agreement.

2. *Article 7, Subdivision Standards*
   a. A note must be added to the plat that the HOA shall be responsible for maintenance of trees planted in rights-of-way and common areas in conformance with Subdividers Agreement and Section 7.8.1.
   b. Confirm that the placement of monuments is included in the 'surveying' line of cost estimates (or elsewhere within cost estimates).
   c. Revise Declarations and Covenants to include statement that the City of Alachua does not provide liability insurance for any common areas or identify location within provided documents.

3. *Concurrency*
   a. Provide revised SBAC Concurrency form for Phase 2 only.

4. *Land Rights*
   a. Title commitment states Waco of Alabama, Inc. as land owner, but Plat states Fletcher Development, LLC with mortgage held by Campus USA Credit Union. Will Fletcher Development, LLC take title and have mortgage in place prior to Public Hearing? Revised title report or letter of title opinion will be needed prior to public hearing. Off-site easement from Waco of Alabama, Inc. will be needed unless Fletcher Development, LLC will also be taking title to those portions. City staff can provide off-site easement documentation upon request. Please contact Corey King in the Compliance and Risk Management Department.

5. *Miscellaneous*
   a. 100% gopher tortoise survey required prior to commencement of land clearing activities.
   b. Plat will be submitted to the Alachua County Enhanced 911 office for street name assignment.
   c. Notary block on plat appears to have misspelling. Verify.

6. *Public Services / Fire Rescue / Engineering Review Comments*
   c. The applicant must address all comments provided by the Public Services Department in a memo dated May 14, 2024 (attached).

d. The applicant must address all comments provided by Jared Rogers, PSM, of eda, inc. in a letter dated May 2, 2024 (attached).

PHASE 3

1. *Surety and Subdividers Agreement*
   a. Provide separate cost estimate by project Engineer for sidewalks to be placed in front of lots.
   b. If planning to utilize the recent subdivision regulations amendment regarding provision of surety, please note that the City's subdividers agreement implementing this process is still in draft. Staff cannot provide a timeline on when it may be complete. Provision of surety in the amount of 120% of the value of improvements can still be provided in order to obtain a proposed draft subdividers agreement.

2. *Article 7, Subdivision Standards*
   a. A note must be added to the plat that the HOA shall be responsible for maintenance of trees planted in rights-of-way and common areas in conformance with Subdividers Agreement and Section 7.8.1.
   b. Confirm that the placement of monuments is included in the 'surveying' line of cost estimates (or elsewhere within cost estimates).
   c. Revise Declarations and Covenants to include statement that the City of Alachua does not provide liability insurance for any common areas or identify location within provided documents.

3. *Concurrency*
   a. Provide revised SBAC Concurrency form for Phase 3 only.

4. *Land Rights*
   a. Title commitment states Waco of Alabama, Inc. as land owner, but Plat states Fletcher Development, LLC with mortgage held by Campus USA Credit Union. Will Fletcher Development, LLC take title and have mortgage in place prior to Public Hearing? Revised title report or letter of title opinion will be needed prior to public hearing. Off-site easement from Waco of Alabama, Inc. will be needed unless Fletcher Development, LLC will also be taking title to those portions. City staff can provide off-site easement documentation upon request. Please contact Corey King in the Compliance and Risk Management Department.

5. *Miscellaneous*
   a. 100% gopher tortoise survey required prior to commencement of land clearing activities.
   b. Plat will be submitted to the Alachua County Enhanced 911 office for street name assignment.
   c. Notary block on plat appears to have misspelling. Verify.

6. *Public Services / Fire Rescue / Engineering Review Comments*
   e. The applicant must address all comments provided by the Public Services Department in a memo dated May 14, 2024 (attached).
   f. The applicant must address all comments provided by Jared Rogers, PSM, of eda, inc. in a letter dated May 2, 2024 (attached).

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1603 or via e-mail at ahall@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,

Adam Hall, AICP
Principal Planner

Attachments

c: Kathy Winburn, Planning & Community Development Director *(by electronic mail)*
Justin Tabor, AICP, Principal Planner *(by electronic mail)*
Carson Crockett, AICP Candidate, Planner *(by electronic mail)*
Project File

City of
ALACHUA
the good life community

City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
ASST CITY MANAGER

INTER-OFFICE COMMUNICATION

DATE: **May 14, 2024**

TO: **Kathy Winburn, AICP**
Planning & Community Development Director

FROM: **Michael Carrillo, P.E.**
Public Services Director
Tom Ridgik, P.E.
Engineering Supervisor

TR 5/14/2024

RE: **Fletcher Trace Phase 1 Final Plat**

Public Services has reviewed the subject project (Apr Submittal) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comments on Apr Submittal** **Plat Book, Sheet 1:** **Under Owner's Certification & Dedication** Please insert the following text: THE HOMEOWNER'S ASSOCIATION (HOA) SHALL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM NOT IN THE RIGHT-OF-WAY. Please **resubmit** this sheet.
2	**Comments on Apr Submittal** **Plat Book, Sheet 1:**

NO.	COMMENTS
	Deeding of Lift Station The lift station is located near the R/W & Lots 15 & 16. See Construction Sheet C3.10. Show the lift station boundary & callout that it has been deeded to the City. Confirm that the lift station deed has been recorded in the appropriate books. Please **resubmit** this sheet. Please **submit** response including information on the recording of the deed.
	END OF COMMENTS

Please advise if you have any questions or require additional information.
cc: Justin Tabor – AICP Principal Planner
Adam Hall – AICP Principal Planner

May 2, 2024

Justin Tabor -AICP Principal Planner
City of Alachua
Alachua County, Florida

Mr. Tabor,

Re: Fletcher Trace – Phase 1
Surveying Review for Conformity to Chapter 177, Part I (Platting)

Thank you for the opportunity to review the subdivision plat Fletcher Trace – Phase 1. I have completed a review of the referenced subdivision plat for conformance to Chapter 177, Part I (Platting), Florida Statutes.

I find that this subdivision plat conforms to the above requirements, with the following exceptions:

177.091 (3): Match lines are needed on Sheet 2.

177.091 (6): A bearing reference to a well established and monumented line is required.

177.061: The survey business name, LB number and address must appear under the Surveyor's Certificate.

177.081 (1): I am not reviewing for conformity to the City of Alachua ordinances and regulations.

177.091 (15): Street names (when determined) are required.

177.091 (17): Identify contiguous properties along the South boundary by Subdivision name, Plat Book and page and Unplatted.

177.091 (29): Include Sec 28-T8S-R18E in the legend.

Additional comments are upon the red-lined version of the subdivision plat included with this letter.

Please contact me at your convenience should you have any questions.

Sincerely,

Robert W. Graver, PSM
State of Florida License No. LS 4239

N:\bob\Plat Review of Fletcher Trace Phase 1.docx

720 SW 2nd Avenue, South Tower, Suite 300, Gainesville, FL 32601
Phone: (352) 373-3541 • www.edafl.com

FLETCHER TRACE - PHASE 1

LOCATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

CHW Professional Consultants
132 NW 76th Drive
Gainesville, Florida 32607
(352) 331-1976 / (352) 331-2476
www.chw-inc.com
est. 1988 FLORIDA LB-5075

PLAT BOOK ___, PAGE ___
SHEET ONE OF TWO

DESCRIPTION

A TRACT OF LAND SITUATED IN IN SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF AFOREMENTIONED SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE NORTH 0°04'14" WEST, ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 403.02 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY); THENCE NORTH 41°06'51" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1437.97 FEET; THENCE, DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, THE FOLLOWING ELEVEN (11) COURSES; (1) SOUTH 48°53'09" EAST, A DISTANCE OF 295.00 FEET; (2) SOUTH 41°06'51" WEST, A DISTANCE OF 160.00 FEET; (3) SOUTH 48°53'09" EAST, A DISTANCE OF 270.00 FEET; (4) SOUTH 41°06'51" WEST, A DISTANCE OF 519.84 FEET; (5) NORTH 48°53'09" WEST, A DISTANCE OF 270.00 FEET; (6) SOUTH 41°06'51" WEST, A DISTANCE OF 110.16 FEET; (7) SOUTH 60°08'30" WEST, A DISTANCE OF 52.89 FEET; (8) SOUTH 41°06'51" WEST, A DISTANCE OF 110.00 FEET; (9) SOUTH 48°53'09" EAST, A DISTANCE OF 702.47 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 335.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 51°07'03" EAST, 26.09 FEET; (10) THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°27'46", AN ARC LENGTH OF 26.09 FEET TO THE END OF SAID CURVE; (11) THENCE DEPARTING SAID CURVE, SOUTH 36°39'04" WEST, A DISTANCE OF 123.18 FEET TO THE SOUTH LINE OF AFOREMENTIONED SECTION 28; THENCE SOUTH 89°22'44" WEST, ALONG THE SOUTH LINE OF SAID SECTION 28, A DISTANCE OF 1005.72 FEET TO THE **POINT OF BEGINNING.**

PARCEL OF LAND CONTAINING 21.35 ACRES, MORE OR LESS.

SURVEYOR'S NOTES

1. HORIZONTAL DATUM SHOWN HEREON IS DERIVED FROM THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 1983).
2. VERTICAL DATUM SHOWN HEREON IS DERIVED FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BENCHMARK USED WAS A NATIONAL GEODETIC SURVEY BENCHMARK NUMBER I7576, WITH A PUBLISHED ELEVATION OF 160.03 FEET (NAVD 88).
3. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1': 5,000'.
4. BUILDING SETBACKS (UNLESS SHOWN OTHERWISE)
   FRONT= 10'
   REAR = 5'
   SIDE = 5'
   STREET FACING GARAGES = 18'
5. THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY PANEL NO. "120669 0120 D, EFFECTIVE DATE: JUNE 16, 2006.
6. THE COMMON AREAS, OPEN SPACE, AND STORM WATER MANAGEMENT AREAS SHOWN HEREON, WILL BE CONVEYED TO THE OWNER'S ASSOCIATION AND ARE IDENTIFIED FOR MAINTENANCE IN THE HOMEOWNERS ASSOCIATION DOCUMENTS.
7. ALL CORNERS AND PERMANENT CONTROL POINTS SHALL BE SET PER 177.091 (8) AND (9) FLORIDA STATUTES.
8. ALL LINES ARE NON-RADIAL UNLESS NOTED OTHERWISE.
9. THIS SURVEY IS A TOTAL OF TWO (2) SHEETS. EACH SHEET IS INCOMPLETE WITHOUT THE OTHERS. SEE SHEET ONE (1) FOR OVERALL PLAT BOUNDARY. SEE SHEET (2) FOR DETAIL INFORMATION FOR LOTS ONE (1) THRU THIRTY-TWO (32).

Bearing reference needed on a well monumented line

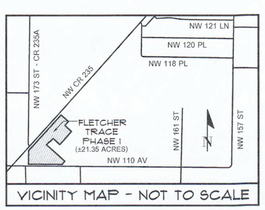
GRAPHIC SCALE
0 40 80 160
SCALE: 1" = 80'

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 41°06'51" W	110.16'
L2	S 60°08'30" W	52.89'
L3	S 41°06'51" W	110.00'
L4	S 36°39'04" W	123.18'

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	26.09'	335.00'	04°27'46"	26.09'	S 51°07'03" E

SITE BENCHMARK TABLE				
NO.	DESCRIPTION	ELEVATION	NORTHING	EASTING
BM1	1/2" STEEL ROD & CAP "LB TRAV LB5075"	87.96'	282647.14	259515.16
BM2	1/2" STEEL ROD & CAP "LB TRAV LB5075"	93.80'	284046.72	2597130.76
BM3	1/2" STEEL ROD & CAP "LB TRAV LB5075"	89.07'	283320.58	2596501.22

**NOTE: ALL SITE BENCHMARKS ARE OFFSITE, LOCATED ALONG THE SOUTHERLY RIGHT OF WAY LINE OF N.W. COUNTY ROAD NO. 235 TO THE NORTHEAST OF THE PLAT



VICINITY MAP - NOT TO SCALE

LEGEND

FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
● = SET 5/8" STEEL REBAR & CAP MARKED "PRM LB 5075"
▲ = SET NAIL AND DISK STAMPED "PCP 5075"
⊗ = FOUND 5/8" IRON ROD (NO ID.)
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITIES EASEMENT
B.S.L. = BUILDING SETBACK LINE
FFE = FINISHED FLOOR ELEVATION
NO. = NUMBER
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE
R/W = RIGHT OF WAY
S.F. = SQUARE FEET
(R) = RADIAL
ID. = IDENTIFICATION
✥ = SITE BENCHMARK
= SUBJECT PARCEL LINE
= ADJOINING PARCEL LINE
= EASEMENT LINE
= RIGHT OF WAY LINE
= SECTION LINE

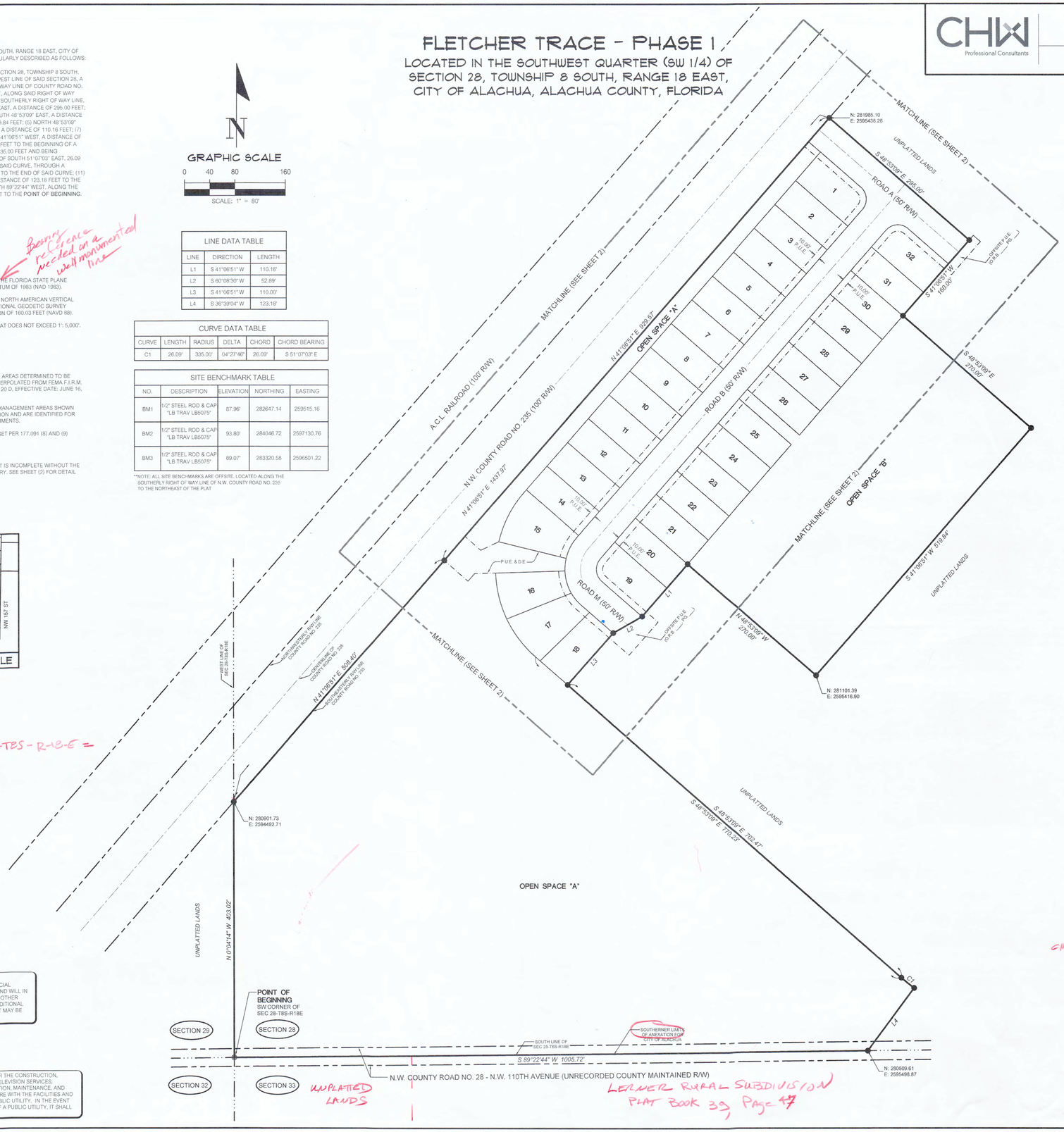
SEC 28-TBS-R18E =

FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY PANEL NO. "120669 0120 D, EFFECTIVE DATE: JUNE 16, 2006.

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 SUPPLANTED 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.

ALL PLATTED 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.



OWNER'S CERTIFICATION AND DEDICATION

THE FLETCHER DEVELOPMENT, LLC., DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE LANDS DESCRIBED HEREON, AND HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED TO BE KNOWN AS "FLETCHER TRACE - PHASE 1" ; AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE RIGHT-OF-WAYS AS SHOWN HEREON; AND DOES HEREBY DEDICATE THE USE OF DRAINAGE EASEMENTS TO THE PUBLIC FOR THE RIGHT TO DISCHARGE STORM WATER, MAINTENANCE OF THE DRAINAGE EASEMENTS WILL BE THE SOLE RESPONSIBILITY OF THE FLETCHER TRACE OWNERS ASSOCIATION, INC.; AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON SHALL BE MADE ACCESSIBLE TO PUBLIC SERVICE VEHICLES.

WITNESS

BLAKE FLETCHER
FLETCHER DEVELOPMENT, LLC
4510 NW 6TH PLACE
GAINESVILLE, FLORIDA 32607

WITNESS

ACKNOWLEDGEMENT (STATE OF FLORIDA, COUNTY OF ALACHUA)

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, _____, KNOWN TO ME TO BE THE PERSON HEREIN DESCRIBED AND ACKNOWLEDGED THAT HE EXECUTED THIS INSTRUMENT AS HIS FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____DAY OF _____ A.D. 2024

NOTARY PUBLIC-STATE OF FLORIDA

COMMISSION EXPIRES:_____

COMMISSION NO.:_____

MORTGAGEE'S APPROVAL

CAMPUS USA CREDIT UNION, HOLDER OF THAT CERTAIN MORTGAGE AS RECORDED IN OFFICIAL RECORDS BOOK OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, DOES HEREBY CONSENT AND AGREE TO THE PLATTING OF THE LANDS ENCOMPASSED IN THIS PLAT AND TO THE DEDICATION SHOWN HEREON.

DATED: _____ MORTGAGEE: _____

WITNESS BY: _____

TITLE: _____

WITNESS

ACKNOWLEDGEMENT (STATE OF FLORIDA, COUNTY OF ALACHUA)

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, _____, KNOWN TO ME TO BE THE PERSON HEREIN DESCRIBED AND ACKNOWLEDGED THAT HE EXECUTED THIS INSTRUMENT AS HIS FREE ACRESIT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____DAY OF _____ A.D. 2024

NOTARY PUBLIC-STATE OF FLORIDA

COMMISSION EXPIRES:_____

COMMISSION NO.:_____

CERTIFICATE OF APPROVAL BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

THIS IS TO CERTIFY THAT ON _____, THE FOREGOING PLAT WAS APPROVED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.

MAYOR

ATTEST:

CITY MANAGER FILED FOR RECORD ON

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR THE CITY OF ALACHUA, FLORIDA

EXAMINED ON

AND APPROVED AS TO ITS LEGAL FORM AND SUFFICIENCY BY:

CITY ATTORNEY

RECEIVED AND FILED

RECEIVED AND FILED FOR RECORD ON THIS _____DAY OF _____ A.D. 2024

CLERK OF THE COURT

BY DATE

CERTIFICATE OF APPROVAL BY PROFESSIONAL SURVEYOR & MAPPER

IT IS HEREBY CERTIFIED, THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE PLATTING REQUIREMENTS PURSUANT TO SECTION 177, PART 1, FLORIDA STATUTES AND THAT THIS PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF SAID CHAPTER. ALSO THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF THE CITY OF ALACHUA ORDINANCES AND REGULATIONS. HOWEVER MY REVIEW AND CERTIFICATION DOES NOT INCLUDE COMPUTATION OR FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS.

CHAPTER

EXAMINED ON: _____

AND APPROVED BY: _____
PROFESSIONAL SURVEYOR AND MAPPER

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT THIS PLAT ENTITLED "FLETCHER TRACE - PHASE 1" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE OF THE DESCRIBED LANDS, UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THIS PLAT AND SURVEY COMPLIES WITH ALL REQUIREMENTS AS SET FORTH IN CHAPTER 177, PART 1- PLATTING OF THE FLORIDA STATUTES.

DATE

CHAD A COLSON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 7142

SURVEY BUSINESS NAME & ADDRESS

Tech: nikkd Plot Date: Mar 05,2024 3:01pm Filename: C:\Acad\Resources\Temp\AcPublish_2320\21-0297 FLETCHER TRACE - PHASE 1.dwg

CHW Professional Consultants
132 NW 76th Drive
Gainesville, Florida 32607
(352) 331-1976 / (352) 331-2476
www.chw-inc.com
est. 1988 FLORIDA LB-5075

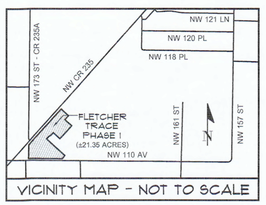
FLETCHER TRACE - PHASE 1

LOCATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

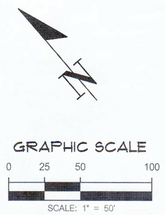
SURVEYOR'S NOTES

Bearing Basis needed

1. HORIZONTAL DATUM SHOWN HEREON IS DERIVED FROM THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 1983).
2. VERTICAL DATUM SHOWN HEREON IS DERIVED FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BENCHMARK USED WAS A NATIONAL GEODETIC SURVEY BENCHMARK NUMBER I7576, WITH A PUBLISHED ELEVATION OF 160.03 FEET (NAVD 88).
3. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1':10,000'.
4. BUILDING SETBACKS (UNLESS SHOWN OTHERWISE)
   FRONT= 10'
   REAR = 5'
   SIDE = 5'
   STREET FACING GARAGES = 18'
5. THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY PANEL NO. "120669 0120 D, EFFECTIVE DATE: JUNE 16, 2006.
6. ALL PLATTED 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.
7. THE COMMON AREAS, OPEN SPACE, AND STORM WATER MANAGEMENT AREAS SHOWN HEREON, WILL BE CONVEYED TO THE OWNER'S ASSOCIATION AND ARE IDENTIFIED FOR MAINTENANCE IN THE HOMEOWNERS ASSOCIATION DOCUMENTS.
8. Lot 1 CORNERS AND PERMANENT CONTROL POINTS SHALL BE SET PER 177.091 (8) AND (9) FLORIDA STATUTES.
9. ALL LINES ARE NON-RADIAL UNLESS NOTED OTHERWISE.
10. THIS SURVEY IS A TOTAL OF TWO (2) SHEETS. EACH SHEET IS INCOMPLETE WITHOUT THE OTHERS. SEE SHEET ONE (1) FOR OVERALL PLAT BOUNDARY. SEE SHEET (2) FOR DETAIL INFORMATION FOR LOTS ONE (1) THRU THIRTY-TWO (32).



VICINITY MAP - NOT TO SCALE

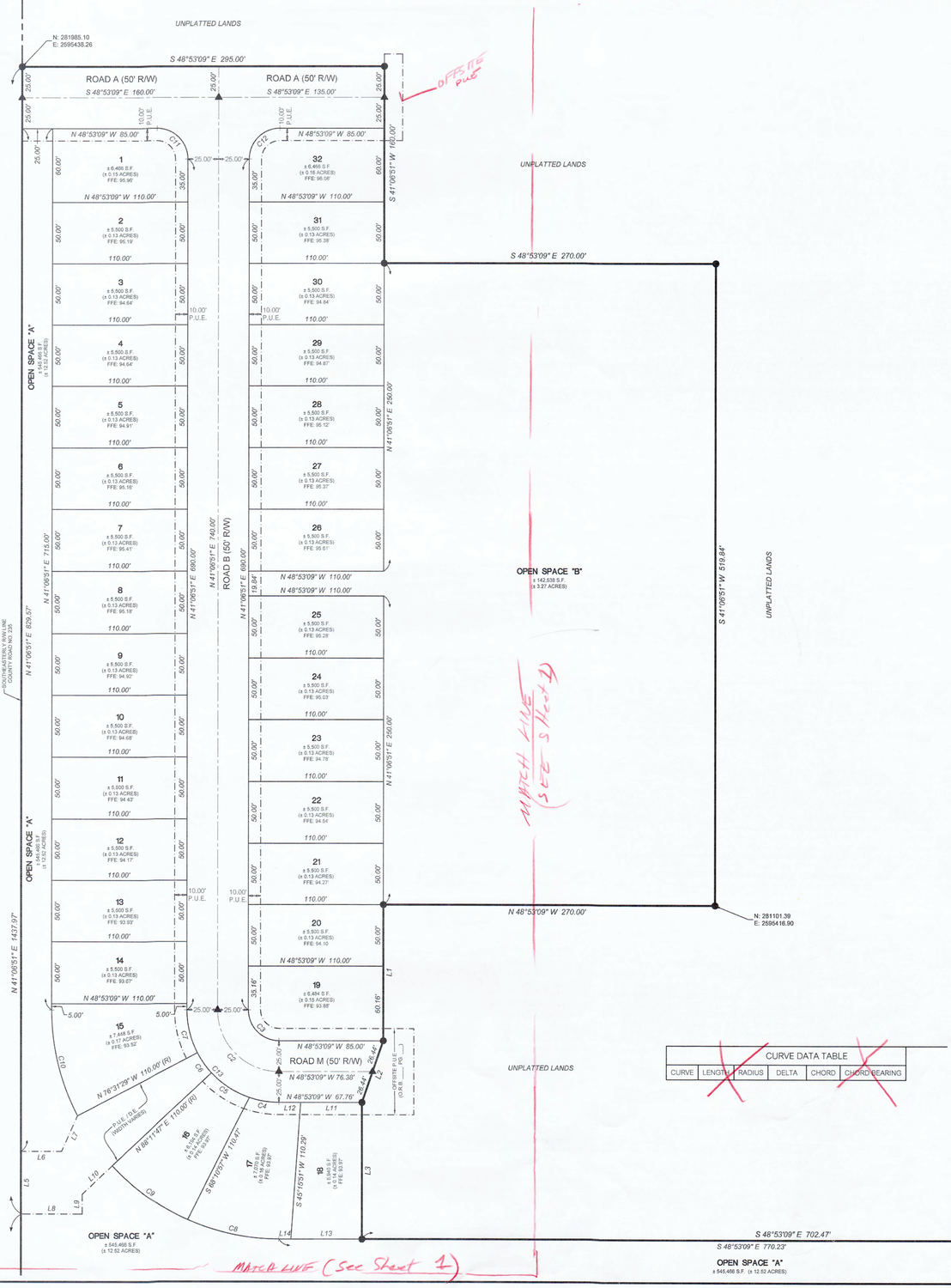


LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 41°06'51" W	110.16'
L2	S 60°08'30" W	52.89'
L3	S 41°06'51" W	110.00'
L4	S 36°39'04" W	123.18'
L5	S 41°06'51" W	50.00'
L6	S 48°53'09" E	33.20'
L7	S 65°17'45" W	31.52'
L8	N 48°53'09" W	50.00'
L9	N 41°06'51" E	15.80'
L10	N 88°11'47" E	33.48'
L11	N 48°53'09" W	50.01'
L12	N 48°53'09" W	17.74'
L13	S 48°53'09" E	57.99'
L14	S 48°53'09" E	9.76'

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C2	78.54'	50.00'	90°00'00"	70.71'	N 3°53'09" W
C3	39.27'	25.00'	90°00'00"	35.36'	S 3°53'09" E
C4	24.51'	75.00'	18°43'24"	24.40'	S 39°31'27" E
C5	37.12'	75.00'	28°21'33"	36.74'	S 15°58'59" E
C6	20.00'	75.00'	15°16'44"	19.94'	S 5°50'09" W
C7	36.18'	75.00'	27°38'19"	35.83'	S 27°17'41" W
C8	76.51'	185.00'	23°41'43"	75.96'	S 37°02'18" E
C9	75.51'	185.00'	23°23'13"	74.99'	S 13°29'50" E
C10	89.24'	185.00'	27°38'19"	88.38'	S 27°17'41" W
C11	39.27'	25.00'	90°00'00"	35.36'	N 3°53'09" W
C12	39.27'	25.00'	90°00'00"	35.36'	S 86°06'51" W
C13	117.81'	75.00'	90°00'00"	106.07'	S 3°53'09" E

LEGEND

FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
● = SET 5/8" STEEL REBAR & CAP MARKED "PRM LB 5075"
▲ = SET NAIL AND DISK STAMPED "CCC 5075"
⊗ = FOUND 5/8" IRON ROD (NO ID.)
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITIES EASEMENT
B.S.L. = BUILDING SETBACK LINE
FFE = FINISHED FLOOR ELEVATION
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE
R/W = RIGHT OF WAY
S.F. = SQUARE FEET
NO. = NUMBER
(R) = RADIAL
ID. = IDENTIFICATION
⊕ = SITE BENCHMARK
= SUBJECT PARCEL LINE
= ADJOINING PARCEL LINE
= EASEMENT LINE
= RIGHT OF WAY LINE
= SECTION LINE



CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING

Tools: rickd Plot Date: Mar 05,2024 3:01pm Filename: C:\VaultResources\Temp\AcPublish_2220\31-0297 FLETCHER TRACE - PHASE 1.dwg

City of
ALACHUA
the good life community

City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
ASST CITY MANAGER

INTER-OFFICE COMMUNICATION

DATE: **May 14, 2024**

TO: **Kathy Winburn, AICP**
Planning & Community Development Director

FROM: **Michael Carrillo, P.E.**
Public Services Director
Tom Ridgik, P.E.
Engineering Supervisor
TR 5/14/2024

RE: **Fletcher Trace Phase 2 Final Plat**

Public Services has reviewed the subject project (Apr Submittal) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comments on Apr Submittal** **Plat Book, Sheet 1:** **Under Owner's Certification & Dedication** Please insert the following text: THE HOMEOWNER'S ASSOCIATION (HOA) SHALL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM NOT IN THE RIGHT-OF-WAY. Please **resubmit** this sheet.
	END OF COMMENTS

Please advise if you have any questions or require additional information.
cc: Justin Tabor – AICP Principal Planner
Adam Hall – AICP Principal Planner

May 2, 2024

Justin Tabor -AICP Principal Planner
City of Alachua
Alachua County, Florida

Mr. Tabor,

Re: Fletcher Trace – Phase 2
Surveying Review for Conformity to Chapter 177, Part I (Platting)

Thank you for the opportunity to review the subdivision plat Fletcher Trace – Phase 2. I have completed a review of the referenced subdivision plat for conformance to Chapter 177, Part I (Platting), Florida Statutes.

I find that this subdivision plat conforms to the above requirements, with the following exceptions:

177.091 (6): A bearing reference to a well established and monumented line is required.

177.061: The survey business name, LB number and address must appear under the Surveyor's Certificate.

177.081 (1): I am not reviewing for conformity to the City of Alachua ordinances and regulations.

177.091 (15): Street names (when determined) are required.

177.091 (17): Identify contiguous properties along the southwesterly boundary by Subdivision name, Plat Book and page (Assuming Phase 1 is recorded prior to Phase 2).

Note: If Phase 1 is not recorded, Phase 2 will not have access to a Public Right of Way.

177.091 (29): Include Sec 28-T8S-R18E in the legend.

Additional comments are upon the red-lined version of the subdivision plat included with this letter.

Please contact me at your convenience should you have any questions.

Sincerely,

Robert W. Graver, PSM
State of Florida License No. LS 4239

N:\bob\Plat Review of Fletcher Trace Phase 2.docx

720 SW 2nd Avenue, South Tower, Suite 300, Gainesville, FL 32601
Phone: (352) 373-3541 • www.edafl.com

FLETCHER TRACE - PHASE 2

LOCATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

CHW Professional Consultants
11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075

PLAT BOOK__,PAGE __
SHEET ONE OF ONE

DESCRIPTION

A TRACT OF LAND BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2140, PAGE 1834, OF THE PUBLIC RECORDS OF ALACHUA COUNTY FLORIDA, SITUATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, OF SAID ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF AFOREMENTIONED SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE NORTH 0°04'14" WEST, ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 403.02 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY); THENCE NORTH 41°06'51" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1437.97 FEET TO THE POINT OF BEGINNING; THENCE, DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, THE FOLLOWING THREE (3) COURSES; (1) SOUTH 48°53'09" EAST, A DISTANCE OF 295.00 FEET; (2) NORTH 41°06'51" EAST, A DISTANCE OF 755.00 FEET; (3) NORTH 48°53'09" WEST, A DISTANCE OF 295.00 FEET TO AFOREMENTIONED SOUTHEASTERLY RIGHT OF WAY LINE; THENCE SOUTH 41°06'51" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 755.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 5.11 ACRES OF LAND, MORE OR LESS.

Need a bearing reference ON well established line of measurement

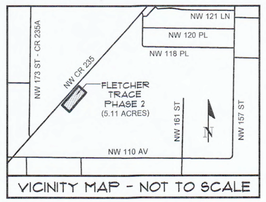
SURVEYOR'S NOTES

1. HORIZONTAL DATUM SHOWN HEREON IS DERIVED FROM THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 1983).
2. VERTICAL DATUM SHOWN HEREON IS DERIVED FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BENCHMARK USED WAS A NATIONAL GEODETIC SURVEY BENCHMARK NUMBER I75T6, WITH A PUBLISHED ELEVATION OF 160.03 FEET (NAVD 88).
3. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1': 5,000'.
4. BUILDING SETBACKS (UNLESS SHOWN OTHERWISE)
   FRONT= 10'
   REAR = 5'
   SIDE = 5'
   STREET FACING GARAGES = 18'
5. THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY PANEL NO. *120669 0120 D, EFFECTIVE DATE: JUNE 16, 2006.
6. THE COMMON AREAS, OPEN SPACE, AND STORM WATER MANAGEMENT AREAS SHOWN HEREON, WILL BE CONVEYED TO THE OWNER'S ASSOCIATION AND ARE IDENTIFIED FOR MAINTENANCE IN THE HOMEOWNERS ASSOCIATION DOCUMENTS.
7. CORNERS AND PERMANENT CONTROL POINTS SHALL BE SET PER 177.091 (8) AND (9) FLORIDA STATUTES.

SITE BENCHMARK TABLE				
NO.	DESCRIPTION	ELEVATION	NORTHING	EASTING
BM1	1/2" STEEL ROD & CAP "LB TRAV LB5075"	87.96'	282647.14	259515.16
BM2	1/2" STEEL ROD & CAP "LB TRAV LB5075"	93.80'	284046.72	2597130.76
BM3	1/2" STEEL ROD & CAP "LB TRAV LB5075"	89.07'	283320.58	2596501.22

**NOTE: ALL SITE BENCHMARKS ARE OFFSITE, LOCATED ALONG THE SOUTHERLY RIGHT OF WAY LINE OF N.W. COUNTY ROAD NO. 235 TO THE NORTHEAST OF THE PLAT

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	39.27'	25.00'	90°00'00"	35.36'	N 86°06'51" E
C2	39.27'	25.00'	90°00'00"	35.36'	N 3°53'09" W
C3	39.27'	25.00'	90°00'00"	35.36'	N 3°53'09" W
C4	39.27'	25.00'	90°00'00"	35.36'	N 86°06'51" E



VICINITY MAP - NOT TO SCALE

LEGEND

FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
● = SET 5/8" STEEL REBAR & CAP MARKED "PRM LB 5075"
▲ = SET NAIL AND DISK STAMPED "PCP 5075"
⊗ = FOUND 5/8" IRON ROD (NO ID.)
P.U.E. = PUBLIC UTILITIES EASEMENT
B.S.L. = BUILDING SETBACK LINE
FFE = FINISHED FLOOR ELEVATION
O.R.B. = OFFICIAL RECORDS BOOK
PG.'s = PAGE
R/W = RIGHT OF WAY
S.F. = SQUARE FEET

SEC 28 - T8S - R18E

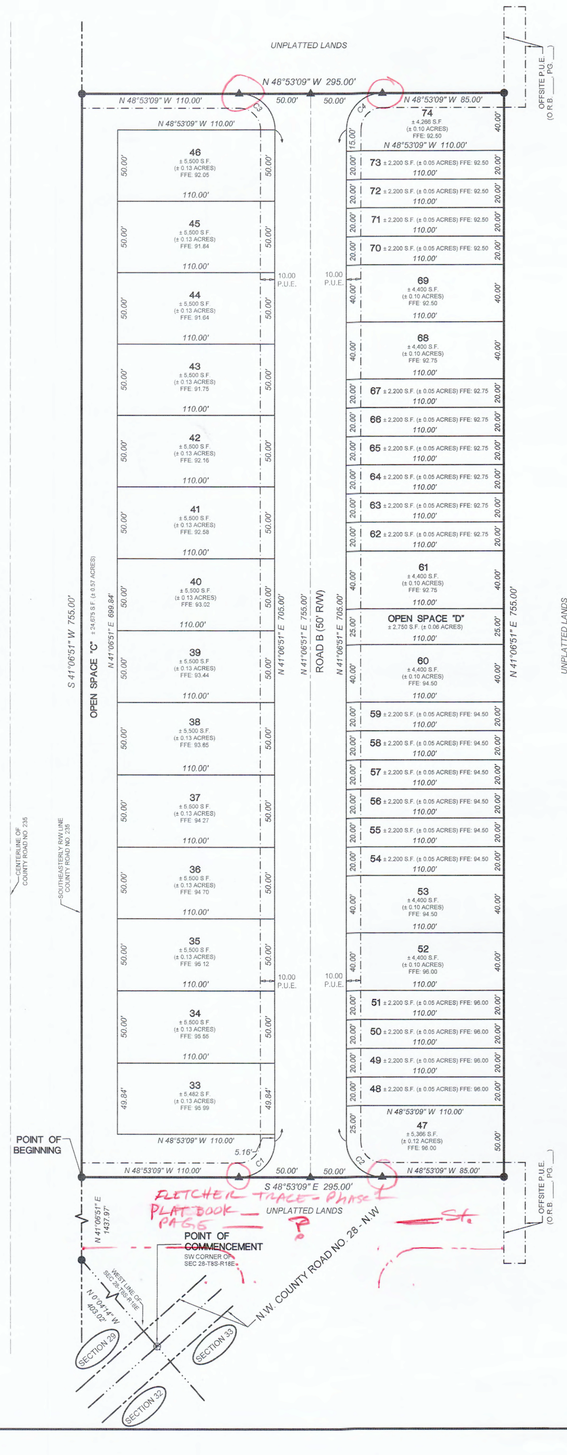
GRAPHIC SCALE
0 25 50 100
SCALE: 1" = 50'

FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY PANEL NO. *120669 0120 D, EFFECTIVE DATE: JUNE 16, 2006.

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 SUPPLANTED 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.

ALL PLATTED 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.



OWNER'S CERTIFICATION AND DEDICATION

THE FLETCHER DEVELOPMENT, LLC., DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE LANDS DESCRIBED HEREON, AND HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED TO BE KNOWN AS "FLETCHER TRACE - PHASE 2"; AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE RIGHT-OF-WAYS AS SHOWN HEREON; AND DOES HEREBY DEDICATE THE USE OF DRAINAGE EASEMENTS TO THE PUBLIC FOR THE RIGHT TO DISCHARGE STORM WATER. MAINTENANCE OF THE DRAINAGE EASEMENTS WILL BE THE SOLE RESPONSIBILITY OF THE FLETCHER TRACE OWNERS ASSOCIATION, INC.; AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON SHALL BE MADE ACCESSIBLE TO PUBLIC SERVICE VEHICLES.

WITNESS

BLAKE FLETCHER
FLETCHER DEVELOPMENT, LLC
4510 NW 6TH PLACE
GAINESVILLE, FLORIDA 32607

WITNESS

ACKNOWLEDGEMENT (STATE OF FLORIDA, COUNTY OF ALACHUA)

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, _____ KNOWN TO ME TO BE THE PERSON HEREIN DESCRIBED AND ACKNOWLEDGED THAT HE EXECUTED THIS INSTRUMENT AS HIS FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____DAY OF _____ A.D. 2024

NOTARY PUBLIC-STATE OF FLORIDA

COMMISSION EXPIRES:_____

COMMISSION NO.:_____

MORTGAGEE'S APPROVAL

_____, HOLDER OF THAT CERTAIN MORTGAGE AS RECORDED IN OFFICIAL RECORDS BOOK OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, DOES HEREBY CONSENT AND AGREE TO THE PLATTING OF THE LANDS ENCOMPASSED IN THIS PLAT AND TO THE DEDICATION SHOWN HEREON.

DATED: _____ MORTGAGEE: _____

WITNESS _____ BY: _____

WITNESS _____ TITLE: _____

ACKNOWLEDGEMENT (STATE OF FLORIDA, COUNTY OF ALACHUA)

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, _____ KNOWN TO ME TO BE THE PERSON HEREIN DESCRIBED AND ACKNOWLEDGED THAT HE EXECUTED THIS INSTRUMENT AS HIS FREE ACRES)T AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____DAY OF _____ A.D. 2024

NOTARY PUBLIC-STATE OF FLORIDA

COMMISSION EXPIRES:_____

COMMISSION NO.:_____

CERTIFICATE OF APPROVAL BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

THIS IS TO CERTIFY THAT ON _____, THE FOREGOING PLAT WAS APPROVED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.

MAYOR

ATTEST:

CITY MANAGER FILED FOR RECORD ON

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR THE CITY OF ALACHUA, FLORIDA

EXAMINED ON

AND APPROVED AS TO ITS LEGAL FORM AND SUFFICIENCY BY:

CITY ATTORNEY

RECEIVED AND FILED

RECEIVED AND FILED FOR RECORD ON THIS _____DAY OF _____, A.D. 2024

CLERK OF THE COURT

BY DATE

CERTIFICATE OF APPROVAL BY PROFESSIONAL SURVEYOR & MAPPER

IT IS HEREBY CERTIFIED, THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE PLATTING REQUIREMENTS PURSUANT TO SECTION 177, PART 1, FLORIDA STATUTES AND THAT THIS PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF SAID CHAPTER. ~~ALSO THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF THE CITY OF ALACHUA ORDINANCES AND REGULATIONS.~~ HOWEVER MY REVIEW AND CERTIFICATION DOES NOT INCLUDE COMPUTATION OR FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS.

EXAMINED ON: _____

AND APPROVED BY: _____
PROFESSIONAL SURVEYOR AND MAPPER

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT THIS PLAT ENTITLED "FLETCHER TRACE - PHASE 2" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE OF THE DESCRIBED LANDS, UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THIS PLAT AND SURVEY COMPLIES WITH ALL REQUIREMENTS AS SET FORTH IN CHAPTER 177, PART 1- PLATTING OF THE FLORIDA STATUTES.

DATE

CHAD A COLSON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 7142

BUSINESS NAME
LB NO.
ADDRESS

Tech: nicki Plot Date: Mar 05,2024 3:53pm Filename: N:\2021\21-029\Department\01_Survey\PLATS\PHASE 2\PLAT\21-0297 FLETCHER TRACE - PHASE 2.dwg

City of
ALACHUA
the good life community

City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
ASST CITY MANAGER

INTER-OFFICE COMMUNICATION

DATE: **May 14, 2024**

TO: **Kathy Winburn, AICP**
Planning & Community Development Director

FROM: **Michael Carrillo, P.E.**
Public Services Director
Tom Ridgik, P.E.
Engineering Supervisor

TR 5/14/2024

RE: **Fletcher Trace Phase 3 Final Plat**

Public Services has reviewed the subject project (Apr Submittal) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comments on Apr Submittal** **Plat Book, Sheet 1:** **Under Owner's Certification & Dedication** Please insert the following text: THE HOMEOWNER'S ASSOCIATION (HOA) SHALL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM NOT IN THE RIGHT-OF-WAY. Please **resubmit** this sheet.
	END OF COMMENTS

Please advise if you have any questions or require additional information.
cc: Justin Tabor – AICP Principal Planner
Adam Hall – AICP Principal Planner

May 2, 2024

Justin Tabor -AICP Principal Planner
City of Alachua
Alachua County, Florida

Mr. Tabor,

Re: Fletcher Trace – Phase 3
Surveying Review for Conformity to Chapter 177, Part I (Platting)

Thank you for the opportunity to review the subdivision plat Fletcher Trace – Phase 3. I have completed a review of the referenced subdivision plat for conformance to Chapter 177, Part I (Platting), Florida Statutes.

I find that this subdivision plat conforms to the above requirements, with the following exceptions:

177.091 (3): Matchlines are required on Sheet 2.

177.091 (6): A bearing reference to a well established and monumented line is required.

177.091 (7): An additional P.R.M. is required on the NW boundary. P.R.M.s cannot be more than 1400' apart.

177.061: The survey business name, LB number and address must appear under the Surveyor's Certificate.

177.081 (1): I am not reviewing for conformity to the City of Alachua ordinances and regulations.

177.091 (14): The West line of Section 28 (North of the P.O.C.) needs to be labelled on Sheet 1.

177.091 (15): Street names (when determined) are required.

177.091 (16): P.U.E.'s need to be shown and dimensioned along the Right of Ways on Sheet 2.

177.091 (17): Identify contiguous properties along the southwesterly boundary by Subdivision name, Plat Book and page (Assuming Phase- 2 is recorded prior to Phase 3).

Note: If Phase 1 and 2 are not recorded, Phase 3 will not have access to a Public Right of Way.

177.091 (19): The bearings on the northeasterly lines of Lots 96 & 108 need to be labelled.

177.091 (29): Include 'Sec 28-T8S-R18E' and 'P.B.' in the legend.

720 SW 2nd Avenue, South Tower, Suite 300, Gainesville, FL 32601
Phone: (352) 373-3541 • www.edafl.com

FLETCHER TRACE - PHASE 3

LOCATED IN THE WEST HALF (W 1/2) OF
SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

CHW Professional Consultants
11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075

PLAT BOOK __, PAGE __
SHEET ONE OF TWO

DESCRIPTION

A TRACT OF LAND BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2140, PAGE 1834, OF THE PUBLIC RECORDS OF ALACHUA COUNTY FLORIDA, SITUATED IN THE WEST HALF (W 1/2) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, OF SAID ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF AFOREMENTIONED SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE NORTH 0°04'14" WEST, ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 403.02 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY); THENCE NORTH 41°06'51" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 2192.97 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUE ALONG SAID RIGHT OF WAY LINE, NORTH 41°06'51" EAST, A DISTANCE OF 1878.44 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF AFOREMENTIONED SECTION 28; THENCE SOUTH 01°14'51" WEST, ALONG SAID WEST LINE, A DISTANCE OF 827.97 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 28; THENCE SOUTH 00°14'12" EAST, ALONG THE WEST LINE OF SAID SOUTHEASTER QUARTER (SE 1/4) OF SECTION 28, A DISTANCE OF 282.21 FEET; THENCE, DEPARTING SAID WEST LINE, THE FOLLOWING NINE (9) COURSES; (1) SOUTH 64°41'49" WEST, A DISTANCE OF 69.19 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 185.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 48°50'21" WEST, 169.54 FEET; (2) THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 54°32'38", AN ARC LENGTH OF 176.11 FEET TO THE END OF SAID CURVE; (3) SOUTH 16°03'45" WEST, A DISTANCE OF 160.87 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 45°14'11" EAST, 35.36 FEET; (4) THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET TO THE END OF SAID CURVE; (5) SOUTH 00°14'11" EAST, A DISTANCE OF 85.00 FEET; (6) SOUTH 89°45'49" WEST, A DISTANCE OF 420.66 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 235.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 65°26'20" WEST, 193.60 FEET; (7) THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 48°35'58", AN ARC LENGTH OF 199.34 FEET TO THE END OF SAID CURVE; (8) SOUTH 41°06'51" WEST, A DISTANCE OF 311.05 FEET; (9) NORTH 48°53'09" WEST, A DISTANCE OF 295.00 FEET TO THE POINT OF BEGINNING.

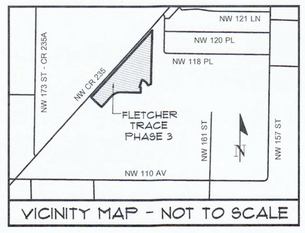
SAID TRACT CONTAINING 17.66 ACRES OF LAND, MORE OR LESS.

Need a bearing reference - Well establish at a monumented line

SURVEYOR'S NOTES

1. HORIZONTAL DATUM SHOWN HEREON IS DERIVED FROM THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 1983).
2. VERTICAL DATUM SHOWN HEREON IS DERIVED FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BENCHMARK USED WAS A NATIONAL GEODETIC SURVEY BENCHMARK NUMBER I7576, WITH A PUBLISHED ELEVATION OF 160.03 FEET (NAVD 88).
3. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1': 5,000'.
4. BUILDING SETBACKS (UNLESS SHOWN OTHERWISE)
   FRONT= 10'
   REAR = 5'
   SIDE = 5'
   STREET FACING GARAGES = 18'
5. THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY PANEL NO. *120669 0120 D, EFFECTIVE DATE: JUNE 16, 2006.
6. THE COMMON AREAS, OPEN SPACE, AND STORM WATER MANAGEMENT AREAS SHOWN HEREON, WILL BE CONVEYED TO THE OWNER'S ASSOCIATION AND ARE IDENTIFIED FOR MAINTENANCE IN THE HOMEOWNERS ASSOCIATION DOCUMENTS.

All CORNERS AND PERMANENT CONTROL POINTS SHALL BE SET PER 177.091 (8) AND (9) FLORIDA STATUTES.

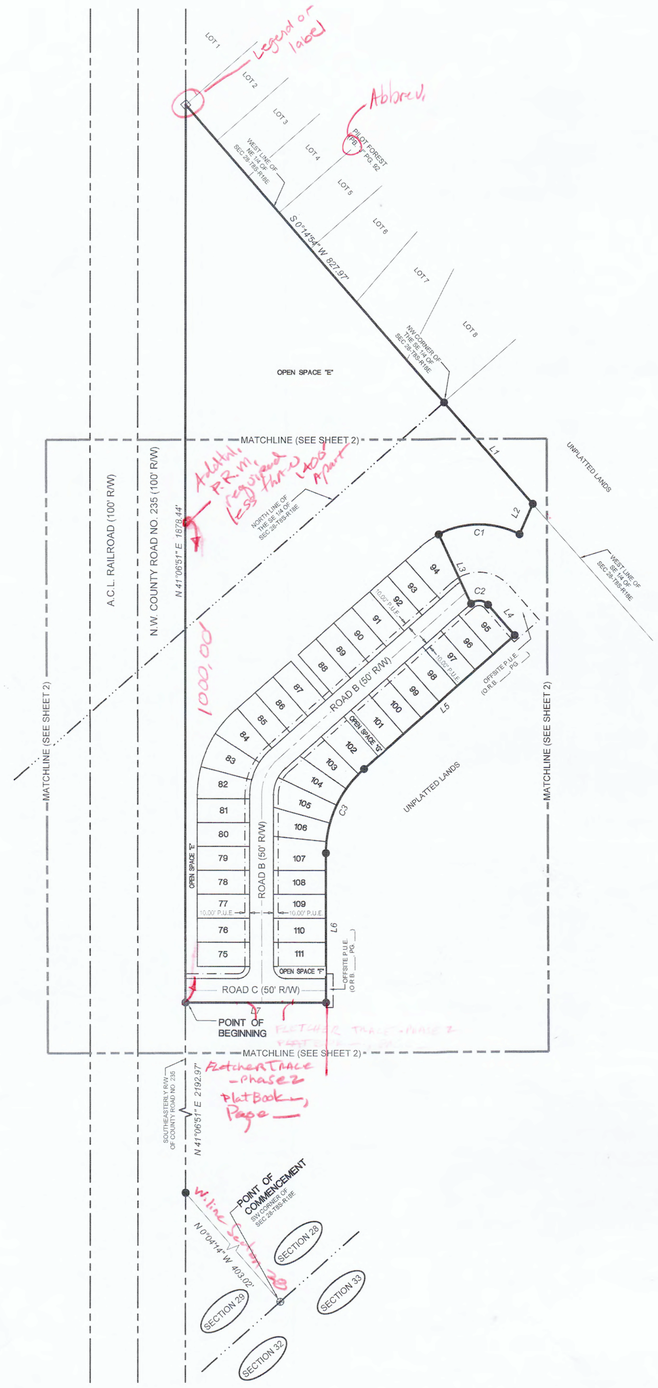


VICINITY MAP - NOT TO SCALE

GRAPHIC SCALE

0 75 150 300

SCALE: 1" = 150'



LEGEND

FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
● = SET 5/8" STEEL REBAR & CAP MARKED "PRM LB 5075"
▲ = SET NAIL AND DISK STAMPED "PCP 5075"
⊗ = FOUND 5/8" IRON ROD (NO ID.)
P.U.E. = PUBLIC UTILITIES EASEMENT
B.S.L. = BUILDING SETBACK LINE
FFE = FINISHED FLOOR ELEVATION
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE
R/W = RIGHT OF WAY
S.F. = SQUARE FEET
SEC 28- T8S- R18E
P.B. = Plat Book

FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY PANEL NO. *120669 0120 D, EFFECTIVE DATE: JUNE 16, 2006.

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 SUPPLANTED 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.

ALL PLATTED 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.

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 0°14'12" E	282.21'
L2	S 64°41'49" W	69.19'
L3	S 16°03'45" W	160.87'
L4	S 0°14'11" E	85.00'
L5	S 89°45'49" W	420.66'
L6	S 41°06'51" W	311.05'
L7	N 48°53'09" W	295.00'

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	176.11'	185.00'	54°32'38"	169.54'	N 48°50'21" W
C2	39.27'	25.00'	90°00'00"	35.36'	S 45°14'11" E
C3	199.54'	235.00'	48°38'58"	193.60'	S 65°26'20" W

SITE BENCHMARK TABLE				
NAME	DESCRIPTION	ELEVATION	NORTHING	EASTING
BM1	1/2" STEEL ROD & CAP "LB TRAV LB5075"	87.96'	282647.14	259515.16
BM2	1/2" STEEL ROD & CAP "LB TRAV LB5075"	93.80'	284046.72	2597130.76
BM3	1/2" STEEL ROD & CAP "LB TRAV LB5075"	89.07'	283320.58	2596501.22

**NOTE: ALL SITE BENCHMARKS ARE OFFSITE, LOCATED ALONG THE SOUTHERLY RIGHT OF WAY LINE OF N.W. COUNTY ROAD NO. 235

OWNER'S CERTIFICATION AND DEDICATION

THE FLETCHER DEVELOPMENT, LLC., DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE LANDS DESCRIBED HEREON, AND HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED TO BE KNOWN AS "FLETCHER TRACE - PHASE 3" ; AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE RIGHT-OF-WAYS AS SHOWN HEREON; AND DOES HEREBY DEDICATE THE USE OF DRAINAGE EASEMENTS TO THE PUBLIC FOR THE RIGHT TO DISCHARGE STORM WATER, MAINTENANCE OF THE DRAINAGE EASEMENTS WILL BE THE SOLE RESPONSIBILITY OF THE FLETCHER TRACE OWNERS ASSOCIATION, INC.; AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON SHALL BE MADE ACCESSIBLE TO PUBLIC SERVICE VEHICLES.

WITNESS

WITNESS

BLAKE FLETCHER
FLETCHER DEVELOPMENT, LLC
4510 NW 6TH PLACE
GAINESVILLE, FLORIDA 32607

ACKNOWLEDGEMENT (STATE OF FLORIDA, COUNTY OF ALACHUA)

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, _____, KNOWN TO ME TO BE THE PERSON HEREIN DESCRIBED AND ACKNOWLEDGED THAT HE EXECUTED THIS INSTRUMENT AS HIS FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____DAY OF _____ A.D. 2024

NOTARY PUBLIC-STATE OF FLORIDA

COMMISSION EXPIRES:_____

COMMISSION NO.:_____

MORTGAGEE'S APPROVAL

_____ HOLDER OF THAT CERTAIN MORTGAGE AS RECORDED IN OFFICIAL RECORDS BOOK OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, DOES HEREBY CONSENT AND AGREE TO THE PLATTING OF THE LANDS ENCOMPASSED IN THIS PLAT AND TO THE DEDICATION SHOWN HEREON.

DATED:_____ MORTGAGEE:_____

WITNESS BY:_____

WITNESS TITLE:_____

ACKNOWLEDGEMENT (STATE OF FLORIDA, COUNTY OF ALACHUA)

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, _____, KNOWN TO ~~ME TO BE THE~~ PERSON HEREIN DESCRIBED AND ACKNOWLEDGED THAT HE EXECUTED THIS INSTRUMENT AS HIS FREE ACT(S)T AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____DAY OF _____ A.D. 2024

NOTARY PUBLIC-STATE OF FLORIDA

COMMISSION EXPIRES:_____

COMMISSION NO.:_____

CERTIFICATE OF APPROVAL BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

THIS IS TO CERTIFY THAT ON _____, THE FOREGOING PLAT WAS APPROVED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.

MAYOR

ATTEST:

CITY MANAGER FILED FOR RECORD ON

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR THE CITY OF ALACHUA, FLORIDA

EXAMINED ON

AND APPROVED AS TO ITS LEGAL FORM AND SUFFICIENCY BY:

CITY ATTORNEY

RECEIVED AND FILED

RECEIVED AND FILED FOR RECORD ON THIS _____DAY OF _____, A.D. 2024

CLERK OF THE COURT

BY DATE

CERTIFICATE OF APPROVAL BY PROFESSIONAL SURVEYOR & MAPPER

IT IS HEREBY CERTIFIED, THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE PLATTING REQUIREMENTS PURSUANT TO SECTION 177, PART 1, FLORIDA STATUTES AND THAT THIS PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF SAID CHAPTER. ~~ALSO THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF THE CITY OF ALACHUA ORDINANCES AND REGULATIONS~~. HOWEVER MY REVIEW AND CERTIFICATION DOES NOT INCLUDE COMPUTATION OR FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS.

EXAMINED ON: _____

AND APPROVED BY: _____
PROFESSIONAL SURVEYOR AND MAPPER

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT THIS PLAT ENTITLED "FLETCHER TRACE - PHASE 3" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE OF THE DESCRIBED LANDS, UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THIS PLAT AND SURVEY COMPLIES WITH ALL REQUIREMENTS AS SET FORTH IN CHAPTER 177, PART 1- PLATTING OF THE FLORIDA STATUTES.

DATE

CHAD A COLSON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 7142

BUSINESS NAME
LB NUMBER
ADDRESS

Tech: nicked Plot Date: Mar 06,2024 8:48am Filename: C:\AcadResource\Temp\AcPublish_2220\21-0297 FLETCHER TRACE - PHASE 3.dwg

CHW Professional Consultants
11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075

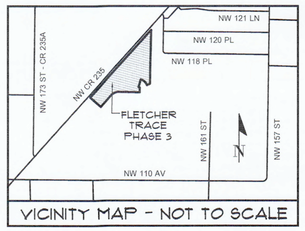
FLETCHER TRACE - PHASE 3

LOCATED IN THE WEST HALF (W 1/2) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

Bearing Reference

SURVEYOR'S NOTES

1. HORIZONTAL DATUM SHOWN HEREON IS DERIVED FROM THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 1983).
2. VERTICAL DATUM SHOWN HEREON IS DERIVED FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BENCHMARK USED WAS A NATIONAL GEODETIC SURVEY BENCHMARK NUMBER I7576, WITH A PUBLISHED ELEVATION OF 160.03 FEET (NAVD 88).
3. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1':10,000'.
4. BUILDING SETBACKS (UNLESS SHOWN OTHERWISE)
   FRONT= 10'
   REAR = 5'
   SIDE = 5'
   STREET FACING GARAGES = 18'
5. THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY PANEL NO. "120669 0120 D, EFFECTIVE DATE: JUNE 16, 2006.
6. ALL PLATTED 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.
7. THE COMMON AREAS, OPEN SPACE, AND STORM WATER MANAGEMENT AREAS SHOWN HEREON, WILL BE CONVEYED TO THE OWNER'S ASSOCIATION AND ARE IDENTIFIED FOR MAINTENANCE IN THE HOMEOWNERS ASSOCIATION DOCUMENTS.
8. CORNERS AND PERMANENT CONTROL POINTS SHALL BE SET PER 177.091 (8) AND (9) FLORIDA STATUTES.
9. ALL LINES ARE NON-RADIAL UNLESS NOTED OTHERWISE.
10. THIS SURVEY IS A TOTAL OF TWO (2) SHEETS. EACH SHEET IS INCOMPLETE WITHOUT THE OTHERS. SEE SHEET ONE (1) FOR OVERALL PLAT BOUNDARY. SEE SHEET (2) FOR DETAIL INFORMATION FOR LOTS ONE (1) THRU THIRTY-TWO (32).



VICINITY MAP - NOT TO SCALE

GRAPHIC SCALE
0 25 50 100
SCALE: 1" = 50'

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	176.11'	185.00'	54°32'38"	169.54'	N 48°50'21" W
C2	39.27'	25.00'	90°00'00"	35.36'	S 45°14'11" E
C3	199.54'	235.00'	48°38'58"	193.60'	S 65°26'20" W
C4	7.18'	50.00'	8°13'56"	7.18'	N 86°07'13" W
C5	84.91'	100.00'	48°38'58"	82.38'	N 65°26'20" E
C6	45.61'	185.00'	14°07'32"	45.49'	N 83°10'26" W
C7	14.31'	75.00'	10°55'52"	14.29'	N 84°46'16" W
C8	63.68'	75.00'	48°38'58"	61.79'	N 65°26'20" E
C9	106.14'	125.00'	48°38'58"	102.98'	N 65°26'20" E
C10	39.27'	25.00'	90°00'00"	35.36'	N 86°06'51" E
C11	39.27'	25.00'	90°00'00"	35.36'	N 03°53'09" W
C12	199.54'	235.00'	48°38'58"	193.60'	N 65°26'20" E
C13	38.45'	75.00'	29°22'38"	38.03'	N 55°48'09" E

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C14	25.23'	75.00'	19°16'20"	25.11'	N 80°07'38" E
C15	31.90'	125.00'	14°37'22"	31.82'	N 48°25'31" E
C16	40.00'	125.00'	18°20'05"	39.83'	N 64°54'14" E
C17	34.23'	125.00'	15°41'32"	34.13'	N 81°55'03" E
C18	59.98'	235.00'	14°37'21"	59.81'	N 48°25'31" E
C19	75.20'	235.00'	18°20'05"	74.88'	N 64°54'14" E
C20	64.36'	235.00'	15°41'32"	64.16'	N 81°55'03" E
C21	23.95'	235.00'	5°50'23"	23.94'	N 44°02'02" E
C22	40.00'	235.00'	9°45'09"	39.95'	N 51°49'48" E
C23	40.00'	235.00'	9°45'09"	39.95'	N 61°34'57" E
C24	40.00'	235.00'	9°45'09"	39.95'	N 71°20'06" E
C25	40.00'	235.00'	9°45'09"	39.95'	N 81°06'15" E
C26	15.59'	235.00'	3°48'00"	15.58'	N 87°51'49" E

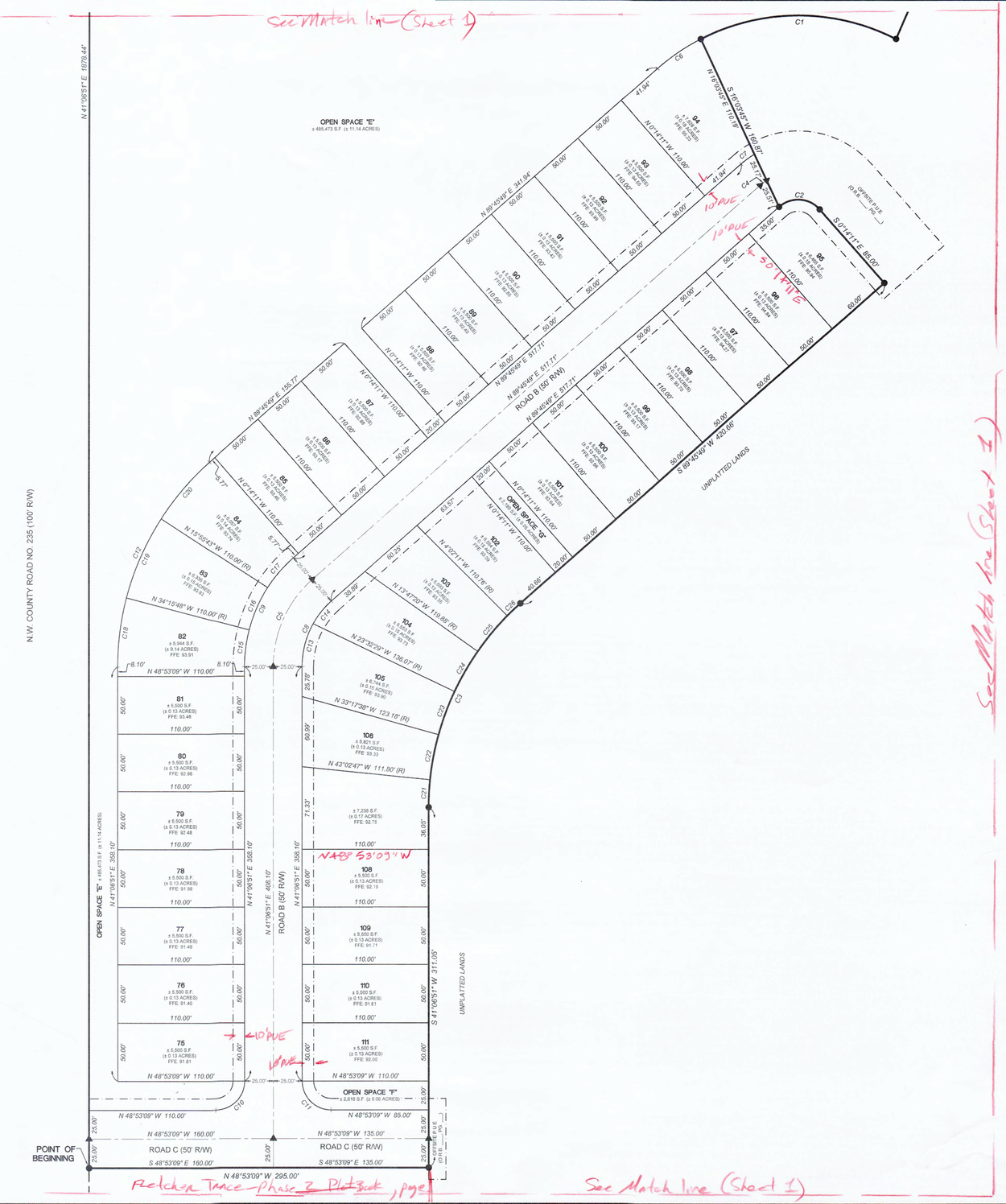
LEGEND

FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
● = SET 5/8" STEEL REBAR & CAP MARKED "PRM LB 5075"
▲ = SET NAIL AND DISK STAMPED "PCP 5075"
⊗ = FOUND 5/8" IRON ROD (NO ID.)
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITIES EASEMENT
B.S.L. = BUILDING SETBACK LINE
FFE = FINISHED FLOOR ELEVATION
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE
R/W = RIGHT OF WAY
S.F. = SQUARE FEET
NO = NUMBER
(R) = RADIAL
ID. = IDENTIFICATION
⊕ = SITE BENCHMARK
= SUBJECT PARCEL LINE
= ADJOINING PARCEL LINE
= EASEMENT LINE
= RIGHT OF WAY LINE
= SECTION LINE

A.C.L. RAILROAD (100' R/W)

N.W. COUNTY ROAD NO. 235 (100' R/W)

See Match line (Sheet 1)



Tech: nikkd Plot Date: Mar 06,2024 8:48am Filename: C:\Acad\Resources\Temp\AcePublish_2220\2_21-0297 FLETCHER TRACE - PHASE 3.dwg

Additional comments are upon the red-lined version of the subdivision plat included with this letter.

Please contact me at your convenience should you have any questions.

Sincerely,

Robert W. Graver, PSM
State of Florida License No. LS 4239



City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

April 3, 2024

Sent by electronic mail to aaronh@chw-inc.com

Aaron Hickman, PSM
CHW, LLC
11801 Research Drive
Alachua, FL 32615

RE: Completeness Review: Fletcher Trace Phases 1- 3 Final Plats

Dear Mr. Hickman:

On March 27, 2024 the City of Alachua received your applications for the Final Plats of Phase 1, 2 & 3 of the Fletcher Trace Subdivision. The Fletcher Trace PD project is comprised of 472 residential units (344 detached and 128 attached) in 13 phases and received Preliminary Plat approval from the City Commission on September 26, 2022. Phase 1 consists of 32 detached units; Phase 2 consists of 14 detached units and 28 attached; and, Phase 3 consists of 36 detached units.

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned applications for completeness and finds that the applications are incomplete following information is needed to begin the review of the application. Please address the following deficiencies no later than **5:00 PM on Thursday, April 11, 2024**

In accordance with Section 2.2.6(B) of the LDRs, the applicant must correct the deficiencies and resubmit the application for completeness determination. *Plans and application materials may be made available for return in order to revise and resubmit as needed.*

The time frame and cycle for review shall be based upon the date the application is determined to be complete. If the applicant fails to respond to the identified deficiencies within forty-five (45) calendar days, the application shall be considered withdrawn.

Please note that if an additional completeness review is required, a resubmittal fee equal to 10% of the application fee will be assessed for each additional completeness review and must be paid prior to further review of the application.

The comments below are based solely on a preliminary review of your application for completeness. An in-depth review of the content of the application will be performed, and the findings of the in-depth review will be discussed at a Project Assistance Team (PAT) Meeting, which will be sent under separate cover and subsequent to a determination of completeness. In order to provide a complete application, please address the following:

PHASE 1

1. **Final Plat Application Attachment #6, Concurrency Impact Analysis Report:** Submitted report is for entire Fletcher Trace project, but must be specific to this Phase.

2. **Final Plat Application Attachment #9, Legal Descriptions and Sketches of Off-Site Public Utility Easements (PUEs):** Legal descriptions and sketches of all off-site PUEs and property to be deeded to the City have not been submitted.

3. **Final Plat Application Attachment #10, City of Alachua Public School Student Generation Form:** Submitted Public School Student Generation form is for entire Fletcher Trace project, but must be specific to this Phase.

4. **Final Plat Application Attachment #17, Alachua County Public Works access management permit.** Provide documentation of permit application or communication with Alachua County Public Works regarding proposed access.

PHASE 2

1. **Final Plat Application A. 5, Number of Units:** Confirm number of units. Application indicates 41 units, but Plat shows 42 units. Additionally, submitted application fee is for 42 units.

2. **Final Plat Application Attachment #6, Concurrency Impact Analysis Report:** Submitted report is for entire Fletcher Trace project, but must be specific to this Phase.

3. **Final Plat Application Attachment #9, Legal Descriptions and Sketches of Off-Site Public Utility Easements (PUEs):** Legal descriptions and sketches of all off-site PUEs have not been submitted.

4. **Final Plat Application Attachment #10, City of Alachua Public School Student Generation Form:** Submitted Public School Student Generation form is for entire Fletcher Trace project, but must be specific to this Phase.

5. **Final Plat Application Attachment #17, Alachua County Public Works access management permit.** Provide documentation of permit application or communication with Alachua County Public Works regarding proposed access.

6. **Final Plat Application Fee.** Submitted fee is $710, but for 41 lots this fee would be $705. Please see comment above and verify.

PHASE 3

1. **Final Plat Application Attachment #6, Concurrency Impact Analysis Report:** Submitted report is for entire Fletcher Trace project, but must be specific to this Phase.

2. **Final Plat Application Attachment #9, Legal Descriptions and Sketches of Off-Site Public Utility Easements (PUEs):** Legal descriptions and sketches of all off-site PUEs have not been submitted.

3. **Final Plat Application Attachment #10, City of Alachua Public School Student Generation Form:** Submitted Public School Student Generation form is for entire Fletcher Trace project, but must be specific to this Phase.

4. **Final Plat Application Attachment #17, Alachua County Public Works access management permit.** Provide documentation of permit application or communication with Alachua County Public Works regarding proposed access.

5. **Final Plat Application Fee.** Submitted fee is $685, but for 36 lots this fee would be $680. Please verify.

If you have any questions, please contact me at 386-418-6100 x 1603 or via e-mail at ahall@cityofalachua.com.

Sincerely,

Adam Hall, AICP
Principal Planner

c: Kathy Winburn, Planning & Community Development Director *(by electronic mail)*
Justin Tabor, AICP, Principal Planner *(by electronic mail)*
Carson Crocket, AICP Candidate, Planner (*by electronic mail)*
Project File

City of ALACHUA

THE GOOD LIFE COMMUNITY

FOR OFFICE USE ONLY
Case #: _____
Application Fee: $_____
Filing Date: _____
Completeness Date: _____
Review Type: CC

Major Subdivision – Final Plat Application

Reference City of Alachua Land Development Regulations (LDRs) Section 2.4.10

A. PROJECT

1. Project Name: Fletcher Trace
2. Preliminary Plat Approval Date: 9/26/2022
3. Construction Plans Approval Date: TBD
4. Phase/Unit Number (if applicable): Phase 2
5. Number of proposed lots/dwelling units: 42
6. Housing Type (i.e., attached/detached units): Both Attached & Detached
7. Address of Subject Property: 11305 NW 173rd St, Alachua, FL
8. Parcel ID Number(s): 03980-002-001
9. Existing Use of Property: Vacant
10. Future Land Use Map Designation: Moderate Density Residential
11. Zoning Designation: PD
12. Acreage: 5.11

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ■ Agent
2. Name of Applicant(s) or Contact Person(s): Aaron Hickman, PSM Title: VP
   Company (if applicable): CHW, LLC
   Mailing address: 11801 Research Drive
   City: Alachua State: FL ZIP: 32615
   Telephone: 352-331-1976 FAX: _____ e-mail: aaronh@chw-inc.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): Waco of Alabama
   Mailing Address: PO BOX 6937
   City: JACKSONVILLE State: FL ZIP: 32236-6937

   ** Must provide executed Authorized Agent Affidavit or other acceptable documentation (as deemed acceptable by the City in its sole discretion) which authorizes the agent to act on behalf of the property owner.*

C. ADDITIONAL INFORMATION

1. Is there any additional contact for sale of, or options to purchase, the subject property? ■ Yes ☐ No
   If yes, list names of all parties involved: Fletcher Development
2. Has the applicant discussed possible utility/infrastructure fees with the Public Services Department?
   If no, contact the Public Services Department at 386-418-6140. ■ Yes ☐ No

D. ATTACHMENTS

1. Plat, to include the following information and be prepared in accordance with the following criteria:
    a. Sheet Size: 24" X 36" with 3" left margin and ½" top, bottom, and right margins.
    b. Graphic scale, not to exceed one (1) inch equal to 50 feet.
    c. Name of subdivision shall be shown in bold legible letters, as required by Chapter 177, Florida Statutes. The name of the subdivision shall be shown on each sheet included and shall have legible lettering of the same size and type including the words "section," "unit," "replat," "amended," etc.
    d. Name and address of subdivider.
    e. North arrow, graphic scale, and date of plat drawing.
    f. Vicinity map showing location with respect to existing streets, landmarks, etc., and acreage of the subdivision. The vicinity map shall be drawn to show clearly the required information, but shall not less than one (1) inch to 2,000 feet.
    g. Exact boundary line of the property, determined by a boundary survey, giving distances to the nearest one-hundredth foot and angles to the nearest minute, shall be balanced and closed with an apparent error of closure not to exceed one in 5,000. Survey shall be signed and sealed by the surveyor, and shall be no older than two (2) years.
    h. Legal description of the property to be subdivided.
    i. Acreage of adjacent land. If adjacent land is within a subdivision, identify the subdivision name, and recording information.
    j. Location of streams, lakes, wetlands, and required buffers from such areas, and location of land designated as a special flood hazard area on FEMA FIRM panels.
    k. Bearing and distance to permanent control points on the nearest existing street lines of bench marks or other permanent reference monuments [not less than three (3)].
    l. When the City corporate limits traverse, are adjacent to, or are within 500 feet of the property, the boundary shall be accurately tied to the boundary lines of the subdivision by distance and angles.
    m. The closest lot corner shall be accurately tied to the boundary lines of the subdivision by distance and angles.
    n. Location, dimensions, and purpose of any land reserved or dedicated for public or common use.
    o. Exact locations, width, and names of all streets within and adjacent to the subdivision.
    p. Street right-of-way lines must show deflection angles of intersection, radii, and lines of tangents.
    q. Lot lines, dimensions, and bearings must be shown to the nearest one hundredth (1/100) foot.
    r. Lots must be numbered in numerical order. Additional phases of existing subdivisions shall continue numbering from previous phases.
    s. Location and description of required permanent reference monuments and markers.
    t. Building setback lines.
    u. Covenants and restrictions notice in accordance with Chapter 177.091(28), Florida Statutes.
    v. Dedication to the public by the owners of the land involved of all streets, drainage easements, and other rights-of-way however designated and shown on the plat for perpetual use for public purposes, including vehicular access rights where required.
    w. If the property is encumbered by a mortgage, the owner of the mortgage shall join in the dedication or in some other manner subordinate the mortgagee's interest to the dedication of public right-of-way.

2. Title certification as required by Chapter 177.041, Florida Statutes.

3. Draft of proposed surety instrument for all public and private infrastructure improvements in accordance with the requirements set forth in Sections 6.10 and 7.4 of the LDRs (surety instrument shall be submitted to the City upon approval of the draft document and prior to any public hearing).

4. Cost of construction for all public and private infrastructure improvements (including but not limited to earthwork, stormwater, utilities (water and sewer lines / mains, electric system infrastructure, gas lines, etc.) roadways (streets, sidewalks, etc.) and landscaping in rights-of-way and common areas), signed and sealed by a registered professional engineer.

5. Proposed covenants and restrictions, if any. If the subdivision shall be subject to existing covenants and restrictions, an amendment to such covenants and restrictions shall be provided.

6. Concurrency Impact Analysis showing the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation (for residential development), stormwater, and public schools (for residential development) in accordance with Section 2.4.14 of the LDRs.

7. Analysis of Consistency with the City of Alachua Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy).

8. Legal description of the property to be platted with tax parcel number: (1) on 8.5" x 11" paper; and (2) electronic file in Word format.

9. Legal descriptions and sketches for all off-site public utilities easements and legal descriptions and sketches of all property to be deeded to the City.

10. For residential subdivisions, City of Alachua Public School Student Generation Form.

11. One (1) set of mailing labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits (obtain from the Alachua County Property Appraiser's web site) – and all persons/organizations registered to receive notice of development applications (current list may be obtained from the Planning & Community Development Department).

12. Proof of ownership (i.e., copy of deed).

13. Proof of payment of taxes.

14. Traffic Impact Analysis or Statement, as deemed applicable to the project by the City of Alachua in its sole discretion.

15. Environmental Assessment or Study, as deemed applicable to the project by the City of Alachua in its sole discretion.

16. Environmental Resource Permit (or Letter of Exemption) from the Suwannee River Water Management District (SRWMD) or Self-Certification for a Stormwater Management System in Uplands Serving Less than 10 Acres of Total Project Area and Less than 2 Acres of Impervious Surfaces from the Florida Department of Environmental Protection pursuant to Section 403.814(12), Florida Statutes.

17. If access is from a County Road, access management permit from Alachua County Public Works.

18. If access is from a State Road, access management permit from Florida Department of Transportation.

All applicable attachments are required for a complete application. A completeness review of the application will be conducted within five (5) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

Under penalty of perjury, I/we certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge.

Signature of Applicant

Aaron Hickman, VP

Typed or printed name *and title* of applicant

Signature of Co-applicant

Typed or printed name *and title* of co-applicant

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☑ online notarization, this day of MARCH 20, 2024, by AARON HICKMAN, VP who executed the same and has _____ produced _____ as identification or ☑ is personally known to me.

Ann M. Mullins

Signature of Notary

Print Name: ANN M. MULLINS

Notary Public, State of Florida

My Commission Expires: ANN M. MULLINS MY COMMISSION # HH30703 EXPIRES: October 21, 2024

FLETCHER TRACE - PHASE 2

LOCATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

CHW Professional Consultants
11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075

PLAT BOOK ___, PAGE ___
SHEET ONE OF ONE

DESCRIPTION

A TRACT OF LAND BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2140, PAGE 1834, OF THE PUBLIC RECORDS OF ALACHUA COUNTY FLORIDA, SITUATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, OF SAID ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF AFOREMENTIONED SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE NORTH 0°04'14" WEST, ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 403.02 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY); THENCE NORTH 41°06'51" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1437.97 FEET TO THE POINT OF BEGINNING; THENCE, DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, THE FOLLOWING THREE (3) COURSES; (1) SOUTH 48°53'09" EAST, A DISTANCE OF 295.00 FEET; (2) NORTH 41°06'51" EAST, A DISTANCE OF 755.00 FEET; (3) NORTH 48°53'09" WEST, A DISTANCE OF 295.00 FEET TO AFOREMENTIONED SOUTHEASTERLY RIGHT OF WAY LINE; THENCE SOUTH 41°06'51" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 755.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 5.11 ACRES OF LAND, MORE OR LESS.

SURVEYOR'S NOTES

1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 1983), YIELDING A BEARING OF N 0°04'14" W FOR THE WEST LINE OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FL.
2. VERTICAL DATUM SHOWN HEREON IS DERIVED FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BENCHMARK USED WAS A NATIONAL GEODETIC SURVEY BENCHMARK NUMBER I7516, WITH A PUBLISHED ELEVATION OF 160.03 FEET (NAVD 88).
3. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1': 5,000'.
4. BUILDING SETBACKS (UNLESS SHOWN OTHERWISE)
   FRONT= 10'
   REAR = 5'
   SIDE = 5'
   STREET FACING GARAGES = 18'
5. THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY PANEL NO. "120669 0120 D, EFFECTIVE DATE: JUNE 16, 2006.
6. THE COMMON AREAS, OPEN SPACE, AND STORM WATER MANAGEMENT AREAS SHOWN HEREON, WILL BE CONVEYED TO THE OWNERS ASSOCIATION AND ARE IDENTIFIED FOR MAINTENANCE IN THE HOMEOWNERS ASSOCIATION DOCUMENTS. THE OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF TREES PLANTED IN RIGHTS-OF-WAY AND COMMON AREAS IN CONFORMANCE WITH SUBDIVIDERS AGREEMENT AND SECTION 7.8.1 OF THE CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS.
7. LOT CORNERS AND PERMANENT CONTROL POINTS SHALL BE SET PER 177.091 (8) AND (9) FLORIDA STATUTES.

SITE BENCHMARK TABLE				
NO.	DESCRIPTION	ELEVATION	NORTHING	EASTING
BM1	1/2" STEEL ROD & CAP "LB TRAV LB5075"	87.96'	282647.14	259515.16
BM2	1/2" STEEL ROD & CAP "LB TRAV LB5075"	93.80'	284046.72	2597130.76
BM3	1/2" STEEL ROD & CAP "LB TRAV LB5075"	89.07'	283320.58	2596501.22

**NOTE: ALL SITE BENCHMARKS ARE OFFSITE, LOCATED ALONG THE SOUTHERLY RIGHT OF WAY LINE OF N.W. COUNTY ROAD NO. 235 TO THE NORTHEAST OF THE PLAT

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	39.27'	25.00'	90°00'00"	35.36'	N 86°06'51" E
C2	39.27'	25.00'	90°00'00"	35.36'	N 3°53'09" W
C3	39.27'	25.00'	90°00'00"	35.36'	N 3°53'09" W
C4	39.27'	25.00'	90°00'00"	35.36'	N 86°06'51" E

LEGEND

FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
● = SET 5/8" STEEL REBAR & CAP MARKED "PRM LB 5075"
▲ = SET NAIL AND DISK STAMPED "PCP 5075"
⊗ = FOUND 5/8" IRON ROD (NO ID.)
P.U.E. = PUBLIC UTILITIES EASEMENT
B.S.L. = BUILDING SETBACK LINE
FFE = FINISHED FLOOR ELEVATION
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE
R/W = RIGHT OF WAY
S.F. = SQUARE FEET
SEC 28-T8S-R18E = SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST

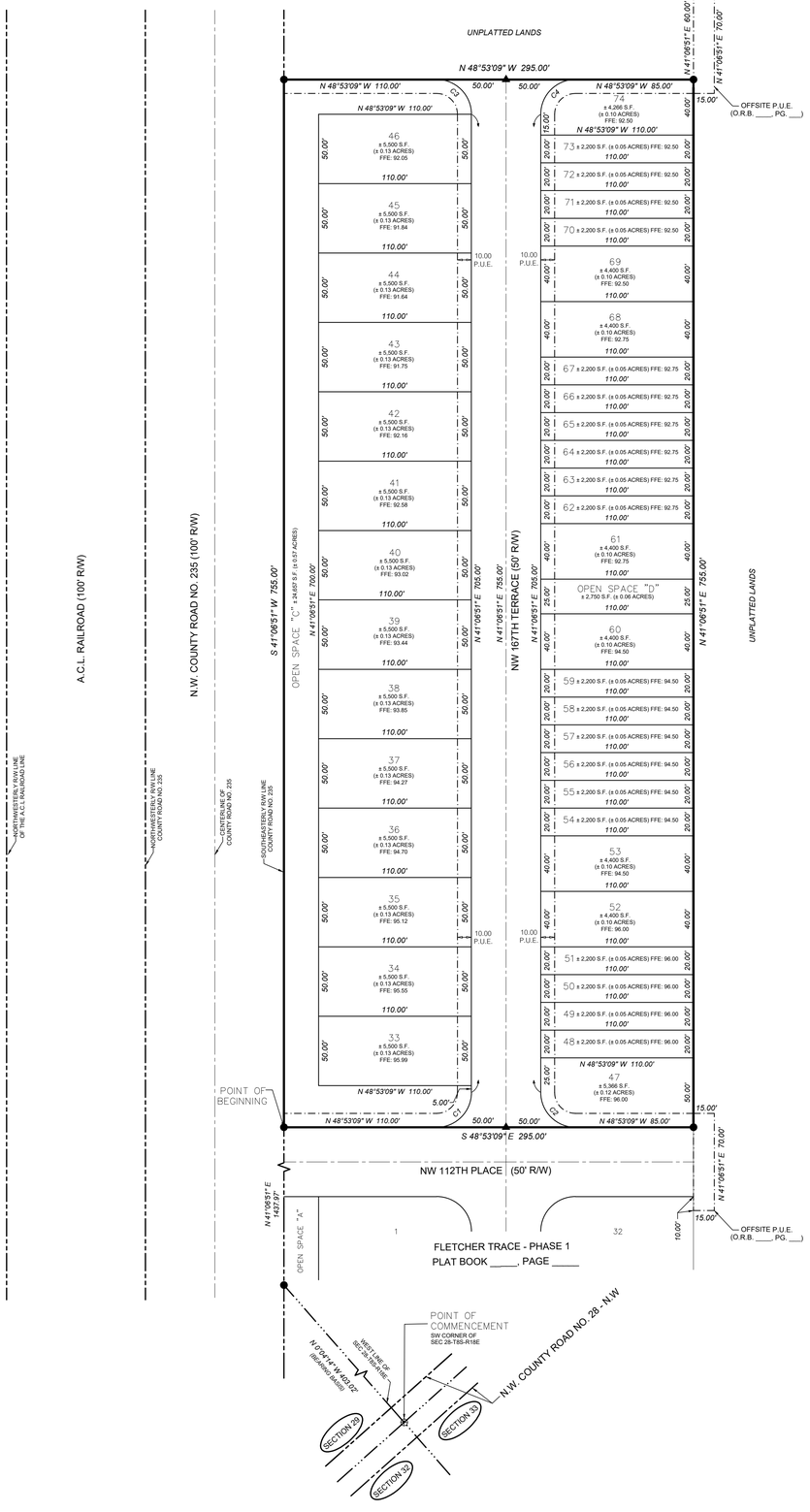
GRAPHIC SCALE
0 25 50 100
SCALE: 1" = 50'

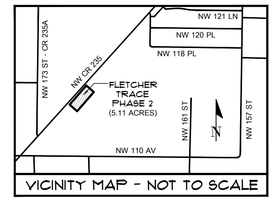
FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY PANEL NO. "120669 0120 D, EFFECTIVE DATE: JUNE 16, 2006.

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 SUPPLANTED 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.

ALL PLATTED 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.





OWNER'S CERTIFICATION AND DEDICATION

WACO PROPERTIES, INC., DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE LANDS DESCRIBED HEREON, AND HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED TO BE KNOWN AS "FLETCHER TRACE - PHASE 2", AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE RIGHT-OF-WAYS AS SHOWN HEREON; AND DOES HEREBY DEDICATE THE USE OF DRAINAGE EASEMENTS TO THE PUBLIC FOR THE RIGHT TO DISCHARGE STORM WATER, THE OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM NOT IN THE RIGHT OF WAY; AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON SHALL BE MADE ACCESSIBLE TO PUBLIC SERVICE VEHICLES.

WITNESS _____ SIGNATURE _____

WITNESS _____ PRINT NAME & TITLE _____

ACKNOWLEDGEMENT (STATE OF FLORIDA, COUNTY OF ALACHUA)

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, _____ KNOWN TO ME TO BE THE PERSON HEREIN DESCRIBED AND ACKNOWLEDGED THAT HE EXECUTED THIS INSTRUMENT AS HIS FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____DAY OF _____ A.D. 2024

_____
NOTARY PUBLIC-STATE OF FLORIDA

COMMISSION EXPIRES:_____

COMMISSION NO.:_____

CERTIFICATE OF APPROVAL BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

THIS IS TO CERTIFY THAT ON _____, THE FOREGOING PLAT WAS APPROVED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.

_____
MAYOR

ATTEST:

_____ _____
CITY MANAGER FILED FOR RECORD ON

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR THE CITY OF ALACHUA, FLORIDA

_____
EXAMINED ON

AND APPROVED AS TO ITS LEGAL FORM AND SUFFICIENCY BY:

_____
CITY ATTORNEY

RECEIVED AND FILED

RECEIVED AND FILED FOR RECORD ON THIS _____DAY OF _____, A.D. 2024

_____
CLERK OF THE COURT

_____ _____
BY DATE

CERTIFICATE OF APPROVAL BY PROFESSIONAL SURVEYOR & MAPPER

IT IS HEREBY CERTIFIED, THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE PLATTING REQUIREMENTS PURSUANT TO CHAPTER 177, PART 1 - PLATTING OF THE FLORIDA STATUTES AND THAT THIS PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF SAID CHAPTER, HOWEVER MY REVIEW AND CERTIFICATION DOES NOT INCLUDE COMPUTATION OR FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS.

EXAMINED ON: _____

AND APPROVED BY: _____
PROFESSIONAL SURVEYOR AND MAPPER

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT THIS PLAT ENTITLED "FLETCHER TRACE - PHASE 2" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE OF THE DESCRIBED LANDS, UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THIS PLAT AND SURVEY COMPLIES WITH ALL REQUIREMENTS AS SET FORTH IN CHAPTER 177, PART 1- PLATTING OF THE FLORIDA STATUTES.

_____ _____
DATE CHAD A COLSON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 7142
CAUSSEAUX, HEWETT, & WALPOLE, LLC.
FLORIDA LICENSED BUSINESS NUMBER LB 5075
11801 RESEARCH DRIVE, ALACHUA, FL 32615

Tech: Acrosh Plot Date: Sep 04,2024 2:40pm Filename: N:\2021\21-0297\Departments\01_Survey\FLATS\PHASE 2\FLAT\21-0297 FLETCHER TRACE - PHASE 2.dwg

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 11305 NW 173RD ST, ALACHUA, FL 32615

Parcel ID Number(s): 03980-002-001

Acreage: ±118.2 ac.

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Richard Exline Title: _____

Company (if applicable): Waco of Alabama, Inc.

Mailing Address: 569 S. Edgewood Avenue

City: Jacksonville State: FL ZIP: 32205

Telephone: _____ FAX: _____ e-mail: _____

C. AUTHORIZED AGENT

Name: _____ Title: _____

Company (if applicable): CHW

Mailing address: 11801 Research Drive

City: Alachua State: FL ZIP: 326015

Telephone: 352-331-1976 FAX: 352-331-2476 e-mail: ryant@chw-inc.com

D. REQUESTED ACTION:

To obtain approvals from the City of Alachua, Suwannee River Water Management District, Alachua County, and Florida Department of Environmental Protection

I hereby certify that I am the property owner of record, or I have received authorization from the property owner of record to file an application for a development permit related to the property identified above. I authorize the agent listed above to act on my behalf for purposes of this application.

Signature of Applicant

Signature of Co-applicant

Richard Exline

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of FLorida County of Duval

The foregoing application is acknowledged before me this 31st day of August, 2021, by Richard Exline

_____, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

KARINA GARRETT
Notary Public, State of Florida
My Comm. Expires 10/22/2022
Commission No. GG270090

Signature of Notary Public, State of Florida

Sign Up for Property Watch

Parcel Summary

Parcel ID	03980-002-001
Prop ID	15963
Location Address	11305 NW 173RD ST ALACHUA, FL 32615
Neighborhood/Area	233200.60
Subdivision	
Legal Description	W1/2 LESS R/W SR 235 & SR 235 A & SCL R/W ALSO THAT PART OF E1/2 LYING W OF ACL RR & N 1628.57 FT OF NE1/4 LYING E OF R/R LESS 1 ACRE(LESS THAT PT OF THE FOLLOWING LYING IN SEC 28-8-18: COM SW COR SEC 21-8-18 E 50 FT POB N 378.09 FT N 59 DEG E 2418 FT S 3 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	CROPSOIL CLASS2 (05200)
Sec/Twp/Rng	28-08-18
Tax Area	ALACHUA (1700)
Acres	80.71
Homesteaded	False

No Image Available

View Map

Millage Rate Value

Millage Rate: 21.8298

Owner Information

WACO OF ALABAMA INC
PO BOX 6937
JACKSONVILLE, FL 32236-6937

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
Improvement Value	$0	$0	$0	$0	$0
Land Value	$0	$0	$0	$0	$0
Land Agricultural Value	$22,599	$22,599	$22,599	$24,531	$30,400
Agricultural (Market) Value	$1,937,040	$1,937,040	$1,452,780	$1,576,980	$1,984,320
Just (Market) Value	**$1,937,040**	**$1,937,040**	**$1,452,780**	**$1,576,980**	**$1,984,320**
Assessed Value	$22,599	$22,599	$22,599	$24,531	$30,400
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$22,599	$22,599	$22,599	$24,531	$30,400
Maximum Save Our Homes Portability	$0	$0	$0	$0	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2023 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
5200	CROPLAND 2	80.71	3515727.6	0	0	PD-R

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
11/10/1997	$325,000	SD	2140	1834	Unqualified (U)	Vacant	* INTERNATIONAL BUSINESS MACHI	WACO OF ALABAMA INC	Link (Clerk)
11/10/1997	$652,000	MS	2140	1827	Unqualified (U)	Vacant	* INTERNATIONAL BUSINESS MACHI	* INTERNATIONAL BUSINESS MACHI	Link (Clerk)

Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Permits

Permit Number	Type	Primary	Active	Issue Date	Value
A8-09-1470	FIRE ALARM	Yes	No	9/17/2009	$30,000
AL07-11158	FIRE SPR. SYS.	Yes	No	9/5/2007	$118,500
AL06-10730	COMMERCIAL BUILDING	Yes	No	10/11/2006	$204,865

Our permitting information is pulled from the Alachua County Permitting Offices. Permitting information shown here is all the Property Appraiser has on file for this property. Any detailed questions about permits should be directed to the Permitting Offices.

Map



No data available for the following modules: Building Information, Sub Area, Extra Features, Sketches, Photos.

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 3/19/2024, 3:37:39 AM

Contact Us

Developed by Schneider GEOSPATIAL

City of Alachua

PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM

PROJECT # 21-0297 **APPLICATION DATE** 4/5/2024

NAME & DESCRIPTION OF PROJECT Fletcher Trace - Phase 2

PROJECT ADDRESS (Contact 911 Addressing @ 352.338.7361) 11305 NW 173rd St, Alachua, FL 32615

Alachua, FL 32615

Tax Parcel Numbers 03980-002-001

Acreage 5.11

DEVELOPMENT DATA (check all that apply)

☑ Single Family Number of Units 14

☑ Multi Family Number of Units 28

☐ Exempt (See exemptions on page 2)

Level of Review

☐ Pre-Application Conference ☐ Preliminary ☐ Final ☐ Revised ☐ Staff Administrative Review

A determination that there is adequate school capacity for a specific project will satisfy requirements for review for school concurrency for the periods of time consistent with the Interlocal Agreement and specified in local government land development regulations; an agreement by the School Board with the developer and local government is required to extend the period for approvals for phased projects beyond the generally applicable time period

EXPLANATION OF STUDENT GENERATION CALCULATION

Student Generation is calculated based on the type of residential development and the type of schools. The number of student stations (by school type - Elementary, Middle and High School) used for calculating the school concurrency impacts is equal to the number of dwelling units by housing type multiplied by the student generation multiplier (for housing type & school type) established by the School Board. Calculations are rounded to the nearest whole number. Student Generation for each school type is calculated individually to assess the impact on the **School Concurrency Service Area (SCSA)** for each school type (Elementary, Middle and High School).

SCHOOL CONCURRENCY SERVICE AREAS (SCSA) FOR PROJECT LOCATION

Based on the project location, please identify the corresponding School Concurrency Service Areas for each school type. Maps of the SCSAs may be viewed on the Alachua County Public Schools website.

SCHOOL CONCURRENCY SERVICE AREAS (SCSA)

Elementary Northwest Alachua **Middle** Mebane **High** Santa Fe

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	14	**units X 0.12 Elementary School Multiplier**	1.68	**Student Stations**
MIDDLE	14	**units X 0.06 Middle School Multiplier**	0.84	**Student Stations**
HIGH	14	**units X 0.09 High School Multiplier**	1.26	**Student Stations**

MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	28	**units X 0.06 Elementary School Multiplier**	1.68	**Student Stations**
MIDDLE	28	**units X 0.03 Middle School Multiplier**	0.84	**Student Stations**
HIGH	28	**units X 0.03 High School Multiplier**	0.84	**Student Stations**

Source: School Board of Alachua County 2021 Student Generation Multiplier Analysis

EXEMPT DEVELOPMENTS (click all that apply)

☐ *Existing legal lots eligible for a building permit*

☐ *Development that includes residential uses that has received final development plan approval prior to the effective date for public school concurrency, or has received development plan approval prior to June 24, 2008, provided the development approval has not expired*

☐ *Amendments to final development orders for residential development approved prior to the effective date for public school concurrency, and which do not increase the number of students generated by the development*

☐ *Age-restricted developments that prohibit permanent occupancy by persons of school age, provided this condition is satisfied in accordance with the standards of the Public School Facilities Element or the ILA*

☐ *Group quarters that do not generate public school students, as described in the ILA*

AUTHORIZED AGENT

Name: CHW, an NV5 Company, c/o Aaron Hickman
Mailing Address: 11801 Research Dr
Alachua, FL 32615
Phone: (352) 331-1976
Email: aaronh@chw-inc.com

PROPERTY OWNER

Name: Waco of Alabama, Inc.
Mailing Address PO Box 6937
Jacksonville, FL 32236
Phone: contact agent
Email contact agent

CERTIFICATION

PROJECT NAME : _____ **PROJECT #:** _____

This application for a determination of the adequacy of public schools to accommodate the public school students generated by the subject development has been reviewed for compliance with the school concurrency management program and in accordance with the ILA. The following determinations have been made:

☐ **Approved** based upon the following findings (see 09.14.2022 Capacity Table)

Elementary SCSA _____ Capacity Required _____

☐ Capacity Available — Available Capacity _____
☐ Capacity Available in 5 yrs* — Available Capacity _____
☐ Capacity Available in Adjacent SCSA — Available Capacity _____

Middle SCSA _____ Capacity Required _____

☐ Capacity Available — Available Capacity _____
☐ Capacity Available in 5 yrs* — Available Capacity _____
☐ Capacity Available in Adjacent SCSA — Available Capacity _____

High SCSA _____ _____

☐ Capacity Available — Available Capacity _____
☐ Capacity Available in 5 yrs* — Available Capacity _____
☐ Capacity Available in Adjacent SCSA — Available Capacity _____

☐ **Denial** for reasons stated _____

_____

Approved by

School Board Staff Certification

_____

Suzanne M. Wynn
Director, Facilities Planning and Construction
Alachua County Public Schools
352.955.7400 x 1445

Date: _____

City of Alachua Staff

A complete application for the development project was accepted on

Date: _____

Signed: _____

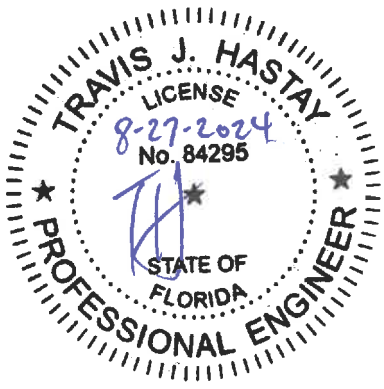
Printed Name: _____

*163.3180(6)(g), F.S. (2023)

Phase 1 On Lot Sidewalks

Item No.	Item	Qty	Unit	Unit Cost	Cost
1	Concrete Sidewalks, 4"	1,102	SY	$ 50.55	$ 55,704.38
				Subtotal	**$ 55,704.38**
				Mobilization (10%)	**$ 5,570.44**
				Contingency (10%)	**$ 5,570.44**
				TOTAL	**$ 66,845.25**

The Engineer's probable estimate of cost provided in this document is specifically intended to represent a rough order of magnitude, including all component information for line items aspects of the work, estimated quantities, and applied unit rates. The Engineer's probable estimate of cost is not intended for publication for the use of bidders whatsoever, unless represented as an FDOT Pay Item table on the plans for projects administered accordance with FDOT Standards. For bidding scenarios, the prospective bidders should be advised that they are solely responsible for: identifying and including relevant project scope, calculation of quantities/durations for takeoffs, and determining the appropriate competitive market cost for the work. Additionally, CHW has no control over the cost of labor, materials, equipment, market conditions, or the Contractor's method of determining prices. Therefore, our statements of probable cost provided herein are made on the basis of best judgment as professional consultants familiar with the construction industry. CHW, nor its subconsultants, can offer guarantee that proposals, bids, or construction costs will not vary from our statements of probable cost.



Phase 2 On Lot Sidewalks

Item No.	Item	Qty	Unit	Unit Cost	Cost
1	Concrete Sidewalks and Driveways, 4"	835	SY	$ 50.55	$ 42,207.63
				Subtotal	**$ 42,207.63**
				Mobilization (10%)	**$ 4,220.76**
				Contingency (10%)	**$ 4,220.76**
				TOTAL	**$ 50,649.16**

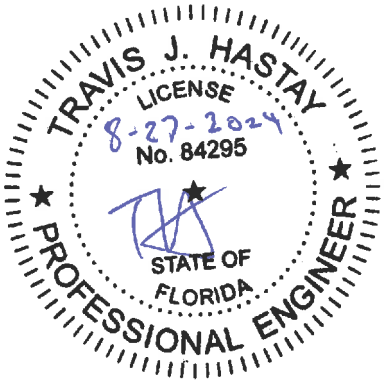
The Engineer's probable estimate of cost provided in this document is specifically intended to represent a rough order of magnitude, including all component information for line items aspects of the work, estimated quantities, and applied unit rates. The Engineer's probable estimate of cost is not intended for publication for the use of bidders whatsoever, unless represented as an FDOT Pay Item table on the plans for projects administered accordance with FDOT Standards. For bidding scenarios, the prospective bidders should be advised that they are solely responsible for: identifying and including relevant project scope, calculation of quantities/durations for takeoffs, and determining the appropriate competitive market cost for the work. Additionally, CHW has no control over the cost of labor, materials, equipment, market conditions, or the Contractor's method of determining prices. Therefore, our statements of probable cost provided herein are made on the basis of best judgment as professional consultants familiar with the construction industry. CHW, nor its subconsultants, can offer guarantee that proposals, bids, or construction costs will not vary from our statements of probable cost.



Phase 3 On Lot Sidewalks

Item No.	Item	Qty	Unit	Unit Cost	Cost
1	Concrete Sidewalks and Driveways, 4"	1,249	SY	$ 50.55	$ 63,156.87
				Subtotal	**$ 63,156.87**
				Mobilization (10%)	**$ 6,315.69**
				Contingency (10%)	**$ 6,315.69**
				TOTAL	**$ 75,788.25**

The Engineer's probable estimate of cost provided in this document is specifically intended to represent a rough order of magnitude, including all component information for line items aspects of the work, estimated quantities, and applied unit rates. The Engineer's probable estimate of cost is not intended for publication for the use of bidders whatsoever, unless represented as an FDOT Pay Item table on the plans for projects administered accordance with FDOT Standards. For bidding scenarios, the prospective bidders should be advised that they are solely responsible for: identifying and including relevant project scope, calculation of quantities/durations for takeoffs, and determining the appropriate competitive market cost for the work. Additionally, CHW has no control over the cost of labor, materials, equipment, market conditions, or the Contractor's method of determining prices. Therefore, our statements of probable cost provided herein are made on the basis of best judgment as professional consultants familiar with the construction industry. CHW, nor its subconsultants, can offer guarantee that proposals, bids, or construction costs will not vary from our statements of probable cost.



To: Kathy Winburn, AICP, Planning and Zoning Director

From: Ryan Thompson, AICP, Sr. Project Manager

Date: April 17, 2024

Re: Fletcher Trace – Phase 2

This memorandum identifies specific City of Alachua Comprehensive Plan Goals, Objectives, and Policies and explains how this application is consistent with each. Text from the City of Alachua is provided in normal font while consistency statements are provided in **bold**.

FUTURE LAND USE ELEMENT

Policy 1.2.a: Moderate density residential (0 to 4 dwelling units per acre): The moderate density residential land use category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are allowed in the moderate density residential land use category:

1. Single family, conventional dwelling units;
2. Accessory dwelling units;
3. Manufactured or modular homes meeting certain design criteria;
4. Mobile homes only within mobile home parks;
5. Duplexes and quadplexes;
6. Townhomes;
7. Residential Planned Developments (PD-R);
8. Supporting community services, such as schools, houses of worship, parks, and community centers

This application seeks to permit Phase 2, 14 single-family detached lots and 28 single-family attached lots. Overall density shall not exceed four (4) dwelling units per acre.

Policy 2.1.a: Residential Planned Developments (PD): The City shall establish flexible development and use regulations for residential PD's for use within residential land use categories. Those regulations shall be developed to achieve the following:

1. High quality residential development through a mixture of housing types, prices, and densities. The allowed uses within a residential PD are not subject to the permitted uses in the underlying land use category. Single-family homes, zero lot line homes, and townhomes are examples of the allowable housing types within residential PDs.

As shown in the adopted PD Master Plan, all onsite dwelling units shall be single-family homes, both detached and attached—consistent with Policy 2.1.a.1. of the City of Alachua Comprehensive Plan, Savannah Station, and nearby single-family developments.

2. The opportunity to improve quality of life by placing activities necessary for daily living in close proximity to residences through the allowance of a limited amount of neighborhood commercial uses, and with special design criteria, community commercial uses, within the residential PD at appropriate densities and intensities.

No non-residential activities are being proposed.

3. A range of parks and open space, from playgrounds to community gardens to active recreation facilities within the neighborhood.

The PD-R exceeds the minimum amount of open space required by Policy 2.5.a. of the Comprehensive Plan. This Phase is consistent with the PD Master Plan. Onsite activities for residents will include passive trails, outdoor workout facilities, and/or community gathering spaces.

4. Streets and public spaces that are safe, comfortable, and designed to respect pedestrians, nonvehicular and vehicular modes of transportation.

The site shall be designed to support multiple methods of internal transportation by promoting pedestrian-friendly block sizes, sidewalk infrastructure, and streetlighting systems. Block lengths that exceed the maximum 600', as per LDR §7.2.3(B)(2), shall include an easement for a pedestrian way, as described in LDR §7.2.3(B)(4). In no case shall a block face exceed 1,000' in length.

5. Conservation of materials, financial resources and energy through efficient design of infrastructure.

Fletcher Trace is the logical expansion of existing City of Alachua potable water and sanitary sewer infrastructure currently serving area residential and non-residential uses.

To avoid constructing roadway infrastructure that is not necessary to enhance roadway capacity, easements for pedestrian ways are proposed on blocks that exceed 600' in length. The pedestrian ways will ensure a walkable neighborhood while the reduced roadway infrastructure will conserve materials, financial resources, and pervious surface area.

Policy 2.4.b: Landscaping: Buffering – A buffer consists of horizontal space (land) and vertical elements (plants, berms, fences, walls) that physically separate and visually screen adjacent land uses. The City shall establish buffer yard requirements that are based on the compatibility of the adjacent uses and the desired result of the buffer.

Phase 2 includes a 20'-wide landscape buffer located along CR 235, consistent with the adopted PD Master Plan.

Policy 2.5.a: There shall be a minimum of 10% percent open space required. The City shall establish incentives for the provision of open space beyond minimum requirements.

Phase 2 is consistent with the PD Master Plan, which requires a minimum 10% open space. As illustrated in the adopted PD Master Plan, the proposed development far exceeds the minimum required. Onsite open spaces shall be comprised of common area, stormwater management facilities, landscaping.

Objective 4.1: Infill development shall be encouraged in order to protect the unique character of existing neighborhoods and commercial developments, provide for a safe urban environment, increase densities and intensities in a manner compatible with existing uses, provide open spaces, and restore or maintain economic vitality and cultural diversity.

The project site is located within a growing area of the City. Approval of this application will encourage urban infill development on adjacent properties with access to City of Alachua public facilities and services. The proposed residential development is consistent with the existing residential development pattern located along the CR 235 corridor and helps reduce

development pressures in the urban fringe and in more rural areas of the City not served by public facilities and services.

GOAL 5: Development Standards: The City shall include provisions through its comprehensive plan amendment process, development review process and in its land development regulations for development standards that address natural features and availability of facilities and services. These development standards will strive to protect natural resources and public facility resources while allowing for innovative and flexible development patterns.

Phase 2 arise consistent with the development standards set forth by the City of Alachua Comprehensive Plan and Land Development Regulations.

Objective 5.1: Natural features: The City shall coordinate Future Land Use designations with appropriate topography, soils, areas of seasonal flooding, wetlands and habitat during review of proposed amendments to the Future Land Use Map and the development review process. Natural features may be included as amenities within a development project.

There are no onsite wetlands or flood areas that would make this project site unable to support the proposed plan.

Policy 5.1.a: Topography: The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.

There are two (2) small locations on site with steep slopes (5-8%) that are utilized for stormwater management facilities.

Policy 5.1.b: Soils: The City shall ensure soil protection and intervention measures are included in the development review process.

There are currently six (6) types of soils located onsite:

- **Kendrick Sand, 2 – 5% Slopes (Hydro Group: B)**
- **Arredondo Fine Sand, 0 – 5% Slopes (Hydro Group: A)**
- **Arredondo Fine Sand, 5 – 8% Slopes (Hydro Group: A)**
- **Gainesville Sand, 0 – 5% Slopes (Hydro Group: A)**
- **Lochloosa Fine Sand 5 – 8% Slopes (Hydro group: B)**
- **Millhopper Sand, 0 – 5% Slopes (Hydro Group: A)**

According to the NRCS soil database, each of the six (6) sandy soil types mentioned above are conducive to residential developments of this nature with minimal limitations. No soil protection or intervention measures are required.

Policy 5.1.c: Flood prone areas: The City shall require as part of the development review process the identification of FEMA flood zone areas. Where necessary, base flood elevations and minimum finished floor elevations shall be established. The City shall also require finished floor elevations on subdivision plats, site plans and building permit plans when necessary to determine compliance with flood prone area regulations. The City shall establish standards for a limitation on filling in flood prone areas.

There are no FEMA flood zone areas located on the project site.

Policy 5.1.d: Wetlands: The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code (FAC) and regulations adopted by the FDEP and the Suwannee River Water Management District.

The subject property does not contain onsite wetland features, as evidenced by the best available desktop data and analysis. During site plan preparation, a professional environmental scientist shall review the site and determine the significance of natural features, as required by City LDR. Significant onsite natural features shall be avoided to the maximum extent practicable or mitigated consistent with City LDR requirements.

Policy 5.1.e: Habitat: The City shall require as part of the development review process, an inventory of listed species for all new developments in areas identified as known habitat for listed species if listed species are known to exist in close proximity to the development. The survey shall include detailed information regarding type, quantity, location, and habitat requirements for any listed species identified. A de minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

No listed species are known onsite.

Objective 5.2: Availability of facilities and services: The City shall utilize a concurrency management system to ensure that the adopted level of service standards are maintained.

The impacts this site will have on available facilities and services will not cause facilities and/or services to operate below the adopted level of service. Please see the Concurrency Analysis memo for additional detail.

Policy 5.2.a: All new development shall meet level of service requirements for roadways, potable water and sanitary sewer, stormwater, solid waste, public schools, and improved recreation in accordance with LOS standards adopted in the elements addressing these facilities.

This project will not cause City of Alachua facilities to operate below the adopted level of service.

Policy 5.2.b: The concurrency management system shall specify the period for which certification of level of service compliance shall be valid until actual development pursuant to a final development order or Ch. 163, Florida Statutes, development agreement has commenced.

A certification of level of service compliance shall be issued during development plan review.

CONSERVATION AND OPEN SPACE ELEMENT

Objective 1.5: Soils. The City shall protect soil resources through erosion and sedimentation control, by requiring proper design criteria on specific soils.

There are currently six (6) types of soils located onsite. According to the NRCS soil database, each of the six (6) sandy soil types mentioned above are conducive to residential developments of this nature with minimal limitations. No soil protection or intervention measures are required.

Site design addresses these soil composition limitations with properly-designed drainage and stormwater management facilities.

Objective 1.10: Wetlands. The City shall protect and preserve wetland values and functions from adverse, human caused, physical and hydrologic disturbances.

The subject property does not contain onsite wetland features. A professional environmental scientist has reviewed the site and determine the significance of natural features, as required by City LDR. Significant onsite natural features shall be avoided to the maximum extent practicable or mitigated consistent with City LDR requirements.

To: Kathy Winburn, AICP, Planning and Zoning Director

From: Ryan Thompson, AICP, Sr. Project Manager

Date: April 17, 2024

Re: Fletcher Trace – Phase 2

The following analysis estimates potential impacts on City of Alachua public facilities that may result from the proposed **Phase 2** development**14 single-family detached lots and 28 single-family attached lots.** The following tables include data from the City of Alachua April 2024 Development Monitoring Report, as well as data obtained within the City Comprehensive Plan and Florida Administrative Code (F.A.C.).

Traffic

Trip generation: Figures are based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition.

Table 1: Projected Trip Generation

Land Use[1] (ITE)	Units	Daily		AM Peak		PM Peak	
		Rate	Trips	Rate	Trips	Rate	Trips
Proposed							
Single-Family Detached Housing (ITE 210)	42	9.52	400	0.77	32	1.02	43

1. *Source: ITE Trip Generation 11th Edition*

Conclusion: Approval of this application increases the subject property's maximum development potential and thus, result in a potential net increase of daily vehicle trips generated by the site. However, approval of this application *will not* negatively impact the adopted LOS for adjacent and nearby roadways.

Affected roadways: Maximum development is estimated to generate less than 1,000 external average daily trips (ADT). LDR §2.4.14(H)(2)(a) identifies affected roadways as those located partially or wholly within one-half mile of the development's ingress/egress, or the nearest major intersection, whichever is greater. **Tables 2a and 2b** calculate projected impacts on adjacent roadways based on the proposed development.

Table 2a: Projected Impacts on Roadways, CR 235

Traffic System Category	AADT	PM
	CR 235	
	From NW 143rd Place to South City Limit	
Maximum Service Volume[1]	15,120	1,359
Existing Traffic[1]	6,180	587
Reserved Trips[1]	1,023	108
Available Capacity	7,917	664
Projected Trip Generation[2]	400	43
Available Capacity w/ Application approval	**7,517**	**621**

1. *Source: City of Alachua April 2024 Development Monitoring Report*
2. *NOTE: Projected trip distribution percentage is estimated to be **100%**.*

Table 2b: Projected Impacts on Roadways, CR 235A South

Traffic System Category	AADT	PM
	CR 235A South	
	From US 441 to CR 235	
Maximum Service Volume[1]	15,120	1,359
Existing Traffic[1]	5,302	504
Reserved Trips[1]	4,712	462
Available Capacity	5,106	393
Projected Trip Generation[2]	200	21
Available Capacity w/ Application Approval	**4,906**	**372**

1. *Source: City of Alachua April 2024 Development Monitoring Report*
2. *NOTE: Projected trip distribution percentage is estimated to be **50%**.*

Conclusion: The only affected roadways are CR 235, which the project site is directly fronting, and CR 235A South, which is estimated to receive 50% of the total projected ADT. The affected roadway segments will continue to retain sufficient roadway capacity during both ADT and PM Peak. In fact, no roadway segments will experience a failing roadway LOS because of this application's approval.

Potable Water / Sanitary Sewer / Solid Waste

The following tables evaluate potential impacts to potable water, sanitary sewer, and solid waste.

Table 3: Projected Potable Water Impacts

System Category	Gallons Per Day (GPD)
Current Permitted Capacity[1]	2,300,000
Less actual Potable Water Flows[1]	1,390,833
Reserved Capacity[1]	454,474
Residual Capacity[1]	454,693
Percentage of Permitted Design Capacity Utilized[1]	80.23%
Projected Potable Water Demand from Proposed Project[2]	11,550
Residual Capacity after Proposed Project	**443,143**

1. *Source: City of Alachua April 2024 Development Monitoring Report*
2. *Source: City of Alachua Comprehensive Plan & Chapter 64-E, F.A.C. Formula used: (# du x 275 gallons per unit per day)*

Conclusion: The project site will be served by existing City of Alachua potable water infrastructure. The potential net impacts from the intended residential development *will not* negatively impact the City's adopted LOS for potable water.

Table 4: Projected Sanitary Sewer Impacts

System Category	Gallons Per Day (GPD)
Treatment Plant Current Permitted Capacity[1]	1,500,000
Less actual Treatment Plant Flows[1]	719,250
Reserved Capacity[1]	425,863
Residual Capacity[1]	354,887
Percentage of Permitted Design Capacity Utilized[1]	76.34%
Projected Sanitary Sewer Demand from Proposed Project[2]	10,500
Residual Capacity after Proposed Project	**344,387**

1. *Source: City of Alachua April 2024 Development Monitoring Report*
2. *Source: City of Alachua Comprehensive Plan & Chapter 64-E, F.A.C. Formula used: (# du x 250 gallons per unit per day)*

Conclusion: The project site will be served by existing City of Alachua wastewater infrastructure. The potential net impacts from the intended residential development *will not* negatively impact the City's adopted LOS for sanitary sewer.

Table 5: Projected Solid Waste Impacts

System Category	LBs Per Day	Tons Per Year
Existing Demand[1]	43,376.00	7,916.12
Reserved Capacity[1]	50,189.13	9,159.52
New River Solid Waste Facility Capacity[1]	50 years	
Solid Waste Generated By Proposed Project[2]		**79.72**

1. *Source: City of Alachua April 2024 Development Monitoring Report*
2. *Source: Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996. Formula used: (# du x 2.6 persons per du x 0.73 per capita)*

Conclusion: Solid waste facility capacity exists to adequately serve the intended residential development for the subject property. Thus, approval of this application will not negatively impact the City's adopted LOS for this system.

Public School and Recreation Impact

The City of Alachua requires all applications involving residential developments to include an estimated Public School Generation analysis. This is conducted by completing the City's Public School Student Generation Calculation Form. A completed copy of this form has been included within this application's submittal. The development's estimated impact on the City's Public School System is found in **Table 6**.

Table 6: Projected Public School Demand

Land Use (ITE)	Units	Elem.		Middle		High	
		Rate[1]	Total	Rate[1]	Total	Rate[1]	Total
Proposed							
Single-Family Residential	42	.12	5	.06	3	.09	4

1. *Source: City of Alachua School Concurrency Form*

Conclusion: Approval of this application *will not* negatively impact the Public School System.

Table 7a: Recreational Impacts

System Category	Acreage
Existing City of Alachua Acreage[1]	135.48
Acreage Required to Serve Existing Population[1]	54.22
Reserved Capacity[1]	12.17
Available Recreation Acerage[1]	69.09
Proposed Recreational Impact[2]	0.546
Residual Recreational Capacity After Proposed Development	**68.544**

1. *Source: City of Alachua April 2024 Development Monitoring Report*
2. *Source: City of Alachua Comprehensive Plan Recreation Element. Formula used: # du x 2.6 person per du x (5 acres/1,000 persons)*

Table 7b: Improved Passive Park Space Analysis

System Category	Acreage
Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity[1]	13.28
Existing Improved Passive Park Space Provided[1]	34.82
Improved Passive Park Space Utilized by Existing Population & Reserved Capacity[1]	**38.14%**
Proposed Recreational Impact[2]	0.109
Improved Passive Park Space Utilized After Proposed Development	**38.5%**

1. *Source: City of Alachua April 2024 Development Monitoring Report*
2. *Source: City of Alachua Comprehensive Plan Recreation Element. Formula used: # du x 2.6 person per du x (5 acres/1,000 persons) x 20%*

Conclusion: The City of Alachua currently possesses considerable excess acreage for local recreation activities. In addition, this subdivision will have recreational facilities onsite including, but not limited to, an amenity center and passive trails. Thus, the intended residential development is expected to have a minimal impact on the City's current recreational infrastructure.

BOUNDARY SURVEY

LOCATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

LEGAL DESCRIPTION: (PARENT PARCEL)(OFFICIAL RECORDS BOOK 2140, PAGE 1834)

A TRACT OF LAND SITUATED IN SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT AN IRON PIPE AT THE SOUTHWEST CORNER OF THE AFOREMENTIONED SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST FOR THE POINT OF BEGINNING AND RUN N.00°42'43"E., ALONG THE WEST LINE OF SAID SECTION, A DISTANCE OF 402.89 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY); THENCE RUN N.41°53'43"E., ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 4071.41 FEET TO A CONCRETE MONUMENT; THENCE RUN S.01°01'49"W., A DISTANCE OF 827.97 FEET TO A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 28; THENCE RUN S.00°32'41"W., ALONG THE WEST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 2612.87 FEET TO AN IRON PIPE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 28, THENCE RUN N.89°50'54"W., ALONG THE SOUTH LINE OF SAID SECTION 28, A DISTANCE OF 2684.07 FEET TO THE POINT OF BEGINNING, CONTAINING 118.191 ACRES, MORE OR LESS.

SUBJECT TO MAINTAINED RIGHT OF WAY OF COUNTY ROAD N.W. 110TH AVENUE (FORMERLY KNOWN AS COUNTY ROAD NO. N.W 28) ALONG THE SOUTH BOUNDARY THEREOF

LEGAL DESCRIPTION: (SUBJECT PARCEL)(PREPARED BY THIS FIRM)

A TRACT OF LAND BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2140, PAGE 1834, OF THE PUBLIC RECORDS OF ALACHUA COUNTY FLORIDA, SITUATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, OF SAID ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH-WEST CORNER OF AFOREMENTIONED SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE NORTH 0°04'14" WEST, ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 403.02 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY); THENCE NORTH 41°06'51" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1437.97 FEET TO THE **POINT OF BEGINNING**; THENCE, DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, THE FOLLOWING THREE (3) COURSES; (1) SOUTH 48°53'09" EAST, A DISTANCE OF 295.00 FEET; (2) NORTH 41°06'51" EAST, A DISTANCE OF 755.00 FEET; (3) NORTH 48°53'09" WEST, A DISTANCE OF 295.00 FEET TO AFOREMENTIONED SOUTHEASTERLY RIGHT OF WAY LINE; THENCE SOUTH 41°06'51" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 755.00 FEET TO THE **POINT OF BEGINNING.**

SAID TRACT CONTAINING 5.11 ACRES OF LAND, MORE OR LESS.

SURVEYORS NOTES:

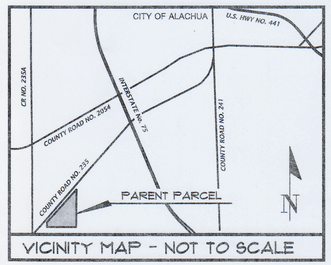
1. HORIZONTAL DATUM SHOWN HEREON IS DERIVED FROM THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 1983).
2. NO UNDERGROUND INSTALLATION OF UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
3. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.
4. FENCING, SYMBOLS AND MONUMENTATION SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
5. THIS SURVEY WAS PRODUCED WITHOUT THE BENEFITS OF FURNISHED TITLE WORK. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR, AND NO SEARCH OF THE PUBLIC RECORDS HAS BEEN DONE BY THE SURVEYOR.
6. THE 20' EASEMENT SHOWN HEREON IS AN APPROXIMATE LOCATION. THE LOCATION IS BASED ON A SURVEY DONE BY ACLS THAT THIS OFFICE HAS ON FILE, PROJECT NUMBER 97-362, DATED 9-25-1997.
7. INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY, (F.E.M.A.) FLOOD INSURANCE RATE MAP(S), 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.
8. IN THE OPINION OF THIS SURVEYOR, THE PERIMETER LINES AS SHOWN HEREON REPRESENT THE LOCATION OF THE BOUNDARY LINES OF THE SUBJECT PARCEL IN RELATION TO THE DESCRIPTION OF RECORD AND THOSE EXISTING LAND CORNERS FOUND TO BE ACCEPTABLE BY THIS SURVEYOR.
9. THE MAINTAINED RIGHT OF WAY LINE FOR COUNTY ROAD NO. 28 (NW 110TH AVENUE) IS SHOWN HEREON AS AN APPROXIMATE LOCATION BASED ON A SURVEY DONE BY ACLS THAT THIS OFFICE HAS ON FILE. PROJECT NUMBER 97-362, DATED 9-25-1997. THERE IS NO RECORDED RIGHT OF WAY BY MAINTANCE PER ALACHUA COUNTY.

LEGEND:

(D) = DATA BASED ON FURNISHED DESCRIPTION
(M) = DATA BASED ON FIELD MEASUREMENTS
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
S.F. = SQUARE FEET
R/W = RIGHT OF WAY
ID. = IDENTIFICATION
O.R.B. = OFFICIAL RECORDS BOOK
PB. = PLAT BOOK
PG. = PAGE
● = SET 5/8" STEEL ROD & CAP (LB 5075)
◉ = FOUND 5/8" STEEL ROD & CAP (NOTED)
□ = FOUND 4"X4" CONCRETE MONUMENT (NOTED)
○ = FOUND 1/2" IRON PIPE (NO ID.)
⊗ = FOUND 1/2" IRON ROD (NO ID.)
= FIRE HYDRANT
= SIGN
= TELEPHONE PEDESTAL
= WATER VALVE
= FIBER OPTIC LINE MARKER
= ASPHALT SURFACE
= DIRT / LIMEROCK SURFACE
= FENCE (SIZE/TYPE NOTED)
= OVERHEAD WIRE
= SUBJECT PARCEL LINE
= PARENT PARCEL LINE
= ADJOINING PARCEL LINE
= EASEMENT LINE
= RIGHT OF WAY LINE
= SECTION LINE

FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY PANEL NO. "120669 0120 D, EFFECTIVE DATE: JUNE 16, 2006.



VICINITY MAP - NOT TO SCALE



GRAPHIC SCALE
0 100 200 400

11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com

CHW Professional Consultants

est. 1968 FLORIDA CA-5075

SCALE: 1" = 200'

IF PRINT SCALE IS NOT 1" = 200' ON ORIGINAL DRAWING
O IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

CERTIFIED TO:

F. FLETCHER DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY
FIRST AMERICAN TITLE INSURANCE COMPANY
DARRYL J. TOMPKINS, P.A.

SURVEY DATE:	12-14-2023
REVISION DATE:	N/A
PROJECT NO:	21-0297
TECHNICIAN:	SHANE D.
DRW. CHIEF:	RCJ
CHECKED BY:	CAC
FIELD BOOK & PG:	617 / 75

This map prepared by:
CHAD A. COLSON
Professional Surveyor & Mapper Fla. License No. 7142
STATE OF FLORIDA

Certificate of Authorization No. LB 5075
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR ELECTRONIC DIGITAL SIGNITURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET NO.: 1 OF 1

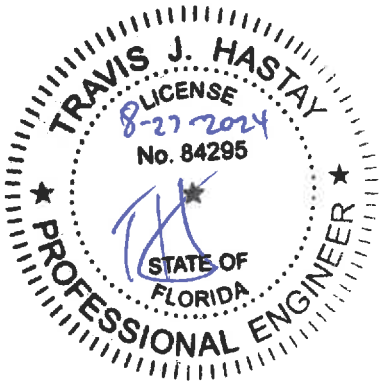
Tech: nickd Plot Date: Mar 20,2024 10:34am Filename: H:\2021\21-0297\Department\01_Survey\PLATS\PHASE 2\BOUNDARY\21-0297 BOUNDARY (PHASE 2).dwg

CHW
Professional Consultants

Project Name: Fletcher Trace Phases 1-3
CHW Project No: 21-0297
Date: 8/26/2024

Phase 1

Item No.	Item	Qty	Unit	Unit Cost	Cost
DEMOLITION/EARTHWORK					
11	Clearing and Grubbing	21.07	AC	$ 3,500.00	$ 73,727.86
12	Excavation	71,063	CY	$ 3.00	$ 213,189.00
13	Fill (using onsite materials)	17,000	CY	$ 3.00	$ 51,000.00
14	Sod (within ROW and common areas)	20,365	SY	$ 3.20	$ 65,168.00
15	Seed (within lots and bottom of basin)	63,617	sy	$ 0.50	$ 31,808.50
16	Silt Fence	4,874	LF	$ 2.50	$ 12,185.43
17	Tree Barricade	2,823	LF	$ 5.00	$ 14,112.62
				Earthwork Subtotal	**$ 461,191.42**
OFFSITE ROADWAY					
18	1.5" Mill & Resurface	6,165	SY	$ 2.50	$ 1,405.00
19	1.5" Friction Course FC-12.5	562	TN	$ 405.00	$ 227,610.00
20	Asphaltic Concrete, 3.5" SP 12.5	1,312	TN	$ 170.00	$ 223,040.00
21	8" Limerock Base (Option Base Group 2)	6,059	SY	$ 30.00	$ 181,784.20
22	12" Type B Stabilized Subgrade	6,059	SY	$ 9.00	$ 54,535.26
23	Striping and Signage	1	LS	$ 25,000.00	$ 25,000.00
24	Unpaved shoulder	1,498	SY	$ 9.00	$ 13,481.69
25	Concrete Driveway Apron for Lift Station	150	SF	$ 98.22	$ 14,733.00
26	Earthwork (swales)	1,852	CY	$ 18.00	$ 33,333.33
27	Tree Barricade	935	LF	$ 5.00	$ 4,675.00
28	Silt Fence	3,035	LF	$ 2.50	$ 7,587.50
29	18" Mitered End Sections	2	EA	$ 2,168.75	$ 4,337.50
30	18" RCP	44	LF	$ 62.00	$ 2,728.00
31	MOT	1	LS	$ 79,425.05	$ 79,425.05
Offsite Roadway Subtotal					**$ 873,675.52**

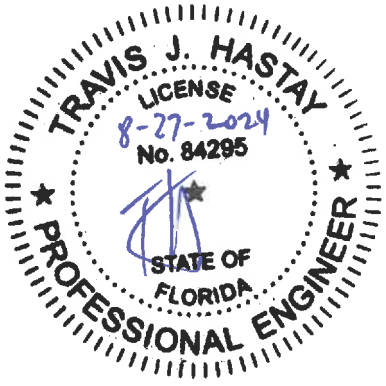


CHW
Professional Consultants

Project Name: Fletcher Trace Phases 1-3
CHW Project No: 21-0297
Date: 8/26/2024

DRAINAGE					
32	36" Mitered End Section	1	EA	$ 7,252.00	$ 7,252.00
33	30" Mitered End Section	2	EA	$ 6,155.00	$ 12,310.00
34	Control Structure (modified storm manhole)	1	EA	$ 12,400.00	$ 12,400.00
Drainage Subtotal					**$ 31,962.00**
ELECTRIC					
37	Electric Conduit (2.5")	11,220	LF	$ 14.00	$ 157,080.00
38	Electric Connection Fee	32	EA	$ 200.00	$ 6,400.00
Electric Subtotal					**$ 163,480.00**
Subtotal					**$ 1,530,308.94**
Mobilization (10%)					**$ 153,030.89**
Contingency (10%)					**$ 153,030.89**
TOTAL					**$ 1,836,370.73**

The Engineer's probable estimate of cost provided in this document is specifically intended to represent a rough order of magnitude, including all component information for line items aspects of the work, estimated quantities, and applied unit rates. The Engineer's probable estimate of cost is not intended for publication for the use of bidders whatsoever, unless represented as an FDOT Pay Item table on the plans for projects administered accordance with FDOT Standards. For bidding scenarios, the prospective bidders should be advised that they are solely responsible for: identifying and including relevant project scope, calculation of quantities/durations for takeoffs, and determining the appropriate competitive market cost for the work. Additionally, CHW has no control over the cost of labor, materials, equipment, market conditions, or the Contractor's method of determining prices. Therefore, our statements of probable cost provided herein are made on the basis of best judgment as professional consultants familiar with the construction industry. CHW, nor its subconsultants, can offer guarantee that proposals, bids, or construction costs will not vary from our statements of probable cost.



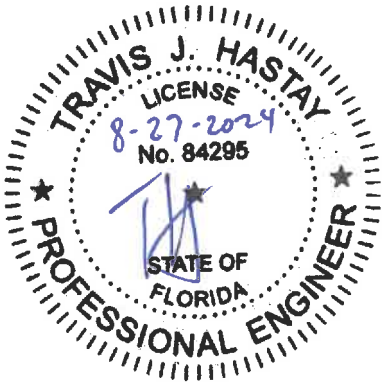
CHW
Professional Consultants

Project Name: Fletcher Trace Phases 1-3
CHW Project No: 21-0297
Date: 8/26/2024

Phase 2

Item No.	Item	Qty	Unit	Unit Cost	Cost
DEMOLITION/EARTHWORK					
1	Clearing and Grubbing	4.84	AC	$ 3,800.00	$ 18,409.14
2	Fill (using onsite materials)	5,000	CY	$ 3.00	$ 15,000.00
3	Sod (within ROW and common areas)	3,538	SY	$ 3.20	$ 11,321.60
4	Seed (within lots and bottom of basin)	19,495	SY	$ 0.50	$ 9,747.50
5	Silt Fence	655	LF	$ 2.50	$ 1,637.50
6	Tree Barricade	218	LF	$ 5.00	$ 1,090.00
Earthwork Subtotal					**$ 56,115.74**
ELECTRIC					
7	Electrical Conduit (4")	130	LF	$ 15.00	$ 1,950.00
8	Electrical Conduit (2.5")	4,930	LF	$ 14.00	$ 69,020.00
9	Electric Connection Fee	42	EA	$ 200.00	$ 8,400.00
Electric Subtotal					**$ 79,370.00**
Subtotal					**$ 135,485.74**
Mobilization (10%)					**$ 13,548.57**
Contingency (10%)					**$ 13,548.57**
TOTAL					**$ 162,582.89**

The Engineer's probable estimate of cost provided in this document is specifically intended to represent a rough order of magnitude, including all component information for line items aspects of the work, estimated quantities, and applied unit rates. The Engineer's probable estimate of cost is not intended for publication for the use of bidders whatsoever, unless represented as an FDOT Pay Item table on the plans for projects administered accordance with FDOT Standards. For bidding scenarios, the prospective bidders should be advised that they are solely responsible for: identifying and including relevant project scope, calculation of quantities/durations for takeoffs, and determining the appropriate competitive market cost for the work. Additionally, CHW has no control over the cost of labor, materials, equipment, market conditions, or the Contractor's method of determining prices. Therefore, our statements of probable cost provided herein are made on the basis of best judgment as professional consultants familiar with the construction industry. CHW, nor its subconsultants, can offer guarantee that proposals, bids, or construction costs will not vary from our statements of probable cost.



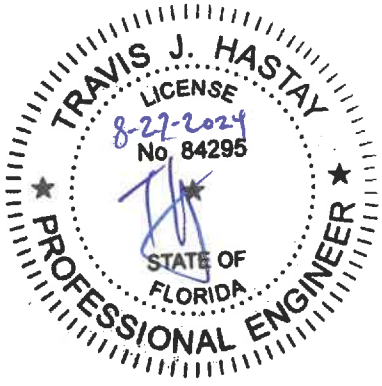
CHW
Professional Consultants

Project Name: Fletcher Trace Phases 1-3
CHW Project No: 21-0297
Date: 8/26/2024

Phase 3

Item No.	Item	Qty	Unit	Unit Cost	Cost
DEMOLITION/EARTHWORK					
20	Clearing and Grubbing	19	AC	$ 3,800.00	$ 72,200.00
21	Excavation	33,730	CY	$ 3.00	$ 101,190.00
22	Fill (using onsite materials)	26,663	CY	$ 0.50	$ 13,331.50
23	Sod (within ROW and common areas)	17,197	SY	$ 4.50	$ 77,386.50
24	Seed (within lots and bottom of basin)	62,792	SY	$ 0.50	$ 31,396.00
25	Silt Fence	1,932	LF	$ 1.76	$ 3,400.32
26	Tree Barricade	1,713	LF	$ 15.00	$ 25,695.00
Earthwork Subtotal					**$ 324,599.32**
DRAINAGE					
27	36" Mitered End	1	EA	$ 7,252.00	$ 7,252.00
Drainage Subtotal					**$ 7,252.00**
ELECTRIC					
30	Primary Electric Conduit (2")	3,748	LF	$ 8.00	$ 29,984.00
31	Electric Conduit (4")	1,738	LF	$ 15.00	$ 26,070.00
32	Electric Connection Fee	37	EA	$ 200.00	$ 7,400.00
Electric Subtotal					**$ 63,454.00**
Subtotal					**$ 395,305.32**
Mobilization (10%)					**$ 39,530.53**
Contingency (10%)					**$ 39,530.53**
TOTAL					**$ 474,366.38**

The Engineer's probable estimate of cost provided in this document is specifically intended to represent a rough order of magnitude, including all component information for line items aspects of the work, estimated quantities, and applied unit rates. The Engineer's probable estimate of cost is not intended for publication for the use of bidders whatsoever, unless represented as an FDOT Pay Item table on the plans for projects administered accordance with FDOT Standards. For bidding scenarios, the prospective bidders should be advised that they are solely responsible for: identifying and including relevant project scope, calculation of quantities/durations for takeoffs, and determining the appropriate competitive market cost for the work. Additionally, CHW has no control over the cost of labor, materials, equipment, market conditions, or the Contractor's method of determining prices. Therefore, our statements of probable cost provided herein are made on the basis of best judgment as professional consultants familiar with the construction industry. CHW, nor its subconsultants, can offer guarantee that proposals, bids, or construction costs will not vary from our statements of probable cost.



CHW
Professional Consultants

Project Name: Fletcher Trace Phases 1-3
CHW Project No: 21-0297
Date: 8/26/2024

Phase 1

Item No.	Item	Qty	Unit	Unit Cost	Cost
ROADWAY					
1	Asphaltic Concrete, 1.5" SP 9.5	311	TN	$ 155.00	$ 48,205.00
2	6" Limerock Base (Optional Base Group 4)	3,355	SY	$ 10.00	$ 33,550.00
3	12" Type B Stabilized Subgrade	3,246	SY	$ 5.00	$ 16,230.00
4	Concrete Sidewalks, 4"	781	SY	$ 51.00	$ 39,845.41
5	Concrete Cross Walk	75	SY	$ 92.00	$ 6,900.00
6	Type 'F' Curb and Gutter	2,255	LF	$ 21.00	$ 47,352.68
7	Temporary Turn around	1,880	SY	$ 10.00	$ 18,800.00
8	Striping and Signage	1	LS	$ 5,000.00	$ 5,000.00
9	Detectable Warnings	70	SF	$ 28.00	$ 1,960.00
				Roadway Subtotal	**$ 217,843.08**
SANITARY SEWER					
10	8" PVC Wastewater Main	1,240	LF	$ 60.00	$ 74,400.00
11	Sanitary Sewer Laterals 4" PVC w/ CO	800	LF	$ 22.69	$ 18,152.00
12	Sanitary Manhole	6	EA	$ 9,600.00	$ 57,600.00
13	Lift Station	1	LS	$ 620,000.00	$ 620,000.00
14	6" Force Main	110	LF	$ 36.15	$ 3,976.50
Sanitary Sewer Subtotal					**$ 774,128.50**
WATER SERVICE					
15	Double Water Connection	12	EA	$ 2,859.55	$ 34,314.60
16	Single Water Connection	7	EA	$ 1,974.54	$ 13,821.78
17	4" PVC Water Service Sleeve	1,120	LF	$ 25.00	$ 28,000.00
18	Fire Hydrant Assembly	2	EA	$ 7,166.72	$ 14,333.44
19	8" PVC Watermain	1,182	LF	$ 48.00	$ 56,736.00
20	3" Blow-Off Assembly	3	EA	$ 4,475.56	$ 13,426.68
21	8" Gate Valve	6	EA	$ 2,902.34	$ 17,414.04
Water Service Subtotal					**$ 178,046.54**
DRAINAGE					
24	Storm Water Pipe (15" RCP)	467	LF	$ 50.00	$ 23,350.00
25	Storm Water Pipe (18" RCP)	355	LF	$ 62.00	$ 22,010.00
26	Storm Water Pipe (24" RCP)	65	LF	$ 93.00	$ 6,045.00
27	Storm Water Pipe (30" RCP)	591	LF	$ 109.00	$ 64,419.00
28	Storm Water Pipe (36" RCP)	180	LF	$ 141.00	$ 25,408.20
29	Type '5' Curb Inlet	4	EA	$ 7,000.00	$ 28,000.00
30	Type '6' Curb Inlet	6	EA	$ 7,574.59	$ 45,447.54
31	Storm Manhole	3	EA	$ 8,500.00	$ 25,500.00
Drainage Subtotal					**$ 240,179.74**
Subtotal					**$ 1,410,197.86**
Mobilization (10%)					**$ 141,019.79**
Contingency (10%)					**$ 141,019.79**
TOTAL					**$ 1,692,237.44**

The Engineer's probable estimate of cost provided in this document is specifically intended to represent a rough order of magnitude, including all component information for line items aspects of the work, estimated quantities, and applied unit rates. The Engineer's probable estimate of cost is not intended for publication for the use of bidders whatsoever, unless represented as an FDOT Pay Item table on the plans for projects administered accordance with FDOT Standards. For bidding scenarios, the prospective bidders should be advised that they are solely responsible for: identifying and including relevant project scope, calculation of quantities/durations for takeoffs, and determining the appropriate competitive market cost for the work. Additionally, CHW has no control over the cost of labor, materials, equipment, market conditions, or the Contractor's method of determining prices. Therefore, our statements of probable cost provided herein are made on the basis of best judgment as professional consultants familiar with the construction industry. CHW, nor its subconsultants, can offer guarantee that proposals, bids, or construction costs will not vary from our statements of probable cost.



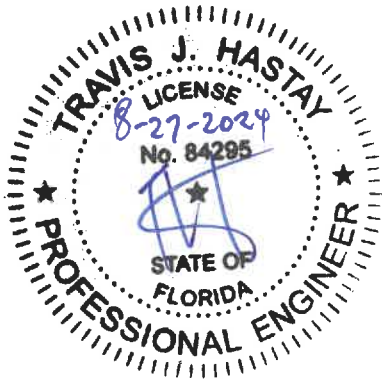
CHW
Professional Consultants

Project Name: Fletcher Trace Phases 1-3
CHW Project No: 21-0297
Date: 8/26/2024

Phase 2

Item No.	Item	Qty	Unit	Unit Cost	Cost
ROADWAY					
1	Asphaltic Concrete, 1.5" SP 9.5	245	TN	$ 120.00	$ 29,400.00
2	6" Limerock Base (Optional Base Group 4)	1,979	SY	$ 10.00	$ 19,790.00
3	12" Type B Stabilized Subgrade	1,979	SY	$ 6.00	$ 11,874.00
4	Concrete Cross Walk	27	SY	$ 92.00	$ 2,484.00
5	Curb Ramps	100	SF	$ 4.50	$ 450.00
6	Driveways	1,200	SY	$ 92.00	$ 110,400.00
7	Detectable Warning	40	SF	$ 30.00	$ 1,200.00
8	Type 'F' Curb and Gutter	1,692	LF	$ 21.00	$ 35,532.00
9	Striping and Signage	3	LS	$ 2,000.00	$ 6,000.00
Roadway Subtotal					**$ 217,130.00**
SANITARY SEWER					
12	8" PVC Wastewater Main	762	LF	$ 45.00	$ 34,290.00
13	Sanitary Sewer Laterals 4" PVC w/ CO	1,475	LF	$ 22.69	$ 33,467.75
14	Sanitary Manhole	2	EA	$ 7,500.00	$ 15,000.00
Sanitary Sewer Subtotal					**$ 82,757.75**
WATER SERVICE					
15	Double Water Connection	6	EA	$ 2,859.55	$ 17,157.30
16	Single Water Connection	30	EA	$ 1,974.54	$ 59,236.20
17	4" PVC Water Service Sleeve	576	LF	$ 25.00	$ 14,400.00
18	Fire Hydrant Assembly	1	EA	$ 7,166.72	$ 7,166.72
19	3" Blow-Off Assembly	1	EA	$ 4,475.56	$ 4,475.56
20	8" PVC Watermain	1,029	LF	$ 48.00	$ 4,475.56
Water Service Subtotal					**$ 106,911.34**
DRAINAGE					
23	Storm Water Pipe (15" RCP)	82	LF	$ 50.00	$ 4,100.00
24	Storm Water Pipe (18" RCP)	231	LF	$ 62.00	$ 14,322.00
25	Storm Water Pipe (24" RCP)	337	LF	$ 93.00	$ 31,341.00
26	Type '5' Curb Inlet	4	EA	$ 7,000.00	$ 28,000.00
27	Type '6' Curb Inlet	2	EA	$ 7,574.59	$ 15,149.18
Drainage Subtotal					**$ 92,912.18**
Subtotal					**$ 499,711.27**
Mobilization (10%)					**$ 49,971.13**
Contingency (10%)					**$ 49,971.13**
TOTAL					**$ 599,653.52**

The Engineer's probable estimate of cost provided in this document is specifically intended to represent a rough order of magnitude, including all component information for line items aspects of the work, estimated quantities, and applied unit rates. The Engineer's probable estimate of cost is not intended for publication for the use of bidders whatsoever, unless represented as an FDOT Pay Item table on the plans for projects administered accordance with FDOT Standards. For bidding scenarios, the prospective bidders should be advised that they are solely responsible for: identifying and including relevant project scope, calculation of quantities/durations for takeoffs, and determining the appropriate competitive market cost for the work. Additionally, CHW has no control over the cost of labor, materials, equipment, market conditions, or the Contractor's method of determining prices. Therefore, our statements of probable cost provided herein are made on the basis of best judgment as professional consultants familiar with the construction industry. CHW, nor its subconsultants, can offer guarantee that proposals, bids, or construction costs will not vary from our statements of probable cost.



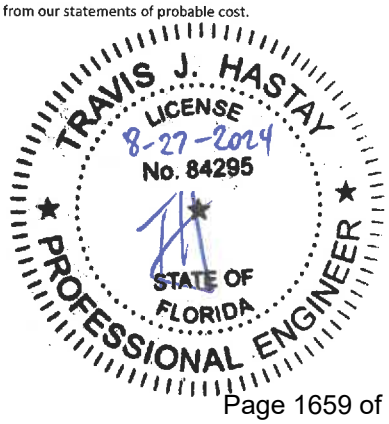
CHW
Professional Consultants

Project Name: Fletcher Trace Phases 1-3
CHW Project No: 21-0297
Date: 8/26/2024

Phase 3

Item No.	Item	Qty	Unit	Unit Cost	Cost
ROADWAY					
1	Asphaltic Concrete, 1.5" SP 9.5	436	TN	$ 120.00	$ 52,320.00
2	6" Limerock Base (Optional Base Group 4)	3,516	SY	$ 10.00	$ 35,155.56
3	12" Type B Stabilized Subgrade	3,516	SY	$ 5.00	$ 17,577.78
4	Temporary Turn around	956	SY	$ 51.42	$ 49,157.52
5	Concrete Sidewalk	3,000	SY	$ 51.00	$ 153,000.00
6	Concrete Crosswalk	27	SY	$ 92.00	$ 2,484.00
7	Curb Ramps	128	SF	$ 4.50	$ 576.00
8	Detectable Warning	56	SF	$ 30.00	$ 1,680.00
9	Type 'F' Curb and Gutter	2,572	LF	$ 21.00	$ 54,012.00
10	6" Curb	65	LF	$ 21.00	$ 1,365.00
11	Striping and Signage	1	LS	$ 3,500.00	$ 3,500.00
Roadway Subtotal					**$ 370,827.85**
SANITARY SEWER					
14	8" PVC Wastewater Main	1,178	LF	$ 41.00	$ 48,298.00
15	Sanitary Sewer Laterals 4" PVC w/ CO	1,324	LF	$ 22.69	$ 30,041.56
16	Sanitary Manhole	6	EA	$ 6,000.00	$ 36,000.00
Sanitary Sewer Subtotal					**$ 114,339.56**
WATER SERVICE					
12	Double Water Connection	8	EA	$ 2,859.55	$ 22,876.40
13	Single Water Connection	21	EA	$ 1,974.54	$ 41,465.34
19	4" PVC Water Service Sleeve	864	LF	$ 25.00	$ 21,600.00
20	Fire Hydrant Assembly	1	EA	$ 8,000.00	$ 8,000.00
21	8" PVC Watermain	2,035	LF	$ 48.00	$ 97,680.00
22	3" Blow-Off Assembly	2	EA	$ 4,475.56	$ 8,951.12
23	8" Gate Valve	6	EA	$ 2,902.34	$ 17,414.04
Water Service Subtotal					**$ 217,986.90**
DRAINAGE					
26	Storm Water Pipe (15" RCP)	145	LF	$ 50.00	$ 7,250.00
27	Storm Water Pipe (18" RCP)	514	LF	$ 62.00	$ 31,868.00
28	Storm Water Pipe (36" RCP)	338	LF	$ 93.00	$ 31,434.00
29	Storm Water Pipe (24" RCP)	583	LF	$ 141.00	$ 82,203.00
30	Type '5' Curb Inlet	4	EA	$ 7,000.00	$ 28,000.00
31	Type '6' Curb Inlet	4	EA	$ 7,574.59	$ 30,298.36
32	Storm Manhole	4	EA	$ 8,500.00	$ 34,000.00
Drainage Subtotal					**$ 245,053.36**
ELECTRIC					
Subtotal					**$ 948,207.67**
Mobilization (10%)					**$ 94,820.77**
Contingency (10%)					**$ 94,820.77**
TOTAL					**$ 1,137,849.21**

The Engineer's probable estimate of cost provided in this document is specifically intended to represent a rough order of magnitude, including all component information for line items aspects of the work, estimated quantities, and applied unit rates. The Engineer's probable estimate of cost is not intended for publication for the use of bidders whatsoever, unless represented as an FDOT Pay Item table on the plans for projects administered accordance with FDOT Standards. For bidding scenarios, the prospective bidders should be advised that they are solely responsible for: identifying and including relevant project scope, calculation of quantities/durations for takeoffs, and determining the appropriate competitive market cost for the work. Additionally, CHW has no control over the cost of labor, materials, equipment, market conditions, or the Contractor's method of determining prices. Therefore, our statements of probable cost provided herein are made on the basis of best judgment as professional consultants familiar with the construction industry. CHW, nor its subconsultants, can offer guarantee that proposals, bids, or construction costs will not vary from our statements of probable cost.



City of Alachua

MIKE DAROZA
CITY MANAGER

DIRECTOR KATHY WINBURN
PLANNING & COMMUNITY DEVELOPMENT

August 13, 2024

Sent by electronic mail to aaronh@chw-inc.com

Aaron Hickman, PSM
CHW, LLC
11801 Research Drive
Alachua, FL 32615

RE: Project Assistance Team (PAT) Summary: Fletcher Trace Phases 1-3 Final Plats (PSP24-0007, PSP24-0008, and PSP24-0009)

Dear Mr Hickman:

On July 24, 2024, the City of Alachua received your revised applications for the Final Plats of Phase 1, 2 & 3 of the Fletcher Trace Subdivision. The Fletcher Trace PD project is comprised of 472 residential units (344 detached and 128 attached) in 13 phases and received Preliminary Plat approval from the City Commission on September 26, 2022. Phase 1 consists of 32 detached units; Phase 2 consists of 14 detached units and 28 attached; and, Phase 3 consists of 36 detached units.

The application has been reviewed by the City's Project Assistance Team (PAT). Upon review of the application and materials, the following insufficiencies must be addressed. A meeting to review these comments can be scheduled upon request.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **12:00 PM** on **Tuesday, August 27, 2024**. A total of four (4) copies of the application package and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud / FTP link must be provided by this date.

Please address the following:

PHASE 1

1. *Surety and Subdividers Agreement*
   a. Provide separate cost estimate by project Engineer for sidewalks to be placed in front of lots.
   b. If planning to utilize the recent subdivision regulations amendment regarding provision of surety, please note that the City's subdividers agreement implementing this process is still in draft. Staff cannot provide a timeline on when it may be complete. Provision of

surety in the amount of 120% of the value of improvements can still be provided in order to obtain a proposed draft subdividers agreement.

NEW COMMENT: **Please provide the following information for Phase 1:**

- **Certified engineer's cost estimate for public infrastructure (that is, infrastructure that will be turned over to the City)**
- **Certified engineer's cost estimate for private infrastructure (that is, infrastructure that will be maintained by the Developer/ Home Owner's Association)**
- **Certified engineer's cost estimate for sidewalks to be placed in front of lots.**

2. *Article 7, Subdivision Standards*
   c. Revise Declarations and Covenants to include statement that the City of Alachua does not provide liability insurance for any common areas or identify location within provided documents.

NEW COMMENT: Provide revised declarations and covenants.

6. *Public Services / Fire Rescue / Engineering Review Comments*
   a. The applicant must address all comments provided by the Public Services Department in a memo signed August 7, 2024 (attached).
   b. The applicant must address all comments provided by Jared Rogers, PSM, of eda, inc. in a letter dated May 2, 2024 (attached).

NEW COMMENT: Applicant must address all comments provided by the City's Compliance and Risk Management Department provided below from Ms Corey King, Assistant Director:

1. **The dedication of the lift station to the public on the plat should be removed. The lift station will be transferred to the City via deed, thus the benefits and burdens of the City's ownership of the lift station will be contained within the terms of the deed.**
2. **The construction plans required sidewalks for access between the right-of-way on CR 235 and the sidewalks on the internal streets of the subdivision. The connecting sidewalks need to be shown on the final plat and a dedication of the sidewalks to the public needs to be included in the dedication on the plat. The sidewalks are shown on pages C1.10 and C1.12 of the construction plans.**

PHASE 2

3. *Surety and Subdividers Agreement*
   a. Provide separate cost estimate by project Engineer for sidewalks to be placed in front of lots.
   b. If planning to utilize the recent subdivision regulations amendment regarding provision of surety, please note that the City's subdividers agreement implementing this process is still in draft. Staff cannot provide a timeline on when it may be complete. Provision of surety in the amount of 120% of the value of improvements can still be provided in order to obtain a proposed draft subdividers agreement.

NEW COMMENT: **Please provide the following information for Phase 2:**

- **Certified engineer's cost estimate for public infrastructure (that is, infrastructure that will be turned over to the City)**
- **Certified engineer's cost estimate for private infrastructure (that is, infrastructure that will be maintained by the Developer/ Home Owner's Association)**
- **Certified engineer's cost estimate for sidewalks to be placed in front of lots.**

4. *Article 7, Subdivision Standards*
   d. Revise Declarations and Covenants to include statement that the City of Alachua does not provide liability insurance for any common areas or identify location within provided documents.

NEW COMMENT: Provide revised declarations and covenants.

6. *Public Services / Fire Rescue / Engineering Review Comments*
   b. The applicant must address all comments provided by Jared Rogers, PSM, of eda, inc. in a letter dated May 2, 2024 (attached).

NEW COMMENT: Applicant must address all comments provided by the City's Compliance and Risk Management Department provided below from Ms Corey King, Assistant Director:

1. **The dedication of the lift station to the public on the plat should be removed. The lift station will be transferred to the City via deed, thus the benefits and burdens of the City's ownership of the lift station will be contained within the terms of the deed.**
3. **The construction plans required sidewalks for access between the right-of-way on CR 235 and the sidewalks on the internal streets of the subdivision. The connecting sidewalks need to be shown on the final plat and a dedication of the sidewalks to the public needs to be included in the dedication on the plat. The sidewalks are shown on pages C1.10 and C1.12 of the construction plans.**

PHASE 3

1. *Surety and Subdividers Agreement*
   a. Provide separate cost estimate by project Engineer for sidewalks to be placed in front of lots.
   b. If planning to utilize the recent subdivision regulations amendment regarding provision of surety, please note that the City's subdividers agreement implementing this process is still in draft. Staff cannot provide a timeline on when it may be complete. Provision of surety in the amount of 120% of the value of improvements can still be provided in order to obtain a proposed draft subdividers agreement.

NEW COMMENT: **Please provide the following information for Phase 3:**

- **Certified engineer's cost estimate for public infrastructure (that is, infrastructure that will be turned over to the City)**
- **Certified engineer's cost estimate for private infrastructure (that is, infrastructure that will be maintained by the Developer/ Home Owner's Association)**
- **Certified engineer's cost estimate for sidewalks to be placed in front of lots.**

2. *Article 7, Subdivision Standards*
   e. Revise Declarations and Covenants to include statement that the City of Alachua does not provide liability insurance for any common areas or identify location within provided documents.

NEW COMMENT: Provide revised declarations and covenants.

6. *Public Services / Fire Rescue / Engineering Review Comments*
   b. The applicant must address all comments provided by Jared Rogers, PSM, of eda, inc. in a letter dated May 2, 2024 (attached).

NEW COMMENT: Applicant must address all comments provided by the City's Compliance and Risk Management Department provided below from Ms Corey King, Assistant Director:

1. **The dedication of the lift station to the public on the plat should be removed. The lift station will be transferred to the City via deed, thus the benefits and burdens of the City's ownership of the lift station will be contained within the terms of the deed.**
4. **The construction plans required sidewalks for access between the right-of-way on CR 235 and the sidewalks on the internal streets of the subdivision. The connecting sidewalks need to be shown on the final plat and a dedication of the sidewalks to the public needs to be included in the dedication on the plat. The sidewalks are shown on pages C1.10 and C1.12 of the construction plans.**

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1603 or via e-mail at ahall@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,

Adam Hall, AICP
Principal Planner

Attachments

c: Kathy Winburn, Planning & Community Development Director *(by electronic mail)*
Justin Tabor, AICP, Principal Planner *(by electronic mail)*
Carson Crockett, AICP Candidate, Planner *(by electronic mail)*
Project File

City of ALACHUA
the good life community

City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
ASST CITY MANAGER

INTER-OFFICE COMMUNICATION

DATE: **August 15, 2024**

TO: **Kathy Winburn, AICP**
Planning & Community Development Director

FROM: **Michael Carrillo, P.E.**
Public Services Director
Tom Ridgik, P.E.
Engineering Supervisor

TR 08/07/2024 2

RE: **Fletcher Trace Phase 1 Final Plat**

Public Services has reviewed the subject project (July Submittal) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comments on Apr Submittal** **Plat Book, Sheet 1:** **Under Owner's Certification & Dedication** Please insert the following text: THE HOMEOWNER'S ASSOCIATION (HOA) SHALL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM NOT IN THE RIGHT-OF-WAY. Please **resubmit** this sheet. **Comments on July Submittal** **Plat Book, Sheet 1:** **Approved**

NO.	COMMENTS
2	**Comments on Apr Submittal** **Plat Book, Sheet 1:** **Deeding of Lift Station** The lift station is located near the R/W & Lots 15 & 16. See Construction Sheet C3.10. Show the lift station boundary & callout that it has been deeded to the City. Confirm that the lift station deed has been recorded in the appropriate books. Please **resubmit** this sheet. Please **submit** response including information on the recording of the deed. **Comments on July Submittal** **Plat Book, Sheet 1:** **Owner's Certification and Dedication** Please remove text that dedicates the lift station to the public. Clarify that the lift station shall be transferred to the City by deed. **Submit** supporting information that the deed has been transferred to the City, and that this transferred deed is recorded on the appropriate County "book". **Submit** response & **Revise and Resubmit.**
	END OF COMMENTS

Please advise if you have any questions or require additional information.
cc: Justin Tabor – AICP Principal Planner
Adam Hall – AICP Principal Planner

August 12, 2024

Justin Tabor -AICP Principal Planner
City of Alachua
Alachua County, Florida

Mr. Tabor,

Re: Fletcher Trace – Phase 1
Surveying Review for Conformity to Chapter 177, Part I (Platting)

Thank you for the opportunity to review the subdivision plat Fletcher Trace – Phase 1. I have completed a review of the referenced subdivision plat for conformance to Chapter 177, Part I (Platting), Florida Statutes.

I find that this subdivision plat conforms to the above requirements, with the following exceptions:

177.091 (3): There are Match Lines shown on Sheet 1 that are not shown on Sheet 2. (See redlined copy of Plat). In my opinion the northerly and westerly Match Lines should be eliminated.

177.081 (2) & 177.091 (12): The owner of the lands appearing in the Owner's Certification and Dedication is different from that in the Title Opinion by Kelley D. Jones, P.A. If there is a new opinion or Tilte Commitment, I have not received it.

177.091 (15): Street names (when determined) are required.

There are offsite easements shown which are not dimensioned and have no recording Information.

Additional comments are upon the red-lined version of the subdivision plat included with this letter.

Please contact me at your convenience should you have any questions.

Sincerely,

Robert W. Graver, PSM
State of Florida License No. LS 4239

N:\Bcb\Plat Review of Fletcher Trace Phase 1.docx

720 SW 2nd Avenue, South Tower, Suite 300, Gainesville, FL 32601
Phone: (352) 373-3541 • www.edafl.com

FLETCHER TRACE - PHASE 1

LOCATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

CHW Professional Consultants
132 NW 76th Drive
Gainesville, Florida 32607
(352) 331-1976 / (352) 331-2476
www.chw-inc.com
est. 1988 FLORIDA LB-5075

PLAT BOOK__,PAGE __
SHEET ONE OF TWO

DESCRIPTION

A TRACT OF LAND SITUATED IN IN SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF AFOREMENTIONED SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE NORTH 0°04'14" WEST, ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 403.02 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY); THENCE NORTH 41°06'51" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1437.97 FEET; THENCE, DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, THE FOLLOWING ELEVEN (11) COURSES; (1) SOUTH 48°53'09" EAST, A DISTANCE OF 295.00 FEET; (2) SOUTH 41°06'51" WEST, A DISTANCE OF 160.00 FEET; (3) SOUTH 48°53'09" EAST, A DISTANCE OF 270.00 FEET; (4) SOUTH 41°06'51" WEST, A DISTANCE OF 519.84 FEET; (5) NORTH 48°53'09" WEST, A DISTANCE OF 270.00 FEET; (6) SOUTH 41°06'51" WEST, A DISTANCE OF 110.16 FEET; (7) SOUTH 60°08'30" WEST, A DISTANCE OF 52.89 FEET; (8) SOUTH 41°06'51" WEST, A DISTANCE OF 110.00 FEET; (9) SOUTH 48°53'09" EAST, A DISTANCE OF 702.47 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 335.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 51°07'03" EAST, 26.09 FEET; (10) THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°27'46", AN ARC LENGTH OF 26.09 FEET TO THE END OF SAID CURVE; (11) THENCE DEPARTING SAID CURVE, SOUTH 36°39'04" WEST, A DISTANCE OF 123.18 FEET TO THE SOUTH LINE OF AFOREMENTIONED SECTION 28; THENCE SOUTH 89°22'44" WEST, ALONG THE SOUTH LINE OF SAID SECTION 28, A DISTANCE OF 1005.72 FEET TO THE **POINT OF BEGINNING**.

PARCEL OF LAND CONTAINING 21.35 ACRES, MORE OR LESS.

SURVEYOR'S NOTES

1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 1983), YIELDING A BEARING OF SOUTH 89°22'44" WEST FOR THE SOUTH LINE OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FL.
2. VERTICAL DATUM SHOWN HEREON IS DERIVED FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BENCHMARK USED WAS A NATIONAL GEODETIC SURVEY BENCHMARK NUMBER I75T6, WITH A PUBLISHED ELEVATION OF 160.03 FEET (NAVD 88).
3. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1': 5,000'.
4. BUILDING SETBACKS (UNLESS SHOWN OTHERWISE)
   FRONT= 10'
   REAR = 5'
   SIDE = 5'
   STREET FACING GARAGES = 18'
5. THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY PANEL NO. "120669 0120 D, EFFECTIVE DATE: JUNE 16, 2006.
6. THE COMMON AREAS, OPEN SPACE, AND STORM WATER MANAGEMENT AREAS SHOWN HEREON, WILL BE CONVEYED TO THE OWNER'S ASSOCIATION AND ARE IDENTIFIED FOR MAINTENANCE IN THE HOMEOWNERS ASSOCIATION DOCUMENTS. THE OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF TREES PLANTED IN RIGHTS-OF-WAY AND COMMON AREAS IN CONFORMANCE WITH SUBDIVIDERS AGREEMENT AND SECTION 7.8.1 OF THE CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS.
7. LOT CORNERS AND PERMANENT CONTROL POINTS SHALL BE SET PER 177.091 (8) AND (9) FLORIDA STATUTES.
8. ALL LINES ARE NON-RADIAL UNLESS NOTED OTHERWISE.
9. THIS SURVEY IS A TOTAL OF TWO (2) SHEETS. EACH SHEET IS INCOMPLETE WITHOUT THE OTHERS. SEE SHEET ONE (1) FOR OVERALL PLAT BOUNDARY. SEE SHEET (2) FOR DETAIL INFORMATION FOR LOTS ONE (1) THRU THIRTY-TWO (32).

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

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 41°06'51" W	110.16'
L2	S 60°08'30" W	52.89'
L3	S 41°06'51" W	110.00'
L4	S 36°39'04" W	123.18'

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	26.09'	335.00'	04°27'46"	26.09'	S 51°07'03" E

SITE BENCHMARK TABLE				
NO.	DESCRIPTION	ELEVATION	NORTHING	EASTING
BM1	1/2" STEEL ROD & CAP "LB TRAV LB5075"	87.96'	282647.14	259515.16
BM2	1/2" STEEL ROD & CAP "LB TRAV LB5075"	93.80'	284046.72	2597130.76
BM3	1/2" STEEL ROD & CAP "LB TRAV LB5075"	89.07'	283320.58	2596501.22

**NOTE: ALL SITE BENCHMARKS ARE OFFSITE, LOCATED ALONG THE SOUTHERLY RIGHT OF WAY LINE OF N.W. COUNTY ROAD NO. 235 TO THE NORTHEAST OF THE PLAT

LEGEND

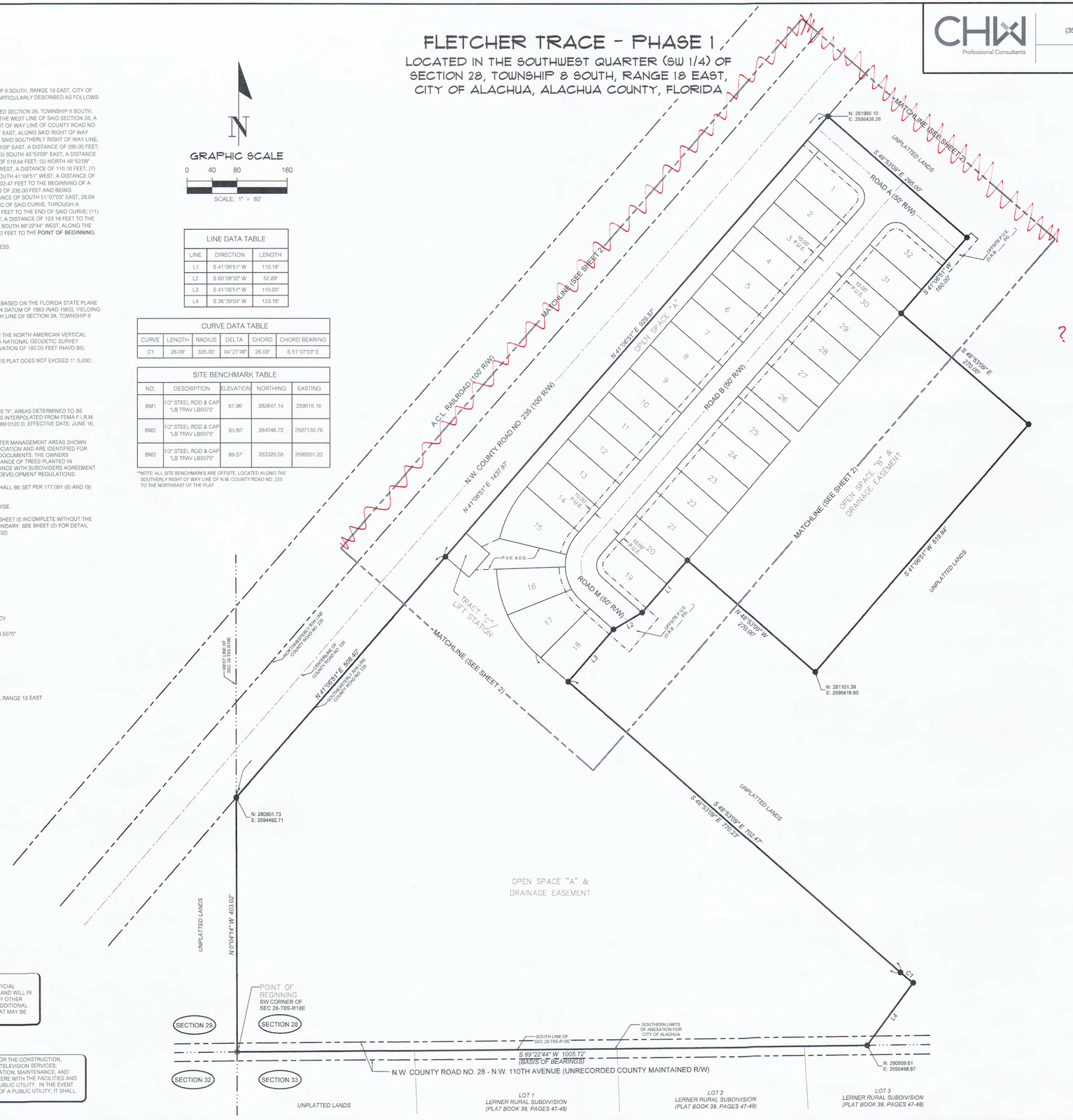
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
● = SET 5/8" STEEL REBAR & CAP MARKED "PRM LB 5075"
▲ = SET NAIL AND DISK STAMPED "PCP 5075"
⊗ = FOUND 5/8" IRON ROD (NO ID.)
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITIES EASEMENT
B.S.L. = BUILDING SETBACK LINE
FFE = FINISHED FLOOR ELEVATION
NO. = NUMBER
O.R.B. = OFFICIAL RECORDS BOOK
SEC 28-T8S-R18E = SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST
PG. = PAGE
R/W = RIGHT OF WAY
S.F. = SQUARE FEET
(R) = RADIAL
ID. = IDENTIFICATION
⊕ = SITE BENCHMARK
= SUBJECT PARCEL LINE
= ADJOINING PARCEL LINE
= EASEMENT LINE
= RIGHT OF WAY LINE
= SECTION LINE

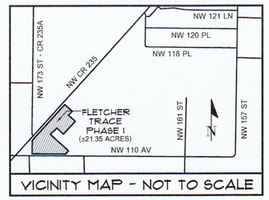
FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY PANEL NO. "120669 0120 D, EFFECTIVE DATE: JUNE 16, 2006.

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 SUPPLANTED 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.

ALL PLATTED 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.





OWNER'S CERTIFICATION AND DEDICATION

WACO OF ALABAMA, INC., DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE LANDS DESCRIBED HEREON, AND HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED TO BE KNOWN AS "FLETCHER TRACE - PHASE 1"; AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE RIGHT-OF-WAYS AS SHOWN HEREON; AND DOES HEREBY DEDICATE THE USE OF DRAINAGE EASEMENTS TO THE PUBLIC FOR THE RIGHT TO DISCHARGE STORM WATER, THE OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM NOT IN THE RIGHT OF WAY; AND DOES HEREBY DEDICATE TRACT "C" TO THE PUBLIC WITH RESPONSIBILITY OF OWNERSHIP AND MAINTENANCE; AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON SHALL BE MADE ACCESSIBLE TO PUBLIC SERVICE VEHICLES.

WITNESS _____ SIGNATURE _____

WITNESS _____ PRINT NAME & TITLE _____

ACKNOWLEDGEMENT (STATE OF FLORIDA, COUNTY OF ALACHUA)

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME; _____, KNOWN TO ME TO BE THE PERSON HEREIN DESCRIBED AND ACKNOWLEDGED THAT HE EXECUTED THIS INSTRUMENT AS HIS FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____DAY OF _____ A.D. 2024

NOTARY PUBLIC-STATE OF FLORIDA

COMMISSION EXPIRES:_____

COMMISSION NO.:_____

CERTIFICATE OF APPROVAL BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

THIS IS TO CERTIFY THAT ON _____, THE FOREGOING PLAT WAS APPROVED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.

MAYOR

ATTEST:

CITY MANAGER FILED FOR RECORD ON

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR THE CITY OF ALACHUA, FLORIDA

EXAMINED ON

AND APPROVED AS TO ITS LEGAL FORM AND SUFFICIENCY BY:

CITY ATTORNEY

RECEIVED AND FILED

RECEIVED AND FILED FOR RECORD ON THIS _____DAY OF _____, A.D. 2024

CLERK OF THE COURT

BY DATE

Part 1 - Platting of the

CERTIFICATE OF APPROVAL BY PROFESSIONAL SURVEYOR & MAPPER

IT IS HEREBY CERTIFIED, THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE PLATTING REQUIREMENTS PURSUANT TO CHAPTER 177, PART 1, FLORIDA STATUTES AND THAT THIS PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF SAID CHAPTER; HOWEVER MY REVIEW AND CERTIFICATION DOES NOT INCLUDE COMPUTATION OR FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS.

EXAMINED ON: _____

AND APPROVED BY: _____
PROFESSIONAL SURVEYOR AND MAPPER

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT THIS PLAT ENTITLED "FLETCHER TRACE - PHASE 1" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE OF THE DESCRIBED LANDS, UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THIS PLAT AND SURVEY COMPLIES WITH ALL REQUIREMENTS AS SET FORTH IN CHAPTER 177, PART 1- PLATTING OF THE FLORIDA STATUTES.

DATE

CHAD A COLSON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 7142
CAUSSEAUX, HEWETT, & WALPOLE, LLC.
FLORIDA LICENSED BUSINESS NUMBER LB 5075
11801 RESEARCH DRIVE, ALACHUA, FL 32615

Tech: Aaronh Plot Date: Jul 24,2024 8:48am Filename: N:\2021\21-0297\Deptfiles\01 Survey\PLATS\PHASE 1\PLAT\21-0297 FLETCHER TRACE - PHASE 1.dwg

FLETCHER TRACE - PHASE 1

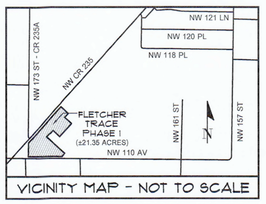
LOCATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

CHW Professional Consultants
132 NW 76th Drive
Gainesville, Florida 32607
(352) 331-1976 / (352) 331-2476
www.chw-inc.com
est. 1988 FLORIDA LB-5075

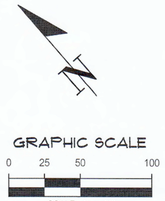
PLAT BOOK__,PAGE __
SHEET TWO OF TWO

SURVEYOR'S NOTES

1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 1983), YIELDING A BEARING OF SOUTH 89°22'44" WEST FOR THE SOUTH LINE OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FL.
2. VERTICAL DATUM SHOWN HEREON IS DERIVED FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BENCHMARK USED WAS A NATIONAL GEODETIC SURVEY BENCHMARK NUMBER I7576, WITH A PUBLISHED ELEVATION OF 160.03 FEET (NAVD 88).
3. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1': 5,000'.
4. BUILDING SETBACKS (UNLESS SHOWN OTHERWISE)
   FRONT= 10'
   REAR = 5'
   SIDE = 5'
   STREET FACING GARAGES = 18'
5. THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY PANEL NO. "120669 0120 D, EFFECTIVE DATE: JUNE 16, 2006.
6. THE COMMON AREAS, OPEN SPACE, AND STORM WATER MANAGEMENT AREAS SHOWN HEREON, WILL BE CONVEYED TO THE OWNER'S ASSOCIATION AND ARE IDENTIFIED FOR MAINTENANCE IN THE HOMEOWNERS ASSOCIATION DOCUMENTS. THE OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF TREES PLANTED IN RIGHTS-OF-WAY AND COMMON AREAS IN CONFORMANCE WITH SUBDIVIDERS AGREEMENT AND SECTION 7.8.1 OF THE CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS.
7. LOT CORNERS AND PERMANENT CONTROL POINTS SHALL BE SET PER 177.091 (8) AND (9) FLORIDA STATUTES.
8. ALL LINES ARE NON-RADIAL UNLESS NOTED OTHERWISE.
9. THIS SURVEY IS A TOTAL OF TWO (2) SHEETS. EACH SHEET IS INCOMPLETE WITHOUT THE OTHERS. SEE SHEET ONE (1) FOR OVERALL PLAT BOUNDARY. SEE SHEET (2) FOR DETAIL INFORMATION FOR LOTS ONE (1) THRU THIRTY-TWO (32).



VICINITY MAP - NOT TO SCALE

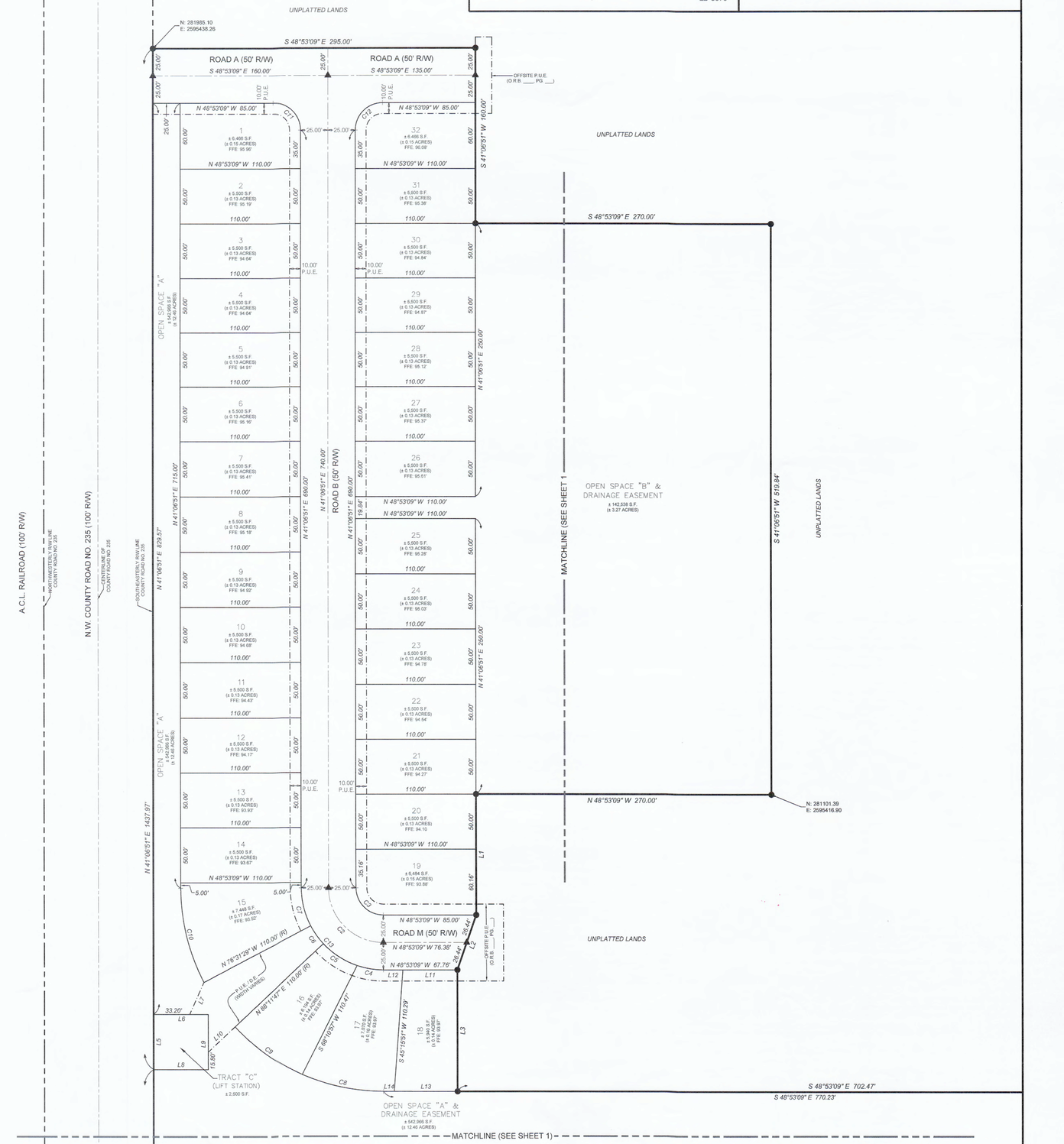


LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 41°06'51" W	110.16'
L2	S 60°08'30" W	52.89'
L3	S 41°06'51" W	110.00'
L4	S 36°39'04" W	123.18'
L5	S 41°06'51" W	50.00'
L6	S 48°53'09" E	50.00'
L7	S 65°17'45" W	31.52'
L8	N 48°53'09" W	50.00'
L9	N 41°06'51" E	50.00'
L10	N 88°11'47" E	33.48'
L11	N 48°53'09" W	50.01'
L12	N 48°53'09" W	17.74'
L13	S 48°53'09" E	57.99'
L14	S 48°53'09" E	9.76'

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C2	78.54'	50.00'	90°00'00"	70.71'	N 3°53'09" W
C3	39.27'	25.00'	90°00'00"	35.36'	S 3°53'09" E
C4	24.51'	75.00'	18°43'24"	24.40'	S 39°31'27" E
C5	37.12'	75.00'	28°21'33"	36.74'	S 15°58'59" E
C6	20.00'	75.00'	15°16'44"	19.94'	S 5°50'09" W
C7	36.18'	75.00'	27°38'19"	35.83'	S 27°17'41" W
C8	76.51'	185.00'	23°41'43"	75.96'	S 37°02'18" E
C9	75.51'	185.00'	23°23'13"	74.99'	S 13°29'50" E
C10	89.24'	185.00'	27°38'19"	88.38'	S 27°17'41" W
C11	39.27'	25.00'	90°00'00"	35.36'	N 3°53'09" W
C12	39.27'	25.00'	90°00'00"	35.36'	S 86°06'51" W
C13	117.81'	75.00'	90°00'00"	106.07'	S 3°53'09" E

LEGEND

FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
● = SET 5/8" STEEL REBAR & CAP MARKED "PRM LB 5075"
▲ = SET NAIL AND DISK STAMPED "OCO 5075"
⊗ = FOUND 5/8" IRON ROD (NO ID.)
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITIES EASEMENT
B.S.L. = BUILDING SETBACK LINE
FFE = FINISHED FLOOR ELEVATION
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE
R/W = RIGHT OF WAY
S.F. = SQUARE FEET
NO. = NUMBER
(R) = RADIAL
ID. = IDENTIFICATION
⌖ = SITE BENCHMARK
——— = SUBJECT PARCEL LINE
——— = ADJOINING PARCEL LINE
— · — = EASEMENT LINE
— — — = RIGHT OF WAY LINE
— ··· — = SECTION LINE



August 12, 2024

Justin Tabor -AICP Principal Planner
City of Alachua
Alachua County, Florida

Mr. Tabor,

Re: Fletcher Trace – Phase 2
Surveying Review for Conformity to Chapter 177, Part I (Platting)

Thank you for the opportunity to review the subdivision plat Fletcher Trace – Phase 2. I have completed a review of the referenced subdivision plat for conformance to Chapter 177, Part I (Platting), Florida Statutes.

I find that this subdivision plat conforms to the above requirements, with the following exceptions:

177.081 (2) & 177.091 (12): The owner of the lands shown in the Owner's Certification and Dedication Is different from that in the Title Opinion by Kelley D. Jones, P.A.
If there is a new opinion or Title Commitment, I have not received it.

177.091 (15): Street names (when determined) are required.

177.091 (17): Identify contiguous properties along the southwesterly boundary by Subdivision name, Plat Book and page (Assuming Phase 1 is recorded prior to Phase 2).

Note: If Phase 1 is not recorded, Phase 2 will not have access to a Public Right of Way.

There are offsite easements shown which are not dimensioned and have no recording information.

Additional comments are upon the red-lined version of the subdivision plat included with this letter.

Please contact me at your convenience should you have any questions.

Sincerely,

Robert W. Graver, PSM
State of Florida License No. LS 4239

N:\Bob\Plat Review of Fletcher Trace Phase 2.docx

720 SW 2nd Avenue, South Tower, Suite 300, Gainesville, FL 32601
Phone: (352) 373-3541 • www.edafl.com

FLETCHER TRACE - PHASE 2

LOCATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

DESCRIPTION

A TRACT OF LAND BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2140, PAGE 1834, OF THE PUBLIC RECORDS OF ALACHUA COUNTY FLORIDA, SITUATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, OF SAID ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF AFOREMENTIONED SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE NORTH 0°04'14" WEST, ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 403.02 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY); THENCE NORTH 41°06'51" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1437.97 FEET TO THE POINT OF BEGINNING; THENCE, DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, THE FOLLOWING THREE (3) COURSES: (1) SOUTH 48°53'09" EAST, A DISTANCE OF 295.00 FEET; (2) NORTH 41°06'51" EAST, A DISTANCE OF 755.00 FEET; (3) NORTH 48°53'09" WEST, A DISTANCE OF 295.00 FEET TO AFOREMENTIONED SOUTHEASTERLY RIGHT OF WAY LINE; THENCE SOUTH 41°06'51" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 755.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 5.11 ACRES OF LAND, MORE OR LESS.

SURVEYOR'S NOTES

1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 1983), YIELDING A BEARING OF N 0°04'14" W FOR THE WEST LINE OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FL.
2. VERTICAL DATUM SHOWN HEREON IS DERIVED FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BENCHMARK USED WAS A NATIONAL GEODETIC SURVEY BENCHMARK NUMBER I7576, WITH A PUBLISHED ELEVATION OF 160.03 FEET (NAVD 88).
3. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1': 5,000'.
4. BUILDING SETBACKS (UNLESS SHOWN OTHERWISE)
   FRONT= 10'
   REAR = 5'
   SIDE = 5'
   STREET FACING GARAGES = 18'
5. THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY PANEL NO. "120669 0120 D, EFFECTIVE DATE: JUNE 16, 2006.
6. THE COMMON AREAS, OPEN SPACE, AND STORM WATER MANAGEMENT AREAS SHOWN HEREON, WILL BE CONVEYED TO THE OWNER'S ASSOCIATION AND ARE IDENTIFIED FOR MAINTENANCE IN THE HOMEOWNERS ASSOCIATION DOCUMENTS. THE OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF TREES PLANTED IN RIGHTS-OF-WAY AND COMMON AREAS IN CONFORMANCE WITH SUBDIVIDERS AGREEMENT AND SECTION 7.8.1 OF THE CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS.
7. LOT CORNERS AND PERMANENT CONTROL POINTS SHALL BE SET PER 177.091 (8) AND (9) FLORIDA STATUTES.

SITE BENCHMARK TABLE				
NO.	DESCRIPTION	ELEVATION	NORTHING	EASTING
BM1	1/2" STEEL ROD & CAP "LB TRAV LB5075"	87.96'	282647.14	259515.16
BM2	1/2" STEEL ROD & CAP "LB TRAV LB5075"	93.80'	284046.72	2597130.76
BM3	1/2" STEEL ROD & CAP "LB TRAV LB5075"	89.07'	283320.58	2596501.22

**NOTE: ALL SITE BENCHMARKS ARE OFFSITE, LOCATED ALONG THE SOUTHERLY RIGHT OF WAY LINE OF N.W. COUNTY ROAD NO. 235 TO THE NORTHEAST OF THE PLAT

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	39.27'	25.00'	90°00'00"	35.36'	N 86°06'51" E
C2	39.27'	25.00'	90°00'00"	35.36'	N 3°53'09" W
C3	39.27'	25.00'	90°00'00"	35.36'	N 3°53'09" W
C4	39.27'	25.00'	90°00'00"	35.36'	N 86°06'51" E

LEGEND

FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
● = SET 5/8" STEEL REBAR & CAP MARKED "PRM LB 5075"
▲ = SET NAIL AND DISK STAMPED "PCP 5075"
⊗ = FOUND 5/8" IRON ROD (NO ID.)
P.U.E. = PUBLIC UTILITIES EASEMENT
B.S.L. = BUILDING SETBACK LINE
FFE = FINISHED FLOOR ELEVATION
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE
R/W = RIGHT OF WAY
S.F. = SQUARE FEET
SEC 28-T8S-R18E = SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST

GRAPHIC SCALE
0 25 50 100
SCALE: 1" = 50'

FLOOD ZONE:

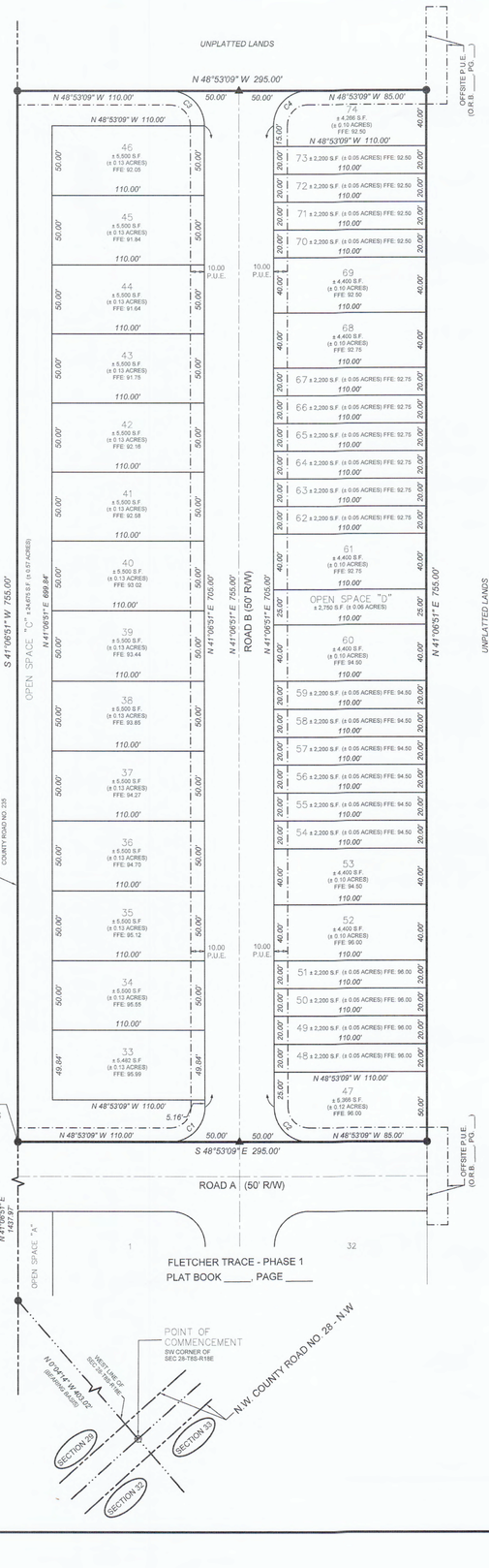
THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY PANEL NO. "120669 0120 D, EFFECTIVE DATE: JUNE 16, 2006.

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 SUPPLANTED 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.

ALL PLATTED 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.

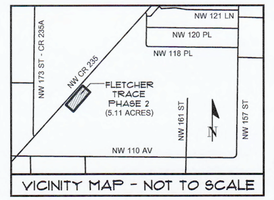
A.C.L. RAILROAD (100' R/W)

N.W. COUNTY ROAD NO. 235 (100' R/W)



CHW Professional Consultants
11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075

PLAT BOOK ___, PAGE ___
SHEET ONE OF ONE



OWNER'S CERTIFICATION AND DEDICATION

WACO OF ALABAMA, INC., DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE LANDS DESCRIBED HEREON, AND HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED TO BE KNOWN AS "FLETCHER TRACE - PHASE 2" ; AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE RIGHT-OF-WAYS AS SHOWN HEREON; AND DOES HEREBY DEDICATE THE USE OF DRAINAGE EASEMENTS TO THE PUBLIC FOR THE RIGHT TO DISCHARGE STORM WATER, THE OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM NOT IN THE RIGHT OF WAY; AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON SHALL BE MADE ACCESSIBLE TO PUBLIC SERVICE VEHICLES.

WITNESS _____ SIGNATURE _____

WITNESS _____ PRINT NAME & TITLE _____

ACKNOWLEDGEMENT (STATE OF FLORIDA, COUNTY OF ALACHUA)

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, _____, KNOWN TO ME TO BE THE PERSON HEREIN DESCRIBED AND ACKNOWLEDGED THAT HE EXECUTED THIS INSTRUMENT AS HIS FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____DAY OF _____ A.D. 2024

_____
NOTARY PUBLIC-STATE OF FLORIDA

COMMISSION EXPIRES:_____

COMMISSION NO.:_____

CERTIFICATE OF APPROVAL BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

THIS IS TO CERTIFY THAT ON _____ THE FOREGOING PLAT WAS APPROVED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.

_____
MAYOR

ATTEST:

_____ _____
CITY MANAGER FILED FOR RECORD ON

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR THE CITY OF ALACHUA, FLORIDA

_____
EXAMINED ON

AND APPROVED AS TO ITS LEGAL FORM AND SUFFICIENCY BY:

_____
CITY ATTORNEY

RECEIVED AND FILED

RECEIVED AND FILED FOR RECORD ON THIS _____DAY OF _____, A.D. 2024

_____
CLERK OF THE COURT

BY _____ DATE _____

chapter Part 1 - Platting of the

CERTIFICATE OF APPROVAL BY PROFESSIONAL SURVEYOR & MAPPER

IT IS HEREBY CERTIFIED, THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE PLATTING REQUIREMENTS PURSUANT TO SECTION 177 ART. FLORIDA STATUTES AND THAT THIS PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF SAID CHAPTER. HOWEVER MY REVIEW AND CERTIFICATION DOES NOT INCLUDE COMPUTATION OR FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS.

EXAMINED ON: _____

AND APPROVED BY: _____
PROFESSIONAL SURVEYOR AND MAPPER

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT THIS PLAT ENTITLED "FLETCHER TRACE - PHASE 2" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE OF THE DESCRIBED LANDS, UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THIS PLAT AND SURVEY COMPLIES WITH ALL REQUIREMENTS AS SET FORTH IN CHAPTER 177, PART 1- PLATTING OF THE FLORIDA STATUTES.

_____ _____
DATE

CHAD A COLSON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 7142
CAUSSEAUX, HEWETT, & WALPOLE, LLC.
FLORIDA LICENSED BUSINESS NUMBER LB 5075
11801 RESEARCH DRIVE, ALACHUA, FL 32615

Tech: AaronH Plot Date: Jul 22,2024 5:48pm Filename: N:\2021\21-0297\Department\01_Survey\PLATS\PHASE 2\PLAT\21-0297 FLETCHER TRACE - PHASE 2.dwg

August 12, 2024

Justin Tabor -AICP Principal Planner
City of Alachua
Alachua County, Florida

Mr. Tabor,

Re: Fletcher Trace – Phase 3
Surveying Review for Conformity to Chapter 177, Part I (Platting)

Thank you for the opportunity to review the subdivision plat Fletcher Trace – Phase 3. I have completed a review of the referenced subdivision plat for conformance to Chapter 177, Part I (Platting), Florida Statutes.

I find that this subdivision plat conforms to the above requirements, with the following exceptions:

177.091 (3): In my opinion the Southeasterly and Northwesterly Match lines are not necessary and should be eliminated. The Northeasterly Match Line on Sheet 2 is mislabeled. There is no Southwesterly Match Line shown on Sheet 2. The Southwesterly Match Line on Sheet 1 will need to be moved to the Northeast (See redlined Plat).

177.091 (7): An additional P.R.M. is required on the NW boundary on Sheet 2 (as shown on Sheet 1).

177.081 (2) & 177.091 (12): The owner of the lands appearing in the Owner's Certification and Dedication is different from that in the Title Opinion by Kelley D. Jones, P.A. If there is a new opinion or Title Commitment, I have not received it.

177.091 (15): Street names (when determined) are required.

177.091 (17): Identify contiguous properties along the southwesterly boundary by Subdivision name, Plat Book and page (Assuming Phase- 2 is recorded prior to Phase 3).
Note: If Phase 1 and 2 are not recorded, Phase 3 will not have access to a Public Right of Way.

177.091 (18): Lot 107 is not numbered on Sheet 2.

177.091 (29): Include 'P.B.' in the legend.
Label the size and identity of what I assume is a concrete monument at the northwest Corner of Lot 2 of Pilot Forest and include the symbol (what it is) in the Legend.

There are offsite easements which are not dimensioned and have no recording information.

720 SW 2nd Avenue, South Tower, Suite 300, Gainesville, FL 32601
Phone: (352) 373-3541 • www.edafl.com

Additional comments are upon the red-lined version of the subdivision plat included with this letter.

Please contact me at your convenience should you have any questions.

Sincerely,

Robert W. Graver, PSM
State of Florida License No. LS 4239

N:\bob\Plat Review of Fletcher Trace Phase 3.docx

FLETCHER TRACE - PHASE 3

LOCATED IN THE WEST HALF (W 1/2) OF
SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

CHW Professional Consultants
11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075

PLAT BOOK__,PAGE __
SHEET ONE OF TWO

DESCRIPTION

A TRACT OF LAND BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2140, PAGE 1834, OF THE PUBLIC RECORDS OF ALACHUA COUNTY FLORIDA, SITUATED IN THE WEST HALF (W 1/2) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, OF SAID ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF AFOREMENTIONED SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE NORTH 0°04'14" WEST, ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 403.02 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY); THENCE NORTH 41°06'51" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 2192.97 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUE ALONG SAID RIGHT OF WAY LINE, NORTH 41°06'51" EAST, A DISTANCE OF 1878.44 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF AFOREMENTIONED SECTION 28; THENCE SOUTH 01°14'54" WEST, ALONG SAID WEST LINE, A DISTANCE OF 827.97 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 28; THENCE SOUTH 00°14'12" EAST, ALONG THE WEST LINE OF SAID SOUTHEASTER QUARTER (SE 1/4) OF SECTION 28, A DISTANCE OF 282.21 FEET; THENCE, DEPARTING SAID WEST LINE, THE FOLLOWING NINE (9) COURSES; (1) SOUTH 64°41'49" WEST, A DISTANCE OF 69.19 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 185.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 48°50'21" WEST, 169.54 FEET; (2) THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 54°32'38", AN ARC LENGTH OF 176.11 FEET TO THE END OF SAID CURVE; (3) SOUTH 16°03'45" WEST, A DISTANCE OF 160.87 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 45°14'11" EAST, 35.36 FEET; (4) THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET TO THE END OF SAID CURVE; (5) SOUTH 00°14'11" EAST, A DISTANCE OF 85.00 FEET; (6) SOUTH 89°45'49" WEST, A DISTANCE OF 420.66 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 235.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 65°26'20" WEST, 193.60 FEET; (7) THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 48°38'58", AN ARC LENGTH OF 199.54 FEET TO THE END OF SAID CURVE; (8) SOUTH 41°06'51" WEST, A DISTANCE OF 311.05 FEET; (9) NORTH 48°53'09" WEST, A DISTANCE OF 295.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 17.66 ACRES OF LAND, MORE OR LESS.

SURVEYOR'S NOTES

1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 1983), YIELDING A BEARING OF N 0°04'14" W FOR THE WEST LINE OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FL.
2. VERTICAL DATUM SHOWN HEREON IS DERIVED FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BENCHMARK USED WAS A NATIONAL GEODETIC SURVEY BENCHMARK NUMBER I7S76, WITH A PUBLISHED ELEVATION OF 160.03 FEET (NAVD 88).
3. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1': 5,000'.
4. BUILDING SETBACKS (UNLESS SHOWN OTHERWISE)
   FRONT= 10'
   REAR = 5'
   SIDE = 5'
   STREET FACING GARAGES = 18'
5. THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY PANEL NO. "120669 0120 D, EFFECTIVE DATE: JUNE 16, 2006.
6. THE COMMON AREAS, OPEN SPACE, AND STORM WATER MANAGEMENT AREAS SHOWN HEREON, WILL BE CONVEYED TO THE OWNER'S ASSOCIATION AND ARE IDENTIFIED FOR MAINTENANCE IN THE HOMEOWNERS ASSOCIATION DOCUMENTS. THE OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF TREES PLANTED IN RIGHTS-OF-WAY AND COMMON AREAS IN CONFORMANCE WITH SUBDIVIDERS AGREEMENT AND SECTION 7.8.1 OF THE CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS.
7. LOT CORNERS AND PERMANENT CONTROL POINTS SHALL BE SET PER 177.091 (8) AND (9) FLORIDA STATUTES.

LEGEND

FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
● = SET 5/8" STEEL REBAR & CAP MARKED "PRM LB 5075"
▲ = SET NAIL AND DISK STAMPED "PCP 5075"
⊗ = FOUND 5/8" IRON ROD (NO ID.)
P.U.E. = PUBLIC UTILITIES EASEMENT
B.S.L. = BUILDING SETBACK LINE
FFE = FINISHED FLOOR ELEVATION
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE
R/W = RIGHT OF WAY
S.F. = SQUARE FEET
SEC 28-T8S-R18E = SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST

FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY PANEL NO. "120669 0120 D, EFFECTIVE DATE: JUNE 16, 2006.

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 SUPPLANTED 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.

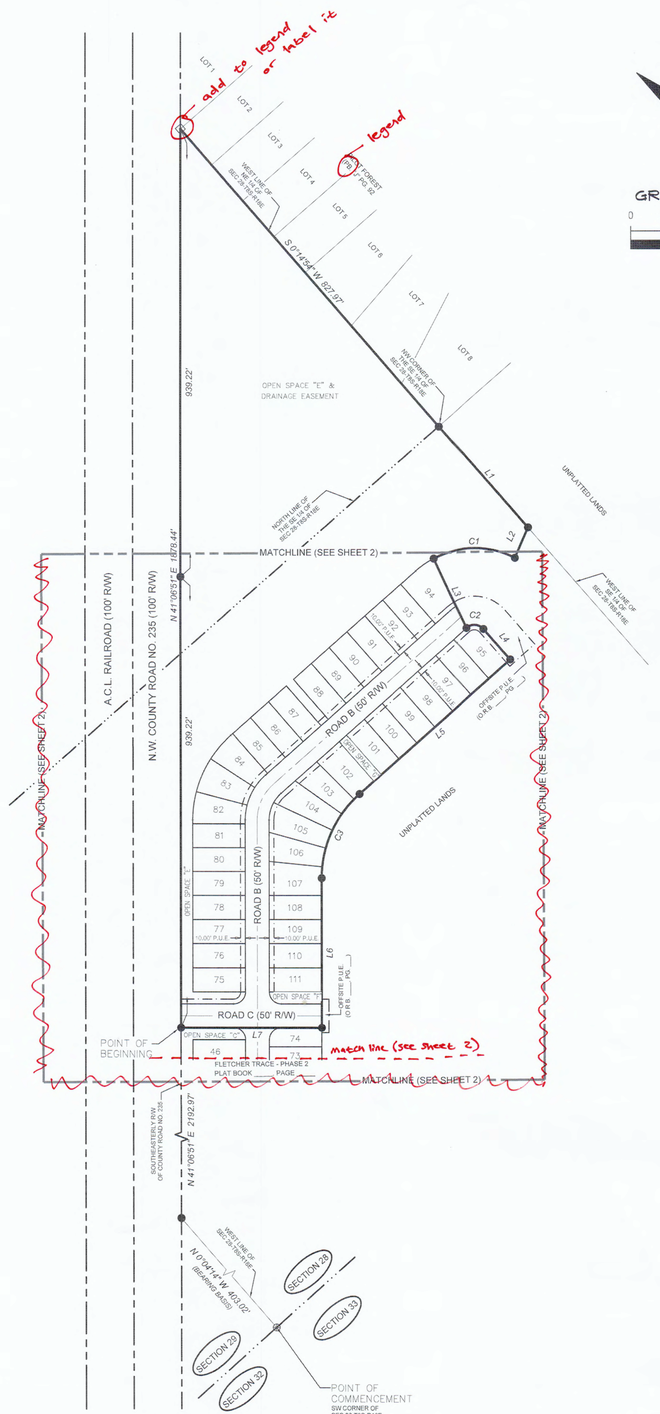
ALL PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES 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.

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 0°14'12" E	282.21'
L2	S 64°41'49" W	69.19'
L3	S 16°03'45" W	160.87'
L4	S 0°14'11" E	85.00'
L5	S 89°45'49" W	420.66'
L6	S 41°06'51" W	311.05'
L7	N 48°53'09" W	295.00'

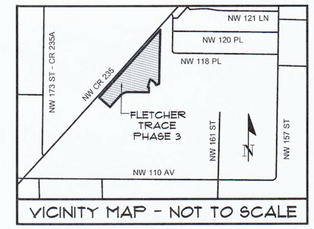
CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	176.11'	185.00'	54°32'38"	169.54'	N 48°50'21" W
C2	39.27'	25.00'	90°00'00"	35.36'	S 45°14'11" E
C3	199.54'	235.00'	48°38'58"	193.60'	S 65°26'20" W

SITE BENCHMARK TABLE				
NAME	DESCRIPTION	ELEVATION	NORTHING	EASTING
BM1	1/2" STEEL ROD & CAP "LB TRAV LB5075".	87.96'	282647.14	259515.16
BM2	1/2" STEEL ROD & CAP "LB TRAV LB5075".	93.80'	284046.72	2597130.76
BM3	1/2" STEEL ROD & CAP "LB TRAV LB5075".	89.07'	283320.58	2596501.22

**NOTE: ALL SITE BENCHMARKS ARE OFFSITE, LOCATED ALONG THE SOUTHERLY RIGHT OF WAY LINE OF N.W. COUNTY ROAD NO. 235



GRAPHIC SCALE
0 75 150 300
SCALE: 1" = 150'



OWNER'S CERTIFICATION AND DEDICATION

WACO OF ALABAMA, INC., DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE LANDS DESCRIBED HEREON, AND HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED TO BE KNOWN AS "FLETCHER TRACE - PHASE 3" ; AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE RIGHT-OF-WAYS AS SHOWN HEREON; AND DOES HEREBY DEDICATE THE USE OF DRAINAGE EASEMENTS TO THE PUBLIC FOR THE RIGHT TO DISCHARGE STORM WATER, THE OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM NOT IN THE RIGHT OF WAY; AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON SHALL BE MADE ACCESSIBLE TO PUBLIC SERVICE VEHICLES.

WITNESS _____ SIGNATURE _____

WITNESS _____ PRINT NAME & TITLE _____

ACKNOWLEDGEMENT (STATE OF FLORIDA, COUNTY OF ALACHUA)

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, _____, KNOWN TO ME TO BE THE PERSON HEREIN DESCRIBED AND ACKNOWLEDGED THAT HE EXECUTED THIS INSTRUMENT AS HIS FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____DAY OF _____ A.D. 2024

NOTARY PUBLIC-STATE OF FLORIDA

COMMISSION EXPIRES:_____

COMMISSION NO.:_____

CERTIFICATE OF APPROVAL BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

THIS IS TO CERTIFY THAT ON _____, THE FOREGOING PLAT WAS APPROVED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.

MAYOR

ATTEST:

CITY MANAGER _____ FILED FOR RECORD ON _____

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR THE CITY OF ALACHUA, FLORIDA

EXAMINED ON

AND APPROVED AS TO ITS LEGAL FORM AND SUFFICIENCY BY:

CITY ATTORNEY

RECEIVED AND FILED

RECEIVED AND FILED FOR RECORD ON THIS _____DAY OF _____, A.D. 2024

CLERK OF THE COURT

BY _____ DATE _____

CERTIFICATE OF APPROVAL BY PROFESSIONAL SURVEYOR & MAPPER

IT IS HEREBY CERTIFIED, THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE PLATTING REQUIREMENTS PURSUANT TO SECTION 177 PART 1 FLORIDA STATUTES AND THAT THIS PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF SAID CHAPTER, HOWEVER MY REVIEW AND CERTIFICATION DOES NOT INCLUDE COMPUTATION OR FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS.

EXAMINED ON: _____

AND APPROVED BY: _____
PROFESSIONAL SURVEYOR AND MAPPER

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT THIS PLAT ENTITLED "FLETCHER TRACE - PHASE 2" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE OF THE DESCRIBED LANDS, UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THIS PLAT AND SURVEY COMPLIES WITH ALL REQUIREMENTS AS SET FORTH IN CHAPTER 177, PART 1- PLATTING OF THE FLORIDA STATUTES.

DATE _____

CHAD A COLSON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 7142
CAUSSEAUX, HEWETT, & WALPOLE, LLC.
FLORIDA LICENSED BUSINESS NUMBER LB 5075
11801 RESEARCH DRIVE, ALACHUA, FL 32615

Tech: AaronH Plot Date: Jul 24,2024 8:50am Filename: N:\2021\21-0297\Departments\01_Survey\PLATS\PHASE 3\PLAT\21-0297 FLETCHER TRACE - PHASE 3.dwg

FLETCHER TRACE - PHASE 3

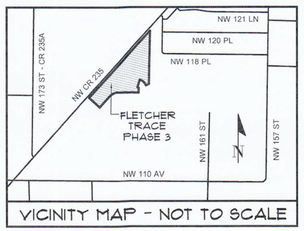
LOCATED IN THE WEST HALF (W 1/2) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

CHW Professional Consultants
11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075

PLAT BOOK ___, PAGE ___
SHEET TWO OF TWO

SURVEYOR'S NOTES

1. HORIZONTAL DATUM SHOWN HEREON IS DERIVED FROM THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 1983), YIELDING A BEARING OF N 0°04'14" W FOR THE WEST LINE OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FL.
2. VERTICAL DATUM SHOWN HEREON IS DERIVED FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BENCHMARK USED WAS A NATIONAL GEODETIC SURVEY BENCHMARK NUMBER I75T6, WITH A PUBLISHED ELEVATION OF 160.03 FEET (NAVD 88).
3. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1':10,000'.
4. BUILDING SETBACKS (UNLESS SHOWN OTHERWISE)
   FRONT= 10'
   REAR = 5'
   SIDE = 5'
   STREET FACING GARAGES = 18'
5. THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY PANEL NO. "120069 0120 D, EFFECTIVE DATE: JUNE 16, 2006.
6. ALL PLATTED 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.
7. THE COMMON AREAS, OPEN SPACE, AND STORM WATER MANAGEMENT AREAS SHOWN HEREON, WILL BE CONVEYED TO THE OWNER'S ASSOCIATION AND ARE IDENTIFIED FOR MAINTENANCE IN THE HOMEOWNERS ASSOCIATION DOCUMENTS. THE OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF TREES PLANTED IN RIGHTS-OF-WAY AND COMMON AREAS IN CONFORMANCE WITH SUBDIVIDERS AGREEMENT AND SECTION 7.8.1 OF THE CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS.
8. LOT CORNERS AND PERMANENT CONTROL POINTS SHALL BE SET PER 177.091 (8) AND (9) FLORIDA STATUTES.
9. ALL LINES ARE NON-RADIAL UNLESS NOTED OTHERWISE.
10. THIS SURVEY IS A TOTAL OF TWO (2) SHEETS. EACH SHEET IS INCOMPLETE WITHOUT THE OTHERS. SEE SHEET ONE (1) FOR OVERALL PLAT BOUNDARY. SEE SHEET (2) FOR DETAIL INFORMATION FOR LOTS ONE (1) THRU THIRTY-TWO (32).



VICINITY MAP - NOT TO SCALE



GRAPHIC SCALE
0 25 50 100
SCALE: 1" = 50'

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	176.11'	185.00'	54°32'38"	169.54'	N 48°50'21" W
C2	39.27'	25.00'	90°00'00"	35.36'	S 45°14'11" E
C3	199.54'	235.00'	48°38'58"	193.60'	S 65°26'20" W
C4	7.18'	50.00'	8°13'56"	7.18'	N 86°07'13" W
C5	84.91'	100.00'	48°38'58"	82.38'	N 65°26'20" E
C6	45.61'	185.00'	14°07'32"	45.49'	N 83°10'26" W
C7	14.31'	75.00'	10°55'52"	14.29'	N 84°46'16" W
C8	63.68'	75.00'	48°38'58"	61.79'	N 65°26'20" E
C9	106.14'	125.00'	48°38'58"	102.98'	N 65°26'20" E
C10	39.27'	25.00'	90°00'00"	35.36'	N 86°06'51" E
C11	39.27'	25.00'	90°00'00"	35.36'	N 03°53'09" W
C12	199.54'	235.00'	48°38'58"	193.60'	N 65°26'20" E
C13	38.45'	75.00'	29°22'38"	38.03'	N 55°48'09" E

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C14	25.23'	75.00'	19°16'20"	25.11'	N 80°07'38" E
C15	31.90'	125.00'	14°37'22"	31.82'	N 48°25'31" E
C16	40.00'	125.00'	18°20'05"	39.83'	N 64°54'14" E
C17	34.23'	125.00'	15°41'32"	34.13'	N 81°55'03" E
C18	59.98'	235.00'	14°37'21"	59.81'	N 48°25'31" E
C19	75.20'	235.00'	18°20'05"	74.88'	N 64°54'14" E
C20	64.36'	235.00'	15°41'32"	64.16'	N 81°55'03" E
C21	23.95'	235.00'	5°50'23"	23.94'	N 44°02'02" E
C22	40.00'	235.00'	9°45'09"	39.95'	N 51°49'48" E
C23	40.00'	235.00'	9°45'09"	39.95'	N 61°34'57" E
C24	40.00'	235.00'	9°45'09"	39.95'	N 71°20'06" E
C25	40.00'	235.00'	9°45'09"	39.95'	N 81°05'15" E
C26	15.59'	235.00'	3°48'00"	15.58'	N 87°51'49" E

LEGEND

FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
● = SET 5/8" STEEL REBAR & CAP MARKED "PRM LB 5075"
▲ = SET NAIL AND DISK STAMPED "PCP 5075"
⊗ = FOUND 5/8" IRON ROD (NO ID.)
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITIES EASEMENT
B.S.L. = BUILDING SETBACK LINE
FFE = FINISHED FLOOR ELEVATION
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE
R/W = RIGHT OF WAY
S.F. = SQUARE FEET
NO = NUMBER
(R) = RADIAL
ID. = IDENTIFICATION
⊕ = SITE BENCHMARK
———— = SUBJECT PARCEL LINE
———— = ADJOINING PARCEL LINE
— · — · — = EASEMENT LINE
———— = RIGHT OF WAY LINE
———— = SECTION LINE



Tech: Aaronh Plot Date: Jul 24,2024 8:53am Filename: H:\2021\121-025\7.Department\01_Survey\PLATS\PHASE 3\PLAT\121-025 FLETCHER TRACE - PHASE 3.dwg

03980-002-000
BAUGH SOUTHEAST COOPERATIVE INC
SYSCO CORPORATION
ATTN TAX DEPARTMENT 1390 ENCLAVE
HOUSTON, TX 77077

03980-002-001
WACO OF ALABAMA INC
PO BOX 6937
JACKSONVILLE, FL 32236

03980-003-001
MCDONALD & MCDONALD
15824 OPEN SKY WAY
COLORADO SPRINGS, CO 80908

03980-003-002
CAICEDO EDGAR H & FRANCI
12012 NW 164TH TER
ALACHUA, FL 32615

03980-003-003
WAITHE SEAN L & ASHLEY M
12004 NW 164TH TER
ALACHUA, FL 32615

03980-003-004
ESKRIDGE MARTY R
14705 MAIN ST
ALACHUA, FL 32615

03980-003-005
KEDEM CECIL KAY & JACOB
11920 NW 164TH TER
ALACHUA, FL 32615

03980-003-006
PARRIS R SCOTT
11914 NW 164TH TER
ALACHUA, FL 32615

03980-003-007
POGUE ANGELA MARIE
11908 NW 164TH TER
ALACHUA, FL 32615

03980-003-008
FREDERICK JULIE
11902 NW 164TH TER
ALACHUA, FL 32615

03980-003-009
GRISHAM DIANNE M
16337 NW 118TH PL
ALACHUA, FL 32615

03980-003-010
BERG JEFFERY E & RENEE D
16329 NW 118TH PL
ALACHUA, FL 32615

03980-003-052
BOYETTE BETTY L LIFE ESTATE
16326 NW 118TH PL
ALACHUA, FL 32615

03980-003-053
WIGGLESWORTH ERNEST BARTOW JR
11923 NW 164TH TER
ALACHUA, FL 32615

03980-003-054
MOORE WENDY SANDRA
12017 NW 164TH TER
ALACHUA, FL 32615

03980-010-022
STEWART WILLIAM O & JOSIE P
16324 NW 120TH PL
ALACHUA, FL 32615

03980-020-000
SAVANNAH STATION OWNERS ASSOCI
4510 NW 6TH PL 3RD FLOOR
GAINESVILLE, FL 32607

03981-004-005
SULAK KENNETH J & MARSHA J
16328 NW 110TH AVE
ALACHUA, FL 32615

03981-004-006
STREIT WOLFGANG J
16414 NW 110TH AVE
ALACHUA, FL 32615

03981-004-007
STREIT WOLFGANG J
16414 NW 110TH AVE
ALACHUA, FL 32615

03981-005-001
HOLDER CAITLYN ELISE
11306 NW 161ST ST
ALACHUA, FL 32615

03981-005-002
HARRELL VAUGHN R
11218 NW 161ST ST
ALACHUA, FL 32615

03981-006-000
ROSS DONNA M
11418 NW 161ST ST
ALACHUA, FL 32615

03981-007-000
LEWIS SHEREE WILSON
16008 NW 118TH PL
ALACHUA, FL 32615

03981-008-000
WEAVER WILLIAM R & BEVERLY GAIL
8461 SW 129TH TERRACE RD
DUNNELLON, FL 34432

03983-011-000
WACO PROPERTIES INC
569 EDGEWOOD AVE SOUTH
JACKSONVILLE, FL 32205

03984-000-000
GAVIGAN & GAVIGAN
25348 CARNOUSTIE DR
SORRENTO, FL 32776

03997-005-000
PADGETT CAROLYN S
10714 NW 173RD ST
ALACHUA, FL 32615

03997-006-000
MORALES DANIEL J & SHELLEY H
PO BOX 1195
ALACHUA, FL 32616

04008-001-001
AUGSPURG JASON R & JANET R
16825 NW 110TH AVE
ALACHUA, FL 32615

04008-003-000
BRANDON-TURNER & TURNER TRUSTE
17011 NW 110TH AVE
ALACHUA, FL 32615

04008-003-001
VINCENT & VINCENT TRUSTEES
16919 NW 110TH AVE
ALACHUA, FL 32615

04008-003-005
BRODSKAYA & LERNER
4830 NORTH RIDGEWAY AVE # 2
CHICAGO, IL 60625

04008-003-051
BRODSKAYA & LERNER
4830 NORTH RIDGEWAY AVE # 2
CHICAGO, IL 60625

04008-003-052
BRODSKAYA & LERNER
4830 NORTH RIDGEWAY AVE # 2
CHICAGO, IL 60625

04008-004-000
CRUSE & CRUSE & STORMANT
PO BOX 126
ALACHUA, FL 32616

04008-005-000
CLARK CODY THOMAS & RUTH CHANC
16357 NW 110TH AVE
ALACHUA, FL 32615

04008-005-004
JOHNS TIMOTHY CALVIN & SHANNON
16333 NW 110TH AVE
ALACHUA, FL 32615

04008-005-005
LEISTNER & ZSCHAECK W/H
16817 NW 110TH AVE
ALACHUA, FL 32615

92060-517-900
CSX TRANSPORTATION INC
500 WATER ST TAX DEPARTMENT J-910
JACKSONVILLE, FL 32202

March 11, 2024

Blake Fletcher
Fletcher Development, LLC
4510 NW 6th Place, 3rd Floor
Gainesville, FL 32607

SUBJECT: Permit Number ERP-001-246933-1
Fletcher Trace Phases 1, 2, & 3

Dear Blake Fletcher:

Enclosed is your permit issued by the Suwannee River Water Management District on March 06, 2024. This permit is a legal document and should be kept with your other important documents. Permit issuance does not relieve you from the responsibility of obtaining any necessary permits from any federal, state, or local agencies for your project.

Noticing Your Permit:
For noticing instructions, please refer to the noticing materials in this package regarding closing the point of entry for someone to challenge the issuance of your permit. Please note that if a timely petition for administrative hearing is filed, your permit will become non-final and any activities that you choose to undertake pursuant to your permit will be at your own risk.

Compliance with Permit Conditions:
To submit your required permit compliance information, go to the District's website at https://permitting.sjrwmd.com/srepermitting/jsp/start.jsp. Click to sign-in to your existing account or to create a new account. Select the "Apply/Submit" tab, select "Submit Compliance Data", enter your permit number, and select "No Specific Date" for the Compliance Due Date Range. You will then be able to view all the compliance submittal requirements for your project. Select "the compliance item that you are ready to submit and then attach the appropriate information or form. The forms to comply with your permit conditions are available at floridaswater.com/permitting under the section "Handbooks, forms, fees, final orders". Click on forms to view all permit compliance forms, then scroll to the ERP application forms section and select the applicable compliance forms. Alternatively, if you have difficulty finding forms or need copies of the appropriate forms, please contact the Resource Management Division at (386) 362-1001.

Compliance with Other Permitting Programs:
This permit does not eliminate the necessity to obtain any required federal, state, local and special district authorizations prior to the start of any construction, alteration, operation, maintenance, removal or abandonment authorized by this permit.

The Suwannee River Water Management District did not issue a National Pollutant Discharge Elimination System (NPDES) permit for this project. If this project meets the thresholds such that a NPDES permit is required, you must apply to the Florida Department of Environmental Protection directly. More information about NPDES permits may be found online at https://floridadep.gov/water/stormwater. **Failure to obtain a NPDES permit prior to construction could subject you to enforcement action by that agency.**

For projects which involve wetlands or surface waters, the Suwannee River Water Management District did not issue a federal authorization for use or impacts to wetlands under federal jurisdiction, this project. Therefore, you must apply directly to the US Army Corps of Engineers (USACE). More information about USACE permitting may be found online at https://www.saj.usace.army.mil/. **Failure to obtain USACE authorization prior to construction could subject you to federal enforcement action by that agency.**

Transferring Your Permit:

Your permit requires you to notify the District in writing within 30 days of any change in ownership or control of the project or activity covered by the permit, or within 30 days of any change in ownership or control of the real property on which the permitted project or activity is located or occurs. You will need to provide the District with the information specified in rule 62-330.340, Florida Administrative Code (F.A.C.). Generally, this will require you to complete and submit Form 62-330.340(1), "Request to Transfer Permit".

Please note that a permittee is liable for compliance with the permit before the permit is transferred. The District, therefore, recommends that you request a permit transfer in advance in accordance with the applicable rules. You are encouraged to contact District staff for assistance with this process.

Thank you and please let us know if you have additional questions. For general questions contact us at (386) 362-1001.

Sincerely,

Tim Alexander
Deputy Executive Director

Enclosures: Permit

cc: District Permit File

ERP Individual Permit

PERMITTEE:
Blake Fletcher
Fletcher Development, LLC
4510 NW 6th Place, 3rd Floor
Gainesville, FL 32607

PERMIT NUMBER: ERP-001-246933-1
DATE ISSUED: March 06, 2024
DATE EXPIRES: March 06, 2029
COUNTY: Alachua
TRS: S28 T8S R18E

PROJECT: Fletcher Trace Phases 1, 2, & 3

Upon completion, the approved entity to which operation and maintenance maybe transferred pursuant to rule 62-330.310 and 62-330.340 or 40B-4.1130, Florida Administrative Code (F.A.C) shall be:

Blake Fletcher
Fletcher Development, LLC
4510 NW 6th Place, 3rd Floor
Gainesville, FL 32607

Based on the information provided to the Suwannee River Water Management District (District), the subject proposed project has met the conditions of issuance as found in subsection 62-330.301, subsections 62-330.407 through 62-330.635, or subsection 40B-4.3030, F.A.C. The permit is hereby in effect for the activity description below:

This permit authorizes the construction of 10.5 acres of impervious area and the construction, operation, and maintenance of a stormwater management system to serve 33.3 acres of total impervious surfaces, of which 22.8 acres is future impervious area, on a total project area of 25.13 acres. The project shall be constructed in a manner consistent with the application package, plans, and calculations submitted and certified by Travis Hastay, P.E. of CHW on or before March 6, 2024.

As the permittee and/or operation and maintenance entity, it is your responsibility to ensure that adverse off-site impacts do not occur either during or after the construction. Any additional construction or alterations not authorized by this permit may result in flood control or water quality problems both on and off site and will be a violation of District rule.

You and any other substantially affected persons are entitled to request an administrative hearing or mediation. Please refer to the enclosed notice of rights.

1. All activities shall be implemented following the plans, specifications and performance criteria approved by this permit. Any deviations must be authorized in a permit modification in accordance with rule 62-330.315, F.A.C. Any deviations that are not so authorized may subject the permittee to enforcement action and revocation of the permit under chapter 373, F.S.

2. A complete copy of this permit shall be kept at the work site of the permitted activity during the construction phase, and shall be available for review at the work site upon request by the District staff. The permittee shall require the contractor to review the complete permit prior to beginning construction.

3. Activities shall be conducted in a manner that does not cause or contribute to violations of state water quality standards. Performance-based erosion and sediment control best management practices shall be installed immediately prior to, and be maintained during and after construction as needed, to prevent adverse impacts to the water resources and adjacent lands. Such practices shall be in accordance with the State of Florida Erosion and Sediment Control Designer and Reviewer Manual (Florida Department of Environmental Protection and Florida Department of Transportation June 2007), and the Florida Stormwater Erosion and Sedimentation Control Inspector's Manual (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008), which are both incorporated by reference in paragraph 62-330.050(9)(b)5., F.A.C., unless a project-specific erosion and sediment control plan is approved or other water quality control measures are required as part of the permit.

4. At least 48 hours prior to beginning the authorized activities, the permittee shall submit to the Agency a fully executed Form 62-330.350(1), "Construction Commencement Notice," (October 1, 2013), (http://www.flrules.org/Gateway/reference.asp?No=Ref-02505), incorporated by reference herein, indicating the expected start and completion dates. A copy of this form may be obtained from the Agency, as described in subsection 62-330.010(5), F.A.C., and shall be submitted electronically or by mail to the Agency. However, for activities involving more than one acre of construction that also require a NPDES stormwater construction general permit, submittal of the Notice of Intent to Use Generic Permit for Stormwater Discharge from Large and Small Construction Activities, DEP Form 62-621.300(4)(b), shall also serve as notice of commencement of construction under this chapter and, in such a case, submittal of Form 62-330.350(1) is not required.

5. Unless the permit is transferred under rule 62-330.340, F.A.C., or transferred to an operating entity under rule 62-330.310, F.A.C., the permittee is liable to comply with the plans, terms and conditions of the permit for the life of the project or activity.

6. Within 30 days after completing construction of the entire project, or any independent portion of the project, the permittee shall provide the following to the Agency, as applicable:

    a. For an individual, private single-family residential dwelling unit, duplex, triplex, or quadruplex — “Construction Completion and Inspection Certification for Activities Associated With a Private Single-Family Dwelling Unit” [Form 62-330.310(3)]; or

    b. For all other activities — “As-Built Certification and Request for Conversion to Operational Phase” [Form 62-330.310(1)].

    c. If available, an Agency website that fulfills this certification requirement may be used in lieu of the form.

7. If the final operation and maintenance entity is a third party:

    a. Prior to sales of any lot or unit served by the activity and within one year of permit issuance, or within 30 days of as-built certification, whichever comes first, the permittee shall submit, as applicable, a copy of the operation and maintenance documents (see sections 12.3 thru 12.3.3 of Volume I) as filed with the Department of State, Division of Corporations and a copy of any easement, plat, or deed restriction needed to operate or maintain the project, as recorded with the Clerk of the Court in the County in which the activity is located.

    b. Within 30 days of submittal of the as- built certification, the permittee shall submit “Request for Transfer of Environmental Resource Permit to the Perpetual Operation Entity” [Form 62-330.310(2)] to transfer the permit to the operation and maintenance entity, along with the documentation requested in the form. If available, an Agency website that fulfills this transfer requirement may be used in lieu of the form.

8. The permittee shall notify the District in writing of changes required by any other regulatory District that require changes to the permitted activity, and any required modification of this permit must be obtained prior to implementing the changes.

9. This permit does not:

    a. Convey to the permittee any property rights or privileges, or any other rights or privileges other than those specified herein or in chapter 62-330, F.A.C.;

    b. Convey to the permittee or create in the permittee any interest in real property;

    c. Relieve the permittee from the need to obtain and comply with any other required federal, state, and local authorization, law, rule, or ordinance; or

    d. Authorize any entrance upon or work on property that is not owned, held in easement, or controlled by the permittee.

10. Prior to conducting any activities on state-owned submerged lands or other lands of the state, title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund, the permittee must receive all necessary approvals and authorizations under chapters 253 and 258, F.S. Written authorization that requires formal execution by the

Board of Trustees of the Internal Improvement Trust Fund shall not be considered received until it has been fully executed.

11. The permittee shall hold and save the District harmless from any and all damages, claims, or liabilities that may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any project authorized by the permit.

12. The permittee shall notify the District in writing:

    a. Immediately if any previously submitted information is discovered to be inaccurate; and

    b. Within 30 days of any conveyance or division of ownership or control of the property or the system, other than conveyance via a long-term lease, and the new owner shall request transfer of the permit in accordance with rule 62-330.340, F.A.C. This does not apply to the sale of lots or units in residential or commercial subdivisions or condominiums where the stormwater management system has been completed and converted to the operation phase.

13. Upon reasonable notice to the permittee, District staff with proper identification shall have permission to enter, inspect, sample and test the project or activities to ensure conformity with the plans and specifications authorized in the permit.

14. If prehistoric or historic artifacts, such as pottery or ceramics, projectile points, stone tools, dugout canoes, metal implements, historic building materials, or any other physical remains that could be associated with Native American, early European, or American settlement are encountered at any time within the project site area, the permitted project shall cease all activities involving subsurface disturbance in the vicinity of the discovery. The permittee or other designee shall contact the Florida Department of State, Division of Historical Resources, Compliance Review Section (DHR), at (850)245-6333, as well as the appropriate permitting agency office. Project activities shall not resume without verbal or written authorization from the Division of Historical Resources. If unmarked human remains are encountered, all work shall stop immediately and the proper authorities notified in accordance with section 872.05, F.S. For project activities subject to prior consultation with the DHR and as an alternative to the above requirements, the permittee may follow procedures for unanticipated discoveries as set forth within a cultural resources assessment survey determined complete and sufficient by DHR and included as a specific permit condition herein.

15. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding unless a specific condition of this permit or a formal determination under rule 62-330.201, F.A.C., provides otherwise.

16. The permittee shall provide routine maintenance of all components of the stormwater management system to remove trapped sediments and debris. Removed materials shall be disposed of in a landfill or other uplands in a manner that does not require a permit under chapter 62-330, F.A.C., or cause violations of state water quality standards.

17. This permit is issued based on the applicant's submitted information that reasonably demonstrates that adverse water resource-related impacts will not be caused by the completed permit activity. If any adverse impacts result, the District will require the

permittee to eliminate the cause, obtain any necessary permit modification, and take any necessary corrective actions to resolve the adverse impacts.

18. A Recorded Notice of Environmental Resource Permit may be recorded in the county public records in accordance with section 62-330.090(7), F.A.C. Such notice is not an encumbrance upon the property.

19. This permit does not authorize the permittee to cause any adverse impact to or “take” of state listed species and other regulated species of fish and wildlife. Compliance with state laws regulating the take of fish and wildlife is the responsibility of the owner or applicant associated with this project. Please refer to Chapter 68A-27 of the Florida Administrative Code for definitions of “take” and a list of fish and wildlife species. If listed species are observed onsite, FWC staff are available to provide decision support information or assist in obtaining the appropriate FWC permits. Most marine endangered and threatened species are statutorily protected and a “take” permit cannot be issued. Requests for further information or review can be sent to FWCConservationPlanningServices@MyFWC.com.

20. Operation and maintenance of the stormwater management system shall be the responsibility of the permittee until such time as those responsibilities are transferred to the approved association. Prior to the association assuming operation and maintenance responsibilities, permittee shall request transfer to operation and maintenance entity.

21. Prior to a dedication or transfer of all or any part of the common properties which is directly or indirectly related to the stormwater management system, the dedication or approval of the transfer must be authorized by the District through modification of any and all permits or authorizations issued by the District. Such modifications shall be made under the lawfully adopted rules of the District in effect at the time of application for modification.

22. The Permittee shall submit documentation demonstrating that the Articles of Incorporation have been filed with the Secretary of State, and that the corporation is in good standing, to the District prior to any request to transfer this permit to the HOA.

23. The Permittee shall submit documentation demonstrating that all stormwater management systems are located on common areas, and that the common areas are owned or controlled by the HOA, to the District prior to any request to transfer this permit to the HOA.

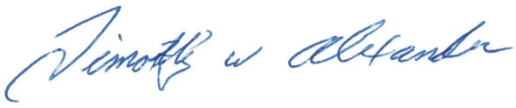
24. Prior to the sale of any lot or parcel, the permittee must record Declarations of Covenants and Restrictions that include a restriction on the real property pursuant to section 704.06, F.S.; prohibiting all construction including clearing, dredging, or filling, except that which is specifically authorized by Environmental Resource permit, within the conservation areas delineated on the final plans and/or mitigation proposal approved by the District.

25. Prior to the Permittee seeking to transfer the operation and maintenance to a Homeowner's Association, the Permittee must demonstrate to the reasonable satisfaction of the Suwannee River Water Management District that over twenty-four (24) consecutive months have passed since the active operation of the Homeowner's Association commenced and the Permittee shall demonstrate to the Suwannee River Water Management District's satisfaction that the Homeowner's Association is an active,

ongoing concern which the Permittee shall establish by submitting copies of all minutes of meetings of members of the Association, the board of directors, copies of all operation and maintenance expenses incurred and documentation showing that all assessments that were levied have been collected and such other documentation as the Suwannee River Water Management District may reasonably deem necessary to establish that the Homeowner's Association is an active, functioning and ongoing concern.

WITHIN 30 DAYS AFTER COMPLETION OF THE PROJECT, THE PERMITTEE SHALL NOTIFY THE DISTRICT, IN WRITING, THAT THE FACILITIES ARE COMPLETE.

AUTHORIZED BY: Suwannee River Water Management District

By: 

Tim Alexander
Deputy Executive Director

NOTICE OF RIGHTS

1. A person whose substantial interests are or may be determined has the right to request an administrative hearing by filing a written petition with the Suwannee River Water Management District (District), or may choose to pursue mediation as an alternative remedy under Section 120.569 and 120.573, Florida Statutes, (F.S.), before the deadline for filing a petition. Choosing mediation will not adversely affect the right to a hearing if mediation does not result in a settlement. The procedures for pursuing mediation are set forth in Sections 120.569 and 120.57 F.S. Pursuant to Rule 28-106.111, Florida Administrative Code, (F.A.C.), the petition must be filed at the office of the District Clerk at District Headquarters, 9225 C.R. 49, Live Oak, Florida 32060 within twenty-one (21) days of receipt of written notice of the decision or within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail actual notice). A petition must comply with Chapter 28-106, F.A.C.

2. If the Governing Board takes action which substantially differs from the notice of District decision to grant or deny the pe1mit application, a person whose substantial interests are or may be determined has the right to request an administrative hearing or may choose to pursue mediation as an alternative remedy as described above. Pursuant to Rule 28-106.111, F.A.C., the petition must be filed at the office of the District Clerk at District Headquarters, 9225 C.R. 49, Live Oak, Florida 32060 within twenty-one (21) days of receipt of written notice of the decision or within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail actual notice). Such a petition must comply with Chapter 28-106, F.A.C.

3. A substantially interested person has the right to a formal administrative hearing pursuant to Section 120.569 and 120.57(1), F.S., where there is a dispute between the District and the party regarding an issue of material fact. A petition for formal hearing must comply with the requirements set forth in Rule 28-106.201, F.A.C.

4. A substantially interested person has the right to an informal hearing pursuant to Section 120.569 and 120.57(2), F.S., where no material facts are in dispute. A petition for an informal hearing must comply with the requirements set forth in Rule 28-106.301, F.A.C.

5. A petition for an administrative hearing is deemed filed upon receipt of the petition by the Office of the District Clerk at the District Headquarters in Live Oak, Florida.

6. Failure to file a petition for an administrative hearing within the requisite time frame shall constitute a waiver of the right to an administrative hearing pursuant to Rule 28-106.111, F.A.C.

7. The right to an administrative hearing and the relevant procedures to be followed is governed by Chapter 120, Florida Statutes, and Chapter 28-106, F.A.C.

8. Pursuant to Section 120.68, F.S., a person who is adversely affected by final District action may seek review of the action in the District Court of Appeal by filing a notice of

appeal pursuant to the Florida Rules of Appellate Procedure, within 30 days of the rendering of the final District action.

9. A party to the proceeding before the District who claims that a District order is inconsistent with the provisions and purposes of Chapter 3 73, F. S., may seek review of the order pursuant to Section 373.114, F.S., by the Florida Land and Water Adjudicatory Commission, by filing a request for review with the Commission and serving a copy of the Department of Environmental Protection and any person named in the order within 20 days of adoption of a rule or the rendering of the District order.

10. For appeals to the District Courts of Appeal, a District action is considered rendered after it is signed on behalf of the District, and is filed by the District Clerk.

11. Failure to observe the relevant time frames for filing a petition for judicial review, or for Commission review, will result in waiver of the right to review.

CERTIFICATE OF SERVICE

I hereby certify that a copy of the foregoing Notice of Rights has been sent to:

Blake Fletcher
Fletcher Development, LLC
4510 NW 6th Place, 3rd Floor
Gainesville, FL 32607
(352) 224-6400

This March 11, 2024



_____
Deputy Clerk
Suwannee River Water Management District
9225 C.R. 49
Live Oak, Florida 32060
386.362.1001 or 800.226.1066 (Florida only)

cc: File Number: ERP-001-246933-1

NOTICING INFORMATION
Dear Permittee:

Please be advised that the Suwannee River Water Management District (District) has not published a notice in the newspaper advising the public that it has issued a permit for this project.

Newspaper publication, using the District's form, notifies members of the public of their right to challenge the issuance of the permit. If proper notice is given by newspaper publication, then there is a 21-day time limit to file a petition challenging the issuance of the permit.

To close the point of entry for filing a petition, you may publish (at your own expense) a onetime notice of the District's decision in a newspaper of general circulation within the affected area as defined in Section 50.011 of the Florida Statutes. If you do not publish a newspaper notice, the time to challenge the issuance of your permit will not expire.

A copy of the notice and a partial list of newspapers of general circulation are attached for your convenience. However, you are not limited to those listed newspapers. If you choose to close the point of entry and the notice is published, the newspaper will return to you an affidavit as proof of publication. In accordance with 40B-1.1010(4), F.A.C., a copy of the affidavit shall be provided to the District within 14 days of publication. A scanned copy of the affidavit may be forwarded to Tilda Musgrove by email at *tjm@srwmd.org* (preferred method) or send the original affidavit of publication to:

Tilda Musgrove
Resource Management
9225 CR 49
Live Oak, FL 32060

If you have any questions, please contact me at 386.362.1001.
Sincerely,

Tilda Musgrove

Tilda Musgrove
Business Resource Specialist
Resource Management

NOTICE OF AGENCY ACTION TAKEN BY THE
SUWANNEE RIVER WATER MANAGEMENT DISTRICT

Notice is given that the following permit was issued on _____:
(Name and address of applicant)_____
permit#_____. The project is located in _____County, Section _____, Township _____ South, Range _____ East. The permit authorizes a surface water management system on _____ acres for _____ known as _____. The receiving water body is _____.
A person whose substantial interests are or may be affected has the right to request an administrative hearing by filing a written petition with the Suwannee River Water Management District (District). Pursuant to Chapter 28-106 and Rule 40BB-1.1010, Florida Administrative Code (F.A.C.), the petition must be filed (received) either by delivery at the office of the Resource Management Business Resource Specialist at District Headquarters, 9225 CR 49, Live Oak FL 32060 or by e-mail to tjm@srwmd.org, within twenty-one (21) days of newspaper publication of the notice of intended District decision (for those persons to whom the District does not mail or email actual notice). A petition must comply with Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes (F.S.), and Chapter 28106, F.A.C. The District will not accept a petition sent by facsimile (fax). Mediation pursuant to Section 120.573, F.S., is not available.

A petition for an administrative hearing is deemed filed upon receipt of the complete petition by the District Clerk at the District Headquarters in Live Oak, FL during the District's regular business hours. The District's regular business hours are 8 a.m. – 5 p.m., excluding weekends and District holidays. Petitions received by the District Clerk after the District's regular business hours shall be deemed filed as of 8 a.m. on the next regular District business day.

The right to an administrative hearing and the relevant procedures to be followed are governed by Chapter 120, Florida Statutes, Chapter 28-106, Florida Administrative Code, and Rule 40B-1.1010, Florida Administrative Code. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means the District's final action may be different from the position taken by it in this notice. **Failure to file a petition for an administrative hearing within the requisite time frame shall constitute a waiver of the right to an administrative hearing. (Rule 28-106.111, F.A.C.).**

If you wish to do so, you may request the Notice of Rights for this permit by contacting the Business Resource Specialist in the Division of Resource Management (RM), 9225 CR 49, Live Oak, FL 32060, or by phone at 386.362.1001.

NEWSPAPER ADVERTISING

ALACHUA
Gainesville Sun Legal Advertising
PO Box 14747
Gainesville, FL 32614
352.372.4222

BRADFORD
Bradford County Telegraph, Legal Advertising
P. O. Drawer A
Starke, FL 32901
904-964-6305/ fax 904-964-8628

COLUMBIA
Lake City Reporter
180 E Duval Street
Lake City, FL 32055
386.754.0401

DIXIE
Dixie County Advocate
174 County Road 351
Cross City, FL 32628
352.498.3312

GILCHRIST
Levy County Citizen
17 NE 3rd Street
Chiefland, FL 32626
352.493.4796

HAMILTON
Madison Carrier
PO Drawer 772
Madison, FL 32344
850.973.4141

JEFFERSON
Monticello News
PO Drawer 772
Madison, FL 32344
850.997.3568

LAFAYETTE
Dixie County Advocate
174 County Road 351
Cross City, FL 32628
352.498.3312

LEVY
Levy County Citizen
17 NE 3rd Street
Chiefland, FL 32626
352.493.4796

MADISON
Madison Carrier
PO Drawer 772
Madison, FL 32344
850.973.4141

SUWANNEE
Lake City Reporter
180 E Duval Street
Lake City, FL 32055
386.754.0401

TAYLOR
Taco Times
PO Box 888
Perry, FL 32348
850.584.5513

UNION
Union County Times
125 E Main Street
Lake Butler, FL 32054
386.496.2261

LEGAL DESCRIPTION

21-0297

Professional Consultants

DATE: DECEMBER 14, 2023
PROJECT NAME: FLETCHER TRACE
PROJECT NO: 21-0297
DESCRIPTION FOR: PHASE 2

A TRACT OF LAND BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2140, PAGE 1834, OF THE PUBLIC RECORDS OF ALACHUA COUNTY FLORIDA, SITUATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, OF SAID ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF AFOREMENTIONED SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE NORTH 0°04'14" WEST, ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 403.02 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY); THENCE NORTH 41°06'51" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1437.97 FEET TO THE **POINT OF BEGINNING**; THENCE, DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, THE FOLLOWING THREE (3) COURSES; (1) SOUTH 48°53'09" EAST, A DISTANCE OF 295.00 FEET; (2) NORTH 41°06'51" EAST, A DISTANCE OF 755.00 FEET; (3) NORTH 48°53'09" WEST, A DISTANCE OF 295.00 FEET TO AFOREMENTIONED SOUTHEASTERLY RIGHT OF WAY LINE; THENCE SOUTH 41°06'51" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 755.00 FEET TO THE **POINT OF BEGINNING.**

SAID TRACT CONTAINING 5.11 ACRES OF LAND, MORE OR LESS.

FLETCHER TRACE SUBDIVISION PROJECT (±116.95 ACRES)

ALACHUA COUNTY, FLORIDA

ECOLOGICAL SURVEY REPORT

Prepared For:

The Fletcher Family Companies
Serving Alachua County Since 1931

Blake Fletcher
Fletcher Family Companies
4510 NW 6th Place
Gainesville, FL 32607

June 16, 2022

Prepared by:

FLATWOODS Consulting Group
8306 Laurel Fair Circle•Suite 120
Tampa, FL 33610•813-600-5747

M. Camille Knight
Ecologist II

Brittany A. Banko
Senior Ecologist I

CONTENTS

1.0 INTRODUCTION 4
2.0 METHODOLOGY 4
2.1 Preliminary Review 4
2.2 Survey Methods 5
2.2.1 Wetland Delineation 5
2.2.2 Standard Listed Species Survey 5
2.2.3 Listed Plant Survey 5
2.2.4 15 Percent Gopher Tortoise Survey 5
3.0 RESULTS 6
3.1 Soil Descriptions 6
3.2 Existing Land Use Communities 6
3.3 Wetland Delineation Results 7
3.4 Listed Species Survey Results 7
3.4.1 Southeastern American Kestrel 8
3.4.2 Gopher Tortoise 8
3.4.3 Eastern Indigo Snake 8
3.4.4 Florida Pine Snake 9
3.4.5 Listed Plants 9
4.0 PROTECTED HABITATS AND WATERS 12
5.0 FDEP SUBSIDENCE INCIDENT REPORTS 12
6.0 PERMITTING DISCUSSION 12
7.0 REFERENCES 13

TABLES

Table 1 Protected Plants and Animals Potentially Occurring on the Fletcher Trace Subdivision Project in Alachua County, Florida 10

FIGURES

Aerial Map ..... Follows Text
Location Map ..... Follows Text
Quad Map ..... Follows Text
Photo Station Map ..... Follows Text
Soil Map ..... Follows Text
Land Use Map ..... Follows Text
Ecological Survey Map ..... Follows Text
FNAI/FWC Map ..... Follows Text
15% Gopher Tortoise Survey Map ..... Follows Text
Subsidence Map ..... Follows Text

APPENDIX

A - Photo Document ..... Follows Text

1.0 INTRODUCTION

Flatwoods Consulting Group Inc. (Flatwoods) was retained by Fletcher Family Companies (Client) to conduct a wetland delineation and listed species survey for the approximately 116.95-acre Fletcher Trace Subdivision Project (Aerial Map). The project site is located east of the NW County Road 235th and NW 173rd Street intersection in Alachua, Florida (Location Map). According to the Alachua County Property Appraiser, the project site is located on Parcel ID No. 03980-002-001, in Section 28, Township 8 South, and Range 16 East (Quad Map).

2.0 METHODOLOGY

The following sections describe the methods used by Flatwoods to determine the wetland limits and the potential presence and relative abundance of listed wildlife and plants within the project site.

2.1 Preliminary Review

Information on the potential presence of listed species was collected through literature and data review. Flatwoods reviewed information from the U.S. Fish and Wildlife Service (FWS), the Florida Fish and Wildlife Conservation Commission (FWC), the Florida Natural Areas Inventory (FNAI), the Suwannee River Water Management District (SRWMD), and the Florida Department of Environmental Protection (FDEP) Geographic Information System (GIS) databases regarding the occurrence of listed species and protected habitats.

To further identify which federally and state listed plant and animal species have the potential to occur within the site, upland and wetland vegetative communities were assessed to determine their plant species composition, approximate boundaries, and general condition and quality. To establish the approximate locations and boundaries of existing upland and wetland communities within the site, available site-specific data was collected and reviewed using the following resources and methods (see References for complete source information):

- Infrared and true color aerial imagery of the project area
- U.S. Department of Agriculture (USDA)/Natural Resource Conservation Service (NRCS) Soil Survey of Alachua County, Florida
- Florida U.S. Geological Survey (USGS) Topographic Quadrangle maps
- FWS Critical Habitat Portal
- FNAI Biodiversity Matrix
- Florida Department of Transportation (FDOT) Florida Land Use, Cover, and Forms Classification System (FLUCFCS)
- SRWMD Land Use Mapping
- Alachua County Interactive Map

2.2 Survey Methods

2.2.1 Wetland Delineation

Wetlands and surface waters are delineated in accordance with The Florida Wetlands Delineation Manual (Chapter 62-340, Florida Administrative Code [F.A.C.]) and the U.S. Army Corps of Engineers (USACE) 1987 Wetlands Delineation Manual, 2010 Supplement, suitable for submittal to the SRWMD, the FDEP, and Alachua County. These delineation methods are based on the identification of specific hydrologic characteristics, including the presence of hydric soils and hydric soil conditions (periodic, continuous, or saturated), a dominance of hydrophytic vegetation, and other indicators of hydrologic conditions (e.g., evidence of frequent inundation, moss collars, and the presence of muck soils). If any wetlands or surface waters were found, the landward extent of each wetland and surface water was flagged in the field. Each flag location was recorded using a sub-meter Global Positioning System (GPS). If any wetlands or surface waters are present, they are shown on the Ecological Survey Map.

2.2.2 Standard Listed Species Survey

Flatwoods conducted a listed species survey within the site in accordance with the FWC Florida Wildlife Conservation Guide. The purpose of the listed species survey was to identify presence and relative abundance of species considered Endangered, Threatened, or of Special Concern by the FWS under 50 CFR 11-12 and the FWC under Chapter 68A-27, F.A.C. Pedestrian transect surveys for listed species were conducted on the site. During these surveys, all habitats within the site were canvassed for listed species. Any observations of listed species, or of physical features that may indicate the presence of these species (tracks, scat, nests, burrows, nest cavities in trees, etc.), are shown on the Ecological Survey Map.

2.2.3 Listed Plant Survey

Flatwoods conducted a survey in all suitable habitats within the site for plant species listed by the FWS as Threatened or Endangered. If found, any observations of listed plant species were recorded using a sub-meter GPS and shown on the Ecological Survey Map.

2.2.4 15 Percent Gopher Tortoise Survey

Flatwoods conducted a 15 percent survey to estimate the density of gopher tortoise (*Gopherus polyphemus*) burrows for the site. The tortoise survey was conducted in accordance with the FWC methods as outlined in the Gopher Tortoise Permitting Guidelines April 2008 (revised July 2020). An Authorized Gopher Tortoise Agent supervised the gopher tortoise survey. Any potentially occupied burrows were flagged in the field and recorded using a sub-meter GPS. If found, any burrow locations are shown on the Ecological Survey Map.

3.0 RESULTS

Site information collected during the desktop and field review is summarized below. The field review was performed on June 7, 2022, and representative photographs of current site conditions are included in the Photo Document attached as Appendix A. The locations of the photo stations are depicted in the Photo Station Map.

3.1 Soil Descriptions

Based on the USDA/NRCS Soil Survey for Alachua County (1985), six soil types were mapped (Soil Map). According to the *Hydric Soils of Florida Handbook*, no hydric soils exist on the site.

Arredondo Fine Sand, 0 to 5 percent Slopes (3) is a near level to gently sloping, well-drained soil found in uplands. The water table is at a depth of more than 72 inches.

Millhopper Fine Sand, 0 to 5 percent Slopes (8) is a near level to gently sloping, moderately drained soil found in uplands. Most years, the water table is at a depth of 40 to 60 inches for one to four months and at a depth of 60 to 72 inches for two to four months.

Kendrick Sand, 2 to 5 percent Slopes (30) is a near level to gently sloping, well-drained soil found in rolling uplands. The water table is at a depth of more than 72 inches.

Gainesville Sand, 0 to 5 percent Slopes (35) is a near level to gently sloping, well-drained soil found in rolling uplands. The water table is at a depth of more than 72 inches.

Arredondo Fine Sand, 5 to 8 percent Slopes (69) is sloping, well-drained soil found in uplands. The water table is at a depth of more than 72 inches.

Lochloosa Fine Sand, 5 to 8 percent Slopes (72) is sloping, somewhat poorly drained soil found in uplands. Most years, the water table is at a depth of 30 to 40 inches for one to three months.

3.2 Existing Land Use Communities

Existing land use within the site was determined using a combination of the FLUCFCS descriptions, SRWMD land use mapping, and field reconnaissance (Land Use Map). The FLUCFCS represents current habitat conditions on the property.

Upland Land Use Communities

Row Crops (FLUCFCS 214)

The vast majority of this property consists of inactive row crops. This area is mostly bare soil; vegetation is sparse but consists of a few remaining corn crops (*Zea* sp.), various grasses (*Paspalum* spp., *Panicum* spp., *Digitaria* spp., *Dichanthelium* spp., *Andropogon* spp., *Cynodon* spp.), purple passionflower (*Passiflora incarnata*), and other weedy vegetation such as dog

fennel (*Eupatorium capillifolium*), amaranth (*Amaranthus* sp.), and rattlebox (*Crotalaria* sp.). Several small pockets of live oak (*Quercus virginiana*) and laurel oak (*Quercus laurifolia*) exist throughout the crop area and contain Virginia creeper (*Parthenocissus quinquefolia*), greenbriar (*Smilax* spp.), yellow jessamine (*Gelsemium sempervirens*), muscadine (*Vitis rotundifolia*), and various grasses and weeds.

Upland Hardwood Forests (FLUCFCS 420)

A small portion in the northeast section of the property, along with much of the boundary around the row crops, is most consistent with the Upland Hardwood Forests land use. The canopy consists of live oak, laurel oak, water oak (*Quercus nigra*), black cherry (*Prunus serotina*), sugarberry (*Celtis laevigata*), sweetgum (*Liquidambar styraciflua*), red maple (*Acer rubrum*), and eastern red cedar (*Juniperus virginiana*). Because of a dense canopy, groundcover was sparse but consists of Virginia creeper, greenbriar, yellow jessamine, muscadine, and grasses and weeds along the edge of the forests similar to the adjacent row crops.

Coniferous Plantations (FLUCFCS 441)

A small portion in the southwestern corner of the property consisted of a pine plantation, which has recently been harvested. This area was dominated by slash pine (*Pinus elliottii*) and also consisted of eastern red cedar, live and laurel oaks, vines, and is also mostly void of any groundcover vegetation.

3.3 Wetland Delineation Results

No wetlands or surface waters were found within the project area (Ecological Survey Map).

3.4 Listed Species Survey Results

One listed species, the gopher tortoise, was observed during the listed species survey performed on June 7, 2022 (Ecological Survey Map). In addition, Flatwoods conducted a desktop review of possible nearby wildlife species. Flatwoods reviewed the FWC Eagle Nest Locator (2016-2017 Survey) and the Audubon Florida EagleWatch Public Nest Application (2020-2021 Survey) for any known bald eagle (*Haliaeetus leucocephalus*) nests, the 1999 FWC Wading Bird Colony Database, and the FWS Wood Stork (*Mycteria americana*) Consultation Area. No bald eagle nests are located within one mile of the site. The site is not located within any wood stork Core Foraging Areas (CFAs). No wading bird colonies are present within a mile of the site (FNAI/FWC Map).

Based on the project's available habitats and location, other listed species (animals and plants) have the potential to occur. Table 1, found following this section, describes the potentially occurring species' habitat preferences, preferred survey window (breeding season or flowering time), their likelihood of occurrence, and their federal and state listing status.

3.4.1 Southeastern American Kestrel

The southeastern American kestrel (*Falco sparverius paulus*) is listed as Threatened by the FWC and not listed by the FWS. It is a resident subspecies of the American kestrel (*Falco sparverius*) and kestrels observed in Florida during the breeding season (April-August) are assumed to be resident southeastern American kestrels. They are found in upland habitats, including sandhills, flatwoods, pastures, sand pine scrub, and prairies. As cavity nesters and sit-and-wait predators, they require suitable cavity trees and perches in their territories, as well as open ground cover to see and capture their prey. Typical prey items include insects, lizards, small rodents, and small birds. It should be noted that the field review was performed during the survey season defined as April 1 – August 31. No kestrels or kestrel cavities were observed during the survey; however, suitable nesting habitat is available, and approvals from FWC may be required if kestrels are found.

3.4.2 Gopher Tortoise

The gopher tortoise is listed as Threatened by the FWC and is a candidate for listing by the FWS. Gopher tortoises are terrestrial turtles averaging nine to 11 inches in length. They are typically found in sandhill, pine flatwoods, scrub, dry prairie, coastal dunes, and other well-drained, open habitats. Gopher tortoises dig half-moon-shaped burrows that average 15 feet long and seven feet deep.

Flatwoods located five gopher tortoise burrows during the 15 percent survey (15% Gopher Tortoise Survey Map). According to the FWC Gopher Tortoise Permitting Guidelines April 2008 (revised July 2020) calculations for a 15 percent survey indicate 33 burrows (17 tortoises) are estimated for the site. Following the site review, Flatwoods is confident that no more than 10 burrows exist onsite and that a 10 or Fewer Burrows relocation permit will be required from the FWC if ground disturbance will occur within 25 feet of tortoise the burrow during construction activities. All of the burrows are located exist along the edge of row crop/forest boundaries. A 100 percent gopher tortoise survey will be required before relocation activities take place. If more than 10 burrows are found during the 100 percent survey, a Conservation Permit from the FWC will be required. No approval from the FWS regarding gopher tortoises is required.

3.4.3 Eastern Indigo Snake

The eastern indigo snake (*Drymarchon corais couperi*) is listed as Threatened by the FWC and the FWS. The indigo snake is a large, black, non-venomous snake. They are thick-bodied and muscular, with a glossy black body that in the sunlight appears iridescent blue. The chin and throat are reddish or white, and this color may extend down the body ventrally. The belly is cloudy orange to blue-gray. They are found within scrub, sandhill, and scrubby flatwoods habitats where they occur in or near gopher tortoise burrows. Flatwoods personnel did not observe any eastern indigo snakes during the survey. There is a Programmatic Effect Determination Key for the FWS. The FWS routinely concurs with a not likely to adversely affect determination for individual project effects to the eastern indigo snake when assurances are given that the Standard Protection

Measures for the Eastern Indigo Snake (FWS 2004) will be used during project site preparation and project construction.

3.4.4 Florida Pine Snake

The Florida pine snake (*Pituophis melanoleucus mugitus*) is listed as Threatened by the FWC and not listed by the FWS. The Florida pine snake is a large, stocky, tan or rusty colored snake with an indistinct pattern of large blotches on a lighter background. They have a muscular body, with keeled scales with a relatively small head, somewhat pointed snout, and four prefrontal scales. These snakes may hiss loudly and vibrate their tail when encountered. They are found in sandhill and former sandhill, including old fields and pastures, but also sand pine scrub and scrubby flatwoods with open canopies and dry sandy soils. They often coexist with pocket gophers and gopher tortoises. No Florida pine snakes were observed. No approvals from FWC are anticipated, and as a commensal to the gopher tortoise, any pine snakes found during potential future relocation efforts would be handled according to the relocation permit.

3.4.5 Listed Plants

No listed plants were observed by Flatwoods personnel during the surveys. Because the project area lacks the preferred habitat types, none of the listed plants are likely to occur.

Table 1 Protected Plants and Animals Potentially Occurring on the Fletcher Trace Subdivision Project in Alachua County, Florida

Species	Habitat of Occurrence	Preferred Survey Window[1]	Likelihood of Occurrence	Status[2]	
				Federal[3]	State[4]
BIRDS					
Antigone canadensis pratensis Florida sandhill crane	Open wetland habitats surrounded by shrubs or trees. Commonly found foraging in irrigated croplands, pastures, grasslands, or wetlands.	S – Year round B – January-June	Low: Little suitable habitat present	---	T
Aphelocoma coerulescens Florida scrub-jay	Inhabits fire dominated, low-growing, oak scrub habitat found on well-drained sandy soils. May persist in areas with sparser oaks or scrub areas that are overgrown.	S – March-October B – March-July	Low: Lack of suitable habitat present	T	FT
Athene cunicularia floridana Florida burrowing owl	Open prairies with little understory vegetation, including pastures, agriculture fields, and vacant lots.	S – Year round B – February-July	Low: Lack of suitable habitat present	---	T
Egretta caerulea Little blue heron	Shallow freshwater, brackish water, and saltwater habitats.	S - Year round B - March-July	Low: Lack of suitable habitat present	---	T
Egretta tricolor Tricolored heron	Forages in a variety of permanently and seasonally flooded wetlands, ditches, edges of ponds, and lakes. Inland nesting colonies typically found in Carolina willow dominated wetlands.	S - Year round B - March-July	Low: Lack of suitable habitat present	---	T
Falco sparverius paulus Southeastern American kestrel	Found in open pine habitats, woodland edges, dry prairies, pastures, and roadsides.	S – April-August B – April-August	Moderate: Suitable habitat present	---	T
Haliaeetus leucocephalus Bald eagle	Areas close to the coast, bays, rivers, lakes, or other bodies of water. Typically nests in live mature pines and cypress trees.	S – Year round B – October-May	Low: Lack of suitable habitat present	---[5]	---[5]
Mycteria americana Wood stork	Forages in shallow water in freshwater marshes, swamps, lagoons, ponds, tidal creeks, flooded pastures, and ditches. Nests in colonies in cypress swamps.	S – Year round B – March-August	Low: Lack of suitable habitat present	T	FT

Species	Habitat of Occurrence	Preferred Survey Window[1]	Likelihood of Occurrence	Status[2]	
				Federal[3]	State[4]
REPTILES					
Drymarchon corais couperi Eastern indigo snake	Broad range of habitats from scrub and sandhill to wet prairies, forested wetlands, and mangrove swamps. Often seeks refuge in gopher tortoise burrows in sandy uplands, but also forages in mesic and hydric habitats.	S – Year round B – November-April	Moderate: Some suitable habitat present	T	FT
Gopherus polyphemus Gopher tortoise	Found in dry upland habitats, including sandhills, scrub, xeric oak hammock, and dry prairie flatwoods; also, commonly uses disturbed habitats such as pastures, old fields, abandoned citrus groves, and road shoulders.	S – Year round B – March-October	High: Gopher tortoise burrows observed	---	T
Pituophis melanoleucus mugitus Florida pine snake	Found in sandhill and former sandhill, including old fields and pastures, but also sand pine scrub and scrubby flatwoods with open canopies and dry sandy soils. Often coexists with pocket gophers and gopher tortoises.	S - Year round B - April-February	Moderate: Some suitable habitat present	---	T
PLANTS					
Pecluma plumula Plume polypody	Wet hammocks and swamps; epiphytic on live oaks, occasionally on rocks or terrestrial.	S – Spring-Fall	Low: Some suitable habitat present		E

1 - S = Survey Window, B = Breeding Season, F = Flowering Season
2 - E = Endangered, T = Threatened, FE = Federally Endangered, FT = Federally Threatened, S/A = Similarity of Appearance
3 - U.S. Fish and Wildlife Service
4 - Florida Fish and Wildlife Conservation Commission or Florida Department of Agriculture and Consumer Services
5 - Protected under the Bald and Golden Eagle Protection Act
Table Source: Florida Wildlife Conservation Guide, Florida's Breeding Bird Atlas, FWS iPAC, and Florida Natural Areas Inventory

4.0 PROTECTED HABITATS AND WATERS

The site was evaluated for the potential occurrence of Critical Habitat as defined by the Endangered Species Act of 1973, as amended. The FWS regulates the adverse modification of the biological or physical constituent elements essential to the conservation of the listed species within Critical Habitat. There are no lands designated as Critical Habitat within or adjacent to the site. The site was evaluated for the potential occurrence of Protected Waters and Protected Lands. There are no Protected Waters or Protected Lands within or immediately adjacent to the site.

5.0 FDEP SUBSIDENCE INCIDENT REPORTS

Flatwoods searched the FDEP Map Direct Subsidence Incident Reports database. The subsidence mapping system identifies reported subsidence events and the Florida sinkhole type of the selected area. No subsidence incident reports have been recorded within or adjacent to the project site according to the FDEP mapping system (Subsidence Map). According to FDEP, the majority of the project site in is Area III, described as consisting "mainly of cohesive clayey sediments of low permeability. Sinkholes are most numerous, of varying size and develop abruptly. Cover-collapse sinkholes dominate". The southwestern corner of the project site is Area I which is described as "sinkholes are few, generally shallow and broad and develop gradually. Solution sinkholes dominate".

6.0 PERMITTING DISCUSSION

State/Federal Permitting

An individual Environmental Resource Permit (ERP) through the SRWMD may be required to develop the site. No wetlands or surface waters occur onsite; therefore, Section 404 permitting is not required.

Although five gopher tortoise burrows were observed during the 15 percent survey, Flatwoods is confident that no more than 10 burrows exist onsite due to burrows only being observed on the edges of the property and not in the row crop areas. A relocation permit will be required from the FWC if ground disturbance will occur within 25 feet of tortoise the burrow during construction activities. If more than 10 burrows are observed during the 100 percent survey, a Conservation Permit from the FWC will be required. No approval from the FWS regarding gopher tortoises is required. No other listed species were observed, and none are likely to occur.

Local Permitting

Section 406.04 of Alachua County's Land Development Regulations requires a Resource Assessment as supporting documentation for various applications. This report is sufficient to support the application for Alachua County.

7.0 REFERENCES

Audubon Florida EagleWatch Public Nest Application. 2020-2021. Online resource available from https://cbop.audubon.org/conservation/about-eaglewatch-program

Chafin, L. G. 2000. Field Guide to the Rare Plants of Florida. Natural Areas Inventory, Tallahassee, Florida.

Coile, N.C. 1998. Notes on Florida's Regulated Plant Index (Rule 5B-40), Botany Contribution 38, 2nd edition. Florida Department of Agriculture & Consumer Services, Division of Plant Industry, Gainesville, FL.

Florida Association of Environmental Soil Scientists. Hydric Soils of Florida Handbook. Fourth Edition. 2007.

Florida Department of Transportation (FDOT) Florida Land Use, Cover, and Forms Classification System (FLUCFCS), January 1999.

Florida Fish and Wildlife Conservation Commission. 2003, January 6. Florida's breeding bird atlas: A collaborative study of Florida's birdlife. http://www.myfwc.com/bba.

Florida Fish and Wildlife Conservation Commission Eagle Nest Locator. 2016-2017. Online resource available from http://myfwc.com/eagle/eaglenests/nestlocator.aspx.

Florida Fish and Wildlife Conservation Commission, U.S. Fish and Wildlife Service, Florida Natural Areas Inventory. Florida Wildlife Conservation Guide. Tallahassee; Version August 2010.

Florida Natural Areas Inventory (FNAI). Online resources available from http://www.fnai.org/index.cfm

Hipes, D., D.R. Jackson, K. NeSmith, D. Printiss, and K. Brandt. 2000. Field Guide to the Rare Animals of Florida. Natural Areas Inventory, Tallahassee, Florida.

Humphrey, S.R. editor, 1992. “Rare and Endangered Biota of Florida, Volume I. Mammals”. University Press of Florida.

Kale, H. W., II, B. Pranty, B. M. Stith, and C. W. Biggs. 1992. The atlas of the breeding birds of Florida. Final Report. Florida Game and Fresh Water Fish Commission, Tallahassee, Florida.

Moler, P.E., editor, 1992. “Rare and Endangered Biota of Florida, Volume III. Amphibians and Reptiles”. University Press of Florida.

Rodgers, J.A., H.W. Kale II and H.T. Smith, editors. 1992. “Rare and Endangered Biota of Florida Volume V. Birds”. University Press of Florida.

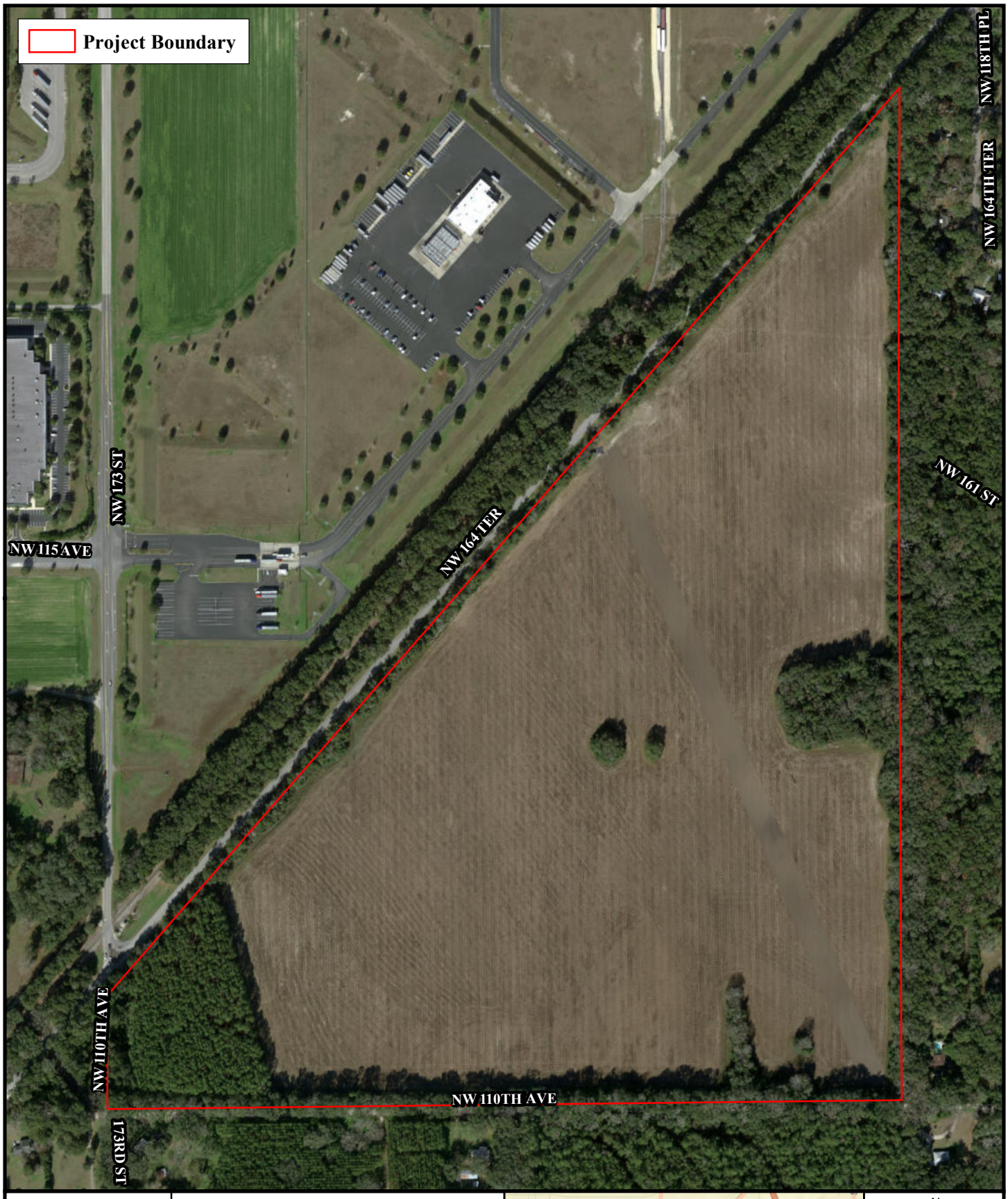
Runde, D.E., J.A. Gore, J.A. Hovis, M.S. Robson and P.D. Southall. 1991. "Florida Atlas of Breeding Sites for Herons and Their Allies: Update 1986-89." Florida Game and Freshwater Fish Commission, Division of Wildlife, Nongame Wildlife Program Technical Report, No. 10.

U.S. Department of Agriculture (USDA)/Natural Resource Conservation Service (NRCS) Soil Survey of Alachua County, Florida.

U.S. Geological Survey (USGS) Topographic Quadrangle Maps. Online resources available from http://topomaps.usgs.gov/.

U.S. Fish and Wildlife Survey (FWS). National Wetland Inventory (NWI). Online resources available from http://www.fws.gov/wetlands/Data/Mapper.html.

U.S. Fish and Wildlife Survey Critical Habitat Designations. Online resources available from http://criticalhabitat.fws.gov/.



Feet
0 450
1 in = 450 feet

FLETCHER TRACE SUBDIVISION PROJECT
FLETCHER FAMILY COMPANIES

ALACHUA COUNTY, FLORIDA

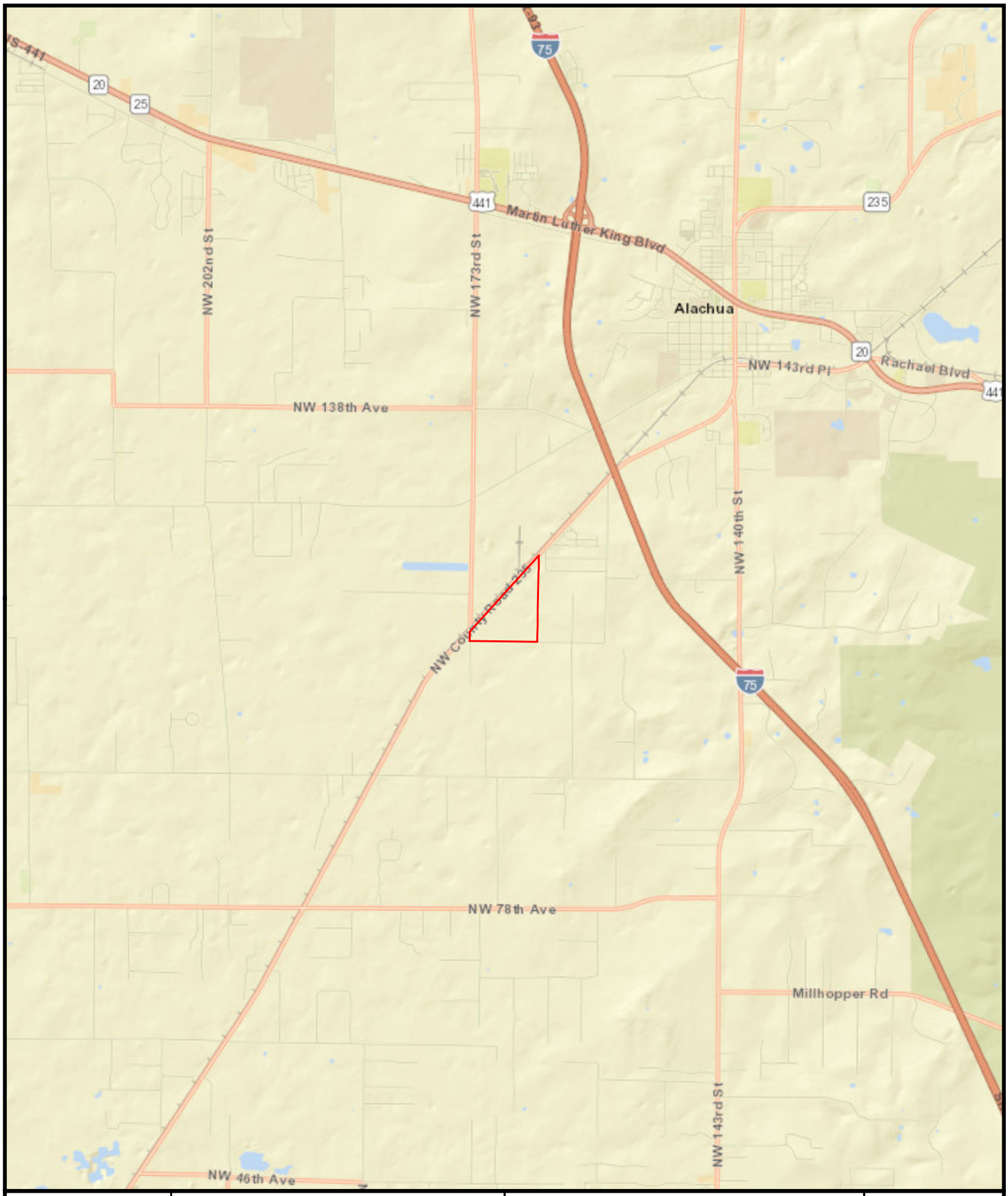


N
W E
S

AERIAL MAP

FLATWOODS Consulting Group

P:\0390FFC\001-Fletcher Trace Subdivision\GIS\AERIAL 06152022.mxd



Miles
0 1
1 in = 1 miles

FLATWOODS Consulting Group

FLETCHER TRACE SUBDIVISION PROJECT
FLETCHER FAMILY COMPANIES

ALACHUA COUNTY, FLORIDA

Project Boundary

N
W E
S

LOCATION MAP

P:\0390FFC\001-Fletcher Trace Subdivision\GIS\LOCATION 05312022.mxd

SECTION	TOWNSHIP	RANGE
28	8S	18E



Feet
0 2,000
1 in = 2,000 feet

FLATWOODS Consulting Group

FLETCHER TRACE SUBDIVISION PROJECT
FLETCHER FAMILY COMPANIES

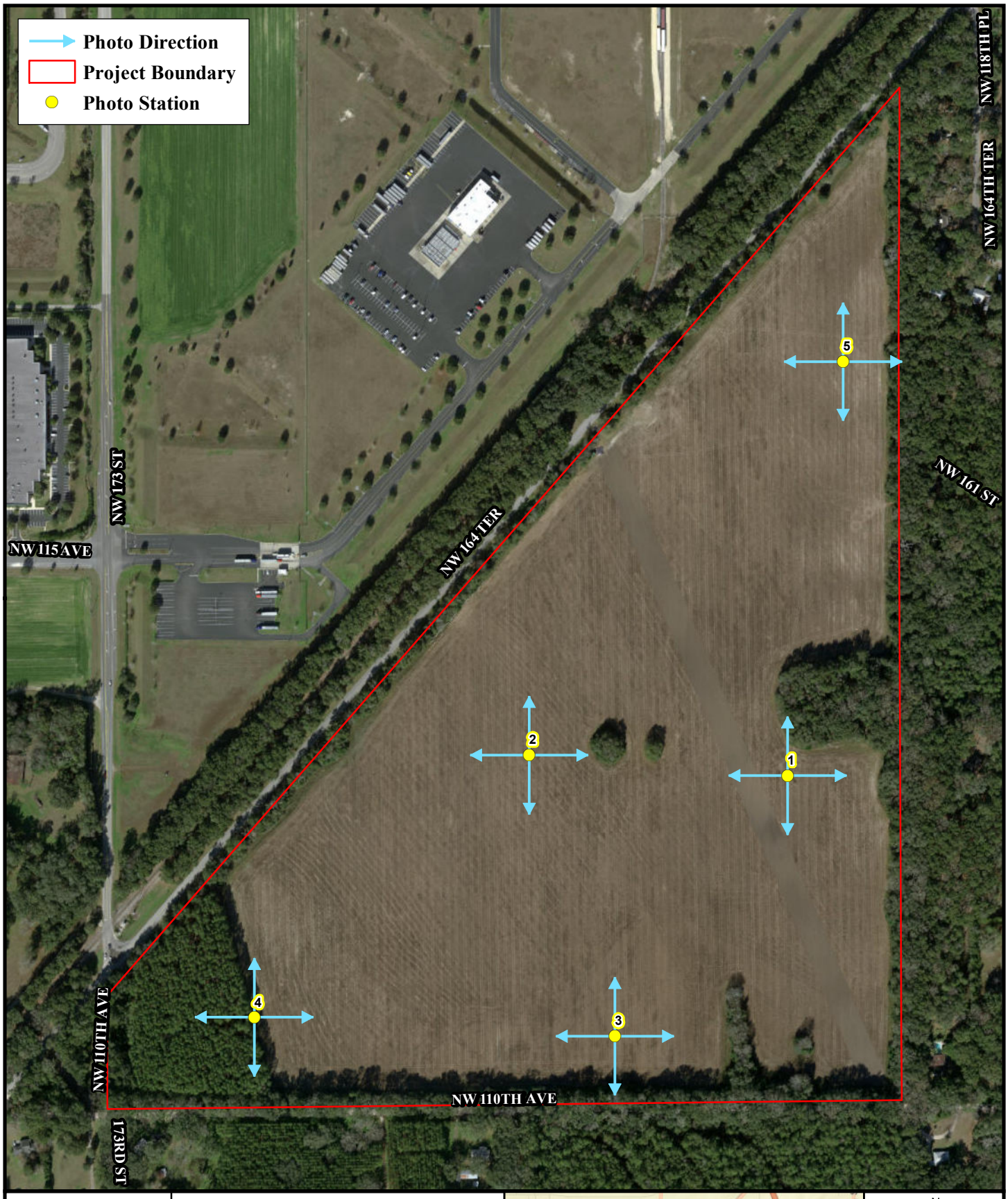
ALACHUA COUNTY, FLORIDA

Project Boundary

N
W E
S

QUAD MAP

P:\0390FFC\001-Fletcher Trace Subdivision\GIS\QUAD 05312022.mxd



Feet
0 450
1 in = 450 feet

FLETCHER TRACE SUBDIVISION PROJECT
FLETCHER FAMILY COMPANIES

ALACHUA COUNTY, FLORIDA



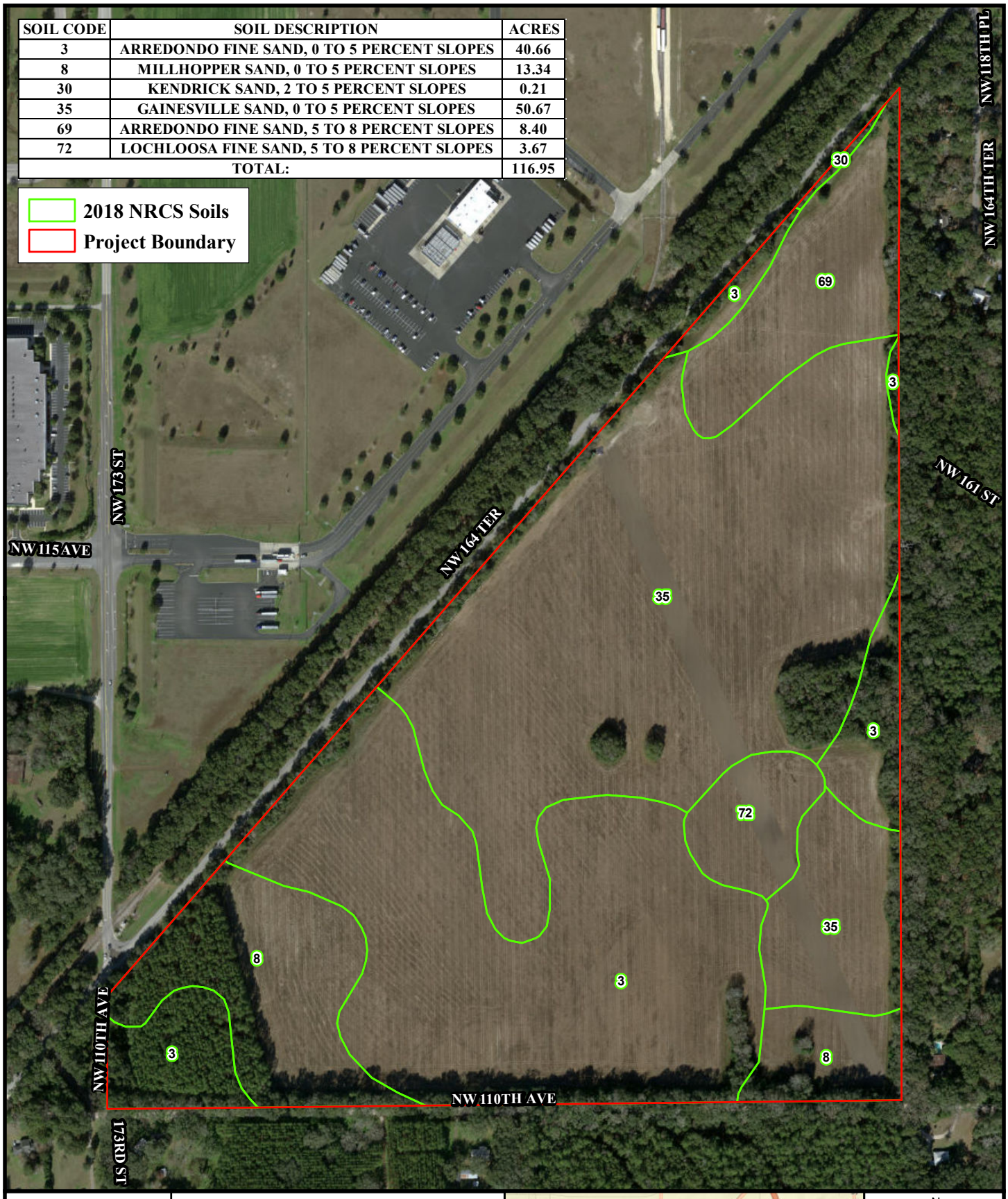
N
W E
S

PHOTO STATION MAP

FLATWOODS Consulting Group

P:\0390FFC\001-Fletcher Trace Subdivision\GIS\PHOTO STATION 06152022.mxd

SOIL CODE	SOIL DESCRIPTION	ACRES
3	ARREDONDO FINE SAND, 0 TO 5 PERCENT SLOPES	40.66
8	MILLHOPPER SAND, 0 TO 5 PERCENT SLOPES	13.34
30	KENDRICK SAND, 2 TO 5 PERCENT SLOPES	0.21
35	GAINESVILLE SAND, 0 TO 5 PERCENT SLOPES	50.67
69	ARREDONDO FINE SAND, 5 TO 8 PERCENT SLOPES	8.40
72	LOCHLOOSA FINE SAND, 5 TO 8 PERCENT SLOPES	3.67
TOTAL:		116.95



Feet
0 450
1 in = 450 feet

FLATWOODS Consulting Group

FLETCHER TRACE SUBDIVISION PROJECT
FLETCHER FAMILY COMPANIES

ALACHUA COUNTY, FLORIDA



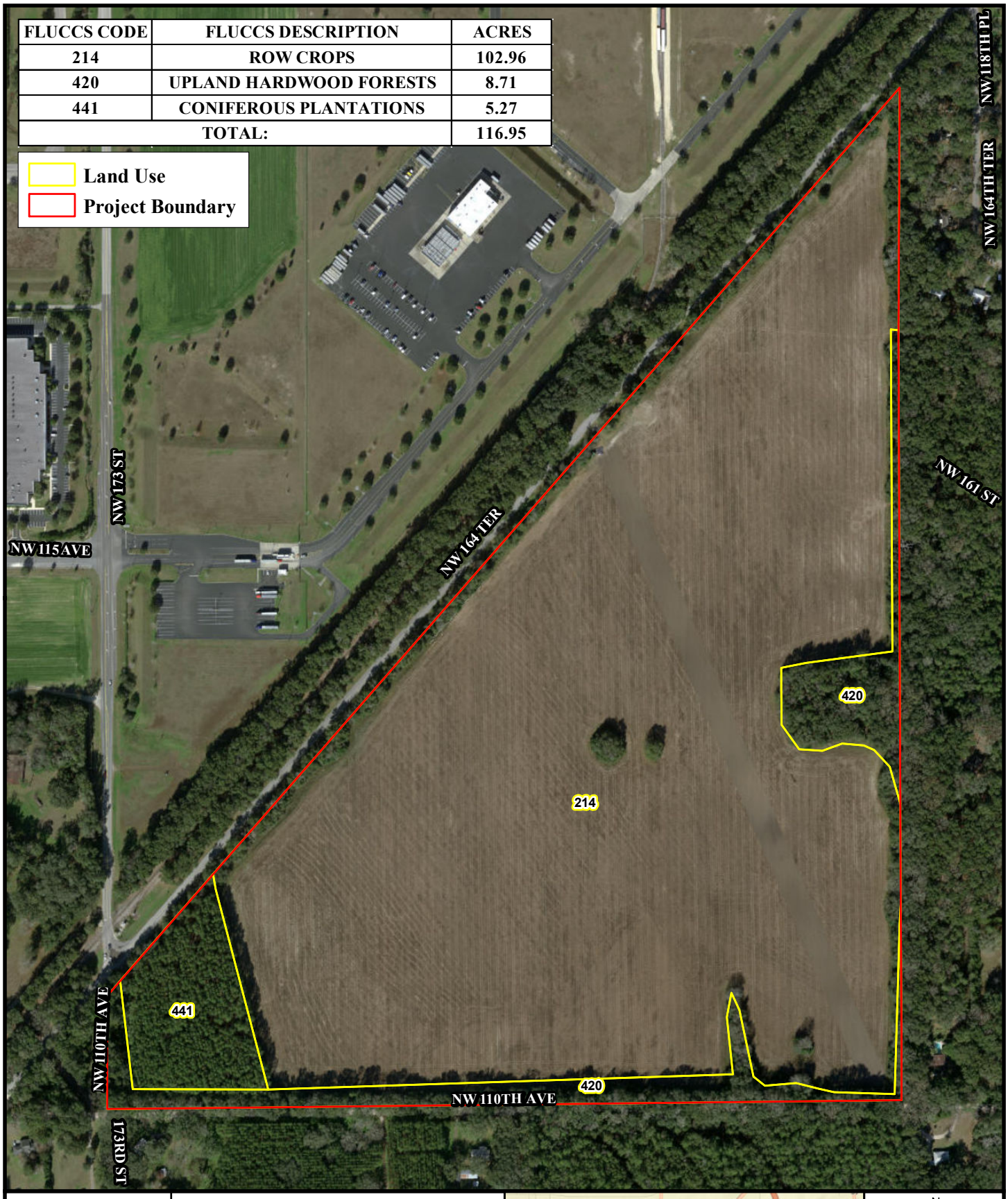
N
W E
S

SOIL MAP

P:\0390FFC\001-Fletcher Trace Subdivision\GIS\SOIL 05312022.mxd

FLUCCS CODE	FLUCCS DESCRIPTION	ACRES
214	ROW CROPS	102.96
420	UPLAND HARDWOOD FORESTS	8.71
441	CONIFEROUS PLANTATIONS	5.27
TOTAL:		116.95

Land Use
Project Boundary



Feet
0 450
1 in = 450 feet

FLATWOODS Consulting Group

FLETCHER TRACE SUBDIVISION PROJECT
FLETCHER FAMILY COMPANIES

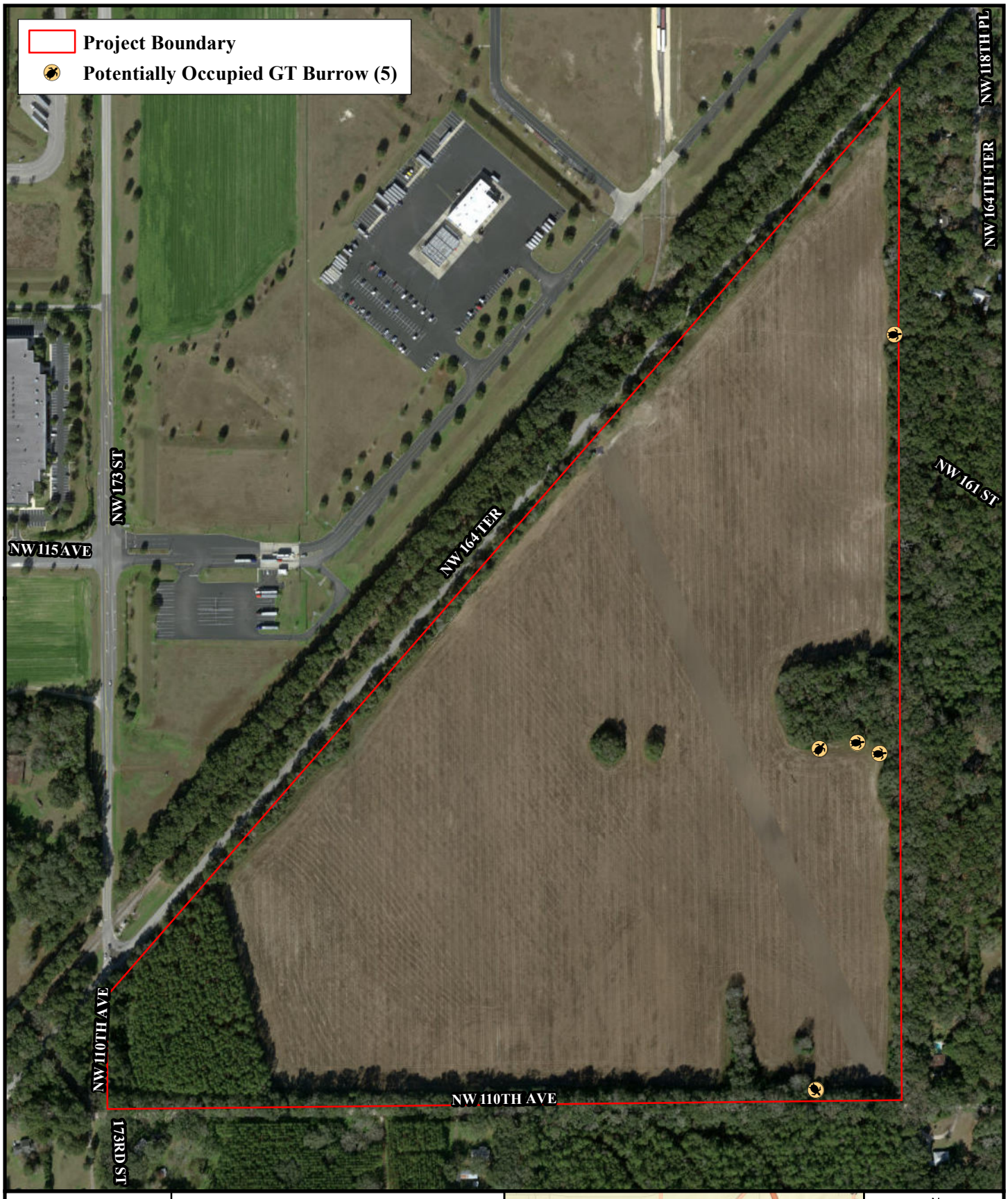
ALACHUA COUNTY, FLORIDA



N
W E
S

LAND USE MAP

P:\0390FFC\001-Fletcher Trace Subdivision\GIS\LAND USE 05312022.mxd



Feet
0 450
1 in = 450 feet

FLETCHER TRACE SUBDIVISION PROJECT
FLETCHER FAMILY COMPANIES

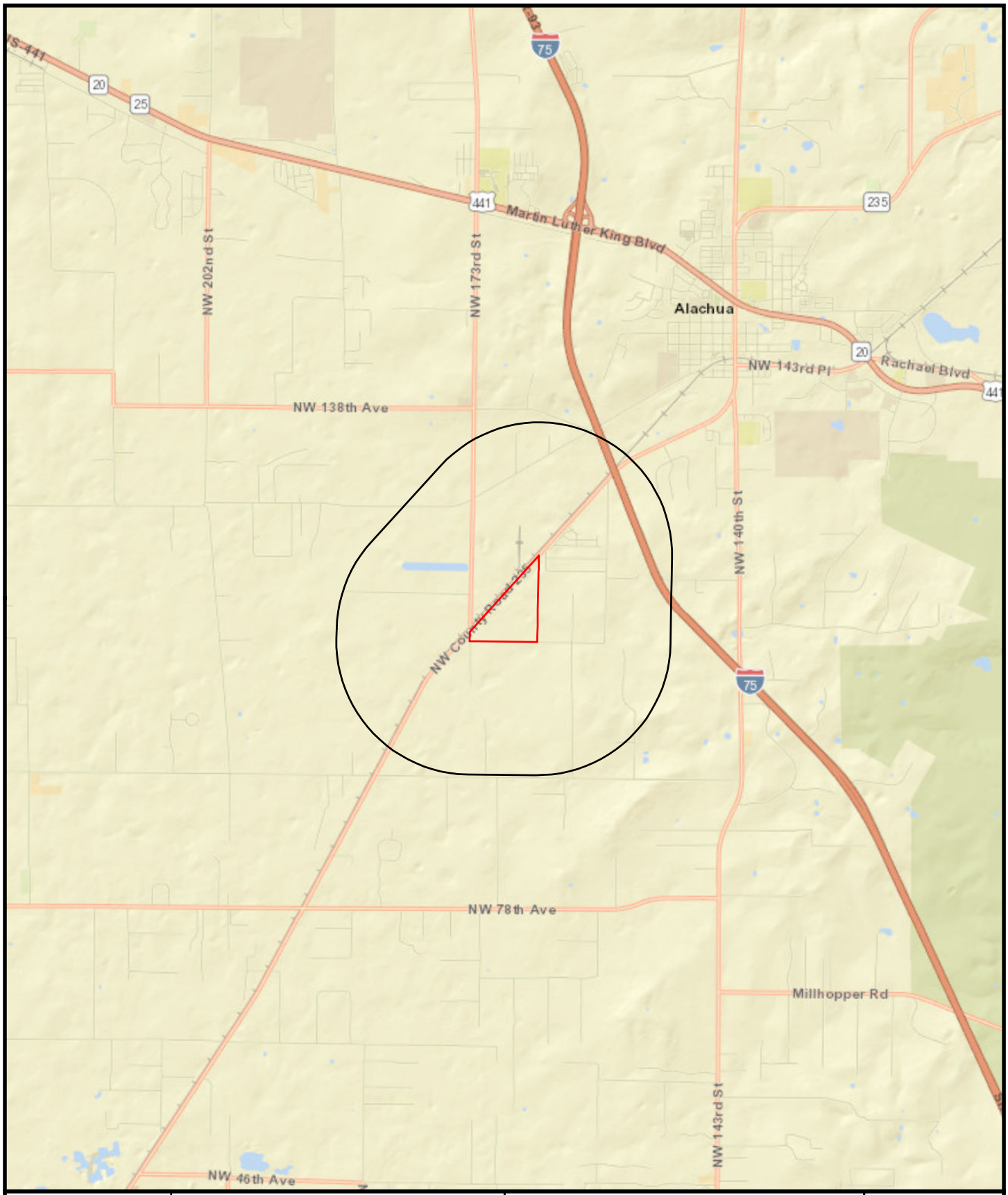
ALACHUA COUNTY, FLORIDA



N
W E
S

ECOLOGICAL SURVEY MAP

P:\0390FFC\001-Fletcher Trace Subdivision\GIS\ECO SURVEY 06152022.mxd



Miles
0 1
1 in = 1 miles

FLETCHER TRACE SUBDIVISION PROJECT
FLETCHER FAMILY COMPANIES

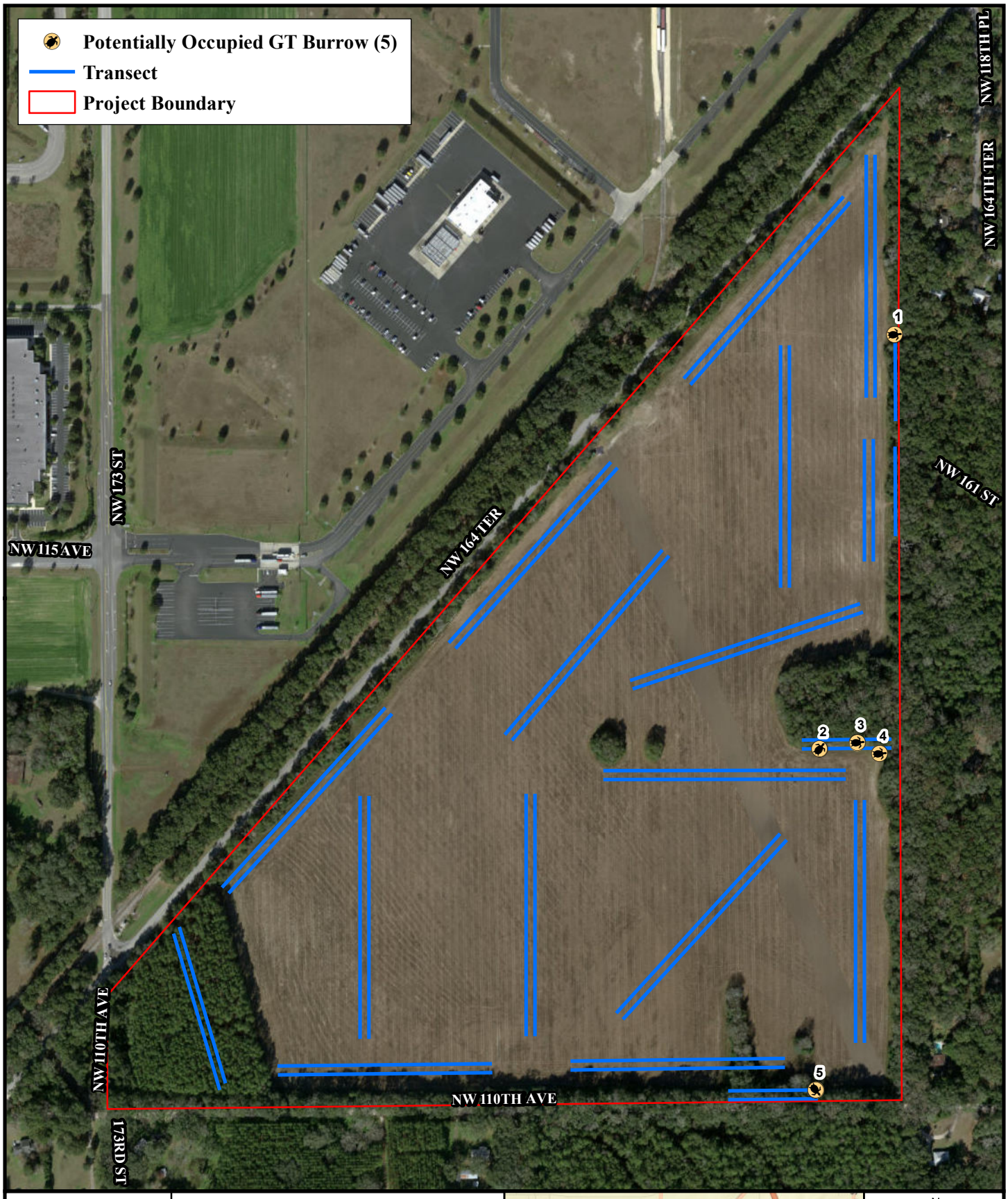
ALACHUA COUNTY, FLORIDA

1 Mile Buffer
Project Boundary

N
W E
S

FNAI/FWC MAP

P:\0390FFC\001-Fletcher Trace Subdivision\GIS\FNAI FWC 06102022.mxd



Feet
0 450
1 in = 450 feet

FLETCHER TRACE SUBDIVISION PROJECT
FLETCHER FAMILY COMPANIES

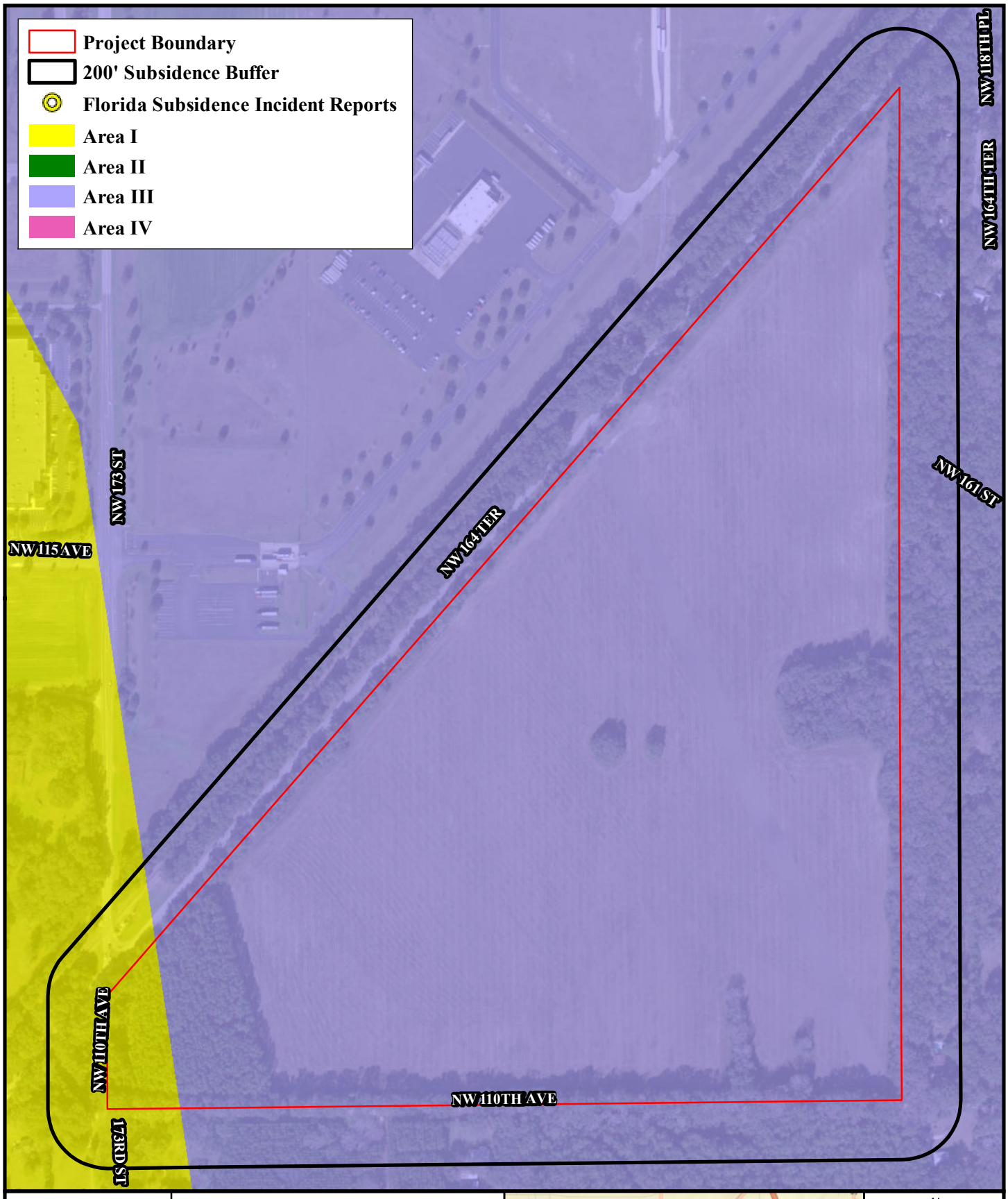
ALACHUA COUNTY, FLORIDA



N
W E
S

15% GOPHER TORTOISE SURVEY MAP

P:\0390FFC\001-Fletcher Trace Subdivision\GIS\15% GT 06152022.mxd



P:\0390FFC\001-Fletcher Trace Subdivision\GIS\SUBSIDENCE 06152022.mxd



Photo Station 1, view north



Photo Station 1, view east



Photo Station 1, view south



Photo Station 1, view west



Photo Station 2, view north



Photo Station 2, view east



Photo Station 2, view south



Photo Station 2, view west



Photo Station 3, view north



Photo Station 3, view east



Photo Station 3, view south



Photo Station 3, view west



Photo Station 4, view north



Photo Station 4, view east



Photo Station 4, view south



Photo Station 4, view west



Photo Station 5, view north



Photo Station 5, view east



Photo Station 5, view south



Photo Station 5, view west



SUMMARY REPORT OF A GEOTECHNICAL SITE EXPLORATION – REVISION 2

SAVANNAH STATION, PHASE 3
ALACHUA, ALACHUA COUNTY, FLORIDA

GSE PROJECT NO. 13739A

Prepared For:

THE FLETCHER FAMILY COMPANIES

JULY 2022

GSE Engineering & Consulting, Inc.

July 1, 2022

Blake Fletcher, CCIM
The Fletcher Family Companies
4510 NW 6th Place
Gainesville, FL 32607

Subject: Summary Report of a Geotechnical Site Exploration – Revision 2
Savannah Station, Phase 3
Alachua, Alachua County, Florida
GSE Project No. 13739A

GSE Engineering & Consulting, Inc. (GSE) is pleased to submit this geotechnical site exploration report for the above referenced project.

Presented herein are the findings and conclusions of our exploration, including the geotechnical parameters and recommendations to assist with clubhouse foundation, pavement, and stormwater management designs. This revision includes a karst evaluation of the subject site.

GSE appreciates this opportunity to have assisted you on this project. If you have any questions or comments concerning this report, please contact us.

Sincerely,

GSE Engineering & Consulting, Inc.

Cassandra R. Lindeman, E.I.
Staff Engineer

JASON E. GOWLAND LICENSE No.66467 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by

on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Jason E. Gowland, P.E.
Senior Engineer
Florida Registration No. 66467

CRL / JEG: aht
Q:\Projects\13739A Savannah Station, Phase 3\13739A Rev. 2.docx

Distribution: Addressee (1 - Electronic)
File (1)

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
(352) 377-3233 Phone ◆ (352) 377-0335 Fax
www.gseengineering.com

TABLE OF CONTENTS

LIST OF FIGURES ii

1.0 INTRODUCTION 1-1
1.1 General 1-1
1.2 Project Description 1-1
1.3 Purpose 1-1

2.0 FIELD AND LABORATORY TESTS 2-1
2.1 General Description 2-1
2.2 Auger Borings 2-1
2.3 Standard Penetration Test Borings 2-1
2.4 Soil Laboratory Tests 2-1

3.0 FINDINGS 3-1
3.1 Surface Conditions 3-1
3.2 Subsurface Conditions 3-1
3.3 Review of Published Data 3-2
3.4 Laboratory Soil Analysis 3-4

4.0 EVALUATION AND RECOMMENDATIONS 4-1
4.1 General 4-1
4.2 Groundwater 4-1
4.3 Building Foundations 4-1
4.4 Flexible Pavement 4-2
4.5 Site Preparation 4-3
4.6 Quality Control and Construction Materials Testing 4-4
4.7 Stormwater Management 4-4
4.8 Karst Area Evaluation Summary 4-6
4.9 Fill Suitability 4-8
4.10 Surface Water Control and Landscaping 4-9

5.0 FIELD DATA 5-1
5.1 Auger Boring Logs 5-2
5.2 Standard Penetration Test Soil Boring Logs 5-3
5.3 Laboratory Results 5-4
5.4 Key to Soil Classification 5-5

6.0 LIMITATIONS 6-1
6.1 Warranty 6-1
6.2 Auger and SPT Borings 6-1
6.3 Site Figures 6-1
6.4 Unanticipated Soil Conditions 6-1
6.5 Misinterpretation of Soil Engineering Report 6-1

LIST OF FIGURES

Figure

1. Project Site Location Map
2. Aerial Photograph Showing Approximate Locations of Field Tests

1.0 INTRODUCTION

1.1 General

GSE Engineering & Consulting, Inc. (GSE) has completed this geotechnical exploration for the proposed residential development located in Alachua, Alachua County, Florida. This exploration was performed in accordance with GSE Proposal No. 2021-380 dated July 12, 2021. You authorized our services on July 14, 2021.

1.2 Project Description

This project will consist of a residential development. The project will include a clubhouse, roadways, and stormwater management facilities. The site is located on the south side of C.R. 235 at the C.R. 235A intersection in Alachua, Alachua County, Florida (Figure 1).

Mr. Ryan Thompson with CHW Professional Consultants, Inc. (CHW) provided information about the project and site plans illustrating the locations of the proposed improvements. The project will consist of roadways, stormwater management facilities, and a clubhouse. We anticipate the clubhouse will be either concrete masonry unit or wood frame construction. Structural loads have not been provided but are expected to be on the order of 1 to 2 kips per foot for load bearing walls, and less than 50 kips for columns. The finished floor of the structure is anticipated to be constructed near the existing site grades.

Four stormwater management facilities are proposed that range in size from about 2.7 to 8.6 acres. Approximately 12,000 feet of roadways are proposed.

A recent aerial photograph of the site was obtained and reviewed. The preliminary site plan and aerial photograph were used in preparation of this exploration and report.

1.3 Purpose

The purpose of this geotechnical exploration was to determine the general subsurface conditions, evaluate these conditions with respect to the proposed construction, and prepare geotechnical parameters and recommendations to assist with clubhouse foundation, stormwater management, and pavement designs.

2.0 FIELD AND LABORATORY TESTS

2.1 General Description

The procedures used for field sampling and testing are in general accordance with industry standards of care and established geotechnical engineering practices for this geographic region. This exploration consisted of performing two (2) Standard Penetration Test (SPT) borings to a depth of 20 feet below land surface (bls) within the proposed clubhouse, two (2) auger borings to a depth of 10 feet bls within the proposed clubhouse, twenty-three (23) auger borings to a depth of 5 feet bls along the roadway alignments, twenty-four (24) auger borings to a depth of 15 feet within the proposed stormwater management facilities, and six (6) auger borings to a depth of 30 feet bls within the proposed stormwater management facilities.

The soil borings were performed at the approximate locations as shown on Figure 2. The borings were located at the site using the provided site plan, Global Positioning System (GPS) coordinates, and obvious site features as reference. The boring locations should be considered approximate. The soil borings were performed from August 23 to August 26, 2021.

2.2 Auger Borings

The auger borings were performed in accordance with ASTM D1452. The borings were performed with flight auger equipment that was rotated into the ground in a manner that reduces soil disturbance. After penetrating to the required depth, the auger was retracted, and the soils collected on the auger flights were field classified and placed in sealed containers. Representative samples of each stratum were retained from the auger boring. Results from the auger borings are provided in Section 5.1.

2.3 Standard Penetration Test Borings

The soil borings were performed with a drill rig employing flight auger drilling techniques and Standard Penetration Testing (SPT) in accordance with ASTM D1586. The SPTs were performed continuously to 10 feet and at 5-foot intervals thereafter. Soil samples were obtained at the depths where the SPTs were performed. The soil samples were classified in the field, placed in sealed containers, and returned to our laboratory for further evaluation.

After drilling to the sampling depth, the standard two-inch O.D. split-barrel sampler was seated by driving it 6 inches into the undisturbed soil. The sampler was then driven an additional 12 inches by blows of a 140-pound hammer falling 30 inches. The number of blows required to produce the next 12 inches of penetration were recorded as the penetration resistance (N-value). These values and the complete SPT boring logs are provided in Section 5.2.

Upon completion of the sampling, the boreholes were abandoned in accordance with Water Management District guidelines.

2.4 Soil Laboratory Tests

The soil samples recovered from the soil borings were returned to our laboratory and examined to confirm the field descriptions. Representative samples were then selected for laboratory testing. The laboratory tests consisted of twenty (20) percent soil fines passing the No. 200 sieve determinations, twenty (20) natural moisture content determinations, two (2) Atterberg Limits tests, twelve (12) constant head hydraulic conductivity tests, and three (3) Limerock Bearing Ratio (LBR). These tests were performed in order to aid in classifying the soils and to further evaluate their engineering properties. The laboratory tests are provided in Section 5.3.

3.0 FINDINGS

3.1 Surface Conditions

Ms. Cassandra R. Lindeman, E.I. with GSE initially visited the site on July 22, 2021, to observe the site conditions. Ms. Lindeman returned to the site on August 13, 2021, with Mr. Jason Kite with Jason Kite, LLC to clear lanes through the trees in the southwest corner of the site to allow the drilling equipment access to the boring locations. Representatives from GSE returned to the site on August 16, 2021, to collect soil samples for permeability testing.

The majority of the site is currently an existing crop field. The southwestern corner of the site contains planted pines, trees, and heavy brush. The entire site is outlined by trees. The site is bordered by CR 235 running southwest to northeast and by NW 110th Avenue on the south side.

The topography at the site is gently sloping. Regional topography can also be characterized as gently to moderately sloping. The Alachua County Growth Management website indicates the ground surface elevations at the site are near 86 to 102 feet.

The Alachua County Soil Survey maps a closed depression on the southern portion of the site.

3.2 Subsurface Conditions

The locations of the auger and SPT borings are provided on Figure 2. Complete logs for the borings are provided in Sections 5.1 and 5.2. Descriptions for the soils encountered are accompanied by the Unified Soil Classification System symbol (SM, SP-SM, etc.) and are based on visual examination of the recovered soil samples and the laboratory tests performed. Stratification boundaries between the soil types should be considered approximate, as the actual transition between soil types may be gradual.

The auger and SPT borings generally encountered relatively consistent soil conditions across the site.

The auger borings located in the areas of the proposed roadways typically encountered poorly graded sand (SP), sand with silt (SP-SM), and sand with clay (SP-SC) to the explored depth of 5 feet bls. Boring R-16 encountered very clayey sand (SC/CL) at 3 feet bls to the explored depth of 5 feet bls. Borings R-17, R-20, and R-23 encountered clayey sand (SC) at depths of 2, 2.5, and 4 feet bls, respectively, to the explored depth of 5 feet bls.

The auger borings located within the proposed stormwater management facilities initially encountered poorly graded sand (SP), sand with silt (SP-SM), and sand with clay (SP-SC). The sandy soils were generally underlain by clayey and very clayey sands (SC, SC/CL) with some interbedded layers of clay-rich soils consisting of sandy clay, clay with sand, and clay (CL/CH) to the explored depths of 15 and 30 feet bls. Borings P-8, P-24, and P-28 encountered limestone at 28 and 28.5 feet bls to the explored depth of 30 feet bls.

The auger and SPT borings located within the area of the proposed clubhouse encountered similar conditions to the rest of the site. Boring A-1 encountered sand with silt (SP-SM) to the explored depth of 10 feet bls. Boring A-2 encountered 2 feet of sand with silt (SP-SM) underlain by very clayey sand (SC/CL) to the explored depth of 10 feet bls. Boring B-1 initially penetrated 7 feet of sand with silt (SP-SM) underlain by 1.5 feet of very clayey sand (SC/CL), 5 feet of poorly graded sand (SP), and 6.5 feet of clayey and very clayey sands (SC, SC/CL) to the explored depth of 20 feet bls. Boring B-2 initially penetrated 7 feet of sand with silt (SP-SM) and poorly graded sand (SP) underlain by 6.5 feet of clayey sand (SC) and 6.5 feet of sand with clay (SP-SC) to the explored depth of 20 feet bls.

The sandy soils consisting of poorly graded sand (SP), sand with silt (SP-SM), and sand with clay (SP-SC) are generally in a very loose to medium dense condition with N-values ranging from 2 to 26 blows per foot. The clayey and very clayey sands (SC, SC/CL) encountered are generally in a loose to medium dense condition with N-values ranging from 5 to 21 blows per foot.

The groundwater table was not encountered in the auger and SPT borings at the time of our investigation.

3.3 Review of Published Data

The majority of the site is mapped as five soil series by the Soil Conservation Service (SCS) Soil Survey for Alachua County[1]. The following soil descriptions are from the Soil Survey.

Arredondo fine sand, 0 to 5 percent slopes – This nearly level to gently sloping, well-drained soil is in both small and large areas of uplands. Slopes are smooth to convex. The areas are irregular in shape and range from about 10 to 160 acres in size.

Typically, the surface layer is dark grayish brown fine sand about 8 inches thick. The subsurface layer is fine sand to a depth of 49 inches. The upper 23 inches is yellowish brown, and the lower 18 inches is brownish yellow. The subsoil extends to a depth of 86 inches or more. The upper 5 inches is yellowish brown loamy sand; the next 10 inches is yellowish brown sandy clay loam, and the lower 22 inches is dark yellowish brown sandy clay and sandy clay loam.

Included with this soil in mapping are small depressional areas of soils that have a very dark gray or black surface layer 8 to 24 inches thick. This layer overlies gray sandy material. These areas are shown by wet spot symbols. Also included are small areas of Fort Meade, Gainesville, Kendrick, and Millhopper soils. A few areas of this soil include Arredondo soils that have 5 to 8 percent slopes. Some areas of this soil in the western part of the county have small spots of strongly acid to medium acid soil material 40 to 70 inches deep to calcareous limestone. Limestone boulders, fragments of limestone, and sinkholes are in some areas of this soil, mainly in the limestone plain sections of the western part of the county. Most of these boulders are siliceous. The sinkholes and the boulders are shown by appropriate map symbols. Total included areas are about 15 percent.

In this Arredondo soil, the available water capacity is low in the sandy surface and subsurface layers and low to medium in the loamy subsoil. Permeability is rapid in the surface and subsurface layers and moderately slow to moderate in the loamy subsoil. Natural fertility is low in the sandy surface and subsurface layers and medium in the finer textured subsoil. Organic matter content is low. The water table in this soil is at a depth of more than 72 inches. Surface runoff is slow.

[1] Soil Survey of Alachua County, Florida. Soil Conservation Service, U.S. Department of Agriculture.

Millhopper sand, 0 to 5 percent soils – This nearly level to gently sloping, moderately well drained soil is in small and large irregularly shaped areas on uplands and on slightly rolling knolls in the broad flatwoods. Slopes are mostly nearly smooth or convex. The areas are variable in size. They range from about 10 to 250 acres.

Typically, the surface layer is dark grayish brown sand about 9 inches thick. The subsurface layer is sand or fine sand about 49 inches thick. The upper 17 inches is yellowish brown, the next 22 inches is light yellowish brown, and the lower 10 inches is very pale brown. The subsoil extends to a depth of 89 inches. The upper 6 inches is yellowish brown loamy sand that has grayish and brownish mottles; the next 22 inches is light gray, mottled sandy clay loam; and the lower 3 inches is light gray, mottled sandy loam.

Included with this soil in mapping are small areas of Arredondo, Bonneau, Fort Meade, Gainesville, Kanapaha, Lochloosa, and Sparr soils. Siliceous limestone boulders and small sinks are within some delineations. Small areas of Millhopper soils that have 5 to 8 percent slopes are also included. About 25 acres mapped as this Millhopper soil along the Santa Fe River is occasionally flooded. Total included areas are about 20 percent or less.

This Millhopper soil has a water table that is at a depth of 40 to 60 inches for 1 to 4 months and at a depth of 60 to 72 inches for 2 to 4 months during most years. The available water capacity is low in the surface and subsurface layers and is low to medium in the subsoil. Permeability is rapid in the surface and subsurface layers, moderately rapid in the upper 6 inches of the subsoil, and slow to moderately slow below this depth. Natural fertility is low. Organic matter content is low to moderately low.

Gainesville sand, 0 to 5 percent slopes – This nearly level to gently sloping, well-drained soil has sandy texture to a depth of 80 inches or more. It is in both small and large, irregularly shaped areas on the gently rolling uplands. Most areas range from about 10 to 250 acres.

Typically, the surface layer is dark grayish brown sand about 7 inches thick. The underlying layer extends to a depth of 82 inches or more. The upper 22 inches is yellowish brown sand, and the lower 53 inches is strong brown loamy sand.

Included with this soil in mapping are small areas of Arredondo, Fort Meade, Kendrick, and Lake soils. A few small areas of Gainesville soils that have 5 to 8 percent slopes are included. Total included areas are less than 15 percent.

In this Gainesville soil, the available water capacity is low, and the permeability is rapid. Organic matter content ranges from low to moderately low, and natural fertility is low. Surface runoff is slow. The water table is more than 72 inches below the surface.

Arredondo fine sand, 5 to 8 percent slopes – This is near level to sloping, well-drained soil forms in thick beds of sandy and loamy marine materials. These soils are in broad rolling areas of the upland. Slopes range from 0 to 8 percent. The water table is more than 72 inches below the surface. These soils are loamy siliceous, hyperthermic Grossarenic Paleudults.

Arredondo soils are geographically associated with Apopka, Bonneau, Candler, Fort Meade, Gainesville, Jonesville, Kanapaha, Kendrick, Lake Millhopper, and Norfolk soils. Apopka soils have less than 5 percent silt and clay in the A2 horizon, and many of the sand grains are uncoated. Bonneau soils are moderately well drained and have an A horizon 20 to 40 inches thick. Candler soils are sandy to a depth of 80 inches or more and have less than 5 percent silt and clay in their 10- to 40-inch control section.

Fort Meade and Gainesville soils are sandy to a depth of more than 80 inches. They have 10 to 15 percent silt and clay in their 10- to 40-inch control section. Fort Meade soils also have a thick, dark colored A1 horizon. Jonesville soils have underlying limestone at a depth of less than 60 inches. Lake soils are sandy to 80 inches or more. Kanapaha soils are poorly drained, and Millhopper soils are moderately well drained. Norfolk soils have an A horizon less than 20 inches thick.

Lochloosa fine sand, 5 to 8 percent slopes – This is near level to sloping, somewhat poorly drained soil that forms in thick beds of loamy marine deposits. These soils are in broad areas of the gently rolling uplands and in slightly convex areas of the flatwoods. Slopes range from 0 to 8 percent. The water table is about 30 to 40 inches below the surface for about 1 to 4 months during most years. It rises to 15 to 30 inches for about 1 to 4 weeks during most years. During most of the remained of the year it is at a depth of more than 40 inches. These soils are loamy, siliceous, hyperthermic Aquic Arenic Paleudults.

Lochloosa soils are geographically associated with Blichton, Bivans, Boardman, Bonneau, Kanapaha, Kendrick, Micanopy, Millhopper, Sparr, and Wacahoota soils. Blichton, Bivans, Boardman, Kanapaha, and Wacahoota soils are all poorly drained. Blichton soils are more than 5 percent plinthite. In addition, the Bivans soils have a clayey Btg horizon within 20 inches of the surface and contain more than 5 percent nodules and fragments of limestone. Kanapaha soils have an A horizon 40 to 80 inches thick. Wacahoota soils are more than 5 percent nodules and fragments of limestone. Kendrick soils are well drained. Micanopy soils have a clayey Bt horizon within 20 inches of the surface. Millhopper soils are moderately well drained and have an A horizon 40 to 80 inches thick. Sparr soils have a sandy A horizon 40 to 80 inches thick.

3.4 Laboratory Soil Analysis

Selected soil samples recovered from the soil borings were analyzed for the percent soil fines passing the No. 200 sieve, natural moisture content, Atterberg Limits, hydraulic conductivity, and Limerock Bearing Ratio (LBR) tests. Samples selected for laboratory testing were collected at depths ranging from 0.5 to 10 feet bls. These tests were performed to confirm visual soil classification and evaluate their engineering properties. The complete laboratory report is provided in Section 5.3.

The laboratory tests indicate the tested soils consist of poorly graded sand (SP), sand with silt (SP-SM), clayey sand (SC), and very clayey sand (SC/CL). The tested poorly graded sand (SP) contains approximately 3.5 to 4.9 percent soil fines passing the No. 200 sieve with natural moisture contents of about 5.2 to 5.3 percent. The tested sand with silt (SP-SM) contains approximately 5 to 9.5 percent soil fines passing the No. 200 sieve with natural moisture contents of about 5.8 to 8.3 percent. The tested clayey sand (SC) contains approximately 12 to 29 percent soil fines passing the No. 200 sieve with natural moisture contents of about 11 to 18 percent. The tested very clayey sand (SC/CL) contains approximately 30 to 46 percent soil fines passing the No. 200 sieve with natural moisture contents of about 18 to 24 percent.

Atterberg Limits tests indicate the tested very clayey sands (SC/CL) have Liquid Limit (LL) values of 27 and 45, Plastic Limit (PL) values of 16 and 19, and Plasticity Index (PI) values of 11 and 26. These values correspond to a material with low potential (LL < 50 and PI < 25) for expansive behavior[2].

The constant head hydraulic conductivity test results indicate the near-surface poorly graded sand (SP) has a hydraulic conductivity value of 12 feet per day. The tested sand with silt (SP-SM) has hydraulic conductivity values of 4.7 to 22 feet per day.

[2] U.S. Department of the Army USA, 1983, Foundations in Expansive Soils, TM 5-818-7, p. 4-1.

The tested clayey sands (SC) have hydraulic conductivity values of 0.6 to 11 feet per day. The tested very clayey sand (SC/CL) has a hydraulic conductivity value of 1.7 feet per day.

The Modified Proctor maximum dry density tests indicate the near surface grab samples have maximum dry densities ranging from 113.3 to 116.8 pounds per cubic foot and optimum moisture contents of 8.5 to 10.8 percent. The LBR tests indicate the soils have LBR values ranging from 34 to 67.

4.0 EVALUATION AND RECOMMENDATIONS

4.1 General

The following recommendations are made based upon our understanding of the proposed construction, a review of the attached soil borings and laboratory test data, and experience with similar projects and subsurface conditions. If plans or the location of proposed construction changes from those discussed previously, GSE requests the opportunity to review and possibly amend our recommendations with respect to those changes.

The final design of a foundation system is dependent upon adequate integration of geotechnical and structural engineering considerations. Consequently, GSE must review the final foundation design in order to evaluate the effectiveness and applicability of our initial analyses, and to determine if additional recommendations may be warranted. Without such a review, the recommendations presented herein could be misinterpreted or misapplied resulting in potentially unacceptable performance of the foundation system.

The performance of site improvements may be sensitive to their post-construction relationship to site groundwater levels, seepage zones, or soil/rock characteristics exposed at final site grades. GSE recommends that use of boring information for final design of all site improvements be predicated on proper horizontal and vertical control of borings.

In this section of the report, we present our geotechnical parameters and recommendations to assist with building foundation, stormwater management, and pavement designs as well as our general site preparation guidelines.

4.2 Groundwater

The groundwater table was not encountered in the borings at the time of our exploration. The lack of apparent groundwater table in the borings suggest the site is perforated; however, you should expect water to perch on top of the very clayey sands and clays after periods of heavy and seasonal rainfall. Estimates for the temporarily perched groundwater tables are shown on the individual boring logs.

4.3 Building Foundations

The borings located within the proposed building footprint generally encountered poorly graded sand and sand with silt underlain by interbedded layers of clayey and very clayey sand and sandy clay to the explored depths of 10 and 20 feet bls.

Based upon the soil conditions encountered and our limited understanding of the structural loads and site grading, we recommend the building be supported by conventional, shallow strip and/or spread foundations. We recommend the shallow foundations be designed for a maximum allowable gross bearing pressure of 2,000 psf. The gross bearing pressure is defined as the soil contact pressure that can be imposed from the maximum structural loads, weight of the concrete foundations, and weight of the soil above the foundations. The foundations should be designed based upon the maximum load that could be imposed by all loading conditions.

The foundations should be embedded a minimum of 18 inches below the lowest adjacent grade. Interior foundations or thickened sections should be embedded a minimum of 12 inches. The foundations should have minimum widths of 18 inches for strip footings, and 24 inches for columns, even though the maximum soil bearing pressure may not be fully developed.

Due to the mostly sandy nature of the majority of the near-surface soils, we expect settlement to be mostly elastic in nature. The majority of the settlement will occur on application of the loads, during and immediately following construction. Using the recommended maximum bearing pressure, the assumed maximum structural loads, and the field and laboratory test data which we have correlated into the strength and compressibility characteristics of the subsurface soils, we estimate the total settlements of the structure to be 1 inch or less, with approximately half of it occurring upon load application (during construction).

Differential settlement results from differences in applied bearing pressures and the variations in the compressibility characteristics of the subsurface soils. For the building pad prepared as recommended, we anticipate differential settlement of less than 1/2 inch.

Post-construction settlement of the structures will be influenced by several interrelated factors, such as (1) subsurface stratification and strength/compressibility characteristics of the bearing soils; (2) footing size, bearing level, applied loads, and resulting bearing pressures beneath the foundation; (3) site preparation and earthwork construction techniques used by the contractor, and (4) external factors, including but not limited to vibration from off-site sources and groundwater fluctuations beyond those normally anticipated for the naturally-occurring site and soil conditions which are present.

Our settlement estimates for the structure are based upon our limited understanding of the structural loads and site grading and the use of successful adherence to the site preparation recommendations presented later in this report. Any deviation from our project understanding and/or our site preparation recommendations could result in an increase in the estimated post-construction settlement of the structure.

4.4 Flexible Pavement

Overall soil conditions encountered by our borings at this site are suitable for supporting conventional limerock base and asphalt wearing surface pavements. We have not been provided the anticipated traffic loading conditions; therefore, the following pavement component recommendations should be used only as guidelines. The below recommendations are intended to be minimums. Increasing base course and asphalt thicknesses would increase the design life of the pavement.

We recommend a minimum separation of 24 inches be present between the bottom of the base course and the top of the clay-rich soils containing greater than about 25 percent soil fines. Review of the boring logs suggests this separation will likely be present along the majority of the alignment. Boring R-20 did encounter very clayey sand (SC/CL) at a depth of 2.5 feet bls and clay-rich soils approached within 24 inches of grade at boring location R-17. Clay-rich soils were encountered at borings R-16, R-20, and R-23 at depths of 3 feet bls, 2.5 feet bls, and 4 feet bls, respectively. A roadway grading plan is not available at this time. The presence of shallow clay-rich soils is expected to be sporadic and not easily predicted without a grading plan.

In areas where the minimum 24-inch separation is not able to be achieved through grading design, we recommend these soils be undercut. The undercut should extend a minimum of 24 inches beneath the bottom of the base course. The undercut should extend laterally until the clay-rich soils are no longer encountered and free-draining sandy soils have been penetrated. The undercut should be backfilled with either on-site or imported sandy free-draining soils containing less than 10 percent soil fines. The backfill should be placed in maximum 24-inch loose lifts that are compacted to a minimum 95 percent of the Modified Proctor maximum dry density (ASTM D1557). Underdrains should be considered where clay-rich soils are undercut.

4.4.1 Stabilized Subgrade

The stabilized subgrade should have a minimum Limerock Bearing Ratio (LBR) of 40, with a minimum thickness of 12 inches. The stabilized subgrade can be imported material or a mixture of imported and on-site material. If a mix is proposed, a mix design should be performed to determine the optimum mix proportions. The stabilized subgrade should be compacted to a minimum of 98 percent of the Modified Proctor maximum dry density (ASTM D1557) for soils with less than 15 percent fines content. Soils with 15 percent or greater fines content should be compacted to 100 percent of the Standard Proctor maximum dry density (ASTM D698).

4.4.2 Base Course

The base course should consist of crushed limerock having a LBR of at least 100. Limerock should be obtained from a FDOT approved source and should meet FDOT gradation requirements. The base course thickness should be a minimum of 6 inches in automobile parking areas and 8 inches in driveways. The base course should be compacted to at least 98 percent of the Modified Proctor maximum dry density (ASTM D1557).

The constructability of differing base course thicknesses may be difficult and having a uniform 8-inch-thick base course may be more practical.

4.4.3 Wearing Surface

The asphalt-wearing surface should consist of an FDOT Type SP Hot Mix Asphalt mixture. For automobile parking areas, the thickness should be a minimum of 1.5 inches. For driveway areas, the thickness should be a minimum of 2 inches. The asphalt-wearing surface should consist of an SP-12.5 mix. The asphalt should be compacted to at least 95 percent of the mix design density.

The constructability of differing asphalt thicknesses may be difficult and having a uniform 2-inch-thick asphalt wearing surface may be more practical.

4.5 Site Preparation

The soils at this site should be suitable for supporting the proposed construction using normal, good practice site preparation procedures. The following recommendations are our general guidelines for site preparation.

4.5.1 Stripping

Strip the construction limits and 10 feet beyond the perimeter of all grass, roots, topsoil, and other deleterious materials. You should expect to strip to depths of 12 or more inches. Deeper stripping will likely be necessary due to major root systems present at the site.

4.5.2 Dewatering

Temporary dewatering is not expected to be necessary for this project. However, if needed, we anticipate dewatering can be accomplished with sumps placed near the construction area, or with underdrains connected to a vacuum pump.

In any case, the site should always be graded to promote runoff and limit the amount of ponding. Localized ponding of stormwater is expected without proper grading during construction and could render previously acceptable surfaces unacceptable.

4.5.3 Proof-Rolling

Proof-roll the subgrade with heavy rubber-tired equipment, such as a loaded front-end loader or dump truck, to identify any loose or soft zones not found by the soil borings. The proof-rolling should be monitored by a geotechnical engineer or qualified technician. Undercut or otherwise treat these zones as recommended by the geotechnical engineer in this report.

4.5.4 Proof Compaction

Compact the subgrade to a density of at least 95 percent of the Modified Proctor maximum dry density (ASTM D1557). The specified compaction should be obtained to a depth of 1 foot below the foundation bottoms and the existing grade prior to placing fill. Vibratory roller equipment should not be used within approximately 100 feet of existing structures. Lighter "walk-behind" compaction equipment may be used to achieve the degree of compaction.

Should clayey sand be encountered at the bearing surface, this material should be probed and visually confirmed to be unyielding in the upper 12 inches in lieu of density testing. If the foundation excavations penetrate the clayey sand, the excavation should be performed in a manner that reduces soil disturbance. Clayey sand soils (with fines content in excess of 15 percent) that are removed and replaced or appreciably disturbed need to be re-compacted to 98 percent of the Standard Proctor maximum dry density (ASTM D698).

4.5.5 Fill Placement

Imported fill placed to raise the site grades should consist of clean sand having less than 10 percent passing the No. 200 sieve. On-site soils meeting the requirements of Section 4.9 may also be used as structural fill. The fill should be placed in maximum 12-inch loose lifts that are compacted to at least 95 percent of the Modified Proctor maximum dry density (ASTM D1557). If lighter "walk-behind" compaction equipment is used, this may require lifts of 4 inches or less to achieve the required degree of compaction.

4.6 Quality Control and Construction Materials Testing

It should be noted that the geotechnical engineering design does not end with the advertisement of the construction documents. As the geotechnical engineer of record, GSE is the most qualified to perform the construction materials testing that will be required for this project. The benefits of having the geotechnical engineer of record also perform the construction materials testing are numerous. If GSE continues to be involved with the project through construction, we will be able to constantly re-evaluate and possibly alter our geotechnical recommendations in a timely and cost-effective manner once final design and construction techniques are developed. This often results in cost savings for the project.

We recommend performing compaction testing beneath the concrete floor slab and the building foundations. We recommend one test be performed every 50 linear feet of continuous footing and every other column footing, per foot depth of fill or native material. We recommend a compaction test be performed for each 2,500 square feet of floor area or 10,000 square feet of pavement area per foot of fill or native material, or a minimum of three tests each, whichever is greater. Test all footing excavations to a depth of 12 inches at the frequencies stated above.

4.7 Stormwater Management

The soil conditions at the stormwater management facility are relatively consistent; initially penetrating poorly graded sand and sand with silt underlain by clayey to very clayey sand with interbedded layers of sandy clay, clay with sand, and clay. Limestone was encountered in borings P-8, P-24, and P-28 at depths of 28 and 28.5 feet bls.

The water table was not encountered in the auger borings at the time of our exploration. We anticipate the seasonal high groundwater table to be temporarily perched on the very clayey sands and sandy clays.

The laboratory permeability tests indicate the tested layers of poorly graded sand, sand with silt, clayey sand, and very clayey sand have hydraulic conductivity values of 0.6 to 22 feet per day. The underlying very clayey sand, sandy clay, clay with sand, and clay are expected to be confining soils.

Based upon our findings and test results, our recommended soil parameters for the stormwater management design in the explored areas are presented below. The recommended parameters consider the results of the permeability tests, wash 200 determinations, and our experience with these types of soils. The parameters below do not consider a factor of safety.

Proposed Stormwater Management Facility (P-22 to P-29)

1. Base elevation of effective or mobilized aquifer (average depth of confining layer) equal to greater than 30 feet bls.
2. Unsaturated vertical infiltration rate of 2.5 feet per day.
3. Horizontal hydraulic conductivity equal to 4 feet per day.
4. Specific yield (fillable porosity) of 20 percent.
5. Average seasonal high groundwater table depth equal to 35 feet NGVD (potentiometric surface).

Proposed Stormwater Management Facility (P-18 to P-21)

1. Base elevation of effective or mobilized aquifer (average depth of confining layer) equal to greater than 30 feet bls.
2. Unsaturated vertical infiltration rate of 8 feet per day.
3. Horizontal hydraulic conductivity equal to 12 feet per day.
4. Specific yield (fillable porosity) of 20 percent.
5. Average seasonal high groundwater table depth equal to 35 feet NGVD (potentiometric surface).

Proposed Stormwater Management Facility (P-12, P-13, A-2, B-2)

1. Base elevation of effective or mobilized aquifer (average depth of confining layer) equal to greater than 30 feet bls.
2. Unsaturated vertical infiltration rate of 3.5 feet per day.
3. Horizontal hydraulic conductivity equal to 5 feet per day.
4. Specific yield (fillable porosity) of 20 percent.
5. Average seasonal high groundwater table depth equal to 35 feet NGVD (potentiometric surface).

Proposed Stormwater Management Facility (P-14, P-15)

1. Base elevation of effective or mobilized aquifer (average depth of confining layer) equal to greater than 30 feet bls.
2. Unsaturated vertical infiltration rate of 5 feet per day.
3. Horizontal hydraulic conductivity equal to 7.5 feet per day.
4. Specific yield (fillable porosity) of 20 percent.
5. Average seasonal high groundwater table depth equal to 35 feet NGVD (potentiometric surface).

Proposed Stormwater Management Facility (P-1 to P-11)

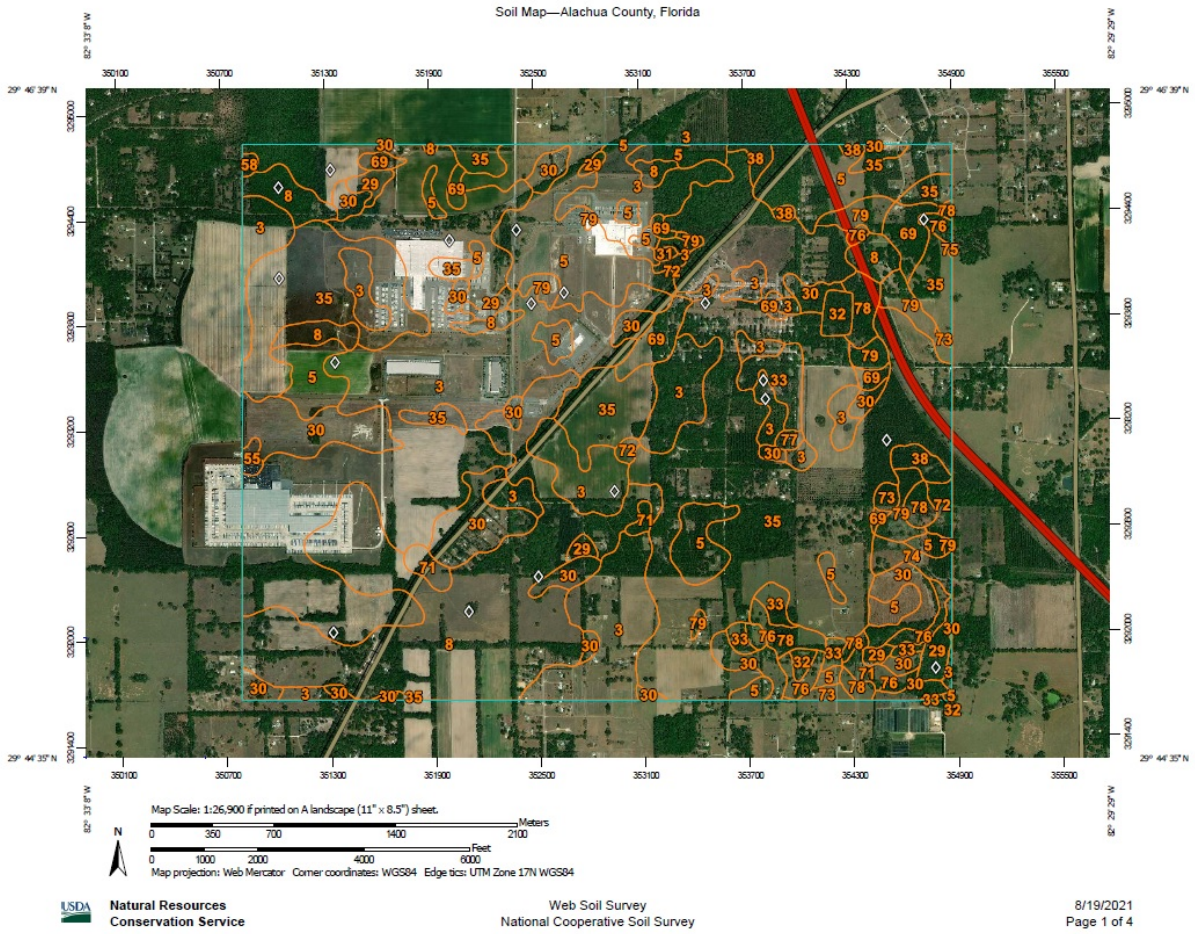
1. Base elevation of effective or mobilized aquifer (average depth of confining layer) equal to greater than 30 feet bls.
2. Unsaturated vertical infiltration rate of 3.5 feet per day.
3. Horizontal hydraulic conductivity equal to 5 feet per day.
4. Specific yield (fillable porosity) of 20 percent.
5. Average seasonal high groundwater table depth equal to 35 feet NGVD (potentiometric surface).

In areas where clay-rich soils are present at the basin bottom, we recommend these soils be undercut a minimum of 2 feet and backfilled with the on-site sands and sands with silt (SP, SP-SM) having a maximum of 12 percent soil fines passing the No. 200 sieve. The intent of this undercutting and replacement is to provide a more uniform sand "blanket" at the basin bottom that allows the migration of water to the deeper deposits of sand. This sand blanket will also reduce the potential for clay-fines leaching out of the soils when water is present in the basin that can result in a thin layer of confining type material on the basin bottom that can reduce the effectiveness of the basin.

4.8 Karst Area Evaluation Summary

A site visit and driving tour of the immediate area surrounding the site (approximately 200-foot radius) was performed in order to confirm the absence or presence of visible potential depressional sinkhole features. In addition, readily available published information related to known and documented sinkhole features in the immediate area of the site was reviewed.

Depressional features were observed on the site. In addition, the soil survey indicates the presence of a sinkhole at the southern portion of the site. Multiple sinkholes are indicated with a diamond within a 2-mile radius of the site (See Graphic Below). In addition to the identified sinkhole, multiple closed depressions are present on the site and in the immediate vicinity. Closed depressions are not necessarily an indicator of sinkholes and could represent other landforms. However, there were no compelling indications of sinkhole activity within the depths explored by the borings.



Graphic obtained from the www.websoilsurvey.com

The FDEP Map Direct Gateway[3] website was utilized to determine if there were nearby subsidence incident reports near the subject site. One incident was noted ½ mile south of the CR 241 overpass on I-75. However, GSE knows of multiple subsidence incidents north of the site at commercial developments along CR 235A.

Historical USGS topographic maps dated 2021, 2012, 1981, 1962, and 1954 were reviewed as part of this assessment. The historical use of the site and the findings in the topographic maps indicate that the ground surface elevations at the site have remained fairly consistent at about 90 to 100 feet NGVD. The topographic maps did not encounter compelling changes in the site elevation that would warrant concern.

The karst area survey performed is considered adequate and in sufficient detail to define the hydrologic and geologic conditions at the site. One karst feature was identified on the subject site. The feature is considered a relic sinkhole and does not appear to be active.

This site is located within a highly karstic area which is prone to erosion and fissures in the limestone formations. Site development commonly changes the risk for sinkhole development in highly karstic geology. The construction of impervious surfaces (buildings and pavement) decreases sinkhole risk, as stormwater that infiltrates and erodes subsurface materials is removed.

[3] *Map Direct Gateway*. Florida Department of Environmental Protection, https://ca.dep.state.fl.us/mapdirect/

Stormwater basins commonly have an increased risk for sinkhole development, due to the concentration of stormwater in these areas. The karst geologic conditions encountered at this site are typical for this area of Alachua County, and it is our opinion the risk for sinkhole development at this site is no greater or lower than what is expected for this immediate area.

Site development should be performed in a manner that reduces the potential for sinkhole activity affecting structures. All roof runoffs should be discharged into impervious surfaces or directly into the stormwater management infiltration beneath the perimeter of the structure. The stormwater management basin should be located well away from structures because the basin will have the highest risk for sinkhole development. We wish to point out that these measures will not eliminate the risk for sinkhole activity at the site.

4.9 Fill Suitability

The soils encountered at this site within the explored depths range from sands (SP) to clays (CL/CH). A discussion of the suitability for reuse as structural fill for each soil classification according to the Unified Soil Classification System (USCS) designation is provided below.

SP, SP/SM – Sands (SP) and sand with silt (SP/SM) have less than 5 percent and 12 percent soil fines passing the No. 200 sieve, respectively, and are typically well draining soils that are suitable for reuse as structural fill. The sands with silt may require moisture conditioning (drying) to make the material more workable. These soils will require stockpiling and drying before they are reused if they are excavated from below the water table.

SM – Silty sands (SM) can have between 12 percent and 50 percent soil fines passing the No. 200 sieve. Silty sands are typically non-plastic or have low plasticity and can be reused as structural fill with precautions. Silty sands can be moisture sensitive and difficult to work and compact and can rut if the moisture content is near or above the optimum moisture content. We recommend these soils be moisture conditioned (dried) so that the moisture content during use is at or below the optimum moisture content. Aerating and exposure to the sun is typically the most effective methods of drying these soils. It may not be practical to reuse these materials during the wet season, as frequent rain showers may not allow these soils to dry to a workable moisture content. Suitable silty sands are limited to soil having less than 30 percent soil fines passing the No. 200 sieve. Silty sands with more than 30 percent soil fines are especially moisture sensitive and are not recommended for reuse as structural fill. These soils will behave more as sandy silt, and for this reason, very silty sands having more than 30 percent soil fines passing the No. 200 sieve have been assigned a dual classification of SM/ML. Silty sand soils that are excavated from below the water table are not recommended for reuse as structural fill due to the amount of time that will be required to dry these soils to a workable condition.

SC – Clayey sand (SC) soils can have between 12 percent and 50 percent soil fines passing the No. 200 sieve. Clayey sands can have a high range of plasticity, varying from a PI of 7 or greater and plotting above the A-line to highly plastic. Friable clayey sands are typically suitable for use as structural fill with precautions. Clayey sands will be moisture sensitive and difficult to work and compact and can rut during placement if the moisture content is near or above the natural moisture content. We recommend these soils be moisture conditioned (dried) so that the moisture content during use is at or below the optimum moisture content. Aerating and exposure to the sun is typically the most effective methods of drying these soils. It may not be practical to reuse these materials during the wet season, as frequent rain showers may not allow these soils to dry to a workable moisture content. Suitable clayey sands are limited to soil having less than 30 percent soil fines passing the No. 200 sieve. Clayey sands with more than 30 percent soil fines passing the No. 200 sieve are especially moisture sensitive and are typically highly plastic and are not recommended for reuse as structural fill.

These soils will behave more as sandy clay, and for this reason, very clayey sands having more than 30 percent soil fines passing the No. 200 sieve have been assigned a dual classification of SC/CH or SC/CL. Clayey sand soils that are excavated from below the water table are not recommended for reuse as structural fill due to the amount of time that will be required to dry these soils to a workable condition.

ML, MH, CL, CH – Silts and clays are not suitable materials for reuse as structural fill.

When using on-site soils as fill materials, we recommend the silty and clayey sand soils (SM, SC) be used in the lower depths of the fill. Sand and sand with silt (SP, SP-SM) should be used in the upper portions of the fill. We recommend a minimum of 2 feet of sand (SP, SP-SM) cover the silty and clayey sand fill materials to reduce the potential for soggy surface conditions due to the low permeability characteristics of the silty and clayey sand materials.

4.10 Surface Water Control and Landscaping

Roof gutters should be considered to divert runoff away from the building. The gutter downspouts should discharge a minimum of 10 feet from the structure to reduce the amount of water collecting around the foundations. Where possible, the gutter downspouts should discharge directly into the storm sewer system or onto the asphalt paved areas in order to reduce the amount of water collecting around the foundations. Grading of the site should be such that water is diverted away from the building on all sides to reduce the potential for erosion and water infiltration along the foundation.

With respect to landscaping, it is recommended that any trees and large “tree-like” shrubbery with potential for developing large root systems be planted a minimum distance of half their mature height, and preferably their expected final height, away from the structure. The purpose of this is to reduce the potential for foundation or slab movements from the growth of root systems as the landscaping matures. Consideration should also be given to using landscaping that has a low water demand, so that excessive irrigation is not conducted around the structures.

If excavations for underground utilities encounter the clay-rich soils, the excavations should be made such that they do not trap water (i.e., “swimming pool” or “bowl” effect). Sloping the excavations, installing underdrains, or extending the excavation to a more pervious area can achieve this. Allowing surface water to become trapped within utility trenches or other excavations (including footings) serves as a potential water source for the clay, which can result in shrink swell of these soils. Furthermore, during construction, surface water within the building areas must be controlled such that the water does not become trapped and represent a source of water for the underlying clay-rich soils. Mismanagement of the surface water during construction within the building footprint could result in subsequent post-construction slab movement.

The above recommendations are intended to maintain relatively consistent moisture contents within the clay-rich expansive soils encountered by the borings. The importance of proper surface water control and landscaping placement cannot be overemphasized in accomplishing this objective.

5.0 FIELD DATA

5.1 Auger Boring Logs

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida

DATE PERFORMED 8/25/2021 **BORING NUMBER A-1**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH > 10 ft
NOTES

DEPTH (ft)	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0.0	AU 1	(SP-SM) Gray and brown SAND with silt
2.0	AU 2	(SP-SM) Brown SAND with silt
5.0	AU 3	
10.0		Bottom of borehole at 10.0 feet.

DATE PERFORMED 8/23/2021 **BORING NUMBER A-2**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH 1.5 ft, perched
NOTES

DEPTH (ft)	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0.0	AU 1	(SP-SM) Gray and brown SAND with silt
2.0	AU 2	(SC/CL) Brown and gray very clayey SAND
6.5	AU 3	(SC/CL) Pale gray very clayey SAND with trace of limestone *%PASS-200 = 46* *MC = 24* *LL = 45* *PL = 19* *PI = 26*
10.0		Bottom of borehole at 10.0 feet.

AB 2 PORTRAIT - GINT STD US.GDT - 8/31/21 14:41 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (A,B,R).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida

DATE PERFORMED 8/26/2021 **BORING NUMBER R-1**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH > 5 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			
		AU 1	(SP-SM) Dark gray SAND with silt
1			
			1.5
		AU 2	(SP-SM) Brown and gray SAND with silt
2			
3			
4			
5			5.0
			Bottom of borehole at 5.0 feet.

DATE PERFORMED 8/26/2021 **BORING NUMBER R-2**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH > 5 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			
		AU 1	(SP-SM) Dark gray SAND with silt
1			
2			
3			
4			4.0
		AU 2	(SP-SM) Brown and graySAND with silt
5			5.0
			Bottom of borehole at 5.0 feet.

AB 2 PORTRAIT - GINT STD US.GDT - 8/31/21 14:42 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (A,B,R).GPJ

(Continued Next Page)

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida

DATE PERFORMED 8/26/2021 **BORING NUMBER R-3**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH > 5 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			
		AU 1	(SP-SM) Dark gray and brown SAND with silt
1.5			
		AU 2	(SP-SM) Brown SAND with silt
5.0			Bottom of borehole at 5.0 feet.

DATE PERFORMED 8/26/2021 **BORING NUMBER R-4**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH > 5 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			
		AU 1	(SP-SM) Dark gray SAND with silt
1.5			
		AU 2	(SP-SM) Brown and gray SAND with silt
5.0			Bottom of borehole at 5.0 feet.

(Continued Next Page)

AB 2 PORTRAIT - GINT STD US.GDT - 8/31/21 14:42 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (A,B,R).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida

DATE PERFORMED 8/26/2021 **BORING NUMBER R-5**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH > 5 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			
		AU 1	(SP-SM) Gray and brown SAND with silt
1			
			1.5
		AU 2	(SP) Brown SAND
2			
3			
4			
5			5.0
			Bottom of borehole at 5.0 feet.

DATE PERFORMED 8/26/2021 **BORING NUMBER R-6**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH > 5 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			
		AU 1	(SP-SM) Gray and brown SAND with silt
1			
			2.5
		AU 2	(SP) Brown SAND
2			
3			
4			
5			5.0
			Bottom of borehole at 5.0 feet.

(Continued Next Page)

AB 2 PORTRAIT - GINT STD US.GDT - 8/31/21 14:42 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (A,B,R).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida

DATE PERFORMED 8/26/2021 **BORING NUMBER R-7**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH > 5 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			
		AU 1	(SP-SM) Dark gray and brown SAND with silt
1			
2			
3			
4			
			4.5
		AU 2	(SP) Brown SAND
5			5.0
			Bottom of borehole at 5.0 feet.

DATE PERFORMED 8/26/2021 **BORING NUMBER R-8**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH > 5 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			
		AU 1	(SP-SM) Brown and gray SAND with silt
1			
2			
3			3.0
		AU 2	(SP-SM) Brown SAND with silt
4			
5			5.0
			Bottom of borehole at 5.0 feet.

(Continued Next Page)

AB 2 PORTRAIT - GINT STD US.GDT - 8/31/21 14:42 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (A,B,R).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida

DATE PERFORMED 8/26/2021 **BORING NUMBER R-9**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH > 5 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			
		AU 1	(SP-SM) Brown and dark gray SAND with silt
1			
2			
3			
			3.5
		AU 2	(SP) Brown and orange SAND
4			
5			
			5.0
			Bottom of borehole at 5.0 feet.

DATE PERFORMED 8/26/2021 **BORING NUMBER R-10**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH > 5 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			
		AU 1	(SP-SM) Brown and gray SAND with silt
1			
2			
			2.5
		AU 2	(SP) Brown and orange SAND
3			
4			
5			
			5.0
			Bottom of borehole at 5.0 feet.

(Continued Next Page)

AB 2 PORTRAIT - GINT STD US.GDT - 8/31/21 14:42 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (A,B,R).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida

DATE PERFORMED 8/26/2021 **BORING NUMBER R-11**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH > 5 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			
1		AU 1	(SP-SM) Brown and gray SAND with silt
1.5			
2		AU 2	(SP) Brown SAND
3			
4			
5			
5.0			Bottom of borehole at 5.0 feet.

DATE PERFORMED 8/26/2021 **BORING NUMBER R-12**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH > 5 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			
1		AU 1	(SP-SM) Dark gray and brown SAND with silt
1.5			
2		AU 2	(SP) Pale brown and orange SAND
3			
4			
5			
5.0			Bottom of borehole at 5.0 feet.

(Continued Next Page)

AB 2 PORTRAIT - GINT STD US.GDT - 8/31/21 14:42 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (A,B,R).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida

DATE PERFORMED 8/26/2021 **BORING NUMBER R-13**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH > 5 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			
		AU 1	(SP-SM) Brown and gray SAND with silt
3			3.0
		AU 2	(SP) Brown and orange SAND
5			5.0
			Bottom of borehole at 5.0 feet.

DATE PERFORMED 8/26/2021 **BORING NUMBER R-14**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH > 5 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			
		AU 1	(SP-SM) Gray and brown SAND with silt
2			2.0
		AU 2	(SP) Brown SAND
5			5.0
			Bottom of borehole at 5.0 feet.

(Continued Next Page)

AB 2 PORTRAIT - GINT STD US.GDT - 8/31/21 14:42 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (A,B,R).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida

DATE PERFORMED 8/26/2021 **BORING NUMBER R-15**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH > 5 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			
1		AU 1	(SP-SM) Brown and gray SAND with silt
2			2.0
3		AU 2	(SP) Brown SAND
4			
5			5.0
			Bottom of borehole at 5.0 feet.

DATE PERFORMED 8/26/2021 **BORING NUMBER R-16**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH > 5 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			
1		AU 1	(SP-SM) Dark gray and brown SAND with silt
2			
3			3.0
4		AU 2	(SC/CL) Gray and brown very clayey SAND with orange sandstone *%PASS-200 = 32* *MC = 20* *LL = 27* *PL = 16* *PI = 11*
5			5.0
			Bottom of borehole at 5.0 feet.

(Continued Next Page)

AB 2 PORTRAIT - GINT STD US.GDT - 8/31/21 14:42 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (A,B,R).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida

DATE PERFORMED 8/26/2021 **BORING NUMBER R-17**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH > 5 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			
		AU 1	(SP-SM) Brown SAND with silt
2			2.0
		AU 2	(SC) Brown clayey SAND
			%PASS-200 = 25
			MC = 18
5			5.0
			Bottom of borehole at 5.0 feet.

DATE PERFORMED 8/26/2021 **BORING NUMBER R-18**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH > 5 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			
		AU 1	(SP-SM) Brown and gray SAND with silt
2			2.5
		AU 2	(SP-SC) Brown and orange SAND with clay
5			5.0
			Bottom of borehole at 5.0 feet.

(Continued Next Page)

AB 2 PORTRAIT - GINT STD US.GDT - 8/31/21 14:42 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (A,B,R).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida

DATE PERFORMED 8/26/2021 **BORING NUMBER R-19**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH > 5 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			
		AU 1	(SP-SM) Gray and brown SAND with silt
1			
2			
3			3.0
		AU 2	(SP) Pale brown SAND
4			
5			5.0
			Bottom of borehole at 5.0 feet.

DATE PERFORMED 8/26/2021 **BORING NUMBER R-20**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH > 5 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			
		AU 1	(SP-SM) Brown and gray SAND with silt
1			
2			2.5
		AU 2	(SC/CL) Brown and orange very clayey SAND
3			
			%PASS-200 = 30
4			*MC = 20*
5			5.0
			Bottom of borehole at 5.0 feet.

(Continued Next Page)

AB 2 PORTRAIT - GINT STD US.GDT - 8/31/21 14:43 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (A,B,R).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida

DATE PERFORMED 8/26/2021 **BORING NUMBER R-21**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH > 5 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			
		AU 1	(SP-SM) Brown and orange SAND with silt
1			
2			
3			
4			
			4.5
		AU 2	(SP-SC) Brown SAND with clay
5			5.0
			Bottom of borehole at 5.0 feet.

DATE PERFORMED 8/26/2021 **BORING NUMBER R-22**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH > 5 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			
		AU 1	(SP-SM) Brown and gray SAND with silt
1			
2			
3			
			3.5
4		AU 2	(SP) Pale brown and gray SAND
5			5.0
			Bottom of borehole at 5.0 feet.

(Continued Next Page)

AB 2 PORTRAIT - GINT STD US.GDT - 8/31/21 14:43 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (A,B,R).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

CLIENT The Fletcher Family Companies **PROJECT NAME** Savannah Station, Phase 3

PROJECT NUMBER 13739A **PROJECT LOCATION** Alachua, Alachua County, Florida

DATE PERFORMED 8/26/2021 **BORING NUMBER R-23**

DRILLING CONTRACTOR Whitaker Drilling, Inc.

GROUND WATER LEVELS: LOGGED BY WDI

▼ AT TIME OF DRILLING NE CHECKED BY CRL

▽ ESTIMATED SEASONAL HIGH > 5 ft

NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			
		AU 1	(SP-SM) Brown SAND with sand
1			
2			
3			
4			4.0
		AU 2	(SC) Brown clayey SAND
			%PASS-200 = 29 *MC = 18*
5			5.0
			Bottom of borehole at 5.0 feet.

AB 2 PORTRAIT - GINT STD US.GDT - 8/31/21 14:43 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (A,B,R).GPJ

5.2 Standard Penetration Test Soil Boring Logs

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

BORING NUMBER B-1

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/23/21 **COMPLETED** 8/23/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Flight Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 6.5 ft, perched
NOTES

DEPTH (ft)	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)
0	(SP-SM) Very loose gray and brown SAND with silt			
		1.5	SPT 1	1-1-2 (3)
	(SP-SM) Very loose brown SAND with silt		SPT 2	1-1-1 (2)
5			SPT 3	1-1-1 (2)
	▽		SPT 4	1-1-1 (2)
		7		
	(SC/CL) Loose brown and orange very clayey SAND		SPT 5	2-2-3 (5)
		8.5		
	(SP) Loose pale gray, brown, and orange SAND		SPT 6	3-3-3 (6)
10				
		13.5		
	(SC/CL) Medium dense pale gray very clayey SAND		SPT 7	5-6-7 (13)
15				
		17		
	(SC) Medium dense pale gray clayey SAND			
			SPT 8	3-10-11 (21)
20		20		
	Bottom of borehole at 20.0 feet.			

LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %

▲ SPT N VALUE ▲
20 40 60 80

SPT BORINGS - GINT STD US.GDT - 8/31/21 14:41 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (A,B,R).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

BORING NUMBER B-2

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/23/21 **COMPLETED** 8/23/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Flight Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** > 20 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲
0		(SP-SM) Very loose dark gray and brown SAND with silt									20 40 60 80
			2	SPT 1	1-1-2 (3)						
		(SP) Very loose to loose brown SAND		SPT 2	1-1-1 (2)						
5				SPT 3	1-1-1 (2)						
				SPT 4	1-3-2 (5)						
			7								
		(SC) Loose to medium dense gray, brown, and orange clayey SAND		SPT 5	3-2-4 (6)						
				SPT 6	6-8-8 (16)						
10											
			13.5								
		(SP-SC) Medium dense gray SAND with clay		SPT 7	10-10-11 (21)						
15											
				SPT 8	11-12-14 (26)						
20			20								
		Bottom of borehole at 20.0 feet.									

SPT BORINGS - GINT STD US.GDT - 8/31/21 14:41 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (A,B,R).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

BORING NUMBER P-1

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/25/21 **COMPLETED** 8/25/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 11.0 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ (20 40 60 80)
0		(SP) Gray and brown SAND									
		k_h = 12 ft/day									
5				AP 1					4.9	5.2	
			5.5								
		(SC) Brown clayey SAND		AU 2							
10		▽									
			11.5								
		(SC/CL) Gray and brown very clayey SAND		AU 3							
15			15								
		Bottom of borehole at 15.0 feet.									

SPT BORINGS - GINT STD US.GDT - 8/31/21 14:36 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (P).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

BORING NUMBER P-2

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/25/21 **COMPLETED** 8/25/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 1.5 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ 20 40 60 80
0		(SP-SM) Gray and brown SAND with silt	2	AU 1							
		(SC/CL) Brown and orange very clayey SAND	6.5	AU 2					40	23	
5		(SC) Gray and brown clayey SAND	10.5	AU 3							
10		(SP-SC) Pale brown and orange SAND with clay	15	AU 4							
15		Bottom of borehole at 15.0 feet.									

SPT BORINGS - GINT STD US.GDT - 8/31/21 14:36 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (P).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

BORING NUMBER P-3

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/25/21 **COMPLETED** 8/25/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
AT TIME OF DRILLING NE
LOGGED BY WDI **CHECKED BY** CRL
ESTIMATED SEASONAL HIGH > 15 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ 20 40 60 80
0		(SP-SM) Brown and gray SAND with silt	1	AU 1							
		(SP-SM) Brown SAND with silt		AU 2							
5			8.5								
		(SP) Pale brown, gray, and orange SAND		AU 3							
10			12.5								
		(SP-SC) Brown and orange SAND with clay		AU 4							
15			15								
		Bottom of borehole at 15.0 feet.									

SPT BORINGS - GINT STD US.GDT - 8/31/21 14:36 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (P).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

BORING NUMBER P-4

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/23/21 **COMPLETED** 8/23/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
AT TIME OF DRILLING NE
LOGGED BY WDI **CHECKED BY** CRL
ESTIMATED SEASONAL HIGH 6.5 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ 20 40 60 80
0		(SC) Brown and gray clayey SAND									
5		k_h = 0.6 ft/day	7	AP 1					12	12	
		(SC/CL) Gray very clayey SAND with trace of limestone		AU 2							
10											
				AU 3							
15			15								
		Bottom of borehole at 15.0 feet.									

SPT BORINGS - GINT STD US.GDT - 8/31/21 14:36 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (P).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

BORING NUMBER P-5

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/23/21 **COMPLETED** 8/23/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 5.0 ft, perched
NOTES

DEPTH (ft)	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ (20 40 60 80)
0	(SP-SM) Gray and brown SAND with silt	1.5	AU 1							
	(SC) Brown and gray clayey SAND		AU 2							
5 ▽		5.5								
	(SC/CL) Pale gray and brown very clayey SAND		AU 3							
10		12								
	(SC) Pale brown and gray clayey SAND		AU 4							
15		18.5								
	(SC) Medium dense pale gray clayey SAND with lenses of clay		SPT 5	5-7-9 (16)						
20		23.5								
	(SC/CL) Loose brown, gray, and orange very clayey SAND with limestone		SPT 6	3-4-5 (9)						
25										
		30	SPT 7	4-4-5 (9)						
30	Bottom of borehole at 30.0 feet.									

SPT BORINGS - GINT STD US.GDT - 8/31/21 14:36 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (P).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

BORING NUMBER P-6

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/25/21 **COMPLETED** 8/25/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 11.0 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ 20 40 60 80
0		(SP-SM) Gray and brown SAND with silt		AU 1							
5			6								
		(SC) Orange and gray clayey SAND		AU 2							
10		▽	11.5								
		(CL/CH) Gray sandy CLAY		AU 3							
15			15								
		Bottom of borehole at 15.0 feet.									

SPT BORINGS - GINT STD US.GDT - 8/31/21 14:36 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (P).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

BORING NUMBER P-7

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/25/21 **COMPLETED** 8/25/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 5.5 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ 20 40 60 80
0		(SP-SM) Brown and gray SAND with silt		AU 1							
5		▽	6								
		(CL/CH) Gray, brown, and orange sandy CLAY trace of limestone		AU 2							
10			11								
		(SC/CL) Pale gray, brown, and orange very clayey SAND		AU 3							
15			15								
		Bottom of borehole at 15.0 feet.									

SPT BORINGS - GINT STD US.GDT - 8/31/21 14:36 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (P).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

BORING NUMBER P-8

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/25/21 **COMPLETED** 8/25/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 5.0 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲
0		(SP-SM) Brown and gray SAND with silt		AU 1							
5		▽	5.5								
		(SC/CL) Gray, brown, and orange very clayey SAND		AU 2							
10			11								
		(SC/CL) Pale gray very clayey SAND		AU 3							
15			18.5								
		(CL/CH) Stiff gray, green, brown, and orange sandy CLAY trace of limestone		SPT 4	6-7-8 (15)						
20			23.5								
		(CL/CH) Stiff gray, brown, and orange CLAY with lenses of sand and trace of limestone		SPT 5	4-4-5 (9)						
25			28.5								
		Very hard LIMESTONE	29.3	SPT 6	33-50/3" 50/3"						>>
		Bottom of borehole at 29.3 feet.									

SPT BORINGS - GINT STD US.GDT - 8/31/21 14:36 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (P).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

BORING NUMBER P-9

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/25/21 **COMPLETED** 8/25/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 5.5 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ 20 40 60 80
0		(SP-SM) Dark gray and brown SAND with silt	2	AU 1							
		(SP-SM) Brown SAND with silt		AU 2							
5		▽	6								
		(SC/CL) Gray, brown, and orange very clayey SAND trace of limestone		AU 3							
10			11								
		(CL/CH) Pale gray and green CLAY		AU 4							
15			15								
		Bottom of borehole at 15.0 feet.									

SPT BORINGS - GINT STD US.GDT - 8/31/21 14:36 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (P).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

BORING NUMBER P-10

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/25/21 **COMPLETED** 8/25/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 6.5 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ 20 40 60 80
0		(SP-SM) Gray and brown SAND with silt k_h = 5 ft/day	4	AP 1					8.5	5.9	
5		(SC) Gray, brown, and orange clayey SAND	7	AU 2							
10		(CL/CH) Gray sandy CLAY with trace of limestone		AU 3							
				AU 4							
15			15								
		Bottom of borehole at 15.0 feet.									

SPT BORINGS - GINT STD US.GDT - 8/31/21 14:36 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (P).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

BORING NUMBER P-11

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/25/21 **COMPLETED** 8/25/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 1.5 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ 20 40 60 80
0		(SP-SM) Brown and dark gray SAND with silt	2	AU 1							
5		(CL/CH) Brown and gray sandy CLAY	6	AU 2							
10		(SC/CL) Gray and brown very clayey SAND	10.5	AU 3							
15		(SC) Gray, brown, and orange clayey SAND trace of limestone	15	AU 4							
		Bottom of borehole at 15.0 feet.									

SPT BORINGS - GINT STD US.GDT - 8/31/21 14:36 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (P).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

BORING NUMBER P-12

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/23/21 **COMPLETED** 8/23/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 4.5 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ 20 40 60 80
0		(SP-SM) Gray SAND with silt	2	AU 1							
		(SP) Brown SAND		AU 2							
5		▽	5								
		(SC/CL) Gray, brown, and orange very clayey SAND k_h = 1.7 ft/day		AP 3					31	18	
10			11.5								
		(SC/CL) Pale green, brown, and orange very clayey SAND		AU 4							
15			15								
		Bottom of borehole at 15.0 feet.									

SPT BORINGS - GINT STD US.GDT - 8/31/21 14:36 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (P).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

BORING NUMBER P-13

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/23/21 **COMPLETED** 8/23/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 6.5 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ 20 40 60 80
0		(SP-SM) Gray SAND with silt	2	AU 1							
		(SP-SM) Brown SAND with silt		AU 2							
5		▽	7								
		(CL/CH) Gray, brown, and orange CLAY with sand and limestone		AU 3							
10			11								
		(CL/CH) Green, brown, and orange sandy CLAY with limestone		AU 4							
15			15								
		Bottom of borehole at 15.0 feet.									

SPT BORINGS - GINT STD US.GDT - 8/31/21 14:36 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (P).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

BORING NUMBER P-14

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/23/21 **COMPLETED** 8/23/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 12.0 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ (20 40 60 80)
0		(SP-SM) Gray and brown SAND with silt	2.5	AU 1							
		(SP-SM) Brown SAND with silt k_h = 11 ft/day		AP 2					9.5	7.6	
5			7								
		(SC) Gray and brown clayey SAND		AU 3							
10		▽	12.5								
		(CL/CH) Green CLAY trace of limestone		AU 4							
15			15								
		Bottom of borehole at 15.0 feet.									

SPT BORINGS - GINT STD US.GDT - 8/31/21 14:36 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (P).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

BORING NUMBER P-15

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/23/21 **COMPLETED** 8/23/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
AT TIME OF DRILLING NE
LOGGED BY WDI **CHECKED BY** CRL
ESTIMATED SEASONAL HIGH > 30 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲
0		(SP-SM) Gray and brown SAND with silt		AU 1							
5		(SC) Pale gray, brown, and orange clayey SAND	5.5	AU 2							
10											
15				AU 3							
20		(SP-SC) Medium dense gray and orange SAND with clay	18.5	SPT 4	6-9-8 (17)						
25		(SC) Loose to medium dense gray and orange clayey SAND	23.5	SPT 5	5-7-6 (13)						
30			30	SPT 6	4-5-4 (9)						
		Bottom of borehole at 30.0 feet.									

SPT BORINGS - GINT STD US.GDT - 8/31/21 14:36 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (P).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

BORING NUMBER P-16

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/23/21 **COMPLETED** 8/23/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 5.5 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ 20 40 60 80
0		(SP-SM) Dark gray SAND with silt	1.5	AU 1							
		(SC) brown and gray clayey SAND k_h = *11 ft/day*		AP 2					16	11	
5		▽	6								
		(CL/CH) Brown and orange CLAY with sand and trace of limestone		AU 3							
10			10.5								
		(CL/CH) Gray sandy CLAY		AU 4							
15			15								
		Bottom of borehole at 15.0 feet.									

SPT BORINGS - GINT STD US.GDT - 8/31/21 14:36 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (P).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

BORING NUMBER P-17

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/23/21 **COMPLETED** 8/23/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 2.0 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ 20 40 60 80
0		(SP-SM) Brown and gray SAND with silt	2.5	AU 1							
		(SC/CL) Gray, brown, and orange very clayey SAND trace of limestone	7	AU 2					34	23	
5		(SC) Gray and brown clayey SAND	12	AU 3							
10		(SC/CL) Gray, brown, and orange very clayey SAND trace of limestone	15	AU 4							
15		Bottom of borehole at 15.0 feet.									

SPT BORINGS - GINT STD US.GDT - 8/31/21 14:36 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (P).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

BORING NUMBER P-18

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/23/21 **COMPLETED** 8/23/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 11.0 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ (20 40 60 80)
0		(SP-SM) Dark gray SAND with silt	1.5	AU 1							
		(SP) Brown SAND									
5		k_h = 12 ft/day		AP 2					3.5	5.3	
				AU 3							
10		▽	11.5								
		(SC/CL) Gray, brown, and orange very clayey SAND		AU 4							
15			15								
		Bottom of borehole at 15.0 feet.									

SPT BORINGS - GINT STD US.GDT - 8/31/21 14:36 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (P).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

BORING NUMBER P-19

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/23/21 **COMPLETED** 8/23/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 13.5 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ 20 40 60 80
0		(SP-SM) Brown SAND with silt		AU 1							
5			7								
		(SC) Brown and gray clayey SAND k_h = 3.3 ft/day		AP 2					19	14	
10		▽	14								
15		(SC/CL) Gray very clayey SAND	15	AU 3							
		Bottom of borehole at 15.0 feet.									

SPT BORINGS - GINT STD US.GDT - 8/31/21 14:36 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (P).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

BORING NUMBER P-20

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/23/21 **COMPLETED** 8/23/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
AT TIME OF DRILLING NE
LOGGED BY WDI **CHECKED BY** CRL
ESTIMATED SEASONAL HIGH > 30 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲
0		(SP-SM) Dark gray and brown SAND with silt	2	AU 1							
		(SP) Brown SAND		AU 2							
5			9								
10		(SC) Gray and brown clayey SAND	12.5	AU 3							
		(SC) Dark gray clayey SAND		AU 4							
15			18.5								
		(SP) Medium dense pale gray SAND		SPT 5	10-12-17 (29)						
20											
				SPT 6	9-8-9 (17)						
25											
			30	SPT 7	6-8-10 (18)						
30		Bottom of borehole at 30.0 feet.									

SPT BORINGS - GINT STD US.GDT - 8/31/21 14:36 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (P).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

BORING NUMBER P-21

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/23/21 **COMPLETED** 8/23/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
AT TIME OF DRILLING NE
LOGGED BY WDI **CHECKED BY** CRL
ESTIMATED SEASONAL HIGH > 15 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ 20 40 60 80
0		(SP-SM) Gray and brown SAND with silt		AU 1							
			2.5								
		(SP-SM) Brown SAND with silt		AU 2							
5											
		k_h = 22 ft/day		AP 3					7.6	8.3	
10											
			12								
		(SC) Gray clayey SAND		AU 4							
15			15								
		Bottom of borehole at 15.0 feet.									

SPT BORINGS - GINT STD US.GDT - 8/31/21 14:36 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (P).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

BORING NUMBER P-22

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/23/21 **COMPLETED** 8/23/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 7.5 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ (20 40 60 80)
0		(SP-SM) Dark gray and brown SAND with silt	2.5	AU 1							
		(SP-SM) Brown SAND with silt									
5		k_h = 6.8 ft/day ▽	8	AP 2					7.5	5.8	
		(SC/CL) Gray, brown, and orange very clayey SAND	11	AU 3							
10		(SC/CL) Gray and brown very clayey SAND	15	AU 4							
15		Bottom of borehole at 15.0 feet.									

SPT BORINGS - GINT STD US.GDT - 8/31/21 14:36 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (P).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

BORING NUMBER P-23

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/23/21 **COMPLETED** 8/23/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 11.0 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ 20 40 60 80
0		(SP-SM) Gray and brown SAND with silt		AU 1							
5		k_h = 4.7 ft/day	7	AP 2					5.0	6.2	
		(SC) Pale gray clayey SAND									
10		▽	11.5								
		(SC/CL) Gray and brown very clayey SAND		AU 3							
15			15								
		Bottom of borehole at 15.0 feet.									

SPT BORINGS - GINT STD US.GDT - 8/31/21 14:36 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (P).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

BORING NUMBER P-24

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/23/21 **COMPLETED** 8/23/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 3.0 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ (20 40 60 80)
0		(SP-SM) Gray and brown SAND with silt		AU 1							
		▽	3.5								
5		(CL/CH) Brown sandy CLAY		AU 2							
			7								
		(CL/CH) Pale gray, brown, and orange CLAY with sand with trace of limestone		AU 3							
10			11.5								
		(SC) Pale gray clayey SAND		AU 4							
15			18.5								
		(SP) Loose pale gray and orange SAND		SPT 5	4-3-3 (6)						
20			23.5								
		(CL/CH) Stiff pale gray and orange sandy CLAY with trace limestone		SPT 6	5-6-8 (14)						
25			28.5								
		Very hard LIMESTONE	28.9	SPT 7	50/5"						>>
		Bottom of borehole at 28.9 feet.									

SPT BORINGS - GINT STD US.GDT - 8/31/21 14:36 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (P).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

BORING NUMBER P-25

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/23/21 **COMPLETED** 8/23/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 7.0 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ 20 40 60 80
0		(SP-SM) Dark gray and brown SAND with silt	2.5	AU 1							
5		(SP) Brown SAND ▽	7.5	AU 2							
10		(CL/CH) Gray, brown, and orange CLAY	13	AU 3							
15		(CL/CH) Green and orange CLAY with sand	15	AU 4							
		Bottom of borehole at 15.0 feet.									

SPT BORINGS - GINT STD US.GDT - 8/31/21 14:36 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (P).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

BORING NUMBER P-26

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/23/21 **COMPLETED** 8/23/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 6.5 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ 20 40 60 80
0		(SP-SM) Gray and brown SAND with silt	3	AU 1							
5		(SP-SM) Brown SAND with silt ▽	7	AU 2							
10		(CL/CH) Pale gray, brown, and orange sandy CLAY	12.5	AU 3							
15		(CL/CH) Pale gray sandy CLAY	15	AU 4							
		Bottom of borehole at 15.0 feet.									

SPT BORINGS - GINT STD US.GDT - 8/31/21 14:36 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (P).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

BORING NUMBER P-27

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/23/21 **COMPLETED** 8/23/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
AT TIME OF DRILLING NE
LOGGED BY WDI **CHECKED BY** CRL
ESTIMATED SEASONAL HIGH > 15 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ 20 40 60 80
0		(SP-SM) Dark gray SAND with silt	1.5	AU 1							
		(SP-SM) Gray and brown SAND with silt		AU 2							
5			8								
		(SC) Gray, brown, and orange clayey SAND		AU 3							
10											
				AU 4							
15			15								
		Bottom of borehole at 15.0 feet.									

SPT BORINGS - GINT STD US.GDT - 8/31/21 14:36 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (P).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

BORING NUMBER P-28

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/23/21 **COMPLETED** 8/23/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 5.0 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲
0		(SP-SM) Gray and brown SAND with silt	3	AU 1							
		(SP-SM) Brown SAND with silt	5.5	AU 2							
5		(SC/CL) Brown and gray very clayey SAND with limestone	8	AU 3							
		(CL/CH) Brown, gray, green, and orange CLAY with sand	11	AU 4							
10		(SC) Medium dense gray, brown, and orange clayey SAND		AU 5							
15											
20				SPT 6	10-11-13 (24)						
			23.5								
25		(CL/CH) Medium dense gray, brown, and orange CLAY with sand and limestone		SPT 7	6-7-11 (18)						
			28.5								
30		Very hard LIMESTONE	30	SPT 8	41-31-27 (58)						
		Bottom of borehole at 30.0 feet.									

SPT BORINGS - GINT STD US.GDT - 8/31/21 14:36 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (P).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

BORING NUMBER P-29

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/23/21 **COMPLETED** 8/23/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 1.5 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ 20 40 60 80
0		(SC) Dark gray clayey SAND ▽ k_h = 7.6 ft/day	2	AP 1					15	13	
		(SC/CL) Pale gray, brown, and orange very clayey SAND trace of limestone		AU 2					40	24	
5			7.5								
		(SC) Pale gray, brown, and orange clayey SAND		AU 3							
10			11.5								
		(SC/CL) Pale gray very clayey SAND with trace of limestone		AU 4							
15			15								
		Bottom of borehole at 15.0 feet.									

SPT BORINGS - GINT STD US.GDT - 8/31/21 14:36 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (P).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

BORING NUMBER P-30

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/23/21 **COMPLETED** 8/23/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
AT TIME OF DRILLING NE
LOGGED BY WDI **CHECKED BY** CRL
ESTIMATED SEASONAL HIGH 11.0 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ 20 40 60 80
0		(SP-SM) Dark gray brown SAND with silt	1.5	AU 1							
		(SP-SM) Brown SAND with silt	9.5	AU 2							
5											
10		(SC) Pale gray, brown, and orange clayey SAND ▽	11.5	AU 3							
		(CL/CH) Gray CLAY with sand	15	AU 4							
15		Bottom of borehole at 15.0 feet.									

SPT BORINGS - GINT STD US.GDT - 8/31/21 14:36 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (P).GPJ

5.3 Laboratory Results

GSE Engineering & Consulting, Inc.

SUMMARY REPORT OF LABORATORY TEST RESULTS

Project Number: 13739A

Project Name: Savannah Station, Phase 3

Boring Number	Depth (ft)	Soil Description	Natural Moisture Content (%)	Liquid Limit	Plastic Limit	Plasticity Index	Percent Passing No. 200 Sieve	Organic Content (%)	Hydraulic Conductivity (ft/day)	Unified Soil Classification
P-1	4-5.5	Gray and brown SAND	5.2				4.9		12	SP
P-4	5-7	Brown and gray clayey SAND	12				12		0.6	SC
P-10	2-4	Gray and brown SAND with silt	5.9				8.5		5.0	SP-SM
P-12	5-6	Gray, brown, and orange very clayey SAND	18				31		1.7	SC/CL
P-14	3-5	Brown SAND with silt	7.6				9.5		11	SP-SM
P-16	2-4	Brown and gray clayey SAND	11				16		11	SC
P-18	6-7	Brown SAND	5.3				3.5		12	SP
P-19	8-9.5	Brown and gray clayey SAND	14				19		3.3	SC
P-21	8-10	Brown SAND with silt	8.3				7.6		22	SP-SM
P-22	6-8	Brown SAND with silt	5.8				7.5		6.8	SP-SM
P-23	6-7	Brown and gray SAND with silt	6.2				5.0		4.7	SP-SM
P-29	0.5-2	Dark gray clayey SAND with silt	13				15		7.6	SC

GSE Engineering & Consulting, Inc.

SUMMARY REPORT OF LABORATORY TEST RESULTS

Project Number: 13739A

Project Name: Savannah Station, Phase 3

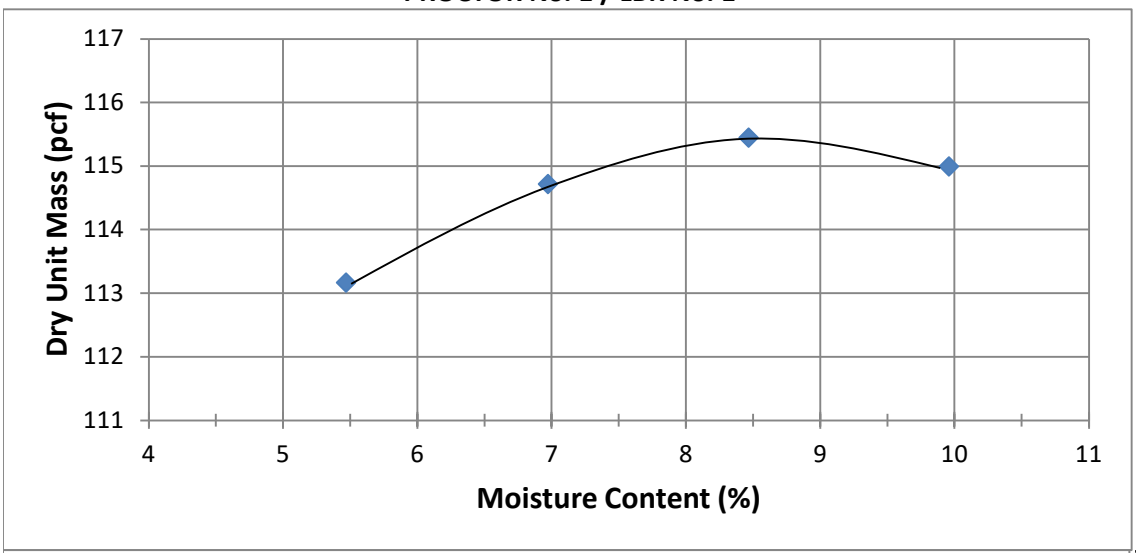
Boring Number	Depth (ft)	Soil Description	Natural Moisture Content (%)	Liquid Limit	Plastic Limit	Plasticity Index	Percent Passing No. 200 Sieve	Organic Content (%)	Hydraulic Conductivity (ft/day)	Unified Soil Classification
A-2	6.5-7	Pale gray very clayey SAND	24	45	19	26	46			SC/CL
R-16	3-3.5	Gray and brown very clayey SAND	20	27	16	11	32			SC/CL
P-2	2.5-3	Brown and orange very clayey SAND	23				40			SC/CL
P-17	2.5-3	Gray, brown, and orange very clayey SAND with traces of limerock	23				34			SC/CL
P-29	2-2.5	Pale gray, brown, and orange very clayey SAND with traces of limerock	24				40			SC/CL
R-17	2-2.5	Brown clayey SAND	18				25			SC
R-20	2.5-3	Brown and orange very clayey SAND	20				30			SC/CL
R-23	4-4.5	Brown clayey SAND	18				29			SC

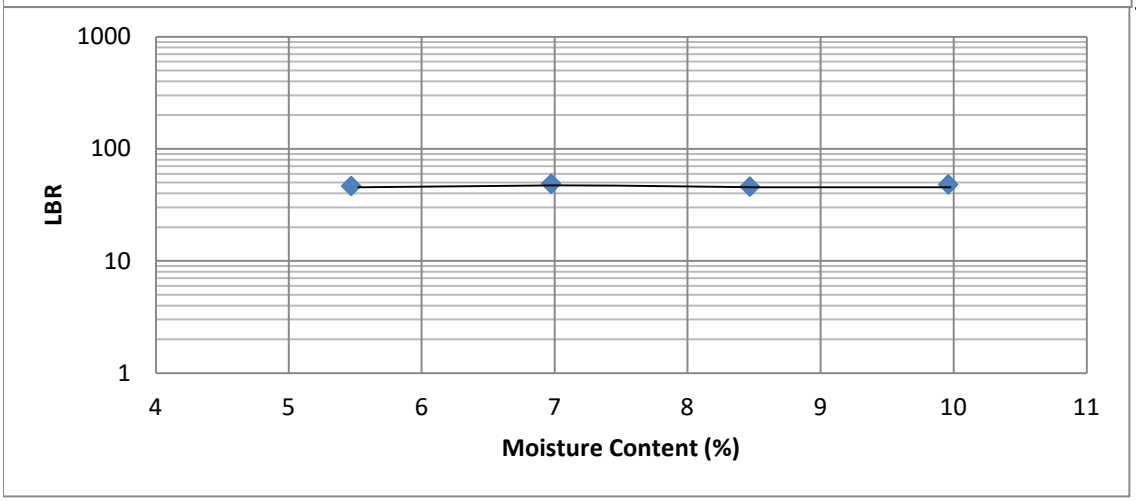
GSE Engineering & Consulting, Inc.

5590 SW 64th Street, Suite B
Gainesville, FL 32608
Phone: (352) 377 - 3233
Fax: (352) 377 - 0335

Project Name: Savannah Station Phase 3
GSE Project No. 13739A
Project Location: Alachua, Alachua County, Florida
Contractor: The Fletcher Family Companies
Date: 8/23/2021

PROCTOR No. 1 / LBR No. 1





PROCTOR DATA

Modified Proctor (ASTM D1557/AASHTO T180)	X
Standard Proctor (ASTM D698/AASHTO T99)	
Maximum Dry Density (pcf)	115.4
Optimum Moisture Content (%)	8.5
LBR (FM 5-515)	49

Sieve Analysis (Percent Passing)

2" Sieve (%)	100
3/4" Sieve (%)	100
No. 4 Sieve (%)	100
No. 200 Sieve (%)	8
Liquid Limit:	NT
Plastic Limit:	NT
Plasticity Index:	NT
Hammer Type:	Mech.

*NT: Not Tested
*NP: Non-Plastic

Sample Description: Brown sand with silt
Sample Location: LBR-1
Proposed Use: Not provided
Sampled By: J. Gowland
Sample Date: 8/16/2021
Tested By: ET/MG
Test Date: 8/16-8/20/2021

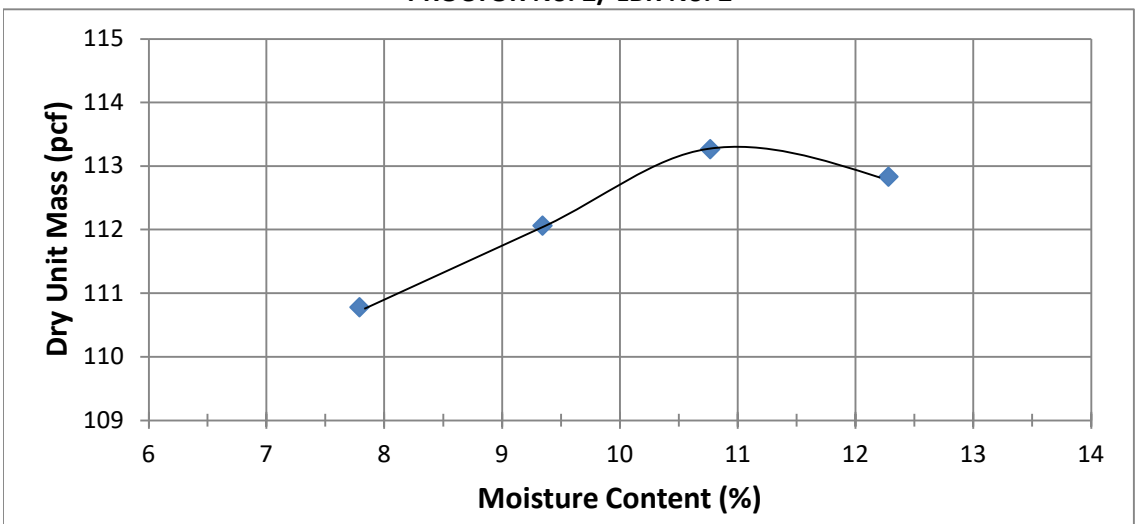
This report may not be reproduced without permission except in full.

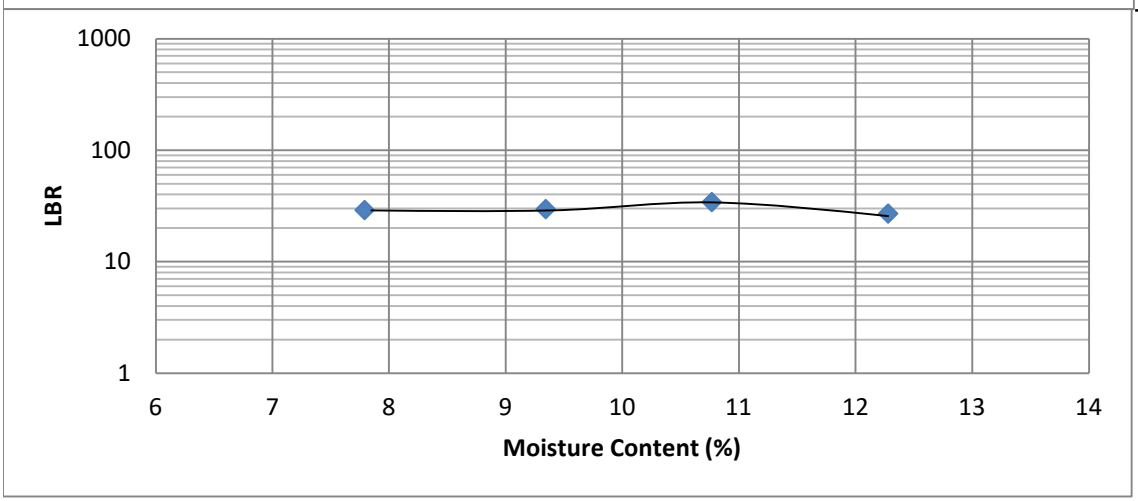
GSE Engineering & Consulting, Inc.

5590 SW 64th Street, Suite B
Gainesville, FL 32608
Phone: (352) 377 - 3233
Fax: (352) 377 - 0335

Project Name: Savannah Station Phase 3
GSE Project No. 13739A
Project Location: Alachua, Alachua County, Florida
Contractor: The Fletcher Family Companies
Date: 8/23/2021

PROCTOR No. 2/ LBR No. 2





PROCTOR DATA

Modified Proctor (ASTM D1557/AASHTO T180)	X
Standard Proctor (ASTM D698/AASHTO T99)	
Maximum Dry Density (pcf)	113.3
Optimum Moisture Content (%)	10.8
LBR (FM 5-515)	34

Sieve Analysis (Percent Passing)

2" Sieve (%)	100
3/4" Sieve (%)	100
No. 4 Sieve (%)	100
No. 200 Sieve (%)	5
Liquid Limit:	NT
Plastic Limit:	NT
Plasticity Index:	NT
Hammer Type:	Mech.

*NT: Not Tested
*NP: Non-Plastic

Sample Description: Brown sand with silt
Sample Location: LBR-2
Proposed Use: Not provided
Sampled By: J. Gowland
Sample Date: 8/16/2021
Tested By: ET/MG
Test Date: 8/16-8/20/2021

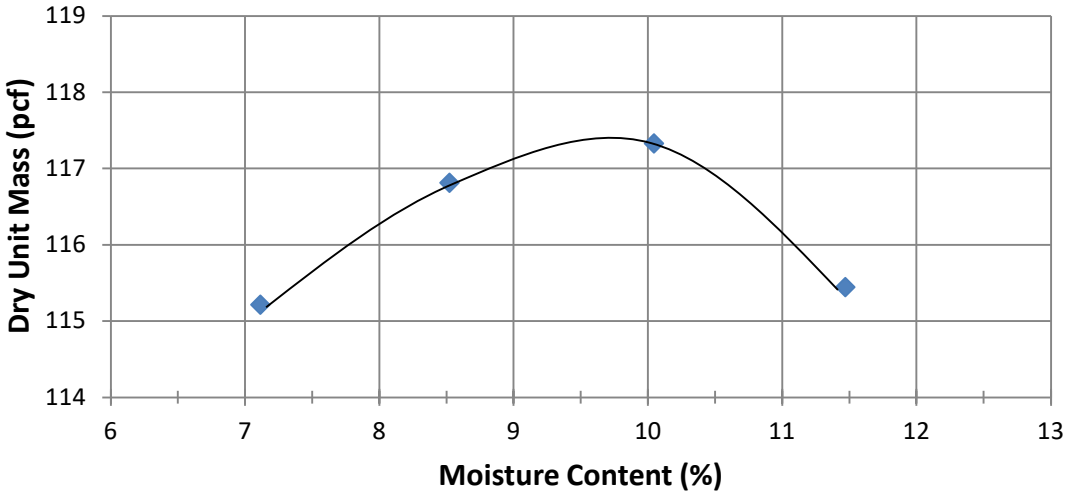
This report may not be reproduced without permission except in full.

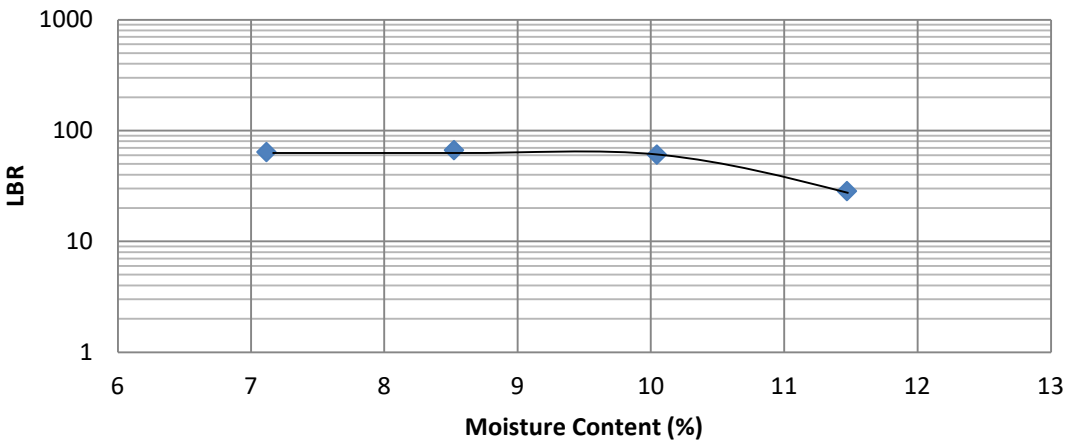
GSE Engineering & Consulting, Inc.

5590 SW 64th Street, Suite B
Gainesville, FL 32608
Phone: (352) 377 - 3233
Fax: (352) 377 - 0335

Project Name: Savannah Station Phase 3
GSE Project No. 13739A
Project Location: Alachua, Alachua County, Florida
Contractor: The Fletcher Family Companies
Date: 8/23/2021

PROCTOR No. 3 / LBR No. 3





PROCTOR DATA

Modified Proctor (ASTM D1557/AASHTO T180)	X
Standard Proctor (ASTM D698/AASHTO T99)	
Maximum Dry Density (pcf)	116.8
Optimum Moisture Content (%)	8.5
LBR (FM 5-515)	67

Sieve Analysis (Percent Passing)

2" Sieve (%)	100
3/4" Sieve (%)	100
No. 4 Sieve (%)	100
No. 200 Sieve (%)	6
Liquid Limit:	NT
Plastic Limit:	NT
Plasticity Index:	NT
Hammer Type:	Mech.

*NT: Not Tested
*NP: Non-Plastic

Sample Description: Brown sand with silt
Sample Location: LBR-3
Proposed Use: Not provided
Sampled By: J. Gowland
Sample Date: 8/16/2021
Tested By: ET/MG
Test Date: 8/16-8/20/2021

This report may not be reproduced without permission except in full.

5.4 Key to Soil Classification

KEY TO SOIL CLASSIFICATION CHART

Criteria for Assigning Group Symbols and Group Names Using Laboratory Tests				SYMBOLS		GROUP NAME
				GRAPHIC	LETTER	
COARSE-GRAINED SOILS	Gravels	Clean Gravels	$Cu \geq 4$ and $1 \leq Cc \leq 3$		GW	Well graded GRAVEL
More than 50% retained on No. 200 sieve	More than 50% of coarse fraction retained on No. 4 sieve	Less than 5% fines	$Cu < 4$ and/or $1 > Cc > 3$		GP	Poorly graded GRAVEL
		Gravels with fines	Fines classify as ML or MH		GM	Silty GRAVEL
		More than 12% fines	Fines classify as CL or CH		GC	Clayey GRAVEL
	Sands	Clean Sands	$Cu \geq 6$ and $1 \leq Cc \leq 3$		SW	Well graded SAND
	50% or more of coarse fraction passes No. 4 sieve	Less than 5% fines	$Cu < 6$ and/or $1 > Cc > 3$		SP	Poorly graded SAND
		Sand with fines	Fines classify as ML or MH		SP-SM	SAND with silt
		5% ≤ fines < 12%	Fines classify as CL or CH		SP-SC	SAND with clay
		Sand with fines	Fines classify as ML or MH		SM	Silty SAND
		12% ≤ fines < 30%	Fines classify as CL or CH		SC	Clayey SAND
		Sand with fines	Fines classify as ML or MH		SM	Very silty SAND
		30% fines or more	Fines classify as CL or CH		SC	Very clayey SAND
FINE-GRAINED SOILS	Clays	inorganic	50% ≤ fines < 70%		CL/CH	Sandy CLAY
50% or more passes the No. 200 sieve			70% ≤ fines < 85%		CL/CH	CLAY with sand
			fines ≥ 85%		CL/CH	CLAY
	Silts and Clays	inorganic	PI > 7 and plots on/above "A" line		CL	Lean CLAY
	Liquid Limit less than 50		PI < 4 or plots below "A" line		ML	SILT
		organic	Liquid Limit - oven dried / Liquid Limit - not dried < 0.75		OL	Organic clay / Organic silt
	Silts and Clays	inorganic	PI plots on or above "A" line		CH	Fat CLAY
	Liquid Limit 50 or more		PI plots below "A" line		MH	Elastic SILT
		organic	Liquid Limit - oven dried / Liquid Limit - not dried < 0.75		OH	Organic clay / Organic silt
HIGHLY ORGANIC SOILS	Primarily organic matter, dark in color, and organic odor				PT	PEAT

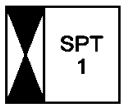
CORRELATION OF PENETRATION RESISTANCE WITH RELATIVE DENSITY AND CONSISTENCY

	No. OF BLOWS, N	RELATIVE DENSITY
	0 - 4	Very Loose
	5 - 10	Loose
SANDS:	11 - 30	Medium dense
	31 - 50	Dense
	OVER 50	Very Dense

	No. OF BLOWS, N	CONSISTENCY
	0 - 2	Very Soft
SILTS	3 - 4	Soft
&	5 - 8	Firm
CLAYS:	9 - 15	Stiff
	16 - 30	Very Stiff
	31 - 50	Hard
	OVER 50	Very Hard

	No. OF BLOWS, N	RELATIVE DENSITY
	0 - 8	Very Soft
	9 - 18	Soft
LIMESTONE:	19 - 32	Moderately Hard
	33 - 50	Hard
	OVER 50	Very Hard

SAMPLE GRAPHIC TYPE LEGEND



Location of SPT Sample



Location of Auger Sample

PARTICLE SIZE IDENTIFICATION

BOULDERS:		Greater than 300 mm
COBBLES:		75 mm to 300 mm
GRAVEL:	Coarse -	19.0 mm to 75 mm
	Fine -	4.75 mm to 19.0 mm
SANDS:	Coarse -	2.00 mm to 4.75 mm
	Medium -	0.425 mm to 2.00 mm
	Fine -	0.075 mm to 0.425 mm
SILTS & CLAYS:		Less than 0.075 mm

LABORATORY TEST LEGEND

LL	=	Liquid Limit, %
PL	=	Plastic Limit, %
PI	=	Plasticity Index, %
% PASS - 200	=	Percent Passing the No. 200 Sieve
MC	=	Moisture Content, %
ORG	=	Organic Content, %
k_h	=	Horizontal Hydraulic Conductivity, ft/day

6.0 LIMITATIONS

6.1 Warranty

This report has been prepared for our client for his exclusive use, in accordance with generally accepted soil and foundation engineering practices and makes no other warranty either expressed or implied as to the professional advice provided in the report.

6.2 Auger and SPT Borings

The determination of soil type and conditions was performed from the ground surface to the maximum depth of the borings, only. Any changes in subsurface conditions that occur between or below the borings would not have been detected or reflected in this report.

Soil classifications that were made in the field are based upon identifiable textural changes, color changes, changes in composition or changes in resistance to penetration in the intervals from which the samples were collected. Abrupt changes in soil type, as reflected in boring logs and/or cross sections may not actually occur, but instead, be transitional.

Depth to the water table is based upon observations made during the performance of the auger and SPT borings. This depth is an estimate and does not reflect the annual variations that would be expected in this area due to fluctuations in rainfall and rates of evapotranspiration.

6.3 Site Figures

The measurements used for the preparation of the figures in this report were made using the provided site plan and by estimating distances from existing structures and site features. Figures in this report were not prepared by a licensed land surveyor and should not be interpreted as such.

6.4 Unanticipated Soil Conditions

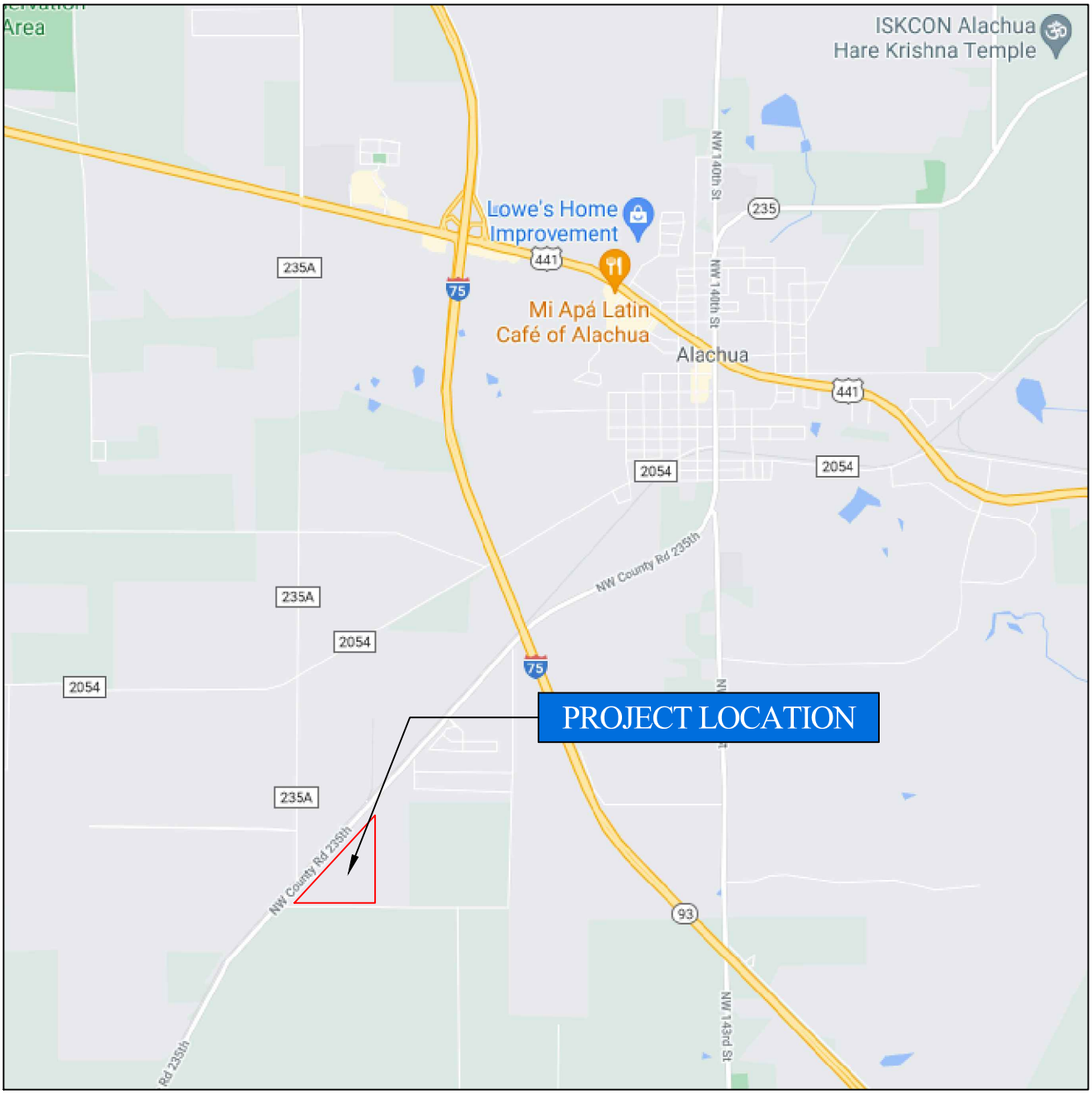
The analysis and recommendations submitted in this report are based upon the data obtained from soil borings performed at the locations indicated on Figure 2. This report does not reflect any variations that may occur between these borings.

The nature and extent of variations between borings may not become known until excavation begins. If variations appear, we may have to re-evaluate our recommendations after performing on-site observations and noting the characteristics of any variations.

6.5 Misinterpretation of Soil Engineering Report

GSE Engineering & Consulting, Inc. is responsible for the conclusions and opinions contained within this report based upon the data relating only to the specific project and location discussed herein. If others make the conclusions or recommendations based upon the data presented, those conclusions or recommendations are not the responsibility of GSE.

FIGURES



NORTH

NOT TO SCALE

SAVANNAH STATION, PHASE 3 ALACHUA, ALACHUA COUNTY, FLORIDA GSE PROJECT NO. 13739A	PROJECT SITE LOCATION MAP		
	DESIGNED BY: CRL CHECKED BY : JEG DRAWN BY : AXL	GSE Engineering & Consulting, Inc.	FIGURE 1

AERIAL PHOTOGRAPH SHOWING APPROXIMATE LOCATIONS OF FIELD TESTS

DESIGNED BY : CRL
CHECKED BY : JEG
DRAWN BY : AXL

GSE Engineering & Consulting, Inc.

FIGURE 2

SAVANNAH STATION, PHASE 3
ALACHUA, ALACHUA COUNTY, FLORIDA
GSE PROJECT NO. 13739A

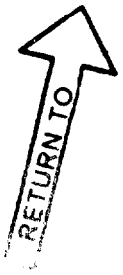
15.00
2275.00

Prepared By:
Andrew M. Smulian, Esq.
Akerman, Senterfitt & Eidson, P.A.
One Southeast Third Avenue
28th Floor
Miami, Florida 33131-1704

Folio No(s). 03982-000-000

CIRCUIT COURT CLERK
J.K. "Buddy" Irby
ALACHUA COUNTY, FL
Date 11/18/1997 10:01
Document ID 1499768
Book/Page 2140/ 1834

DTAX 2,275.00



SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made the ___ day of November, 1997, by International Business Machines Corporation, a New York corporation, hereinafter called the Grantor, to Waco, Inc., qualified to do business in Florida as Waco of Alabama, Inc., an Alabama corporation, having an address at 569 S. Edgewood Avenue, Jacksonville, FL 32205, hereinafter called the Grantee:

(Wherever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantor, for and in consideration of the sum of $10.00 and other good and valuable consideration, receipt and sufficiency whereof are hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all those certain parcels of land situated in Alachua County, Florida, and more particularly described in **Exhibit A** attached hereto and made a part hereof.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO:

1. Taxes for the year 1998 and subsequent years not yet due and payable.

2. Easements, restrictions, reservations, limitations and conditions of record, if any, provided this shall not operate to reimpose same.

3. All applicable zoning ordinances, other land use laws and regulations, and all applicable regulations and restrictions imposed by governmental authorities.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor and none other.

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered
in our presence:

Print Name: Robin J. Schmidt

Print Name: Angela Manos

INTERNATIONAL BUSINESS MACHINES CORPORATION, a New York corporation

By: _____
Name:
Title:
New Orchard Road
Armonk, NY 10504

J. Robb Mayo
Director of US Real Estate
Operations and Investments

STATE OF NEW YORK)
)SS:
COUNTY OF Westchester)

The foregoing instrument was acknowledged before me this 10 day of November, 1997, by * of International Business Machines Corporation, a New York corporation, on behalf of the corporation. He/~~she~~ is personally known to me.

F. Maureen Duffy
Name:
Notary Public
State of New York
My Commission Expires:

F. MAUREEN DUFFY
Notary Public, State of New York
No. 02DU4915342
Qualified in Westchester County
Commission Expires November 30, 199__

* J. Robb Mayo
Director of US Real Estate
Operations and Investments

MIA-209411-1

ALACHUA COUNTY LAND SURVEYORS, INC.

Professional Surveying and Mapping

2512 N.E. 1st Blvd. * Suite 200 * Gainesville, Fl. 32609
Phone (352) 376-1180 * Fax (352) 375-0600

Stacy A. Hall, P.S.M.

OCTOBER 30, 1997
118.191 ACRE TRACT

OVERALL TRACT "D"

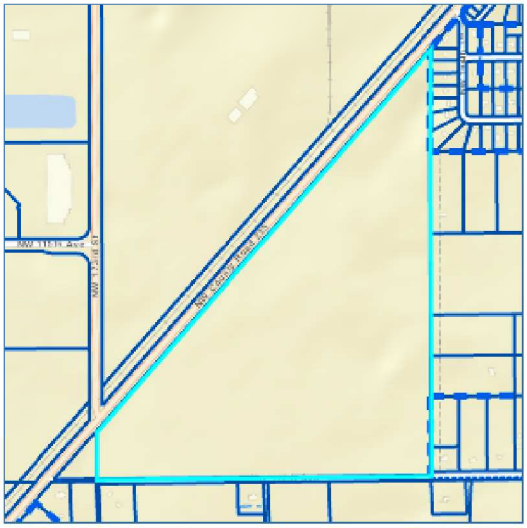
LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT AN IRON PIPE AT THE SOUTHWEST CORNER OF THE AFOREMENTIONED SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST FOR THE POINT OF BEGINNING AND RUN N.00°42'43"E., ALONG THE WEST LINE OF SAID SECTION, A DISTANCE OF 402.89 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY); THENCE RUN N.41°53'43"E., ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 4071.41 FEET TO A CONCRETE MONUMENT; THENCE RUN S.01°01'49"W., A DISTANCE OF 827.97 FEET TO A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 28; THENCE RUN S.00°32'41"W., ALONG THE WEST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 2612.87 FEET TO AN IRON PIPE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 28; THENCE RUN N.89°50'54"W., ALONG THE SOUTH LINE OF SAID SECTION 28, A DISTANCE OF 2684.07 FEET TO THE POINT OF BEGINNING, CONTAINING 118.191 ACRES MORE OR LESS.

SUBJECT TO THE MAINTAINED RIGHT OF WAY OF COUNTY ROAD N.W. 110th AVENUE (FORMERLY KNOWN AS COUNTY ROAD N.W. 28) ALONG THE SOUTH BOUNDARY THEREOF.

Map



No data available for the following modules: Building Information, Sub Area, Extra Features, Sketches, Photos.

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.

User Privacy Policy

GDPR Privacy Notice

Developed by Schneider GEOSPATIAL

Last Data Upload: 8/20/2021, 5:24:53 AM

Version 2.3.141

SUBDIVIDERS AGREEMENT

THIS SUBDIVIDERS AGREEMENT for Fletcher Trace Phase 1 (the "Agreement") is made by and between Fletcher Development, LLC a Florida limited liability company, whose principal address is 4510 NW 6th Place, 3rd Floor, Gainesville, FL 32607 (the "Developer") and the City of Alachua, a Florida municipal corporation (the "City"), whose principal address is 15100 NW 142 Terrace, Alachua, FL 32615, as of the date signed by the last party below (the "Effective Date").

R E C I T A L S

WHEREAS, the Developer is developing a residential subdivision in the City known as Fletcher Trace Phase 1, including certain Improvements as described in Paragraph 3 below (the "Project"), located on the real property legally described in attached Exhibit "A" (the "Property") and further described in the Final Plat for Fletcher Trace Phase 1 (the "Final Plat"), a copy of which is attached hereto as Exhibit "B" and incorporated herein by this reference; and

WHEREAS, the Developer wishes to enter into a Subdividers Agreement with City as part of the City's site-specific regulations for applications for development orders for the subdivision of land as further set forth and required in Section 2.4.10(G)(6) of the City's Land Development Regulations (the "LDRs"); and

WHEREAS, the Developer acknowledges that this Agreement is a valid exercise of the City's police powers and it is authorized by, among other things, Article VIII, Section 2(b) of the Florida Constitution, Section 163.3161, et. seq., Fla. Stat., Section 163.3202, Fla. Stat., and Section 166.021, Fla. Stat.; and

WHEREAS, the Developer acknowledges that this Agreement is governed by the City's LDRs and, as such, the Developer must utilize the administrative procedures contained in the LDRs in the event there is any dispute regarding or in any way arising out of this Agreement; and

WHEREAS, the Developer acknowledges that this Agreement is a regulatory agreement required as part of the process for the issuance of Development permits for the Project and, as such, Developer shall not have and waives any claim for monetary damages against the City in the event of any dispute regarding or in any way arising out of this Agreement.

NOW THEREFORE, in consideration of the foregoing recitals, the Developer and City (who may hereinafter be referred to collectively as the "parties" or individually as a "party") hereby covenant, stipulate and agree as follows:

1. **Recitals:** The above information and recitals are true and correct and are incorporated as material terms of this Agreement by reference.

2. **Certificate of Concurrency Compliance:** The City agrees to reserve public facilities for the Project as set forth in the Certificate of Concurrency Compliance attached hereto as Exhibit "C" and incorporated herein by reference.

3. **Construction:** The Developer shall construct, at Developer's sole expense, the improvements (the "Improvements") described in the Construction Plans prepared by the Project's Engineer of Record (the "Plans"), which were filed with the City by the Developer and have been reviewed and approved by the City in accordance with Section 2.4.10(G)(4) of the LDRs. The Improvements shall be constructed in accordance with the Plans and the requirements for Major Subdivisions as set forth in the City's LDRs. The Improvements consist of:

a. Certain "Private Improvements," which shall not be conveyed to the City and shall remain under private ownership and control. The Private Improvements are described in the Plans and the Final Plat. Developer agrees to proceed with the construction of the Private Improvements in a diligent manner to be fully and finally completed, as evidenced by the City's issuance of a Certification of Completion, on or before April 13, 2026.

b. Certain "Public Improvements," which upon completion shall be offered for dedication and acceptance by the City as provided in Section 14 hereof. The Public Improvements are described in the Final Plat. Developer agrees to proceed with the construction of the Public Improvements in a diligent manner to be fully and finally completed, as evidenced by the City's issuance of a Certification of Completion, on or before April 13, 2026.

c. The Improvements do not include those sidewalks depicted on the Construction Plans which abut or are immediately adjacent to a residential lot depicted on the Plat (hereinafter referred to as "House Sidewalk" or "House Sidewalks"). Such House Sidewalks shall be subject to the specific provisions governing construction, completion, conveyance (if applicable), and construction/maintenance guarantees described in this Agreement.

d. Some of the Improvements may be constructed and completed (as evidenced by the City's issuance of a Certification of Completion) after recording of the Final Plat. Specifically, the following Improvements, hereinafter referred to as the "Post Final Plat Improvements," may be completed after recording of the Final Plat: 6" limerock base, curb and gutter, 1.5" type SP9.5 asphaltic concrete, public and common area sidewalks, and street lighting, as depicted on the approved Construction Plans. Those Post Final Plat Improvements that will be offered for dedication and acceptance by the City following completion shall hereinafter be referred to as the "Post Final Plat Public Improvements," and those Post Final Plat Improvements that shall remain under private ownership and control following completion shall hereinafter be referred to as the "Post Final Plat Private Improvements."

All of the Improvements, with the exception of the Post Final Plat Improvements, shall be constructed and completed (as evidenced by the City's issuance of a Certification of Completion) prior to recording of the Final Plat.

4. **Drainage:** Drainage facilities for the Property shall be maintained in accordance with the approved Plans for the Project at the sole expense of the Developer.

5. **Fire Flow:** The Developer specifically acknowledges and agrees that future development and buildings constructed within the Project shall comply with the fire flow standards as set forth in the Florida Fire Prevention Code (the "FFPC"), which is adopted as part of the Florida Building Code (the "FBC"), as amended and effective at the time of such future development. It is the Developer's sole responsibility to comply with these fire flow standards. Nothing in this Agreement, including, but not limited to, the Plans and or the Certificate of Concurrency Compliance for the Project, attached hereto as Exhibit "C" in any way impacts or waives the requirement for future development and buildings within the Project from complying with the FFPC and FBC, as amended and effective at the time of such future development.

6. **Conveyance:** The Developer shall convey all of the required Public Improvements to the City. However, the parties acknowledge and agree that the Public Improvements shall not be accepted by the City, nor shall the City have any maintenance responsibility for same, unless and until: (1) the Public Improvements have been completed (as evidenced by the issuance of a Certification of Completion), (2) the Warranty Period (as hereinafter defined) has concluded and the Public Improvements have passed all inspections and the Public Services Director has made the determinations required pursuant to Section 14 hereof, and (3) the City Commission of the City of Alachua (the "City Commission") officially accepts the Public Improvements. Acceptance of public House Sidewalks shall be as set forth in Paragraph 16 below.

7. **Compliance:** The Developer warrants that it will construct all of the Improvements in accordance with the approved Plans and the Final Plat for the Project, the LDRs, and all applicable regulations, ordinances, laws, rules and the terms of this Agreement.

8. **Recording of Final Plat:**

The Final Plat for the Project shall be recorded by the Developer in the Public Records of Alachua County, Florida, within 545 days of its approval by the City Commission, provided the requirements of this Paragraph have been satisfied. The Final Plat shall not be released by the City for recording nor recorded until all of the Improvements, with the exception of the Post Final Plat Improvements, are fully and finally completed, as evidenced by the City's issuance of a Certification of Completion for same. Failure to record the Final Plat within 545 days of its approval by the City Commission shall render the Final Plat null, void, and of no further force and effect. Provided, upon Developer's application to the City and showing of good cause, the City Commission may, in its sole discretion, provide for an extension of not more than an additional 365 days. The Developer shall provide the City with a certified copy of the recorded Final Plat within one (1) business day of the recording of the Final Plat. The City shall record this Agreement within five (5) business days of the Effective Date. The Developer shall pay all costs associated with the recording of this Agreement.

9. **Surety Devices for Public Improvements:**

In order to comply with Sections 2.4.10(G)(5)-(8), 7.4.1, and 7.8.1 of the LDRs, the Developer warrants and agrees to provide the City with surety instruments for all Public Improvements as follows:

a. Public Improvements Maintenance Guarantee. Upon the City's completion of inspection but prior to issuing a Certificate of Completion for the Public Improvements, Developer shall provide the City with a "Public Improvements Maintenance Guarantee" in a form approved by the City in the amount of $169,223, which represents 10% of the Engineer's Certification of Construction Costs for Public Improvements ($1,692,237.44) set forth in Exhibit "D", which Public Improvements Maintenance Guarantee shall be in full force effect until Developer obtains a passing inspection for such Public Improvements following expiration of the Warranty Period (as hereinafter defined) pursuant to Section 2.4.10(G)(7)-(8) of the LDRs and Section 14 of this Agreement. The City shall release and return the Public Improvements Maintenance Guarantee upon the City Commission's acceptance of the Public Improvements, consistent with Section 2.4.10(G)(8)(b) of the LDRs and Section 14 of this Agreement, less any applicable reductions or drawdowns.

b. Post Final Plat Public Improvements Performance Guarantee. Prior to release and recordation of the Final Plat, Developer shall provide the City with a Cash Deposit, Lender Guarantee, Irrevocable Letter of Credit, Performance Bond, or other acceptable security (the "Post Final Plat Public Improvements Surety Instrument") in a form approved by the City in the amount of 120% of the Engineer's Certification of Construction Costs for such Post Final Plat Public Improvements that have not yet been completed, to guarantee the satisfactory construction of all such Post Final Plat Public Improvements. The City shall release and return the Post Final Plat Public Improvements Surety Instrument, less any applicable reductions or drawdowns, upon: (1) A Public Improvements Maintenance Guarantee consistent with the requirements of Section 9.a. being filed with the City for such Post Final Plat Improvements, and (2) the City's issuance of a Certification of Completion for the Post Final Plat Public Improvements.

10. **Surety Devices for Private Improvements:** In order to comply with Sections 2.4.10(G)(5)-(8), 6.10, and 7.8.1 of the LDRs, the Developer warrants and agrees to provide the City with surety instruments for all Private Improvements as follows:

a. Private Improvements Maintenance Guarantee. Upon the City's completion of inspections but prior to issuing a Certificate of Completion for the Private Improvements, Developer shall provide the City with a Private Improvements Maintenance Guarantee in a form approved by the City in the amount of

$183,637.07, which represents 10% of the Engineer's Certification of Construction Costs for Private Improvements set forth ($1,836,370.73) in Exhibit "E", which Private Improvements Maintenance Guarantee shall be in full force and effect until Developer obtains a passing inspection for such Private Improvements following expiration of the Warranty Period (as hereinafter defined) pursuant to Section 2.4.10(G)(7)-(8) of the LDRs and Section 14 of this Agreement. The City shall release and return the Private Improvements Maintenance Guarantee upon the Developer having obtained a passing inspection for such Private Improvements following expiration of the Warranty Period, pursuant to Section 2.4.10(G)(7)-(8) of the LDRs and Section 14 of this Agreement, less any applicable reductions or drawdowns.

b. Post Final Plat Private Improvements Performance Guarantee. Prior to release and recordation of the Final Plat, Developer shall provide the City with a Cash Deposit, Lender Guarantee, Irrevocable Letter of Credit, Performance Bond, or other acceptable security (the "Post Final Plat Private Improvements Surety Instrument") in a form approved by the City in the amount of 120% of the Engineer's Certification of Construction Costs for any Post Final Plat Private Improvements that have not yet been completed, to guarantee the satisfactory construction of all such Post Final Plat Private Improvements. The City shall release and return the Post Final Plat Private Improvements Surety Instrument, less any applicable reductions or drawdowns, upon: (1) A Private Improvements Maintenance Guarantee consistent with the requirements of Section 9.a. being filed with the City for such Post Final Plat Improvements, and (2) the City's issuance of a Certification of Completion for the Post Final Plat Private Improvements.

c. The surety for all Improvements (public and private) may be consolidated in the same surety instrument.

11. **Inspections:** Upon the City's approval of the Plans and Final Plat, the Developer may commence construction of the Improvements. During the construction period, the Project's Engineer of Record, or Professional Engineer with a Professional Engineering Services Agreement with the City of Alachua shall perform Construction and Engineering Inspection Services (the "CEI Services") and shall prepare and provide to the City inspection reports at the following benchmarks:

a. Inspection of Underground Stormwater System: at beginning of process; during 2 pipe laying activities; during 3 random backfilling operations; and inspection of the completed system by visual and TV camera.
b. Inspections of sewer system: at the beginning of work; during 3 random manhole placements; 3 random pipe placements; 3 backfilling operations; and inspection of the completed system with TV camera.
c. Inspection of water system: at the beginning of work; during all taps or city connections; 3 random pipe placements; 3 backfilling operations; and inspection of the completed system including disinfection and pressure testing.

d. Inspection of the electrical conduit: at the beginning of work; during all city connections; 3 random pipe placements, 3 backfilling operations; and inspection of completed system.
e. Inspection of Stormwater Management basin: at the rough grade stage, outfall placement; final grassing and inspection of completed system.
f. Inspection of pavement: at sub grade of all roads for line and grade and yielding; lime rock base for placement and finish; asphalt inspections at the beginning of operations; at least 3 random quality control checks during placement, asphalt inspection; and inspection of completed pavement. If necessary, a thin asphalt coat shall be added to any areas of the streets in order to provide a smooth graded finish, in particular, around curbs.

The Project's Engineer of Record or the Professional Engineer performing CEI Services shall submit the inspection reports to the City. The inspection reports shall show any discrepancies and shall note the correction of each discrepancy in a subsequent report. The Developer shall provide each inspection report to the City's Public Services Department with a copy to the City's Department of Planning and Community Development within three (3) business days of each inspection. The City may, in its sole discretion, demand in writing the immediate correction of any discrepancies contained on any of the inspection reports within a reasonable period set forth in the written demand. If the correction is not completed in the timeframe in the demand, the City is authorized to make a demand on the Improvements Surety Instrument for the amount needed in order to correct the discrepancy.

Upon completion of the Improvements, the Developer shall have the Project's Engineer of Record, or the Professional Engineer performing the CEI Services, conduct a final inspection and compile a final punch list. Upon the Project's Engineer of Record or the Professional Engineer performing the CEI Services providing a final report to the Developer and the City indicating that all of the deficiencies noted in any inspection report and on the final punch list have been completed and the Improvements are in working order and in accordance with the Plans and LDRs, the LDR Administrator or designee shall thereafter perform a final inspection and provide Developer with a list specifying all defects, deficiencies, and necessary repairs within 60 days of receipt of the final report. Upon completion of any and all repairs and a certification by the Project's Engineer of Record or the Professional Engineer performing the CEI Services that the Improvements have been completed in accordance with the requirements of this Agreement, the Plans, and the LDRs, the City shall issue a Certification of Completion and the Project's Engineer of Record or the Professional Engineer performing the CEI Services shall submit a certified cost of construction for the completed Improvements.

12. **No Transfer of Title Prior to Recording of Final Plat; Completion of Improvements Required Prior to Final Inspection:**

a. No transfer of title or sale of any lots for the Property that is subject to the Final Plat shall occur until the Final Plat has been recorded in accordance with this Agreement.

b. In the event the Developer conveys any interest, legal or equitable, to any portion of the Property, notice is hereby given that the City shall not conduct a final inspection on

any dwelling, nor issue any certificate of occupancy, nor will the City provide permanent City utility services until the Improvements required in this Agreement have been fully and finally completed in accordance with this Agreement. Developer acknowledges and agrees that there is no reasonable business backed expectation that any purchasers of lots or dwellings will be able to occupy or inhabit dwellings in the Project until full and final completion of the Improvements.

13. **Warranty Period:** In accordance with Sections 6.10.4 and 7.8.1 of the LDRs, the Developer warrants all Improvements for a period of one-year from the City's issuance of a Certification of Completion for such Improvements (the "Warranty Period"). Should the City, in the City's sole discretion, determine repairs are needed to the Improvements during the Warranty Period, the City shall provide notice to the Developer and the repairs shall be made within thirty (30) days of such written notice. In the event the Project's Engineer of Record certifies that a requested repair will take more than thirty days to complete, the repair shall be completed in the amount of time determined by the City's Public Services Director, in their sole discretion. The Developer shall be responsible for making all repairs to Improvements, at Developer's sole expense, so long as notice is sent to the Developer within the Warranty Period. The Warranty Period shall be automatically extended until the completion of all requested repairs. Failure of the Developer to complete the repairs within thirty days from the notice (or such time as the Public Services Director may authorize) shall constitute a breach of this Agreement.

14. **Inspections Following Warranty Period; Responsibility for Maintenance:** After the Warranty Period, the Developer shall submit a final certification prepared by the Developer's Engineer of Record that all of the Improvements have been completed and constructed in accordance with the Plans and applicable regulations and are functional and in good working order. The City shall not be bound to accept the Public Improvements for public maintenance or operation until the Public Services Director has determined that the Public Improvements were constructed in accordance with the LDRs, the City of Alachua Requirements for Design and Construction, applicable Florida Department of Transportation standards, and all other applicable laws, rules, and regulations and the City Commission has accepted the Public Improvements. Within 60 days of the Public Services Director's approval, the City Commission shall formally accept maintenance of the Public Improvements. The maintenance of all Private Improvements shall be the sole responsibility of the Developer and its successors, which shall include any homeowner's or property owner's association whose purpose includes the maintenance of such improvements.

15. **Maintenance of Landscape Improvements within City Rights of Way:** The Developer agrees to construct, install and maintain all landscape improvements located within the right-of-way as shown in the approved Plans for the Project at its sole cost and expense. Should the developer or successor fail to install or maintain the landscape improvements in accordance with the approved Plans, the City may provide written notice to the Developer or its successor, specifying the nature of the deficiency. Within 30 days following receipt of such notice, the Developer or successor shall cause the appropriate repairs or cure to be effected. In the event damage or failure to maintain results in a situation where public safety is at risk, the City may, in its sole discretion, effect repairs to the Improvements without the need of prior notice to the Developer or its successor. The City will promptly bill the Developer, its successors or assigns.

If the bill is not paid within 30 days, it shall be a default hereunder and the City shall have the right, but not the obligation, to make a claim under the maintenance bond or other remedies at law.

16. **Construction, Installation, and Surety Devices for House Sidewalks:** The Construction, completion deadlines, and surety devices for House Sidewalks shall be as follows:

a. Construction Deadline: The Developer or successor shall complete the construction and installation of the House Sidewalks in accordance with the Plans. The construction of all of the House Sidewalks shall be completed on or before April 13, 2028. If Developer has not completed all of the House Sidewalks by April 13, 2028, the City shall have the right, but not the obligation, to make a demand on the House Sidewalks Common Law Performance Bond described within Paragraph 16.b. below, for completing as many of the remaining sidewalks as possible with funds derived from such House Sidewalk Common Law Performance Bond. The City shall not, however, have any obligation to expend any money other than the proceeds from the House Sidewalk Common Law Performance Bond to construct sidewalks in the Project.

b. Surety Devices: In order to comply with Sections 2.4.10(G)(5)-(8), 6.10, 7.4.1, and 7.8.1 of the LDRs, the Developer or successor shall provide the City with a House Sidewalks Common Law Performance Bond, in a form acceptable to the City, as the surety instrument to guarantee the satisfactory completion of the House Sidewalks as required in this Agreement. The amount of the House Sidewalk Common Law Performance Bond shall be $80,214.30 ($66,845.25 x 120% of the certified estimated cost of completion in attached Exhibit "F"). Upon the satisfactory completion and inspection of the House Sidewalks, but not the acceptance, the Developer or successor shall provide the City with a House Sidewalk Common Law Maintenance Bond in the amount of $6,684.53 ($66,845.25 x 10%) for the one-year maintenance period. The City will then release and return the House Sidewalk Common Law Performance Bond.

c. Final Approval and Acceptance: Within one (1) year of the completion of all of the House Sidewalks, the City's Public Services Department will do a final inspection and notify the Developer or successor in writing of any deficiencies, in the City's sole discretion. The Developer or successor shall have thirty (30) days to cure any such deficiencies. If the Developer or successor does not cure these deficiencies within thirty (30) days, the City shall be authorized to have the work done and make a demand on the House Sidewalks Common Law Maintenance Bond to pay for the remedial work. Once all deficiencies are remedied to the satisfaction of the City, the House Sidewalks shall be submitted to the City Commission for acceptance. After the City Commission's acceptance of the House Sidewalks, the House Sidewalks Common Law Maintenance Bond will be released and returned to the Developer or successor, less any applicable reductions or drawdowns.

d. The Developer shall have complete and exclusive liability for all claims and shall indemnify the City for all claims, including but not limited to claims for bodily injury and damages, in any way related to or arising out of the construction, completion or non-completion of the House Sidewalks undertaken by the Developer until the City Commission has officially accepted the House Sidewalks.

17. **Non-Interest-Bearing Account:** All cash deposits made by Developer to the City under this Agreement shall be separately segregated on the books of the City and deposited into a non-interest-bearing bank account.

18. **No Inordinate Burden on Land:** The Developer acknowledges and agrees that the requirements under this Agreement in no way inordinately burdens any existing use of the Property or vested right to specific use of the Property described in Exhibit "A" and set forth in the Final Plat for the Project, attached hereto as Exhibit "B".

19. **Withholding Permits:** The City may, in its sole discretion, withhold any and all inspections, permits, and/or certificates for the Project if such action is deemed necessary by the City to secure the Developer's compliance with the terms of this Agreement.

20. **Compliance with Other Laws:** Nothing contained in this Agreement shall relieve the Developer or its successor or assigns from obtaining any local, regional, state or federal permits or complying with any ordinances, laws, rules, or regulations applicable to the development of the Project.

21. **Police Powers:** In the event the Developer, the Developer's agents, contractor, subcontractors, or anyone else acting on behalf of the Developer or the Developer's contractor or subcontractors may be liable or responsible, fails to comply with any applicable ordinance, law, rule or regulation and such failure tends to or does pose an imminent threat or danger to life or of great bodily injury to any person working on the job or to any member of the general public, the City, in its sole discretion through its City Manager or designee, has the right to exercise its police powers and to stop work on the Project until appropriate corrective measures are taken, without limiting any other remedies available to the City.

22. **Indemnity:** The Developer shall indemnify and hold harmless the City of Alachua, its officers, agents, employees, attorneys, or anyone's action directly or indirectly on behalf of the City, from and against all claims, damages, losses, and expenses, including reasonable attorney's fees, arising out of or resulting from a loss in performance of work, down-time of equipment, or any claim that may arise from bodily injury, sickness, disease or death, or the injury to or destruction of tangible property, including the loss of use resulting therefrom, caused in whole or in part by a negligent or wrongful act or omission on the part of the Developer, Developer's agent, contractor, subcontractors, or anyone directly or indirectly employed or working on behalf of the Developer for whose acts the Developer or its agent, contractors, or subcontractors may be liable or responsible. The Developer further agrees that the Developer shall not insulate itself from liability or responsibility to the City for a default in or failure to perform any of the terms of this Agreement, or from responsibility under this indemnification clause by employment of independent contractors or subcontractors or other entities. The Developer shall remain liable to the City notwithstanding any attempt by the Developer to pass any responsibility set forth herein to its contract, subcontractors, or other agent or employee.

23. **Payments:** Any payments due from the Developer to the City shall be made either by bank check or cashier's check payable to the City of Alachua, Florida, and provided to the City at the address provided in the Paragraph pertaining to Notices below.

24. **Agreement Runs with Land:** This Agreement shall be recorded in the Public Records of Alachua County, Florida and shall run with the Property.

25. **Default by Developer:** Should Developer fail to complete the Improvements within the timeframes provided in Paragraph 8, the City shall not release the Final Plat for recording and may also pursue any other remedies allowed by law or equity. The City's rights to declare a default are cumulative and the City's failure to declare a default at any time shall not waive its right to declare a future default.

Should Developer fail to complete the House Sidewalks within the timeframes provided in Paragraph 16, the City shall be entitled to make immediate demand on any surety or guarantee provided by Developer hereunder, and also be entitled to any other remedies allowed by law or equity.

26. **Notices:** Except as otherwise provided in this Agreement, any notice, request, or approval, from either party to the other party must be in writing and sent by certified mail, return receipt requested, or by personal delivery. Such notice will be deemed to have been received when either deposited in the United States Postal Service mailbox or personally delivered with a signed proof of delivery. For purposes of notice, the parties and their respective representatives and addresses are:

City:	City of Alachua **Attn: City Manager / LDR Administrator**
Via Hand Delivery:	15100 NW 142nd Terrace Alachua, FL 32615
Via U.S. Mail:	Post Office Box 9 Alachua, FL 32616
Developer:	Fletcher Development, LLC
Via Hand Delivery:	4510 NW 6th Place 3rd Floor Gainesville, FL 3260
Via U.S. Mail:	4510 NW 6th Place 3rd Floor Gainesville, FL 3260
With copy to:	[Address]

27. **Binding Effect:** The City and Developer each bind the other and their respective successors and assigns to all of the terms, conditions, covenants and provisions of this Agreement.

28. **Severability:** If any provision of this Agreement is declared void by a court of law, all other provisions will remain in full force and effect.

29. **Not Assignable without Approval:** This Agreement shall not be assignable by the Developer without the written approval of the City Commission.

30. **Enforcement:** The failure of either City or Developer to exercise any right under this Agreement shall not waive such right in the event of any future default or non-compliance with this Agreement.

31. **Jurisdiction and Venue:** This Agreement is governed in accordance with the laws of the State of Florida. Venue for any action regarding this Agreement shall be in the Circuit Court in Alachua County, Florida.

32. **Amendment:** This Agreement may only be amended by mutual written agreement by the City and the Developer with prior approval of the City Commission.

33. **Legal Advice:** The Developer and the City have each had the advice of their respective attorneys before entering into this Agreement, including all exhibits hereto.

34. **Joint Preparation:** This Agreement has been drafted with participation of the City and the Developer and shall not be construed against either the City or Developer on account of draftsmanship.

35. **Captions and Headings:** Paragraph headings are for convenience only and shall not be used to construe or interpret this Agreement.

36. **Time of Essence:** Time is of the essence in complying with each and every term and condition of this Agreement.

37. **Entire Agreement:** This Agreement constitutes the entire agreement of the City and the Developer and supersedes all prior written or oral agreements, understanding or representations.

38. **Exclusive Remedy:** In the event of any question or dispute arising out of or related to this Agreement, the sole and exclusive remedy of the Developer against the City, after Developer exhausts all administrative remedies in the City's LDRs, shall be an action for declaratory judgment. Developer specifically waives all other remedies it may have against the City. In no event shall Developer have a cause of action for monetary damages against the City for anything in any way related to or arising out of this Agreement.

39. **Sovereign Immunity:** The City does not waive its sovereign immunity in entering into this Agreement. Nothing herein, expressed or implied, waives or should be construed to be a waiver or an attempt to waive the sovereign immunity of the City under the Florida Constitution and the laws of the State of Florida.

40. **No Future Representations:** The City's approval of this Subdividers Agreement does not in any way imply, represent, require or guarantee that the City will approve the application for any other phase of the development of the Project.

IN WITNESS WHEREOF, City and Developer have hereunto set their hands and seals the day and year last written below.

WITNESSES

_____
(Witness No. 1 - Signature)

_____
(Witness No. 1 - Printed)

_____
(Witness No. 1 – Address)

_____
(Witness No. 2 - Signature)

_____
(Witness No. 2 - Printed)

_____
(Witness No. 2 – Address)

DEVELOPER

_____
By: _____
Its: _____
Date: 1/24/25

STATE OF _____
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____ 20___ by [Developer Signatory], as [Title] of [Developer], ☐ who is personally known to me or ☐ who has produced _____ _____ as identification.

_____
Signature of Notary Public
Printed Name of Notary: _____
Commission Number: _____
Commission Expiration: _____

(Notary Stamp)

ATTEST:

CITY OF ALACHUA

_____
William M. DaRoza, City Manager/Clerk

_____
Gib Coerper, Mayor

Approved as to Form:

_____
Marian B. Rush, City Attorney

STATE OF _____
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____ 20____ by Gib Coerper, as Mayor of the City of Alachua, ☐ who is personally known to me or ☐ who has produced _____ _____ as identification.

_____
Signature of Notary Public
Printed Name of Notary: _____
Commission Number: _____
Commission Expiration: _____

(Notary Stamp)

Exhibit "A"
Property

LEGAL DESCRIPTION

21-0297

Professional Consultants

DATE: DECEMBER 14, 2023
PROJECT NAME: FLETCHER TRACE
PROJECT NO: 21-0297
DESCRIPTION FOR: PHASE 1

A TRACT OF LAND BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2140, PAGE 1834, OF THE PUBLIC RECORDS OF ALACHUA COUNTY FLORIDA, SITUATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, OF SAID ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF AFOREMENTIONED SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE NORTH 0°04'14" WEST, ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 403.02 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY); THENCE NORTH 41°06'51" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1437.97 FEET; THENCE, DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, THE FOLLOWING ELEVEN (11) COURSES; (1) SOUTH 48°53'09" EAST, A DISTANCE OF 295.00 FEET; (2) SOUTH 41°06'51" WEST, A DISTANCE OF 160.00 FEET; (3) SOUTH 48°53'09" EAST, A DISTANCE OF 270.00 FEET; (4) SOUTH 41°06'51" WEST, A DISTANCE OF 519.84 FEET; (5) NORTH 48°53'09" WEST, A DISTANCE OF 270.00 FEET; (6) SOUTH 41°06'51" WEST, A DISTANCE OF 110.16 FEET; (7) SOUTH 60°08'30" WEST, A DISTANCE OF 52.89 FEET; (8) SOUTH 41°06'51" WEST, A DISTANCE OF 110.00 FEET; (9) SOUTH 48°53'09" EAST, A DISTANCE OF 702.47 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 335.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 51°07'03" EAST, 26.09 FEET; (10) THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°27'46", AN ARC LENGTH OF 26.09 FEET TO THE END OF SAID CURVE; (11) THENCE, DEPARTING SAID CURVE, SOUTH 36°39'04" WEST, A DISTANCE OF 123.18 FEET TO THE SOUTH LINE OF AFOREMENTIONED SECTION 28; THENCE SOUTH 89°22'44" WEST, ALONG THE SOUTH LINE OF SAID SECTION 28, A DISTANCE OF 1005.72 FEET TO THE **POINT OF BEGINNING.**

SUBJECT TO THE MAINTAINED RIGHT OF WAY OF COUNTY ROAD N.W. 110TH AVENUE (FORMERLY KNOWN AS COUNTY ROAD N.W. 28), ALONG THE SOUTH BOUNDARY THEREOF.

SAID TRACT CONTAINING 21.35 ACRES OF LAND, MORE OR LESS.

t: (904) 619-6521 | 8563 Argyle Business Loop, Suite 3, Jacksonville, FL 32244
t: (352) 331-1976 | 11801 Research Drive, Alachua, FL 32615
t: (352) 414-4621 | 101 NE 1st Avenue, Ocala, FL 34470
www.chw-inc.com

Exhibit "B"
Final Plat

FLETCHER TRACE - PHASE 1

LOCATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

CHW Professional Consultants
132 NW 76th Drive
Gainesville, Florida 32607
(352) 331-1976 / (352) 331-2476
www.chw-inc.com
LC 1898 FLORIDA

PLAT BOOK__, PAGE __
SHEET ONE OF TWO

DESCRIPTION

A TRACT OF LAND SITUATED IN SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF AFORESAID SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, THENCE NORTH 0°04'14" WEST, ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 490.93 FEET; THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT-OF-WAY); THENCE NORTH 41°36'51" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 908.43 FEET; THENCE SOUTH 48°23'09" EAST, DEPARTING SAID SOUTHERLY RIGHT OF WAY, A DISTANCE OF 50.00 FEET; THENCE NORTH 41°36'51" EAST, A DISTANCE OF 99.06 FEET; THENCE NORTH 48°% 09" WEST, A DISTANCE OF 99.06 FEET TO THE AFOREMENTIONED SOUTHERLY RIGHT OF WAY OF COUNTY ROAD NO. 235; THENCE NORTH 41°36'51" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 879.87 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, THE FOLLOWING ELEVEN (11) COURSES, (1) SOUTH 48°19'09" EAST, A DISTANCE OF 285.89 FEET; (2) SOUTH 41°36'51" WEST, A DISTANCE OF 169.39 FEET; (3) SOUTH 48°19'09" EAST, A DISTANCE OF 378.66 FEET; (4) SOUTH 41°36'51" WEST, A DISTANCE OF 519.24 FEET; (5) NORTH 48°23'09" WEST, A DISTANCE OF 378.66 FEET; (6) SOUTH 41°36'51" WEST, A DISTANCE OF 118.16 FEET; (7) SOUTH 48°23'09" EAST, A DISTANCE OF 50.00 FEET; (8) SOUTH 41°36'51" WEST, A DISTANCE OF 169.39 FEET; (9) SOUTH 48°23'09" EAST, A DISTANCE OF 378.66 FEET; (10) SOUTH 41°36'51" WEST, A DISTANCE OF 519.24 FEET; (11) NORTH 48°23'09" WEST, A DISTANCE OF 378.66 FEET; (12) SOUTH 41°36'51" WEST, A DISTANCE OF 118.16 FEET; (13) SOUTH 48°23'09" EAST, A DISTANCE OF 50.00 FEET; (14) SOUTH 41°36'51" WEST, A DISTANCE OF 169.39 FEET; (15) SOUTH 48°23'09" EAST, A DISTANCE OF 378.66 FEET; (16) SOUTH 41°36'51" WEST, A DISTANCE OF 519.24 FEET; (17) NORTH 48°23'09" WEST, A DISTANCE OF 378.66 FEET; (18) SOUTH 41°36'51" WEST, A DISTANCE OF 118.16 FEET; (19) SOUTH 48°23'09" EAST, A DISTANCE OF 50.00 FEET; (20) SOUTH 41°36'51" WEST, A DISTANCE OF 169.39 FEET; (21) SOUTH 48°23'09" EAST, A DISTANCE OF 378.66 FEET; (22) SOUTH 41°36'51" WEST, A DISTANCE OF 519.24 FEET; (23) NORTH 48°23'09" WEST, A DISTANCE OF 378.66 FEET; (24) SOUTH 41°36'51" WEST, A DISTANCE OF 118.16 FEET; (25) SOUTH 48°23'09" EAST, A DISTANCE OF 50.00 FEET; (26) SOUTH 41°36'51" WEST, A DISTANCE OF 169.39 FEET; (27) SOUTH 48°23'09" EAST, A DISTANCE OF 378.66 FEET; (28) SOUTH 41°36'51" WEST, A DISTANCE OF 519.24 FEET; (29) NORTH 48°23'09" WEST, A DISTANCE OF 378.66 FEET; (30) SOUTH 41°36'51" WEST, A DISTANCE OF 118.16 FEET; (31) SOUTH 48°23'09" EAST, A DISTANCE OF 50.00 FEET; (32) SOUTH 41°36'51" WEST, A DISTANCE OF 169.39 FEET; (33) SOUTH 48°23'09" EAST, A DISTANCE OF 378.66 FEET; (34) SOUTH 41°36'51" WEST, A DISTANCE OF 519.24 FEET; (35) NORTH 48°23'09" WEST, A DISTANCE OF 378.66 FEET; (36) SOUTH 41°36'51" WEST, A DISTANCE OF 118.16 FEET; (37) SOUTH 48°23'09" EAST, A DISTANCE OF 50.00 FEET; (38) SOUTH 41°36'51" WEST, A DISTANCE OF 169.39 FEET; (39) SOUTH 48°23'09" EAST, A DISTANCE OF 378.66 FEET; (40) SOUTH 41°36'51" WEST, A DISTANCE OF 519.24 FEET; (41) NORTH 48°23'09" WEST, A DISTANCE OF 378.66 FEET; (42) SOUTH 41°36'51" WEST, A DISTANCE OF 118.16 FEET; (43) SOUTH 48°23'09" EAST, A DISTANCE OF 50.00 FEET; (44) SOUTH 41°36'51" WEST, A DISTANCE OF 169.39 FEET; (45) SOUTH 48°23'09" EAST, A DISTANCE OF 378.66 FEET; (46) SOUTH 41°36'51" WEST, A DISTANCE OF 519.24 FEET; (47) NORTH 48°23'09" WEST, A DISTANCE OF 378.66 FEET; (48) SOUTH 41°36'51" WEST, A DISTANCE OF 118.16 FEET; (49) SOUTH 48°23'09" EAST, A DISTANCE OF 50.00 FEET; (50) SOUTH 41°36'51" WEST, A DISTANCE OF 169.39 FEET; (51) SOUTH 48°23'09" EAST, A DISTANCE OF 378.66 FEET; (52) SOUTH 41°36'51" WEST, A DISTANCE OF 519.24 FEET; (53) NORTH 48°23'09" WEST, A DISTANCE OF 378.66 FEET; (54) SOUTH 41°36'51" WEST, A DISTANCE OF 118.16 FEET; (55) SOUTH 48°23'09" EAST, A DISTANCE OF 50.00 FEET; (56) SOUTH 41°36'51" WEST, A DISTANCE OF 169.39 FEET; (57) SOUTH 48°23'09" EAST, A DISTANCE OF 378.66 FEET; (58) SOUTH 41°36'51" WEST, A DISTANCE OF 519.24 FEET; (59) NORTH 48°23'09" WEST, A DISTANCE OF 378.66 FEET; (60) SOUTH 41°36'51" WEST, A DISTANCE OF 118.16 FEET; (61) SOUTH 48°23'09" EAST, A DISTANCE OF 50.00 FEET; (62) SOUTH 41°36'51" WEST, A DISTANCE OF 169.39 FEET; (63) SOUTH 48°23'09" EAST, A DISTANCE OF 378.66 FEET; (64) SOUTH 41°36'51" WEST, A DISTANCE OF 519.24 FEET; (65) NORTH 48°23'09" WEST, A DISTANCE OF 378.66 FEET; (66) SOUTH 41°36'51" WEST, A DISTANCE OF 118.16 FEET; (67) SOUTH 48°23'09" EAST, A DISTANCE OF 50.00 FEET; (68) SOUTH 41°36'51" WEST, A DISTANCE OF 169.39 FEET; (69) SOUTH 48°23'09" EAST, A DISTANCE OF 378.66 FEET; (70) SOUTH 41°36'51" WEST, A DISTANCE OF 519.24 FEET; (71) NORTH 48°23'09" WEST, A DISTANCE OF 378.66 FEET; (72) SOUTH 41°36'51" WEST, A DISTANCE OF 118.16 FEET; (73) SOUTH 48°23'09" EAST, A DISTANCE OF 50.00 FEET; (74) SOUTH 41°36'51" WEST, A DISTANCE OF 169.39 FEET; (75) SOUTH 48°23'09" EAST, A DISTANCE OF 378.66 FEET; (76) SOUTH 41°36'51" WEST, A DISTANCE OF 519.24 FEET; (77) NORTH 48°23'09" WEST, A DISTANCE OF 378.66 FEET; (78) SOUTH 41°36'51" WEST, A DISTANCE OF 118.16 FEET; (79) SOUTH 48°23'09" EAST, A DISTANCE OF 50.00 FEET; (80) SOUTH 41°36'51" WEST, A DISTANCE OF 169.39 FEET; (81) SOUTH 48°23'09" EAST, A DISTANCE OF 378.66 FEET; (82) SOUTH 41°36'51" WEST, A DISTANCE OF 519.24 FEET; (83) NORTH 48°23'09" WEST, A DISTANCE OF 378.66 FEET; (84) SOUTH 41°36'51" WEST, A DISTANCE OF 118.16 FEET; (85) SOUTH 48°23'09" EAST, A DISTANCE OF 50.00 FEET; (86) SOUTH 41°36'51" WEST, A DISTANCE OF 169.39 FEET; (87) SOUTH 48°23'09" EAST, A DISTANCE OF 378.66 FEET; (88) SOUTH 41°36'51" WEST, A DISTANCE OF 519.24 FEET; (89) NORTH 48°23'09" WEST, A DISTANCE OF 378.66 FEET; (90) SOUTH 41°36'51" WEST, A DISTANCE OF 118.16 FEET; (91) SOUTH 48°23'09" EAST, A DISTANCE OF 50.00 FEET; (92) SOUTH 41°36'51" WEST, A DISTANCE OF 169.39 FEET; (93) SOUTH 48°23'09" EAST, A DISTANCE OF 378.66 FEET; (94) SOUTH 41°36'51" WEST, A DISTANCE OF 519.24 FEET; (95) NORTH 48°23'09" WEST, A DISTANCE OF 378.66 FEET; (96) SOUTH 41°36'51" WEST, A DISTANCE OF 118.16 FEET; (97) SOUTH 48°23'09" EAST, A DISTANCE OF 50.00 FEET; (98) SOUTH 41°36'51" WEST, A DISTANCE OF 169.39 FEET; (99) SOUTH 48°23'09" EAST, A DISTANCE OF 378.66 FEET; (100) SOUTH 41°36'51" WEST, A DISTANCE OF 519.24 FEET; (101) NORTH 48°23'09" WEST, A DISTANCE OF 378.66 FEET; (102) SOUTH 41°36'51" WEST, A DISTANCE OF 118.16 FEET; (103) SOUTH 48°23'09" EAST, A DISTANCE OF 50.00 FEET; (104) SOUTH 41°36'51" WEST, A DISTANCE OF 169.39 FEET; (105) SOUTH 48°23'09" EAST, A DISTANCE OF 378.66 FEET; (106) SOUTH 41°36'51" WEST, A DISTANCE OF 519.24 FEET; (107) NORTH 48°23'09" WEST, A DISTANCE OF 378.66 FEET; (108) SOUTH 41°36'51" WEST, A DISTANCE OF 118.16 FEET; (109) SOUTH 48°23'09" EAST, A DISTANCE OF 50.00 FEET; (110) SOUTH 41°36'51" WEST, A DISTANCE OF 169.39 FEET; (111) SOUTH 48°23'09" EAST, A DISTANCE OF 378.66 FEET; (112) SOUTH 41°36'51" WEST, A DISTANCE OF 519.24 FEET; (113) NORTH 48°23'09" WEST, A DISTANCE OF 378.66 FEET; (114) SOUTH 41°36'51" WEST, A DISTANCE OF 118.16 FEET; (115) SOUTH 48°23'09" EAST, A DISTANCE OF 50.00 FEET; (116) SOUTH 41°36'51" WEST, A DISTANCE OF 169.39 FEET; (117) SOUTH 48°23'09" EAST, A DISTANCE OF 378.66 FEET; (118) SOUTH 41°36'51" WEST, A DISTANCE OF 519.24 FEET; (119) NORTH 48°23'09" WEST, A DISTANCE OF 378.66 FEET; (120) SOUTH 41°36'51" WEST, A DISTANCE OF 118.16 FEET; (121) SOUTH 48°23'09" EAST, A DISTANCE OF 50.00 FEET; (122) SOUTH 41°36'51" WEST, A DISTANCE OF 169.39 FEET; (123) SOUTH 48°23'09" EAST, A DISTANCE OF 378.66 FEET; (124) SOUTH 41°36'51" WEST, A DISTANCE OF 519.24 FEET; (125) NORTH 48°23'09" WEST, A DISTANCE OF 378.66 FEET; (126) SOUTH 41°36'51" WEST, A DISTANCE OF 118.16 FEET; (127) SOUTH 48°23'09" EAST, A DISTANCE OF 50.00 FEET; (128) SOUTH 41°36'51" WEST, A DISTANCE OF 169.39 FEET; (129) SOUTH 48°23'09" EAST, A DISTANCE OF 378.66 FEET; (130) SOUTH 41°36'51" WEST, A DISTANCE OF 519.24 FEET; (131) NORTH 48°23'09" WEST, A DISTANCE OF 378.66 FEET; (132) SOUTH 41°36'51" WEST, A DISTANCE OF 118.16 FEET; (133) SOUTH 48°23'09" EAST, A DISTANCE OF 50.00 FEET; (134) SOUTH 41°36'51" WEST, A DISTANCE OF 169.39 FEET; (135) SOUTH 48°23'09" EAST, A DISTANCE OF 378.66 FEET; (136) SOUTH 41°36'51" WEST, A DISTANCE OF 519.24 FEET; (137) NORTH 48°23'09" WEST, A DISTANCE OF 378.66 FEET; (138) SOUTH 41°36'51" WEST, A DISTANCE OF 118.16 FEET; (139) SOUTH 48°23'09" EAST, A DISTANCE OF 50.00 FEET; (140) SOUTH 41°36'51" WEST, A DISTANCE OF 169.39 FEET; (141) SOUTH 48°23'09" EAST, A DISTANCE OF 378.66 FEET; (142) SOUTH 41°36'51" WEST, A DISTANCE OF 519.24 FEET; (143) NORTH 48°23'09" WEST, A DISTANCE OF 378.66 FEET; (144) SOUTH 41°36'51" WEST, A DISTANCE OF 118.16 FEET; (145) SOUTH 48°23'09" EAST, A DISTANCE OF 50.00 FEET; (146) SOUTH 41°36'51" WEST, A DISTANCE OF 169.39 FEET; (147) SOUTH 48°23'09" EAST, A DISTANCE OF 378.66 FEET; (148) SOUTH 41°36'51" WEST, A DISTANCE OF 519.24 FEET; (149) NORTH 48°23'09" WEST, A DISTANCE OF 378.66 FEET; (150) SOUTH 41°36'51" WEST, A DISTANCE OF 118.16 FEET; (151) SOUTH 48°23'09" EAST, A DISTANCE OF 50.00 FEET; (152) SOUTH 41°36'51" WEST, A DISTANCE OF 169.39 FEET; (153) SOUTH 48°23'09" EAST, A DISTANCE OF 378.66 FEET; (154) SOUTH 41°36'51" WEST, A DISTANCE OF 519.24 FEET; (155) NORTH 48°23'09" WEST, A DISTANCE OF 378.66 FEET; (156) SOUTH 41°36'51" WEST, A DISTANCE OF 118.16 FEET; (157) SOUTH 48°23'09" EAST, A DISTANCE OF 50.00 FEET; (158) SOUTH 41°36'51" WEST, A DISTANCE OF 169.39 FEET; (159) SOUTH 48°23'09" EAST, A DISTANCE OF 378.66 FEET; (160) SOUTH 41°36'51" WEST, A DISTANCE OF 519.24 FEET; (161) NORTH 48°23'09" WEST, A DISTANCE OF 378.66 FEET; (162) SOUTH 41°36'51" WEST, A DISTANCE OF 118.16 FEET; (163) SOUTH 48°23'09" EAST, A DISTANCE OF 50.00 FEET; (164) SOUTH 41°36'51" WEST, A DISTANCE OF 169.39 FEET; (165) SOUTH 48°23'09" EAST, A DISTANCE OF 378.66 FEET; (166) SOUTH 41°36'51" WEST, A DISTANCE OF 519.24 FEET; (167) NORTH 48°23'09" WEST, A DISTANCE OF 378.66 FEET; (168) SOUTH 41°36'51" WEST, A DISTANCE OF 118.16 FEET; (169) SOUTH 48°23'09" EAST, A DISTANCE OF 50.00 FEET; (170) SOUTH 41°36'51" WEST, A DISTANCE OF 169.39 FEET; (171) SOUTH 48°23'09" EAST, A DISTANCE OF 378.66 FEET; (172) SOUTH 41°36'51" WEST, A DISTANCE OF 519.24 FEET; (173) NORTH 48°23'09" WEST, A DISTANCE OF 378.66 FEET; (174) SOUTH 41°36'51" WEST, A DISTANCE OF 118.16 FEET; (175) SOUTH 48°23'09" EAST, A DISTANCE OF 50.00 FEET; (176) SOUTH 41°36'51" WEST, A DISTANCE OF 169.39 FEET; (177) SOUTH 48°23'09" EAST, A DISTANCE OF 378.66 FEET; (178) SOUTH 41°36'51" WEST, A DISTANCE OF 519.24 FEET; (179) NORTH 48°23'09" WEST, A DISTANCE OF 378.66 FEET; (180) SOUTH 41°36'51" WEST, A DISTANCE OF 118.16 FEET; (181) SOUTH 48°23'09" EAST, A DISTANCE OF 50.00 FEET; (182) SOUTH 41°36'51" WEST, A DISTANCE OF 169.39 FEET; (183) SOUTH 48°23'09" EAST, A DISTANCE OF 378.66 FEET; (184) SOUTH 41°36'51" WEST, A DISTANCE OF 519.24 FEET; (185) NORTH 48°23'09" WEST, A DISTANCE OF 378.66 FEET; (186) SOUTH 41°36'51" WEST, A DISTANCE OF 118.16 FEET; (187) SOUTH 48°23'09" EAST, A DISTANCE OF 50.00 FEET; (188) SOUTH 41°36'51" WEST, A DISTANCE OF 169.39 FEET; (189) SOUTH 48°23'09" EAST, A DISTANCE OF 378.66 FEET; (190) SOUTH 41°36'51" WEST, A DISTANCE OF 519.24 FEET; (191) NORTH 48°23'09" WEST, A DISTANCE OF 378.66 FEET; (192) SOUTH 41°36'51" WEST, A DISTANCE OF 118.16 FEET; (193) SOUTH 48°23'09" EAST, A DISTANCE OF 50.00 FEET; (194) SOUTH 41°36'51" WEST, A DISTANCE OF 169.39 FEET; (195) SOUTH 48°23'09" EAST, A DISTANCE OF 378.66 FEET; (196) SOUTH 41°36'51" WEST, A DISTANCE OF 519.24 FEET; (197) NORTH 48°23'09" WEST, A DISTANCE OF 378.66 FEET; (198) SOUTH 41°36'51" WEST, A DISTANCE OF 118.16 FEET; (199) SOUTH 48°23'09" EAST, A DISTANCE OF 50.00 FEET; (200) SOUTH 41°36'51" WEST, A DISTANCE OF 169.39 FEET; (201) SOUTH 48°23'09" EAST, A DISTANCE OF 378.66 FEET; (202) SOUTH 41°36'51" WEST, A DISTANCE OF 519.24 FEET; (203) NORTH 48°23'09" WEST, A DISTANCE OF 378.66 FEET; (204) SOUTH 41°36'51" WEST, A DISTANCE OF 118.16 FEET; (205) SOUTH 48°23'09" EAST, A DISTANCE OF 50.00 FEET; (206) SOUTH 41°36'51" WEST, A DISTANCE OF 169.39 FEET; (207) SOUTH 48°23'09" EAST, A DISTANCE OF 378.66 FEET; (208) SOUTH 41°36'51" WEST, A DISTANCE OF 519.24 FEET; (209) NORTH 48°23'09" WEST, A DISTANCE OF 378.66 FEET; (210) SOUTH 41°36'51" WEST, A DISTANCE OF 118.16 FEET; (211) SOUTH 48°23'09" EAST, A DISTANCE OF 50.00 FEET; (212) SOUTH 41°36'51" WEST, A DISTANCE OF 169.39 FEET; (213) SOUTH 48°23'09" EAST, A DISTANCE OF 378.66 FEET; (214) SOUTH 41°36'51" WEST, A DISTANCE OF 519.24 FEET; (215) NORTH 48°23'09" WEST, A DISTANCE OF 378.66 FEET; (216) SOUTH 41°36'51" WEST, A DISTANCE OF 118.16 FEET; (217) SOUTH 48°23'09" EAST, A DISTANCE OF 50.00 FEET; (218) SOUTH 41°36'51" WEST, A DISTANCE OF 169.39 FEET; (219) SOUTH 48°23'09" EAST, A DISTANCE OF 378.66 FEET; (220) SOUTH 41°36'51" WEST, A DISTANCE OF 519.24 FEET; (221) NORTH 48°23'09" WEST, A DISTANCE OF 378.66 FEET; (222) SOUTH 41°36'51" WEST, A DISTANCE OF 118.16 FEET; (223) SOUTH 48°23'09" EAST, A DISTANCE OF 50.00 FEET; (224) SOUTH 41°36'51" WEST, A DISTANCE OF 169.39 FEET; (225) SOUTH 48°23'09" EAST, A DISTANCE OF 378.66 FEET; (226) SOUTH 41°36'51" WEST, A DISTANCE OF 519.24 FEET; (227) NORTH 48°23'09" WEST, A DISTANCE OF 378.66 FEET; (228) SOUTH 41°36'51" WEST, A DISTANCE OF 118.16 FEET; (229) SOUTH 48°23'09" EAST, A DISTANCE OF 50.00 FEET; (230) SOUTH 41°36'51" WEST, A DISTANCE OF 169.39 FEET; (231) SOUTH 48°23'09" EAST, A DISTANCE OF 378.66 FEET; (232) SOUTH 41°36'51" WEST, A DISTANCE OF 519.24 FEET; (233) NORTH 48°23'09" WEST, A DISTANCE OF 378.66 FEET; (234) SOUTH 41°36'51" WEST, A DISTANCE OF 118.16 FEET; (235) SOUTH 48°23'09" EAST, A DISTANCE OF 50.00 FEET; (236) SOUTH 41°36'51" WEST, A DISTANCE OF 169.39 FEET; (237) SOUTH 48°23'09" EAST, A DISTANCE OF 378.66 FEET; (238) SOUTH 41°36'51" WEST, A DISTANCE OF 519.24 FEET; (239) NORTH 48°23'09" WEST, A DISTANCE OF 378.66 FEET; (240) SOUTH 41°36'51" WEST, A DISTANCE OF 118.16 FEET; (241) SOUTH 48°23'09" EAST, A DISTANCE OF 50.00 FEET; (242) SOUTH 41°36'51" WEST, A DISTANCE OF 169.39 FEET; (243) SOUTH 48°23'09" EAST, A DISTANCE OF 378.66 FEET; (244) SOUTH 41°36'51" WEST, A DISTANCE OF 519.24 FEET; (245) NORTH 48°23'09" WEST, A DISTANCE OF 378.66 FEET; (246) SOUTH 41°36'51" WEST, A DISTANCE OF 118.16 FEET; (247) SOUTH 48°23'09" EAST, A DISTANCE OF 50.00 FEET; (248) SOUTH 41°36'51" WEST, A DISTANCE OF 169.39 FEET; (249) SOUTH 48°23'09" EAST, A DISTANCE OF 378.66 FEET; (250) SOUTH 41°36'51" WEST, A DISTANCE OF 519.24 FEET; (251) NORTH 48°23'09" WEST, A DISTANCE OF 378.66 FEET; (252) SOUTH 41°36'51" WEST, A DISTANCE OF 118.16 FEET; (253) SOUTH 48°23'09" EAST, A DISTANCE OF 50.00 FEET; (254) SOUTH 41°36'51" WEST, A DISTANCE OF 169.39 FEET; (255) SOUTH 48°23'09" EAST, A DISTANCE OF 378.66 FEET; (256) SOUTH 41°36'51" WEST, A DISTANCE OF 519.24 FEET; (257) NORTH 48°23'09" WEST, A DISTANCE OF 378.66 FEET; (258) SOUTH 41°36'51" WEST, A DISTANCE OF 118.16 FEET; (259) SOUTH 48°23'09" EAST, A DISTANCE OF 50.00 FEET; (260) SOUTH 41°36'51" WEST, A DISTANCE OF 169.39 FEET; (261) SOUTH 48°23'09" EAST, A DISTANCE OF 378.66 FEET; (262) SOUTH 41°36'51" WEST, A DISTANCE OF 519.24 FEET; (263) NORTH 48°23'09" WEST, A DISTANCE OF 378.66 FEET; (264) SOUTH 41°36'51" WEST, A DISTANCE OF 118.16 FEET; (265) SOUTH 48°23'09" EAST, A DISTANCE OF 50.00 FEET; (266) SOUTH 41°36'51" WEST, A DISTANCE OF 169.39 FEET; (267) SOUTH 48°23'09" EAST, A DISTANCE OF 378.66 FEET; (268) SOUTH 41°36'51" WEST, A DISTANCE OF 519.24 FEET; (269) NORTH 48°23'09" WEST, A DISTANCE OF 378.66 FEET; (270) SOUTH 41°36'51" WEST, A DISTANCE OF 118.16 FEET; (271) SOUTH 48°23'09" EAST, A DISTANCE OF 50.00 FEET; (272) SOUTH 41°36'51" WEST, A DISTANCE OF 169.39 FEET; (273) SOUTH 48°23'09" EAST, A DISTANCE OF 378.66 FEET; (274) SOUTH 41°36'51" WEST, A DISTANCE OF 519.24 FEET; (275) NORTH 48°23'09" WEST, A DISTANCE OF 378.66 FEET; (276) SOUTH 41°36'51" WEST, A DISTANCE OF 118.16 FEET; (277) SOUTH 48°23'09" EAST, A DISTANCE OF 50.00 FEET; (278) SOUTH 41°36'51" WEST, A DISTANCE OF 169.39 FEET; (279) SOUTH 48°23'09" EAST, A DISTANCE OF 378.66 FEET; (280) SOUTH 41°36'51" WEST, A DISTANCE OF 519.24 FEET; (281) NORTH 48°23'09" WEST, A DISTANCE OF 378.66 FEET; (282) SOUTH 41°36'51" WEST, A DISTANCE OF 118.16 FEET; (283) SOUTH 48°23'09" EAST, A DISTANCE OF 50.00 FEET; (284) SOUTH 41°36'51" WEST, A DISTANCE OF 169.39 FEET; (285) SOUTH 48°23'09" EAST, A DISTANCE OF 378.66 FEET; (286) SOUTH 41°36'51" WEST, A DISTANCE OF 519.24 FEET; (287) NORTH 48°23'09" WEST, A DISTANCE OF 378.66 FEET; (288) SOUTH 41°36'51" WEST, A DISTANCE OF 118.16 FEET; (289) SOUTH 48°23'09" EAST, A DISTANCE OF 50.00 FEET; (290) SOUTH 41°36'51" WEST, A DISTANCE OF 169.39 FEET; (291) SOUTH 48°23'09" EAST, A DISTANCE OF 378.66 FEET; (292) SOUTH 41°36'51" WEST, A DISTANCE OF 519.24 FEET; (293) NORTH 48°23'09" WEST, A DISTANCE OF 378.66 FEET; (294) SOUTH 41°36'51" WEST, A DISTANCE OF 118.16 FEET; (295) SOUTH 48°23'09" EAST, A DISTANCE OF 50.00 FEET; (296) SOUTH 41°36'51" WEST, A DISTANCE OF 169.39 FEET; (297) SOUTH 48°23'09" EAST, A DISTANCE OF 378.66 FEET; (298) SOUTH 41°36'51" WEST, A DISTANCE OF 519.24 FEET; (299) NORTH 48°23'09" WEST, A DISTANCE OF 378.66 FEET; (300) SOUTH 41°36'51" WEST, A DISTANCE OF 118.16 FEET; (301) SOUTH 48°23'09" EAST, A DISTANCE OF 50.00 FEET; (302) SOUTH 41°36'51" WEST, A DISTANCE OF 169.39 FEET; (303) SOUTH 48°23'09" EAST, A DISTANCE OF 378.66 FEET; (304) SOUTH 41°36'51" WEST, A DISTANCE OF 519.24 FEET; (305) NORTH 48°23'09" WEST, A DISTANCE OF 378.66 FEET; (306) SOUTH 41°36'51" WEST, A DISTANCE OF 118.16 FEET; (307) SOUTH 48°23'09" EAST, A DISTANCE OF 50.00 FEET; (308) SOUTH 41°36'51" WEST, A DISTANCE OF 169.39 FEET; (309) SOUTH 48°23'09" EAST, A DISTANCE OF 378.66 FEET; (310) SOUTH 41°36'51" WEST, A DISTANCE OF 519.24 FEET; (311) NORTH 48°23'09" WEST, A DISTANCE OF 378.66 FEET; (312) SOUTH 41°36'51" WEST, A DISTANCE OF 118.16 FEET; (313) SOUTH 48°23'09" EAST, A DISTANCE OF 50.00 FEET; (314) SOUTH 41°36'51" WEST, A DISTANCE OF 169.39 FEET; (315) SOUTH 48°23'09" EAST, A DISTANCE OF 378.66 FEET; (316) SOUTH 41°36'51" WEST, A DISTANCE OF 519.24 FEET; (317) NORTH 48°23'09" WEST, A DISTANCE OF 378.66 FEET; (318) SOUTH 41°36'51" WEST, A DISTANCE OF 118.16 FEET; (319) SOUTH 48°23'09" EAST, A DISTANCE OF 50.00 FEET; (320) SOUTH 41°36'51" WEST, A DISTANCE OF 169.39 FEET; (321) SOUTH 48°23'09" EAST, A DISTANCE OF 378.66 FEET; (322) SOUTH 41°36'51" WEST, A DISTANCE OF 519.24 FEET; (323) NORTH 48°23'09" WEST, A DISTANCE OF 378.66 FEET; (324) SOUTH 41°36'51" WEST, A DISTANCE OF 118.16 FEET; (325) SOUTH 48°23'09" EAST, A DISTANCE OF 50.00 FEET; (326) SOUTH 41°36'51" WEST, A DISTANCE OF 169.39 FEET; (327) SOUTH 48°23'09" EAST, A DISTANCE OF 378.66 FEET; (328) SOUTH 41°36'51" WEST, A DISTANCE OF 519.24 FEET; (329) NORTH 48°23'09" WEST, A DISTANCE OF 378.66 FEET; (330) SOUTH 41°36'51" WEST, A DISTANCE OF 118.16 FEET; (331) SOUTH 48°23'09" EAST, A DISTANCE OF 50.00 FEET; (332) SOUTH 41°36'51" WEST, A DISTANCE OF 169.39 FEET; (333) SOUTH 48°23'09" EAST, A DISTANCE OF 378.66 FEET; (334) SOUTH 41°36'51" WEST, A DISTANCE OF 519.24 FEET; (335) NORTH 48°23'09" WEST, A DISTANCE OF 378.66 FEET; (336) SOUTH 41°36'51" WEST, A DISTANCE OF 118.16 FEET; (337) SOUTH 48°23'09" EAST, A DISTANCE OF 50.00 FEET; (338) SOUTH 41°36'51" WEST, A DISTANCE OF 169.39 FEET; (339) SOUTH 48°23'09" EAST, A DISTANCE OF 378.66 FEET; (340) SOUTH 41°36'51" WEST, A DISTANCE OF 519.24 FEET; (341) NORTH 48°23'09" WEST, A DISTANCE OF 378.66 FEET; (342) SOUTH 41°36'51" WEST, A DISTANCE OF 118.16 FEET; (343) SOUTH 48°23'09" EAST, A DISTANCE OF 50.00 FEET; (344) SOUTH 41°36'51" WEST, A DISTANCE OF 169.39 FEET; (345) SOUTH 48°23'09" EAST, A DISTANCE OF 378.66 FEET; (346) SOUTH 41°36'51" WEST, A DISTANCE OF 519.24 FEET; (347) NORTH 48°23'09" WEST, A DISTANCE OF 378.66 FEET; (348) SOUTH 41°36'51" WEST, A DISTANCE OF 118.16 FEET; (349) SOUTH 48°23'09" EAST, A DISTANCE OF 50.00 FEET; (350) SOUTH 41°36'51" WEST, A DISTANCE OF 169.39 FEET; (351) SOUTH 48°23'09" EAST, A DISTANCE OF 378.66 FEET; (352) SOUTH 41°36'51" WEST, A DISTANCE OF 519.24 FEET; (353) NORTH 48°23'09" WEST, A DISTANCE OF 378.66 FEET; (354) SOUTH 41°36'51" WEST, A DISTANCE OF 118.16 FEET; (355) SOUTH 48°23'09" EAST, A DISTANCE OF 50.00 FEET; (356) SOUTH 41°36'51" WEST, A DISTANCE OF 169.39 FEET; (357) SOUTH 48°23'09" EAST, A DISTANCE OF 378.66 FEET; (358) SOUTH 41°36'51" WEST, A DISTANCE OF 519.24 FEET; (359) NORTH 48°23'09" WEST, A DISTANCE OF 378.66 FEET; (360) SOUTH 41°36'51" WEST, A DISTANCE OF 118.16 FEET; (361) SOUTH 48°23'09" EAST, A DISTANCE OF 50.00 FEET; (362) SOUTH 41°36'51" WEST, A DISTANCE OF 169.39 FEET; (363) SOUTH 48°23'09" EAST, A DISTANCE OF 378.66 FEET; (364) SOUTH 41°36'51" WEST, A DISTANCE OF 519.24 FEET; (365) NORTH 48°23'09" WEST, A DISTANCE OF 378.66 FEET; (366) SOUTH 41°36'51" WEST, A DISTANCE OF 118.16 FEET; (367) SOUTH 48°23'09" EAST, A DISTANCE OF 50.00 FEET; (368) SOUTH 41°36'51" WEST, A DISTANCE OF 169.39 FEET; (369) SOUTH 48°23'09" EAST, A DISTANCE OF 378.66 FEET; (370) SOUTH 41°36'51" WEST, A DISTANCE OF 519.24 FEET; (371) NORTH 48°23'09" WEST, A DISTANCE OF 378.66 FEET; (372) SOUTH 41°36'51" WEST, A DISTANCE OF 118.16 FEET; (373) SOUTH 48°23'09" EAST, A DISTANCE OF 50.00 FEET; (374) SOUTH 41°36'51" WEST, A DISTANCE OF 169.39 FEET; (375) SOUTH 48°23'09" EAST, A DISTANCE OF 378.66 FEET; (376) SOUTH 41°36'51" WEST, A DISTANCE OF 519.24 FEET; (377) NORTH 48°23'09" WEST, A DISTANCE OF 378.66 FEET; (378) SOUTH 41°36'51" WEST, A DISTANCE OF 118.16 FEET; (379) SOUTH 48°23'09" EAST, A DISTANCE OF 50.00 FEET; (380) SOUTH 41°36'51" WEST, A DISTANCE OF 169.39 FEET; (381) SOUTH 48°23'09" EAST, A DISTANCE OF 378.66 FEET; (382) SOUTH 41°36'51" WEST, A DISTANCE OF 519.24 FEET; (383) NORTH 48°23'09" WEST, A DISTANCE OF 378.66 FEET; (384) SOUTH 41°36'51" WEST, A DISTANCE OF 118.16 FEET; (385) SOUTH 48°23'09" EAST, A DISTANCE OF 50.00 FEET; (386) SOUTH 41°36'51" WEST, A DISTANCE OF 169.39 FEET; (387) SOUTH 48°23'09" EAST, A DISTANCE OF 378.66 FEET; (388) SOUTH 41°36'51" WEST, A DISTANCE OF 519.24 FEET; (389) NORTH 48°23'09" WEST, A DISTANCE OF 378.66 FEET; (390) SOUTH 41°36'51" WEST, A DISTANCE OF 118.16 FEET; (391) SOUTH 48°23'09" EAST, A DISTANCE OF 50.00 FEET; (392) SOUTH 41°36'51" WEST, A DISTANCE OF 169.39 FEET; (393) SOUTH 48°23'09" EAST, A DISTANCE OF 378.66 FEET; (394) SOUTH 41°36'51" WEST, A DISTANCE OF 519.24 FEET; (395) NORTH 48°23'09" WEST, A DISTANCE OF 378.66 FEET; (396) SOUTH 41°36'51" WEST, A DISTANCE OF 118.16 FEET; (397) SOUTH 48°23'09" EAST, A DISTANCE OF 50.00 FEET; (398) SOUTH 41°36'51" WEST, A DISTANCE OF 169.39 FEET; (399) SOUTH 48°23'09" EAST, A DISTANCE OF 378.66 FEET; (400) SOUTH 41°36'51" WEST, A DISTANCE OF 519.24 FEET; (401) NORTH 48°23'09" WEST, A DISTANCE OF 378.66 FEET; (402) SOUTH 41°36'51" WEST, A DISTANCE OF 118.16 FEET; (403) SOUTH 48°23'09" EAST, A DISTANCE OF 50.00 FEET; (404) SOUTH 41°36'51" WEST, A DISTANCE OF 169.39 FEET; (405) SOUTH 48°23'09" EAST, A DISTANCE OF 378.66 FEET; (406) SOUTH 41°36'51" WEST, A DISTANCE OF 519.24 FEET; (407) NORTH 48°23'09" WEST, A DISTANCE OF 378.66 FEET; (408) SOUTH 41°36'51" WEST, A DISTANCE OF 118.16 FEET; (409) SOUTH 48°23'09" EAST, A DISTAN

FLETCHER TRACE - PHASE 1

LOCATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

CHW Professional Consultants
132 NW 76th Drive
Gainesville, Florida 32607
(352) 331-1976 / (352) 331-2476
www.chw-inc.com
lic. no. FLORIDA LB-5075

PLAT BOOK__, PAGE __
SHEET TWO OF TWO

SURVEYOR'S NOTES

1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 1983), YIELDING A BEARING OF S 00°57'56" E FOR THE SOUTH LINE OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FL.
2. VERTICAL DATUM SHOWN HEREON IS DERIVED FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BENCHMARK USED WAS A NATIONAL GEODETIC SURVEY BENCHMARK NUMBER DW58, WITH A PUBLISHED ELEVATION OF 159.83 FEET (NAVD 88).
3. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1 : 5,000'.
4. BUILDING SETBACKS (UNLESS SHOWN OTHERWISE):
   FRONT = 25'
   REAR = 5'
   SIDE = 5'
   STREET FACING GARAGES = 18'
5. THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 179 OF 640, COMMUNITY PANEL NO. 12001C0179 D, EFFECTIVE DATE: JUNE 16, 2006.
6. THE COMMON AREAS, OPEN SPACE, AND STORM WATER MANAGEMENT AREAS SHOWN HEREON WILL BE CONVEYED TO THE OWNER'S ASSOCIATION AND ARE IDENTIFIED FOR MAINTENANCE IN THE HOMEOWNER'S ASSOCIATION DOCUMENTS. THE OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF TREES PLANTED IN PRIVATE RIGHT-OF-WAY AND COMMON AREAS IN CONFORMANCE WITH SUBDIVISION AGREEMENT AND SECTION 7.2.1 OF THE CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS.
7. LOT CORNERS AND PERMANENT CONTROL POINTS SHALL BE SET PER 177.091 (6) AND (9) FLORIDA STATUTES.
8. ALL LINES ARE NON-RADIAL UNLESS NOTED OTHERWISE.
9. THIS SURVEY IS A TOTAL OF TWO (2) SHEETS. EACH SHEET IS INCOMPLETE WITHOUT THE OTHERS. SEE SHEET ONE (1) FOR OVERALL PLAT BOUNDARY. SEE SHEET (1) FOR DETAIL INFORMATION FOR LOTS ONE (1) THRU THIRTY-TWO (32).



VICINITY MAP - NOT TO SCALE

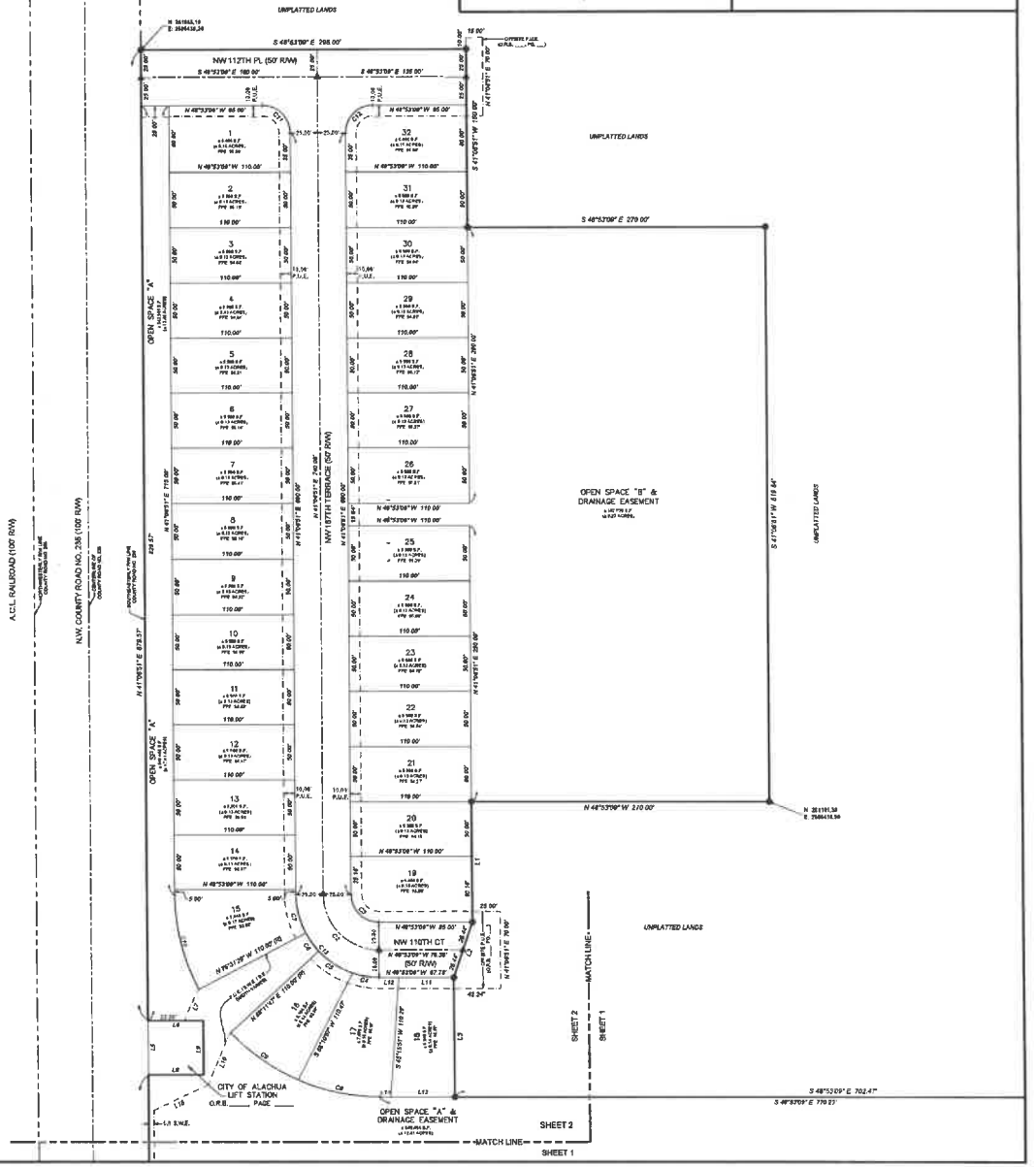
GRAPHIC SCALE
0 25 50 100
SCALE 1" = 50'

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 41°39'51" W	110.15'
L2	S 48°53'09" E	50.00
L3	S 41°39'51" W	110.00'
L4	S 36°33'04" W	121.15'
L5	S 41°39'51" W	50.00'
L6	S 48°53'09" E	56.39'
L7	S 85°17'08" W	31.83'
L8	N 48°53'09" W	90.00'
L9	N 41°39'51" E	98.00'
L10	N 54°39'07" E	51.22'
L11	N 48°53'09" W	56.59'
L12	N 48°53'09" W	17.74'
L13	S 48°53'09" E	57.96'
L14	S 48°53'09" E	9.76'
L15	S 74°27'09" E	54.81'

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C2	69.14'	100.00'	39°36'09"	70.31'	N 57°53'05" W
C3	39.27'	25.00'	90°00'00"	35.36'	S 86°39'09" E
C4	24.51'	75.00'	18°43'24"	24.40'	S 28°13'13" E
C5	37.32'	75.00'	28°31'13"	36.94'	S 17°38'28" E
C6	28.99'	75.00'	15°18'44"	28.84'	S 64°59'09" W
C7	36.19'	75.00'	27°39'13"	35.85'	S 31°47'41" W
C8	28.51'	105.00'	15°33'43"	15.85'	S 27°39'13" E
C9	79.51'	105.00'	43°22'53"	74.85'	S 15°19'56" E
C10	89.36'	105.00'	37°09'19"	88.28'	S 21°13'41" W
C11	39.27'	25.00'	90°00'00"	35.36'	N 41°39'51" E
C12	39.27'	25.00'	90°00'00"	35.36'	S 48°53'09" E
C13	117.81'	75.00'	90°00'00"	106.07'	S 3°6'09" E

LEGEND

FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
● = SET 5/8" STEEL REBAR & CAP MARKED "PRM LB 6675"
▲ = SET NAIL AND DISK STAMPED "FOC 6675"
○ = FOUND 5/8" REBAR (NO ID)
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITIES EASEMENT
B.S.E. = BUILDING SETBACK LINE
FFE = FINISHED FLOOR ELEVATION
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE
R/W = RIGHT OF WAY
S.F. = SQUARE FEET
S.W.E. = SIDEWALK EASEMENT
NO. = NUMBER
(R) = RADIAL
(I) = IDENTIFICATION
⊕ = SITE BENCHMARK
——— = SUBJECT PARCEL LINE
——— = ADJOINING PARCEL LINE
– – – = EASEMENT LINE
———— = RIGHT-OF-WAY LINE
– · – · – = SECTION LINE



CERTIFICATE OF CONCURRENCY COMPLIANCE FOR FLETCHER TRACE PHASE 1

This Certificate of Concurrency Compliance ("Certificate") is hereby issued to Fletcher Development, LLC, a Florida Limited Liability Company authorized to transact business in the State of Florida and ("Developer/Owner") by City of Alachua, Florida ("City") this 14th day of October, 2024.

RECITALS

WHEREAS, the Developer/Owner is developing a residential subdivision in the CITY known as Fletcher Trace Phase 1 (the "Project"), legally described in attached Exhibit '1'.

WHEREAS, the Developer/Owner has secured a Subdivider Regulatory Agreement for the Project from the City for the Project (herein "Subdivider Agreement") as part of the City's site specific requirements for applications for Development permits for the subdivision as further set forth in Section 2.4.10(G)(4) of the City's Land Development Regulations (the "LDRs");

WHEREAS, the LDRs provide in Article 2, Section 2.4.14 for the issuance of a Certificate of Concurrency Compliance by the City as to provide a mechanism for reviewing applications for development approval to ensure that no development order is issued unless there is adequate public facility capacity for roads, sanitary sewer, solid waste, stormwater management, potable water, recreation, or public school facilities. This review is part of a regulatory program of the City to ensure that the adopted level of service standard for each public facility is available to serve development concurrent with the impacts of development;

WHEREAS, Section 2.4.14, requires that a project have one or more of the following land development permits in order to be eligible for issuance of a Certificate of Concurrency Compliance;

WHEREAS, the Project is zoned Planned Development- Residential ("PD-R");

WHEREAS, the Project has an approved preliminary plat approval for a residential subdivision for the Project;

WHEREAS, the Project is now ready to proceed to approval of a Final Plat comprised of 32 residential lots;

WHEREAS, the Developer/Owner intends to immediately initiate construction on the Project;

WHEREAS, the Developer/Owner of the Project agrees to submit payment for sewer connection fees as determined in the City's Capital Facilities charges and as set forth in Section

38-139 of the City of Alachua Code of Ordinances, as those fees exist prior to the final inspection of each residential unit;

WHEREAS, the Developer/Owner of the Project further agrees to submit payment for water connection fees as determined in the City's Capital Facilities charges and as set forth in Section 38-139 of the City of Alachua Code of Ordinances, as those fees exist prior to the final inspection of each residential unit; and

WHEREAS, the City has determined that adequate water and wastewater capacity exists to the Project;

WHEREAS, the Developer/Owner acknowledges that this Certificate of Concurrency Compliance is a valid exercise of the City's police powers and is authorized by, among other things, Article VIII, Section 2(b) of the Florida Constitution, Section 163.3161, *et. seq.,* Fla. Stat., Section 163.3202, Fla. Stat., and Section 166.201 Fla. Stat.;

WHEREAS, the Developer/Owner acknowledges that this Certificate of Concurrency Compliance is governed by the City's LDRs and, as such, the Developer/Owner must utilize the administrative procedures contained in the LDRs in the event there is any dispute regarding this Certificate; and

WHEREAS, the Developer/Owner acknowledges that this Certificate of Concurrency Compliance constitutes a regulatory agreement required as part of the process for the issuance of Development permits for the Project and, as such, Developer/Owner has no claim for monetary damages against the City in the event of any dispute regarding this Certificate, Developer/Owner's sole remedy for any dispute in any way relating to this Certificate is an action for declaratory relief, and nothing in this Certificate expressed or implied waives or should be construed to as a waiver or attempted waiver by the City of its sovereign immunity under the Florida Constitution and the laws of the State of Florida;

NOW THEREFORE, BASED UPON THE FOREGOING RECITALS, findings of fact and conclusion of law, the City issues this Certificate of Concurrency Compliance subject to the following conditions of issuance:

1. The above recitals are true and correct and are incorporated into this Certificate of Concurrency Compliance by reference.

2. The City will reserve 8,000 gallons per day (32 lots x 250 gallons per day) of wastewater capacity for the 32 units proposed in the Project. This capacity reservation is intended solely for residential uses to be constructed within the Project as defined by applicable development permits including, but not limited to construction plans and Subdivider Agreement, on file with the City.

3. The City will reserve 8,800 gallons per day (32 lots x 275 gallons per day) of water capacity for the 32 units proposed in the Project. This capacity reservation is intended solely for residential uses to be constructed within the Project as defined

by applicable development permits including, but not limited to construction plans and Subdivider Agreement, on file with the City.

4. The City will reserve the following trips of traffic capacity for the 32 units proposed in Fletcher Trace Phase 1 as defined by applicable development permits, including construction plans and Subdivider Agreement, on file with the City: 152 Average Annual Daily Trips ("AADT") and 16 Peak Hour Trips along CR235 A (from US 441 to CR 235)(Segment 17); 305 Average Annual Daily Trips ("AADT") and 33 Peak Hour Trips along CR235 (from NW 143rd Place to SCL)(Segment 11).

5. The City will reserve .42 acres (2.6 persons per household x 32 units x 5 acres per 1,000 persons) of recreation capacity for the 32 units proposed in Fletceher Trace Phase 1 as defined by applicable development permits, including but not limited to the construction plans and Subdivider Agreement, on file with the City.

6. The City will reserve 60.74 tons per year (0.73 tons per capita per year x 2.6 persons per household x 32 units) of solid waste capacity for the 32 units proposed in Fletcher Trace Phase 1 as defined by applicable development permits on file, including but not limited to, construction plans and subdividers agreement, on file with the City.

7. The City will reserve 4 (four) student stations in the Alachua School Concurrency Service Area (ACSA) for elementary schools, 2 (two) student stations in the Alachua SCSA for middle schools, and 3 (three) student stations in the Alachua SCSA for high schools, for the 32 units proposed in Fletcher Trace Phase 1.

8. This Certificate of Concurrency Compliance shall remain in effect for a period of one (1) year from the date of the approval of the Subdivider Agreement between the parties hereto.

9. It is the intent of the City and Developer/Owner that this Certificate of Concurrency Compliance be incorporated into and considered a part of the Subdivider Agreement executed by the Developer/Owner and City for the Project dated the 14th day of October, 2024. Failure to comply with the term of that Subdivider Agreement shall result in the termination of the reservations in this Certificate.

10. This Certificate of Concurrency Compliance shall not be construed to be an absolute guarantee for the reservations should events occur which are outside the control of the City.

THIS CERTIFICATE OF CONCURRENCY COMPLIANCE IS ISSUED this 14th day of October, 2024, and is subject to the terms and findings as stated herein.

Attest: CITY OF ALACHUA

_____ By: _____

William M. DaRoza, City Manager/Clerk/ The Hon. Gib Coerper, Mayor
Land Development Regulations Administrator

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing CERTIFICATE OF CONCURRENCY COMPLIANCE FOR FLETCHER TRACE PHASE 1 was acknowledged before me, **by means of □ physical presence or □ online notarization,** on this _____ day of _____, 2024, by GIB COERPER, who is (personally known to me) OR (who has produced _____ as identification).

_____

Notary Public, State of Florida at Large
Commission No.:
Expiration: [SEAL]

Approved as to form:

_____

Marian B. Rush, City Attorney

SIGNATURES CONTINUE ON NEXT PAGE

Witnesses:

(sign)_____

(print)_____

DEVELOPERS/OWNERS

FLETCHER DEVELOPMENT, LLC
a Florida Limited Liability Company
By:
_____
(sign)

(print)_____

(title)_____

STATE OF FLORIDA

COUNTY OF _____

The foregoing CERTIFICATE OF CONCURRENCY COMPLIANCE FOR Fletcher Trace Phase 1 was acknowledged before me, **by means of □ physical presence or □ online notarization,** on this _____ day of _____, 2024, by _____, who is (personally known to me) OR (who has produced _____as identification).

_____
Notary Public, State of Florida at Large
Commission No.:
Expiration: [SEAL]

Exhibit "D"
Engineer's Certification of Construction Costs for Public Improvements

CHW
Professional Consultants

Project Name: Fletcher Trace Phases 1-3
CHW Project No: 21-0297
Date: 8/26/2024

Phase 1

Item No.	Item	Qty	Unit	Unit Cost	Cost
ROADWAY					
1	Asphaltic Concrete, 1.5" SP 9.5	311	TN	$ 155.00	$ 48,205.00
2	6" Limerock Base (Optional Base Group 4)	3,355	SY	$ 10.00	$ 33,550.00
3	12" Type B Stabilized Subgrade	3,246	SY	$ 5.00	$ 16,230.00
4	Concrete Sidewalks, 4"	781	SY	$ 51.00	$ 39,845.41
5	Concrete Cross Walk	75	SY	$ 92.00	$ 6,900.00
6	Type 'F' Curb and Gutter	2,255	LF	$ 21.00	$ 47,352.68
7	Temporary Turn around	1,880	SY	$ 10.00	$ 18,800.00
8	Striping and Signage	1	LS	$ 5,000.00	$ 5,000.00
9	Detectable Warnings	70	SF	$ 28.00	$ 1,960.00
				Roadway Subtotal	$ 217,843.08
SANITARY SEWER					
10	8" PVC Wastewater Main	1,240	LF	$ 60.00	$ 74,400.00
11	Sanitary Sewer Laterals 4" PVC w/ CO	800	LF	$ 22.69	$ 18,152.00
12	Sanitary Manhole	6	EA	$ 9,600.00	$ 57,600.00
13	Lift Station	1	LS	$ 620,000.00	$ 620,000.00
14	6" Force Main	110	LF	$ 36.15	$ 3,976.50
Sanitary Sewer Subtotal					$ 774,128.50
WATER SERVICE					
15	Double Water Connection	12	EA	$ 2,859.55	$ 34,314.60
16	Single Water Connection	7	EA	$ 1,974.54	$ 13,821.78
17	4" PVC Water Service Sleeve	1,120	LF	$ 25.00	$ 28,000.00
18	Fire Hydrant Assembly	2	EA	$ 7,166.72	$ 14,333.44
19	8" PVC Watermain	1,182	LF	$ 48.00	$ 56,736.00
20	3" Blow-Off Assembly	3	EA	$ 4,475.56	$ 13,426.68
21	8" Gate Valve	6	EA	$ 2,902.34	$ 17,414.04
Water Service Subtotal					$ 178,046.54
DRAINAGE					
24	Storm Water Pipe (15" RCP)	467	LF	$ 50.00	$ 23,350.00
25	Storm Water Pipe (18" RCP)	355	LF	$ 62.00	$ 22,010.00
26	Storm Water Pipe (24" RCP)	65	LF	$ 93.00	$ 6,045.00
27	Storm Water Pipe (30" RCP)	591	LF	$ 109.00	$ 64,419.00
28	Storm Water Pipe (36" RCP)	180	LF	$ 141.00	$ 25,408.20
29	Type 'S' Curb Inlet	4	EA	$ 7,000.00	$ 28,000.00
30	Type 'G' Curb Inlet	6	EA	$ 7,574.59	$ 45,447.54
31	Storm Manhole	3	EA	$ 8,500.00	$ 25,500.00
Drainage Subtotal					$ 240,179.74
Subtotal					$ 1,410,197.86
Mobilization (10%)					$ 141,019.79
Contingency (10%)					$ 141,019.79
TOTAL					$ 1,692,237.44

The Engineer's probable estimate of cost provided in this document is specifically intended to represent a rough order of magnitude, including all component information for line items aspects of the work, estimated quantities, and applied unit rates. The Engineer's probable estimate of cost is not intended for publication for the use of bidders whatsoever, unless represented as an FDOT Pay Item table on the plans for projects administered accordance with FDOT Standards. For bidding scenarios, the prospective bidders should be advised that they are solely responsible for: identifying and including relevant project scope, calculation of quantities/durations for takeoffs, and determining the appropriate competitive market cost for the work. Additionally, CHW has no control over the cost of labor, materials, equipment, market conditions, or the Contractor's method of determining prices. Therefore, our statements of probable cost provided herein are made on the basis of best judgment as professional consultants familiar with the construction industry. CHW, nor its subconsultants, can offer guarantee that proposals, bids, or construction costs will not vary from our statements of probable cost.

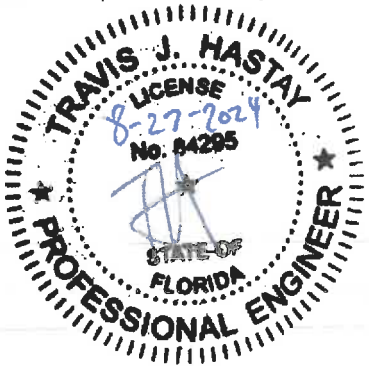


Exhibit "E"
Engineer's Certification of Construction Costs for Private Improvements

Professional Consultants

Project Name: Fletcher Trace Phases 1-3
CHW Project No: 21-0297
Date: 8/26/2024

Phase 1

Item No.	Item	Qty	Unit	Unit Cost	Cost
DEMOLITION/EARTHWORK					
11	Clearing and Grubbing	21.07	AC	$ 3,500.00	$ 73,727.86
12	Excavation	71,063	CY	$ 3.00	$ 213,189.00
13	Fill (using onsite materials)	17,000	CY	$ 3.00	$ 51,000.00
14	Sod (within ROW and common areas)	20,365	SY	$ 3.20	$ 65,168.00
15	Seed (within lots and bottom of basin)	63,617	SY	$ 0.50	$ 31,808.50
16	Silt Fence	4,874	LF	$ 2.50	$ 12,185.43
17	Tree Barricade	2,823	LF	$ 5.00	$ 14,112.62
				Earthwork Subtotal	**$ 461,191.42**
OFFSITE ROADWAY					
18	1.5" Mill & Resurface	6,165	SY	$ 2.50	$ 1,405.00
19	1.5" Friction Course FC-12.5	562	TN	$ 405.00	$ 227,610.00
20	Asphaltic Concrete, 3.5" SP 12.5	1,312	TN	$ 170.00	$ 223,040.00
21	8" Limerock Base (Option Base Group 2)	6,059	SY	$ 30.00	$ 181,784.20
22	12" Type B Stabilized Subgrade	6,059	SY	$ 9.00	$ 54,535.26
23	Striping and Signage	1	LS	$ 25,000.00	$ 25,000.00
24	Unpaved shoulder	1,498	SY	$ 9.00	$ 13,481.69
25	Concrete Driveway Apron for Lift Station	150	SF	$ 98.22	$ 14,733.00
26	Earthwork (swales)	1,852	CY	$ 18.00	$ 33,333.33
27	Tree Barricade	935	LF	$ 5.00	$ 4,675.00
28	Silt Fence	3,035	LF	$ 2.50	$ 7,587.50
29	18" Mitered End Sections	2	EA	$ 2,168.75	$ 4,337.50
30	18" RCP	44	LF	$ 62.00	$ 2,728.00
31	MOT	1	LS	$ 79,425.05	$ 79,425.05
Offsite Roadway Subtotal					**$ 873,675.52**

TRAVIS J. HASTAY
LICENSE
8-27-2024
No. 84295
STATE OF FLORIDA
PROFESSIONAL ENGINEER

CHW
Professional Consultants

Project Name: Fletcher Trace Phases 1-3
CHW Project No: 21-0297
Date: 8/26/2024

DRAINAGE					
32	36" Mitered End Section	1	EA	$ 7,252.00	$ 7,252.00
33	30" Mitered End Section	2	EA	$ 6,155.00	$ 12,310.00
34	Control Structure (modified storm manhole)	1	EA	$ 12,400.00	$ 12,400.00
Drainage Subtotal					$ 31,962.00
ELECTRIC					
37	Electric Conduit (2.5")	11,220	LF	$ 14.00	$ 157,080.00
38	Electric Connection Fee	32	EA	$ 200.00	$ 6,400.00
Electric Subtotal					$ 163,480.00
Subtotal					$ 1,530,308.94
Mobilization (10%)					$ 153,030.89
Contingency (10%)					$ 153,030.89
TOTAL					$ 1,836,370.73

The Engineer's probable estimate of cost provided in this document is specifically intended to represent a rough order of magnitude, including all component information for line items aspects of the work, estimated quantities, and applied unit rates. The Engineer's probable estimate of cost is not intended for publication for the use of bidders whatsoever, unless represented as an FDOT Pay Item table on the plans for projects administered accordance with FDOT Standards. For bidding scenarios, the prospective bidders should be advised that they are solely responsible for: identifying and including relevant project scope, calculation of quantities/durations for takeoffs, and determining the appropriate competitive market cost for the work. Additionally, CHW has no control over the cost of labor, materials, equipment, market conditions, or the Contractor's method of determining prices. Therefore, our statements of probable cost provided herein are made on the basis of best judgment as professional consultants familiar with the construction industry. CHW, nor its subconsultants, can offer guarantee that proposals, bids, or construction costs will not vary from our statements of probable cost.

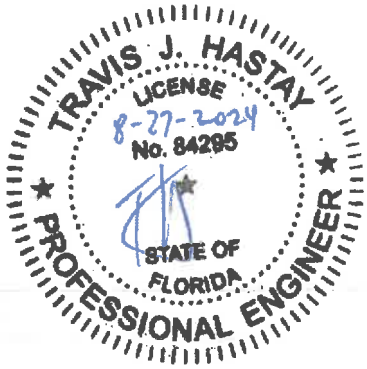
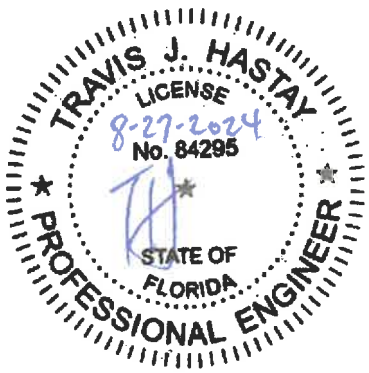


Exhibit "F"
Engineer's Certification of Construction Costs for House Sidewalks

Phase 1 On Lot Sidewalks

Item No.	Item	Qty	Unit	Unit Cost	Cost
1	Concrete Sidewalks, 4"	1,102	SY	$ 50.55	$ 55,704.38
				Subtotal	$ 55,704.38
				Mobilization (10%)	$ 5,570.44
				Contingency (10%)	$ 5,570.44
				TOTAL	$ 66,845.25

The Engineer's probable estimate of cost provided in this document is specifically intended to represent a rough order of magnitude, including all component information for line items aspects of the work, estimated quantities, and applied unit rates. The Engineer's probable estimate of cost is not intended for publication for the use of bidders whatsoever, unless represented as an FDOT Pay Item table on the plans for projects administered accordance with FDOT Standards. For bidding scenarios, the prospective bidders should be advised that they are solely responsible for: identifying and including relevant project scope, calculation of quantities/durations for takeoffs, and determining the appropriate competitive market cost for the work. Additionally, CHW has no control over the cost of labor, materials, equipment, market conditions, or the Contractor's method of determining prices. Therefore, our statements of probable cost provided herein are made on the basis of best judgment as professional consultants familiar with the construction industry. CHW, nor its subconsultants, can offer guarantee that proposals, bids, or construction costs will not vary from our statements of probable cost.



SUBDIVIDERS AGREEMENT

THIS SUBDIVIDERS AGREEMENT for Fletcher Trace Phase 2 (the "Agreement") is made by and between Fletcher Development, LLC a Florida limited liability company, whose principal address is 4510 NW 6th Place, 3rd Floor, Gainesville, FL 32607 (the "Developer") and the City of Alachua, a Florida municipal corporation (the "City"), whose principal address is 15100 NW 142 Terrace, Alachua, FL 32615, as of the date signed by the last party below (the "Effective Date").

R E C I T A L S

WHEREAS, the Developer is developing a residential subdivision in the City known as Fletcher Trace Phase 2, including certain Improvements as described in Paragraph 3 below (the "Project"), located on the real property legally described in attached Exhibit "A" (the "Property") and further described in the Final Plat for Fletcher Trace Phase 2 (the "Final Plat"), a copy of which is attached hereto as Exhibit "B" and incorporated herein by this reference; and

WHEREAS, the Developer wishes to enter into a Subdividers Agreement with City as part of the City's site-specific regulations for applications for development orders for the subdivision of land as further set forth and required in Section 2.4.10(G)(6) of the City's Land Development Regulations (the "LDRs"); and

WHEREAS, the Developer acknowledges that this Agreement is a valid exercise of the City's police powers and it is authorized by, among other things, Article VIII, Section 2(b) of the Florida Constitution, Section 163.3161, et. seq., Fla. Stat., Section 163.3202, Fla. Stat., and Section 166.021, Fla. Stat.; and

WHEREAS, the Developer acknowledges that this Agreement is governed by the City's LDRs and, as such, the Developer must utilize the administrative procedures contained in the LDRs in the event there is any dispute regarding or in any way arising out of this Agreement; and

WHEREAS, the Developer acknowledges that this Agreement is a regulatory agreement required as part of the process for the issuance of Development permits for the Project and, as such, Developer shall not have and waives any claim for monetary damages against the City in the event of any dispute regarding or in any way arising out of this Agreement.

NOW THEREFORE, in consideration of the foregoing recitals, the Developer and City (who may hereinafter be referred to collectively as the "parties" or individually as a "party") hereby covenant, stipulate and agree as follows:

1. **Recitals:** The above information and recitals are true and correct and are incorporated as material terms of this Agreement by reference.

2. **Certificate of Concurrency Compliance:** The City agrees to reserve public facilities for the Project as set forth in the Certificate of Concurrency Compliance attached hereto as Exhibit "C" and incorporated herein by reference.

3. **Construction:** The Developer shall construct, at Developer's sole expense, the improvements (the "Improvements") described in the Construction Plans prepared by the Project's Engineer of Record (the "Plans"), which were filed with the City by the Developer and have been reviewed and approved by the City in accordance with Section 2.4.10(G)(4) of the LDRs. The Improvements shall be constructed in accordance with the Plans and the requirements for Major Subdivisions as set forth in the City's LDRs. The Improvements consist of:

a. Certain "Private Improvements," which shall not be conveyed to the City and shall remain under private ownership and control. The Private Improvements are described in the Plans and the Final Plat. Developer agrees to proceed with the construction of the Private Improvements in a diligent manner to be fully and finally completed, as evidenced by the City's issuance of a Certification of Completion, on or before April 13, 2026.

b. Certain "Public Improvements," which upon completion shall be offered for dedication and acceptance by the City as provided in Section 14 hereof. The Public Improvements are described in the Final Plat. Developer agrees to proceed with the construction of the Public Improvements in a diligent manner to be fully and finally completed, as evidenced by the City's issuance of a Certification of Completion, on or before April 13, 2026.

c. The Improvements do not include those sidewalks depicted on the Construction Plans which abut or are immediately adjacent to a residential lot depicted on the Plat (hereinafter referred to as "House Sidewalk" or "House Sidewalks"). Such House Sidewalks shall be subject to the specific provisions governing construction, completion, conveyance (if applicable), and construction/maintenance guarantees described in this Agreement.

d. Some of the Improvements may be constructed and completed (as evidenced by the City's issuance of a Certification of Completion) after recording of the Final Plat. Specifically, the following Improvements, hereinafter referred to as the "Post Final Plat Improvements," may be completed after recording of the Final Plat: 6" limerock base, curb and gutter, 1.5" type SP9.5 asphaltic concrete, public and common area sidewalks, and street lighting, as depicted on the approved Construction Plans. Those Post Final Plat Improvements that will be offered for dedication and acceptance by the City following completion shall hereinafter be referred to as the "Post Final Plat Public Improvements," and those Post Final Plat Improvements that shall remain under private ownership and control following completion shall hereinafter be referred to as the "Post Final Plat Private Improvements."

All of the Improvements, with the exception of the Post Final Plat Improvements, shall be constructed and completed (as evidenced by the City's issuance of a Certification of Completion) prior to recording of the Final Plat.



4. **Drainage:** Drainage facilities for the Property shall be maintained in accordance with the approved Plans for the Project at the sole expense of the Developer.

5. **Fire Flow:** The Developer specifically acknowledges and agrees that future development and buildings constructed within the Project shall comply with the fire flow standards as set forth in the Florida Fire Prevention Code (the "FFPC"), which is adopted as part of the Florida Building Code (the "FBC"), as amended and effective at the time of such future development. It is the Developer's sole responsibility to comply with these fire flow standards. Nothing in this Agreement, including, but not limited to, the Plans and or the Certificate of Concurrency Compliance for the Project, attached hereto as Exhibit "C" in any way impacts or waives the requirement for future development and buildings within the Project from complying with the FFPC and FBC, as amended and effective at the time of such future development.

6. **Conveyance:** The Developer shall convey all of the required Public Improvements to the City. However, the parties acknowledge and agree that the Public Improvements shall not be accepted by the City, nor shall the City have any maintenance responsibility for same, unless and until: (1) the Public Improvements have been completed (as evidenced by the issuance of a Certification of Completion), (2) the Warranty Period (as hereinafter defined) has concluded and the Public Improvements have passed all inspections and the Public Services Director has made the determinations required pursuant to Section 14 hereof, and (3) the City Commission of the City of Alachua (the "City Commission") officially accepts the Public Improvements. Acceptance of public House Sidewalks shall be as set forth in Paragraph 16 below.

7. **Compliance:** The Developer warrants that it will construct all of the Improvements in accordance with the approved Plans and the Final Plat for the Project, the LDRs, and all applicable regulations, ordinances, laws, rules and the terms of this Agreement.

8. **Recording of Final Plat:**

The Final Plat for the Project shall be recorded by the Developer in the Public Records of Alachua County, Florida, within 545 days of its approval by the City Commission, provided the requirements of this Paragraph have been satisfied. The Final Plat shall not be released by the City for recording nor recorded until all of the Improvements, with the exception of the Post Final Plat Improvements, are fully and finally completed, as evidenced by the City's issuance of a Certification of Completion for same. Failure to record the Final Plat within 545 days of its approval by the City Commission shall render the Final Plat null, void, and of no further force and effect. Provided, upon Developer's application to the City and showing of good cause, the City Commission may, in its sole discretion, provide for an extension of not more than an additional 365 days. The Developer shall provide the City with a certified copy of the recorded Final Plat within one (1) business day of the recording of the Final Plat. The City shall record this Agreement within five (5) business days of the Effective Date. The Developer shall pay all costs associated with the recording of this Agreement.

9. **Surety Devices for Public Improvements:**

In order to comply with Sections 2.4.10(G)(5)-(8), 7.4.1, and 7.8.1 of the LDRs, the Developer warrants and agrees to provide the City with surety instruments for all Public Improvements as follows:

a. Public Improvements Maintenance Guarantee. Upon the City's completion of inspection but prior to issuing a Certificate of Completion for the Public Improvements, Developer shall provide the City with a "Public Improvements Maintenance Guarantee" in a form approved by the City in the amount of $59,965.35, which represents 10% of the Engineer's Certification of Construction Costs for Public Improvements [$599,653.52] set forth in Exhibit "D", which Public Improvements Maintenance Guarantee shall be in full force effect until Developer obtains a passing inspection for such Public Improvements following expiration of the Warranty Period (as hereinafter defined) pursuant to Section 2.4.10(G)(7)-(8) of the LDRs and Section 14 of this Agreement. The City shall release and return the Public Improvements Maintenance Guarantee upon the City Commission's acceptance of the Public Improvements, consistent with Section 2.4.10(G)(8)(b) of the LDRs and Section 14 of this Agreement, less any applicable reductions or drawdowns.

b. Post Final Plat Public Improvements Performance Guarantee. Prior to release and recordation of the Final Plat, Developer shall provide the City with a Cash Deposit, Lender Guarantee, Irrevocable Letter of Credit, Performance Bond, or other acceptable security (the "Post Final Plat Public Improvements Surety Instrument") in a form approved by the City in the amount of 120% of the Engineer's Certification of Construction Costs for such Post Final Plat Public Improvements that have not yet been completed, to guarantee the satisfactory construction of all such Post Final Plat Public Improvements. The City shall release and return the Post Final Plat Public Improvements Surety Instrument, less any applicable reductions or drawdowns, upon: (1) A Public Improvements Maintenance Guarantee consistent with the requirements of Section 9.a. being filed with the City for such Post Final Plat Improvements, and (2) the City's issuance of a Certification of Completion for the Post Final Plat Public Improvements.

10. **Surety Devices for Private Improvements:** In order to comply with Sections 2.4.10(G)(5)-(8), 6.10, and 7.8.1 of the LDRs, the Developer warrants and agrees to provide the City with surety instruments for all Private Improvements as follows:

a. Private Improvements Maintenance Guarantee. Upon the City's completion of inspections but prior to issuing a Certificate of Completion for the Private Improvements, Developer shall provide the City with a Private Improvements Maintenance Guarantee in a form approved by the City in the amount of

$16,258.29, which represents 10% of the Engineer's Certification of Construction Costs for Private Improvements set forth [$162,582.89] in Exhibit "E", which Private Improvements Maintenance Guarantee shall be in full force and effect until Developer obtains a passing inspection for such Private Improvements following expiration of the Warranty Period (as hereinafter defined) pursuant to Section 2.4.10(G)(7)-(8) of the LDRs and Section 14 of this Agreement. The City shall release and return the Private Improvements Maintenance Guarantee upon the Developer having obtained a passing inspection for such Private Improvements following expiration of the Warranty Period, pursuant to Section 2.4.10(G)(7)-(8) of the LDRs and Section 14 of this Agreement, less any applicable reductions or drawdowns.

b. Post Final Plat Private Improvements Performance Guarantee. Prior to release and recordation of the Final Plat, Developer shall provide the City with a Cash Deposit, Lender Guarantee, Irrevocable Letter of Credit, Performance Bond, or other acceptable security (the "Post Final Plat Private Improvements Surety Instrument") in a form approved by the City in the amount of 120% of the Engineer's Certification of Construction Costs for any Post Final Plat Private Improvements that have not yet been completed, to guarantee the satisfactory construction of all such Post Final Plat Private Improvements. The City shall release and return the Post Final Plat Private Improvements Surety Instrument, less any applicable reductions or drawdowns, upon: (1) A Private Improvements Maintenance Guarantee consistent with the requirements of Section 9.a. being filed with the City for such Post Final Plat Improvements, and (2) the City's issuance of a Certification of Completion for the Post Final Plat Private Improvements.

c. The surety for all Improvements (public and private) may be consolidated in the same surety instrument.

11. **Inspections:** Upon the City's approval of the Plans and Final Plat, the Developer may commence construction of the Improvements. During the construction period, the Project's Engineer of Record, or Professional Engineer with a Professional Engineering Services Agreement with the City of Alachua shall perform Construction and Engineering Inspection Services (the "CEI Services") and shall prepare and provide to the City inspection reports at the following benchmarks:

a. Inspection of Underground Stormwater System: at beginning of process; during 2 pipe laying activities; during 3 random backfilling operations; and inspection of the completed system by visual and TV camera.
b. Inspections of sewer system: at the beginning of work; during 3 random manhole placements; 3 random pipe placements; 3 backfilling operations; and inspection of the completed system with TV camera.
c. Inspection of water system: at the beginning of work; during all taps or city connections; 3 random pipe placements; 3 backfilling operations; and inspection of the completed system including disinfection and pressure testing.

d. Inspection of the electrical conduit: at the beginning of work; during all city connections; 3 random pipe placements, 3 backfilling operations; and inspection of completed system.
e. Inspection of Stormwater Management basin: at the rough grade stage, outfall placement; final grassing and inspection of completed system.
f. Inspection of pavement: at sub grade of all roads for line and grade and yielding; lime rock base for placement and finish; asphalt inspections at the beginning of operations; at least 3 random quality control checks during placement, asphalt inspection; and inspection of completed pavement. If necessary, a thin asphalt coat shall be added to any areas of the streets in order to provide a smooth graded finish, in particular, around curbs.

The Project's Engineer of Record or the Professional Engineer performing CEI Services shall submit the inspection reports to the City. The inspection reports shall show any discrepancies and shall note the correction of each discrepancy in a subsequent report. The Developer shall provide each inspection report to the City's Public Services Department with a copy to the City's Department of Planning and Community Development within three (3) business days of each inspection. The City may, in its sole discretion, demand in writing the immediate correction of any discrepancies contained on any of the inspection reports within a reasonable period set forth in the written demand. If the correction is not completed in the timeframe in the demand, the City is authorized to make a demand on the Improvements Surety Instrument for the amount needed in order to correct the discrepancy.

Upon completion of the Improvements, the Developer shall have the Project's Engineer of Record, or the Professional Engineer performing the CEI Services, conduct a final inspection and compile a final punch list. Upon the Project's Engineer of Record or the Professional Engineer performing the CEI Services providing a final report to the Developer and the City indicating that all of the deficiencies noted in any inspection report and on the final punch list have been completed and the Improvements are in working order and in accordance with the Plans and LDRs, the LDR Administrator or designee shall thereafter perform a final inspection and provide Developer with a list specifying all defects, deficiencies, and necessary repairs within 60 days of receipt of the final report. Upon completion of any and all repairs and a certification by the Project's Engineer of Record or the Professional Engineer performing the CEI Services that the Improvements have been completed in accordance with the requirements of this Agreement, the Plans, and the LDRs, the City shall issue a Certification of Completion and the Project's Engineer of Record or the Professional Engineer performing the CEI Services shall submit a certified cost of construction for the completed Improvements.

12. **No Transfer of Title Prior to Recording of Final Plat; Completion of Improvements Required Prior to Final Inspection:**

a. No transfer of title or sale of any lots for the Property that is subject to the Final Plat shall occur until the Final Plat has been recorded in accordance with this Agreement.

b. In the event the Developer conveys any interest, legal or equitable, to any portion of the Property, notice is hereby given that the City shall not conduct a final inspection on

any dwelling, nor issue any certificate of occupancy, nor will the City provide permanent City utility services until the Improvements required in this Agreement have been fully and finally completed in accordance with this Agreement. Developer acknowledges and agrees that there is no reasonable business backed expectation that any purchasers of lots or dwellings will be able to occupy or inhabit dwellings in the Project until full and final completion of the Improvements.

13. **Warranty Period:** In accordance with Sections 6.10.4 and 7.8.1 of the LDRs, the Developer warrants all Improvements for a period of one-year from the City's issuance of a Certification of Completion for such Improvements (the "Warranty Period"). Should the City, in the City's sole discretion, determine repairs are needed to the Improvements during the Warranty Period, the City shall provide notice to the Developer and the repairs shall be made within thirty (30) days of such written notice. In the event the Project's Engineer of Record certifies that a requested repair will take more than thirty days to complete, the repair shall be completed in the amount of time determined by the City's Public Services Director, in their sole discretion. The Developer shall be responsible for making all repairs to Improvements, at Developer's sole expense, so long as notice is sent to the Developer within the Warranty Period. The Warranty Period shall be automatically extended until the completion of all requested repairs. Failure of the Developer to complete the repairs within thirty days from the notice (or such time as the Public Services Director may authorize) shall constitute a breach of this Agreement.

14. **Inspections Following Warranty Period; Responsibility for Maintenance:** After the Warranty Period, the Developer shall submit a final certification prepared by the Developer's Engineer of Record that all of the Improvements have been completed and constructed in accordance with the Plans and applicable regulations and are functional and in good working order. The City shall not be bound to accept the Public Improvements for public maintenance or operation until the Public Services Director has determined that the Public Improvements were constructed in accordance with the LDRs, the City of Alachua Requirements for Design and Construction, applicable Florida Department of Transportation standards, and all other applicable laws, rules, and regulations and the City Commission has accepted the Public Improvements. Within 60 days of the Public Services Director's approval, the City Commission shall formally accept maintenance of the Public Improvements. The maintenance of all Private Improvements shall be the sole responsibility of the Developer and its successors, which shall include any homeowner's or property owner's association whose purpose includes the maintenance of such improvements.

15. **Maintenance of Landscape Improvements within City Rights of Way:** The Developer agrees to construct, install and maintain all landscape improvements located within the right-of-way as shown in the approved Plans for the Project at its sole cost and expense. Should the developer or successor fail to install or maintain the landscape improvements in accordance with the approved Plans, the City may provide written notice to the Developer or its successor, specifying the nature of the deficiency. Within 30 days following receipt of such notice, the Developer or successor shall cause the appropriate repairs or cure to be effected. In the event damage or failure to maintain results in a situation where public safety is at risk, the City may, in its sole discretion, effect repairs to the Improvements without the need of prior notice to the Developer or its successor. The City will promptly bill the Developer, its successors or assigns.

If the bill is not paid within 30 days, it shall be a default hereunder and the City shall have the right, but not the obligation, to make a claim under the maintenance bond or other remedies at law.

16. **Construction, Installation, and Surety Devices for House Sidewalks:** The Construction, completion deadlines, and surety devices for House Sidewalks shall be as follows:

a. Construction Deadline: The Developer shall complete the construction and installation of the House Sidewalks in accordance with the Plans. The construction of all of the House Sidewalks shall be completed on or before April 13, 2028. If Developer has not completed all of the House Sidewalks by April 13, 2028, the City shall have the right, but not the obligation, to make a demand on the House Sidewalks Common Law Performance Bond described within Paragraph 16.b. below, for completing as many of the remaining sidewalks as possible with funds derived from such House Sidewalk Common Law Performance Bond. The City shall not, however, have any obligation to expend any money other than the proceeds from the House Sidewalk Common Law Performance Bond to construct sidewalks in the Project.

b. Surety Devices: In order to comply with Sections 2.4.10(G)(5)-(8), 6.10, 7.4.1, and 7.8.1 of the LDRs, the Developer or successor shall provide the City with a House Sidewalks Common Law Performance Bond, in a form acceptable to the City, as the surety instrument to guarantee the satisfactory completion of the House Sidewalks as required in this Agreement. The amount of the House Sidewalk Common Law Performance Bond shall be $60,778.99 ($50,649.16 x 120% of the certified estimated cost of completion in attached Exhibit "F"). Upon the satisfactory completion and inspection of the House Sidewalks, but not the acceptance, the Developer or successor shall provide the City with a House Sidewalk Common Law Maintenance Bond in the amount of $5,064.92 ($50,649.16 x 10%) for the one-year maintenance period. The City will then release and return the House Sidewalk Common Law Performance Bond.

c. Final Approval and Acceptance: Within one (1) year of the completion of all of the House Sidewalks, the City's Public Services Department will do a final inspection and notify the Developer or successor in writing of any deficiencies, in the City's sole discretion. The Developer or successor shall have thirty (30) days to cure any such deficiencies. If the Developer or successor does not cure these deficiencies within thirty (30) days, the City shall be authorized to have the work done and make a demand on the House Sidewalks Common Law Maintenance Bond to pay for the remedial work. Once all deficiencies are remedied to the satisfaction of the City, the House Sidewalks shall be submitted to the City Commission for acceptance. After the City Commission's acceptance of the House Sidewalks, the House Sidewalks Common Law Maintenance Bond will be released and returned to the Developer or successor, less any applicable reductions or drawdowns.

d. The Developer shall have complete and exclusive liability for all claims and shall indemnify the City for all claims, including but not limited to claims for bodily injury and damages, in any way related to or arising out of the construction, completion or non-completion of the House Sidewalks undertaken by the Developer until the City Commission has officially accepted the House Sidewalks.

17. **Non-Interest-Bearing Account:** All cash deposits made by Developer to the City under this Agreement shall be separately segregated on the books of the City and deposited into a non-interest-bearing bank account.

18. **No Inordinate Burden on Land:** The Developer acknowledges and agrees that the requirements under this Agreement in no way inordinately burdens any existing use of the Property or vested right to specific use of the Property described in Exhibit "A" and set forth in the Final Plat for the Project, attached hereto as Exhibit "B".

19. **Withholding Permits:** The City may, in its sole discretion, withhold any and all inspections, permits, and/or certificates for the Project if such action is deemed necessary by the City to secure the Developer's compliance with the terms of this Agreement.

20. **Compliance with Other Laws:** Nothing contained in this Agreement shall relieve the Developer or its successor or assigns from obtaining any local, regional, state or federal permits or complying with any ordinances, laws, rules, or regulations applicable to the development of the Project.

21. **Police Powers:** In the event the Developer, the Developer's agents, contractor, subcontractors, or anyone else acting on behalf of the Developer or the Developer's contractor or subcontractors may be liable or responsible, fails to comply with any applicable ordinance, law, rule or regulation and such failure tends to or does pose an imminent threat or danger to life or of great bodily injury to any person working on the job or to any member of the general public, the City, in its sole discretion through its City Manager or designee, has the right to exercise its police powers and to stop work on the Project until appropriate corrective measures are taken, without limiting any other remedies available to the City.

22. **Indemnity:** The Developer shall indemnify and hold harmless the City of Alachua, its officers, agents, employees, attorneys, or anyone's action directly or indirectly on behalf of the City, from and against all claims, damages, losses, and expenses, including reasonable attorney's fees, arising out of or resulting from a loss in performance of work, down-time of equipment, or any claim that may arise from bodily injury, sickness, disease or death, or the injury to or destruction of tangible property, including the loss of use resulting therefrom, caused in whole or in part by a negligent or wrongful act or omission on the part of the Developer, Developer's agent, contractor, subcontractors, or anyone directly or indirectly employed or working on behalf of the Developer for whose acts the Developer or its agent, contractors, or subcontractors may be liable or responsible. The Developer further agrees that the Developer shall not insulate itself from liability or responsibility to the City for a default in or failure to perform any of the terms of this Agreement, or from responsibility under this indemnification clause by employment of independent contractors or subcontractors or other entities. The Developer shall remain liable to the City notwithstanding any attempt by the Developer to pass any responsibility set forth herein to its contract, subcontractors, or other agent or employee.

23. **Payments:** Any payments due from the Developer to the City shall be made either by bank check or cashier's check payable to the City of Alachua, Florida, and provided to the City at the address provided in the Paragraph pertaining to Notices below.

24. **Agreement Runs with Land:** This Agreement shall be recorded in the Public Records of Alachua County, Florida and shall run with the Property.

25. **Default by Developer:** Should Developer fail to complete the Improvements within the timeframes provided in Paragraph 8, the City shall not release the Final Plat for recording and may also pursue any other remedies allowed by law or equity. The City's rights to declare a default are cumulative and the City's failure to declare a default at any time shall not waive its right to declare a future default.

Should Developer fail to complete the House Sidewalks within the timeframes provided in Paragraph 16, the City shall be entitled to make immediate demand on any surety or guarantee provided by Developer hereunder, and also be entitled to any other remedies allowed by law or equity.

26. **Notices:** Except as otherwise provided in this Agreement, any notice, request, or approval, from either party to the other party must be in writing and sent by certified mail, return receipt requested, or by personal delivery. Such notice will be deemed to have been received when either deposited in the United States Postal Service mailbox or personally delivered with a signed proof of delivery. For purposes of notice, the parties and their respective representatives and addresses are:

City:	City of Alachua **Attn: City Manager / LDR Administrator**
Via Hand Delivery:	15100 NW 142nd Terrace Alachua, FL 32615
Via U.S. Mail:	Post Office Box 9 Alachua, FL 32616
Developer:	Fletcher Development, LLC
Via Hand Delivery:	4510 NW 6th Place 3rd Floor Gainesville, FL 3260
Via U.S. Mail:	4510 NW 6th Place 3rd Floor Gainesville, FL 3260
With copy to:	[Address]

27. **Binding Effect:** The City and Developer each bind the other and their respective successors and assigns to all of the terms, conditions, covenants and provisions of this Agreement.

28. **Severability:** If any provision of this Agreement is declared void by a court of law, all other provisions will remain in full force and effect.

29. **Not Assignable without Approval:** This Agreement shall not be assignable by the Developer without the written approval of the City Commission.

30. **Enforcement:** The failure of either City or Developer to exercise any right under this Agreement shall not waive such right in the event of any future default or non-compliance with this Agreement.

31. **Jurisdiction and Venue:** This Agreement is governed in accordance with the laws of the State of Florida. Venue for any action regarding this Agreement shall be in the Circuit Court in Alachua County, Florida.

32. **Amendment:** This Agreement may only be amended by mutual written agreement by the City and the Developer with prior approval of the City Commission.

33. **Legal Advice:** The Developer and the City have each had the advice of their respective attorneys before entering into this Agreement, including all exhibits hereto.

34. **Joint Preparation:** This Agreement has been drafted with participation of the City and the Developer and shall not be construed against either the City or Developer on account of draftsmanship.

35. **Captions and Headings:** Paragraph headings are for convenience only and shall not be used to construe or interpret this Agreement.

36. **Time of Essence:** Time is of the essence in complying with each and every term and condition of this Agreement.

37. **Entire Agreement:** This Agreement constitutes the entire agreement of the City and the Developer and supersedes all prior written or oral agreements, understanding or representations.

38. **Exclusive Remedy:** In the event of any question or dispute arising out of or related to this Agreement, the sole and exclusive remedy of the Developer against the City, after Developer exhausts all administrative remedies in the City's LDRs, shall be an action for declaratory judgment. Developer specifically waives all other remedies it may have against the City. In no event shall Developer have a cause of action for monetary damages against the City for anything in any way related to or arising out of this Agreement.

39. **Sovereign Immunity:** The City does not waive its sovereign immunity in entering into this Agreement. Nothing herein, expressed or implied, waives or should be construed to be a waiver or an attempt to waive the sovereign immunity of the City under the Florida Constitution and the laws of the State of Florida.

40. **No Future Representations:** The City's approval of this Subdividers Agreement does not in any way imply, represent, require or guarantee that the City will approve the application for any other phase of the development of the Project.

IN WITNESS WHEREOF, City and Developer have hereunto set their hands and seals the day and year last written below.

WITNESSES

_____
(Witness No. 1 - Signature)

_____
(Witness No. 1 - Printed)

_____
(Witness No. 1 – Address)

_____
(Witness No. 2 - Signature)

_____
(Witness No. 2 - Printed)

_____
(Witness No. 2 – Address)

DEVELOPER

_____
By: _____
Its: _____
Date: 1/24/25

STATE OF _____
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____ 20___ by [Developer Signatory], as [Title] of [Developer], ☐ who is personally known to me or ☐ who has produced _____ _____ as identification.

_____
Signature of Notary Public
Printed Name of Notary: _____
Commission Number: _____
Commission Expiration: _____

(Notary Stamp)

ATTEST:

CITY OF ALACHUA

_____
William M. DaRoza, City Manager/Clerk

_____
Gib Coerper, Mayor

Approved as to Form:

_____
Marian B. Rush, City Attorney

STATE OF _____
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____ 20____ by Gib Coerper, as Mayor of the City of Alachua, ☐ who is personally known to me or ☐ who has produced _____ _____ as identification.

_____
Signature of Notary Public
Printed Name of Notary: _____
Commission Number: _____
Commission Expiration: _____

(Notary Stamp)

Exhibit "A"
Property

LEGAL DESCRIPTION

21-0297

Professional Consultants

DATE: DECEMBER 14, 2023
PROJECT NAME: FLETCHER TRACE
PROJECT NO: 21-0297
DESCRIPTION FOR: PHASE 2

A TRACT OF LAND BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2140, PAGE 1834, OF THE PUBLIC RECORDS OF ALACHUA COUNTY FLORIDA, SITUATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, OF SAID ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF AFOREMENTIONED SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE NORTH 0°04'14" WEST, ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 403.02 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY); THENCE NORTH 41°06'51" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1437.97 FEET TO THE **POINT OF BEGINNING**; THENCE, DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, THE FOLLOWING THREE (3) COURSES; (1) SOUTH 48°53'09" EAST, A DISTANCE OF 295.00 FEET; (2) NORTH 41°06'51" EAST, A DISTANCE OF 755.00 FEET; (3) NORTH 48°53'09" WEST, A DISTANCE OF 295.00 FEET TO AFOREMENTIONED SOUTHEASTERLY RIGHT OF WAY LINE; THENCE SOUTH 41°06'51" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 755.00 FEET TO THE **POINT OF BEGINNING.**

SAID TRACT CONTAINING 5.11 ACRES OF LAND, MORE OR LESS.

t: (904) 619-6521 | 8563 Argyle Business Loop, Suite 3, Jacksonville, FL 32244
t: (352) 331-1976 | 11801 Research Drive, Alachua, FL 32615
t: (352) 414-4621 | 101 NE 1st Avenue, Ocala, FL 34470
www.chw-inc.com

Exhibit "B"
Final Plat

FLETCHER TRACE - PHASE 2

LOCATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

CHW Professional Consultants
11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1980 FLORIDA CA-5076

PLAT BOOK__, PAGE __
SHEET ONE OF ONE

DESCRIPTION

A TRACT OF LAND BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3180, PAGE 1814, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SITUATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, OF SAID ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF AFORE MENTIONED SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST THENCE NORTH 01°24'14" WEST, ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 493.83 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY); THENCE NORTH 41°39'51" EAST, ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 1127.57 FEET TO THE POINT OF BEGINNING; THENCE, DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, THE FOLLOWING THREE (3) COURSES: (1) SOUTH 48°53'09" EAST, A DISTANCE OF 295.00 FEET; (2) NORTH 41°06'51" EAST A DISTANCE OF 735.00 FEET; (3) NORTH 48°53'09" WEST A DISTANCE OF 295.00 FEET TO A FORMENTIONED SOUTHEASTERLY RIGHT OF WAY LINE; THENCE SOUTH 41°06'51" WEST, ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 735.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 5.11 ACRES OF LAND, MORE OR LESS.

SURVEYOR'S NOTES

1. BEARINGS ARE GRID, NO ROTATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 1983) YIELDING A BEARING OF N 41°39'51" W FOR THE WEST LINE OF SECTION 28, TOWNSHIP 8 S., 18 RANGE 18 EAST ALACHUA COUNTY, FL.
2. VERTICAL DATUM SHOWN HEREON IS DERIVED FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BENCHMARK USED WAS A NATIONAL GEODETIC SURVEY BENCHMARK NUMBER V578, WITH A PUBLISHED ELEVATION OF 149.67 FEET (NAVD 88).
3. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1' 5,000'.
4. BUILDING SETBACKS (UNLESS SHOWN OTHERWISE):
   FRONT = 15'
   REAR = 5'
   SIDE = 5'
   STREET FACING GARAGES = 18'
5. THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA FIRM, PANEL NO. 129 OF 640, COMMUNITY PANEL NO. 12001C 0129 D, EFFECTIVE DATE: JUNE 16, 2006.
6. THE COMMON AREAS: OPEN SPACE, AND STORMWATER MANAGEMENT AREAS SHOWN HEREON, WILL BE CONVEYED TO THE OWNER'S ASSOCIATION AND ARE IDENTIFIED FOR MAINTENANCE BY THE HOMEOWNERS ASSOCIATION DOCUMENTS. THE OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF THESE PLANTED IN RIGHT-OF-WAY AND SIDEWALK AREAS BELONGING WITH SUBDIVIDER'S AGREEMENT AND SECTION 7.6.1 OF THE CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS.
7. LOT OWNERS AND PERMANENT CONTROL POINTS SHALL BE SET PER 177.091 (8) AND (9) FLORIDA STATUTES.

SITE BENCHMARK TABLE				
NO.	DESCRIPTION	ELEVATION	NORTHING	EASTING
BM1	5" STEEL ROD & CAP "LB TRAN LB5015"	87.96'	2826431.34	2696115.16
BM2	5" STEEL ROD & CAP "LB TRAN LB5015"	93.60'	2826466.72	2696179.76
BM3	5" STEEL ROD & CAP "LB TRAN LB5015"	89.87'	2826230.98	2696991.23

*NOTE: ALL SITE BENCHMARKS ARE WITHIN EASEMENTS ALONG THE SOUTHERLY RIGHT OF WAY LINE OF NW 188TH TERRACE ROAD, AND TO THE NORTHEAST OF THE PLAT

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	39.27'	25.00'	90°00'00"	35.36'	N 86°06'51" E
C2	39.27'	25.00'	90°00'00"	35.36'	N 3°53'09" W
C3	39.27'	25.00'	90°00'00"	35.36'	N 3°53'09" W
C4	39.27'	25.00'	90°00'00"	35.36'	N 86°06'51" E

LEGEND

FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
⊕ = SET 5/8" STEEL REBAR & CAP MARKED "PRM LB 5015"
▲ = SET NAIL AND DISK STAMPED "PCP 5015"
● = FOUND 5/8" IRON ROD AND CAP
P.U.E. = PUBLIC UTILITIES EASEMENT
B.S.L. = BUILDING SETBACK LINE
F.F.E. = FINISHED FLOOR ELEVATION
O.R.B. = OFFICIAL RECORD'S BOOK
PG. = PAGE
R/W = RIGHT OF WAY
S.F. = SQUARE FEET
SEC 28-T8S-R18E = SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST

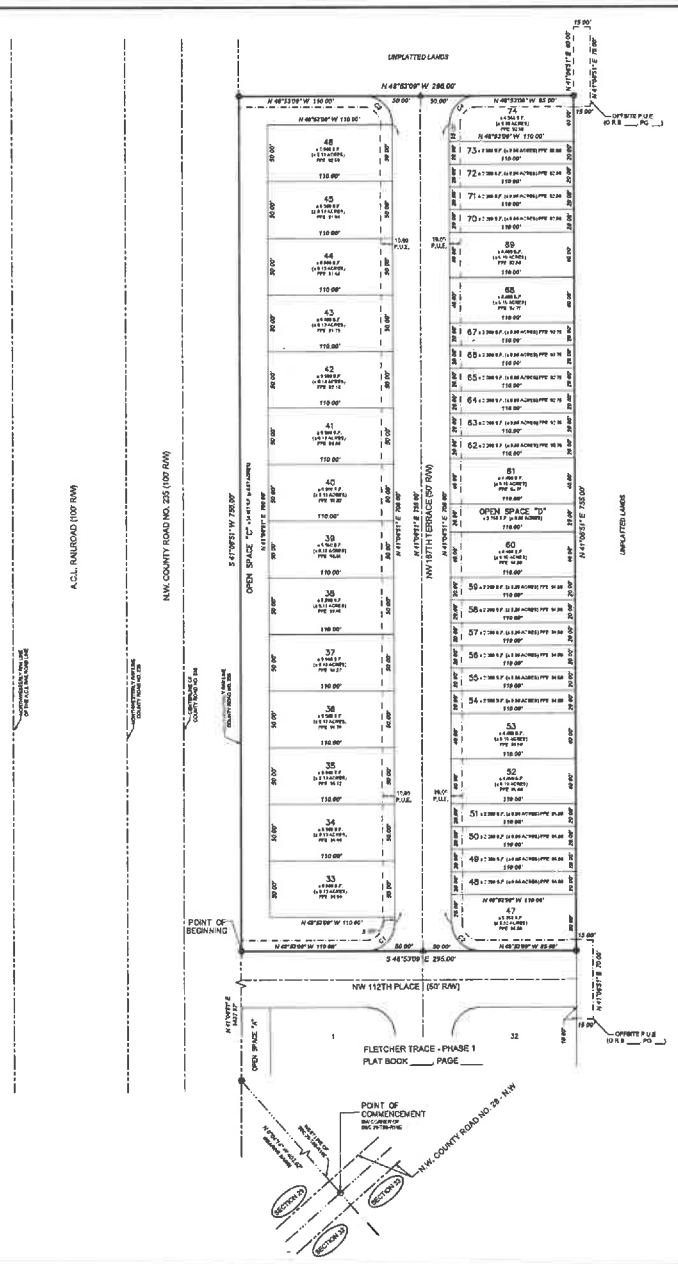
GRAPHIC SCALE
0 25 50 100
SCALE: 1" = 50'

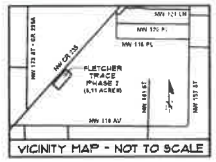
FLOOD ZONE

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 129 OF 640, COMMUNITY PANEL NO. 12001C 0129 D, EFFECTIVE DATE: JUNE 16, 2006.

NOTICE
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCE BE SUPPLANTED 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.

ALL PLATTED 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.





VICINITY MAP - NOT TO SCALE

OWNER'S CERTIFICATION AND DEDICATION

WE, OR, PROPERTIES, INC., DOES HEREBY CERTIFY THAT WE THE OWNER(S) OF THE LANDS DESCRIBED HEREON, ARE HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED TO BE KNOWN AS "FLETCHER TRACE - PHASE 2", AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE RIGHT-OF-WAYS AS SHOWN HEREON AND DOES HEREBY DEDICATE THE USE OF DRAINAGE EASEMENTS TO THE PUBLIC FOR THE RIGHT TO DISCHARGE STORMWATER, THE OWNERS' ASSOCIATION SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM NOT IN THE RIGHT OF WAY, AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE PUBLIC UTILITIES EASEMENT AS SHOWN HEREON FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON FOR THE PURPOSES

Exhibit "C"
Certificate of Concurrency Compliance

CERTIFICATE OF CONCURRENCY COMPLIANCE FOR FLETCHER TRACE PHASE 2

This Certificate of Concurrency Compliance ("Certificate") is hereby issued to Fletcher Development, LLC, a Florida Limited Liability Company authorized to transact business in the State of Florida and ("Developer/Owner") by City of Alachua, Florida ("City") this 14th day of October, 2024.

RECITALS

WHEREAS, the Developer/Owner is developing a residential subdivision in the CITY known as Fletcher Trace Phase 2 (the "Project"), legally described in attached Exhibit '1'.

WHEREAS, the Developer/Owner has secured a Subdivider Regulatory Agreement for the Project from the City for the Project (herein "Subdivider Agreement") as part of the City's site specific requirements for applications for Development permits for the subdivision as further set forth in Section 2.4.10(G)(4) of the City's Land Development Regulations (the "LDRs");

WHEREAS, the LDRs provide in Article 2, Section 2.4.14 for the issuance of a Certificate of Concurrency Compliance by the City as to provide a mechanism for reviewing applications for development approval to ensure that no development order is issued unless there is adequate public facility capacity for roads, sanitary sewer, solid waste, stormwater management, potable water, recreation, or public school facilities. This review is part of a regulatory program of the City to ensure that the adopted level of service standard for each public facility is available to serve development concurrent with the impacts of development;

WHEREAS, Section 2.4.14, requires that a project have one or more of the following land development permits in order to be eligible for issuance of a Certificate of Concurrency Compliance;

WHEREAS, the Project is zoned Planned Development- Residential ("PD-R");

WHEREAS, the Project has an approved preliminary plat approval for a residential subdivision for the Project;

WHEREAS, the Project is now ready to proceed to approval of a Final Plat comprised of 42 residential lots (14 detached and 28 attached);

WHEREAS, the Developer/Owner intends to immediately initiate construction on the Project;

WHEREAS, the Developer/Owner of the Project agrees to submit payment for sewer connection fees as determined in the City's Capital Facilities charges and as set forth in Section

38-139 of the City of Alachua Code of Ordinances, as those fees exist prior to the final inspection of each residential unit;

WHEREAS, the Developer/Owner of the Project further agrees to submit payment for water connection fees as determined in the City's Capital Facilities charges and as set forth in Section 38-139 of the City of Alachua Code of Ordinances, as those fees exist prior to the final inspection of each residential unit; and

WHEREAS, the City has determined that adequate water and wastewater capacity exists to the Project;

WHEREAS, the Developer/Owner acknowledges that this Certificate of Concurrency Compliance is a valid exercise of the City's police powers and is authorized by, among other things, Article VIII, Section 2(b) of the Florida Constitution, Section 163.3161, *et. seq.,* Fla. Stat., Section 163.3202, Fla. Stat., and Section 166.201 Fla. Stat.;

WHEREAS, the Developer/Owner acknowledges that this Certificate of Concurrency Compliance is governed by the City's LDRs and, as such, the Developer/Owner must utilize the administrative procedures contained in the LDRs in the event there is any dispute regarding this Certificate; and

WHEREAS, the Developer/Owner acknowledges that this Certificate of Concurrency Compliance constitutes a regulatory agreement required as part of the process for the issuance of Development permits for the Project and, as such, Developer/Owner has no claim for monetary damages against the City in the event of any dispute regarding this Certificate, Developer/Owner's sole remedy for any dispute in any way relating to this Certificate is an action for declaratory relief, and nothing in this Certificate expressed or implied waives or should be construed to as a waiver or attempted waiver by the City of its sovereign immunity under the Florida Constitution and the laws of the State of Florida;

NOW THEREFORE, BASED UPON THE FOREGOING RECITALS, findings of fact and conclusion of law, the City issues this Certificate of Concurrency Compliance subject to the following conditions of issuance:

1. The above recitals are true and correct and are incorporated into this Certificate of Concurrency Compliance by reference.

2. The City will reserve 10,500 gallons per day (42 lots x 250 gallons per day) of wastewater capacity for the 42 units proposed in the Project. This capacity reservation is intended solely for residential uses to be constructed within the Project as defined by applicable development permits including, but not limited to construction plans and Subdivider Agreement, on file with the City.

3. The City will reserve 11,550 gallons per day (42 lots x 275 gallons per day) of water capacity for the 42 units proposed in the Project. This capacity reservation is intended solely for residential uses to be constructed within the Project as defined

by applicable development permits including, but not limited to construction plans and Subdivider Agreement, on file with the City.

4. The City will reserve the following trips of traffic capacity for the 42 units proposed in Fletcher Trace Phase 2 as defined by applicable development permits, including construction plans and Subdivider Agreement, on file with the City: 200 Average Annual Daily Trips ("AADT") and 21 Peak Hour Trips along CR235 A (from US 441 to CR 235)(Segment 17); 400 Average Annual Daily Trips ("AADT") and 43 Peak Hour Trips along CR235 (from NW 143rd Place to SCL)(Segment 11).

5. The City will reserve .55 acres (2.6 persons per household x 42 units x 5 acres per 1,000 persons) of recreation capacity for the 42 units proposed in Fletceher Trace Phase 2 as defined by applicable development permits, including but not limited to the construction plans and Subdivider Agreement, on file with the City.

6. The City will reserve 79.72 tons per year (0.73 tons per capita per year x 2.6 persons per household x 42 units) of solid waste capacity for the 42 units proposed in Fletcher Trace Phase 2 as defined by applicable development permits on file, including but not limited to, construction plans and subdividers agreement, on file with the City.

7. The City will reserve 4 (four) student stations in the Alachua School Concurrency Service Area (ACSA) for elementary schools, 2 (two) student stations in the Alachua SCSA for middle schools, and 2 (two) student stations in the Alachua SCSA for high schools, for the 42 units proposed in Fletcher Trace Phase 2.

8. This Certificate of Concurrency Compliance shall remain in effect for a period of one (1) year from the date of the approval of the Subdivider Agreement between the parties hereto.

9. It is the intent of the City and Developer/Owner that this Certificate of Concurrency Compliance be incorporated into and considered a part of the Subdivider Agreement executed by the Developer/Owner and City for the Project dated the 14th day of October, 2024. Failure to comply with the term of that Subdivider Agreement shall result in the termination of the reservations in this Certificate.

10. This Certificate of Concurrency Compliance shall not be construed to be an absolute guarantee for the reservations should events occur which are outside the control of the City.

THIS CERTIFICATE OF CONCURRENCY COMPLIANCE IS ISSUED this 14th day of October, 2024, and is subject to the terms and findings as stated herein.

Attest: CITY OF ALACHUA

_____ By: _____

William M. DaRoza, City Manager/Clerk/ The Hon. Gib Coerper, Mayor
Land Development Regulations Administrator

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing CERTIFICATE OF CONCURRENCY COMPLIANCE FOR FLETCHER TRACE PHASE 2 was acknowledged before me, **by means of □ physical presence or □ online notarization,** on this _____ day of _____, 2024, by GIB COERPER, who is (personally known to me) OR (who has produced _____ as identification).

_____

Notary Public, State of Florida at Large
Commission No.:
Expiration: [SEAL]

Approved as to form:

_____

Marian B. Rush, City Attorney

SIGNATURES CONTINUE ON NEXT PAGE

Witnesses:

(sign)_____

(print)_____

DEVELOPERS/OWNERS

FLETCHER DEVELOPMENT, LLC
a Florida Limited Liability Company
By:
_____
(sign)

(print)_____

(title)_____

STATE OF FLORIDA

COUNTY OF _____

The foregoing CERTIFICATE OF CONCURRENCY COMPLIANCE FOR Fletcher Trace Phase 2 was acknowledged before me, **by means of □ physical presence or □ online notarization,** on this _____ day of _____, 2024, by _____, who is (personally known to me) OR (who has produced _____as identification).

_____
Notary Public, State of Florida at Large
Commission No.:
Expiration: [SEAL]

Exhibit "D"
Engineer's Certification of Construction Costs for Public Improvements

Exhibit "D"
Engineer's Certification of Construction Costs for Public Improvements

CHW
Professional Consultants

Project Name: Fletcher Trace Phases 1-3
CHW Project No: 21-0297
Date: 8/26/2024

Phase 2

Item No.	Item	Qty	Unit	Unit Cost	Cost
ROADWAY					
1	Asphaltic Concrete, 1.5" SP 9.5	245	TN	$ 120.00	$ 29,400.00
2	6" Limerock Base (Optional Base Group 4)	1,979	SY	$ 10.00	$ 19,790.00
3	12" Type B Stabilized Subgrade	1,979	SY	$ 6.00	$ 11,874.00
4	Concrete Cross Walk	27	SY	$ 92.00	$ 2,484.00
5	Curb Ramps	100	SF	$ 4.50	$ 450.00
6	Driveways	1,200	SY	$ 92.00	$ 110,400.00
7	Detectable Warning	40	SF	$ 30.00	$ 1,200.00
8	Type 'F' Curb and Gutter	1,692	LF	$ 21.00	$ 35,532.00
9	Striping and Signage	3	LS	$ 2,000.00	$ 6,000.00
Roadway Subtotal					$ 217,130.00
SANITARY SEWER					
12	8" PVC Wastewater Main	762	LF	$ 45.00	$ 34,290.00
13	Sanitary Sewer Laterals 4" PVC w/ CO	1,475	LF	$ 22.69	$ 33,467.75
14	Sanitary Manhole	2	EA	$ 7,500.00	$ 15,000.00
Sanitary Sewer Subtotal					$ 82,757.75
WATER SERVICE					
15	Double Water Connection	6	EA	$ 2,859.55	$ 17,157.30
16	Single Water Connection	30	EA	$ 1,974.54	$ 59,236.20
17	4" PVC Water Service Sleeve	576	LF	$ 25.00	$ 14,400.00
18	Fire Hydrant Assembly	1	EA	$ 7,166.72	$ 7,166.72
19	3" Blow-Off Assembly	1	EA	$ 4,475.56	$ 4,475.56
20	8" PVC Watermain	1,029	LF	$ 48.00	$ 4,475.56
Water Service Subtotal					$ 106,911.34
DRAINAGE					
23	Storm Water Pipe (15" RCP)	82	LF	$ 50.00	$ 4,100.00
24	Storm Water Pipe (18" RCP)	231	LF	$ 62.00	$ 14,322.00
25	Storm Water Pipe (24" RCP)	337	LF	$ 93.00	$ 31,341.00
26	Type '5' Curb Inlet	4	EA	$ 7,000.00	$ 28,000.00
27	Type '6' Curb Inlet	2	EA	$ 7,574.59	$ 15,149.18
Drainage Subtotal					$ 92,912.18
Subtotal					$ 499,711.27
Mobilization (10%)					$ 49,971.13
Contingency (10%)					$ 49,971.13
TOTAL					$ 599,653.52

The Engineer's probable estimate of cost provided in this document is specifically intended to represent a rough order of magnitude, including all component information for line items aspects of the work, estimated quantities, and applied unit rates. The Engineer's probable estimate of cost is not intended for publication for the use of bidders whatsoever, unless represented as an FDOT Pay Item table on the plans for projects administered accordance with FDOT Standards. For bidding scenarios, the prospective bidders should be advised that they are solely responsible for: identifying and including relevant project scope, calculation of quantities/durations for takeoffs, and determining the appropriate competitive market cost for the work. Additionally, CHW has no control over the cost of labor, materials, equipment, market conditions, or the Contractor's method of determining prices. Therefore, our statements of probable cost provided herein are made on the basis of best judgment as professional consultants familiar with the construction industry. CHW, nor its subconsultants, can offer guarantee that proposals, bids, or construction costs will not vary from our statements of probable cost.

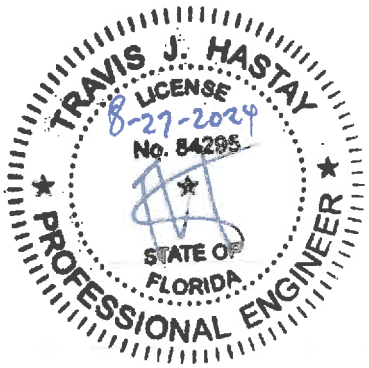


Exhibit "E"
Engineer's Certification of Construction Costs for Private Improvements

Professional Consultants

Project Name: Fletcher Trace Phases 1-3
CHW Project No: 21-0297
Date: 8/26/2024

Phase 2

Item No.	Item	Qty	Unit	Unit Cost	Cost
DEMOLITION/EARTHWORK					
1	Clearing and Grubbing	4.84	AC	$ 3,800.00	$ 18,409.14
2	Fill (using onsite materials)	5,000	CY	$ 3.00	$ 15,000.00
3	Sod (within ROW and common areas)	3,538	SY	$ 3.20	$ 11,321.60
4	Seed (within lots and bottom of basin)	19,495	SY	$ 0.50	$ 9,747.50
5	Silt Fence	655	LF	$ 2.50	$ 1,637.50
6	Tree Barricade	218	LF	$ 5.00	$ 1,090.00
Earthwork Subtotal					$ 56,115.74
ELECTRIC					
7	Electrical Conduit (4")	130	LF	$ 15.00	$ 1,950.00
8	Electrical Conduit (2.5")	4,930	LF	$ 14.00	$ 69,020.00
9	Electric Connection Fee	42	EA	$ 200.00	$ 8,400.00
Electric Subtotal					$ 79,370.00
Subtotal					$ 135,485.74
Mobilization (10%)					$ 13,548.57
Contingency (10%)					$ 13,548.57
TOTAL					$ 162,582.89

The Engineer's probable estimate of cost provided in this document is specifically intended to represent a rough order of magnitude, including all component information for line items aspects of the work, estimated quantities, and applied unit rates. The Engineer's probable estimate of cost is not intended for publication for the use of bidders whatsoever, unless represented as an FDOT Pay Item table on the plans for projects administered accordance with FDOT Standards. For bidding scenarios, the prospective bidders should be advised that they are solely responsible for: identifying and including relevant project scope, calculation of quantities/durations for takeoffs, and determining the appropriate competitive market cost for the work. Additionally, CHW has no control over the cost of labor, materials, equipment, market conditions, or the Contractor's method of determining prices. Therefore, our statements of probable cost provided herein are made on the basis of best judgment as professional consultants familiar with the construction industry. CHW, nor its subconsultants, can offer guarantee that proposals, bids, or construction costs will not vary from our statements of probable cost.

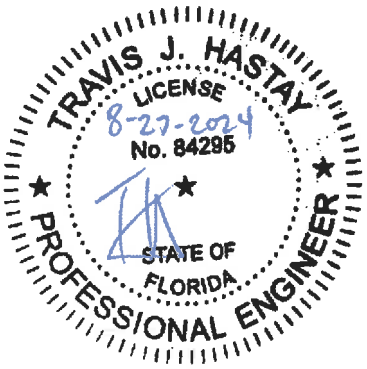
TRAVIS J. HASTAY
LICENSE
8-27-2024
No. 84295
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Exhibit "F"
Engineer's Certification of Construction Costs for House Sidewalks

Phase 2 On Lot Sidewalks

Item No.	Item	Qty	Unit	Unit Cost	Cost
1	Concrete Sidewalks and Driveways, 4"	835	SY	$ 50.55	$ 42,207.63
				Subtotal	$ 42,207.63
				Mobilization (10%)	$ 4,220.76
				Contingency (10%)	$ 4,220.76
				TOTAL	$ 50,649.16

The Engineer's probable estimate of cost provided in this document is specifically intended to represent a rough order of magnitude, including all component information for line items aspects of the work, estimated quantities, and applied unit rates. The Engineer's probable estimate of cost is not intended for publication for the use of bidders whatsoever, unless represented as an FDOT Pay Item table on the plans for projects administered accordance with FDOT Standards. For bidding scenarios, the prospective bidders should be advised that they are solely responsible for: identifying and including relevant project scope, calculation of quantities/durations for takeoffs, and determining the appropriate competitive market cost for the work. Additionally, CHW has no control over the cost of labor, materials, equipment, market conditions, or the Contractor's method of determining prices. Therefore, our statements of probable cost provided herein are made on the basis of best judgment as professional consultants familiar with the construction industry. CHW, nor its subconsultants, can offer guarantee that proposals, bids, or construction costs will not vary from our statements of probable cost.



SUBDIVIDERS AGREEMENT

THIS SUBDIVIDERS AGREEMENT for Fletcher Trace Phase 3 (the "Agreement") is made by and between Fletcher Development, LLC a Florida limited liability company, whose principal address is 4510 NW 6th Place, 3rd Floor, Gainesville, FL 32607 (the "Developer") and the City of Alachua, a Florida municipal corporation (the "City"), whose principal address is 15100 NW 142 Terrace, Alachua, FL 32615, as of the date signed by the last party below (the "Effective Date").

R E C I T A L S

WHEREAS, the Developer is developing a residential subdivision in the City known as Fletcher Trace Phase 3, including certain Improvements as described in Paragraph 3 below (the "Project"), located on the real property legally described in attached Exhibit "A" (the "Property") and further described in the Final Plat for Fletcher Trace Phase 3 (the "Final Plat"), a copy of which is attached hereto as Exhibit "B" and incorporated herein by this reference; and

WHEREAS, the Developer wishes to enter into a Subdividers Agreement with City as part of the City's site-specific regulations for applications for development orders for the subdivision of land as further set forth and required in Section 2.4.10(G)(6) of the City's Land Development Regulations (the "LDRs"); and

WHEREAS, the Developer acknowledges that this Agreement is a valid exercise of the City's police powers and it is authorized by, among other things, Article VIII, Section 2(b) of the Florida Constitution, Section 163.3161, et. seq., Fla. Stat., Section 163.3202, Fla. Stat., and Section 166.021, Fla. Stat.; and

WHEREAS, the Developer acknowledges that this Agreement is governed by the City's LDRs and, as such, the Developer must utilize the administrative procedures contained in the LDRs in the event there is any dispute regarding or in any way arising out of this Agreement; and

WHEREAS, the Developer acknowledges that this Agreement is a regulatory agreement required as part of the process for the issuance of Development permits for the Project and, as such, Developer shall not have and waives any claim for monetary damages against the City in the event of any dispute regarding or in any way arising out of this Agreement.

NOW THEREFORE, in consideration of the foregoing recitals, the Developer and City (who may hereinafter be referred to collectively as the "parties" or individually as a "party") hereby covenant, stipulate and agree as follows:

1. **Recitals:** The above information and recitals are true and correct and are incorporated as material terms of this Agreement by reference.

2. **Certificate of Concurrency Compliance:** The City agrees to reserve public facilities for the Project as set forth in the Certificate of Concurrency Compliance attached hereto as Exhibit "C" and incorporated herein by reference.

3. **Construction:** The Developer shall construct, at Developer's sole expense, the improvements (the "Improvements") described in the Construction Plans prepared by the Project's Engineer of Record (the "Plans"), which were filed with the City by the Developer and have been reviewed and approved by the City in accordance with Section 2.4.10(G)(4) of the LDRs. The Improvements shall be constructed in accordance with the Plans and the requirements for Major Subdivisions as set forth in the City's LDRs. The Improvements consist of:

a. Certain "Private Improvements," which shall not be conveyed to the City and shall remain under private ownership and control. The Private Improvements are described in the Plans and the Final Plat. Developer agrees to proceed with the construction of the Private Improvements in a diligent manner to be fully and finally completed, as evidenced by the City's issuance of a Certification of Completion, on or before April 13, 2026.

b. Certain "Public Improvements," which upon completion shall be offered for dedication and acceptance by the City as provided in Section 14 hereof. The Public Improvements are described in the Final Plat. Developer agrees to proceed with the construction of the Public Improvements in a diligent manner to be fully and finally completed, as evidenced by the City's issuance of a Certification of Completion, on or before April 13, 2026.

c. The Improvements do not include those sidewalks depicted on the Construction Plans which abut or are immediately adjacent to a residential lot depicted on the Plat (hereinafter referred to as "House Sidewalk" or "House Sidewalks"). Such House Sidewalks shall be subject to the specific provisions governing construction, completion, conveyance (if applicable), and construction/maintenance guarantees described in this Agreement.

d. Some of the Improvements may be constructed and completed (as evidenced by the City's issuance of a Certification of Completion) after recording of the Final Plat. Specifically, the following Improvements, hereinafter referred to as the "Post Final Plat Improvements," may be completed after recording of the Final Plat: 6" limerock base, curb and gutter, 1.5" type SP9.5 asphaltic concrete, public and common area sidewalks, and street lighting, as depicted on the approved Construction Plans. Those Post Final Plat Improvements that will be offered for dedication and acceptance by the City following completion shall hereinafter be referred to as the "Post Final Plat Public Improvements," and those Post Final Plat Improvements that shall remain under private ownership and control following completion shall hereinafter be referred to as the "Post Final Plat Private Improvements."

All of the Improvements, with the exception of the Post Final Plat Improvements, shall be constructed and completed (as evidenced by the City's issuance of a Certification of Completion) prior to recording of the Final Plat.

4. **Drainage:** Drainage facilities for the Property shall be maintained in accordance with the approved Plans for the Project at the sole expense of the Developer.

5. **Fire Flow:** The Developer specifically acknowledges and agrees that future development and buildings constructed within the Project shall comply with the fire flow standards as set forth in the Florida Fire Prevention Code (the "FFPC"), which is adopted as part of the Florida Building Code (the "FBC"), as amended and effective at the time of such future development. It is the Developer's sole responsibility to comply with these fire flow standards. Nothing in this Agreement, including, but not limited to, the Plans and or the Certificate of Concurrency Compliance for the Project, attached hereto as Exhibit "C" in any way impacts or waives the requirement for future development and buildings within the Project from complying with the FFPC and FBC, as amended and effective at the time of such future development.

6. **Conveyance:** The Developer shall convey all of the required Public Improvements to the City. However, the parties acknowledge and agree that the Public Improvements shall not be accepted by the City, nor shall the City have any maintenance responsibility for same, unless and until: (1) the Public Improvements have been completed (as evidenced by the issuance of a Certification of Completion), (2) the Warranty Period (as hereinafter defined) has concluded and the Public Improvements have passed all inspections and the Public Services Director has made the determinations required pursuant to Section 14 hereof, and (3) the City Commission of the City of Alachua (the "City Commission") officially accepts the Public Improvements. Acceptance of public House Sidewalks shall be as set forth in Paragraph 16 below.

7. **Compliance:** The Developer warrants that it will construct all of the Improvements in accordance with the approved Plans and the Final Plat for the Project, the LDRs, and all applicable regulations, ordinances, laws, rules and the terms of this Agreement.

8. **Recording of Final Plat:**

The Final Plat for the Project shall be recorded by the Developer in the Public Records of Alachua County, Florida, within 545 days of its approval by the City Commission, provided the requirements of this Paragraph have been satisfied. The Final Plat shall not be released by the City for recording nor recorded until all of the Improvements, with the exception of the Post Final Plat Improvements, are fully and finally completed, as evidenced by the City's issuance of a Certification of Completion for same. Failure to record the Final Plat within 545 days of its approval by the City Commission shall render the Final Plat null, void, and of no further force and effect. Provided, upon Developer's application to the City and showing of good cause, the City Commission may, in its sole discretion, provide for an extension of not more than an additional 365 days. The Developer shall provide the City with a certified copy of the recorded Final Plat within one (1) business day of the recording of the Final Plat. The City shall record this Agreement within five (5) business days of the Effective Date. The Developer shall pay all costs associated with the recording of this Agreement.

9. **Surety Devices for Public Improvements:**

In order to comply with Sections 2.4.10(G)(5)-(8), 7.4.1, and 7.8.1 of the LDRs, the Developer warrants and agrees to provide the City with surety instruments for all Public Improvements as follows:

a. Public Improvements Maintenance Guarantee. Upon the City's completion of inspection but prior to issuing a Certificate of Completion for the Public Improvements, Developer shall provide the City with a "Public Improvements Maintenance Guarantee" in a form approved by the City in the amount of $113,784.92, which represents 10% of the Engineer's Certification of Construction Costs for Public Improvements [$1,137,849.21] set forth in Exhibit "D", which Public Improvements Maintenance Guarantee shall be in full force effect until Developer obtains a passing inspection for such Public Improvements following expiration of the Warranty Period (as hereinafter defined) pursuant to Section 2.4.10(G)(7)-(8) of the LDRs and Section 14 of this Agreement. The City shall release and return the Public Improvements Maintenance Guarantee upon the City Commission's acceptance of the Public Improvements, consistent with Section 2.4.10(G)(8)(b) of the LDRs and Section 14 of this Agreement, less any applicable reductions or drawdowns.

b. Post Final Plat Public Improvements Performance Guarantee. Prior to release and recordation of the Final Plat, Developer shall provide the City with a Cash Deposit, Lender Guarantee, Irrevocable Letter of Credit, Performance Bond, or other acceptable security (the "Post Final Plat Public Improvements Surety Instrument") in a form approved by the City in the amount of 120% of the Engineer's Certification of Construction Costs for such Post Final Plat Public Improvements that have not yet been completed, to guarantee the satisfactory construction of all such Post Final Plat Public Improvements. The City shall release and return the Post Final Plat Public Improvements Surety Instrument, less any applicable reductions or drawdowns, upon: (1) A Public Improvements Maintenance Guarantee consistent with the requirements of Section 9.a. being filed with the City for such Post Final Plat Improvements, and (2) the City's issuance of a Certification of Completion for the Post Final Plat Public Improvements.

10. **Surety Devices for Private Improvements:** In order to comply with Sections 2.4.10(G)(5)-(8), 6.10, and 7.8.1 of the LDRs, the Developer warrants and agrees to provide the City with surety instruments for all Private Improvements as follows:

a. Private Improvements Maintenance Guarantee. Upon the City's completion of inspections but prior to issuing a Certificate of Completion for the Private Improvements, Developer shall provide the City with a Private Improvements Maintenance Guarantee in a form approved by the City in the amount of

$47,436.64, which represents 10% of the Engineer's Certification of Construction Costs for Private Improvements set forth [$474,366.38] in Exhibit "E", which Private Improvements Maintenance Guarantee shall be in full force and effect until Developer obtains a passing inspection for such Private Improvements following expiration of the Warranty Period (as hereinafter defined) pursuant to Section 2.4.10(G)(7)-(8) of the LDRs and Section 14 of this Agreement. The City shall release and return the Private Improvements Maintenance Guarantee upon the Developer having obtained a passing inspection for such Private Improvements following expiration of the Warranty Period, pursuant to Section 2.4.10(G)(7)-(8) of the LDRs and Section 14 of this Agreement, less any applicable reductions or drawdowns.

b. Post Final Plat Private Improvements Performance Guarantee. Prior to release and recordation of the Final Plat, Developer shall provide the City with a Cash Deposit, Lender Guarantee, Irrevocable Letter of Credit, Performance Bond, or other acceptable security (the "Post Final Plat Private Improvements Surety Instrument") in a form approved by the City in the amount of 120% of the Engineer's Certification of Construction Costs for any Post Final Plat Private Improvements that have not yet been completed, to guarantee the satisfactory construction of all such Post Final Plat Private Improvements. The City shall release and return the Post Final Plat Private Improvements Surety Instrument, less any applicable reductions or drawdowns, upon: (1) A Private Improvements Maintenance Guarantee consistent with the requirements of Section 9.a. being filed with the City for such Post Final Plat Improvements, and (2) the City's issuance of a Certification of Completion for the Post Final Plat Private Improvements.

c. The surety for all Improvements (public and private) may be consolidated in the same surety instrument.

11. **Inspections:** Upon the City's approval of the Plans and Final Plat, the Developer may commence construction of the Improvements. During the construction period, the Project's Engineer of Record, or Professional Engineer with a Professional Engineering Services Agreement with the City of Alachua shall perform Construction and Engineering Inspection Services (the "CEI Services") and shall prepare and provide to the City inspection reports at the following benchmarks:

a. Inspection of Underground Stormwater System: at beginning of process; during 2 pipe laying activities; during 3 random backfilling operations; and inspection of the completed system by visual and TV camera.
b. Inspections of sewer system: at the beginning of work; during 3 random manhole placements; 3 random pipe placements; 3 backfilling operations; and inspection of the completed system with TV camera.
c. Inspection of water system: at the beginning of work; during all taps or city connections; 3 random pipe placements; 3 backfilling operations; and inspection of the completed system including disinfection and pressure testing.

d. Inspection of the electrical conduit: at the beginning of work; during all city connections; 3 random pipe placements, 3 backfilling operations; and inspection of completed system.
e. Inspection of Stormwater Management basin: at the rough grade stage, outfall placement; final grassing and inspection of completed system.
f. Inspection of pavement: at sub grade of all roads for line and grade and yielding; lime rock base for placement and finish; asphalt inspections at the beginning of operations; at least 3 random quality control checks during placement, asphalt inspection; and inspection of completed pavement. If necessary, a thin asphalt coat shall be added to any areas of the streets in order to provide a smooth graded finish, in particular, around curbs.

The Project's Engineer of Record or the Professional Engineer performing CEI Services shall submit the inspection reports to the City. The inspection reports shall show any discrepancies and shall note the correction of each discrepancy in a subsequent report. The Developer shall provide each inspection report to the City's Public Services Department with a copy to the City's Department of Planning and Community Development within three (3) business days of each inspection. The City may, in its sole discretion, demand in writing the immediate correction of any discrepancies contained on any of the inspection reports within a reasonable period set forth in the written demand. If the correction is not completed in the timeframe in the demand, the City is authorized to make a demand on the Improvements Surety Instrument for the amount needed in order to correct the discrepancy.

Upon completion of the Improvements, the Developer shall have the Project's Engineer of Record, or the Professional Engineer performing the CEI Services, conduct a final inspection and compile a final punch list. Upon the Project's Engineer of Record or the Professional Engineer performing the CEI Services providing a final report to the Developer and the City indicating that all of the deficiencies noted in any inspection report and on the final punch list have been completed and the Improvements are in working order and in accordance with the Plans and LDRs, the LDR Administrator or designee shall thereafter perform a final inspection and provide Developer with a list specifying all defects, deficiencies, and necessary repairs within 60 days of receipt of the final report. Upon completion of any and all repairs and a certification by the Project's Engineer of Record or the Professional Engineer performing the CEI Services that the Improvements have been completed in accordance with the requirements of this Agreement, the Plans, and the LDRs, the City shall issue a Certification of Completion and the Project's Engineer of Record or the Professional Engineer performing the CEI Services shall submit a certified cost of construction for the completed Improvements.

12. **No Transfer of Title Prior to Recording of Final Plat; Completion of Improvements Required Prior to Final Inspection:**

a. No transfer of title or sale of any lots for the Property that is subject to the Final Plat shall occur until the Final Plat has been recorded in accordance with this Agreement.

b. In the event the Developer conveys any interest, legal or equitable, to any portion of the Property, notice is hereby given that the City shall not conduct a final inspection on

any dwelling, nor issue any certificate of occupancy, nor will the City provide permanent City utility services until the Improvements required in this Agreement have been fully and finally completed in accordance with this Agreement. Developer acknowledges and agrees that there is no reasonable business backed expectation that any purchasers of lots or dwellings will be able to occupy or inhabit dwellings in the Project until full and final completion of the Improvements.

13. **Warranty Period:** In accordance with Sections 6.10.4 and 7.8.1 of the LDRs, the Developer warrants all Improvements for a period of one-year from the City's issuance of a Certification of Completion for such Improvements (the "Warranty Period"). Should the City, in the City's sole discretion, determine repairs are needed to the Improvements during the Warranty Period, the City shall provide notice to the Developer and the repairs shall be made within thirty (30) days of such written notice. In the event the Project's Engineer of Record certifies that a requested repair will take more than thirty days to complete, the repair shall be completed in the amount of time determined by the City's Public Services Director, in their sole discretion. The Developer shall be responsible for making all repairs to Improvements, at Developer's sole expense, so long as notice is sent to the Developer within the Warranty Period. The Warranty Period shall be automatically extended until the completion of all requested repairs. Failure of the Developer to complete the repairs within thirty days from the notice (or such time as the Public Services Director may authorize) shall constitute a breach of this Agreement.

14. **Inspections Following Warranty Period; Responsibility for Maintenance:** After the Warranty Period, the Developer shall submit a final certification prepared by the Developer's Engineer of Record that all of the Improvements have been completed and constructed in accordance with the Plans and applicable regulations and are functional and in good working order. The City shall not be bound to accept the Public Improvements for public maintenance or operation until the Public Services Director has determined that the Public Improvements were constructed in accordance with the LDRs, the City of Alachua Requirements for Design and Construction, applicable Florida Department of Transportation standards, and all other applicable laws, rules, and regulations and the City Commission has accepted the Public Improvements. Within 60 days of the Public Services Director's approval, the City Commission shall formally accept maintenance of the Public Improvements. The maintenance of all Private Improvements shall be the sole responsibility of the Developer and its successors, which shall include any homeowner's or property owner's association whose purpose includes the maintenance of such improvements.

15. **Maintenance of Landscape Improvements within City Rights of Way:** The Developer agrees to construct, install and maintain all landscape improvements located within the right-of-way as shown in the approved Plans for the Project at its sole cost and expense. Should the developer or successor fail to install or maintain the landscape improvements in accordance with the approved Plans, the City may provide written notice to the Developer or its successor, specifying the nature of the deficiency. Within 30 days following receipt of such notice, the Developer or successor shall cause the appropriate repairs or cure to be effected. In the event damage or failure to maintain results in a situation where public safety is at risk, the City may, in its sole discretion, effect repairs to the Improvements without the need of prior notice to the Developer or its successor. The City will promptly bill the Developer, its successors or assigns.

If the bill is not paid within 30 days, it shall be a default hereunder and the City shall have the right, but not the obligation, to make a claim under the maintenance bond or other remedies at law.

16. **Construction, Installation, and Surety Devices for House Sidewalks:** The Construction, completion deadlines, and surety devices for House Sidewalks shall be as follows:

a. Construction Deadline: The Developer shall complete the construction and installation of the House Sidewalks in accordance with the Plans. The construction of all of the House Sidewalks shall be completed on or before April 13, 2028. If Developer has not completed all of the House Sidewalks by April 13, 2028, the City shall have the right, but not the obligation, to make a demand on the House Sidewalks Common Law Performance Bond described within Paragraph 16.b. below, for completing as many of the remaining sidewalks as possible with funds derived from such House Sidewalk Common Law Performance Bond. The City shall not, however, have any obligation to expend any money other than the proceeds from the House Sidewalk Common Law Performance Bond to construct sidewalks in the Project.

b. Surety Devices: In order to comply with Sections 2.4.10(G)(5)-(8), 6.10, 7.4.1, and 7.8.1 of the LDRs, the Developer or successor shall provide the City with a House Sidewalks Common Law Performance Bond, in a form acceptable to the City, as the surety instrument to guarantee the satisfactory completion of the House Sidewalks as required in this Agreement. The amount of the House Sidewalk Common Law Performance Bond shall be $90,945.90 ($75,788.25 x 120% of the certified estimated cost of completion in attached Exhibit "F"). Upon the satisfactory completion and inspection of the House Sidewalks, but not the acceptance, the Developer or successor shall provide the City with a House Sidewalk Common Law Maintenance Bond in the amount of $7,578.83 ($75,788.25 x 10%) for the one-year maintenance period. The City will then release and return the House Sidewalk Common Law Performance Bond.

c. Final Approval and Acceptance: Within one (1) year of the completion of all of the House Sidewalks, the City's Public Services Department will do a final inspection and notify the Developer or successor in writing of any deficiencies, in the City's sole discretion. The Developer or successor shall have thirty (30) days to cure any such deficiencies. If the Developer or successor does not cure these deficiencies within thirty (30) days, the City shall be authorized to have the work done and make a demand on the House Sidewalks Common Law Maintenance Bond to pay for the remedial work. Once all deficiencies are remedied to the satisfaction of the City, the House Sidewalks shall be submitted to the City Commission for acceptance. After the City Commission's acceptance of the House Sidewalks, the House Sidewalks Common Law Maintenance Bond will be released and returned to the Developer or successor, less any applicable reductions or drawdowns.

d. The Developer shall have complete and exclusive liability for all claims and shall indemnify the City for all claims, including but not limited to claims for bodily injury and damages, in any way related to or arising out of the construction, completion or non-completion of the House Sidewalks undertaken by the Developer until the City Commission has officially accepted the House Sidewalks.

17. **Non-Interest-Bearing Account:** All cash deposits made by Developer to the City under this Agreement shall be separately segregated on the books of the City and deposited into a non-interest-bearing bank account.

18. **No Inordinate Burden on Land:** The Developer acknowledges and agrees that the requirements under this Agreement in no way inordinately burdens any existing use of the Property or vested right to specific use of the Property described in Exhibit "A" and set forth in the Final Plat for the Project, attached hereto as Exhibit "B".

19. **Withholding Permits:** The City may, in its sole discretion, withhold any and all inspections, permits, and/or certificates for the Project if such action is deemed necessary by the City to secure the Developer's compliance with the terms of this Agreement.

20. **Compliance with Other Laws:** Nothing contained in this Agreement shall relieve the Developer or its successor or assigns from obtaining any local, regional, state or federal permits or complying with any ordinances, laws, rules, or regulations applicable to the development of the Project.

21. **Police Powers:** In the event the Developer, the Developer's agents, contractor, subcontractors, or anyone else acting on behalf of the Developer or the Developer's contractor or subcontractors may be liable or responsible, fails to comply with any applicable ordinance, law, rule or regulation and such failure tends to or does pose an imminent threat or danger to life or of great bodily injury to any person working on the job or to any member of the general public, the City, in its sole discretion through its City Manager or designee, has the right to exercise its police powers and to stop work on the Project until appropriate corrective measures are taken, without limiting any other remedies available to the City.

22. **Indemnity:** The Developer shall indemnify and hold harmless the City of Alachua, its officers, agents, employees, attorneys, or anyone's action directly or indirectly on behalf of the City, from and against all claims, damages, losses, and expenses, including reasonable attorney's fees, arising out of or resulting from a loss in performance of work, down-time of equipment, or any claim that may arise from bodily injury, sickness, disease or death, or the injury to or destruction of tangible property, including the loss of use resulting therefrom, caused in whole or in part by a negligent or wrongful act or omission on the part of the Developer, Developer's agent, contractor, subcontractors, or anyone directly or indirectly employed or working on behalf of the Developer for whose acts the Developer or its agent, contractors, or subcontractors may be liable or responsible. The Developer further agrees that the Developer shall not insulate itself from liability or responsibility to the City for a default in or failure to perform any of the terms of this Agreement, or from responsibility under this indemnification clause by employment of independent contractors or subcontractors or other entities. The Developer shall remain liable to the City notwithstanding any attempt by the Developer to pass any responsibility set forth herein to its contract, subcontractors, or other agent or employee.

23. **Payments:** Any payments due from the Developer to the City shall be made either by bank check or cashier's check payable to the City of Alachua, Florida, and provided to the City at the address provided in the Paragraph pertaining to Notices below.

24. **Agreement Runs with Land:** This Agreement shall be recorded in the Public Records of Alachua County, Florida and shall run with the Property.

25. **Default by Developer:** Should Developer fail to complete the Improvements within the timeframes provided in Paragraph 8, the City shall not release the Final Plat for recording and may also pursue any other remedies allowed by law or equity. The City's rights to declare a default are cumulative and the City's failure to declare a default at any time shall not waive its right to declare a future default.

Should Developer fail to complete the House Sidewalks within the timeframes provided in Paragraph 16, the City shall be entitled to make immediate demand on any surety or guarantee provided by Developer hereunder, and also be entitled to any other remedies allowed by law or equity.

26. **Notices:** Except as otherwise provided in this Agreement, any notice, request, or approval, from either party to the other party must be in writing and sent by certified mail, return receipt requested, or by personal delivery. Such notice will be deemed to have been received when either deposited in the United States Postal Service mailbox or personally delivered with a signed proof of delivery. For purposes of notice, the parties and their respective representatives and addresses are:

City:	City of Alachua **Attn: City Manager / LDR Administrator**
Via Hand Delivery:	15100 NW 142nd Terrace Alachua, FL 32615
Via U.S. Mail:	Post Office Box 9 Alachua, FL 32616
Developer:	Fletcher Development, LLC
Via Hand Delivery:	4510 NW 6th Place 3rd Floor Gainesville, FL 3260
Via U.S. Mail:	4510 NW 6th Place 3rd Floor Gainesville, FL 3260
With copy to:	[Address]

27. **Binding Effect:** The City and Developer each bind the other and their respective successors and assigns to all of the terms, conditions, covenants and provisions of this Agreement.

28. **Severability:** If any provision of this Agreement is declared void by a court of law, all other provisions will remain in full force and effect.

29. **Not Assignable without Approval:** This Agreement shall not be assignable by the Developer without the written approval of the City Commission.

30. **Enforcement:** The failure of either City or Developer to exercise any right under this Agreement shall not waive such right in the event of any future default or non-compliance with this Agreement.

31. **Jurisdiction and Venue:** This Agreement is governed in accordance with the laws of the State of Florida. Venue for any action regarding this Agreement shall be in the Circuit Court in Alachua County, Florida.

32. **Amendment:** This Agreement may only be amended by mutual written agreement by the City and the Developer with prior approval of the City Commission.

33. **Legal Advice:** The Developer and the City have each had the advice of their respective attorneys before entering into this Agreement, including all exhibits hereto.

34. **Joint Preparation:** This Agreement has been drafted with participation of the City and the Developer and shall not be construed against either the City or Developer on account of draftsmanship.

35. **Captions and Headings:** Paragraph headings are for convenience only and shall not be used to construe or interpret this Agreement.

36. **Time of Essence:** Time is of the essence in complying with each and every term and condition of this Agreement.

37. **Entire Agreement:** This Agreement constitutes the entire agreement of the City and the Developer and supersedes all prior written or oral agreements, understanding or representations.

38. **Exclusive Remedy:** In the event of any question or dispute arising out of or related to this Agreement, the sole and exclusive remedy of the Developer against the City, after Developer exhausts all administrative remedies in the City's LDRs, shall be an action for declaratory judgment. Developer specifically waives all other remedies it may have against the City. In no event shall Developer have a cause of action for monetary damages against the City for anything in any way related to or arising out of this Agreement.

39. **Sovereign Immunity:** The City does not waive its sovereign immunity in entering into this Agreement. Nothing herein, expressed or implied, waives or should be construed to be a waiver or an attempt to waive the sovereign immunity of the City under the Florida Constitution and the laws of the State of Florida.

40. **No Future Representations:** The City's approval of this Subdividers Agreement does not in any way imply, represent, require or guarantee that the City will approve the application for any other phase of the development of the Project.

IN WITNESS WHEREOF, City and Developer have hereunto set their hands and seals the day and year last written below.

WITNESSES

_____
(Witness No. 1 - Signature)

_____
(Witness No. 1 - Printed)

_____
(Witness No. 1 – Address)

_____
(Witness No. 2 - Signature)

_____
(Witness No. 2 - Printed)

_____
(Witness No. 2 – Address)

DEVELOPER

_____
By: _____
Its: _____
Date: 1/24/25

STATE OF _____
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____ 20____ by [Developer Signatory], as [Title] of [Developer], ☐ who is personally known to me or ☐ who has produced _____ _____ as identification.

_____
Signature of Notary Public
Printed Name of Notary: _____
Commission Number: _____
Commission Expiration: _____

(Notary Stamp)

ATTEST:

CITY OF ALACHUA

_____
William M. DaRoza, City Manager/Clerk

_____
Gib Coerper, Mayor

Approved as to Form:

_____
Marian B. Rush, City Attorney

STATE OF _____
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____ 20___ by Gib Coerper, as Mayor of the City of Alachua, ☐ who is personally known to me or ☐ who has produced _____ _____ as identification.

_____
Signature of Notary Public
Printed Name of Notary: _____
Commission Number: _____
Commission Expiration: _____

(Notary Stamp)

Exhibit "A"
Property

LEGAL DESCRIPTION

21-0297

Professional Consultants

DATE: DECEMBER 28, 2023
PROJECT NAME: FLETCHER TRACE
PROJECT NO: 21-0297
DESCRIPTION FOR: PHASE 3

A TRACT OF LAND BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2140, PAGE 1834, OF THE PUBLIC RECORDS OF ALACHUA COUNTY FLORIDA, SITUATED IN THE WEST HALF (W 1/2) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, OF SAID ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF AFOREMENTIONED SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE NORTH 0°04'14" WEST, ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 403.02 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY); THENCE NORTH 41°06'51" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 2192.97 FEET TO THE **POINT OF BEGINNING**; THENCE, CONTINUE ALONG SAID RIGHT OF WAY LINE, NORTH 41°06'51" EAST, A DISTANCE OF 1878.44 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF AFOREMENTIONED SECTION 28; THENCE SOUTH 01°14'54" WEST, ALONG SAID WEST LINE, A DISTANCE OF 827.97 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 28; THENCE SOUTH 00°14'12" EAST, ALONG THE WEST LINE OF SAID SOUTHEASTER QUARTER (SE 1/4) OF SECTION 28, A DISTANCE OF 282.21 FEET; THENCE, DEPARTING SAID WEST LINE, THE FOLLOWING NINE (9) COURSES; (1) SOUTH 64°41'49" WEST, A DISTANCE OF 69.19 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 185.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 48°50'21" WEST, 169.54 FEET; (2) THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 54°32'38", AN ARC LENGTH OF 176.11 FEET TO THE END OF SAID CURVE; (3) SOUTH 16°03'45" WEST, A DISTANCE OF 160.87 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 45°14'11" EAST, 35.36 FEET; (4) THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET TO THE END OF SAID CURVE; (5) SOUTH 00°14'11" EAST, A DISTANCE OF 85.00 FEET; (6) SOUTH 89°45'49" WEST, A DISTANCE OF 420.66 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 235.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 65°26'20" WEST, 193.60 FEET; (7) THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 48°38'58", AN

ARC LENGTH OF 199.54 FEET TO THE END OF SAID CURVE; (8) SOUTH 41°06'51" WEST, A DISTANCE OF 311.05 FEET; (9) NORTH 48°53'09" WEST, A DISTANCE OF 295.00 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT CONTAINING 17.66 ACRES OF LAND, MORE OR LESS.

ALL AS SHOWN ON THE MAP ATTACHED HEREWITH AND MADE A PART HEREOF

Exhibit "B"
Final Plat

FLETCHER TRACE - PHASE 3

LOCATED IN THE WEST HALF (W 1/2) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

CHW Professional Consultants
11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1999 FLORIDA CA-5075

PLAT BOOK__,PAGE __
SHEET ONE OF TWO

DESCRIPTION

A TRACT OF LAND BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2440, PAGE 1824, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA SITUATED IN THE WEST HALF (W 1/2) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, IN SAID ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF AFOREMENTIONED SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, THENCE NORTH 89°34'19" WEST, ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 491.10 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY); THENCE NORTH 41°48'51" EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 2352.87 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUE ALONG SAID RIGHT OF WAY LINE NORTH 41°48'51" EAST, A DISTANCE OF 1878.44 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF AFOREMENTIONED SECTION 28; THENCE SOUTH 01°14'54" WEST, ALONG SAID WEST LINE, A DISTANCE OF 297.37 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 28; THENCE SOUTH 89°34'19" EAST, ALONG THE WEST LINE OF SAID SOUTHEASTER QUARTER (SE 1/4) OF SECTION 28, A DISTANCE OF 2637.73 FEET; THENCE, DEPARTING SAID WEST LINE THE FOLLOWING NINE (9) COURSES; (1) SOUTH 84°21'49" WEST, A DISTANCE OF 68.19 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 188.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 48°16'21" WEST 189.84 FEET; (2) THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 64°17'39", AN ARC LENGTH OF 176.11 FEET TO THE END OF SAID CURVE; (3) SOUTH 16°02'46" WEST, A DISTANCE OF 190.87 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.50 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 41°59'13" EAST 35.74 FEET; (4) THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°09'00", AN ARC LENGTH OF 24.27 FEET TO THE END OF SAID CURVE; (5) SOUTH 00°54'13" EAST, A DISTANCE OF 46.95 FEET; (6) SOUTH 41°48'51" WEST, A DISTANCE OF 420.48 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 208.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 63°30'39" WEST 189.65 FEET; (7) THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 48°36'54", AN ARC LENGTH OF 189.84 FEET TO THE END OF SAID CURVE; (8) SOUTH 41°56'51" WEST A DISTANCE OF 511.86 FEET; (9) NORTH 48°03'09" WEST, A DISTANCE OF 296.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 17.58 ACRES OF LAND, MORE OR LESS.

SURVEYOR'S NOTES

1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 1983), YIELDING A BEARING OF N 89°34'19" W FOR THE WEST LINE OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FL.
2. VERTICAL DATUM SHOWN HEREON IS DERIVED FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BENCHMARK USED WAS A NATIONAL GEODETIC SURVEY BENCHMARK NUMBER D578, WITH A PUBLISHED ELEVATION OF 156.40' (NAVD 88).
3. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1' IN 10,000'.
4. BUILDING SETBACKS (UNLESS SHOWN OTHERWISE)
   - FRONT = 15'
   - REAR = 5'
   - SIDE = 5'
   - STREET FACING GARAGE = 18'
5. THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 540, COMMUNITY PANEL NO. "12001C0120 D", EFFECTIVE DATE: JUNE 16, 2006.
6. THE COMMON AREAS, OPEN SPACE, AND STORM WATER MANAGEMENT AREAS SHOWN HEREON, WILL BE CONVEYED TO THE OWNERS ASSOCIATION AND ARE IDENTIFIED FOR MAINTENANCE IN THE HOMEOWNERS ASSOCIATION DOCUMENTS. THE OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF TREES PLANTED IN RIGHTS-OF-WAY AND COMMON AREAS IN CONFORMANCE WITH SUBDIVIDERS AGREEMENT AND SECTION 3.8.1. OF THE CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS.
7. LOT CORNERS AND PERMANENT CONTROL POINTS SHALL BE SET PER 177.091 (9) AND (10) FLORIDA STATUTES.
8. THIS SURVEY IS A TOTAL OF TWO (2) SHEETS. EACH SHEET IS INCOMPLETE WITHOUT THE OTHERS. SEE SHEET ONE (1) FOR OVERALL PLAT BOUNDARY. SEE SHEET (2) FOR DETAIL INFORMATION FOR LOTS SEVENTY FIVE (75) THRU ONE HUNDRED & ELEVEN (111).

LEGEND

FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
● = SET 5/8" STEEL REBAR & CAP MARKED "PRM LB 5675"
▲ = SET NAIL AND DISK STAMPED "PCP 5675"
● = FOUND 5/8" IRON ROD (NO ID.)
⊡ = FOUND 4"x4" CONCRETE MONUMENT WITH NO ID (UNLESS NOTED OTHERWISE)
PRM = PERMANENT REFERENCE MONUMENT
P.U.E. = PUBLIC UTILITIES EASEMENT
B.S.L. = BUILDING SETBACK LINE
FFE = FINISHED FLOOR ELEVATION
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE
R/W = RIGHT OF WAY
S.F. = SQUARE FEET
SEC 28-8S-18E = SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST

FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 540, COMMUNITY PANEL NO. "12001C0120 D", EFFECTIVE DATE: JUNE 16, 2006.

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 SUPPLANTED 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.

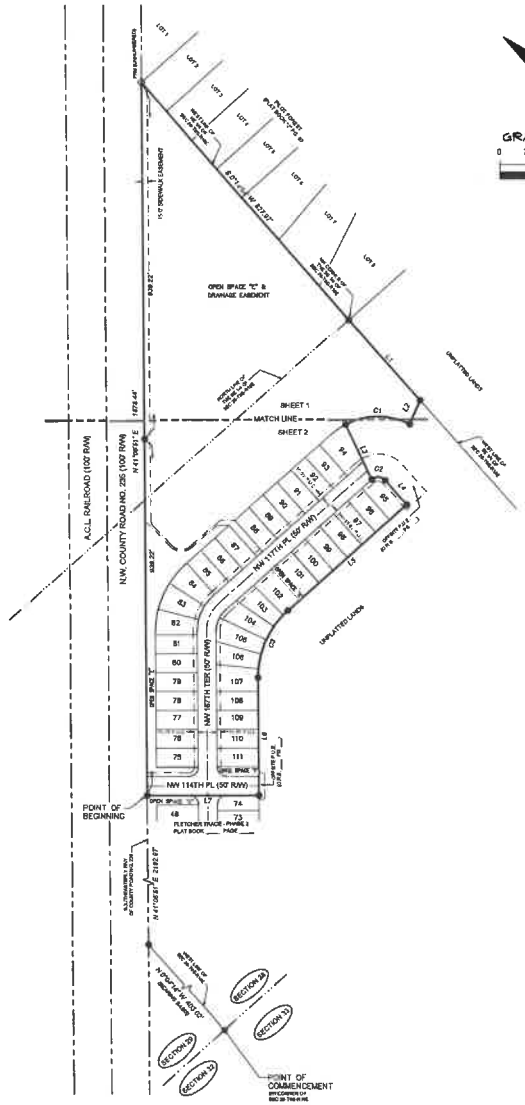
ALL PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICE OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL [illegible] FOR THE [illegible]

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 01°14'12" E	297.37'
L2	S 64°47'49" W	60.19
L3	S 16°02'46" W	190.87'
L4	S 01°14'11" E	60.00
L5	S 88°45'49" W	470.69'
L6	S 41°56'51" W	311.05'
L7	N 48°03'09" W	296.00'

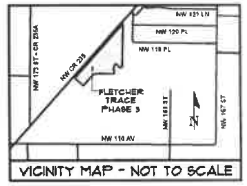
CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	176.11'	188.00	64°27'39"	189.84	N 48°03'21" W
C2	39.27'	25.00'	90°09'00"	35.34'	S 44°14'17" E
C3	189.84'	295.00'	48°36'54"	182.84	S 65°30'39" W

SITE BENCHMARK TABLE				
NAME	DESCRIPTION	ELEVATION	NORTHING	EASTING
BM1	5/8" STEEL ROD & CAP "LB TRAN LIB5075"	87.96'	962647.14	2695115.16
BM2	5/8" STEEL ROD & CAP "LB TRAN LIB5075"	95.80'	964648.71	2697128.78
BM3	5/8" STEEL ROD & CAP "LB TRAN LIB5075"	89.57'	963,129.58	2696681.22

*NOTE: ALL SITE BENCHMARKS ARE OFFSITE, LOCATED ALONG THE SOUTHERLY RIGHT OF WAY LINE OF N.W. COUNTY ROAD NO. 235.



GRAPHIC SCALE
0 75 150 300
SCALE: 1" = 150'



OWNER'S CERTIFICATION AND DEDICATION

WACO PROPERTIES, INC., DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE LANDS DESCRIBED HEREON, AND HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN AND AS FLETCHER TRACE - PHASE 3, AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE PLAT OF WAYS AS SHOWN HEREON, AND DOES HEREBY DEDICATE THE USE OF DRAINAGE EASEMENTS TO THE PUBLIC FOR THE RIGHT TO DISCHARGE STORM WATER. THE OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM BUILT IN THE RIGHT OF WAY AND DOES HEREBY DEDICATE TO THE PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON FOR THE PURPOSES OF INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON SHALL BE PRACTICABLE USED TO PUBLIC SERVICE VEHICLES, AND DOES HEREBY DEDICATE TO THE PUBLIC TO REVIEW THE OVERALL EASEMENTS AS SHOWN HEREON FOR THE PURPOSE OF PEDESTRIAN ACCESS.

WITNESS _____ SIGNATURE _____

WITNESS _____ PRINT NAME & TITLE _____

ACKNOWLEDGEMENT (STATE OF FLORIDA, COUNTY OF ALACHUA)

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME _____ KNOWN TO ME TO BE THE PERSON HEREIN DESCRIBED AND DID ACKNOWLEDGED THAT HE EXECUTED THIS INSTRUMENT AS HIS FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____ A.D. 20__

NOTARY PUBLIC-STATE OF FLORIDA _____

COMMISSION EXPIRES _____

COMMISSION NO.: _____

CERTIFICATE OF APPROVAL BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

THIS IS TO CERTIFY THAT ON _____ THE FOREGOING PLAT WAS APPROVED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.

MAYOR _____

ATTEST _____

CITY MANAGER _____ FILED FOR RECORD ON _____

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR THE CITY OF ALACHUA, FLORIDA

EXAMINED ON _____

AND APPROVED AS TO ITS LEGAL FORM AND SUFFICIENCY BY:

CITY ATTORNEY _____

RECEIVED AND FILED

RECEIVED AND FILED FOR RECORD ON THIS _____ DAY OF _____ A.D. 20__

CLERK OF THE COURT _____

BY _____ DATE _____

CERTIFICATE OF APPROVAL BY PROFESSIONAL SURVEYOR & MAPPER

IT IS HEREBY CERTIFIED, THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE PLATTING REQUIREMENTS PURSUANT TO CHAPTER 177, PART II - PLATTING OF THE FLORIDA STATUTES AND THAT THIS PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS. IF SAID CHAPTER, HOWEVER MY REVIEW AND CERTIFICATION DOES NOT INCLUDE COMPUTATION OR FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS.

EXAMINED BY _____

AND APPROVED BY _____
PROFESSIONAL SURVEYOR AND MAPPER

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT THIS PLAT ENTITLED "FLETCHER TRACE - PHASE 3" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE OF THE DESCRIBED LANDS UNDER MY PERSONAL DIRECTION AND SUPERVISION AND THAT THIS PLAT AND SURVEY COMPLIES WITH ALL REQUIREMENTS AS SET FORTH IN CHAPTER 177 PART II PLATTING OF THE FLORIDA STATUTES.

DATE _____

CHAD A. COLSON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 5162
CHERRY LAKE HEWITT + ASSOC., LLC
FLORIDA LICENSED BUSINESS NUMBER LB 5675
11801 RESEARCH DRIVE, ALACHUA, FL 32615

FLETCHER TRACE - PHASE 3

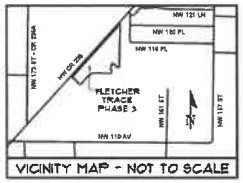
LOCATED IN THE WEST HALF (W 1/2) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

CHW Professional Consultants
7801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 2000 FLORIDA CA-5075

PLAT BOOK__, PAGE __
SHEET TWO OF TWO

SURVEYOR'S NOTES

1. HORIZONTAL DATUM SHOWN HEREON IS DERIVED FROM THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 1983), YIELDING A BEARING OF N 0°04'41" W FOR THE WEST LINE OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FL.
2. VERTICAL DATUM SHOWN HEREON IS DERIVED FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BENCHMARK USED WAS A NATIONAL GEODETIC SURVEY BENCHMARK NUMBER PY36, WITH A PUBLISHED ELEVATION OF 110.03 FEET (NAVD 88).
3. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1' IN 10,000'.
4. BUILDING SETBACKS (UNLESS SHOWN OTHERWISE)
   FRONT = 15'
   REAR = 5'
   SIDE = 5
   STREET FACING GARAGES = 18'
5. THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.P.M., PANEL NO. 129 OF 640, COMMUNITY PANEL NO. 120068 0129 D, EFFECTIVE DATE: JUNE 16, 2006.
6. ALL PLATTED 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.
7. THE COMMON AREAS, OPEN SPACE, AND STORM WATER MANAGEMENT AREAS SHOWN HEREON, WILL BE CONVEYED TO THE OWNER'S ASSOCIATION AND ARE IDENTIFIED FOR MAINTENANCE IN THE HOMEOWNERS ASSOCIATION DOCUMENTS. THE OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF TREES PLANTED IN RIGHTS-OF-WAY AND COMMON AREAS IN CONFORMANCE WITH SUBDIVIDER'S AGREEMENT AND SECTION 7.8.1 OF THE CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS.
8. LOT CORNERS AND PERMANENT CONTROL POINTS SHALL BE SET PER 177.091 (8) AND (9) FLORIDA STATUTES.
9. ALL LINES ARE NON-RADIAL UNLESS NOTED OTHERWISE.
10. THIS SURVEY IS A TOTAL OF TWO (2) SHEETS. EACH SHEET IS INCOMPLETE WITHOUT THE OTHERS. SEE SHEET ONE (1) FOR OVERALL PLAT BOUNDARY. SEE SHEET (2) FOR DETAIL INFORMATION FOR LOTS SEVENTY FIVE (75) THRU ONE HUNDRED & ELEVEN (111).



VICINITY MAP - NOT TO SCALE

GRAPHIC SCALE
0 25 50 100
SCALE: 1" = 50'

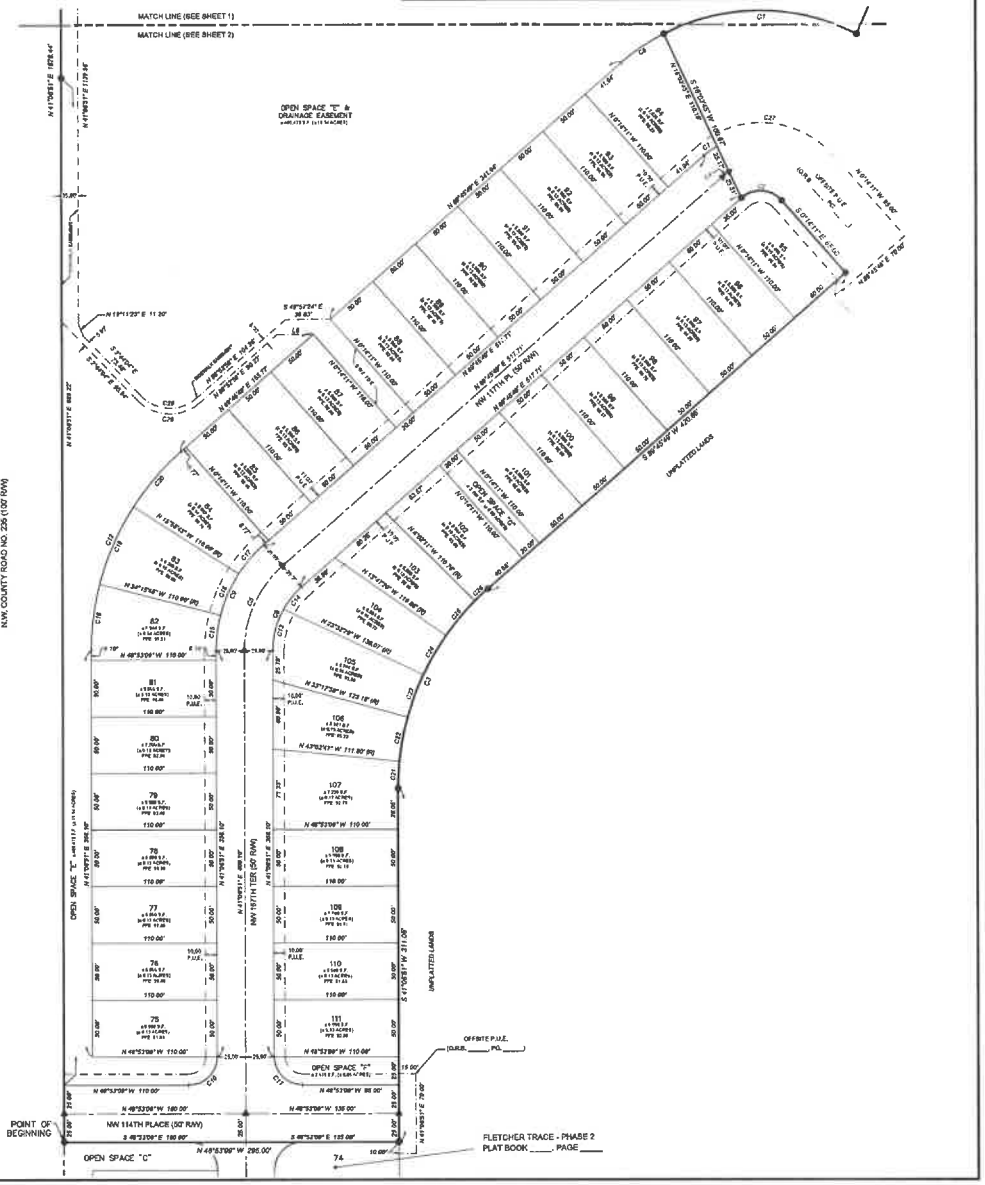
CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	176.11'	186.00'	54°32'36"	169.54'	N 48°58'31" W
C2	39.27'	25.00'	90°00'00"	35.36'	S 85°14'11" E
C3	199.34'	275.00'	46°36'08"	193.89'	S 85°26'29" W
C4	7.18'	50.00'	8°13'56"	7.18'	N 84°19'13" W
C5	84.81'	100.00'	48°36'08"	82.36'	N 85°26'29" E
C6	48.61'	186.00'	14°57'52"	48.47'	N 83°16'35" W
C7	14.31'	75.00'	10°55'53"	14.29'	N 89°16'14" W
C8	53.68'	75.00'	40°58'58"	51.79'	N 64°52'39" E
C9	186.14'	125.00'	85°18'58"	169.16'	N 68°25'29" E
C10	39.27'	25.00'	90°00'00"	35.36'	N 86°46'51" E
C11	39.27'	25.00'	90°00'00"	35.36'	N 05°13'09" W
C12	199.84'	275.00'	46°26'55"	194.54'	N 66°26'29" E
C13	28.49'	75.00'	21°22'38"	28.33'	N 15°46'09" E
C14	25.29'	75.00'	19°19'39"	25.17'	N 84°07'38" E
C15	51.99'	175.00'	16°37'53"	51.82'	N 48°25'31" E

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C16	46.98'	125.00'	19°56'05"	29.32'	N 64°54'41" E
C17	84.25'	125.00'	15°41'23"	24.15'	N 81°54'05" E
C18	53.24'	205.00'	14°52'21"	16.81'	N 45°28'31" E
C19	76.20'	254.00'	16°26'06"	74.89'	N 64°54'14" E
C20	64.28'	225.00'	15°41'23"	64.16'	N 81°54'05" E
C21	22.16'	225.00'	5°38'22"	22.24'	N 44°53'00" E
C22	48.00'	225.00'	8°45'48"	28.95'	N 51°45'48" E
C23	48.98'	225.00'	9°45'59"	28.96'	N 61°16'53" E
C24	48.00'	225.00'	8°45'48"	29.95'	N 71°29'06" E
C25	48.00'	225.00'	8°45'48"	28.96'	N 81°16'15" E
C26	15.36'	225.00'	3°54'59"	15.36'	N 87°51'49" E
C27	196.36'	85.00'	76°29'08"	107.48'	N 38°37'16" W
C28	61.09'	40.00'	87°32'07"	55.26'	S 45°26'22" E
C29	62.34'	36.00'	97°27'07"	48.26'	S 46°26'22" E

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L8	N 48°53'08" W	22.14'

LEGEND

FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.P.M. = FLOOD INSURANCE RATE MAP
⊕ = SET 5/8" STEEL REBAR & CAP MARKED "PRM LB 6575"
▲ = SET NAIL AND DISK STAMPED "PCP 6575"
● = FOUND 5/8" IRON ROD (NO ID.)
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITIES EASEMENT
B.S.L. = BUILDING SETBACK LINE
F.F.E. = FINISHED FLOOR ELEVATION
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE
R/W = RIGHT OF WAY
S.F. = SQUARE FEET
S.W.E. = SIDEWALK EASEMENT
NO. = NUMBER
(R) = RADIAL
ID. = IDENTIFICATION
⊕ = SITE BENCHMARK
——— = SUBJECT PARCEL LINE
——— = ADJOINING PARCEL LINE
– – – = EASEMENT LINE
——— = RIGHT-OF-WAY LINE
—·—·— = SECTION LINE



CERTIFICATE OF CONCURRENCY COMPLIANCE FOR FLETCHER TRACE PHASE 3

This Certificate of Concurrency Compliance ("Certificate") is hereby issued to Fletcher Development, LLC, a Florida Limited Liability Company authorized to transact business in the State of Florida and ("Developer/Owner") by City of Alachua, Florida ("City") this 14th day of October, 2024.

RECITALS

WHEREAS, the Developer/Owner is developing a residential subdivision in the CITY known as Fletcher Trace Phase 3 (the "Project"), legally described in attached Exhibit '1'.

WHEREAS, the Developer/Owner has secured a Subdivider Regulatory Agreement for the Project from the City for the Project (herein "Subdivider Agreement") as part of the City's site specific requirements for applications for Development permits for the subdivision as further set forth in Section 2.4.10(G)(4) of the City's Land Development Regulations (the "LDRs");

WHEREAS, the LDRs provide in Article 2, Section 2.4.14 for the issuance of a Certificate of Concurrency Compliance by the City as to provide a mechanism for reviewing applications for development approval to ensure that no development order is issued unless there is adequate public facility capacity for roads, sanitary sewer, solid waste, stormwater management, potable water, recreation, or public school facilities. This review is part of a regulatory program of the City to ensure that the adopted level of service standard for each public facility is available to serve development concurrent with the impacts of development;

WHEREAS, Section 2.4.14, requires that a project have one or more of the following land development permits in order to be eligible for issuance of a Certificate of Concurrency Compliance;

WHEREAS, the Project is zoned Planned Development- Residential ("PD-R");

WHEREAS, the Project has an approved preliminary plat approval for a residential subdivision for the Project;

WHEREAS, the Project is now ready to proceed to approval of a Final Plat comprised of 37 residential lots;

WHEREAS, the Developer/Owner intends to immediately initiate construction on the Project;

WHEREAS, the Developer/Owner of the Project agrees to submit payment for sewer connection fees as determined in the City's Capital Facilities charges and as set forth in Section

38-139 of the City of Alachua Code of Ordinances, as those fees exist prior to the final inspection of each residential unit;

WHEREAS, the Developer/Owner of the Project further agrees to submit payment for water connection fees as determined in the City's Capital Facilities charges and as set forth in Section 38-139 of the City of Alachua Code of Ordinances, as those fees exist prior to the final inspection of each residential unit; and

WHEREAS, the City has determined that adequate water and wastewater capacity exists to the Project;

WHEREAS, the Developer/Owner acknowledges that this Certificate of Concurrency Compliance is a valid exercise of the City's police powers and is authorized by, among other things, Article VIII, Section 2(b) of the Florida Constitution, Section 163.3161, *et. seq.,* Fla. Stat., Section 163.3202, Fla. Stat., and Section 166.201 Fla. Stat.;

WHEREAS, the Developer/Owner acknowledges that this Certificate of Concurrency Compliance is governed by the City's LDRs and, as such, the Developer/Owner must utilize the administrative procedures contained in the LDRs in the event there is any dispute regarding this Certificate; and

WHEREAS, the Developer/Owner acknowledges that this Certificate of Concurrency Compliance constitutes a regulatory agreement required as part of the process for the issuance of Development permits for the Project and, as such, Developer/Owner has no claim for monetary damages against the City in the event of any dispute regarding this Certificate, Developer/Owner's sole remedy for any dispute in any way relating to this Certificate is an action for declaratory relief, and nothing in this Certificate expressed or implied waives or should be construed to as a waiver or attempted waiver by the City of its sovereign immunity under the Florida Constitution and the laws of the State of Florida;

NOW THEREFORE, BASED UPON THE FOREGOING RECITALS, findings of fact and conclusion of law, the City issues this Certificate of Concurrency Compliance subject to the following conditions of issuance:

1. The above recitals are true and correct and are incorporated into this Certificate of Concurrency Compliance by reference.

2. The City will reserve 9,250 gallons per day (37 lots x 250 gallons per day) of wastewater capacity for the 37 units proposed in the Project. This capacity reservation is intended solely for residential uses to be constructed within the Project as defined by applicable development permits including, but not limited to construction plans and Subdivider Agreement, on file with the City.

3. The City will reserve 10,175 gallons per day (37 lots x 275 gallons per day) of water capacity for the 37 units proposed in the Project. This capacity reservation is intended solely for residential uses to be constructed within the Project as defined

by applicable development permits including, but not limited to construction plans and Subdivider Agreement, on file with the City.

4. The City will reserve the following trips of traffic capacity for the 37 units proposed in Fletcher Trace Phase 3 as defined by applicable development permits, including construction plans and Subdivider Agreement, on file with the City: 176 Average Annual Daily Trips ("AADT") and 19 Peak Hour Trips along CR235 A (from US 441 to CR 235)(Segment 17); 352 Average Annual Daily Trips ("AADT") and 38 Peak Hour Trips along CR235 (from NW 143rd Place to SCL)(Segment 11).

5. The City will reserve .48acres (2.6 persons per household x 37 units x 5 acres per 1,000 persons) of recreation capacity for the 37 units proposed in Fletcher Trace Phase 3 as defined by applicable development permits, including but not limited to the construction plans and Subdivider Agreement, on file with the City.

6. The City will reserve 70.23 tons per year (0.73 tons per capita per year x 2.6 persons per household x 37 units) of solid waste capacity for the 37 units proposed in Fletcher Trace Phase 3 as defined by applicable development permits on file, including but not limited to, construction plans and subdividers agreement, on file with the City.

7. The City will reserve 4 (four) student stations in the Alachua School Concurrency Service Area (ACSA) for elementary schools, 2 (two) student stations in the Alachua SCSA for middle schools, and 3 (three) student stations in the Alachua SCSA for high schools, for the 37 units proposed in Fletcher Trace Phase 3.

8. This Certificate of Concurrency Compliance shall remain in effect for a period of one (1) year from the date of the approval of the Subdivider Agreement between the parties hereto.

9. It is the intent of the City and Developer/Owner that this Certificate of Concurrency Compliance be incorporated into and considered a part of the Subdivider Agreement executed by the Developer/Owner and City for the Project dated the 14th day of October, 2024. Failure to comply with the term of that Subdivider Agreement shall result in the termination of the reservations in this Certificate.

10. This Certificate of Concurrency Compliance shall not be construed to be an absolute guarantee for the reservations should events occur which are outside the control of the City.

THIS CERTIFICATE OF CONCURRENCY COMPLIANCE IS ISSUED this 14th day of October, 2024, and is subject to the terms and findings as stated herein.

Attest: CITY OF ALACHUA

_____ By: _____

William M. DaRoza, City Manager/Clerk/ The Hon. Gib Coerper, Mayor
Land Development Regulations Administrator

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing CERTIFICATE OF CONCURRENCY COMPLIANCE FOR FLETCHER TRACE PHASE 3 was acknowledged before me, **by means of □ physical presence or □ online notarization,** on this _____ day of _____, 2024, by GIB COERPER, who is (personally known to me) OR (who has produced _____ as identification).

_____

Notary Public, State of Florida at Large
Commission No.:
Expiration: [SEAL]

Approved as to form:

_____

Marian B. Rush, City Attorney

SIGNATURES CONTINUE ON NEXT PAGE

Witnesses:

(sign)_____

(print)_____

DEVELOPERS/OWNERS

FLETCHER DEVELOPMENT, LLC
a Florida Limited Liability Company
By:
_____
(sign)

(print)_____

(title)_____

STATE OF FLORIDA

COUNTY OF _____

The foregoing CERTIFICATE OF CONCURRENCY COMPLIANCE FOR Fletcher Trace Phase 3 was acknowledged before me, **by means of □ physical presence or □ online notarization,** on this _____ day of _____, 2024, by _____, who is (personally known to me) OR (who has produced _____as identification).

_____
Notary Public, State of Florida at Large
Commission No.:
Expiration: [SEAL]

Exhibit "D"
Engineer's Certification of Construction Costs for Public Improvements

CHW
Professional Consultants

Project Name: Fletcher Trace Phases 1-3
CHW Project No: 21-0297
Date: 8/26/2024

Phase 3

Item No.	Item	Qty	Unit	Unit Cost	Cost
ROADWAY					
1	Asphaltic Concrete, 1.5" SP 9.5	436	TN	$ 120.00	$ 52,320.00
2	6" Limerock Base (Optional Base Group 4)	3,516	SY	$ 10.00	$ 35,155.56
3	12" Type B Stabilized Subgrade	3,516	SY	$ 5.00	$ 17,577.78
4	Temporary Turn around	956	SY	$ 51.42	$ 49,157.52
5	Concrete Sidewalk	3,000	SY	$ 51.00	$ 153,000.00
6	Concrete Crosswalk	27	SY	$ 92.00	$ 2,484.00
7	Curb Ramps	128	SF	$ 4.50	$ 576.00
8	Detectable Warning	56	SF	$ 30.00	$ 1,680.00
9	Type 'F' Curb and Gutter	2,572	LF	$ 21.00	$ 54,012.00
10	6" Curb	65	LF	$ 21.00	$ 1,365.00
11	Striping and Signage	1	LS	$ 3,500.00	$ 3,500.00
Roadway Subtotal					$ 370,827.85
SANITARY SEWER					
14	8" PVC Wastewater Main	1,178	LF	$ 41.00	$ 48,298.00
15	Sanitary Sewer Laterals 4" PVC w/ CO	1,324	LF	$ 22.69	$ 30,041.56
16	Sanitary Manhole	6	EA	$ 6,000.00	$ 36,000.00
Sanitary Sewer Subtotal					$ 114,339.56
WATER SERVICE					
12	Double Water Connection	8	EA	$ 2,859.55	$ 22,876.40
13	Single Water Connection	21	EA	$ 1,974.54	$ 41,465.34
19	4" PVC Water Service Sleeve	864	LF	$ 25.00	$ 21,600.00
20	Fire Hydrant Assembly	1	EA	$ 8,000.00	$ 8,000.00
21	8" PVC Watermain	2,035	LF	$ 48.00	$ 97,680.00
22	3" Blow-Off Assembly	2	EA	$ 4,475.56	$ 8,951.12
23	8" Gate Valve	6	EA	$ 2,902.34	$ 17,414.04
Water Service Subtotal					$ 217,986.90
DRAINAGE					
26	Storm Water Pipe (15" RCP)	145	LF	$ 50.00	$ 7,250.00
27	Storm Water Pipe (18" RCP)	514	LF	$ 62.00	$ 31,868.00
28	Storm Water Pipe (36" RCP)	338	LF	$ 93.00	$ 31,434.00
29	Storm Water Pipe (24" RCP)	583	LF	$ 141.00	$ 82,203.00
30	Type 'S' Curb Inlet	4	EA	$ 7,000.00	$ 28,000.00
31	Type 'G' Curb Inlet	4	EA	$ 7,574.59	$ 30,298.36
32	Storm Manhole	4	EA	$ 8,500.00	$ 34,000.00
Drainage Subtotal					$ 245,053.36
[illegible]					
Subtotal					$ 948,207.67
Mobilization (10%)					$ 94,820.77
Contingency (10%)					$ 94,820.77
TOTAL					$ 1,137,849.21

The Engineer's probable estimate of cost provided in this document is specifically intended to represent a rough order of magnitude, including all component information for line items aspects of the work, estimated quantities, and applied unit rates. The Engineer's probable estimate of cost is not intended for publication for the use of bidders whatsoever, unless represented as an FDOT Pay Item table on the plans for projects administered accordance with FDOT Standards. For bidding scenarios, the prospective bidders should be advised that they are solely responsible for: identifying and including relevant project scope, calculation of quantities/durations for takeoffs, and determining the appropriate competitive market cost for the work. Additionally, CHW has no control over the cost of labor, materials, equipment, market conditions, or the Contractor's method of determining prices. Therefore, our statements of probable cost provided herein are made on the basis of best judgment as professional consultants familiar with the construction industry. CHW, nor its subconsultants, can offer guarantee that proposals, bids, or construction costs will not vary from our statements of probable cost.

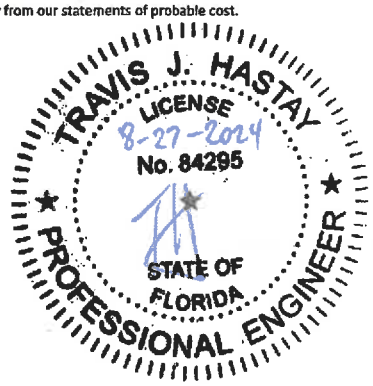


Exhibit "E"
Engineer's Certification of Construction Costs for Private Improvements

Professional Consultants

Project Name: Fletcher Trace Phases 1-3
CHW Project No: 21-0297
Date: 8/26/2024

Phase 3

Item No.	Item	Qty	Unit	Unit Cost	Cost
DEMOLITION/EARTHWORK					
20	Clearing and Grubbing	19	AC	$ 3,800.00	$ 72,200.00
21	Excavation	33,730	CY	$ 3.00	$ 101,190.00
22	Fill (using onsite materials)	26,663	CY	$ 0.50	$ 13,331.50
23	Sod (within ROW and common areas)	17,197	SY	$ 4.50	$ 77,386.50
24	Seed (within lots and bottom of basin)	62,792	SY	$ 0.50	$ 31,396.00
25	Silt Fence	1,932	LF	$ 1.76	$ 3,400.32
26	Tree Barricade	1,713	LF	$ 15.00	$ 25,695.00
Earthwork Subtotal					**$ 324,599.32**
DRAINAGE					
27	36" Mitered End	1	EA	$ 7,252.00	$ 7,252.00
Drainage Subtotal					**$ 7,252.00**
ELECTRIC					
30	Primary Electric Conduit (2")	3,748	LF	$ 8.00	$ 29,984.00
31	Electric Conduit (4")	1,738	LF	$ 15.00	$ 26,070.00
32	Electric Connection Fee	37	EA	$ 200.00	$ 7,400.00
Electric Subtotal					**$ 63,454.00**
Subtotal					**$ 395,305.32**
Mobilization (10%)					**$ 39,530.53**
Contingency (10%)					**$ 39,530.53**
TOTAL					**$ 474,366.38**

The Engineer's probable estimate of cost provided in this document is specifically intended to represent a rough order of magnitude, including all component information for line items aspects of the work, estimated quantities, and applied unit rates. The Engineer's probable estimate of cost is not intended for publication for the use of bidders whatsoever, unless represented as an FDOT Pay Item table on the plans for projects administered accordance with FDOT Standards. For bidding scenarios, the prospective bidders should be advised that they are solely responsible for: identifying and including relevant project scope, calculation of quantities/durations for takeoffs, and determining the appropriate competitive market cost for the work. Additionally, CHW has no control over the cost of labor, materials, equipment, market conditions, or the Contractor's method of determining prices. Therefore, our statements of probable cost provided herein are made on the basis of best judgment as professional consultants familiar with the construction industry. CHW, nor its subconsultants, can offer guarantee that proposals, bids, or construction costs will not vary from our statements of probable cost.

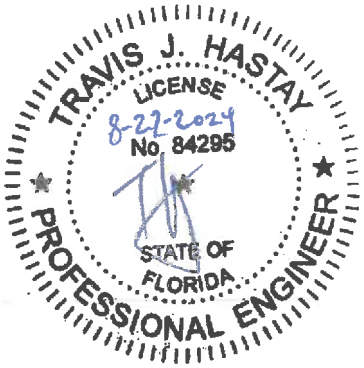
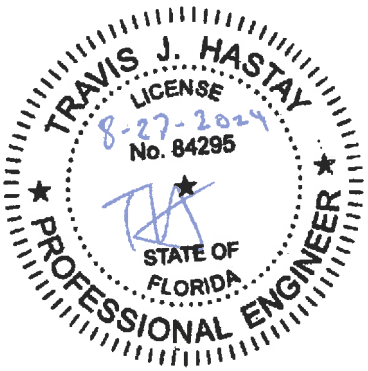


Exhibit "F"
Engineer's Certification of Construction Costs for House Sidewalks

Phase 3 On Lot Sidewalks

Item No.	Item	Qty	Unit	Unit Cost	Cost
1	Concrete Sidewalks and Driveways, 4"	1,249	SY	$ 50.55	$ 63,156.87
				Subtotal	**$ 63,156.87**
				Mobilization (10%)	**$ 6,315.69**
				Contingency (10%)	**$ 6,315.69**
				TOTAL	**$ 75,788.25**

The Engineer's probable estimate of cost provided in this document is specifically intended to represent a rough order of magnitude, including all component information for line items aspects of the work, estimated quantities, and applied unit rates. The Engineer's probable estimate of cost is not intended for publication for the use of bidders whatsoever, unless represented as an FDOT Pay Item table on the plans for projects administered accordance with FDOT Standards. For bidding scenarios, the prospective bidders should be advised that they are solely responsible for: identifying and including relevant project scope, calculation of quantities/durations for takeoffs, and determining the appropriate competitive market cost for the work. Additionally, CHW has no control over the cost of labor, materials, equipment, market conditions, or the Contractor's method of determining prices. Therefore, our statements of probable cost provided herein are made on the basis of best judgment as professional consultants familiar with the construction industry. CHW, nor its subconsultants, can offer guarantee that proposals, bids, or construction costs will not vary from our statements of probable cost.



Traffic Impact Analysis

Fletcher Trace - Phase 2



Date: 5/31/2022
PN#: 21-0297
PM: Brian Snyder, PE

Prepared For: Fletcher Family Companies

Submitted To: Alachua County Public Works, City of Alachua

CHW
11801 Research Drive
Alachua, FL 32615

www.chw-inc.com

CHW Professional Consultants

CONTENTS

1. Executive Summary 3

2. Study Intersections and Segments 4

2.1. Study Intersections 4

2.2. Study Roadway Segments 4

3. Trip Generation 6

4. Data Collection 7

5. Trip Distribution 10

6. Analysis 13

6.1. Intersection Analysis 13

6.2. Turn Lane Warrant Analysis 16

6.3. Roadway Segment Analysis 17

7. Conclusions and Recommendations 18

List of Figures

- Figure 1: Study Intersections
- Figure 2: Existing (Peak Season) Turning Movements
- Figure 3: Background Turning Movements
- Figure 4: Project Trip Turning Movements
- Figure 5: Build-out Turning Movements

List of Tables

- Table 1: Study Roadway Segments Determined
- Table 2: Fletcher Trace Trip Generation
- Table 3: AM Intersection Analysis Summary
- Table 4: PM Intersection Analysis Summary
- Table 5: Future Conditions (2029) Roadway Segment LOS Analysis
-

List of Appendices

- Appendix A: Concept Exhibit
- Appendix B: Methodology Letter
- Appendix C: Turning Movement Counts
- Appendix D: Reserved Trips
- Appendix E: Seasonal Adjustment Factor and Historical Growth Rates
- Appendix F: Background Tables
- Appendix G: Trip Distribution Calculations
- Appendix H: HCS Reports
- Appendix I: Turn Lane Warrant Analysis
- Appendix J: Roadway Segment Analysis

1. EXECUTIVE SUMMARY

CHW Professional Consultants, Inc. (CHW) has prepared the following Traffic Impact Analysis (TIA) for a development proposed on the south side of CR 235, just east of CR 235A, in the City of Alachua, Florida. The development is commonly referred to as Fletcher Trace. The concept plan for the proposed development is provided in **Appendix A**.

The purpose of this study is to identify the transportation impacts of the proposed project on the transportation network and if deficiencies are identified to recommend mitigation strategies to address the deficiencies. This TIA is required by Alachua County, and the City of Alachua. The study is being prepared for Fletcher Family Companies and is in conformance with the methodology letter submitted on May 26, 2022, see **Appendix B**.

The following developments are being proposed at this site, with an anticipated 2029 build-out:

- 344 Dwelling Units – Single-Family Detached Housing
- 128 Dwelling Units – Multifamily Housing (Low-Rise)

The following site access type and locations are being proposed:

- Full access at the CR 235/Proposed North Site Access intersection; and
- Full access at the CR 235/ Proposed South Site Access intersection;

2. STUDY INTERSECTIONS AND SEGMENTS

2.1. Study Intersections

CHW, in coordination with Alachua County, and the City of Alachua and identified the following intersections to be significantly impacted by the proposed development. The study area intersections are provided in **Figure 1**.

- NW 140th Street (CR 235)/CR 2054 (Peggy Road) intersection;
- CR 235A (NW 173rd Street)/CR 2054 (Peggy Road) intersection;
- CR 235/Proposed North Site Access intersection;
- CR 235/ Proposed South Site Access intersection;
- CR 235/CR 235A (NW 173rd Street) intersection; and
- CR 235/NW 78th Avenue (CR 232) intersection.

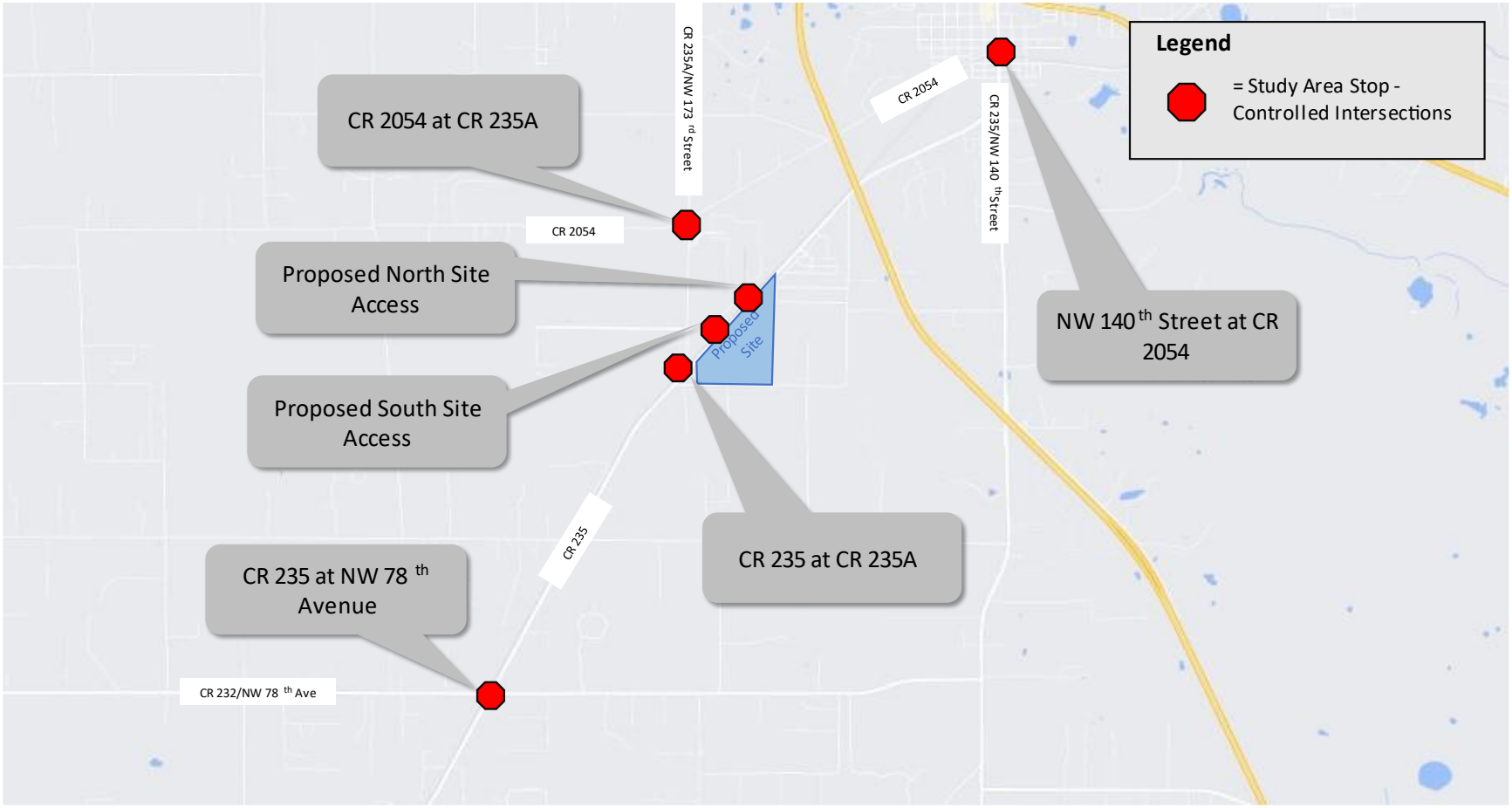
2.2. Study Roadway Segments

CR 235 and CR 235A are 2-lane collector roads adjacent to the project that were evaluated as part of this study. If the anticipated project trip exceed 5% of the maximum service volume (MSV), the roadway was further analyzed to determine whether the build-out condition exceeds the MSV. As demonstrated in **Table 1** CR 235 from NW 143rd Place to South City limit, exceeds 5% of the maximum service volume, so an this roadway segment is studied in Section 6.3.

Table 1: Study Roadway Segments Determination

ROAD NAME	FROM	TO	Comp. Plan MSV[1]	Net New Total Daily Project Trips[2]	Trip Dist %[3]	Net New Total Project Trips	% (Net New Total Projec Trips/MSV)	Include in Study Area (> 5%) - Y/N
CR 235	NW 143RD PLACE	SOUTH CITY LIMIT	15,120		67%	2,707	17.90%	Y
CR 235A	US 441	CR 235	15,120	4,040	9%	364	2.41%	N

Figure 1 | Study Intersections



3. TRIP GENERATION

The Institute of Transportation Engineer's (ITE) Trip Generation Manual, 11th Edition was used to develop the trip generation for the site. The trip generation is provided in **Table 2**.

Table 2 | Fletcher Trace Trip Generation

Fletcher Trace Trip Generation									
Land Use	**ITE LU Code**	**Variable DU**	**Daily**	**AM Peak**			**PM Peak**		
				Total	**In**	**Out**	**Total**	**In**	**Out**
Phase 1									
Single-Family Detached Housing	210	344	3,144	229	60	169	317	200	117
Multifamily Housing (Low-Rise)	220	128	896	63	15	48	76	48	28
Total			*4,040*	*292*	*75*	*217*	*393*	*248*	*145*

4. DATA COLLECTION

Turning movement counts were collected during the AM and PM peak hours on April 19th, 2022, for the following intersections: NW 140th Street/CR 2054 intersection, CR 235A /CR 2054 intersection, CR 235/CR 235A intersection and CR 235 at CR 232/NW 78th Avenue. The raw count data is provided in **Appendix C**.

The count data was adjusted based on the seasonal adjustment factor. **Figure 2** provides the existing (peak season) turning movements at the study intersections.

Reserved trips provided by the City of Alachua were included to the background volumes where applicable, as provided in **Appendix D**.

The project has an anticipated full build-out in 2029. Growth rates were determined based on historical ADT where available to derive the 2029 background volumes. A minimum of 1.0% yearly growth rate was used for roadways with historical growth rates less than 1.0% and 2.0% for roadways with no historical growth rates. **Appendix E** provides the data used to determine the peak season and background traffic volumes. **Appendix F** provides the peak season and background turning movements at all study intersections in tabular form. **Figure 3** illustrates the background conditions for 2029 at all study intersections.

Figure 2 | Existing (Peak Season) Turning Movements

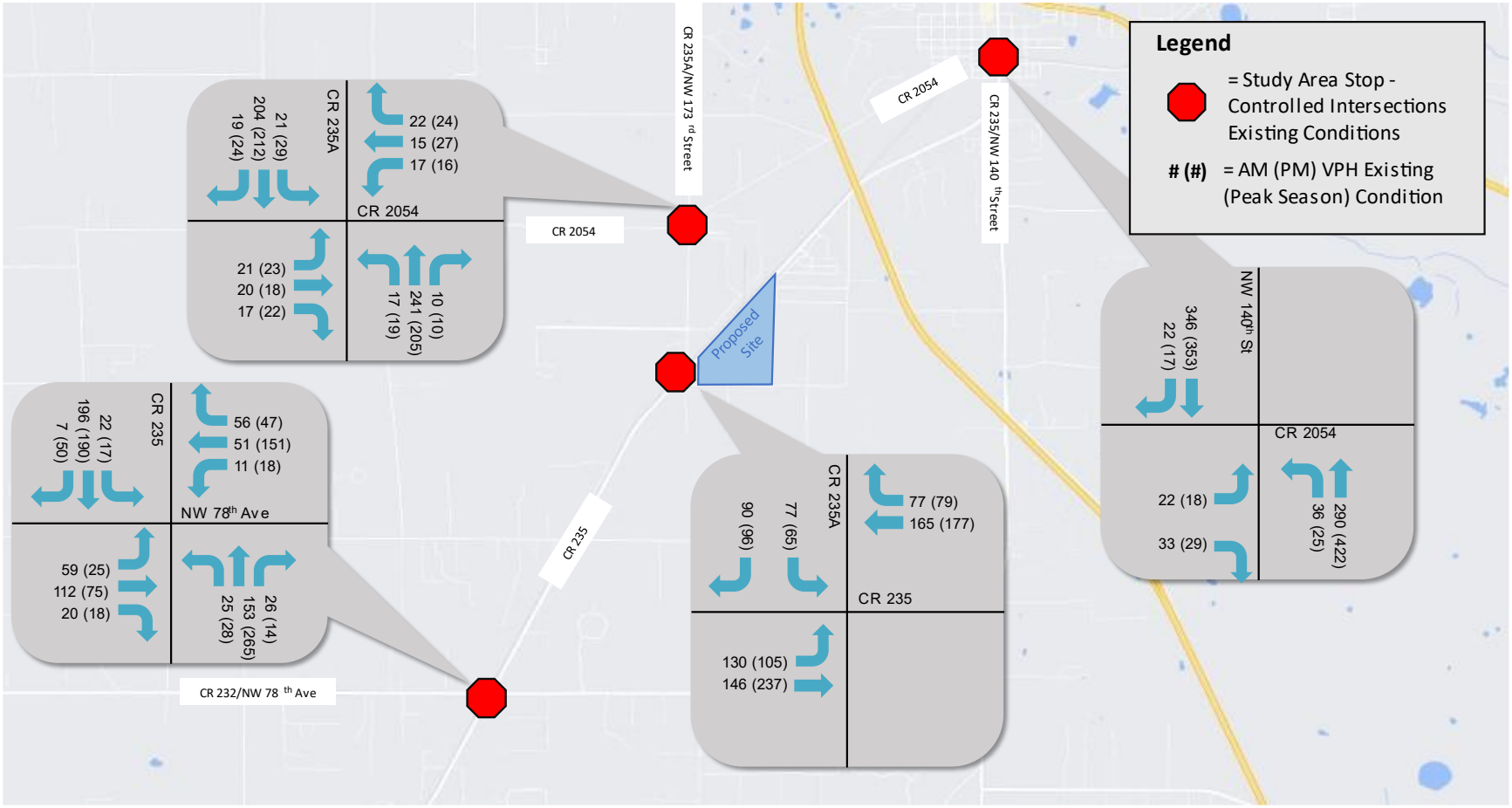
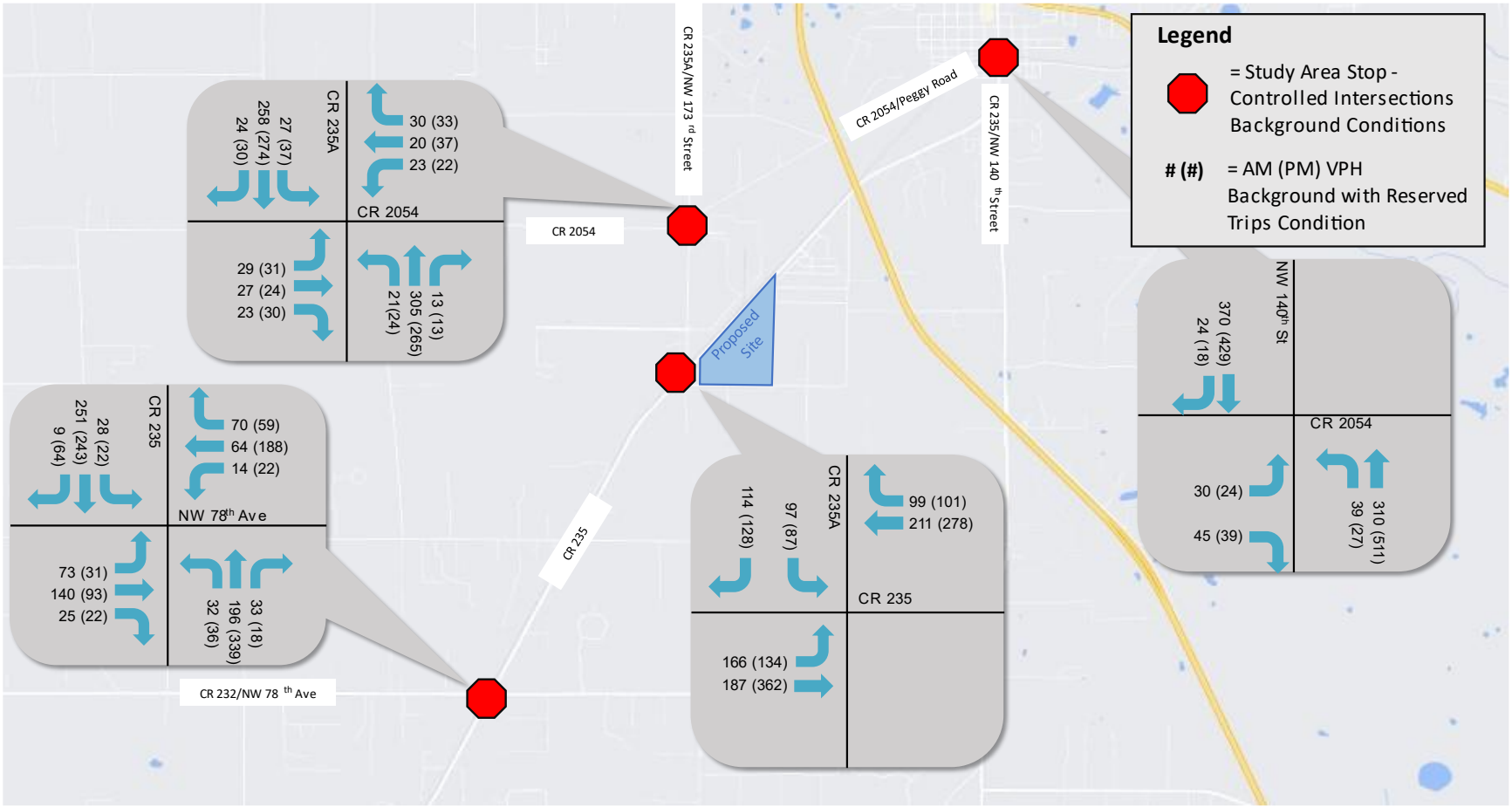


Figure 3 | Background Turning Movements



5. TRIP DISTRIBUTION

The project trip distribution for the Fletcher Trace build-out is expected to mimic the existing patterns of the Savannah Station Phase 1 project trips. A turning movement count was performed during the PM peak two hours of 4:00 to 6:00 PM at the intersection of CR 235 at NW 123rd Avenue, as provided in **Appendix G.** Based on the turning movement counts from Savannah Station Phase 1 the following project trip distribution that was utilized for this study:

- To/from north = 67%
- To/from south = 33%

The trip distribution at all other study area intersections was be based on the turning movement count data from the intersections. For example, at the intersection of CR 235 at CR 235A the project trips will either be to/from the north on CR 235A or to/from the west on CR 235. The trip distribution to/from the north was be calculated as follows, based on the total AM and PM count volumes, as provided in **Appendix G**:

(SBL + WBR) / (EBT + WBT + SBL + WBR)

The project trip distribution at the project's connections on CR 235 are based on the layout of the project site, as shown in **Appendix G**. Approximately 50% of the multi-family housing project trips are expected to use the CR 235/Proposed North site access connection and the remaining multi-family housing trips will use the CR 235/Proposed South site access connection. Approximately 40% of the single-family detached housing will use the CR 235/Proposed North site access connection and the remaining 60% will use the CR 235/Proposed South site access connection.

The project trips are shown in **Figure 4** and the combined background with reserved trips and project trips form the build-out condition illustrated in **Figure 5.**

Figure 4 | Project Trip Turning Movements

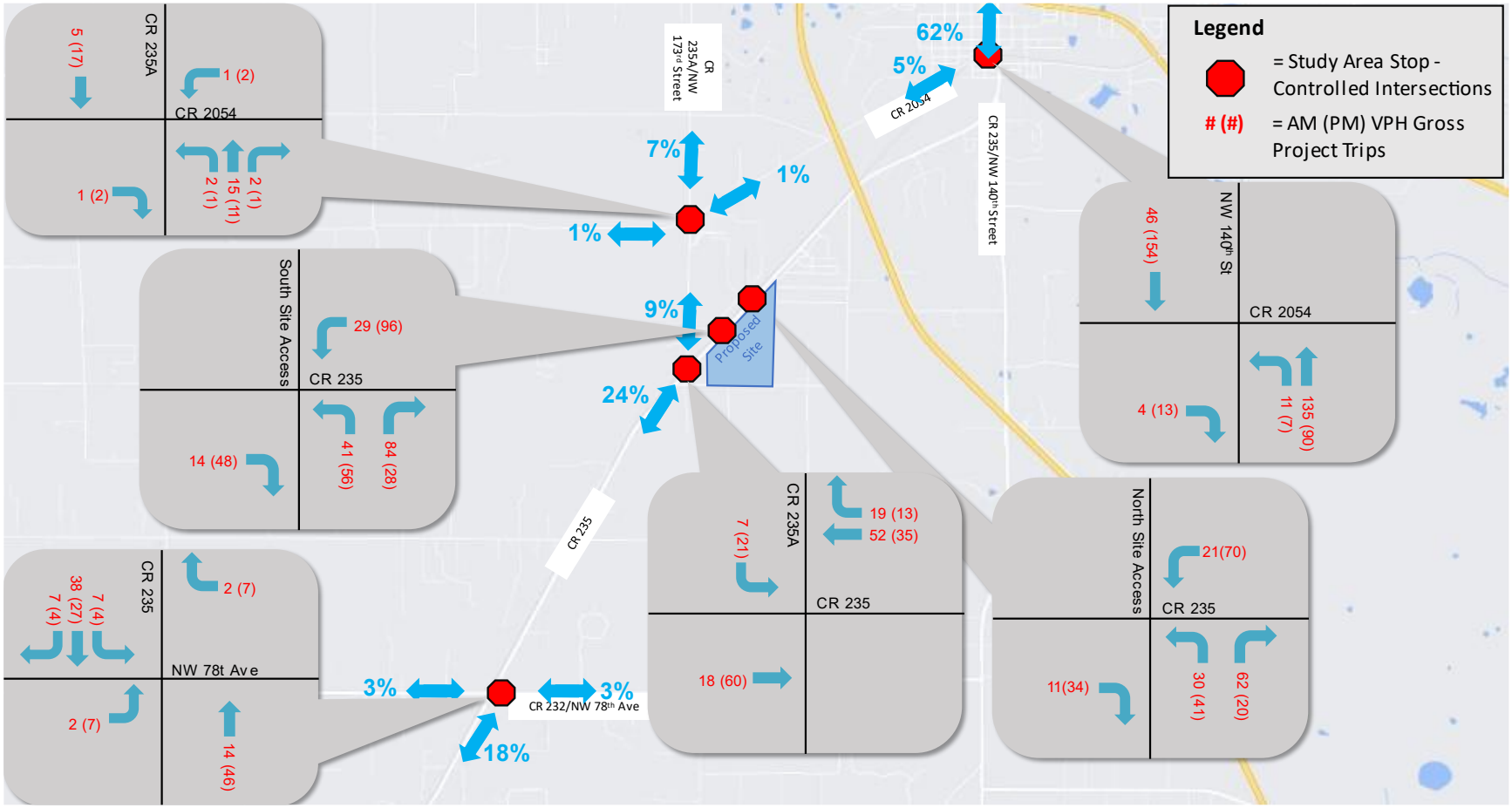
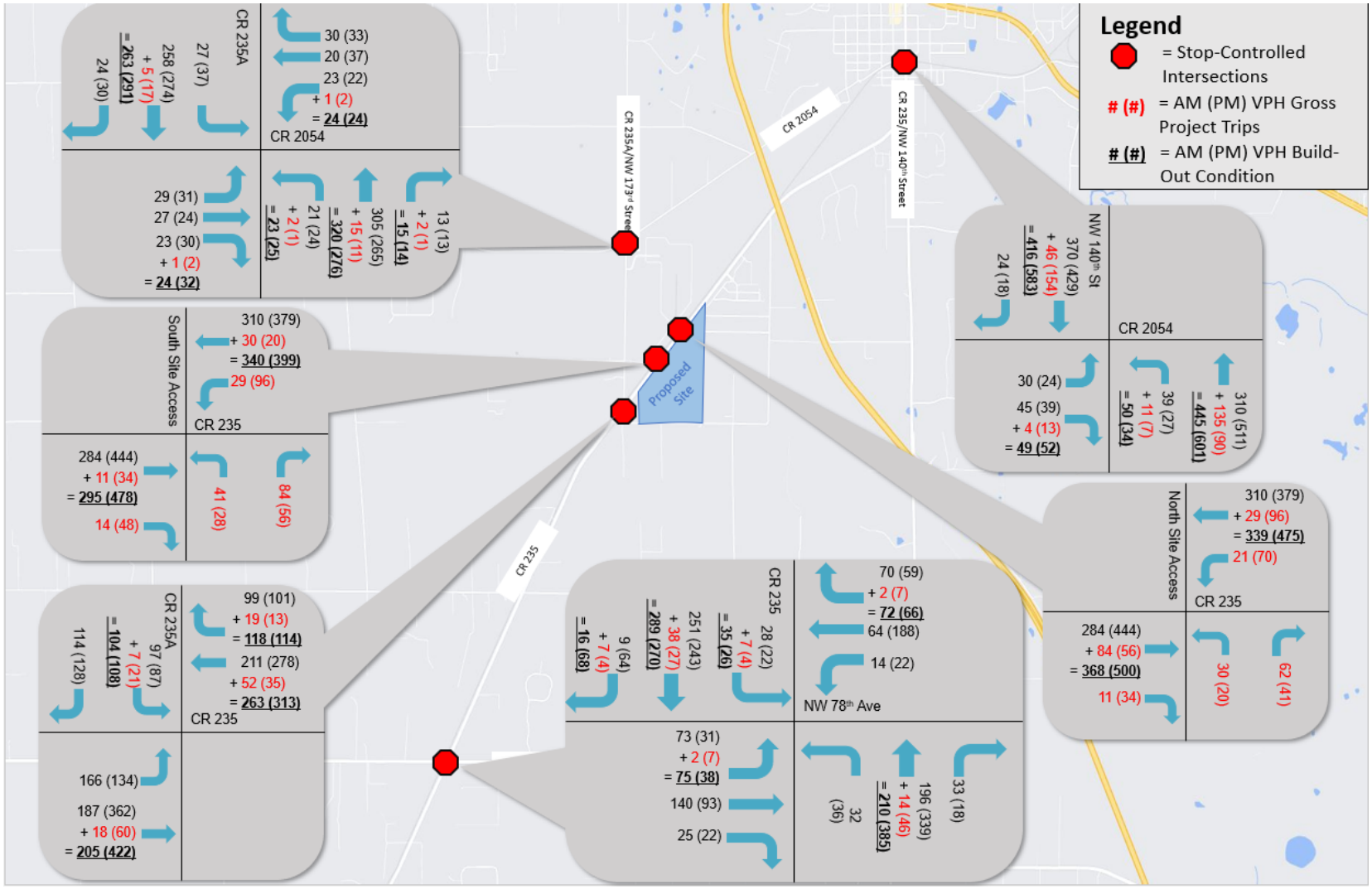


Figure 5 | Build-out Turning Movements



6. ANALYSIS

The analysis is divided into three parts: 1) analysis of intersections within the study area, 2) turn lane warrant analysis, and 3) roadway segment analysis.

6.1. Intersection Analysis

The analysis of the intersection within the study area covered three scenarios, as follows:

- Existing (Peak Season) Conditions;
- Background Conditions ; and
- Build-out Conditions.

All study intersections were analyzed during the AM and PM peak hours. The objectives of the analysis were to identify level of service or operational deficiencies and if necessary, model potential improvement to mitigate deficiencies. Resulting indicators for intersection operational performance include level of service (LOS), delay, volume to capacity (v/c) ratio, and the 95th percentile queue length.

For this analysis Highway Capacity Software 7 (HCS 7) was used to analyze stop sign controlled intersections.

The operational performance of the intersections is provided in **Table 3** and **Table 4**. The HCS reports are provided in **Appendix H**. Intersection deficiencies are highlighted in **Table 3** and **Table 4**. Deficiencies are v/c less than 1.0, 95th percentile queue lengths exceeding storage lengths, and LOS of F for the main street through movements and intersection totals.

Section 6.3 will demonstrate the left-turn lanes are recommended on CR 235 at the site access intersections. Additionally, a right-turn lane is recommended on CR 235 at the south site access and a right-turn taper is recommended at the north site access. These turn-lane improvements are included in the intersection analysis.

Table 3: AM Intersection Analysis Summary														
Intersection	Movement	Avail. Storage (ft)	Existing (Peak Season)				Background (2029)				Build-out (2029)			
			LOS	Delay(s)	v/c	95% Queue (FT)	LOS	Delay(s)	v/c	95% Queue (FT)	LOS	Delay(s)	v/c	95% Queue (FT)
Stop-controlled Intersections														
NW 140th Street/ CR 2054	EBL/R	N/A	B	13.7	0.12	25	B	14.9	0.18	25	C	17.9	0.23	25
	NBL/T	N/A	A	8.4	0.03	25	A	8.5	0.04	25	A	8.7	0.05	25
	Int. Total			1.5				1.9				2.1		
CR 2054/CR 235A	EBL	200	C	15.4	0.06	25	C	20.0	0.12	25	C	20.9	0.12	25
	EBT	N/A	B	14.6	0.06	25	C	17.5	0.09	25	C	18.1	0.10	25
	EBR	40	A	9.6	0.02	25	B	10.1	0.03	25	B	10.1	0.04	25
	WBL/T/R	N/A	B	13.9	0.13	25	C	17.5	0.22	25	C	18.3	0.23	25
	NBL/T/R	N/A	A	7.9	0.01	0	A	8.1	0.02	25	A	8.1	0.02	25
	SBL/T/R	N/A	A	8.0	0.02	25	A	8.3	0.03	25	A	8.3	0.03	25
	Int. Total			3.1				3.9				3.9		
CR 235/Proposed North Site Access	WBL/T	430									A	8.5	0.02	25
	NBL/R	N/A									C	15.2	0.24	25
												1.9		
CR 235/Proposed South Site Access	WBL/T	430									A	8.2	0.03	25
	NBL/R	N/A									B	14.9	0.29	50
												2.6		
CR 235/CR 235A	EBL/T	N/A	A	8.2	0.11	25	A	8.5	0.15	25	A	8.8	0.16	25
	SBL/R	N/A	B	14.8	0.32	50	C	21.6	0.51	75	D	27.8	0.60	100
	Int. Total			5.4				7.1				8.1		
CR 235/NW 78th Avenue	EBL/T/R	N/A	C	21.6	0.50	75	E	48.0	0.80	175	F	73.7	0.92	225
	WBL/T/R	N/A	B	13.7	0.24	25	C	18.3	0.38	50	C	21.1	0.43	75
	NBL/T/R	N/A	A	7.8	0.02	25	A	8.0	0.03	25	A	8.1	0.03	25
	SBL/T/R	N/A	A	7.8	0.02	25	A	7.9	0.02	25	A	8.0	0.03	25
	Int. Total			8.4				15.8				21.5		

Yellow highlight = deficiency occurring without project traffic

Red highlight = deficiency occurs due to added project trips

*NR = Not Reported

Table 4: PM Intersection Analysis Summary

Intersection	Movement	Avail. Storage (ft)	Existing (Peak Season)				Background (2029)				Build-out (2029)			
			LOS	Delay(s)	v/c	95% Queue (FT)	LOS	Delay(s)	v/c	95% Queue (FT)	LOS	Delay(s)	v/c	95% Queue (FT)
Stop-controlled Intersections														
NW 140th Street/ CR 2054	EBL/R	N/A	C	15.3	0.13	25	C	19.2	0.22	25	D	27.9	0.36	50
	NBL/T	N/A	A	8.3	0.03	25	A	8.6	0.03	25	A	9.3	0.04	25
	Int. Total			1.2				1.6				2.2		
CR 2054/CR 235A	EBL	200	C	15.4	0.06	25	C	20.6	0.12	25	C	21.7	0.13	25
	EBT	N/A	B	14.6	0.06	25	C	17.0	0.08	25	C	17.6	0.08	25
	EBR	40	A	9.6	0.02	25	B	10.2	0.04	25	B	10.3	0.05	25
	WBL/T/R	N/A	B	13.9	0.13	25	C	17.8	0.25	25	C	18.8	0.27	50
	NBL/T/R	N/A	A	7.9	0.01	0	A	8.2	0.02	25	A	8.3	0.02	25
	SBL/T/R	N/A	A	8.0	0.02	25	A	8.1	0.03	25	A	8.1	0.03	25
	Int. Total			3.5				4.4				4.5		
CR 235/Proposed North Site Access	WBL/T	430									A	9.2	0.08	25
	NBL/R	N/A									C	18.6	0.20	25
												1.6		
CR 235/Proposed South Site Access	WBL/T	430									A	9.3	0.11	25
	NBL/R	N/A									C	19.4	0.27	50
												2.3		
CR 235/CR 235A	EBL/T	N/A	A	8.1	0.09	25	A	8.7	0.13	25	A	8.9	0.14	25
	SBL/R	N/A	C	15.2	0.33	50	D	31.9	0.65	125	F	64.1	0.87	200
	Int. Total			4.6				7.8				13.9		
CR 235/NW 78th Avenue	EBL/T/R	N/A	C	25.0	0.42	50	F	132.8	1.01	200	F	556.3	1.97	375
	WBL/T/R	N/A	D	26.5	0.60	100	F	86.1	0.98	275	F	142.0	1.15	350
	WBL	N/A												
	WBR	N/A												
	NBL/T/R	N/A	A	7.9	0.02	25	A	8.1	0.03	25	A	8.2	0.03	25
	SBL/T/R	N/A	A	8.0	0.02	0	A	8.3	0.02	25	A	8.4	0.03	25
	Int. Total			10.2				38.0				101.5		

Yellow highlight = deficiency occurring without project traffic

Red highlight = deficiency occurs due to added project trips

*NR = Not Reported

As indicated in **Tables 3** and **Table 4** the following deficiency occurs with the addition of project trips.

The westbound movement at the intersection of CR 235 at NW 78th Avenue has volume exceeding capacity during the PM build-out. The volume of project trips forecasted to make a westbound right turn is low at only 7 vehicles per hour. During the PM background scenario, the westbound movement operates with a v/c near capacity at .98. Therefore, the background volumes and not the project trips are what cause the operational issues at this intersection. No improvements are recommended at this intersection.

6.2. Turn Lane Warrant Analysis

The Alachua County Land Development Code requires deceleration (right-turn) tapers for Class III and IV connections to a two-lane collector or arterial roadway with a design speed of 50 MPH or greater. A right turn lane is required if warranted. This site proposes a Class III connection onto CR 235 which has a design speed of 60 MPH, assuming a design speed 5 MPH over the posted speed of 55 MPH.

A right-turn lane warrant analysis, based on the guidelines of the "FDOT Access Management Guidebook", was used to determine whether a right-turn lane is warranted. The thresholds for warranting a right-turn lane range from 35 - 55 right-turns per hour, per the "FDOT Access Management Guidebook". As illustrated in build-out **Figure 4**, the maximum number of right turning vehicles at the CR 235/Proposed North Site Access intersection is 34 during the PM peak hour and at the CR 235/Proposed South Site Access intersection is 48 during the PM peak hour. Therefore, a northbound right-turn lane at the CR 235/Proposed North Site Access intersection is not warranted and not recommended to support this project however a northbound right turn taper is recommended based on the Alachua County Land Development Code requirements. A northbound right-turn lane at the CR 235/Proposed South Site Access intersection is warranted and recommended to support this project. The results are provided in **Appendix J**.

The Alachua County Unified Land Development Code requires a left-turn lane for developments with 50 or more total peak hour trips connecting to a collector or arterial road. As illustrated in build-out **Figure 4**, the maximum number of left turning vehicles at the CR 235/Proposed North Site Access intersection is 70 during the PM peak hour and at the CR 235/Proposed South Site Access intersection is 96 during the PM peak hour. Therefore, left-turn lanes are recommended at both the CR 235/Proposed North Site

Access intersection and CR 235/Proposed South Site Access intersection based on the Alachua County Land Development Code Requirements.

6.3. Roadway Segment Analysis

The study roadway segments for the future roadway segment conditions analysis were determined where the net new traffic from the proposed project is at least 5% of the maximum service volume (MSV) as provided in **Table 1**.

The future roadway segment conditions analysis was completed for roadway segments within the study area. Historic growth rates were applied to the 2022 AADT. Build-out project trips were added to the background trips and applied to each roadway segment. **Table 5** shows that none of the roadway segments in the study area had build-out volumes that exceeded the daily service volume. Therefore, no roadway segment improvements are recommended.

Table 5 | Future Conditions (2029) Roadway Segment LOS Analysis

ROAD NAME	FROM	TO	Comp. Plan MSV[1]	ADOPTED LOS STANDARD	Ex. Trips - 2022 AADT[1]	Back-ground Trips - 2029 AADT[2]	Reserved Trips-AADT[3]	Net New Total Project Trips	Build-out	Exceeds MSV/ Daily Service Volume - Y/N
CR 235	NW 143RD PLACE	SOUTH CITY LIMIT	15,120	D	6,180	7,815	1,018	2,707	11,540	N

(1) Taken from 2022 City of Alachua Annual Concurrency Status Report
(2) Calculated using Historical Growth Rate
(3) Reserved trips provided by the City of Alachua

7. CONCLUSIONS AND RECOMMENDATIONS

The following transportation improvements are recommended to support the project traffic at this site:

- Install a westbound left-turn lane on CR 235 at the south site access.
- Install a westbound left-turn lane on CR 235 at the north site access.
- Install a full-length eastbound right-turn lane on CR 235 at the south site access.
- Install an eastbound right-turn taper on CR 235 at the north site access.

Appendix B
Methodology Letter

May 26, 2022

Mr. Thomas Strom, PE
Transportation Engineering Manager
Alachua County Public Works
5620 NW 120th Lane
Gainesville, FL 32653

Justin Tabor, AICP
Principal Planner
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616

Re: Fletcher Trace, City of Alachua, FL

Dear Thomas and Justin,

CHW is preparing a Traffic Impact Analysis (TIA) Methodology for the proposed Fletcher Trace development consisting of a single-family detached housing and multifamily housing (low-rise) located northeast of the intersection of CR 235 and NW 173rd Street in the City of Alachua, Florida. The project proposes a two access points from CR 235 to the project site, as illustrated in the concept plan provided in **Attachment A**.

Please review the methodology and either provide comment for the purposes of modification/ clarification or provide acceptance.

Study Area

The study area will consist of the following intersections:

- CR 235/NW 140th Street at CR 2054;
- CR 235A and CR 2054;
- CR 235 at Proposed North Site Access;
- CR 235 at Proposed South Site Access;
- CR 235 and CR 235A/NW 173rd Street; and
- CR 235 at CR 232/NW 78th Avenue.

Land Use and Trip Generation

The trip generation for the site will be based on the Institute of Transportation Engineer's (ITE) Trip Generation Manual, 11th Edition. The estimated trip generation is provided below. The TIA will estimate the trip generation based on the number of dwelling units.

Fletcher Trace Trip Generation									
Land Use	ITE LU Code	Variable DU	Daily	AM Peak			PM Peak		
				Total	In	Out	Total	In	Out
Single-Family Detached Housing	210	344	3,144	229	60	169	317	200	117
Multifamily Housing (Low-Rise)	220	128	896	63	15	48	76	48	28
Total			*4,040*	*292*	*75*	*217*	*393*	*248*	*145*

Data Collection

Turning movement counts during the AM and PM peak two hours, during a single day, will be utilized for analysis. Counts will be collected on a Tuesday, Wednesday, or Thursday. The counts will include pedestrians, bicycles, and trucks, in addition to passenger vehicles.

Turning movement counts will be performed at the following intersection:

- CR 235/NW 140th Street at CR 2054;
- CR 235A and CR 2054;
- CR 235 and CR 235A/NW 173rd Street; and
- CR 235 at CR 232/NW 78th Avenue.

The count data will be adjusted based on the seasonal adjustment factor and by the growth rate to forecast the estimated background traffic of the project build-out year 2029. The growth rate will be determined based on historical ADT where available.

Trip Distribution

The project trip distribution for the Fletcher Trace build-out is expected to mimic the existing patterns of the Savannah Station Phase 1 project trips. A turning movement count was performed during the PM peak two hours of 4:00 to 6:00 PM at the intersection of CR 235 at NW 123rd Avenue, as provided in **Attachment B**. Based on the turning movement count the Savannah Station Phase 1 project trip distribution that will be utilized for the Fletcher Trace TIS is provided below:

- To/from north = 67%
- To/from south = 33%

The trip distribution at all other study area intersections will be based on the turning movement count data from the intersections. For example, at the intersection of CR 235 at CR 235A the project trips will either be to/from the north on CR 235A or to/from the west on CR 235. The trip distribution to/from the north will be calculated as follows, based on the total AM and PM count volumes:

(SBL + WBR) / (EBT + WBT + SBL + WBR)

Analysis

The intersection analysis will be performed at the intersections provided in the study area during the AM and PM peak hours, under the following scenarios:

- Existing (peak season) conditions
- Background conditions
- Build-out conditions
- Build-out with improvements, if applicable

The intersection operation analysis will review the delay, LOS, V/C, and 95th percentile queue length of each intersection movement as well as the intersection as a whole. The non-signalized intersections will be analyzed using HCS 7. The reports will be provided in the appendices.

Left and right turn lane warrant analyses will be performed at the site access intersections. If turn lanes are warranted the turn lane lengths will be calculated.

A roadway segment level of service analysis will be provided for CR 235 and CR 235A in accordance with City of Alachua requirements.

Any needed roadway modifications based on this analysis will be identified and modeled to demonstrate that the improvement mitigates the deficiency.

Report

A draft report, including, as a minimum, the following will be submitted for review and comment.

- Study Area Map
- Existing Conditions
- Trip Generation
- Data Collection
- Trip Distribution
- Analysis
  - AM and PM Intersection LOS, Delay, V/C and 95th Percentile Queue Length Analysis
  - Left and Right Turn Lane Warrants
  - Roadway Segment Analysis
- Conclusion and Recommendations
- Appendices with Supporting Documentation

Following any revisions, based upon staff comments, we will prepare a final signed and sealed report.

Please provide acceptance if you concur with this methodology.

Thank you for your review and consideration.

Sincerely,
CHW



Brian Snyder, P.E.
Project Manager

N:\2021\21-0297\Departments\04_Engineering\04_Traffic\Report\Methodology\220411 Fletcher Trace Methodology.docx

Attachment A
Site Layout

PRELIMINARY PLAT
FOR:

FLETCHER TRACE

ALACHUA COUNTY PARCELS 03905-002-000 AND 03980-002-001

CITY OF ALACHUA, FLORIDA

SECTIONS 21 AND 28, TOWNSHIP 08 SOUTH, RANGE 18 EAST

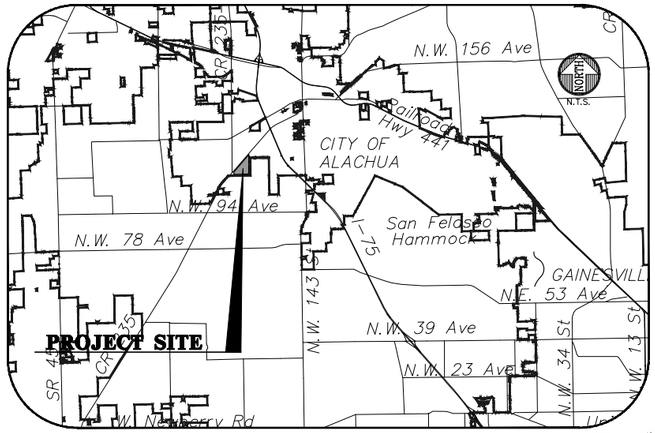
NOT FOR FINAL RECORDING

LEGAL DESCRIPTION: (OFFICIAL RECORDS BOOK 2140, PAGE 1834)

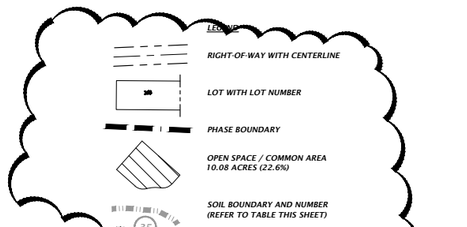
A TRACT OF LAND SITUATED IN SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT AN IRON PIPE AT THE SOUTHWEST CORNER OF THE AFOREMENTIONED SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST FOR THE POINT OF BEGINNING AND RUN N.00°42'43"E., ALONG THE WEST LINE OF SAID SECTION, A DISTANCE OF 402.89 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT-OF-WAY); THENCE RUN N.41°53'43"E., ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 4071.41 FEET TO A CONCRETE MONUMENT; THENCE RUN S.01°01'49"W., A DISTANCE OF 827.97 FEET TO A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 28; THENCE RUN S.00°32'41"W., ALONG THE WEST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 2612.87 FEET TO AN IRON PIPE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 28, THENCE RUN N.89°50'54"W., ALONG THE SOUTH LINE OF SAID SECTION 28, A DISTANCE OF 2684.07 FEET TO THE POINT OF BEGINNING, CONTAINING 118.191 ACRES, MORE OR LESS.

SUBJECT TO MAINTAINED RIGHT OF WAY OF COUNTY ROAD N.W. 110TH AVENUE (FORMERLY KNOWN AS COUNTY ROAD NO. N.W 28) ALONG THE SOUTH BOUNDARY THEREOF



VICINITY MAP



SOIL NUMBER	SOIL NAME	HYDROLOGIC SOIL GROUP
3	ARREDONDO FINE SANDS 0 TO 5 PERCENT SLOPES	*
8	MILLHOPPER SAND 0 TO 5 PERCENT SLOPES	*
30	KENDRICK SAND 2 TO 5 PERCENT SLOPES	*
35	GAINESVILLE SAND 0 TO 5 PERCENT SLOPES	*
69	ARREDONDO FINE SAND 5 TO 8 PERCENT SLOPES	*
72	LOCHLOOSA FINE SAND 5 TO 8 PERCENT SLOPES	*

GENERAL NOTES

1. *LAND OWNER:*
   WACO PROPERTIES, INC.
   569 SOUTH EDGEWOOD AVENUE
   JACKSONVILLE, FL - 32205
2. *DEVELOPER(SUBDIVIDER):*
   FLETCHER DEVELOPMENT, LLC.
   4510 NW 6TH PLACE, 3RD FLOOR
   GAINESVILLE, FL - 32607
3. *AGENT OF DEVELOPER/SUBDIVIDER:*
   CHW
   11801 RESEARCH DRIVE
   ALACHUA, FL - 32615
   (352)331-1976
4. *ENGINEER OF RECORD:*
   DANIEL H. YOUNG, P.E.
   CHW
   11801 RESEARCH DRIVE
   ALACHUA, FL 32615
   (352) 331-1976
   DANIELY@CHW-INC.COM
5. *SURVEYOR OF RECORD:*
   AARON H. HICKMAN, PSM
   CHW
   11801 RESEARCH DRIVE
   ALACHUA, FL 32615
   (352) 331-1976
   AARONH@CHW-INC.COM
6. *DATE OF BOUNDARY SURVEY:*
   9/28/2018
7. *WATER SUPPLY:*
   AN 8-INCH POTABLE WATER MAIN RUNS ALONG THE CR 235 RIGHT-OF-WAY, AND A 6-INCH POTABLE WATER MAIN RUNS ALONG NW 157TH STREET. DIRECT CONNECTION IS ANTICIPATED WITHOUT THE NEED FOR JACK AND BORE OF CR 235.
8. *SEWAGE DISPOSAL:*
   A NEW GRAVITY SEWER SYSTEM WILL CONNECT TO THE EXISTING SANITARY LIFT STATION LOCATED ON THE DEVELOPMENT SIDE OF CR 235.
9. *DRAINAGE:*
   STORMWATER MANAGEMENT FACILITIES (SMF) ARE LOCATED THROUGHOUT THE DEVELOPMENT, INCLUDING ALONG CR 235, THE SITE'S LOW AREA, AND THE TOPOGRAPHIC FEATURE ADJACENT TO NW 157TH STREET. THIS PLAN ILLUSTRATES APPROXIMATELY 15% OF THE PROJECT SITE. FINAL SIZE AND LOCATION OF SMFs WILL BE DETERMINED DURING SITE PLAN REVIEW.
10. *ELECTRICAL UTILITY PROVISION:*
    A CITY OF ALACHUA TRANSFORMER IS LOCATED ON THE NORTHEAST CORNER OF THE NEW ENTRANCE OFF CR 235 AND WILL SUPPLY UNDERGROUND ELECTRIC TO THE DEVELOPMENT.
11. *NATURAL FEATURES:*
    N/A
12. *ZONING/LAND USE INFORMATION:*
    ZONING = PUD
    LAND USE = MODERATE DENSITY RESIDENTIAL

SETBACKS:

13. *COVENANTS AND RESTRICTIONS:*
    PROVIDED
14. *ROADWAY TYPE: URBAN CURB AND GUTTER ROADWAY WITH STORM SEWER PIPING AND RENTAL LIGHTING FROM CITY OF ALACHUA.*
15. *UTILITY PROVIDERS:*

WATER:	*CITY OF ALACHUA*
SEWER:	*CITY OF ALACHUA*
ELECTRIC:	*CITY OF ALACHUA*
PHONE / CABLE:	*WINDSTREAM AND COX*

SHEET INDEX

SHEET NUMBER	DESCRIPTION
1	MASTER PRELIMINARY PLAT
2-6	DETAILED PRELIMINARY PLAT
LS-1	PRELIMINARY PLAT - LANDSCAPE PLAN
1 - 6 OF 6	BOUNDARY AND TOPOGRAPHIC SURVEY

11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
WWW.CHW-INC.COM
CHW
Professional Consultants
cert. no. 5075 FLORIDA CA-8075

SCALE: 1"=200'
STEP-1 SCALE BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALE ACCORDINGLY

CONSTRUCTION REVISIONS

SUBMITTALS

CLIENT: FLETCHER DEVELOPMENT
PROJECT: FLETCHER TRACE PRELIMINARY PLAT
SHEET TITLE: MASTER PRELIMINARY PLAT

DESIGNED: K MERRITT
DRAWN: N CONAP
QUALITY CONTROL: T HASTAY
PROJECT MANAGER: TRAVIS J. HASTAY
21-0297

FL PE No. 84295

SHEET NO.: 1

Task: kurtin Plot Date: May 23,2022 2:50pm Filename: K:\2021\21-0297\Departments\04_Engineering\02_DWGs\Production Files\Preliminary Plat\21-0297 MasterPrePlat FletcherTrace.dwg

Attachment B
Turning Movement Count
CR 235 at NW 123rd Avenue

CR 235 at NW 123rd Avenue
2/3/2021

Trucks

	CR 235 Southbound			CR 235 Northbound			NW 123rd Avenue Westbound		
Start Time	Left	Thru	Ped/Bike	Right	Thru	Ped/Bike	Right	Left	Ped/Bike
4:00 PM	0	5	0	0	7	0	0	0	0
04:15 PM	0	11	0	0	4	0	0	0	0
04:30 PM	2	4	0	0	2	0	0	0	0
04:45 PM	0	6	0	0	2	0	0	0	0
05:00 PM	0	1	0	0	6	0	1	0	0
05:15 PM	0	3	0	0	4	0	0	0	0
05:30 PM	0	1	0	0	3	0	0	0	0
05:45 PM	0	3	0	0	0	0	0	0	0
Peak Hour									
5:00-5:45	0	8	0	0	13	0	1	0	0

Cars

	CR 235 Southbound			CR 235 Northbound			NW 123rd Avenue Westbound		
Start Time	Left	Thru	Ped/Bike	Right	Thru	Ped/Bike	Right	Left	Ped/Bike
4:00 PM	5	47	0	1	18	0	2	1	0
04:15 PM	4	30	0	3	24	0	5	0	0
04:30 PM	7	31	0	2	18	0	6	2	0
04:45 PM	5	39	0	1	18	0	2	1	0
05:00 PM	8	66	0	1	28	0	4	2	0
05:15 PM	9	71	0	4	27	0	2	2	0
05:30 PM	5	56	0	0	19	0	3	2	0
05:45 PM	5	66	0	1	27	0	2	1	0
Peak Hour									
5:00-5:45	27	259	0	6	101	0	11	7	0

Combined

	CR 235 Southbound			CR 235 Northbound			NW 123rd Avenue Westbound		
Start Time	Left	Thru	Ped/Bike	Right	Thru	Ped/Bike	Right	Left	Ped/Bike
4:00 PM	5	52	0	1	25	0	2	1	0
04:15 PM	4	41	0	3	28	0	5	0	0
04:30 PM	9	35	0	2	20	0	6	2	0
04:45 PM	5	45	0	1	20	0	2	1	0
05:00 PM	8	67	0	1	34	0	5	2	0
05:15 PM	9	74	0	4	31	0	2	2	0
05:30 PM	5	57	0	0	22	0	3	2	0
05:45 PM	5	69	0	1	27	0	2	1	0
Peak Hour									
5:00-5:45 PM	27	267	0	6	114	0	12	7	0
Truck %	3%			11%			5%		
Peak Hour Factor	0.89			0.86			0.68		
Int. Total	0.89								

	CR 235 SBL	NW 123rd WBR	Total	
to/from North	27	12	39	67%

	CR 235 NBR	NW 123rd WBL	Total	
to/from South	6	7	13	33%

*** The Truck % in and out of Savannah Station Phase 1 is 2% which is applied to the trips in and out of Savannah Station during the full build-out analysis.**

Appendix C
Turning Movement Counts

NW 78th Avenue (CR 232) at CR 235

DE TRAFFIC

detraffic.com
NW 78th Ave (CR 232) at CR 235
Alachua County, Fl

File Name : cr 235 at nw 78
Site Code : 00000001
Start Date : 4/19/2022
Page No : 1

Groups Printed- Automobiles - Commercial

	CR 235 Southbound				NW 78th Ave (CR 232) Westbound				CR 235 Northbound				NW 78th Ave (CR 232) Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
07:00 AM	2	31	2	35	0	6	16	22	6	33	3	42	10	19	3	32	131
07:15 AM	3	49	1	53	2	5	12	19	4	41	2	47	11	25	2	38	157
07:30 AM	7	57	2	66	0	8	16	24	5	45	5	55	19	36	4	59	204
07:45 AM	4	48	3	55	2	12	13	27	8	39	5	52	13	27	6	46	180
Total	16	185	8	209	4	31	57	92	23	158	15	196	53	107	15	175	672
08:00 AM	5	51	2	58	5	17	17	39	7	33	8	48	18	27	4	49	194
08:15 AM	6	42	0	48	4	15	11	30	5	38	8	51	10	23	6	39	168
08:30 AM	5	36	4	45	4	16	16	36	5	28	8	41	7	25	2	34	156
08:45 AM	4	31	4	39	2	13	13	28	6	24	8	38	7	25	3	35	140
Total	20	160	10	190	15	61	57	133	23	123	32	178	42	100	15	157	658
04:00 PM	3	41	13	57	4	36	6	46	6	52	4	62	8	16	4	28	193
04:15 PM	7	41	12	60	3	31	9	43	6	66	3	75	4	13	6	23	201
04:30 PM	4	52	16	72	2	34	5	41	8	59	4	71	7	17	2	26	210
04:45 PM	2	43	13	58	6	42	11	59	4	55	2	61	5	23	6	34	212
Total	16	177	54	247	15	143	31	189	24	232	13	269	24	69	18	111	816
05:00 PM	7	48	8	63	4	34	17	55	7	88	5	100	5	22	4	31	249
05:15 PM	4	49	13	66	6	43	14	63	9	66	3	78	8	14	6	28	235
05:30 PM	8	41	9	58	5	35	15	55	9	46	2	57	4	13	5	22	192
05:45 PM	4	36	10	50	3	26	5	34	9	49	1	59	4	16	7	27	170
Total	23	174	40	237	18	138	51	207	34	249	11	294	21	65	22	108	846
Grand Total	75	696	112	883	52	373	196	621	104	762	71	937	140	341	70	551	2992
Apprch %	8.5	78.8	12.7		8.4	60.1	31.6		11.1	81.3	7.6		25.4	61.9	12.7		
Total %	2.5	23.3	3.7	29.5	1.7	12.5	6.6	20.8	3.5	25.5	2.4	31.3	4.7	11.4	2.3	18.4	
Automobiles	70	604	106	780	49	366	189	604	103	682	66	851	123	310	57	490	2725
% Automobiles	93.3	86.8	94.6	88.3	94.2	98.1	96.4	97.3	99	89.5	93	90.8	87.9	90.9	81.4	88.9	91.1
Commercial	5	92	6	103	3	7	7	17	1	80	5	86	17	31	13	61	267
% Commercial	6.7	13.2	5.4	11.7	5.8	1.9	3.6	2.7	1	10.5	7	9.2	12.1	9.1	18.6	11.1	8.9

DE TRAFFIC

detraffic.com
NW 78th Ave (CR 232) at CR 235
Alachua County, Fl

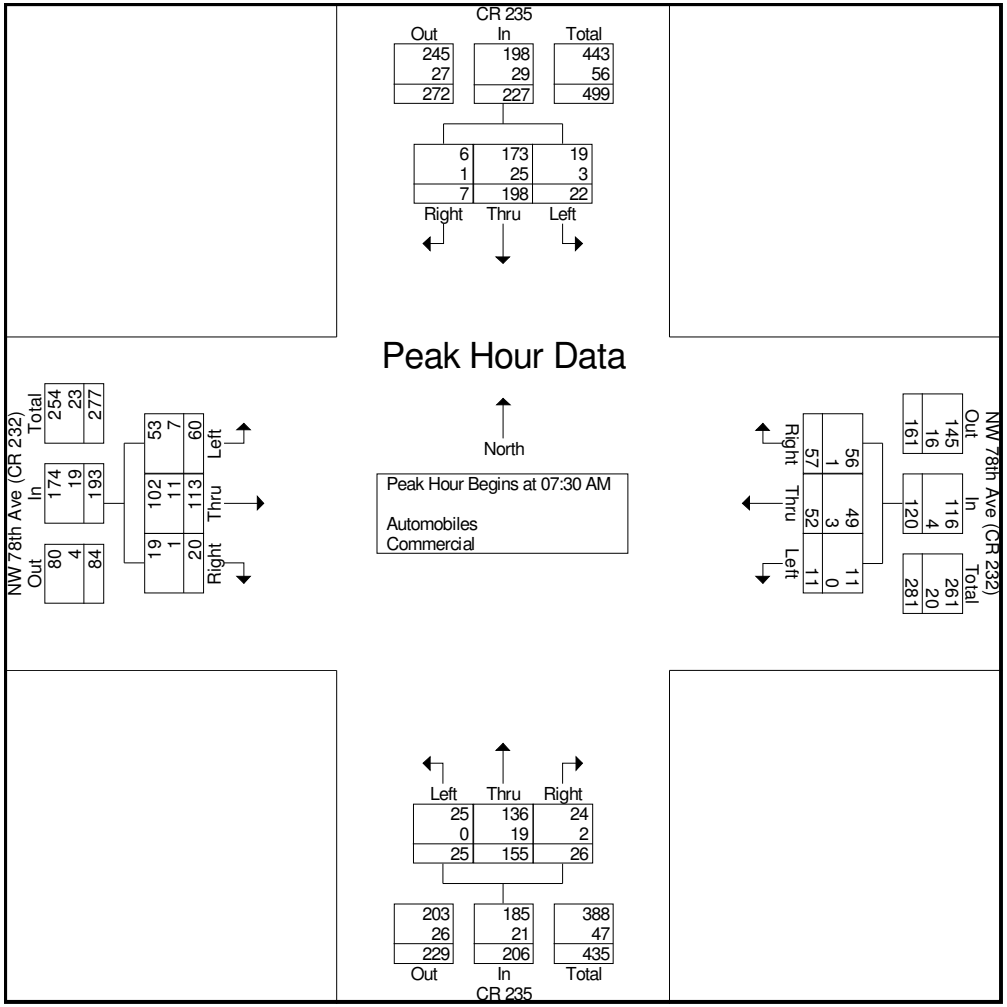
File Name : cr 235 at nw 78
Site Code : 00000001
Start Date : 4/19/2022
Page No : 2

	CR 235 Southbound				NW 78th Ave (CR 232) Westbound				CR 235 Northbound				NW 78th Ave (CR 232) Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:30 AM																	
07:30 AM	7	57	2	66	0	8	16	24	5	45	5	55	19	36	4	59	204
07:45 AM	4	48	3	55	2	12	13	27	8	39	5	52	13	27	6	46	180
08:00 AM	5	51	2	58	5	17	17	39	7	33	8	48	18	27	4	49	194
08:15 AM	6	42	0	48	4	15	11	30	5	38	8	51	10	23	6	39	168
Total Volume	22	198	7	227	11	52	57	120	25	155	26	206	60	113	20	193	746
% App. Total	9.7	87.2	3.1		9.2	43.3	47.5		12.1	75.2	12.6		31.1	58.5	10.4		
PHF	.786	.868	.583	.860	.550	.765	.838	.769	.781	.861	.813	.936	.789	.785	.833	.818	.914
Automobiles	19	173	6	198	11	49	56	116	25	136	24	185	53	102	19	174	673
% Automobiles	86.4	87.4	85.7	87.2	100	94.2	98.2	96.7	100	87.7	92.3	89.8	88.3	90.3	95.0	90.2	90.2
Commercial	3	25	1	29	0	3	1	4	0	19	2	21	7	11	1	19	73
% Commercial	13.6	12.6	14.3	12.8	0	5.8	1.8	3.3	0	12.3	7.7	10.2	11.7	9.7	5.0	9.8	9.8

DE TRAFFIC

detraffic.com
NW 78th Ave (CR 232) at CR 235
Alachua County, Fl

File Name : cr 235 at nw 78
Site Code : 00000001
Start Date : 4/19/2022
Page No : 3



DE TRAFFIC

detraffic.com
NW 78th Ave (CR 232) at CR 235
Alachua County, Fl

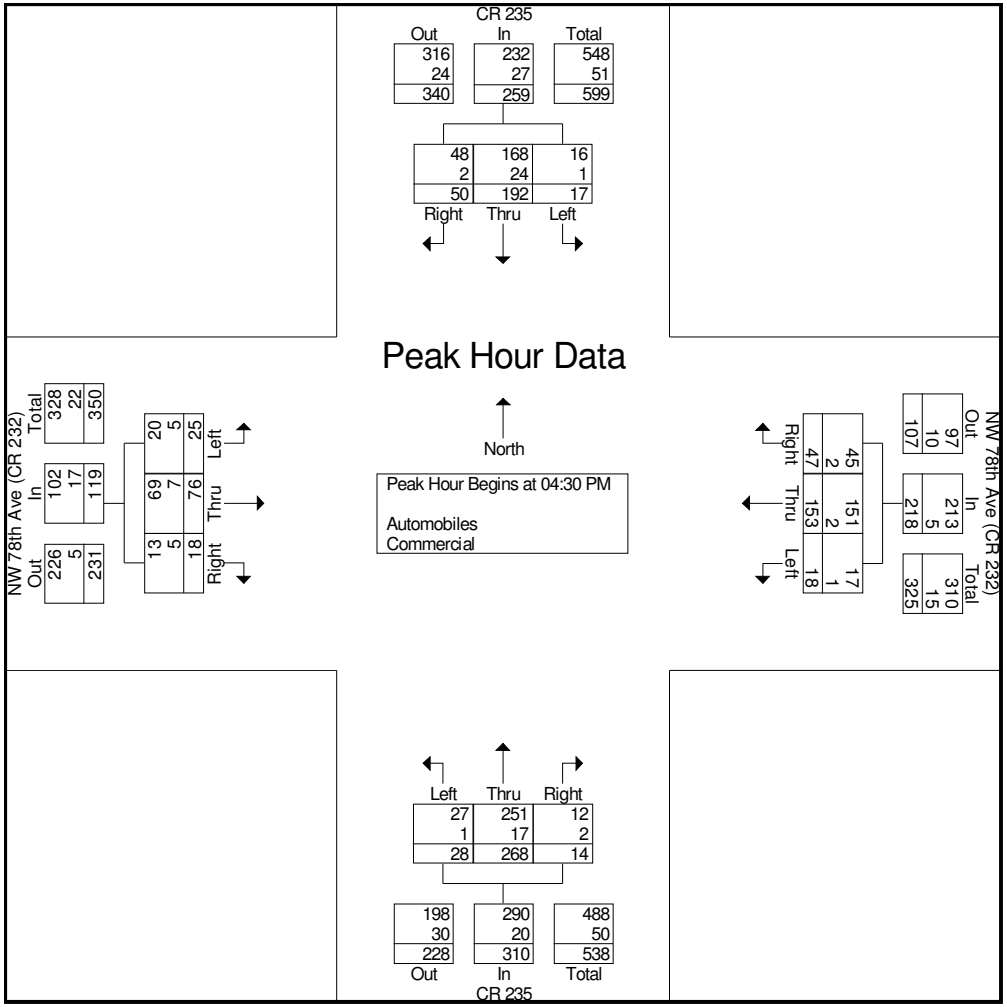
File Name : cr 235 at nw 78
Site Code : 00000001
Start Date : 4/19/2022
Page No : 4

	CR 235 Southbound				NW 78th Ave (CR 232) Westbound				CR 235 Northbound				NW 78th Ave (CR 232) Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:30 PM																	
04:30 PM	4	52	16	72	2	34	5	41	8	59	4	71	7	17	2	26	210
04:45 PM	2	43	13	58	6	42	11	59	4	55	2	61	5	23	6	34	212
05:00 PM	7	48	8	63	4	34	17	55	7	88	5	100	5	22	4	31	249
05:15 PM	4	49	13	66	6	43	14	63	9	66	3	78	8	14	6	28	235
Total Volume	17	192	50	259	18	153	47	218	28	268	14	310	25	76	18	119	906
% App. Total	6.6	74.1	19.3		8.3	70.2	21.6		9	86.5	4.5		21	63.9	15.1		
PHF	.607	.923	.781	.899	.750	.890	.691	.865	.778	.761	.700	.775	.781	.826	.750	.875	.910
Automobiles	16	168	48	232	17	151	45	213	27	251	12	290	20	69	13	102	837
% Automobiles	94.1	87.5	96.0	89.6	94.4	98.7	95.7	97.7	96.4	93.7	85.7	93.5	80.0	90.8	72.2	85.7	92.4
Commercial	1	24	2	27	1	2	2	5	1	17	2	20	5	7	5	17	69
% Commercial	5.9	12.5	4.0	10.4	5.6	1.3	4.3	2.3	3.6	6.3	14.3	6.5	20.0	9.2	27.8	14.3	7.6

DE TRAFFIC

detraffic.com
NW 78th Ave (CR 232) at CR 235
Alachua County, Fl

File Name : cr 235 at nw 78
Site Code : 00000001
Start Date : 4/19/2022
Page No : 5



DE TRAFFIC

detraffic.com
NW 78th Ave (CR 232) at CR 235
Alachua County, Fl

File Name : cr 235 at nw 78
Site Code : 00000001
Start Date : 4/19/2022
Page No : 6

Groups Printed- Automobiles

	CR 235 Southbound					NW 78th Ave (CR 232) Westbound					CR 235 Northbound					NW 78th Ave (CR 232) Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
07:00 AM	2	27	2	0	31	0	6	16	0	22	6	27	3	0	36	9	19	3	0	31	120
07:15 AM	3	44	1	0	48	1	4	11	0	16	4	34	2	0	40	11	24	2	0	37	141
07:30 AM	6	51	2	0	59	0	8	16	0	24	5	41	4	0	50	17	34	4	0	55	188
07:45 AM	4	44	2	0	50	2	11	12	0	25	8	34	5	0	47	13	25	5	0	43	165
Total	15	166	7	0	188	3	29	55	0	87	23	136	14	0	173	50	102	14	0	166	614
					0					0					0					0	
08:00 AM	4	43	2	0	49	5	16	17	0	38	7	27	7	0	41	15	24	4	0	43	171
08:15 AM	5	35	0	0	40	4	14	11	0	29	5	34	8	0	47	8	19	6	0	33	149
08:30 AM	5	29	3	0	37	4	16	16	0	36	5	21	7	0	33	7	24	1	0	32	138
08:45 AM	4	26	4	0	34	2	13	13	0	28	6	19	8	0	33	6	23	3	0	32	127
Total	18	133	9	0	160	15	59	57	0	131	23	101	30	0	154	36	90	14	0	140	585
04:00 PM	3	35	13	0	51	4	36	5	0	45	6	47	4	0	57	6	13	2	0	21	174
04:15 PM	6	37	11	0	54	3	31	9	0	43	6	62	3	0	71	4	11	5	0	20	188
04:30 PM	4	44	16	0	64	2	34	4	0	40	8	54	3	0	65	5	16	2	0	23	192
04:45 PM	2	39	11	0	52	5	41	11	0	57	4	52	2	0	58	5	21	4	0	30	197
Total	15	155	51	0	221	14	142	29	0	185	24	215	12	0	251	20	61	13	0	94	751
					0					0					0					0	
05:00 PM	6	44	8	0	58	4	34	16	0	54	7	84	4	0	95	4	19	3	0	26	233
05:15 PM	4	41	13	0	58	6	42	14	0	62	8	61	3	0	72	6	13	4	0	23	215
05:30 PM	8	34	8	0	50	4	34	13	0	51	9	42	2	0	53	4	11	5	0	20	174
05:45 PM	4	31	10	0	45	3	26	5	0	34	9	43	1	0	53	3	14	4	0	21	153
Total	22	150	39	0	211	17	136	48	0	201	33	230	10	0	273	17	57	16	0	90	775
Grand Total	70	604	106	0	780	49	366	189	0	604	103	682	66	0	851	123	310	57	0	490	2725
Apprch %	9	77.4	13.6	0		8.1	60.6	31.3	0		12.1	80.1	7.8	0		25.1	63.3	11.6	0		
Total %	2.6	22.2	3.9	0	28.6	1.8	13.4	6.9	0	22.2	3.8	25	2.4	0	31.2	4.5	11.4	2.1	0	18	

DE TRAFFIC

detraffic.com
NW 78th Ave (CR 232) at CR 235
Alachua County, Fl

File Name : cr 235 at nw 78
Site Code : 00000001
Start Date : 4/19/2022
Page No : 7

Groups Printed- Commercial

	CR 235 Southbound					NW 78th Ave (CR 232) Westbound					CR 235 Northbound					NW 78th Ave (CR 232) Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
07:00 AM	0	4	0	0	4	0	0	0	0	0	0	6	0	0	6	1	0	0	0	1	11
07:15 AM	0	5	0	0	5	1	1	1	0	3	0	7	0	0	7	0	1	0	0	1	16
07:30 AM	1	6	0	0	7	0	0	0	0	0	0	4	1	0	5	2	2	0	0	4	16
07:45 AM	0	4	1	0	5	0	1	1	0	2	0	5	0	0	5	0	2	1	0	3	15
Total	1	19	1	0	21	1	2	2	0	5	0	22	1	0	23	3	5	1	0	9	58
					0					0					0					0	
08:00 AM	1	8	0	0	9	0	1	0	0	1	0	6	1	0	7	3	3	0	0	6	23
08:15 AM	1	7	0	0	8	0	1	0	0	1	0	4	0	0	4	2	4	0	0	6	19
08:30 AM	0	7	1	0	8	0	0	0	0	0	0	7	1	0	8	0	1	1	0	2	18
08:45 AM	0	5	0	0	5	0	0	0	0	0	0	5	0	0	5	1	2	0	0	3	13
Total	2	27	1	0	30	0	2	0	0	2	0	22	2	0	24	6	10	1	0	17	73
04:00 PM	0	6	0	0	6	0	0	1	0	1	0	5	0	0	5	2	3	2	0	7	19
04:15 PM	1	4	1	0	6	0	0	0	0	0	0	4	0	0	4	0	2	1	0	3	13
04:30 PM	0	8	0	0	8	0	0	1	0	1	0	5	1	0	6	2	1	0	0	3	18
04:45 PM	0	4	2	0	6	1	1	0	0	2	0	3	0	0	3	0	2	2	0	4	15
Total	1	22	3	0	26	1	1	2	0	4	0	17	1	0	18	4	8	5	0	17	65
					0					0					0					0	
05:00 PM	1	4	0	0	5	0	0	1	0	1	0	4	1	0	5	1	3	1	0	5	16
05:15 PM	0	8	0	0	8	0	1	0	0	1	1	5	0	0	6	2	1	2	0	5	20
05:30 PM	0	7	1	0	8	1	1	2	0	4	0	4	0	0	4	0	2	0	0	2	18
05:45 PM	0	5	0	0	5	0	0	0	0	0	0	6	0	0	6	1	2	3	0	6	17
Total	1	24	1	0	26	1	2	3	0	6	1	19	1	0	21	4	8	6	0	18	71
Grand Total	5	92	6	0	103	3	7	7	0	17	1	80	5	0	86	17	31	13	0	61	267
Apprch %	4.9	89.3	5.8	0		17.6	41.2	41.2	0		1.2	93	5.8	0		27.9	50.8	21.3	0		
Total %	1.9	34.5	2.2	0	38.6	1.1	2.6	2.6	0	6.4	0.4	30	1.9	0	32.2	6.4	11.6	4.9	0	22.8	

DE TRAFFIC

detraffic.com
NW 78th Ave (CR 232) at CR 235
Alachua County, Fl

File Name : cr 235 at nw 78
Site Code : 00000001
Start Date : 4/19/2022
Page No : 8

Groups Printed- Peds

	CR 235 Southbound					NW 78th Ave (CR 232) Westbound					CR 235 Northbound					NW 78th Ave (CR 232) Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Grand Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Apprch %	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		
Total %																					

CR 235 at NW 173rd Street (CR 235A)

DE TRAFFIC

detraffic.com
NW 173 St (CR 235A) at CR 235
Alachua County, Fl

File Name : CR 235A at CR 235
Site Code : 00000003
Start Date : 4/19/2022
Page No : 1

Groups Printed- Automobiles - Commercial

	NW 173 St (CR 235A) Southbound				CR 235 Westbound				N/A Northbound				CR 235 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
07:00 AM	11	0	21	32	0	26	13	39	0	0	0	0	24	36	0	60	131
07:15 AM	17	0	24	41	0	37	16	53	0	0	0	0	27	39	0	66	160
07:30 AM	18	0	22	40	0	38	17	55	0	0	0	0	43	45	0	88	183
07:45 AM	17	0	19	36	0	49	20	69	0	0	0	0	36	37	0	73	178
Total	63	0	86	149	0	150	66	216	0	0	0	0	130	157	0	287	652
08:00 AM	18	0	23	41	0	38	18	56	0	0	0	0	24	33	0	57	154
08:15 AM	25	0	27	52	0	42	23	65	0	0	0	0	28	32	0	60	177
08:30 AM	13	0	12	25	0	30	19	49	0	0	0	0	37	25	0	62	136
08:45 AM	14	0	15	29	0	26	20	46	0	0	0	0	25	35	0	60	135
Total	70	0	77	147	0	136	80	216	0	0	0	0	114	125	0	239	602
04:00 PM	17	0	20	37	0	50	12	62	0	0	0	0	22	44	0	66	165
04:15 PM	11	0	27	38	0	49	13	62	0	0	0	0	28	55	0	83	183
04:30 PM	17	0	24	41	0	47	17	64	0	0	0	0	24	63	0	87	192
04:45 PM	17	0	25	42	0	44	19	63	0	0	0	0	24	44	0	68	173
Total	62	0	96	158	0	190	61	251	0	0	0	0	98	206	0	304	713
05:00 PM	19	0	26	45	0	49	21	70	0	0	0	0	28	66	0	94	209
05:15 PM	13	0	22	35	0	39	23	62	0	0	0	0	30	66	0	96	193
05:30 PM	9	0	24	33	0	39	15	54	0	0	0	0	23	56	0	79	166
05:45 PM	7	0	19	26	0	34	11	45	0	0	0	0	14	47	0	61	132
Total	48	0	91	139	0	161	70	231	0	0	0	0	95	235	0	330	700
Grand Total	243	0	350	593	0	637	277	914	0	0	0	0	437	723	0	1160	2667
Apprch %	41	0	59		0	69.7	30.3		0	0	0		37.7	62.3	0		
Total %	9.1	0	13.1	22.2	0	23.9	10.4	34.3	0	0	0	0	16.4	27.1	0	43.5	
Automobiles	233	0	337	570	0	547	250	797	0	0	0	0	384	682	0	1066	2433
% Automobiles	95.9	0	96.3	96.1	0	85.9	90.3	87.2	0	0	0	0	87.9	94.3	0	91.9	91.2
Commercial	10	0	13	23	0	90	27	117	0	0	0	0	53	41	0	94	234
% Commercial	4.1	0	3.7	3.9	0	14.1	9.7	12.8	0	0	0	0	12.1	5.7	0	8.1	8.8

DE TRAFFIC

detraffic.com
NW 173 St (CR 235A) at CR 235
Alachua County, Fl

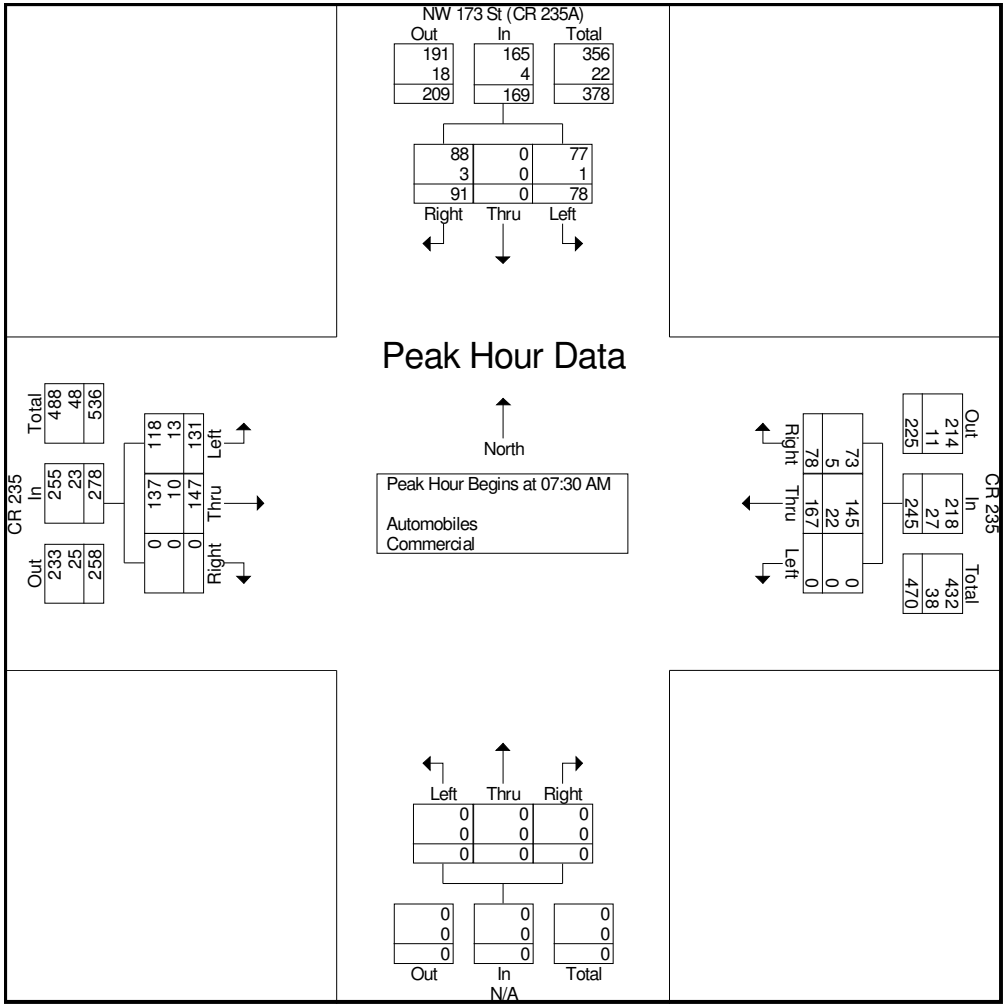
File Name : CR 235A at CR 235
Site Code : 00000003
Start Date : 4/19/2022
Page No : 2

	NW 173 St (CR 235A) Southbound				CR 235 Westbound				N/A Northbound				CR 235 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:30 AM																	
07:30 AM	18	0	22	40	0	38	17	55	0	0	0	0	43	45	0	88	183
07:45 AM	17	0	19	36	0	49	20	69	0	0	0	0	36	37	0	73	178
08:00 AM	18	0	23	41	0	38	18	56	0	0	0	0	24	33	0	57	154
08:15 AM	25	0	27	52	0	42	23	65	0	0	0	0	28	32	0	60	177
Total Volume	78	0	91	169	0	167	78	245	0	0	0	0	131	147	0	278	692
% App. Total	46.2	0	53.8		0	68.2	31.8		0	0	0		47.1	52.9	0		
PHF	.780	.000	.843	.813	.000	.852	.848	.888	.000	.000	.000	.000	.762	.817	.000	.790	.945
Automobiles	77	0	88	165	0	145	73	218	0	0	0	0	118	137	0	255	638
% Automobiles	98.7	0	96.7	97.6	0	86.8	93.6	89.0	0	0	0	0	90.1	93.2	0	91.7	92.2
Commercial	1	0	3	4	0	22	5	27	0	0	0	0	13	10	0	23	54
% Commercial	1.3	0	3.3	2.4	0	13.2	6.4	11.0	0	0	0	0	9.9	6.8	0	8.3	7.8

DE TRAFFIC

detraffic.com
NW 173 St (CR 235A) at CR 235
Alachua County, Fl

File Name : CR 235A at CR 235
Site Code : 00000003
Start Date : 4/19/2022
Page No : 3



DE TRAFFIC

detraffic.com
NW 173 St (CR 235A) at CR 235
Alachua County, Fl

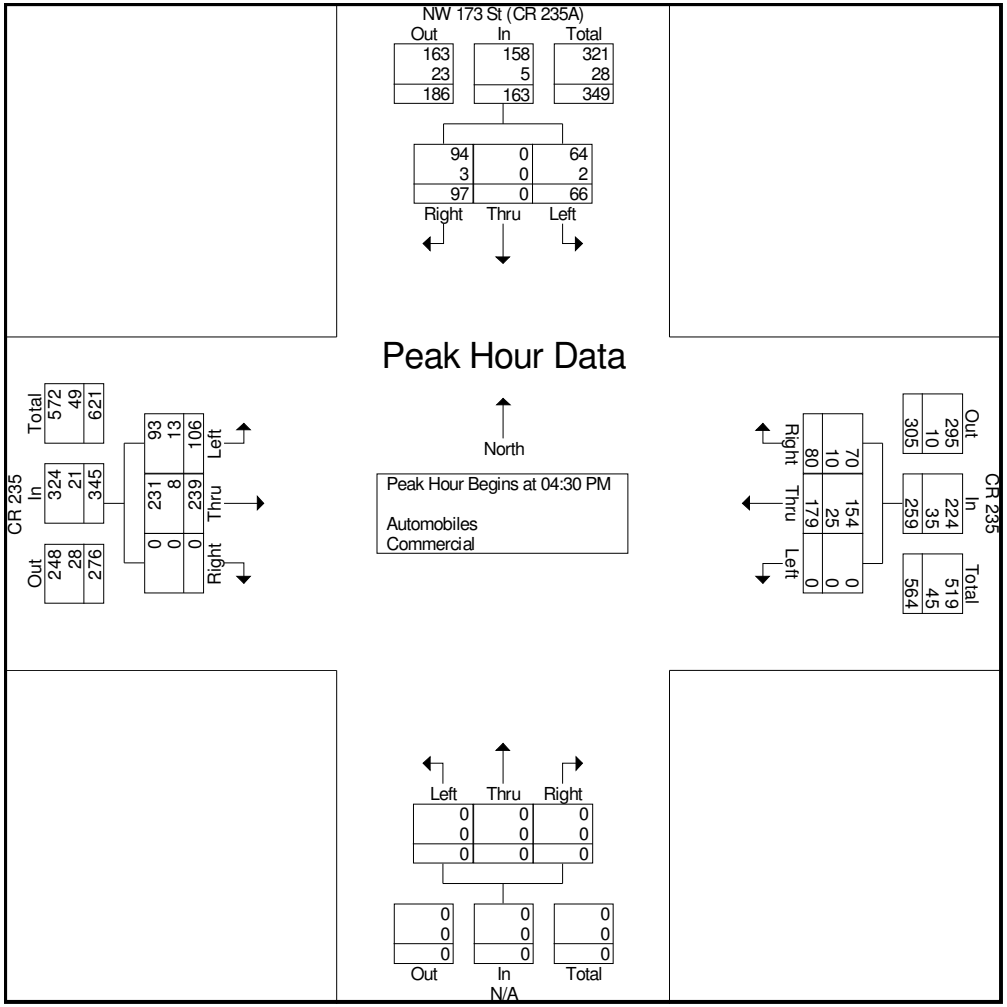
File Name : CR 235A at CR 235
Site Code : 00000003
Start Date : 4/19/2022
Page No : 4

	NW 173 St (CR 235A) Southbound				CR 235 Westbound				N/A Northbound				CR 235 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:30 PM																	
04:30 PM	17	0	24	41	0	47	17	64	0	0	0	0	24	63	0	87	192
04:45 PM	17	0	25	42	0	44	19	63	0	0	0	0	24	44	0	68	173
05:00 PM	19	0	26	45	0	49	21	70	0	0	0	0	28	66	0	94	209
05:15 PM	13	0	22	35	0	39	23	62	0	0	0	0	30	66	0	96	193
Total Volume	66	0	97	163	0	179	80	259	0	0	0	0	106	239	0	345	767
% App. Total	40.5	0	59.5		0	69.1	30.9		0	0	0		30.7	69.3	0		
PHF	.868	.000	.933	.906	.000	.913	.870	.925	.000	.000	.000	.000	.883	.905	.000	.898	.917
Automobiles	64	0	94	158	0	154	70	224	0	0	0	0	93	231	0	324	706
% Automobiles	97.0	0	96.9	96.9	0	86.0	87.5	86.5	0	0	0	0	87.7	96.7	0	93.9	92.0
Commercial	2	0	3	5	0	25	10	35	0	0	0	0	13	8	0	21	61
% Commercial	3.0	0	3.1	3.1	0	14.0	12.5	13.5	0	0	0	0	12.3	3.3	0	6.1	8.0

DE TRAFFIC

detraffic.com
NW 173 St (CR 235A) at CR 235
Alachua County, Fl

File Name : CR 235A at CR 235
Site Code : 00000003
Start Date : 4/19/2022
Page No : 5



DE TRAFFIC

detraffic.com
NW 173 St (CR 235A) at CR 235
Alachua County, Fl

File Name : CR 235A at CR 235
Site Code : 00000003
Start Date : 4/19/2022
Page No : 6

Groups Printed- Automobiles

	NW 173 St (CR 235A) Southbound					CR 235 Westbound					N/A Northbound					CR 235 Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
07:00 AM	11	0	19	0	30	0	24	11	0	35	0	0	0	0	0	19	32	0	0	51	116
07:15 AM	16	0	24	0	40	0	34	16	0	50	0	0	0	0	0	24	37	0	0	61	151
07:30 AM	18	0	21	0	39	0	34	17	0	51	0	0	0	0	0	41	41	0	0	82	172
07:45 AM	17	0	19	0	36	0	43	18	0	61	0	0	0	0	0	34	35	0	0	69	166
Total	62	0	83	0	145	0	135	62	0	197	0	0	0	0	0	118	145	0	0	263	605
					0					0										0	
08:00 AM	18	0	21	0	39	0	34	17	0	51	0	0	0	0	0	19	31	0	0	50	140
08:15 AM	24	0	27	0	51	0	34	21	0	55	0	0	0	0	0	24	30	0	0	54	160
08:30 AM	11	0	11	0	22	0	26	18	0	44	0	0	0	0	0	34	24	0	0	58	124
08:45 AM	13	0	13	0	26	0	21	19	0	40	0	0	0	0	0	23	33	0	0	56	122
Total	66	0	72	0	138	0	115	75	0	190	0	0	0	0	0	100	118	0	0	218	546
04:00 PM	15	0	19	0	34	0	44	10	0	54	0	0	0	0	0	19	41	0	0	60	148
04:15 PM	11	0	26	0	37	0	41	11	0	52	0	0	0	0	0	24	53	0	0	77	166
04:30 PM	16	0	22	0	38	0	43	16	0	59	0	0	0	0	0	19	61	0	0	80	177
04:45 PM	17	0	25	0	42	0	36	17	0	53	0	0	0	0	0	22	42	0	0	64	159
Total	59	0	92	0	151	0	164	54	0	218	0	0	0	0	0	84	197	0	0	281	650
					0					0										0	
05:00 PM	18	0	26	0	44	0	42	18	0	60	0	0	0	0	0	24	65	0	0	89	193
05:15 PM	13	0	21	0	34	0	33	19	0	52	0	0	0	0	0	28	63	0	0	91	177
05:30 PM	8	0	24	0	32	0	31	12	0	43	0	0	0	0	0	19	51	0	0	70	145
05:45 PM	7	0	19	0	26	0	27	10	0	37	0	0	0	0	0	11	43	0	0	54	117
Total	46	0	90	0	136	0	133	59	0	192	0	0	0	0	0	82	222	0	0	304	632
Grand Total	233	0	337	0	570	0	547	250	0	797	0	0	0	0	0	384	682	0	0	1066	2433
Apprch %	40.9	0	59.1	0		0	68.6	31.4	0		0	0	0	0		36	64	0	0		
Total %	9.6	0	13.9	0	23.4	0	22.5	10.3	0	32.8	0	0	0	0	0	15.8	28	0	0	43.8	

DE TRAFFIC

detraffic.com
NW 173 St (CR 235A) at CR 235
Alachua County, Fl

File Name : CR 235A at CR 235
Site Code : 00000003
Start Date : 4/19/2022
Page No : 7

Groups Printed- Commercial

	NW 173 St (CR 235A) Southbound					CR 235 Westbound					N/A Northbound					CR 235 Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
07:00 AM	0	0	2	0	2	0	2	2	0	4	0	0	0	0	0	5	4	0	0	9	15
07:15 AM	1	0	0	0	1	0	3	0	0	3	0	0	0	0	0	3	2	0	0	5	9
07:30 AM	0	0	1	0	1	0	4	0	0	4	0	0	0	0	0	2	4	0	0	6	11
07:45 AM	0	0	0	0	0	0	6	2	0	8	0	0	0	0	0	2	2	0	0	4	12
Total	1	0	3	0	4	0	15	4	0	19	0	0	0	0	0	12	12	0	0	24	47
					0					0										0	
08:00 AM	0	0	2	0	2	0	4	1	0	5	0	0	0	0	0	5	2	0	0	7	14
08:15 AM	1	0	0	0	1	0	8	2	0	10	0	0	0	0	0	4	2	0	0	6	17
08:30 AM	2	0	1	0	3	0	4	1	0	5	0	0	0	0	0	3	1	0	0	4	12
08:45 AM	1	0	2	0	3	0	5	1	0	6	0	0	0	0	0	2	2	0	0	4	13
Total	4	0	5	0	9	0	21	5	0	26	0	0	0	0	0	14	7	0	0	21	56
04:00 PM	2	0	1	0	3	0	6	2	0	8	0	0	0	0	0	3	3	0	0	6	17
04:15 PM	0	0	1	0	1	0	8	2	0	10	0	0	0	0	0	4	2	0	0	6	17
04:30 PM	1	0	2	0	3	0	4	1	0	5	0	0	0	0	0	5	2	0	0	7	15
04:45 PM	0	0	0	0	0	0	8	2	0	10	0	0	0	0	0	2	2	0	0	4	14
Total	3	0	4	0	7	0	26	7	0	33	0	0	0	0	0	14	9	0	0	23	63
					0					0										0	
05:00 PM	1	0	0	0	1	0	7	3	0	10	0	0	0	0	0	4	1	0	0	5	16
05:15 PM	0	0	1	0	1	0	6	4	0	10	0	0	0	0	0	2	3	0	0	5	16
05:30 PM	1	0	0	0	1	0	8	3	0	11	0	0	0	0	0	4	5	0	0	9	21
05:45 PM	0	0	0	0	0	0	7	1	0	8	0	0	0	0	0	3	4	0	0	7	15
Total	2	0	1	0	3	0	28	11	0	39	0	0	0	0	0	13	13	0	0	26	68
Grand Total	10	0	13	0	23	0	90	27	0	117	0	0	0	0	0	53	41	0	0	94	234
Apprch %	43.5	0	56.5	0		0	76.9	23.1	0		0	0	0	0		56.4	43.6	0	0		
Total %	4.3	0	5.6	0	9.8	0	38.5	11.5	0	50	0	0	0	0	0	22.6	17.5	0	0	40.2	

DE TRAFFIC

detraffic.com
NW 173 St (CR 235A) at CR 235
Alachua County, Fl

File Name : CR 235A at CR 235
Site Code : 00000003
Start Date : 4/19/2022
Page No : 8

Groups Printed- Peds

	NW 173 St (CR 235A) Southbound					CR 235 Westbound					N/A Northbound					CR 235 Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Grand Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Apprch %	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		
Total %																					

Peggy Road (CR 2054) at NW 140th Street (CR 235)

DE TRAFFIC

detraffic.com
NW 140 St (CR 235) at Peggy Rd (CR 2054)
Alachua County, Fl

File Name : NW 140 at CR 2054
Site Code : 00000004
Start Date : 4/19/2022
Page No : 1

Groups Printed- Automobiles - Commercial

	NW 140 St (CR 235) Southbound				N/A Westbound				NW 140 St (CR 235) Northbound				Peggy Rd (CR 2054) Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
07:00 AM	0	70	5	75	0	0	0	0	6	53	0	59	4	0	8	12	146
07:15 AM	0	92	6	98	0	0	0	0	4	57	0	61	6	0	6	12	171
07:30 AM	0	104	4	108	0	0	0	0	10	59	0	69	7	0	11	18	195
07:45 AM	0	91	4	95	0	0	0	0	13	52	0	65	5	0	6	11	171
Total	0	357	19	376	0	0	0	0	33	221	0	254	22	0	31	53	683
08:00 AM	0	89	5	94	0	0	0	0	12	65	0	77	6	0	6	12	183
08:15 AM	0	89	6	95	0	0	0	0	9	74	0	83	6	0	8	14	192
08:30 AM	0	95	4	99	0	0	0	0	8	80	0	88	5	0	9	14	201
08:45 AM	0	76	7	83	0	0	0	0	7	74	0	81	5	0	10	15	179
Total	0	349	22	371	0	0	0	0	36	293	0	329	22	0	33	55	755
04:00 PM	0	89	5	94	0	0	0	0	6	89	0	95	6	0	10	16	205
04:15 PM	0	104	3	107	0	0	0	0	4	100	0	104	4	0	5	9	220
04:30 PM	0	95	5	100	0	0	0	0	5	82	0	87	2	0	5	7	194
04:45 PM	0	83	3	86	0	0	0	0	8	95	0	103	6	0	10	16	205
Total	0	371	16	387	0	0	0	0	23	366	0	389	18	0	30	48	824
05:00 PM	0	94	3	97	0	0	0	0	5	139	0	144	5	0	4	9	250
05:15 PM	0	85	6	91	0	0	0	0	7	110	0	117	5	0	10	15	223
05:30 PM	0	72	8	80	0	0	0	0	5	85	0	90	5	0	10	15	185
05:45 PM	0	94	3	97	0	0	0	0	7	89	0	96	6	0	7	13	206
Total	0	345	20	365	0	0	0	0	24	423	0	447	21	0	31	52	864
Grand Total	0	1422	77	1499	0	0	0	0	116	1303	0	1419	83	0	125	208	3126
Apprch %	0	94.9	5.1		0	0	0		8.2	91.8	0		39.9	0	60.1		
Total %	0	45.5	2.5	48	0	0	0	0	3.7	41.7	0	45.4	2.7	0	4	6.7	
Automobiles	0	1270	65	1335	0	0	0	0	112	1179	0	1291	72	0	103	175	2801
% Automobiles	0	89.3	84.4	89.1	0	0	0	0	96.6	90.5	0	91	86.7	0	82.4	84.1	89.6
Commercial	0	152	12	164	0	0	0	0	4	124	0	128	11	0	22	33	325
% Commercial	0	10.7	15.6	10.9	0	0	0	0	3.4	9.5	0	9	13.3	0	17.6	15.9	10.4

DE TRAFFIC

detraffic.com
NW 140 St (CR 235) at Peggy Rd (CR 2054)
Alachua County, Fl

File Name : NW 140 at CR 2054
Site Code : 00000004
Start Date : 4/19/2022
Page No : 2

	NW 140 St (CR 235) Southbound				N/A Westbound				NW 140 St (CR 235) Northbound				Peggy Rd (CR 2054) Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 08:00 AM																	
08:00 AM	0	89	5	94	0	0	0	0	12	65	0	77	6	0	6	12	183
08:15 AM	0	89	6	95	0	0	0	0	9	74	0	83	6	0	8	14	192
08:30 AM	0	95	4	99	0	0	0	0	8	80	0	88	5	0	9	14	201
08:45 AM	0	76	7	83	0	0	0	0	7	74	0	81	5	0	10	15	179
Total Volume	0	349	22	371	0	0	0	0	36	293	0	329	22	0	33	55	755
% App. Total	0	94.1	5.9		0	0	0		10.9	89.1	0		40	0	60		
PHF	.000	.918	.786	.937	.000	.000	.000	.000	.750	.916	.000	.935	.917	.000	.825	.917	.939
Automobiles	0	313	20	333	0	0	0	0	35	252	0	287	17	0	29	46	666
% Automobiles	0	89.7	90.9	89.8	0	0	0	0	97.2	86.0	0	87.2	77.3	0	87.9	83.6	88.2
Commercial	0	36	2	38	0	0	0	0	1	41	0	42	5	0	4	9	89
% Commercial	0	10.3	9.1	10.2	0	0	0	0	2.8	14.0	0	12.8	22.7	0	12.1	16.4	11.8

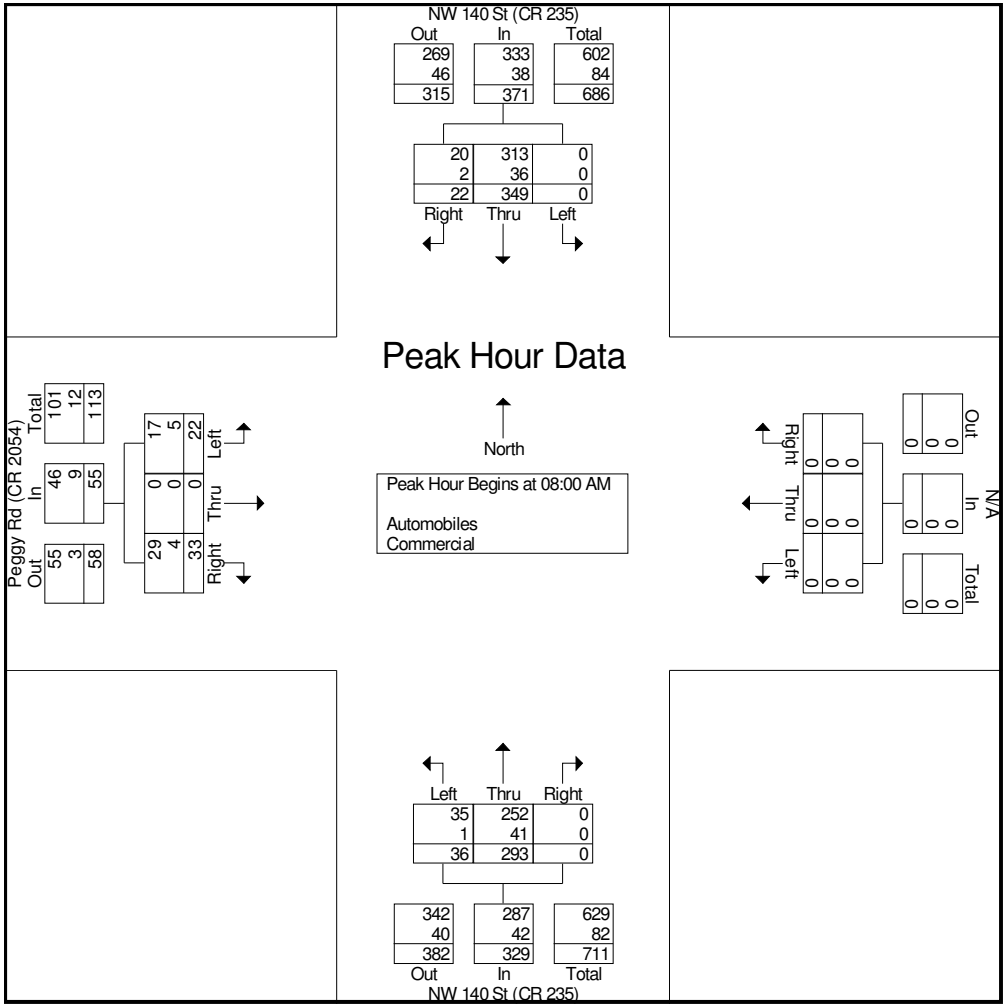
DE TRAFFIC

detraffic.com

NW 140 St (CR 235) at Peggy Rd (CR 2054)

Alachua County, Fl

File Name : NW 140 at CR 2054
Site Code : 00000004
Start Date : 4/19/2022
Page No : 3



DE TRAFFIC

detraffic.com
NW 140 St (CR 235) at Peggy Rd (CR 2054)
Alachua County, Fl

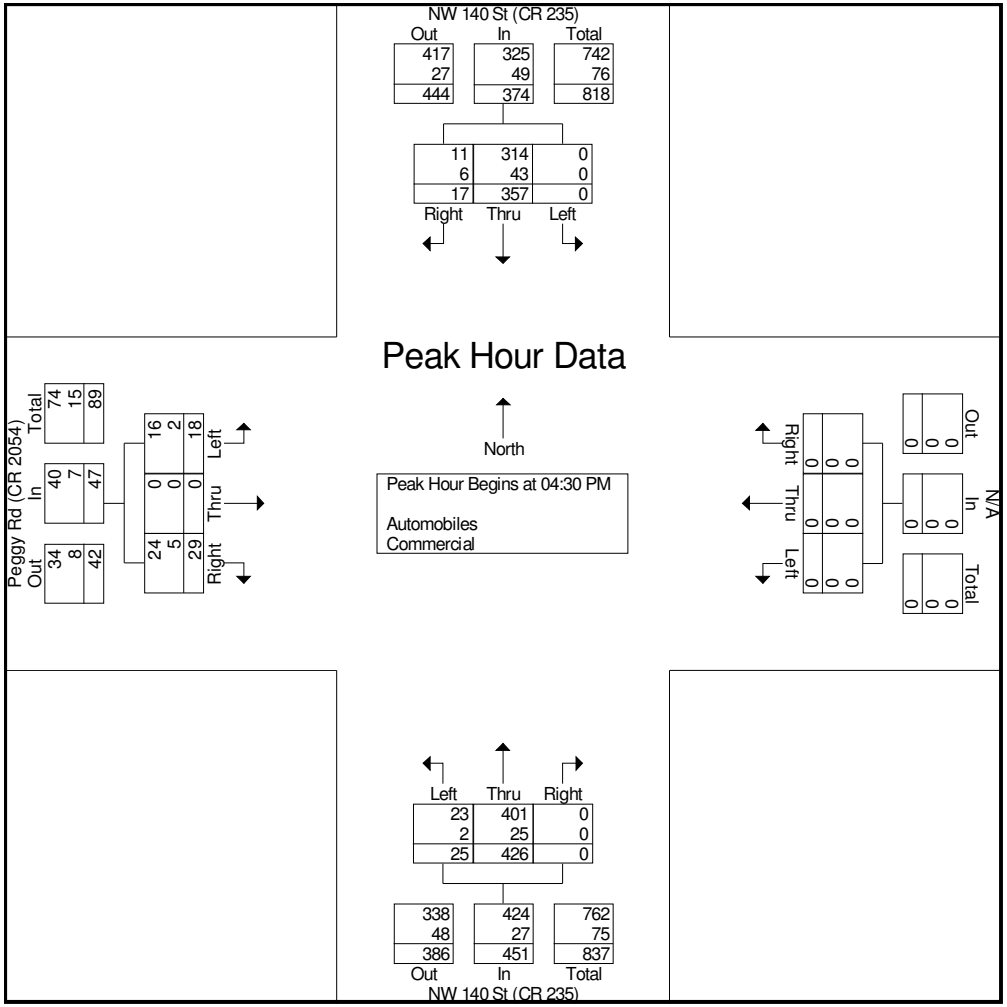
File Name : NW 140 at CR 2054
Site Code : 00000004
Start Date : 4/19/2022
Page No : 4

	NW 140 St (CR 235) Southbound				N/A Westbound				NW 140 St (CR 235) Northbound				Peggy Rd (CR 2054) Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:30 PM																	
04:30 PM	0	95	5	100	0	0	0	0	5	82	0	87	2	0	5	7	194
04:45 PM	0	83	3	86	0	0	0	0	8	95	0	103	6	0	10	16	205
05:00 PM	0	94	3	97	0	0	0	0	5	139	0	144	5	0	4	9	250
05:15 PM	0	85	6	91	0	0	0	0	7	110	0	117	5	0	10	15	223
Total Volume	0	357	17	374	0	0	0	0	25	426	0	451	18	0	29	47	872
% App. Total	0	95.5	4.5		0	0	0		5.5	94.5	0		38.3	0	61.7		
PHF	.000	.939	.708	.935	.000	.000	.000	.000	.781	.766	.000	.783	.750	.000	.725	.734	.872
Automobiles	0	314	11	325	0	0	0	0	23	401	0	424	16	0	24	40	789
% Automobiles	0	88.0	64.7	86.9	0	0	0	0	92.0	94.1	0	94.0	88.9	0	82.8	85.1	90.5
Commercial	0	43	6	49	0	0	0	0	2	25	0	27	2	0	5	7	83
% Commercial	0	12.0	35.3	13.1	0	0	0	0	8.0	5.9	0	6.0	11.1	0	17.2	14.9	9.5

DE TRAFFIC

detraffic.com
NW 140 St (CR 235) at Peggy Rd (CR 2054)
Alachua County, Fl

File Name : NW 140 at CR 2054
Site Code : 00000004
Start Date : 4/19/2022
Page No : 5



DE TRAFFIC

detraffic.com
NW 140 St (CR 235) at Peggy Rd (CR 2054)
Alachua County, Fl

File Name : NW 140 at CR 2054
Site Code : 00000004
Start Date : 4/19/2022
Page No : 6

Groups Printed- Automobiles

	NW 140 St (CR 235) Southbound					N/A Westbound					NW 140 St (CR 235) Northbound					Peggy Rd (CR 2054) Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
07:00 AM	0	61	5	0	66	0	0	0	0	0	6	47	0	0	53	4	0	6	0	10	129
07:15 AM	0	81	5	0	86	0	0	0	0	0	4	53	0	0	57	5	0	4	0	9	152
07:30 AM	0	94	4	0	98	0	0	0	0	0	10	51	0	0	61	5	0	8	0	13	172
07:45 AM	0	82	4	0	86	0	0	0	0	0	13	43	0	0	56	5	0	4	0	9	151
Total	0	318	18	0	336	0	0	0	0	0	33	194	0	0	227	19	0	22	0	41	604
08:00 AM	0	81	5	0	86	0	0	0	0	0	11	54	0	0	65	4	0	4	0	8	159
08:15 AM	0	76	5	0	81	0	0	0	0	0	9	61	0	0	70	6	0	8	0	14	165
08:30 AM	0	87	4	0	91	0	0	0	0	0	8	72	0	0	80	4	0	8	0	12	183
08:45 AM	0	69	6	0	75	0	0	0	0	0	7	65	0	0	72	3	0	9	0	12	159
Total	0	313	20	0	333	0	0	0	0	0	35	252	0	0	287	17	0	29	0	46	666
04:00 PM	0	81	4	0	85	0	0	0	0	0	6	84	0	0	90	6	0	7	0	13	188
04:15 PM	0	94	3	0	97	0	0	0	0	0	4	91	0	0	95	4	0	5	0	9	201
04:30 PM	0	84	3	0	87	0	0	0	0	0	4	76	0	0	80	2	0	4	0	6	173
04:45 PM	0	74	2	0	76	0	0	0	0	0	8	91	0	0	99	5	0	8	0	13	188
Total	0	333	12	0	345	0	0	0	0	0	22	342	0	0	364	17	0	24	0	41	750
05:00 PM	0	81	2	0	83	0	0	0	0	0	4	131	0	0	135	4	0	4	0	8	226
05:15 PM	0	75	4	0	79	0	0	0	0	0	7	103	0	0	110	5	0	8	0	13	202
05:30 PM	0	64	6	0	70	0	0	0	0	0	5	76	0	0	81	4	0	9	0	13	164
05:45 PM	0	86	3	0	89	0	0	0	0	0	6	81	0	0	87	6	0	7	0	13	189
Total	0	306	15	0	321	0	0	0	0	0	22	391	0	0	413	19	0	28	0	47	781
Grand Total	0	1270	65	0	1335	0	0	0	0	0	112	1179	0	0	1291	72	0	103	0	175	2801
Apprch %	0	95.1	4.9	0		0	0	0	0		8.7	91.3	0	0		41.1	0	58.9	0		
Total %	0	45.3	2.3	0	47.7	0	0	0	0	0	4	42.1	0	0	46.1	2.6	0	3.7	0	6.2	

DE TRAFFIC

detraffic.com
NW 140 St (CR 235) at Peggy Rd (CR 2054)
Alachua County, Fl

File Name : NW 140 at CR 2054
Site Code : 00000004
Start Date : 4/19/2022
Page No : 7

Groups Printed- Commercial

	NW 140 St (CR 235) Southbound					N/A Westbound					NW 140 St (CR 235) Northbound					Peggy Rd (CR 2054) Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
07:00 AM	0	9	0	0	9	0	0	0	0	0	0	6	0	0	6	0	0	2	0	2	17
07:15 AM	0	11	1	0	12	0	0	0	0	0	0	4	0	0	4	1	0	2	0	3	19
07:30 AM	0	10	0	0	10	0	0	0	0	0	0	8	0	0	8	2	0	3	0	5	23
07:45 AM	0	9	0	0	9	0	0	0	0	0	0	9	0	0	9	0	0	2	0	2	20
Total	0	39	1	0	40	0	0	0	0	0	0	27	0	0	27	3	0	9	0	12	79
08:00 AM	0	8	0	0	8	0	0	0	0	0	1	11	0	0	12	2	0	2	0	4	24
08:15 AM	0	13	1	0	14	0	0	0	0	0	0	13	0	0	13	0	0	0	0	0	27
08:30 AM	0	8	0	0	8	0	0	0	0	0	0	8	0	0	8	1	0	1	0	2	18
08:45 AM	0	7	1	0	8	0	0	0	0	0	0	9	0	0	9	2	0	1	0	3	20
Total	0	36	2	0	38	0	0	0	0	0	1	41	0	0	42	5	0	4	0	9	89
04:00 PM	0	8	1	0	9	0	0	0	0	0	0	5	0	0	5	0	0	3	0	3	17
04:15 PM	0	10	0	0	10	0	0	0	0	0	0	9	0	0	9	0	0	0	0	0	19
04:30 PM	0	11	2	0	13	0	0	0	0	0	1	6	0	0	7	0	0	1	0	1	21
04:45 PM	0	9	1	0	10	0	0	0	0	0	0	4	0	0	4	1	0	2	0	3	17
Total	0	38	4	0	42	0	0	0	0	0	1	24	0	0	25	1	0	6	0	7	74
05:00 PM	0	13	1	0	14	0	0	0	0	0	1	8	0	0	9	1	0	0	0	1	24
05:15 PM	0	10	2	0	12	0	0	0	0	0	0	7	0	0	7	0	0	2	0	2	21
05:30 PM	0	8	2	0	10	0	0	0	0	0	0	9	0	0	9	1	0	1	0	2	21
05:45 PM	0	8	0	0	8	0	0	0	0	0	1	8	0	0	9	0	0	0	0	0	17
Total	0	39	5	0	44	0	0	0	0	0	2	32	0	0	34	2	0	3	0	5	83
Grand Total	0	152	12	0	164	0	0	0	0	0	4	124	0	0	128	11	0	22	0	33	325
Apprch %	0	92.7	7.3	0		0	0	0	0		3.1	96.9	0	0		33.3	0	66.7	0		
Total %	0	46.8	3.7	0	50.5	0	0	0	0	0	1.2	38.2	0	0	39.4	3.4	0	6.8	0	10.2	

DE TRAFFIC

detraffic.com
NW 140 St (CR 235) at Peggy Rd (CR 2054)
Alachua County, Fl

File Name : NW 140 at CR 2054
Site Code : 00000004
Start Date : 4/19/2022
Page No : 8

Groups Printed- Peds

	NW 140 St (CR 235) Southbound					N/A Westbound					NW 140 St (CR 235) Northbound					Peggy Rd (CR 2054) Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
07:15 AM	0	0	0	4	4	0	0	0	0	0	0	0	0	3	3	0	0	0	0	0	7
07:30 AM	0	0	0	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
07:45 AM	0	0	0	1	1	0	0	0	0	0	0	0	0	2	2	0	0	0	0	0	3
Total	0	0	0	7	7	0	0	0	0	0	0	0	0	5	5	0	0	0	0	0	12
08:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	4	4	0	0	0	0	0	4
08:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2	0	0	0	0	0	2
08:30 AM	0	0	0	2	2	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	3
Total	0	0	0	2	2	0	0	0	0	0	0	0	0	7	7	0	0	0	0	0	9
04:30 PM	0	0	0	1	1	0	0	0	0	0	0	0	0	2	2	0	0	0	0	0	3
04:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	1
Total	0	0	0	1	1	0	0	0	0	0	0	0	0	3	3	0	0	0	0	0	4
05:00 PM	0	0	0	2	2	0	0	0	0	0	0	0	0	2	2	0	0	0	0	0	4
05:15 PM	0	0	0	1	1	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	2
Total	0	0	0	3	3	0	0	0	0	0	0	0	0	3	3	0	0	0	0	0	6
Grand Total	0	0	0	13	13	0	0	0	0	0	0	0	0	18	18	0	0	0	0	0	31
Apprch %	0	0	0	100		0	0	0	0		0	0	0	100		0	0	0	0		
Total %	0	0	0	41.9	41.9	0	0	0	0	0	0	0	0	58.1	58.1	0	0	0	0	0	

	NW 140 St (CR 235) Southbound					N/A Westbound					NW 140 St (CR 235) Northbound					Peggy Rd (CR 2054) Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
08:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	4	4	0	0	0	0	0	4
08:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2	0	0	0	0	0	2
08:30 AM	0	0	0	2	2	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	3
Total	0	0	0	2	2	0	0	0	0	0	0	0	0	7	7	0	0	0	0	0	9
04:30 PM	0	0	0	1	1	0	0	0	0	0	0	0	0	2	2	0	0	0	0	0	3
04:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	1
Total	0	0	0	1	1	0	0	0	0	0	0	0	0	3	3	0	0	0	0	0	4
05:00 PM	0	0	0	2	2	0	0	0	0	0	0	0	0	2	2	0	0	0	0	0	4
05:15 PM	0	0	0	1	1	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	2
Total	0	0	0	3	3	0	0	0	0	0	0	0	0	3	3	0	0	0	0	0	6
Grand Total	0	0	0	13	13	0	0	0	0	0	0	0	0	18	18	0	0	0	0	0	31
Apprch %	0	0	0	100		0	0	0	0		0	0	0	100		0	0	0	0		
Total %	0	0	0	41.9	41.9	0	0	0	0	0	0	0	0	58.1	58.1	0	0	0	0	0	

Peggy Road (CR 2054) at NW 173rd Street (CR 235A)

DE TRAFFIC

detraffic.com
NW 173 St (CR 235A) at Peggy Rd (CR 2054)
Alachua County, Fl

File Name : CR 235A at CR 2054
Site Code : 00000002
Start Date : 4/19/2022
Page No : 1

Groups Printed- Automobiles - Commercial

	CR 235A Southbound				Peggy Rd (CR 2054) Westbound				CR 235A Northbound				Peggy Rd (CR 2054) Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
07:00 AM	3	45	4	52	4	2	3	9	3	40	2	45	3	7	1	11	117
07:15 AM	4	67	5	76	2	2	5	9	3	45	1	49	5	3	3	11	145
07:30 AM	7	53	5	65	5	4	5	14	2	61	3	66	5	2	5	12	157
07:45 AM	4	44	5	53	2	3	6	11	5	61	2	68	4	5	5	14	146
Total	18	209	19	246	13	11	19	43	13	207	8	228	17	17	14	48	565
08:00 AM	6	59	2	67	4	3	6	13	4	51	2	57	8	4	4	16	153
08:15 AM	4	50	7	61	6	5	5	16	6	70	3	79	4	9	3	16	172
08:30 AM	6	39	4	49	5	4	2	11	5	60	1	66	5	4	1	10	136
08:45 AM	4	39	3	46	4	3	2	9	3	54	3	60	3	6	2	11	126
Total	20	187	16	223	19	15	15	49	18	235	9	262	20	23	10	53	587
04:00 PM	7	58	5	70	8	6	3	17	5	36	6	47	8	5	5	18	152
04:15 PM	7	41	6	54	3	10	5	18	5	39	2	46	6	1	4	11	129
04:30 PM	4	57	6	67	6	7	5	18	6	49	3	58	3	0	5	8	151
04:45 PM	6	45	4	55	4	8	6	18	4	64	2	70	6	6	6	18	161
Total	24	201	21	246	21	31	19	71	20	188	13	221	23	12	20	55	593
05:00 PM	7	60	8	75	4	6	7	17	5	53	2	60	4	4	5	13	165
05:15 PM	9	50	4	63	3	8	4	15	6	48	2	56	8	3	6	17	151
05:30 PM	7	59	8	74	5	5	7	17	4	42	4	50	5	5	5	15	156
05:45 PM	7	50	7	64	2	6	2	10	6	42	3	51	5	5	4	14	139
Total	30	219	27	276	14	25	20	59	21	185	11	217	22	17	20	59	611
Grand Total	92	816	83	991	67	82	73	222	72	815	41	928	82	69	64	215	2356
Apprch %	9.3	82.3	8.4		30.2	36.9	32.9		7.8	87.8	4.4		38.1	32.1	29.8		
Total %	3.9	34.6	3.5	42.1	2.8	3.5	3.1	9.4	3.1	34.6	1.7	39.4	3.5	2.9	2.7	9.1	
Automobiles	73	674	79	826	58	73	61	192	66	644	38	748	79	65	59	203	1969
% Automobiles	79.3	82.6	95.2	83.4	86.6	89	83.6	86.5	91.7	79	92.7	80.6	96.3	94.2	92.2	94.4	83.6
Commercial	19	142	4	165	9	9	12	30	6	171	3	180	3	4	5	12	387
% Commercial	20.7	17.4	4.8	16.6	13.4	11	16.4	13.5	8.3	21	7.3	19.4	3.7	5.8	7.8	5.6	16.4

DE TRAFFIC

detraffic.com
NW 173 St (CR 235A) at Peggy Rd (CR 2054)
Alachua County, Fl

File Name : CR 235A at CR 2054
Site Code : 00000002
Start Date : 4/19/2022
Page No : 2

	CR 235A Southbound				Peggy Rd (CR 2054) Westbound				CR 235A Northbound				Peggy Rd (CR 2054) Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:30 AM																	
07:30 AM	7	53	5	65	5	4	5	14	2	61	3	66	5	2	5	12	157
07:45 AM	4	44	5	53	2	3	6	11	5	61	2	68	4	5	5	14	146
08:00 AM	6	59	2	67	4	3	6	13	4	51	2	57	8	4	4	16	153
08:15 AM	4	50	7	61	6	5	5	16	6	70	3	79	4	9	3	16	172
Total Volume	21	206	19	246	17	15	22	54	17	243	10	270	21	20	17	58	628
% App. Total	8.5	83.7	7.7		31.5	27.8	40.7		6.3	90	3.7		36.2	34.5	29.3		
PHF	.750	.873	.679	.918	.708	.750	.917	.844	.708	.868	.833	.854	.656	.556	.850	.906	.913
Automobiles	18	170	16	204	15	12	18	45	17	204	8	229	21	19	15	55	533
% Automobiles	85.7	82.5	84.2	82.9	88.2	80.0	81.8	83.3	100	84.0	80.0	84.8	100	95.0	88.2	94.8	84.9
Commercial	3	36	3	42	2	3	4	9	0	39	2	41	0	1	2	3	95
% Commercial	14.3	17.5	15.8	17.1	11.8	20.0	18.2	16.7	0	16.0	20.0	15.2	0	5.0	11.8	5.2	15.1

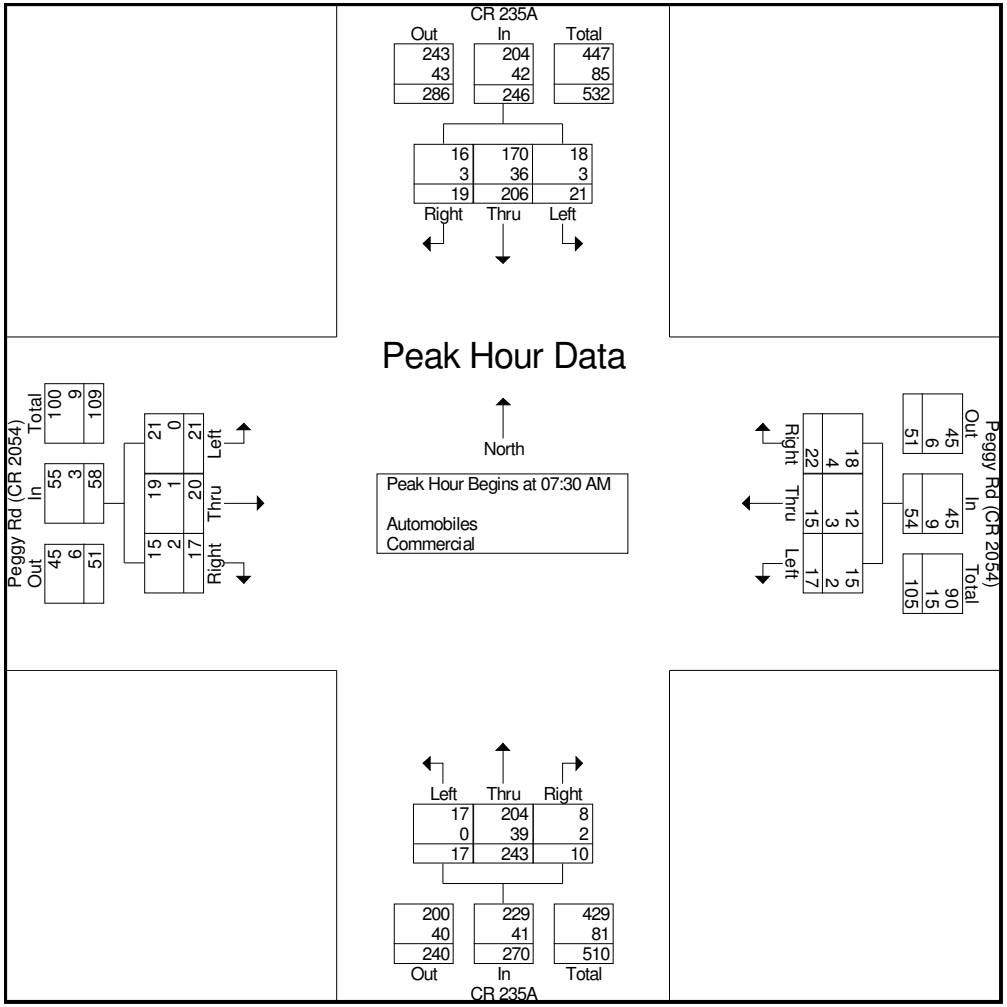
DE TRAFFIC

detraffic.com

NW 173 St (CR 235A) at Peggy Rd (CR 2054)

Alachua County, Fl

File Name : CR 235A at CR 2054
Site Code : 00000002
Start Date : 4/19/2022
Page No : 3



DE TRAFFIC

detraffic.com
NW 173 St (CR 235A) at Peggy Rd (CR 2054)
Alachua County, Fl

File Name : CR 235A at CR 2054
Site Code : 00000002
Start Date : 4/19/2022
Page No : 4

	CR 235A Southbound				Peggy Rd (CR 2054) Westbound				CR 235A Northbound				Peggy Rd (CR 2054) Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:45 PM																	
04:45 PM	6	45	4	55	4	8	6	18	4	64	2	70	6	6	6	18	161
05:00 PM	7	60	8	75	4	6	7	17	5	53	2	60	4	4	5	13	165
05:15 PM	9	50	4	63	3	8	4	15	6	48	2	56	8	3	6	17	151
05:30 PM	7	59	8	74	5	5	7	17	4	42	4	50	5	5	5	15	156
Total Volume	29	214	24	267	16	27	24	67	19	207	10	236	23	18	22	63	633
% App. Total	10.9	80.1	9		23.9	40.3	35.8		8.1	87.7	4.2		36.5	28.6	34.9		
PHF	.806	.892	.750	.890	.800	.844	.857	.931	.792	.809	.625	.843	.719	.750	.917	.875	.959
Automobiles	19	187	24	230	13	24	18	55	18	156	9	183	22	16	20	58	526
% Automobiles	65.5	87.4	100	86.1	81.3	88.9	75.0	82.1	94.7	75.4	90.0	77.5	95.7	88.9	90.9	92.1	83.1
Commercial	10	27	0	37	3	3	6	12	1	51	1	53	1	2	2	5	107
% Commercial	34.5	12.6	0	13.9	18.8	11.1	25.0	17.9	5.3	24.6	10.0	22.5	4.3	11.1	9.1	7.9	16.9

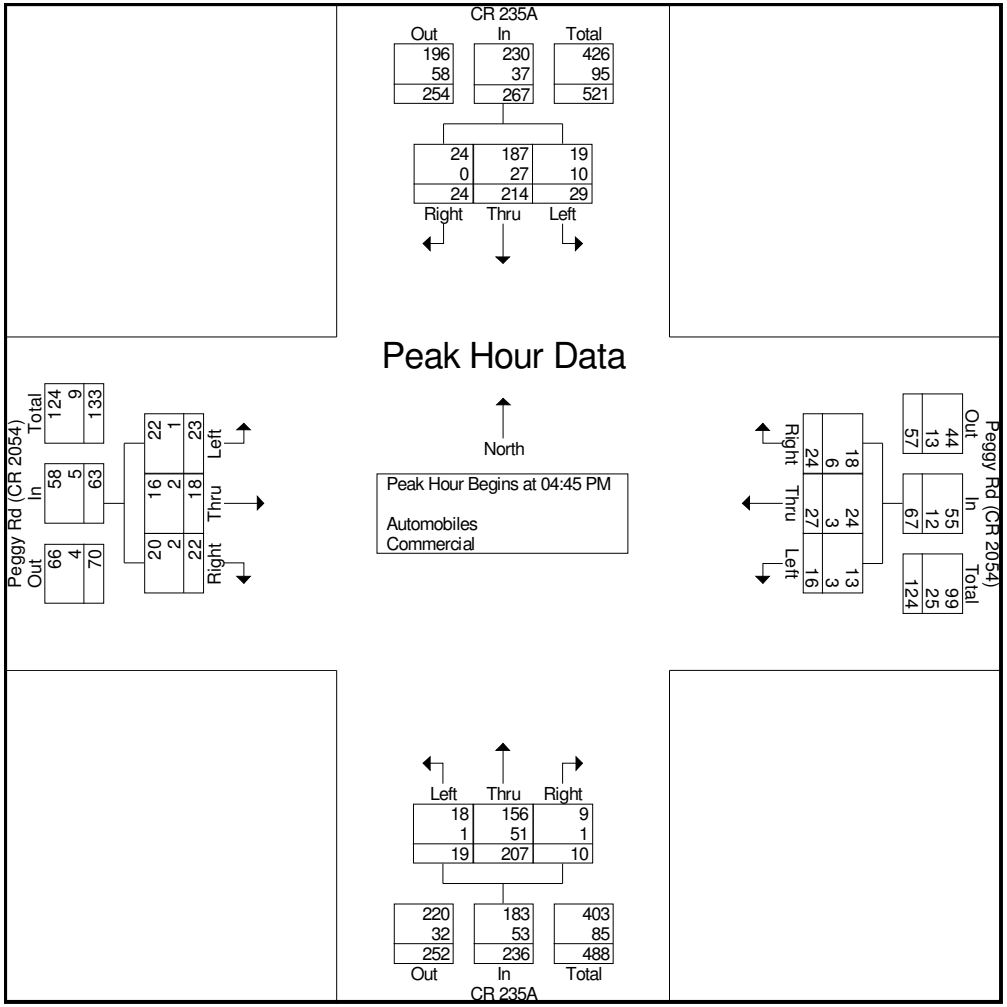
DE TRAFFIC

detraffic.com

NW 173 St (CR 235A) at Peggy Rd (CR 2054)

Alachua County, Fl

File Name : CR 235A at CR 2054
Site Code : 00000002
Start Date : 4/19/2022
Page No : 5



DE TRAFFIC

detraffic.com
NW 173 St (CR 235A) at Peggy Rd (CR 2054)
Alachua County, Fl

File Name : CR 235A at CR 2054
Site Code : 00000002
Start Date : 4/19/2022
Page No : 6

Groups Printed- Automobiles

	CR 235A Southbound					Peggy Rd (CR 2054) Westbound					CR 235A Northbound					Peggy Rd (CR 2054) Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
07:00 AM	3	34	4	0	41	3	2	3	0	8	3	34	2	0	39	3	6	1	0	10	98
07:15 AM	4	51	4	0	59	2	1	4	0	7	2	41	1	0	44	4	3	3	0	10	120
07:30 AM	5	42	5	0	52	4	2	5	0	11	2	53	3	0	58	5	2	4	0	11	132
07:45 AM	4	34	4	0	42	2	3	4	0	9	5	54	1	0	60	4	5	5	0	14	125
Total	16	161	17	0	194	11	8	16	0	35	12	182	7	0	201	16	16	13	0	45	475
08:00 AM	5	51	2	0	58	4	2	5	0	11	4	42	2	0	48	8	4	4	0	16	133
08:15 AM	4	43	5	0	52	5	5	4	0	14	6	55	2	0	63	4	8	2	0	14	143
08:30 AM	5	26	4	0	35	5	4	2	0	11	4	47	1	0	52	5	4	1	0	10	108
08:45 AM	4	29	3	0	36	4	3	2	0	9	3	43	3	0	49	3	6	2	0	11	105
Total	18	149	14	0	181	18	14	13	0	45	17	187	8	0	212	20	22	9	0	51	489
04:00 PM	5	49	5	0	59	7	5	3	0	15	4	26	6	0	36	8	5	5	0	18	128
04:15 PM	7	34	6	0	47	2	9	4	0	15	4	28	2	0	34	5	1	3	0	9	105
04:30 PM	2	51	6	0	59	5	7	5	0	17	6	34	3	0	43	3	0	5	0	8	127
04:45 PM	5	41	4	0	50	4	8	4	0	16	4	51	2	0	57	6	5	6	0	17	140
Total	19	175	21	0	215	18	29	16	0	63	18	139	13	0	170	22	11	19	0	52	500
05:00 PM	5	52	8	0	65	2	4	5	0	11	5	42	1	0	48	4	4	4	0	12	136
05:15 PM	5	43	4	0	52	3	8	4	0	15	5	34	2	0	41	8	3	5	0	16	124
05:30 PM	4	51	8	0	63	4	4	5	0	13	4	29	4	0	37	4	4	5	0	13	126
05:45 PM	6	43	7	0	56	2	6	2	0	10	5	31	3	0	39	5	5	4	0	14	119
Total	20	189	27	0	236	11	22	16	0	49	19	136	10	0	165	21	16	18	0	55	505
Grand Total	73	674	79	0	826	58	73	61	0	192	66	644	38	0	748	79	65	59	0	203	1969
Apprch %	8.8	81.6	9.6	0		30.2	38	31.8	0		8.8	86.1	5.1	0		38.9	32	29.1	0		
Total %	3.7	34.2	4	0	42	2.9	3.7	3.1	0	9.8	3.4	32.7	1.9	0	38	4	3.3	3	0	10.3	

DE TRAFFIC

detraffic.com
NW 173 St (CR 235A) at Peggy Rd (CR 2054)
Alachua County, Fl

File Name : CR 235A at CR 2054
Site Code : 00000002
Start Date : 4/19/2022
Page No : 7

Groups Printed- Commercial

	CR 235A Southbound					Peggy Rd (CR 2054) Westbound					CR 235A Northbound					Peggy Rd (CR 2054) Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
07:00 AM	0	11	0	0	11	1	0	0	0	1	0	6	0	0	6	0	1	0	0	1	19
07:15 AM	0	16	1	0	17	0	1	1	0	2	1	4	0	0	5	1	0	0	0	1	25
07:30 AM	2	11	0	0	13	1	2	0	0	3	0	8	0	0	8	0	0	1	0	1	25
07:45 AM	0	10	1	0	11	0	0	2	0	2	0	7	1	0	8	0	0	0	0	0	21
Total	2	48	2	0	52	2	3	3	0	8	1	25	1	0	27	1	1	1	0	3	90
08:00 AM	1	8	0	0	9	0	1	1	0	2	0	9	0	0	9	0	0	0	0	0	20
08:15 AM	0	7	2	0	9	1	0	1	0	2	0	15	1	0	16	0	1	1	0	2	29
08:30 AM	1	13	0	0	14	0	0	0	0	0	1	13	0	0	14	0	0	0	0	0	28
08:45 AM	0	10	0	0	10	0	0	0	0	0	0	11	0	0	11	0	0	0	0	0	21
Total	2	38	2	0	42	1	1	2	0	4	1	48	1	0	50	0	1	1	0	2	98
04:00 PM	2	9	0	0	11	1	1	0	0	2	1	10	0	0	11	0	0	0	0	0	24
04:15 PM	0	7	0	0	7	1	1	1	0	3	1	11	0	0	12	1	0	1	0	2	24
04:30 PM	2	6	0	0	8	1	0	0	0	1	0	15	0	0	15	0	0	0	0	0	24
04:45 PM	1	4	0	0	5	0	0	2	0	2	0	13	0	0	13	0	1	0	0	1	21
Total	5	26	0	0	31	3	2	3	0	8	2	49	0	0	51	1	1	1	0	3	93
05:00 PM	2	8	0	0	10	2	2	2	0	6	0	11	1	0	12	0	0	1	0	1	29
05:15 PM	4	7	0	0	11	0	0	0	0	0	1	14	0	0	15	0	0	1	0	1	27
05:30 PM	3	8	0	0	11	1	1	2	0	4	0	13	0	0	13	1	1	0	0	2	30
05:45 PM	1	7	0	0	8	0	0	0	0	0	1	11	0	0	12	0	0	0	0	0	20
Total	10	30	0	0	40	3	3	4	0	10	2	49	1	0	52	1	1	2	0	4	106
Grand Total	19	142	4	0	165	9	9	12	0	30	6	171	3	0	180	3	4	5	0	12	387
Apprch %	11.5	86.1	2.4	0		30	30	40	0		3.3	95	1.7	0		25	33.3	41.7	0		
Total %	4.9	36.7	1	0	42.6	2.3	2.3	3.1	0	7.8	1.6	44.2	0.8	0	46.5	0.8	1	1.3	0	3.1	

DE TRAFFIC

detraffic.com
NW 173 St (CR 235A) at Peggy Rd (CR 2054)
Alachua County, Fl

File Name : CR 235A at CR 2054
Site Code : 00000002
Start Date : 4/19/2022
Page No : 8

Groups Printed- Peds

	CR 235A Southbound					Peggy Rd (CR 2054) Westbound					CR 235A Northbound					Peggy Rd (CR 2054) Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Grand Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Apprch %	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		
Total %																					



NB Approach



SB Approach



EB Approach



WB Approach

de traffic	CR 235 at CR 232/NW 78th Ave	Alachua County
	www.de-traffic.com	Project Number: CHW22-03 / Sheet Number: 1
	299 McGregor Rd. DeLand Fl. 32720	



SB Approach



EB Approach



WB Approach

de traffic	CR 235A at CR 235	Alachua County
	www.de-traffic.com	Project Number: CHW22-03 / Sheet Number: 2
	299 McGregor Rd. DeLand Fl. 32720	



NB Approach



SB Approach



EB Approach

de traffic	CR 235/NW 140th St at CR 2054	Alachua County
	www.de-traffic.com	Project Number: CHW22-03 / Sheet Number: 3
	299 McGregor Rd. DeLand Fl. 32720	



NB Approach



SB Approach



EB Approach



WB Approach

de traffic	CR 235A at CR 2054	Alachua County
	www.de-traffic.com	Project Number: CHW22-03 / Sheet Number: 4
	299 McGregor Rd. DeLand Fl. 32720	

Appendix D
Reserved Trips

Table 2a. Traffic Impacts - Final Development Orders

Roadway Segment (FDOT Segment #, CoA Comp Plan #)	Segment Description	AADT/Peak Hour	Comp Plan MSV^^	Existing Traffic*^	Reserved Trips	Available Capacity**	Percentage of Capacity Utilized
Interstate		Min LOS Std: C					
I-75 (32, 1)	From North City Limit to US 441	AADT	91,600	29,500	208	61,892	32.43%
		Peak Hour	8,250	3,098	15	5,137	37.73%
I-75 (31, 2)	From US 441 to the South City Limit	AADT	91,600	55,956	208	35,436	61.31%
		Peak Hour	8,250	5,875	15	2,360	71.39%
State Roads		Min LOS Std: D					
U.S. Hwy 441 (4127, 3)	From MPO Boundary to CR 25A East Intersection	AADT	43,000	20,000	43	22,957	46.61%
		Peak Hour	3,870	1,800	5	2,065	46.64%
U.S. Hwy 441 (106, 4)	From CR 25A East Intersection to SR 235	AADT	45,700	18,230	5,689	21,781	52.34%
		Peak Hour	4,110	1,732	452	1,926	53.14%
U.S. Hwy 441 (107, 5)	From SR 235 to I-75	AADT	39,000	22,581	2,160	14,259	63.44%
		Peak Hour	3,510	2,145	170	1,195	65.95%
U.S. Hwy 441 (4107, 6)	From I-75 to CR 235A	AADT	39,000	27,914	1,927	9,159	76.52%
		Peak Hour	3,510	2,652	154	704	79.94%
U.S. Hwy 441 (14, 7)	From CR 235A to NW 188th Street	AADT	43,000	22,250	1,565	19,185	55.38%
		Peak Hour	3,870	2,114	129	1,627	57.96%
SR 235 (108, 8)	From NW 143rd Place to US 441	AADT	14,400	9,400	5	4,995	65.31%
		Peak Hour	1,290	893	1	396	69.30%
SR 235 (109, 9)	From US 441 to NW 140th Street	AADT	14,400	7,255	90	7,055	51.01%
		Peak Hour	1,290	689	10	591	54.19%
SR 235 (4109/1439, 10)	From NW 140th Street to East City Limit	AADT	14,400	4,500	44	9,856	31.56%
		Peak Hour	1,290	428	7	855	33.72%
County Facilities		Min LOS Std: D					
CR 235 (11)	From NW 143rd Place to South City Limit	AADT	15,120	6,180	1,018	7,922	47.61%
		Peak Hour	1,359	587	110	662	51.30%
CR 241 (12)	From NW SR 235 to North City Limit	AADT	15,120	1,578	0	13,542	10.44%
		Peak Hour	1,359	150	0	1,209	11.03%
CR 241 (13)	From CR 235 to South City Limit	AADT	20,880	6,025	765	14,090	32.52%
		Peak Hour	1,881	572	43	1,266	32.72%
CR 2054 (14)	From SR 235 to West City Limit	AADT	15,120	4,161	35	10,924	27.75%
		Peak Hour	1,359	395	0	964	29.09%
CR 2054 (15)	From SR 235 to US 441	AADT	15,120	2,788	2,115	10,217	32.43%
		Peak Hour	1,359	265	128	966	28.91%
CR 235A (16)	From US 441 to North City Limit	AADT	15,120	1,402	816	12,902	14.67%
		Peak Hour	1,359	133	85	1,141	16.06%
CR 235A (17)	From US 441 to CR 235	AADT	15,120	5,302	112	9,706	35.81%
		Peak Hour	1,359	504	12	843	37.95%

* Florida Department of Transportation, District Two, Level of Service Reporting Tool, accessed April 14, 2022
*** Formula: Comp Plan MSV - (Existing Traffic + Reserved Trips from Development Orders with Concurrency*
^ County Facility AADT counts provided by Alachua County Public Works, April 2022.
^^AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.
Reserved Trips are automatically updated from Table 8 data.

Table 2b. Traffic Impacts - Preliminary & Final Development Orders

Roadway Segment (FDOT Segment #, CoA Comp Plan #)	Segment Description	AADT/Peak Hour	Comp Plan MSV^^	Existing Traffic*^	Project Impact (Projected & Reserved)	Available Capacity**	Percentage of Capacity Utilized
Interstate		Min LOS Std: C					
I-75 (32, 1)	From North City Limit to US 441	AADT	91,600	29,500	208	61,892	32.43%
		Peak Hour	8,250	3,098	15	5,137	37.73%
I-75 (31, 2)	From US 441 to the South City Limit	AADT	91,600	55,956	208	35,436	61.31%
		Peak Hour	8,250	5,875	15	2,360	71.39%
State Roads		Min LOS Std: D					
U.S. Hwy 441 (4127, 3)	From MPO Boundary to CR 25A East Intersection	AADT	43,000	20,000	20,223	2,777	93.54%
		Peak Hour	3,870	1,800	1,490	580	85.01%
U.S. Hwy 441 (106, 4)	From CR 25A East Intersection to SR 235	AADT	45,700	18,230	48,532	(21,062)	146.09%
		Peak Hour	4,110	1,732	3,663	(1,285)	131.27%
U.S. Hwy 441 (107, 5)	From SR 235 to I-75	AADT	39,000	22,581	11,350	5,069	87.00%
		Peak Hour	3,510	2,145	881	484	86.21%
U.S. Hwy 441 (4107, 6)	From I-75 to CR 235A	AADT	39,000	27,914	6,522	4,564	88.30%
		Peak Hour	3,510	2,652	608	250	92.88%
U.S. Hwy 441 (14, 7)	From CR 235A to NW 188th Street	AADT	43,000	22,250	1,565	19,185	55.38%
		Peak Hour	3,870	2,114	129	1,627	57.96%
SR 235 (108, 8)	From NW 143rd Place to US 441	AADT	14,400	9,400	4,864	136	99.06%
		Peak Hour	1,290	893	441	(44)	103.41%
SR 235 (109, 9)	From US 441 to NW 140th Street	AADT	14,400	7,255	2,854	4,291	70.20%
		Peak Hour	1,290	689	237	364	71.78%
SR 235 (4109/1439, 10)	From NW 140th Street to East City Limit	AADT	14,400	4,500	44	9,856	31.56%
		Peak Hour	1,290	428	7	855	33.72%
County Facilities		Min LOS Std: D					
CR 235 (11)	From NW 143rd Place to South City Limit	AADT	15,120	5,672	2,850	6,598	56.36%
		Peak Hour	1,359	539	239	581	57.24%
CR 241 (12)	From NW SR 235 to North City Limit	AADT	15,120	1,481	0	13,639	9.79%
		Peak Hour	1,359	141	0	1,218	10.35%
CR 241 (13)	From CR 235 to South City Limit	AADT	20,880	6,025	7,047	7,808	62.61%
		Peak Hour	1,881	572	567	742	60.57%
CR 2054 (14)	From SR 235 to West City Limit	AADT	15,120	2,930	1,871	10,319	31.75%
		Peak Hour	1,359	278	133	948	30.27%
CR 2054 (15)	From SR 235 to US 441	AADT	15,120	3,425	6,710	4,985	67.03%
		Peak Hour	1,359	325	484	550	59.56%
CR 235A (16)	From US 441 to North City Limit	AADT	15,120	1,380	816	12,924	14.52%
		Peak Hour	1,359	131	85	1,143	15.90%
CR 235A (17)	From US 441 to CR 235	AADT	15,120	5,209	112	9,799	35.19%
		Peak Hour	1,359	495	12	852	37.30%

* Florida Department of Transportation, District Two, Level of Service Reporting Tool, accessed April 14, 2022
*** Formula: Comp Plan MSV - (Existing Traffic + + Projected Trips from Preliminary Development Orders with NO Concurrency Reservation +*
^ County Facility AADT counts provided by Alachua County Public Works, April 2022.
^^AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.
Reserved Trips are automatically updated from Table 8 data.

Appendix E
Seasonal Adjustment Factor and Historical Growth Rates

2019 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 2600 ALACHUA COUNTYWIDE

MOCF: 0.97

WEEK	DATES	SF	PSCF
1	01/01/2019 - 01/05/2019	1.05	1.08
2	01/06/2019 - 01/12/2019	1.04	1.07
3	01/13/2019 - 01/19/2019	1.03	1.06
4	01/20/2019 - 01/26/2019	1.02	1.05
5	01/27/2019 - 02/02/2019	1.01	1.04
6	02/03/2019 - 02/09/2019	0.99	1.02
* 7	02/10/2019 - 02/16/2019	0.98	1.01
* 8	02/17/2019 - 02/23/2019	0.97	1.00
* 9	02/24/2019 - 03/02/2019	0.97	1.00
*10	03/03/2019 - 03/09/2019	0.96	0.99
*11	03/10/2019 - 03/16/2019	0.96	0.99
*12	03/17/2019 - 03/23/2019	0.96	0.99
*13	03/24/2019 - 03/30/2019	0.96	0.99
*14	03/31/2019 - 04/06/2019	0.96	0.99
*15	04/07/2019 - 04/13/2019	0.96	0.99
*16	04/14/2019 - 04/20/2019	0.96	0.99
*17	04/21/2019 - 04/27/2019	0.97	1.00
*18	04/28/2019 - 05/04/2019	0.98	1.01
*19	05/05/2019 - 05/11/2019	0.99	1.02
20	05/12/2019 - 05/18/2019	1.00	1.03
21	05/19/2019 - 05/25/2019	1.00	1.03
22	05/26/2019 - 06/01/2019	1.01	1.04
23	06/02/2019 - 06/08/2019	1.02	1.05
24	06/09/2019 - 06/15/2019	1.03	1.06
25	06/16/2019 - 06/22/2019	1.03	1.06
26	06/23/2019 - 06/29/2019	1.04	1.07
27	06/30/2019 - 07/06/2019	1.04	1.07
28	07/07/2019 - 07/13/2019	1.05	1.08
29	07/14/2019 - 07/20/2019	1.06	1.09
30	07/21/2019 - 07/27/2019	1.04	1.07
31	07/28/2019 - 08/03/2019	1.03	1.06
32	08/04/2019 - 08/10/2019	1.01	1.04
33	08/11/2019 - 08/17/2019	1.00	1.03
34	08/18/2019 - 08/24/2019	0.99	1.02
35	08/25/2019 - 08/31/2019	0.99	1.02
36	09/01/2019 - 09/07/2019	0.99	1.02
37	09/08/2019 - 09/14/2019	0.99	1.02
38	09/15/2019 - 09/21/2019	0.99	1.02
39	09/22/2019 - 09/28/2019	0.99	1.02
40	09/29/2019 - 10/05/2019	0.98	1.01
41	10/06/2019 - 10/12/2019	0.98	1.01
42	10/13/2019 - 10/19/2019	0.98	1.01
43	10/20/2019 - 10/26/2019	0.99	1.02
44	10/27/2019 - 11/02/2019	1.00	1.03
45	11/03/2019 - 11/09/2019	1.01	1.04
46	11/10/2019 - 11/16/2019	1.03	1.06
47	11/17/2019 - 11/23/2019	1.03	1.06
48	11/24/2019 - 11/30/2019	1.04	1.07
49	12/01/2019 - 12/07/2019	1.04	1.07
50	12/08/2019 - 12/14/2019	1.05	1.08
51	12/15/2019 - 12/21/2019	1.05	1.08
52	12/22/2019 - 12/28/2019	1.04	1.07
53	12/29/2019 - 12/31/2019	1.03	1.06

All Intersection Counts were preformed on 4/19/2022

* PEAK SEASON

14-FEB-2020 15:39:21 830UPD 2_2600_PKSEASON.TXT

NW 140th Street (CR 235)

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2020 HISTORICAL AADT REPORT

COUNTY: 26 - ALACHUA

SITE: 5023 - SR 235 350' S. OF SR 20(ALACHUA)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2020	9400 C	N 4700	S 4700	9.50	58.00	14.20
2019	10100 C	N 4800	S 5300	9.50	58.00	13.30
2018	9600 C	N 4600	S 5000	9.50	57.90	11.70
2017	10800 C	N 5400	S 5400	9.50	53.80	12.10
2016	10300 C	N 5000	S 5300	9.50	53.60	11.10
2015	10000 C	N 4900	S 5100	9.50	57.00	9.10
2014	9300 C	N 4600	S 4700	9.50	57.40	9.30
2013	9500 C	N 4700	S 4800	9.50	57.80	8.60
2012	9500 C	N 4700	S 4800	9.50	58.40	9.10
2011	8900 C	N 4400	S 4500	9.50	58.80	8.10
2010	8100 C	N 4100	S 4000	10.13	59.87	9.80
2009	9200 C	N 4600	S 4600	10.04	57.81	7.20
2008	9800 C	N 5000	S 4800	10.17	57.73	12.10
2007	9900 C	N 4900	S 5000	10.22	58.44	9.70
2006	10200 C	N 5100	S 5100	9.98	59.05	13.20
2005	10200 F	N 5100	S 5100	10.10	58.20	17.70

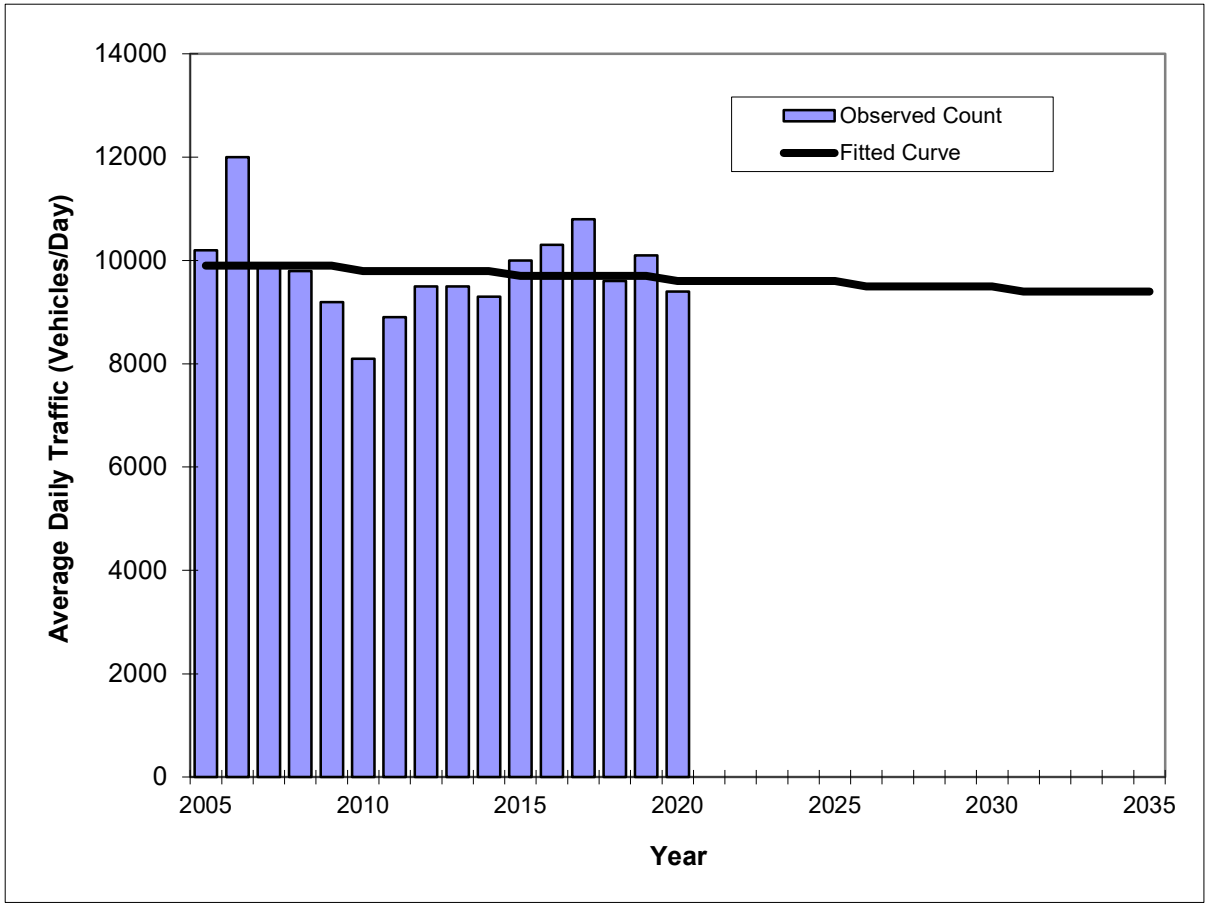
AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Traffic Trends - V03.a

NW 140th ST --

FIN#	429193-1
Location	1

County:	Alachua (26)
Station #:	0435
Highway:	NW 140th ST



Year	Traffic (ADT/AADT) Count*	Trend**
2005	10200	9900
2006	12000	9900
2007	9900	9900
2008	9800	9900
2009	9200	9900
2010	8100	9800
2011	8900	9800
2012	9500	9800
2013	9500	9800
2014	9300	9800
2015	10000	9700
2016	10300	9700
2017	10800	9700
2018	9600	9700
2019	10100	9700
2020	9400	9600
2024 Opening Year Trend		
2024	N/A	9600
2025 Mid-Year Trend		
2025	N/A	9600
2026 Design Year Trend		
2026	N/A	9500
TRANPLAN Forecasts/Trends		

**** Annual Trend Increase:**	-19
Trend R-squared:	1.05%
Trend Annual Historic Growth Rate:	-0.20%
Trend Growth Rate (2020 to Design Year):	-0.17%
Printed:	25-May-22

Straight Line Growth Option

***Axle-Adjusted**

Peggy Road (CR 2054)

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2020 HISTORICAL AADT REPORT

COUNTY: 26 - ALACHUA

SITE: 9109 - NW CR 2054 .1 MI. W. OF SR 235 (HPMS)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2020	1900 S	0	0	9.50	58.00	2.90
2019	2000 F	0	0	9.50	58.00	2.60
2018	2000 C	E 0	W 0	9.50	57.90	2.70
2017	1500 R	E 750	W 750	9.50	53.80	2.60
2016	1400 T	E 700	W 700	9.50	53.60	2.80
2015	1300 S	E 650	W 650	9.50	57.00	2.60
2014	1300 F	E 650	W 650	9.50	57.40	2.40
2013	1300 C	E 650	W 650	9.50	57.80	2.60
2012	1500 F	0	0	9.50	58.40	2.50
2011	1500 C	E 0	W 0	9.50	58.80	2.80

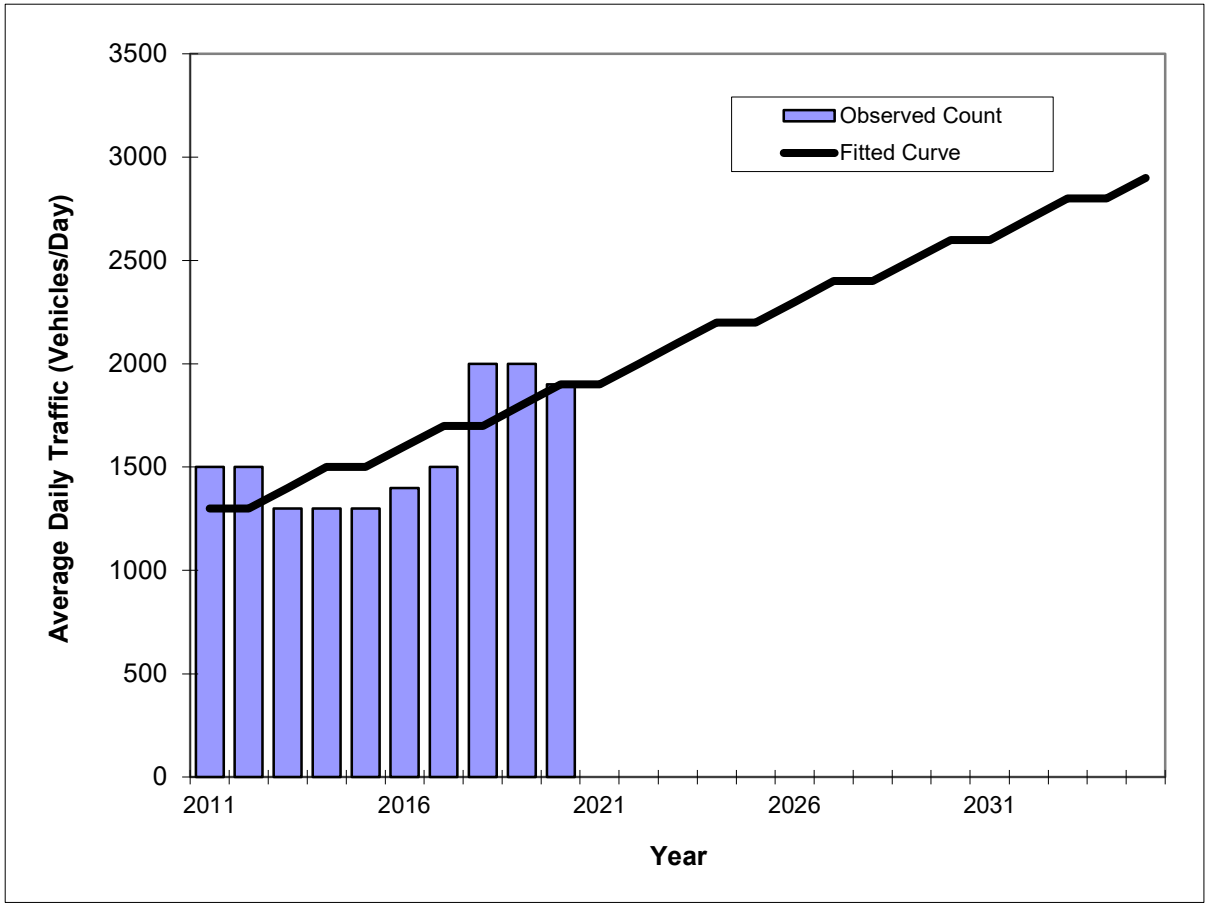
AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Traffic Trends - V03.a

CR 2054 --

FIN#	429193-1
Location	1

County:	Alachua (26)
Station #:	0435
Highway:	CR 2054



** Annual Trend Increase:	68
Trend R-squared:	52.22%
Trend Annual Historic Growth Rate:	5.13%
Trend Growth Rate (2020 to Design Year):	3.51%
Printed:	25-May-22

Straight Line Growth Option

Year	Traffic (ADT/AADT) Count*	Trend**
2011	1500	1300
2012	1500	1300
2013	1300	1400
2014	1300	1500
2015	1300	1500
2016	1400	1600
2017	1500	1700
2018	2000	1700
2019	2000	1800
2020	1900	1900
2024 Opening Year Trend		
2024	N/A	2200
2025 Mid-Year Trend		
2025	N/A	2200
2026 Design Year Trend		
2026	N/A	2300
TRANPLAN Forecasts/Trends		

*Axle-Adjusted

CR 235A

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2020 HISTORICAL AADT REPORT

COUNTY: 26 - ALACHUA

SITE: 0435 - CR 235A .2 MI. S. OF SR 25/US 441

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2020	5000 C	N 2600	S 2400	9.50	58.00	24.20
2019	4800 C	N 2500	S 2300	9.50	58.00	22.60
2018	4700 C	N 2400	S 2300	9.50	57.90	19.20
2017	4600 C	N 2300	S 2300	9.50	53.80	23.40
2016	4200 C	N 2100	S 2100	9.50	53.60	23.70
2015	3400 C	N 1700	S 1700	9.50	57.00	27.00
2014	3600 C	N 1800	S 1800	9.50	57.40	26.50
2013	3300 C	N 1700	S 1600	9.50	57.80	24.50
2012	3300 C	N 1700	S 1600	9.50	58.40	24.40
2011	3500 C	N 1800	S 1700	9.50	58.80	26.10
2010	3800 C	N 1900	S 1900	10.13	59.87	23.80
2009	4000 C	N 2000	S 2000	10.04	57.81	23.70
2008	4000 C	N 2000	S 2000	10.17	57.73	23.00
2007	3600 C	N 1800	S 1800	10.22	58.44	21.40
2006	3200 C	N 1600	S 1600	9.98	59.05	17.00
2005	2500 C	N 1300	S 1200	10.10	58.20	11.80

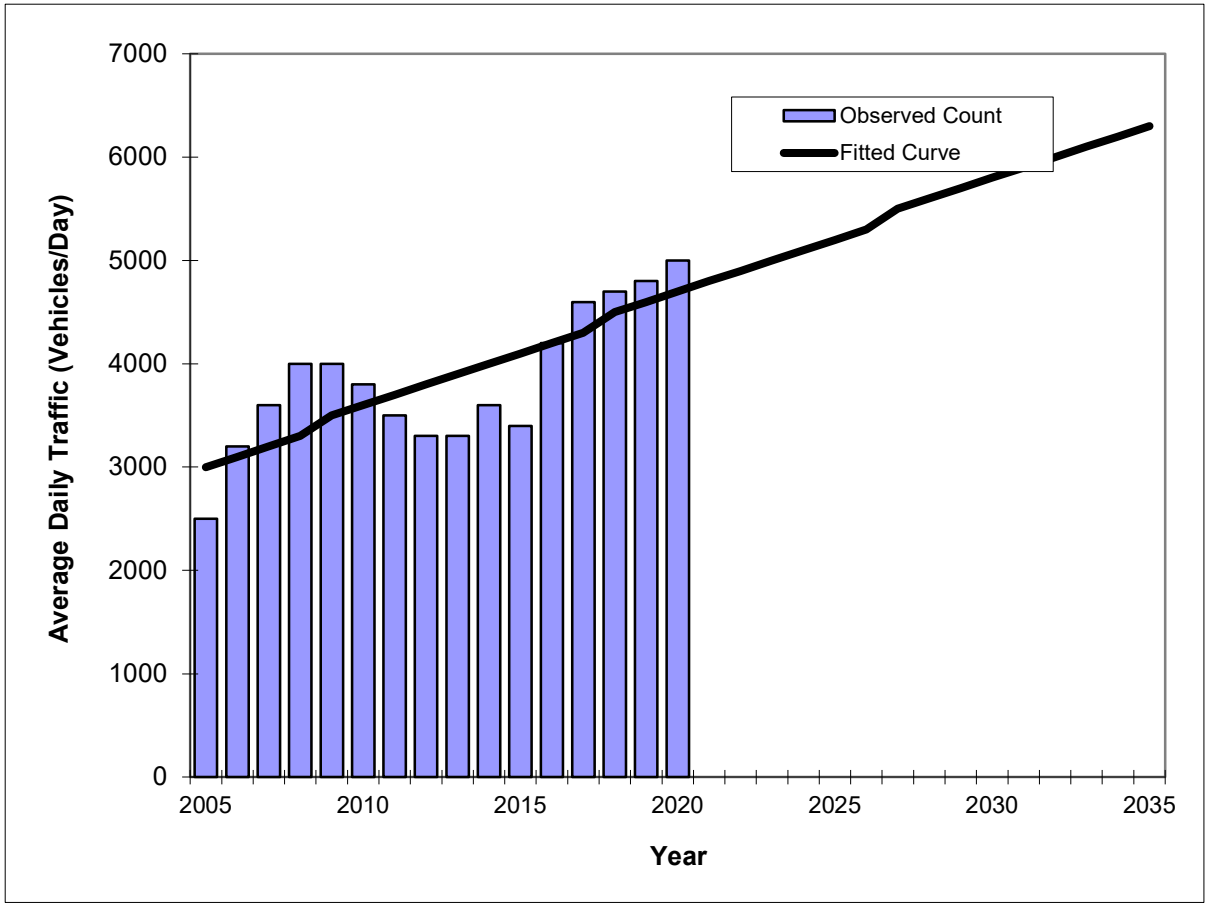
AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Traffic Trends - V03.a

CR 235A --

FIN#	429193-1
Location	1

County:	Alachua (26)
Station #:	0435
Highway:	CR 235A



Year	Traffic (ADT/AADT) Count*	Trend**
2005	2500	3000
2006	3200	3100
2007	3600	3200
2008	4000	3300
2009	4000	3500
2010	3800	3600
2011	3500	3700
2012	3300	3800
2013	3300	3900
2014	3600	4000
2015	3400	4100
2016	4200	4200
2017	4600	4300
2018	4700	4500
2019	4800	4600
2020	5000	4700
2024 Opening Year Trend		
2024	N/A	5100
2025 Mid-Year Trend		
2025	N/A	5200
2026 Design Year Trend		
2026	N/A	5300
TRANPLAN Forecasts/Trends		

**** Annual Trend Increase:**	111
Trend R-squared:	60.05%
Trend Annual Historic Growth Rate:	3.78%
Trend Growth Rate (2020 to Design Year):	2.13%
Printed:	25-May-22

Straight Line Growth Option

***Axle-Adjusted**

CR 235

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2020 HISTORICAL AADT REPORT

COUNTY: 26 - ALACHUA

SITE: 9130 - CR 235 .1 MI. N. OF SR 26 (HPMS)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2020	3200 V	0	0	9.50	58.00	2.90
2019	3300 R	0	0	9.50	58.00	2.60
2018	3300 T	0	0	9.50	57.90	2.70
2017	3200 S	0	0	9.50	53.80	2.60
2016	3100 F	0	0	9.50	53.60	2.80
2015	3000 C	E 0	W 0	9.50	57.00	2.60
2014	2600 T			9.50	57.40	2.40
2013	2600 S	0	0	9.50	57.80	2.60
2012	2600 F	0	0	9.50	58.40	2.50
2011	2600 C	E 0	W 0	9.50	58.80	2.80

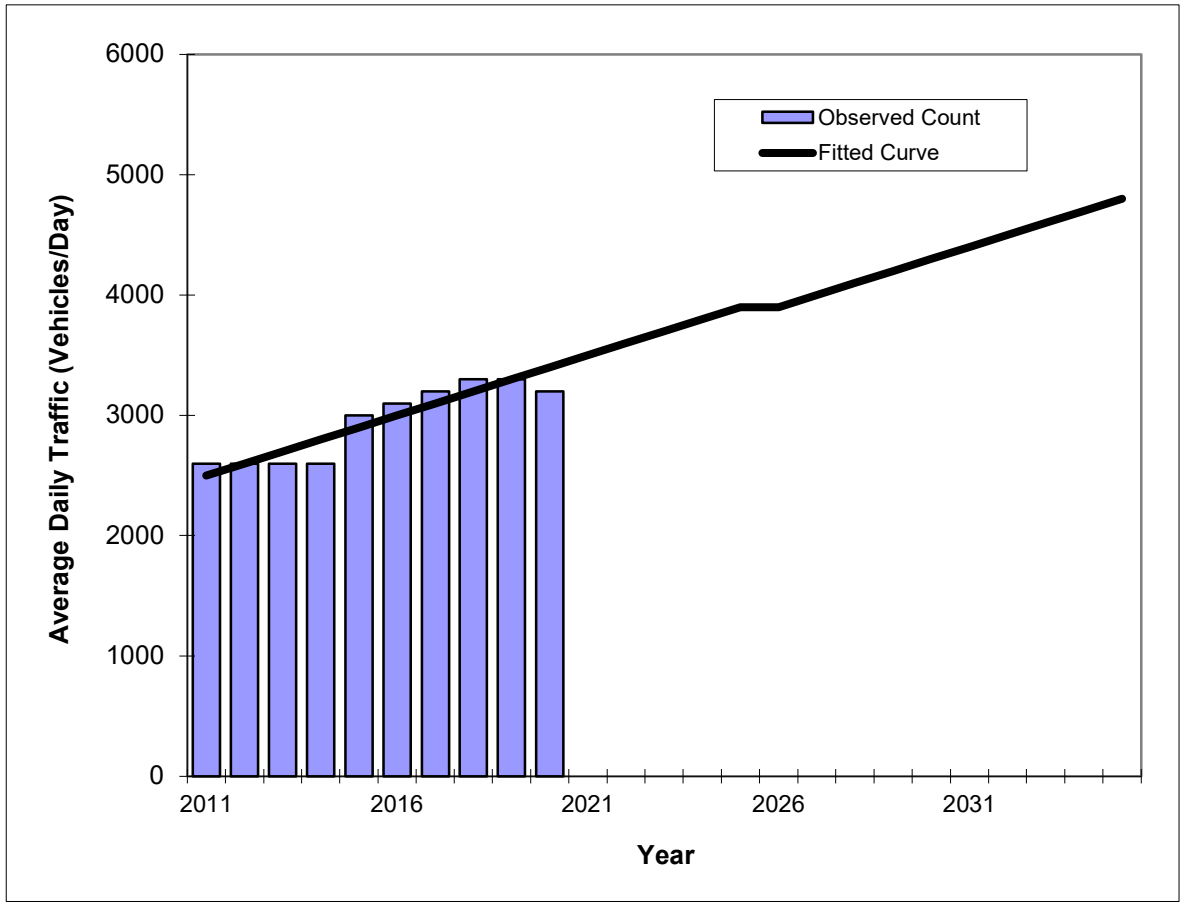
AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Traffic Trends - V03.a

CR 235 --

FIN#	429193-1
Location	1

County:	Alachua (26)
Station #:	0229
Highway:	CR 235



Year	Traffic (ADT/AADT) Count*	Trend**
2011	2600	2500
2012	2600	2600
2013	2600	2700
2014	2600	2800
2015	3000	2900
2016	3100	3000
2017	3200	3100
2018	3300	3200
2019	3300	3300
2020	3200	3400
2024 Opening Year Trend		
2024	N/A	3800
2025 Mid-Year Trend		
2025	N/A	3900
2026 Design Year Trend		
2026	N/A	3900
TRANPLAN Forecasts/Trends		

** Annual Trend Increase:	95
Trend R-squared:	84.40%
Trend Annual Historic Growth Rate:	4.00%
Trend Growth Rate (2020 to Design Year):	2.45%
Printed:	31-May-22
Straight Line Growth Option	

*Axle-Adjusted

NW 78th Ave (CR 232)

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2020 HISTORICAL AADT REPORT

COUNTY: 31 - GILCHRIST

SITE: 9109 - CR 232 .1 MI. E. OF CR 337 (HPMS)

YEAR	AADT	DIRECTION 1		DIRECTION 2		*K FACTOR	D FACTOR	T FACTOR
2020	2500 C	E	0	W	0	9.50	54.20	5.80
2019	2400 R		0		0	9.50	54.30	5.20
2018	2400 T		0		0	9.50	54.80	4.60
2017	2300 S		0		0	9.50	56.20	4.60
2016	2200 F		0		0	9.50	54.40	3.90
2015	2100 C	E	0	W	0	9.50	54.50	4.40
2014	2000 T					9.50	54.80	4.50
2013	2000 S		0		0	9.50	54.80	5.00
2012	2000 F		0		0	9.50	54.30	4.00
2011	2000 C	E	0	W	0	9.50	53.90	4.80

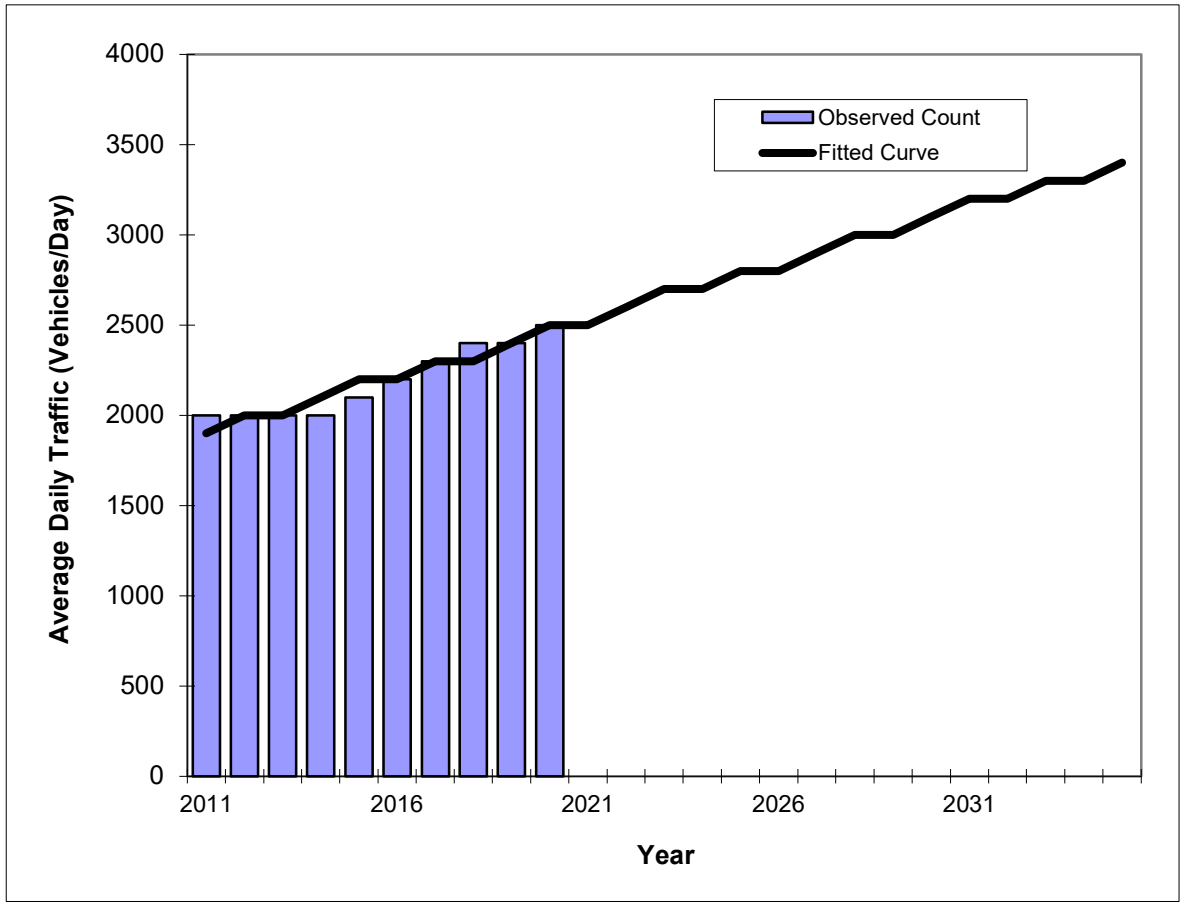
AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Traffic Trends - V03.a

CR 232, NW 78 AVE --

FIN#	429193-1
Location	1

County:	Alachua (26)
Station #:	9109
Highway:	CR 232, NW 78 AVE



Year	Traffic (ADT/AADT) Count*	Trend**
2011	2000	1900
2012	2000	2000
2013	2000	2000
2014	2000	2100
2015	2100	2200
2016	2200	2200
2017	2300	2300
2018	2400	2300
2019	2400	2400
2020	2500	2500
2024 Opening Year Trend		
2024	N/A	2700
2025 Mid-Year Trend		
2025	N/A	2800
2026 Design Year Trend		
2026	N/A	2800
TRANPLAN Forecasts/Trends		

**** Annual Trend Increase:**	62
Trend R-squared:	92.12%
Trend Annual Historic Growth Rate:	3.51%
Trend Growth Rate (2020 to Design Year):	2.00%
Printed:	31-May-22

Straight Line Growth Option

***Axle-Adjusted**

Appendix F
Background Tables

CR 235/NW 140th Street at CR 2054/Peggy Road

Counts collected: 4/19/2022

CR 235/NW 140th Street at CR 2054/Peggy Road - Growth Rate Data			
Peak Season Factor			0.99
Growth Rate			
Approach	Historical Growth Rate	Growth Rate Used	2029 Growth Factor
CR 2054/Peggy Road	5.13%	5.13%	1.359
CR 235/NW 140th Street	-0.20%	1.00%	1.070

PM Peak Hour Background Traffic Volumes - CR 235/NW 140th St at CR 2054/Peggy Road						
Scenario	CR 2054/Peggy Road		CR 235/NW 140th Street		CR 235/NW 140th Street	
	Eastbound		Northbound		Southbound	
	Left	Right	Left	Thru	Thru	Right
Observed Turning Movement Counts	22	33	36	293	349	22
Existing (Peak Season) Turning Movements	22	33	36	290	346	22
Background Volumes	30	45	39	310	370	24
Peak Hour Factor (Int total = 0.94)	0.92		0.94		0.94	
Truck %	16%		13%		10%	
Pedestrian Volumes	0		7		2	

PM Peak Hour Background Traffic Volumes - CR 235/NW 140th St at CR 2054/Peggy Road						
Scenario	CR 2054/Peggy Road		CR 235/NW 140th Street		CR 235/NW 140th Street	
	Eastbound		Northbound		Southbound	
	Left	Right	Left	Thru	Thru	Right
Observed Turning Movement Counts	18	29	25	426	357	17
Existing (Peak Season) Turning Movements	18	29	25	422	353	17
Background Volumes	24	39	27	452	378	18
Reserved Trips	0	0	0	59	51	0
Background Volumes with Reserved Trips	24	39	27	511	429	18
Peak Hour Factor (Int total = 0.87)	0.73		0.78		0.94	
Truck %	15%		6%		13%	
Pedestrian Volumes	0		6		4	

	CR 235 Total	NBT*	SBT*	CR 2054 Total
		0.54	0.46	
Reserved Trips	110	59	51	0

* Trip distribution based on directional distribution along CR 235

CR 2054/Peggy Road at CR 235A/NW 173rd Street

Counts collected: 4/19/2022

CR 2054/Peggy Road at CR 235A/NW 173rd Street - Growth Rate Data			
Peak Season Factor			0.99
Growth Rate			
Approach	Historical Growth Rate	Growth Rate Used	2029 Growth Factor
CR 2054/Peggy Road	5.13%	5.13%	1.359
CR 235A/NW 173rd St.	3.78%	3.78%	1.265

AM Peak Hour Background Traffic Volumes - CR 235A/NW 173rd Street at CR 2054/Peggy Road												
Scenario	CR 2054/Peggy Road			CR 2054/Peggy Road			CR 235A			CR 235A		
	Eastbound			Westbound			Northbound			Southbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Observed Turning Movement Counts	21	20	17	17	15	22	17	243	10	21	206	19
Existing (Peak Season) Turning Movements	21	20	17	17	15	22	17	241	10	21	204	19
Background Volumes	29	27	23	23	20	30	21	305	13	27	258	24
Peak Hour Factor (Int total = 0.91)	0.91			0.84			0.85			0.92		
Truck %	5%			17%			15%			17%		
Pedestrian Volumes	0			0			0			0		

PM Peak Hour Background Traffic Volumes - CR 235A/NW 173rd Street at CR 2054/Peggy Road												
Scenario	CR 2054/Peggy Road			CR 2054/Peggy Road			CR 235A			CR 235A		
	Eastbound			Westbound			Northbound			Southbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Observed Turning Movement Counts	23	18	22	16	27	24	19	207	10	29	214	24
Existing (Peak Season) Turning Movements	23	18	22	16	27	24	19	205	10	29	212	24
Background Volumes	31	24	30	22	37	33	24	259	13	37	268	30
Reserved Trips	0	0	0	0	0	0	0	6	0	0	6	0
Background Volumes with Reserved Trips	31	24	30	22	37	33	24	265	13	37	274	30
Peak Hour Factor (Int total = 0.96)	0.88			0.93			0.84			0.89		
Truck %	8%			18%			23%			14%		
Pedestrian Volumes	0			0			0			0		

	CR 235A Total	NBT*	SBT*	CR 2054 Total
		0.48	0.52	
Reserved Trips	12	6	6	0

* Trip distribution based on directional distribution along CR 235A

CR 235 at CR 235A/NW 173rd Street

Counts collected: 4/19/2022

CR 235 at CR 235A/NW 173rd Street - Growth Rate Data			
Peak Season Factor			0.99
Growth Rate			
Approach	Historical Growth Rate	Growth Rate Used	2029 Growth Factor
CR 235	4.00%	4.00%	1.280
CR 235A/NW 173rd Street	3.78%	3.78%	1.265

AM Peak Hour Background Traffic Volumes - CR 235 at CR 235A/NW 173rd Street						
Scenario	CR 235		CR 235		CR 235A/NW 173rd Street	
	Eastbound		Westbound		Southbound	
	Left	Thru	Thru	Right	Left	Right
Observed Turning Movement Counts	131	147	167	78	78	91
Existing (Peak Season) Turning Movements	130	146	165	77	77	90
Background Volumes	166	187	211	99	97	114
Peak Hour Factor (Int total = 0.95)	0.79		0.89		0.81	
Truck %	8%		11%		2%	
Pedestrian Volumes	0		0		0	

PM Peak Hour Background Traffic Volumes - CR 235 at CR 235A/NW 173rd Street						
Scenario	CR 235		CR 235		CR 235A/NW 173rd Street	
	Eastbound		Westbound		Southbound	
	Left	Thru	Thru	Right	Left	Right
Observed Turning Movement Counts	106	239	179	80	66	97
Existing (Peak Season) Turning Movements	105	237	177	79	65	96
Background Volumes	134	303	227	101	82	121
Reserved Trips	0	59	51	0	5	7
Background Volumes with Reserved Trips	134	362	278	101	87	128
Peak Hour Factor (Int total = 0.92)	0.90		0.93		0.91	
Truck %	6%		14%		3%	
Pedestrian Volumes	0		0		0	

	CR235A Total	SBL*	SBR*	CR235 Total	EBT*	WBT*
		0.40	0.60		0.56	0.44
Reserved Trips	12	5	7	110	59	51

* Trip distribution based on directional distribution along CR 235

Scenario	CR 235	CR 235
	Eastbound	Westbound
	Thru	Thru
Observed Turning Movement Counts	225	245
Existing (Peak Season) Turning Movements	223	242
Background Volumes	284	310
Peak Hour Factor (Int total = 0.84)	0.79	0.89
Truck %	8%	11%
Pedestrian Volumes	0	0

Scenario	CR 235	CR 235
	Eastbound	Westbound
	Thru	Thru
Observed Turning Movement Counts	305	259
Existing (Peak Season) Turning Movements	302	256
Background Volumes	385	328
Reserved Trips	59	51
Background Volumes with Reserved Trips	444	379
Peak Hour Factor (Int total = 0.92)	0.90	0.93
Truck %	6%	14%
Pedestrian Volumes	0	0

CR 235 at NW 78th Avenue/CR 232*

Counts collected: 4/19/2022

CR 235 at CR232/NW 78th Avenue - Growth Rate Data			
Peak Season Factor			0.99
Growth Rate			
Approach	Historical Growth Rate	Growth Rate Used	2029 Growth Factor
CR 235	4.00%	4.00%	1.280
NW 78th Ave/CR 232	3.51%	3.51%	1.246

AM Peak Hour Background Traffic Volumes - CR 235 at NW 78th Avenue/CR232												
Scenario	CR 232/NW 78th Ave			CR 232/NW 78th Ave			CR 235			CR 235		
	Eastbound			Westbound			Northbound			Southbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Observed Turning Movement Counts	60	113	20	11	52	57	25	155	26	22	198	7
Existing (Peak Season) Turning Movements	59	112	20	11	51	56	25	153	26	22	196	7
Background Volumes	73	140	25	14	64	70	32	196	33	28	251	9
Peak Hour Factor (Int total = 0.91)	0.82			0.77			0.94			0.86		
Truck %	10%			3%			10%			13%		
Pedestrian Volumes	0			0			0			0		

PM Peak Hour Background Traffic Volumes - CR 235 at NW 78th Avenue/CR232												
Scenario	CR 232/NW 78th Ave			CR 232/NW 78th Ave			CR 235			CR 235		
	Eastbound			Westbound			Northbound			Southbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Observed Turning Movement Counts	25	76	18	18	153	47	28	268	14	17	192	50
Existing (Peak Season) Turning Movements	25	75	18	18	151	47	28	265	14	17	190	50
Background Volumes	31	93	22	22	188	59	36	339	18	22	243	64
Peak Hour Factor (Int total = 0.91)	0.88			0.87			0.78			0.90		
Truck %	14%			2%			7%			10%		
Pedestrian Volumes	0			0			0			0		

* Intersection lies outside of Alachua city limits, therefore there are no reserved trips are necessary for this intersection

Appendix G
Trip Distribution Calculations

TO/FROM NORTH	67%	
at NW 140th St/CR 2054		
to/from north	92%	62%
to/from west	8%	5%
TO/FROM SOUTH	33%	
at CR 235/NW 173rd		
to/from south	72%	24%
to/from north	28%	9%
at CR 235/NW 78th		
to/from east	14%	3%
to/from west	13%	3%
to/from south	73%	18%
at CR 235A/CR 2054		
to/from north	87%	7%
to/from east	6%	1%
to/from west	7%	1%

CR 235 at NW 123rd Avenue
2/3/2021

Trucks

	CR 235 Southbound			CR 235 Northbound			NW 123rd Avenue Westbound		
Start Time	Left	Thru	Ped/Bike	Right	Thru	Ped/Bike	Right	Left	Ped/Bike
4:00 PM	0	5	0	0	7	0	0	0	0
04:15 PM	0	11	0	0	4	0	0	0	0
04:30 PM	2	4	0	0	2	0	0	0	0
04:45 PM	0	6	0	0	2	0	0	0	0
05:00 PM	0	1	0	0	6	0	1	0	0
05:15 PM	0	3	0	0	4	0	0	0	0
05:30 PM	0	1	0	0	3	0	0	0	0
05:45 PM	0	3	0	0	0	0	0	0	0
Peak Hour									
5:00-5:45	0	8	0	0	13	0	1	0	0

Cars

	CR 235 Southbound			CR 235 Northbound			NW 123rd Avenue Westbound		
Start Time	Left	Thru	Ped/Bike	Right	Thru	Ped/Bike	Right	Left	Ped/Bike
4:00 PM	5	47	0	1	18	0	2	1	0
04:15 PM	4	30	0	3	24	0	5	0	0
04:30 PM	7	31	0	2	18	0	6	2	0
04:45 PM	5	39	0	1	18	0	2	1	0
05:00 PM	8	66	0	1	28	0	4	2	0
05:15 PM	9	71	0	4	27	0	2	2	0
05:30 PM	5	56	0	0	19	0	3	2	0
05:45 PM	5	66	0	1	27	0	2	1	0
Peak Hour									
5:00-5:45	27	259	0	6	101	0	11	7	0

Combined

	CR 235 Southbound			CR 235 Northbound			NW 123rd Avenue Westbound		
Start Time	Left	Thru	Ped/Bike	Right	Thru	Ped/Bike	Right	Left	Ped/Bike
4:00 PM	5	52	0	1	25	0	2	1	0
04:15 PM	4	41	0	3	28	0	5	0	0
04:30 PM	9	35	0	2	20	0	6	2	0
04:45 PM	5	45	0	1	20	0	2	1	0
05:00 PM	8	67	0	1	34	0	5	2	0
05:15 PM	9	74	0	4	31	0	2	2	0
05:30 PM	5	57	0	0	22	0	3	2	0
05:45 PM	5	69	0	1	27	0	2	1	0
Peak Hour									
5:00-5:45 PM	27	267	0	6	114	0	12	7	0
Truck %	3%			11%			5%		
Peak Hour Factor	0.89			0.86			0.68		
Int. Total	0.89								

	CR 235 SBL	NW 123rd WBR	Total	
to/from North	27	12	39	67%

	CR 235 NBR	NW 123rd WBL	Total	
to/from South	6	7	13	33%

*** The Truck % in and out of Savannah Station Phase 1 is 2% which is applied to the trips in and out of Savannah Station during the full build-out analysis.**

NW 140th at CR 2054

	NW 140 St (CR 235) Southbound				N/A Westbound				NW 140 St (CR 235) Northbound				Peggy Rd (CR 2054) Eastbound			
Start Time	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds
7:00:00 AM	0	70	5	0	0	0	0	0	6	53	0	0	4	0	8	0
7:15:00 AM	0	92	6	0	0	0	0	0	4	57	0	0	6	0	6	0
7:30:00 AM	0	104	4	0	0	0	0	0	10	59	0	0	7	0	11	0
7:45:00 AM	0	91	4	0	0	0	0	0	13	52	0	0	5	0	6	0
8:00:00 AM	0	89	5	0	0	0	0	0	12	65	0	0	6	0	6	0
8:15:00 AM	0	89	6	0	0	0	0	0	9	74	0	0	6	0	8	0
8:30:00 AM	0	95	4	0	0	0	0	0	8	80	0	0	5	0	9	0
8:45:00 AM	0	76	7	0	0	0	0	0	7	74	0	0	5	0	10	0
9:00:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:00:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:15:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:30:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:45:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:00:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:15:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:30:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:45:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:00:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:15:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:30:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:45:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00:00 PM	0	89	5	0	0	0	0	0	6	89	0	0	6	0	10	0
4:15:00 PM	0	104	3	0	0	0	0	0	4	100	0	0	4	0	5	0
4:30:00 PM	0	95	5	0	0	0	0	0	5	82	0	0	2	0	5	0
4:45:00 PM	0	83	3	0	0	0	0	0	8	95	0	0	6	0	10	0
5:00:00 PM	0	94	3	0	0	0	0	0	5	139	0	0	5	0	4	0
5:15:00 PM	0	85	6	0	0	0	0	0	7	110	0	0	5	0	10	0
5:30:00 PM	0	72	8	0	0	0	0	0	5	85	0	0	5	0	10	0
5:45:00 PM	0	94	3	0	0	0	0	0	7	89	0	0	6	0	7	0
	0	1422	77	0	0	0	0	0	116	1303	0	0	83	0	125	0

TO/FROM WEST	8%
TO/FROM NORTH	92%

CR 235A at CR 235

	NW 173 St (CR 235A) Southbound				CR 235 Westbound				N/A Northbound				CR 235 Eastbound			
Start Time	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds
7:00:00 AM	11	0	21	0	0	26	13	0	0	0	0	0	24	36	0	0
7:15:00 AM	17	0	24	0	0	37	16	0	0	0	0	0	27	39	0	0
7:30:00 AM	18	0	22	0	0	38	17	0	0	0	0	0	43	45	0	0
7:45:00 AM	17	0	19	0	0	49	20	0	0	0	0	0	36	37	0	0
8:00:00 AM	18	0	23	0	0	38	18	0	0	0	0	0	24	33	0	0
8:15:00 AM	25	0	27	0	0	42	23	0	0	0	0	0	28	32	0	0
8:30:00 AM	13	0	12	0	0	30	19	0	0	0	0	0	37	25	0	0
8:45:00 AM	14	0	15	0	0	26	20	0	0	0	0	0	25	35	0	0
9:00:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:00:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:15:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:30:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:45:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:00:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:15:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:30:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:45:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:00:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:15:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:30:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:45:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00:00 PM	17	0	20	0	0	50	12	0	0	0	0	0	22	44	0	0
4:15:00 PM	11	0	27	0	0	49	13	0	0	0	0	0	28	55	0	0
4:30:00 PM	17	0	24	0	0	47	17	0	0	0	0	0	24	63	0	0
4:45:00 PM	17	0	25	0	0	44	19	0	0	0	0	0	24	44	0	0
5:00:00 PM	19	0	26	0	0	49	21	0	0	0	0	0	28	66	0	0
5:15:00 PM	13	0	22	0	0	39	23	0	0	0	0	0	30	66	0	0
5:30:00 PM	9	0	24	0	0	39	15	0	0	0	0	0	23	56	0	0
5:45:00 PM	7	0	19	0	0	34	11	0	0	0	0	0	14	47	0	0
	243	0	350	0	0	637	277	0	0	0	0	0	437	723	0	0

TO/FROM NORTH	28%
TO/FROM WEST	72%

CR 235 at NW 78th Avenue

	CR 235 Southbound				NW 78th Ave (CR 232) Westbound				CR 235 Northbound				NW 78th Ave (CR 232) Eastbound			
Start Time	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds
7:00:00 AM	2	31	2	0	0	6	16	0	6	33	3	0	10	19	3	0
7:15:00 AM	3	49	1	0	2	5	12	0	4	41	2	0	11	25	2	0
7:30:00 AM	7	57	2	0	0	8	16	0	5	45	5	0	19	36	4	0
7:45:00 AM	4	48	3	0	2	12	13	0	8	39	5	0	13	27	6	0
8:00:00 AM	5	51	2	0	5	17	17	0	7	33	8	0	18	27	4	0
8:15:00 AM	6	42	0	0	4	15	11	0	5	38	8	0	10	23	6	0
8:30:00 AM	5	36	4	0	4	16	16	0	5	28	8	0	7	25	2	0
8:45:00 AM	4	31	4	0	2	13	13	0	6	24	8	0	7	25	3	0
9:00:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:00:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:15:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:30:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:45:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:00:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:15:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:30:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:45:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:00:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:15:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:30:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:45:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00:00 PM	3	41	13	0	4	36	6	0	6	52	4	0	8	16	4	0
4:15:00 PM	7	41	12	0	3	31	9	0	6	66	3	0	4	13	6	0
4:30:00 PM	4	52	16	0	2	34	5	0	8	59	4	0	7	17	2	0
4:45:00 PM	2	43	13	0	6	42	11	0	4	55	2	0	5	23	6	0
5:00:00 PM	7	48	8	0	4	34	17	0	7	88	5	0	5	22	4	0
5:15:00 PM	4	49	13	0	6	43	14	0	9	66	3	0	8	14	6	0
5:30:00 PM	8	41	9	0	5	35	15	0	9	46	2	0	4	13	5	0
5:45:00 PM	4	36	10	0	3	26	5	0	9	49	1	0	4	16	7	0
	75	696	112	0	52	373	196	0	104	762	71	0	140	341	70	0

TO/FROM EAST	14%
TO/FROM WEST	13%
TO/FROM SOUTH	73%

CR 235A at CR 2054

	CR 235A Southbound				Peggy Rd (CR 2054) Westbound				CR 235A Northbound				Peggy Rd (CR 2054) Eastbound			
Start Time	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds
7:00:00 AM	3	45	4	0	4	2	3	0	3	40	2	0	3	7	1	0
7:15:00 AM	4	67	5	0	2	2	5	0	3	45	1	0	5	3	3	0
7:30:00 AM	7	53	5	0	5	4	5	0	2	61	3	0	5	2	5	0
7:45:00 AM	4	44	5	0	2	3	6	0	5	61	2	0	4	5	5	0
8:00:00 AM	6	59	2	0	4	3	6	0	4	51	2	0	8	4	4	0
8:15:00 AM	4	50	7	0	6	5	5	0	6	70	3	0	4	9	3	0
8:30:00 AM	6	39	4	0	5	4	2	0	5	60	1	0	5	4	1	0
8:45:00 AM	4	39	3	0	4	3	2	0	3	54	3	0	3	6	2	0
9:00:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:00:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:15:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:30:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:45:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:00:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:15:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:30:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:45:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:00:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:15:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:30:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:45:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00:00 PM	7	58	5	0	8	6	3	0	5	36	6	0	8	5	5	0
4:15:00 PM	7	41	6	0	3	10	5	0	5	39	2	0	6	1	4	0
4:30:00 PM	4	57	6	0	6	7	5	0	6	49	3	0	3	0	5	0
4:45:00 PM	6	45	4	0	4	8	6	0	4	64	2	0	6	6	6	0
5:00:00 PM	7	60	8	0	4	6	7	0	5	53	2	0	4	4	5	0
5:15:00 PM	9	50	4	0	3	8	4	0	6	48	2	0	8	3	6	0
5:30:00 PM	7	59	8	0	5	5	7	0	4	42	4	0	5	5	5	0
5:45:00 PM	7	50	7	0	2	6	2	0	6	42	3	0	5	5	4	0
	92	816	83	0	67	82	73	0	72	815	41	0	82	69	64	0

TO/FROM EAST	6%
TO/FROM WEST	7%
TO/FROM NORTH	87%

Appendix H
HCS Reports

AM Existing (Peak Season) Conditions

HCS Two-Way Stop-Control Report

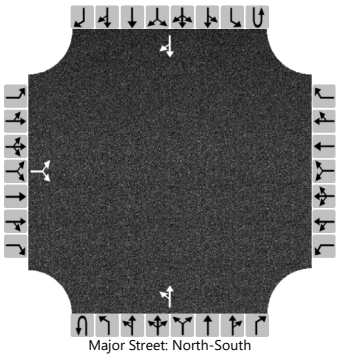
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2022
Time Analyzed	AM Peak
Intersection Orientation	North-South
Project Description	Fletcher Trace - Existing

Site Information

Intersection	NW 140th St at CR 2054
Jurisdiction	Alachua County
East/West Street	CR 2054
North/South Street	NW 140th St
Peak Hour Factor	0.94
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		22		33						36	290				346	22
Percent Heavy Vehicles (%)		16		16						13						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.56		6.36						4.23						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.64		3.44						2.32						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			59							38						
Capacity, c (veh/h)			470							1110						
v/c Ratio			0.12							0.03						
95% Queue Length, Q_{95} (veh)			0.4							0.1						
Control Delay (s/veh)			13.7							8.4	0.3					
Level of Service (LOS)			B							A	A					
Approach Delay (s/veh)		13.7								1.2						
Approach LOS		B								A						

Copyright © 2022 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

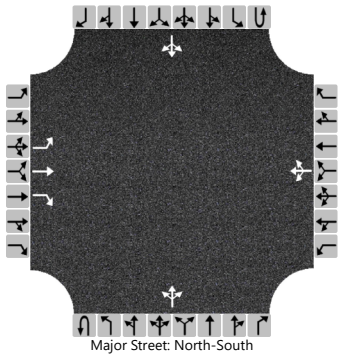
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2022
Time Analyzed	AM Peak
Intersection Orientation	North-South
Project Description	Fletcher Trace - Existing

Site Information

Intersection	CR 2054 @ CR 235A
Jurisdiction	Alachua County
East/West Street	CR 2054
North/South Street	CR 235A
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		1	1	1		0	1	0	0	0	1	0	0	0	1	0
Configuration		L	T	R			LTR				LTR				LTR	
Volume (veh/h)		21	20	17		17	15	22		17	241	10		21	204	19
Percent Heavy Vehicles (%)		5	5	5		17	17	17		15				17		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized	Yes															
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.15	6.55	6.25		7.27	6.67	6.37		4.25				4.27		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.55	4.05	3.35		3.65	4.15	3.45		2.34				2.35		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		23	22	19			59			19				23		
Capacity, c (veh/h)		369	398	797			463			1249				1205		
v/c Ratio		0.06	0.06	0.02			0.13			0.01				0.02		
95% Queue Length, Q_{95} (veh)		0.2	0.2	0.1			0.4			0.0				0.1		
Control Delay (s/veh)		15.4	14.6	9.6			13.9			7.9	0.1	0.1		8.0	0.2	0.2
Level of Service (LOS)		C	B	A			B			A	A	A		A	A	A
Approach Delay (s/veh)	13.4				13.9				0.6				0.9			
Approach LOS	B				B				A				A			

Copyright © 2022 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

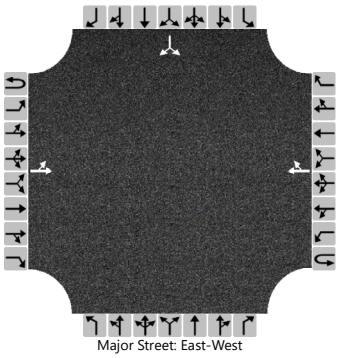
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2022
Time Analyzed	AM Peak
Intersection Orientation	East-West
Project Description	Fletcher Trace - Existing

Site Information

Intersection	CR 235 @ CR 235A/NW 173rd St
Jurisdiction	Alachua County
East/West Street	CR 235
North/South Street	CR 235A/NW 173rd St
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		LT						TR							LR	
Volume (veh/h)		130	146				165	77						77		90
Percent Heavy Vehicles (%)		8												2		2
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.18												6.42		6.22
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.27												3.52		3.32

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		137													176	
Capacity, c (veh/h)		1276													543	
v/c Ratio		0.11													0.32	
95% Queue Length, Q_{95} (veh)		0.4													1.4	
Control Delay (s/veh)		8.2	1.0												14.8	
Level of Service (LOS)		A	A												B	
Approach Delay (s/veh)		4.3												14.8		
Approach LOS		A												B		

Copyright © 2022 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

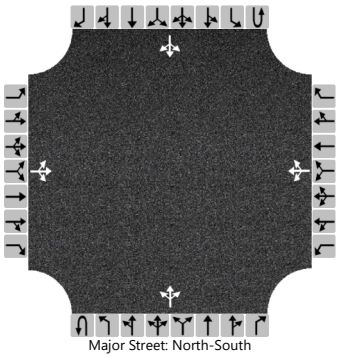
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2022
Time Analyzed	AM Peak
Intersection Orientation	North-South
Project Description	Fletcher Trace - Existing

Site Information

Intersection	NW 78th Avenue/CR 232 @ CR 235
Jurisdiction	Alachua County
East/West Street	NW 78th Avenue/CR 232
North/South Street	CR 235
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	0	1	0	0	0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		59	112	20		11	51	56		25	153	26		22	196	7
Percent Heavy Vehicles (%)		10	10	10		3	3	3		10				13		
Proportion Time Blocked																
Percent Grade (%)		0				0										
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.20	6.60	6.30		7.13	6.53	6.23		4.20				4.23		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.59	4.09	3.39		3.53	4.03	3.33		2.29				2.32		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			210				130			27				24		
Capacity, c (veh/h)			423				543			1300				1313		
v/c Ratio			0.50				0.24			0.02				0.02		
95% Queue Length, Q_{95} (veh)			2.7				0.9			0.1				0.1		
Control Delay (s/veh)			21.6				13.7			7.8	0.2	0.2		7.8	0.2	0.2
Level of Service (LOS)			C				B			A	A	A		A	A	A
Approach Delay (s/veh)	21.6				13.7				1.1				0.9			
Approach LOS	C				B				A				A			

Copyright © 2022 University of Florida. All Rights Reserved.

AM Background (Peak Season) Conditions

HCS Two-Way Stop-Control Report

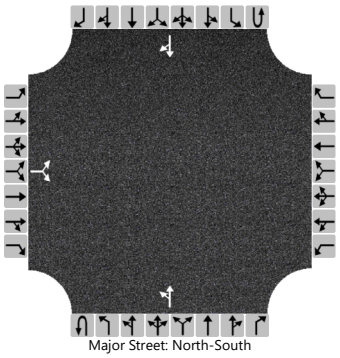
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	AM Peak
Intersection Orientation	North-South
Project Description	Fletcher Trace - Background

Site Information

Intersection	NW 140th St at CR 2054
Jurisdiction	Alachua County
East/West Street	CR 2054
North/South Street	NW 140th St
Peak Hour Factor	0.94
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		30		45						39	310				370	24
Percent Heavy Vehicles (%)		16		16						13						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.56		6.36						4.23						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.64		3.44						2.32						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			80							41						
Capacity, c (veh/h)			443							1083						
v/c Ratio			0.18							0.04						
95% Queue Length, Q_{95} (veh)			0.7							0.1						
Control Delay (s/veh)			14.9							8.5	0.4					
Level of Service (LOS)			B							A	A					
Approach Delay (s/veh)		14.9								1.3						
Approach LOS		B								A						

Copyright © 2022 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

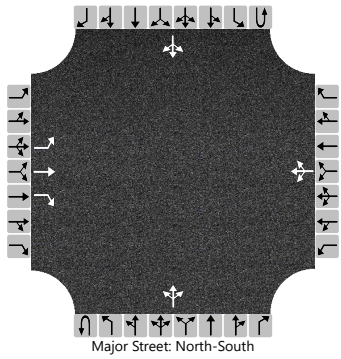
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	AM Peak
Intersection Orientation	North-South
Project Description	Fletcher Trace - Background

Site Information

Intersection	CR 2054 @ CR 235A
Jurisdiction	Alachua County
East/West Street	CR 2054
North/South Street	CR 235A
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		1	1	1		0	1	0	0	0	1	0	0	0	1	0
Configuration		L	T	R			LTR				LTR				LTR	
Volume (veh/h)		29	27	23		23	20	30		21	305	13		27	258	24
Percent Heavy Vehicles (%)		5	5	5		17	17	17		15				17		
Proportion Time Blocked																
Percent Grade (%)		0				0										
Right Turn Channelized		Yes														
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.15	6.55	6.25		7.27	6.67	6.37		4.25				4.27		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.55	4.05	3.35		3.65	4.15	3.45		2.34				2.35		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		32	30	25			80			23				30		
Capacity, c (veh/h)		271	317	736			369			1180				1131		
v/c Ratio		0.12	0.09	0.03			0.22			0.02				0.03		
95% Queue Length, Q_{95} (veh)		0.4	0.3	0.1			0.8			0.1				0.1		
Control Delay (s/veh)		20.0	17.5	10.1			17.5			8.1	0.2	0.2		8.3	0.3	0.3
Level of Service (LOS)		C	C	B			C			A	A	A		A	A	A
Approach Delay (s/veh)		16.3				17.5				0.7				1.0		
Approach LOS		C				C				A				A		

Copyright © 2022 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

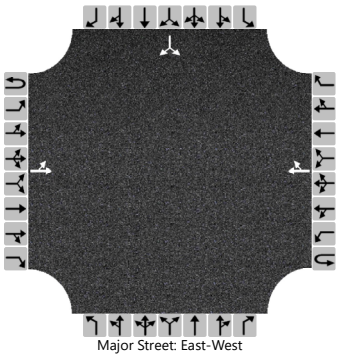
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	AM Peak
Intersection Orientation	East-West
Project Description	Fletcher Trace - Background

Site Information

Intersection	CR 235 @ CR 235A/NW 173rd St
Jurisdiction	Alachua County
East/West Street	CR 235
North/South Street	CR 235A/NW 173rd St
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		LT						TR							LR	
Volume (veh/h)		166	187				211	99						97		114
Percent Heavy Vehicles (%)		8												2		2
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.18												6.42		6.22
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.27												3.52		3.32

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		175													222	
Capacity, c (veh/h)		1200													434	
v/c Ratio		0.15													0.51	
95% Queue Length, Q_{95} (veh)		0.5													2.8	
Control Delay (s/veh)		8.5	1.4												21.6	
Level of Service (LOS)		A	A												C	
Approach Delay (s/veh)		4.7												21.6		
Approach LOS		A												C		

Copyright © 2022 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

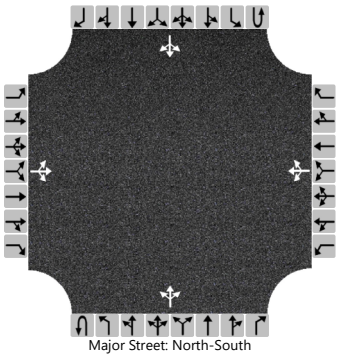
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	AM Peak
Intersection Orientation	North-South
Project Description	Fletcher Trace - Background

Site Information

Intersection	NW 78th Avenue/CR 232 @ CR 235
Jurisdiction	Alachua County
East/West Street	NW 78th Avenue/CR 232
North/South Street	CR 235
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	0	1	0	0	0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		73	140	25		14	64	70		32	196	33		28	251	9
Percent Heavy Vehicles (%)		10	10	10		3	3	3		10				13		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.20	6.60	6.30		7.13	6.53	6.23		4.20				4.23		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.59	4.09	3.39		3.53	4.03	3.33		2.29				2.32		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			262				163			35				31		
Capacity, c (veh/h)			328				432			1232				1252		
v/c Ratio			0.80				0.38			0.03				0.02		
95% Queue Length, Q_{95} (veh)			6.6				1.7			0.1				0.1		
Control Delay (s/veh)			48.0				18.3			8.0	0.3	0.3		7.9	0.2	0.2
Level of Service (LOS)			E				C			A	A	A		A	A	A
Approach Delay (s/veh)	48.0				18.3				1.2				1.0			
Approach LOS	E				C				A				A			

Copyright © 2022 University of Florida. All Rights Reserved.

AM Buildout (Peak Season) Conditions

HCS Two-Way Stop-Control Report

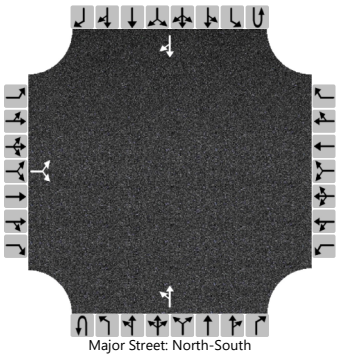
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	AM Peak
Intersection Orientation	North-South
Project Description	Fletcher Trace - Buildout

Site Information

Intersection	NW 140th St at CR 2054
Jurisdiction	Alachua County
East/West Street	CR 2054
North/South Street	NW 140th St
Peak Hour Factor	0.94
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		30		49						50	445				416	24
Percent Heavy Vehicles (%)		16		16						13						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.56		6.36						4.23						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.64		3.44						2.32						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			84							53						
Capacity, c (veh/h)			362							1038						
v/c Ratio			0.23							0.05						
95% Queue Length, Q_{95} (veh)			0.9							0.2						
Control Delay (s/veh)			17.9							8.7	0.6					
Level of Service (LOS)			C							A	A					
Approach Delay (s/veh)		17.9								1.4						
Approach LOS		C								A						

Copyright © 2022 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

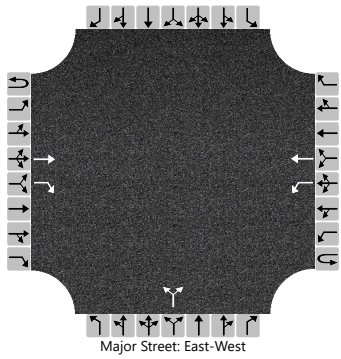
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	AM Peak
Intersection Orientation	East-West
Project Description	Fletcher Trace - Buildout

Site Information

Intersection	CR 235 @ North Site Access
Jurisdiction	Alachua County
East/West Street	CR 235
North/South Street	North Site Access
Peak Hour Factor	0.84
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	1	0	1	1	0		0	1	0		0	0	0
Configuration			T	R		L	T				LR					
Volume (veh/h)			368	11		21	339			30		62				
Percent Heavy Vehicles (%)						11				2		2				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized			No													
Median Type | Storage			Undivided													

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.21				6.42		6.22				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.30				3.52		3.32				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						25					110					
Capacity, c (veh/h)						1063					463					
v/c Ratio						0.02					0.24					
95% Queue Length, Q_{95} (veh)						0.1					0.9					
Control Delay (s/veh)						8.5					15.2					
Level of Service (LOS)						A					C					
Approach Delay (s/veh)						0.5				15.2						
Approach LOS						A				C						

Copyright © 2022 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

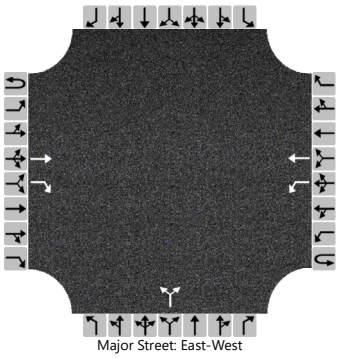
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	AM Peak
Intersection Orientation	East-West
Project Description	Fletcher Trace - Buildout

Site Information

Intersection	CR 235 @ South Site Access
Jurisdiction	Alachua County
East/West Street	CR 235
North/South Street	South Access
Peak Hour Factor	0.84
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	1	0	1	1	0		0	1	0		0	0	0
Configuration			T	R		L	T				LR					
Volume (veh/h)			295	14		29	340			41		84				
Percent Heavy Vehicles (%)						11				2		2				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized			No													
Median Type | Storage						Undivided										

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.21				6.42		6.22				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.30				3.52		3.32				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						35					149					
Capacity, c (veh/h)						1143					511					
v/c Ratio						0.03					0.29					
95% Queue Length, Q_{95} (veh)						0.1					1.2					
Control Delay (s/veh)						8.2					14.9					
Level of Service (LOS)						A					B					
Approach Delay (s/veh)						0.6				14.9						
Approach LOS						A				B						

Copyright © 2022 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

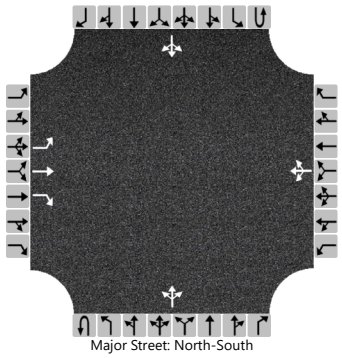
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	AM Peak
Intersection Orientation	North-South
Project Description	Fletcher Trace - Buildout

Site Information

Intersection	CR 2054 @ CR 235A
Jurisdiction	Alachua County
East/West Street	CR 2054
North/South Street	CR 235A
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		1	1	1		0	1	0	0	0	1	0	0	0	1	0
Configuration		L	T	R			LTR				LTR				LTR	
Volume (veh/h)		29	27	24		24	20	30		23	320	15		27	263	24
Percent Heavy Vehicles (%)		5	5	5		17	17	17		15				17		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized	Yes															
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.15	6.55	6.25		7.27	6.67	6.37		4.25				4.27		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.55	4.05	3.35		3.65	4.15	3.45		2.34				2.35		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		32	30	26			81			25				30		
Capacity, c (veh/h)		259	304	730			352			1175				1112		
v/c Ratio		0.12	0.10	0.04			0.23			0.02				0.03		
95% Queue Length, Q_{95} (veh)		0.4	0.3	0.1			0.9			0.1				0.1		
Control Delay (s/veh)		20.9	18.1	10.1			18.3			8.1	0.2	0.2		8.3	0.3	0.3
Level of Service (LOS)		C	C	B			C			A	A	A		A	A	A
Approach Delay (s/veh)	16.7				18.3				0.7				1.0			
Approach LOS	C				C				A				A			

Copyright © 2022 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

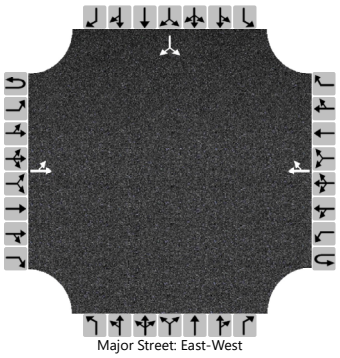
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	AM Peak
Intersection Orientation	East-West
Project Description	Fletcher Trace - Buildout

Site Information

Intersection	CR 235 @ CR 235A/NW 173rd St
Jurisdiction	Alachua County
East/West Street	CR 235
North/South Street	CR 235A/NW 173rd St
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		LT						TR							LR	
Volume (veh/h)		166	205				263	118						104		114
Percent Heavy Vehicles (%)		8												2		2
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.18												6.42		6.22
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.27												3.52		3.32

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		175													229	
Capacity, c (veh/h)		1126													380	
v/c Ratio		0.16													0.60	
95% Queue Length, Q_{95} (veh)		0.5													3.8	
Control Delay (s/veh)		8.8	1.5												27.8	
Level of Service (LOS)		A	A												D	
Approach Delay (s/veh)		4.8												27.8		
Approach LOS		A												D		

Copyright © 2022 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

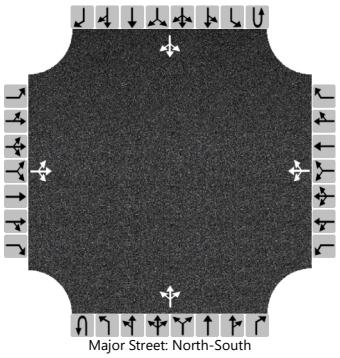
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	AM Peak
Intersection Orientation	North-South
Project Description	Fletcher Trace - Buildout

Site Information

Intersection	NW 78th Avenue/CR 232 @ CR 235
Jurisdiction	Alachua County
East/West Street	NW 78th Avenue/CR 232
North/South Street	CR 235
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	0	1	0	0	0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		75	140	25		14	64	72		32	210	33		35	289	16
Percent Heavy Vehicles (%)		10	10	10		3	3	3		10				13		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.20	6.60	6.30		7.13	6.53	6.23		4.20				4.23		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.59	4.09	3.39		3.53	4.03	3.33		2.29				2.32		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			264				165			35				38		
Capacity, c (veh/h)			287				387			1181				1236		
v/c Ratio			0.92				0.43			0.03				0.03		
95% Queue Length, Q_{95} (veh)			8.6				2.1			0.1				0.1		
Control Delay (s/veh)			73.7				21.1			8.1	0.3	0.3		8.0	0.3	0.3
Level of Service (LOS)			F				C			A	A	A		A	A	A
Approach Delay (s/veh)	73.7				21.1				1.2				1.1			
Approach LOS	F				C				A				A			

Copyright © 2022 University of Florida. All Rights Reserved.

PM Existing (Peak Season) Conditions

HCS Two-Way Stop-Control Report

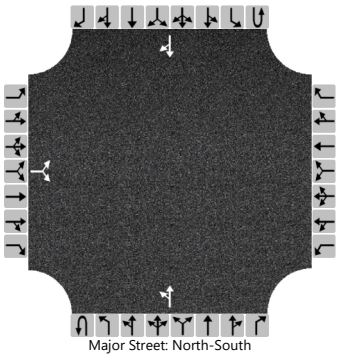
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2022
Time Analyzed	PM Peak
Intersection Orientation	North-South
Project Description	Fletcher Trace - Existing

Site Information

Intersection	NW 140th St at CR 2054
Jurisdiction	Alachua County
East/West Street	CR 2054
North/South Street	NW 140th St
Peak Hour Factor	0.87
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		18		29						25	422				353	17
Percent Heavy Vehicles (%)		15		15						6						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.55		6.35						4.16						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.64		3.44						2.25						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			54							29						
Capacity, c (veh/h)			403							1113						
v/c Ratio			0.13							0.03						
95% Queue Length, Q_{95} (veh)			0.5							0.1						
Control Delay (s/veh)			15.3							8.3	0.3					
Level of Service (LOS)			C							A	A					
Approach Delay (s/veh)		15.3								0.7						
Approach LOS		C								A						

Copyright © 2022 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

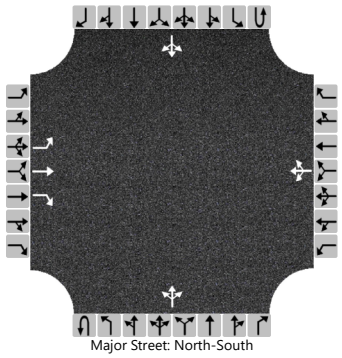
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2022
Time Analyzed	AM Peak
Intersection Orientation	North-South
Project Description	Fletcher Trace - Existing

Site Information

Intersection	CR 2054 @ CR 235A
Jurisdiction	Alachua County
East/West Street	CR 2054
North/South Street	CR 235A
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		1	1	1		0	1	0	0	0	1	0	0	0	1	0
Configuration		L	T	R			LTR				LTR				LTR	
Volume (veh/h)		21	20	17		17	15	22		17	241	10		21	204	19
Percent Heavy Vehicles (%)		5	5	5		17	17	17		15				17		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized	Yes															
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.15	6.55	6.25		7.27	6.67	6.37		4.25				4.27		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.55	4.05	3.35		3.65	4.15	3.45		2.34				2.35		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		23	22	19			59			19				23		
Capacity, c (veh/h)		369	398	797			463			1249				1205		
v/c Ratio		0.06	0.06	0.02			0.13			0.01				0.02		
95% Queue Length, Q_{95} (veh)		0.2	0.2	0.1			0.4			0.0				0.1		
Control Delay (s/veh)		15.4	14.6	9.6			13.9			7.9	0.1	0.1		8.0	0.2	0.2
Level of Service (LOS)		C	B	A			B			A	A	A		A	A	A
Approach Delay (s/veh)	13.4				13.9				0.6				0.9			
Approach LOS	B				B				A				A			

Copyright © 2022 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

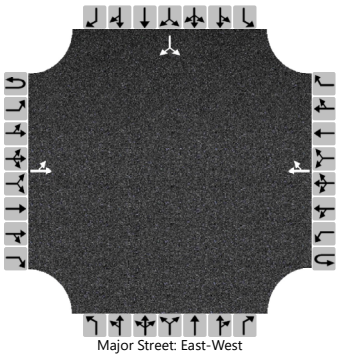
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2022
Time Analyzed	PM Peak
Intersection Orientation	East-West
Project Description	Fletcher Trace - Existing

Site Information

Intersection	CR 235 @ CR 235A/NW 173rd St
Jurisdiction	Alachua County
East/West Street	CR 235
North/South Street	CR 235A/NW 173rd St
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		LT						TR							LR	
Volume (veh/h)		105	237				177	79						65		96
Percent Heavy Vehicles (%)		6												3		3
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.16												6.43		6.23
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.25												3.53		3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		114													175	
Capacity, c (veh/h)		1262													528	
v/c Ratio		0.09													0.33	
95% Queue Length, Q_{95} (veh)		0.3													1.4	
Control Delay (s/veh)		8.1	0.9												15.2	
Level of Service (LOS)		A	A												C	
Approach Delay (s/veh)	3.1												15.2			
Approach LOS	A												C			

Copyright © 2022 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

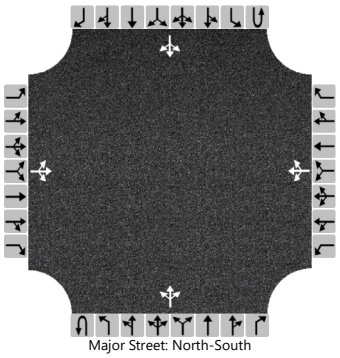
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2022
Time Analyzed	PM Peak
Intersection Orientation	North-South
Project Description	Fletcher Trace - Existing

Site Information

Intersection	NW 78th Avenue/CR 232 @ CR 235
Jurisdiction	Alachua County
East/West Street	NW 78th Avenue/CR 232
North/South Street	CR 235
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	0	1	0	0	0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		25	75	18		18	151	47		28	265	14		17	190	50
Percent Heavy Vehicles (%)		14	14	14		2	2	2		7				10		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.24	6.64	6.34		7.12	6.52	6.22		4.17				4.20		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.63	4.13	3.43		3.52	4.02	3.32		2.26				2.29		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			130				237			31				19		
Capacity, c (veh/h)			308				398			1272				1210		
v/c Ratio			0.42				0.60			0.02				0.02		
95% Queue Length, Q_{95} (veh)			2.0				3.7			0.1				0.0		
Control Delay (s/veh)			25.0				26.5			7.9	0.2	0.2		8.0	0.1	0.1
Level of Service (LOS)			C				D			A	A	A		A	A	A
Approach Delay (s/veh)	25.0				26.5				0.9				0.7			
Approach LOS	C				D				A				A			

Copyright © 2022 University of Florida. All Rights Reserved.

PM Background (Peak Season) Conditions

HCS Two-Way Stop-Control Report

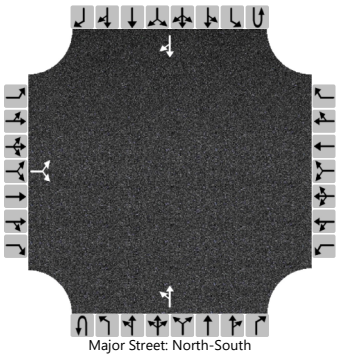
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	PM Peak
Intersection Orientation	North-South
Project Description	Fletcher Trace - Background

Site Information

Intersection	NW 140th St at CR 2054
Jurisdiction	Alachua County
East/West Street	CR 2054
North/South Street	NW 140th St
Peak Hour Factor	0.87
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		24		39						27	511				429	18
Percent Heavy Vehicles (%)		15		15						6						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.55		6.35						4.16						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.64		3.44						2.25						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			72							31						
Capacity, c (veh/h)			325							1032						
v/c Ratio			0.22							0.03						
95% Queue Length, Q_{95} (veh)			0.8							0.1						
Control Delay (s/veh)			19.2							8.6	0.4					
Level of Service (LOS)			C							A	A					
Approach Delay (s/veh)		19.2								0.8						
Approach LOS		C								A						

Copyright © 2022 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

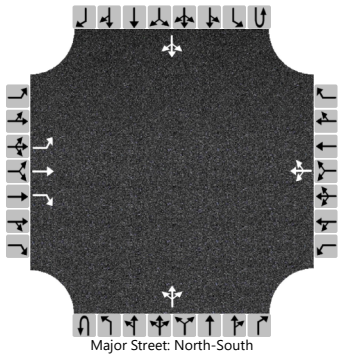
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	PM Peak
Intersection Orientation	North-South
Project Description	Fletcher Trace - Background

Site Information

Intersection	CR 2054 @ CR 235A
Jurisdiction	Alachua County
East/West Street	CR 2054
North/South Street	CR 235A
Peak Hour Factor	0.96
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		1	1	1		0	1	0	0	0	1	0	0	0	1	0
Configuration		L	T	R			LTR				LTR				LTR	
Volume (veh/h)		31	24	30		22	37	33		24	265	13		37	274	30
Percent Heavy Vehicles (%)		8	8	8		18	18	18		23				14		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized	Yes															
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.18	6.58	6.28		7.28	6.68	6.38		4.33				4.24		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.57	4.07	3.37		3.66	4.16	3.46		2.41				2.33		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		32	25	31			96			25				39		
Capacity, c (veh/h)		263	325	725			377			1134				1207		
v/c Ratio		0.12	0.08	0.04			0.25			0.02				0.03		
95% Queue Length, Q_{95} (veh)		0.4	0.2	0.1			1.0			0.1				0.1		
Control Delay (s/veh)		20.6	17.0	10.2			17.8			8.2	0.2	0.2		8.1	0.3	0.3
Level of Service (LOS)		C	C	B			C			A	A	A		A	A	A
Approach Delay (s/veh)	15.9				17.8				0.9				1.2			
Approach LOS	C				C				A				A			

Copyright © 2022 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

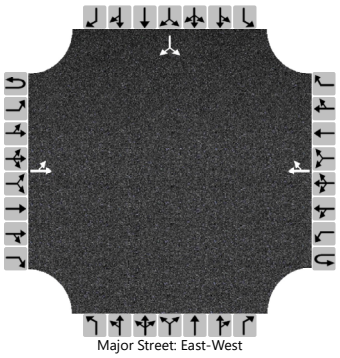
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	PM Peak
Intersection Orientation	East-West
Project Description	Fletcher Trace - Background

Site Information

Intersection	CR 235 @ CR 235A/NW 173rd St
Jurisdiction	Alachua County
East/West Street	CR 235
North/South Street	CR 235A/NW 173rd St
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		LT						TR							LR	
Volume (veh/h)		134	362				278	101						87		128
Percent Heavy Vehicles (%)		6												3		3
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.16												6.43		6.23
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.25												3.53		3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		146													234	
Capacity, c (veh/h)		1126													359	
v/c Ratio		0.13													0.65	
95% Queue Length, Q_{95} (veh)		0.4													4.4	
Control Delay (s/veh)		8.7	1.4												31.9	
Level of Service (LOS)		A	A												D	
Approach Delay (s/veh)	3.4												31.9			
Approach LOS	A												D			

Copyright © 2022 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

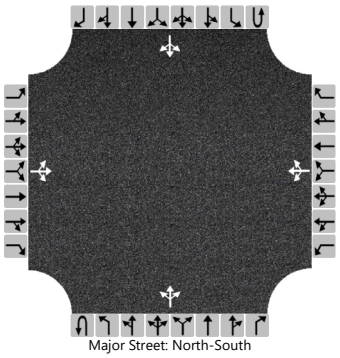
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	PM Peak
Intersection Orientation	North-South
Project Description	Fletcher Trace - Background

Site Information

Intersection	NW 78th Avenue/CR 232 @ CR 235
Jurisdiction	Alachua County
East/West Street	NW 78th Avenue/CR 232
North/South Street	CR 235
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	0	1	0	0	0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		31	93	22		22	188	59		36	339	18		22	243	64
Percent Heavy Vehicles (%)		14	14	14		2	2	2		7				10		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.24	6.64	6.34		7.12	6.52	6.22		4.17				4.20		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.63	4.13	3.43		3.52	4.02	3.32		2.26				2.29		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			160				296			40				24		
Capacity, c (veh/h)			158				301			1194				1124		
v/c Ratio			1.01				0.98			0.03				0.02		
95% Queue Length, Q_{95} (veh)			7.9				10.2			0.1				0.1		
Control Delay (s/veh)			132.8				86.1			8.1	0.3	0.3		8.3	0.2	0.2
Level of Service (LOS)			F				F			A	A	A		A	A	A
Approach Delay (s/veh)	132.8				86.1				1.1				0.8			
Approach LOS	F				F				A				A			

Copyright © 2022 University of Florida. All Rights Reserved.

PM Buildout (Peak Season) Conditions

HCS Two-Way Stop-Control Report

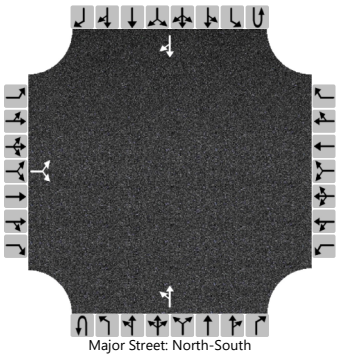
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	PM Peak
Intersection Orientation	North-South
Project Description	Fletcher Trace - Buildout

Site Information

Intersection	NW 140th St at CR 2054
Jurisdiction	Alachua County
East/West Street	CR 2054
North/South Street	NW 140th St
Peak Hour Factor	0.87
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		24		52						34	601				583	18
Percent Heavy Vehicles (%)		15		15						6						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.55		6.35						4.16						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.64		3.44						2.25						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			87							39						
Capacity, c (veh/h)			243							886						
v/c Ratio			0.36							0.04						
95% Queue Length, Q_{95} (veh)			1.6							0.1						
Control Delay (s/veh)			27.9							9.3	0.7					
Level of Service (LOS)			D							A	A					
Approach Delay (s/veh)		27.9								1.1						
Approach LOS		D								A						

Copyright © 2022 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

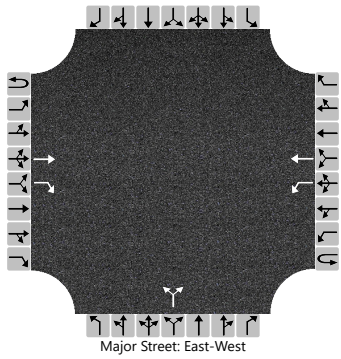
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	PM Peak
Intersection Orientation	East-West
Project Description	Fletcher Trace - Buildout

Site Information

Intersection	CR 235 @ North Site Access
Jurisdiction	Alachua County
East/West Street	CR 235
North/South Street	North Site Access
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	1	0	1	1	0		0	1	0		0	0	0
Configuration			T	R		L	T				LR					
Volume (veh/h)			500	34		70	475			20		41				
Percent Heavy Vehicles (%)						14				2		2				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized			No													
Median Type | Storage			Undivided													

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.24				6.42		6.22				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.33				3.52		3.32				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						76					66					
Capacity, c (veh/h)						937					331					
v/c Ratio						0.08					0.20					
95% Queue Length, Q_{95} (veh)						0.3					0.7					
Control Delay (s/veh)						9.2					18.6					
Level of Service (LOS)						A					C					
Approach Delay (s/veh)						1.2				18.6						
Approach LOS						A				C						

Copyright © 2022 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

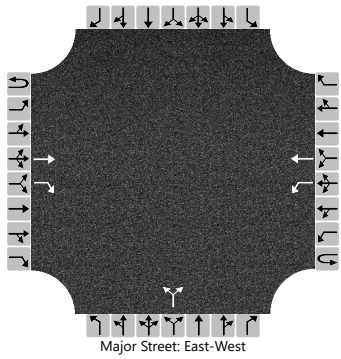
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	PM Peak
Intersection Orientation	East-West
Project Description	Fletcher Trace - Buildout

Site Information

Intersection	CR 235 @ South Site Access
Jurisdiction	Alachua County
East/West Street	CR 235
North/South Street	South Site Access
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	1	0	1	1	0		0	1	0		0	0	0
Configuration			T	R		L	T				LR					
Volume (veh/h)			478	48		96	399			28		56				
Percent Heavy Vehicles (%)						14				2		2				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized			No													
Median Type | Storage			Undivided													

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.24				6.42		6.22				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.33				3.52		3.32				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						104					91					
Capacity, c (veh/h)						944					341					
v/c Ratio						0.11					0.27					
95% Queue Length, Q_{95} (veh)						0.4					1.1					
Control Delay (s/veh)						9.3					19.4					
Level of Service (LOS)						A					C					
Approach Delay (s/veh)						1.8				19.4						
Approach LOS						A				C						

Copyright © 2022 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

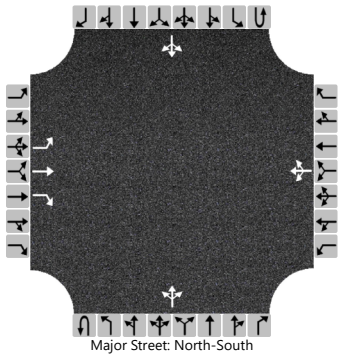
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	PM Peak
Intersection Orientation	North-South
Project Description	Fletcher Trace - Buildout

Site Information

Intersection	CR 2054 @ CR 235A
Jurisdiction	Alachua County
East/West Street	CR 2054
North/South Street	CR 235A
Peak Hour Factor	0.96
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		1	1	1		0	1	0	0	0	1	0	0	0	1	0
Configuration		L	T	R			LTR				LTR				LTR	
Volume (veh/h)		31	24	32		24	37	33		25	276	14		37	291	30
Percent Heavy Vehicles (%)		8	8	8		18	18	18		23				14		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized	Yes															
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.18	6.58	6.28		7.28	6.68	6.38		4.33				4.24		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.57	4.07	3.37		3.66	4.16	3.46		2.41				2.33		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		32	25	33			98			26				39		
Capacity, c (veh/h)		248	311	708			358			1116				1194		
v/c Ratio		0.13	0.08	0.05			0.27			0.02				0.03		
95% Queue Length, Q_{95} (veh)		0.4	0.3	0.1			1.1			0.1				0.1		
Control Delay (s/veh)		21.7	17.6	10.3			18.8			8.3	0.2	0.2		8.1	0.3	0.3
Level of Service (LOS)		C	C	B			C			A	A	A		A	A	A
Approach Delay (s/veh)	16.4				18.8				0.9				1.1			
Approach LOS	C				C				A				A			

Copyright © 2022 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

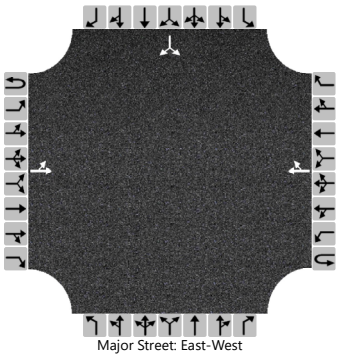
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	PM Peak
Intersection Orientation	East-West
Project Description	Fletcher Trace - Buildout

Site Information

Intersection	CR 235 @ CR 235A/NW 173rd St
Jurisdiction	Alachua County
East/West Street	CR 235
North/South Street	CR 235A/NW 173rd St
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		LT						TR							LR	
Volume (veh/h)		134	422				313	114						108		128
Percent Heavy Vehicles (%)		6												3		3
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.16												6.43		6.23
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.25												3.53		3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		146													257	
Capacity, c (veh/h)		1076													293	
v/c Ratio		0.14													0.87	
95% Queue Length, Q_{95} (veh)		0.5													7.8	
Control Delay (s/veh)		8.9	1.6												64.1	
Level of Service (LOS)		A	A												F	
Approach Delay (s/veh)		3.4												64.1		
Approach LOS		A												F		

Copyright © 2022 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

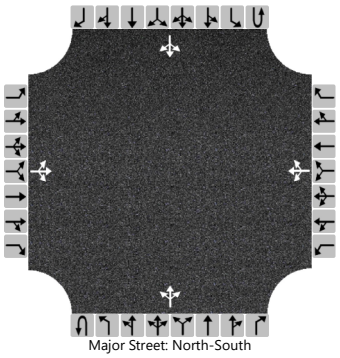
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	PM Peak
Intersection Orientation	North-South
Project Description	Fletcher Trace - Buildout

Site Information

Intersection	NW 78th Avenue/CR 232 @ CR 235
Jurisdiction	Alachua County
East/West Street	NW 78th Avenue/CR 232
North/South Street	CR 235
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	0	1	0	0	0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		38	93	22		22	188	66		36	385	18		26	270	68
Percent Heavy Vehicles (%)		14	14	14		2	2	2		7				10		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.24	6.64	6.34		7.12	6.52	6.22		4.17				4.20		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.63	4.13	3.43		3.52	4.02	3.32		2.26				2.29		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			168				303			40				29		
Capacity, c (veh/h)			85				264			1160				1076		
v/c Ratio			1.97				1.15			0.03				0.03		
95% Queue Length, Q_{95} (veh)			14.6				13.4			0.1				0.1		
Control Delay (s/veh)			556.3				142.0			8.2	0.4	0.4		8.4	0.3	0.3
Level of Service (LOS)			F				F			A	A	A		A	A	A
Approach Delay (s/veh)	556.3				142.0				1.0				0.9			
Approach LOS	F				F				A				A			

Copyright © 2022 University of Florida. All Rights Reserved.

Appendix J
Roadway Segment Analysis

Table 4.1
Transportation Public Facilities Impacts

Roadway Segment (FDOT Segment #, CoA Comp Plan #)	Segment Description	AADT/ Peak Hour	Comp Plan MSV^^	Existing Traffic*^	Reserved Trips	Available Capacity**	Percentage of Capacity Utilized
Interstate		Min LOS Standard: C					
I-75 (32, 1)	From North City Limit to US 441	AADT	91,600	29,500	208	61,892	32.43%
		Peak Hour	8,250	3,098	15	5,137	37.73%
I-75 (31, 2)	From US 441 to the South City Limit	AADT	91,600	55,956	208	35,436	61.31%
		Peak Hour	8,250	5,875	15	2,360	71.39%
State Roads		Min LOS Standard: D					
U.S. Hwy 441 (4127, 3)	From MPO Boundary to CR 25A East Intersection	AADT	43,000	20,000	43	22,957	46.61%
		Peak Hour	3,870	1,800	5	2,065	46.64%
U.S. Hwy 441 (106, 4)	From CR 25A East Intersection to SR 235	AADT	45,700	18,230	5,689	21,781	52.34%
		Peak Hour	4,110	1,732	452	1,926	53.14%
U.S. Hwy 441 (107, 5)	From SR 235 to I-75	AADT	39,000	22,581	2,160	14,259	63.44%
		Peak Hour	3,510	2,145	170	1,195	65.95%
U.S. Hwy 441 (4107, 6)	From I-75 to CR 235A	AADT	39,000	27,914	1,927	9,159	76.52%
		Peak Hour	3,510	2,652	154	704	79.94%
U.S. Hwy 441 (14, 7)	From CR 235A to NW 188th Street	AADT	43,000	22,250	1,565	19,185	55.38%
		Peak Hour	3,870	2,114	129	1,627	57.96%
SR 235 (108, 8)	From NW 143rd Place to US 441	AADT	14,400	9,400	5	4,995	65.31%
		Peak Hour	1,290	893	1	396	69.30%
SR 235 (109, 9)	From US 441 to NW 140th Street	AADT	14,400	7,255	90	7,055	51.01%
		Peak Hour	1,290	689	10	591	54.19%
SR 235 (4109/1439, 10)	From NW 140th Street to East City Limit	AADT	14,400	4,500	44	9,856	31.56%
		Peak Hour	1,290	428	7	855	33.72%
County Facilities		Min LOS Standard: D					
CR 235 (11)	From NW 143rd Place to South City Limit	AADT	15,120	6,180	1,018	7,922	47.61%
		Peak Hour	1,359	587	110	662	51.30%
CR 241 (12)	From NW SR 235 to North City Limit	AADT	15,120	1,578	0	13,542	10.44%
		Peak Hour	1,359	150	0	1,209	11.03%
CR 241 (13)	From CR 235 to South City Limit	AADT	20,880	6,025	765	14,090	32.52%
		Peak Hour	1,881	572	43	1,266	32.72%
CR 2054 (14)	From SR 235 to West City Limit	AADT	15,120	4,161	35	10,924	27.75%
		Peak Hour	1,359	395	0	964	29.09%
CR 2054 (15)	From SR 235 to US 441	AADT	15,120	2,788	2,115	10,217	32.43%
		Peak Hour	1,359	265	128	966	28.91%
CR 235A (16)	From US 441 to North City Limit	AADT	15,120	1,402	816	12,902	14.67%
		Peak Hour	1,359	133	85	1,141	16.06%
CR 235A (17)	From US 441 to CR 235	AADT	15,120	5,302	112	9,706	35.81%
		Peak Hour	1,359	504	12	843	37.95%

* Florida Department of Transportation, District Two, Level of Service Reporting Tool 2019, accessed April 7, 2021.
** Formula: Comp Plan MSV - (Existing Traffic + Reserved Trips from Development Orders with Concurrency Reservation.)
^ County Facility AADT counts provided by Alachua County Public Works, April 2022.
^^ AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.

Appendix I
Turn Lane Warrant Analysis

When Not to Consider Exclusive Right-Turn Lanes

- Dense or built-out corridors with limited space
- Right-turn lane that would negatively impact pedestrians or bicyclists
- Vehicular movements from driveways or median openings that cross the right-turn lane resulting in multiple threat crashes
- Context classifications C2T, C4, C5, or C6

When Exclusive Right-Turn Lanes are Beneficial

There are instances when adding an exclusive right-turn lane for unsignalized driveways are beneficial to traffic operations and safety. ***Table 27*** provides some guidance for this situation based on the speed limit of the roadway and how many right turns occur per hour. Locations where the Auto and Truck Modal Emphasis is "High" may be appropriate for consideration of Exclusive Right Turn Lanes.

Table 27 – Recommended Guidelines for Exclusive Right-Turn Lanes to Unsignalized Driveway[10]

Roadway Posted Speed Limit	Number of Right Turns Per Hour
45 mph or less	80 – 125[1]
Over 45 mph	35 – 55[2]
Note: A posted speed limit of 45 mph may be used with these thresholds if the operating speeds are known to be over 45 mph during the time of peak right turn demand.	
Note on traffic projections: Projecting turning volumes is, at best, a knowledgeable estimate. Keep this in mind especially if the projections of right turns are close to meeting the guidelines. In that case, consider requiring the turn lane.	
[1] The lower threshold of 80 right-turn vehicles per hour would be most used for higher volume (greater than 600 vehicles per hour, per lane in one direction on the major roadway) or two-lane roads where lateral movement is restricted. The 125 right-turn vehicles per hour upper threshold would be most appropriate on lower volume roadways, multilane highways, or driveways with a large entry radius (50 feet or greater).	
[2] The lower threshold of 35 right-turn vehicles per hour would be most appropriately used on higher volume two-lane roadways where lateral movement is restricted. The 55 right-turn vehicles per hour upper threshold would be most appropriate on lower volume roadways, multilane highways, or driveways with large entry radius (50 feet or greater).	

Source: NCHRP Report 420 (Impacts of Access Management Techniques)

CR 235/North Site Access
EBR
AM(PM)
11(34)

CR 235/South Site Access
EBR
AM(PM)
14(48)

These recommendations are primarily based on the research done in NCHRP Report 420, Impacts of Access Management Techniques, Chapter 4 – Unsignalized Access Spacing (Technique 1B), and Use of Speed Differential as a Measure to Evaluate the Need for Right-Turn Deceleration Lane at Unsignalized Intersections.

In the *NCHRP Report 420*, the observed high-speed roads, 30 to 40 right-turn vehicles per hour caused evasive maneuvers on 5 - 10 percent of the following through vehicles. For lower speed roadways, 80 to 110 right-turn vehicles caused 15 - 20 percent of the following through vehicles to make evasive maneuvers. The choice of acceptable percentages of through vehicles impacted is a decision based on reasonable expectations of the different roadways.

In this study, by modeling speed differentials, a better understanding of the impacts of through volume and driveway radius was discovered.

[10] May not be appropriate for signalized locations where signal phasing plays an important role in determining the need for right turn lanes.

NOTICE OF PUBLIC HEARING BY CITY COMMISSION ARCHER, FLORIDA

Notice is hereby given that the proposed ordinance whose title hereafter appears, will have a second reading on the 10th day of February 2025, at the Regular City Commission meeting starting at 6:00 p.m. or as soon after as may be heard. The public is hereby notified that the City Commission will conduct an in-person public hearing on February 10, 2025, at 6:00 p.m., or as soon thereafter as the matters can be heard.

A copy of said ordinance may be inspected by any member of the public at the Office of the City Manager. All interested parties may appear and be heard with respect to the proposed ordinance.

CITY OF ARCHER, FLORIDA
ORDINANCE NUMBER 01-2025

AN ORDINANCE, CREATING CHAPTER 8, ARTICLE V, OF THE CODE OF ORDINANCES, CITY OF ARCHER, FLORIDA, TO BE ENTITLED, "REGISTRATION OF FORECLOSING MORTGAGES AND VACANT PROPERTY"; PROVIDING FOR PURPOSE, INTENT AND APPLICABILITY OF THE ORDINANCE REQUIRING THE REGISTRATION AND MAINTENANCE OF CERTAIN REAL PROPERTY BY MORTGAGEES AND VACANT PROPERTY BY OWNERS; PROVIDING FOR PENALTIES AND ENFORCEMENT, AS WELL AS THE REGULATION, LIMITATION AND REDUCTION OF REGISTRABLE REAL PROPERTY WITHIN THE CITY OF ARCHER; PROVIDING FOR SEVERABILITY, REPEALER, CODIFICATION, AND AN EFFECTIVE DATE.

All interested people are invited to attend and be heard. Written comments may be filed with the City Managers Office for consideration.

All persons are advised that, if they decide to appeal any decision made at this public hearing or meeting, they will need a record of the proceedings and, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

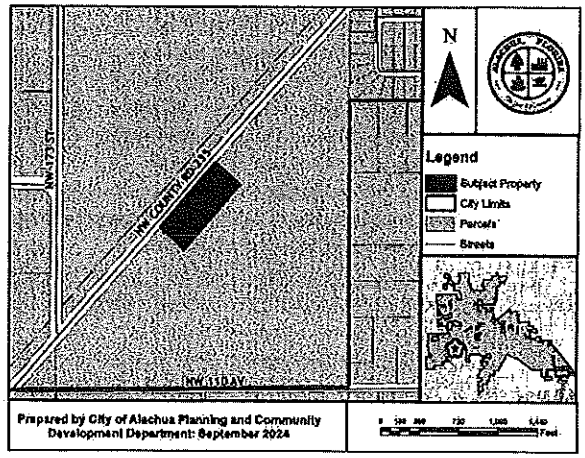
(References Section 286.015, Florida Statutes)

(Published: Alachua County Today - January 30, 2025)

City of ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on February 10, 2025 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Aaron Hickman, PSM, of CHW, LLC applicant and agent, for Waco Properties, Inc., property owner, for consideration of the Final Plat for Fletcher Trace Phase 2. The final plat proposes to subdivide a ±5.11-acre subject property into a total of 42 lots with associated common areas and road right-of-way. The subject property is located east of CR 235, and north of NW 110th Ave., Tax Parcel Number 03980-002-001; Future Land Use Map (FLUM) Designation: Moderate Density Residential; Zoning: Planned Development – Residential (PD-R).



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - January 30, 2025)

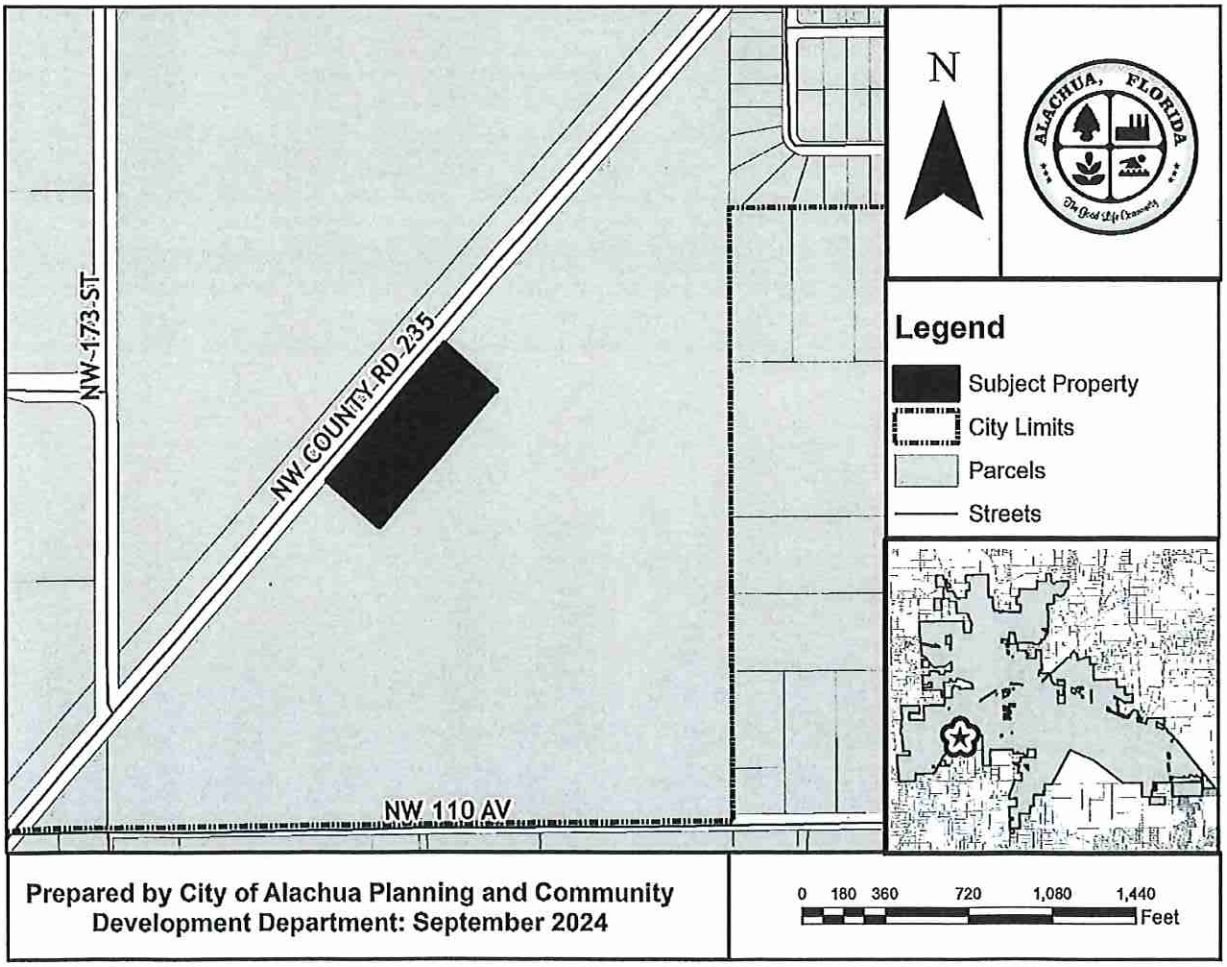
City of ALACHUA
the good life community

MAILED
JAN 2 3 2025

NOTICE OF PUBLIC HEARING BEFORE THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on February 10, 2025 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following:

A request by Aaron Hickman, PSM, of CHW, LLC applicant and agent, for Waco Properties, Inc., property owner, for consideration of the Final Plat for Fletcher Trace Phase 2. The final plat proposes to subdivide a ±5.11-acre subject property into a total of 42 lots with associated common areas and road right-of-way. The subject property is located east of CR 235, and north of NW 110th Ave., Tax Parcel Number 03980-002-001; Future Land Use Map (FLUM) Designation: Moderate Density Residential; Zoning: Planned Development – Residential (PD-R).



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100

City of ALACHUA
the good life community

BJA MAILED
JAN 23 2025

NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

AVERY 5960
Easy Peel Address Labels
Go to avery.com/templates
Use Avery Template 5160

03980-002-000
BAUGH SOUTHEAST COOPERATIVE IN(
SYSCO CORPORATION
ATTN TAX DEPARTMENT 1390 ENCLAVE
HOUSTON, TX 77077

03980-002-001
WACO OF ALABAMA INC
PO BOX 6937
JACKSONVILLE, FL 32236

03980-003-001
MCDONALD & MCDONALD
15824 OPEN SKY WAY
COLORADO SPRINGS, CO 80908

MAILED
JAN 23 2025

03980-003-002
CAICEDO EDGAR H & FRANCI
12012 NW 164TH TER
ALACHUA, FL 32615

03980-003-003
WAITHE SEAN L & ASHLEY M
12004 NW 164TH TER
ALACHUA, FL 32615

03980-003-004
ESKRIDGE MARTY R
14705 MAIN ST
ALACHUA, FL 32615

03980-003-005
KEDEM CECIL KAY & JACOB
11920 NW 164TH TER
ALACHUA, FL 32615

03980-003-006
PARRIS R SCOTT
11914 NW 164TH TER
ALACHUA, FL 32615

03980-003-007
POGUE ANGELA MARIE
11908 NW 164TH TER
ALACHUA, FL 32615

03980-003-008
FREDERICK JULIE
11902 NW 164TH TER
ALACHUA, FL 32615

03980-003-009
GRISHAM DIANNE M
16337 NW 118TH PL
ALACHUA, FL 32615

03980-003-010
BERG JEFFERY E & RENEE D
16329 NW 118TH PL
ALACHUA, FL 32615

03980-003-052
BOYETTE BETTY L LIFE ESTATE
16326 NW 118TH PL
ALACHUA, FL 32615

03980-003-053
WIGGLESWORTH ERNEST BARTOW JR
11923 NW 164TH TER
ALACHUA, FL 32615

03980-003-054
MOORE WENDY SANDRA
12017 NW 164TH TER
ALACHUA, FL 32615

03980-010-022
STEWART WILLIAM O & JOSIE P
16324 NW 120TH PL
ALACHUA, FL 32615

03980-020-000
SAVANNAH STATION OWNERS ASSOCI/
4510 NW 6TH PL 3RD FLOOR
GAINESVILLE, FL 32607

03981-004-005
SULAK KENNETH J & MARSHA J
16328 NW 110TH AVE
ALACHUA, FL 32615

03981-004-006
STREIT WOLFGANG J
16414 NW 110TH AVE
ALACHUA, FL 32615

03981-004-007
STREIT WOLFGANG J
16414 NW 110TH AVE
ALACHUA, FL 32615

03981-005-001
HOLDER CAITLYN ELISE
11306 NW 161ST ST
ALACHUA, FL 32615

03981-005-002
HARRELL VAUGHN R
11218 NW 161ST ST
ALACHUA, FL 32615

03981-006-000
ROSS DONNA M
11418 NW 161ST ST
ALACHUA, FL 32615

03981-007-000
LEWIS SHEREE WILSON
16008 NW 118TH PL
ALACHUA, FL 32615

03981-008-000
WEAVER WILLIAM R & BEVERLY GAIL
8461 SW 129TH TERRACE RD
DUNNELLON, FL 34432

03983-011-000
WACO PROPERTIES INC
569 EDGEWOOD AVE SOUTH
JACKSONVILLE, FL 32205

03984-000-000
GAVIGAN & GAVIGAN
25348 CARNOUSTIE DR
SORRENTO, FL 32776

03997-005-000
PADGETT CAROLYN S
10714 NW 173RD ST
ALACHUA, FL 32615

03997-006-000
MORALES DANIEL J & SHELLEY H
PO BOX 1195
ALACHUA, FL 32616

04008-001-001
AUGSPURG JASON R & JANET R
16825 NW 110TH AVE
ALACHUA, FL 32615

Pat.avery.com/patents
Étiquettes d'adresse Easy Peel
Allez à avery.com/gabarits
Utilisez le Gabarit Avery 5160

AVERY 5960
Easy Peel Address Labels
Bend Label along line to expose Pop-up Edge
Go to avery.com/templates
Use Avery Template 5160

04008-003-000
BRANDON-TURNER & TURNER TRUSTE
17011 NW 110TH AVE
ALACHUA, FL 32615

04008-003-001
VINCENT & VINCENT TRUSTEES
16919 NW 110TH AVE
ALACHUA, FL 32615

04008-003-005
BRODSKAYA & LERNER
4830 NORTH RIDGEWAY AVE # 2
CHICAGO, IL 60625

04008-003-051
BRODSKAYA & LERNER
4830 NORTH RIDGEWAY AVE # 2
CHICAGO, IL 60625

04008-003-052
BRODSKAYA & LERNER
4830 NORTH RIDGEWAY AVE # 2
CHICAGO, IL 60625

04008-004-000
CRUSE & CRUSE & STORMANT
PO BOX 126
ALACHUA, FL 32616

04008-005-000
CLARK CODY THOMAS & RUTH CHANC
16357 NW 110TH AVE
ALACHUA, FL 32615

04008-005-004
JOHNS TIMOTHY CALVIN & SHANNON
16333 NW 110TH AVE
ALACHUA, FL 32615

04008-005-005
LEISTNER & ZSCHAECK W/H
16817 NW 110TH AVE
ALACHUA, FL 32615

92060-517-900
CSX TRANSPORTATION INC
500 WATER ST TAX DEPARTMENT J-910
JACKSONVILLE, FL 32202

MAILED
JAN 23 2025

Pat...avery.com/patents
Étiquettes d'adresse Easy Peel
Allez à...avery.com/gabarit
Utilisez le Gabarit Avery 5160

AVERY 5960
Easy Peel Address Labels
Bend along line to expose Pop-up Edge
Go to avery.com/templates
Use Avery template 5160

Michele L. Lieberman
12 SE 1st Street
Gainesville, FL 32601

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Jean Calderwood
14095 NW 174th Ave
Alachua, FL 32615

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Lynn Horton
19005 NW 138th Avenue
Alachua, FL 32615

Linda Dixon, AICP
PO Box 115050
Gainesville, FL 32611

Joseph & Phyllis Strickland
14103 NW 156th Place
Alachua, FL 32615

Stephen Hofstetter
AC EPD
14 NE 1st St
Gainesville FL 32601

MAILED
JAN 23 2025

Pat. avery.com/patents
Étiquettes d'adresse Easy Peel
Allez à avery.com/templates
Utilisez le Gabarit Avery 5160

AFFIDAVIT FOR POSTED LAND USE SIGN

I ANN MULLINS, POSTED THE LAND USE
(Name)
SIGN ON 1/27/25 FOR THE Fletcher Trace Phase 2
(Date) (State type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

Ann Mullins
(Signature)

Two (2)
(Number of signs)

SUBDIVIDERS AGREEMENT

THIS SUBDIVIDERS AGREEMENT for Fletcher Trace Phase 2 (the "Agreement") is made by and between Fletcher Development, LLC a Florida limited liability company, whose principal address is 4510 NW 6th Place, 3rd Floor, Gainesville, FL 32607 (the "Developer") and the City of Alachua, a Florida municipal corporation (the "City"), whose principal address is 15100 NW 142 Terrace, Alachua, FL 32615, as of the date signed by the last party below (the "Effective Date").

R E C I T A L S

WHEREAS, the Developer is developing a residential subdivision in the City known as Fletcher Trace Phase 2, including certain Improvements as described in Paragraph 3 below (the "Project"), located on the real property legally described in attached Exhibit "A" (the "Property") and further described in the Final Plat for Fletcher Trace Phase 2 (the "Final Plat"), a copy of which is attached hereto as Exhibit "B" and incorporated herein by this reference; and

WHEREAS, the Developer wishes to enter into a Subdividers Agreement with City as part of the City's site-specific regulations for applications for development orders for the subdivision of land as further set forth and required in Section 2.4.10(G)(6) of the City's Land Development Regulations (the "LDRs"); and

WHEREAS, the Developer acknowledges that this Agreement is a valid exercise of the City's police powers and it is authorized by, among other things, Article VIII, Section 2(b) of the Florida Constitution, Section 163.3161, et. seq., Fla. Stat., Section 163.3202, Fla. Stat., and Section 166.021, Fla. Stat.; and

WHEREAS, the Developer acknowledges that this Agreement is governed by the City's LDRs and, as such, the Developer must utilize the administrative procedures contained in the LDRs in the event there is any dispute regarding or in any way arising out of this Agreement; and

WHEREAS, the Developer acknowledges that this Agreement is a regulatory agreement required as part of the process for the issuance of Development permits for the Project and, as such, Developer shall not have and waives any claim for monetary damages against the City in the event of any dispute regarding or in any way arising out of this Agreement.

NOW THEREFORE, in consideration of the foregoing recitals, the Developer and City (who may hereinafter be referred to collectively as the "parties" or individually as a "party") hereby covenant, stipulate and agree as follows:

1. **Recitals:** The above information and recitals are true and correct and are incorporated as material terms of this Agreement by reference.

2. **Certificate of Concurrency Compliance:** The City agrees to reserve public facilities for the Project as set forth in the Certificate of Concurrency Compliance attached hereto as Exhibit "C" and incorporated herein by reference.

3. **Construction:** The Developer shall construct, at Developer's sole expense, the improvements (the "Improvements") described in the Construction Plans prepared by the Project's Engineer of Record (the "Plans"), which were filed with the City by the Developer and have been reviewed and approved by the City in accordance with Section 2.4.10(G)(4) of the LDRs. The Improvements shall be constructed in accordance with the Plans and the requirements for Major Subdivisions as set forth in the City's LDRs. The Improvements consist of:

a. Certain "Private Improvements," which shall not be conveyed to the City and shall remain under private ownership and control. The Private Improvements are described in the Plans and the Final Plat. Developer agrees to proceed with the construction of the Private Improvements in a diligent manner to be fully and finally completed, as evidenced by the City's issuance of a Certification of Completion, on or before April 13, 2026.

b. Certain "Public Improvements," which upon completion shall be offered for dedication and acceptance by the City as provided in Section 14 hereof. The Public Improvements are described in the Final Plat. Developer agrees to proceed with the construction of the Public Improvements in a diligent manner to be fully and finally completed, as evidenced by the City's issuance of a Certification of Completion, on or before April 13, 2026.

c. The Improvements do not include those sidewalks depicted on the Construction Plans which abut or are immediately adjacent to a residential lot depicted on the Plat (hereinafter referred to as "House Sidewalk" or "House Sidewalks"). Such House Sidewalks shall be subject to the specific provisions governing construction, completion, conveyance (if applicable), and construction/maintenance guarantees described in this Agreement.

d. Some of the Improvements may be constructed and completed (as evidenced by the City's issuance of a Certification of Completion) after recording of the Final Plat. Specifically, the following Improvements, hereinafter referred to as the "Post Final Plat Improvements," may be completed after recording of the Final Plat: 6" limerock base, curb and gutter, 1.5" type SP9.5 asphaltic concrete, public and common area sidewalks, and street lighting, as depicted on the approved Construction Plans. Those Post Final Plat Improvements that will be offered for dedication and acceptance by the City following completion shall hereinafter be referred to as the "Post Final Plat Public Improvements," and those Post Final Plat Improvements that shall remain under private ownership and control following completion shall hereinafter be referred to as the "Post Final Plat Private Improvements."

All of the Improvements, with the exception of the Post Final Plat Improvements, shall be constructed and completed (as evidenced by the City's issuance of a Certification of Completion) prior to recording of the Final Plat.

4. **Drainage:** Drainage facilities for the Property shall be maintained in accordance with the approved Plans for the Project at the sole expense of the Developer.

5. **Fire Flow:** The Developer specifically acknowledges and agrees that future development and buildings constructed within the Project shall comply with the fire flow standards as set forth in the Florida Fire Prevention Code (the "FFPC"), which is adopted as part of the Florida Building Code (the "FBC"), as amended and effective at the time of such future development. It is the Developer's sole responsibility to comply with these fire flow standards. Nothing in this Agreement, including, but not limited to, the Plans and or the Certificate of Concurrency Compliance for the Project, attached hereto as Exhibit "C" in any way impacts or waives the requirement for future development and buildings within the Project from complying with the FFPC and FBC, as amended and effective at the time of such future development.

6. **Conveyance:** The Developer shall convey all of the required Public Improvements to the City. However, the parties acknowledge and agree that the Public Improvements shall not be accepted by the City, nor shall the City have any maintenance responsibility for same, unless and until: (1) the Public Improvements have been completed (as evidenced by the issuance of a Certification of Completion), (2) the Warranty Period (as hereinafter defined) has concluded and the Public Improvements have passed all inspections and the Public Services Director has made the determinations required pursuant to Section 14 hereof, and (3) the City Commission of the City of Alachua (the "City Commission") officially accepts the Public Improvements. Acceptance of public House Sidewalks shall be as set forth in Paragraph 16 below.

7. **Compliance:** The Developer warrants that it will construct all of the Improvements in accordance with the approved Plans and the Final Plat for the Project, the LDRs, and all applicable regulations, ordinances, laws, rules and the terms of this Agreement.

8. **Recording of Final Plat:**

The Final Plat for the Project shall be recorded by the Developer in the Public Records of Alachua County, Florida, within 545 days of its approval by the City Commission, provided the requirements of this Paragraph have been satisfied. The Final Plat shall not be released by the City for recording nor recorded until all of the Improvements, with the exception of the Post Final Plat Improvements, are fully and finally completed, as evidenced by the City's issuance of a Certification of Completion for same. Failure to record the Final Plat within 545 days of its approval by the City Commission shall render the Final Plat null, void, and of no further force and effect. Provided, upon Developer's application to the City and showing of good cause, the City Commission may, in its sole discretion, provide for an extension of not more than an additional 365 days. The Developer shall provide the City with a certified copy of the recorded Final Plat within one (1) business day of the recording of the Final Plat. The City shall record this Agreement within five (5) business days of the Effective Date. The Developer shall pay all costs associated with the recording of this Agreement.

9. **Surety Devices for Public Improvements:**

In order to comply with Sections 2.4.10(G)(5)-(8), 7.4.1, and 7.8.1 of the LDRs, the Developer warrants and agrees to provide the City with surety instruments for all Public Improvements as follows:

a. Public Improvements Maintenance Guarantee. Upon the City's completion of inspection but prior to issuing a Certificate of Completion for the Public Improvements, Developer shall provide the City with a "Public Improvements Maintenance Guarantee" in a form approved by the City in the amount of $59,965.35, which represents 10% of the Engineer's Certification of Construction Costs for Public Improvements [$599,653.52] set forth in Exhibit "D", which Public Improvements Maintenance Guarantee shall be in full force effect until Developer obtains a passing inspection for such Public Improvements following expiration of the Warranty Period (as hereinafter defined) pursuant to Section 2.4.10(G)(7)-(8) of the LDRs and Section 14 of this Agreement. The City shall release and return the Public Improvements Maintenance Guarantee upon the City Commission's acceptance of the Public Improvements, consistent with Section 2.4.10(G)(8)(b) of the LDRs and Section 14 of this Agreement, less any applicable reductions or drawdowns.

b. Post Final Plat Public Improvements Performance Guarantee. Prior to release and recordation of the Final Plat, Developer shall provide the City with a Cash Deposit, Lender Guarantee, Irrevocable Letter of Credit, Performance Bond, or other acceptable security (the "Post Final Plat Public Improvements Surety Instrument") in a form approved by the City in the amount of 120% of the Engineer's Certification of Construction Costs for such Post Final Plat Public Improvements that have not yet been completed, to guarantee the satisfactory construction of all such Post Final Plat Public Improvements. The City shall release and return the Post Final Plat Public Improvements Surety Instrument, less any applicable reductions or drawdowns, upon: (1) A Public Improvements Maintenance Guarantee consistent with the requirements of Section 9.a. being filed with the City for such Post Final Plat Improvements, and (2) the City's issuance of a Certification of Completion for the Post Final Plat Public Improvements.

10. **Surety Devices for Private Improvements:** In order to comply with Sections 2.4.10(G)(5)-(8), 6.10, and 7.8.1 of the LDRs, the Developer warrants and agrees to provide the City with surety instruments for all Private Improvements as follows:

a. Private Improvements Maintenance Guarantee. Upon the City's completion of inspections but prior to issuing a Certificate of Completion for the Private Improvements, Developer shall provide the City with a Private Improvements Maintenance Guarantee in a form approved by the City in the amount of

$16,258.29, which represents 10% of the Engineer's Certification of Construction Costs for Private Improvements set forth [$162,582.89] in Exhibit "E", which Private Improvements Maintenance Guarantee shall be in full force and effect until Developer obtains a passing inspection for such Private Improvements following expiration of the Warranty Period (as hereinafter defined) pursuant to Section 2.4.10(G)(7)-(8) of the LDRs and Section 14 of this Agreement. The City shall release and return the Private Improvements Maintenance Guarantee upon the Developer having obtained a passing inspection for such Private Improvements following expiration of the Warranty Period, pursuant to Section 2.4.10(G)(7)-(8) of the LDRs and Section 14 of this Agreement, less any applicable reductions or drawdowns.

b. Post Final Plat Private Improvements Performance Guarantee. Prior to release and recordation of the Final Plat, Developer shall provide the City with a Cash Deposit, Lender Guarantee, Irrevocable Letter of Credit, Performance Bond, or other acceptable security (the "Post Final Plat Private Improvements Surety Instrument") in a form approved by the City in the amount of 120% of the Engineer's Certification of Construction Costs for any Post Final Plat Private Improvements that have not yet been completed, to guarantee the satisfactory construction of all such Post Final Plat Private Improvements. The City shall release and return the Post Final Plat Private Improvements Surety Instrument, less any applicable reductions or drawdowns, upon: (1) A Private Improvements Maintenance Guarantee consistent with the requirements of Section 9.a. being filed with the City for such Post Final Plat Improvements, and (2) the City's issuance of a Certification of Completion for the Post Final Plat Private Improvements.

c. The surety for all Improvements (public and private) may be consolidated in the same surety instrument.

11. **Inspections:** Upon the City's approval of the Plans and Final Plat, the Developer may commence construction of the Improvements. During the construction period, the Project's Engineer of Record, or Professional Engineer with a Professional Engineering Services Agreement with the City of Alachua shall perform Construction and Engineering Inspection Services (the "CEI Services") and shall prepare and provide to the City inspection reports at the following benchmarks:

a. Inspection of Underground Stormwater System: at beginning of process; during 2 pipe laying activities; during 3 random backfilling operations; and inspection of the completed system by visual and TV camera.
b. Inspections of sewer system: at the beginning of work; during 3 random manhole placements; 3 random pipe placements; 3 backfilling operations; and inspection of the completed system with TV camera.
c. Inspection of water system: at the beginning of work; during all taps or city connections; 3 random pipe placements; 3 backfilling operations; and inspection of the completed system including disinfection and pressure testing.

d. Inspection of the electrical conduit: at the beginning of work; during all city connections; 3 random pipe placements, 3 backfilling operations; and inspection of completed system.
e. Inspection of Stormwater Management basin: at the rough grade stage, outfall placement; final grassing and inspection of completed system.
f. Inspection of pavement: at sub grade of all roads for line and grade and yielding; lime rock base for placement and finish; asphalt inspections at the beginning of operations; at least 3 random quality control checks during placement, asphalt inspection; and inspection of completed pavement. If necessary, a thin asphalt coat shall be added to any areas of the streets in order to provide a smooth graded finish, in particular, around curbs.

The Project's Engineer of Record or the Professional Engineer performing CEI Services shall submit the inspection reports to the City. The inspection reports shall show any discrepancies and shall note the correction of each discrepancy in a subsequent report. The Developer shall provide each inspection report to the City's Public Services Department with a copy to the City's Department of Planning and Community Development within three (3) business days of each inspection. The City may, in its sole discretion, demand in writing the immediate correction of any discrepancies contained on any of the inspection reports within a reasonable period set forth in the written demand. If the correction is not completed in the timeframe in the demand, the City is authorized to make a demand on the Improvements Surety Instrument for the amount needed in order to correct the discrepancy.

Upon completion of the Improvements, the Developer shall have the Project's Engineer of Record, or the Professional Engineer performing the CEI Services, conduct a final inspection and compile a final punch list. Upon the Project's Engineer of Record or the Professional Engineer performing the CEI Services providing a final report to the Developer and the City indicating that all of the deficiencies noted in any inspection report and on the final punch list have been completed and the Improvements are in working order and in accordance with the Plans and LDRs, the LDR Administrator or designee shall thereafter perform a final inspection and provide Developer with a list specifying all defects, deficiencies, and necessary repairs within 60 days of receipt of the final report. Upon completion of any and all repairs and a certification by the Project's Engineer of Record or the Professional Engineer performing the CEI Services that the Improvements have been completed in accordance with the requirements of this Agreement, the Plans, and the LDRs, the City shall issue a Certification of Completion and the Project's Engineer of Record or the Professional Engineer performing the CEI Services shall submit a certified cost of construction for the completed Improvements.

12. **No Transfer of Title Prior to Recording of Final Plat; Completion of Improvements Required Prior to Final Inspection:**

a. No transfer of title or sale of any lots for the Property that is subject to the Final Plat shall occur until the Final Plat has been recorded in accordance with this Agreement.

b. In the event the Developer conveys any interest, legal or equitable, to any portion of the Property, notice is hereby given that the City shall not conduct a final inspection on

any dwelling, nor issue any certificate of occupancy, nor will the City provide permanent City utility services until the Improvements required in this Agreement have been fully and finally completed in accordance with this Agreement. Developer acknowledges and agrees that there is no reasonable business backed expectation that any purchasers of lots or dwellings will be able to occupy or inhabit dwellings in the Project until full and final completion of the Improvements.

13. **Warranty Period:** In accordance with Sections 6.10.4 and 7.8.1 of the LDRs, the Developer warrants all Improvements for a period of one-year from the City's issuance of a Certification of Completion for such Improvements (the "Warranty Period"). Should the City, in the City's sole discretion, determine repairs are needed to the Improvements during the Warranty Period, the City shall provide notice to the Developer and the repairs shall be made within thirty (30) days of such written notice. In the event the Project's Engineer of Record certifies that a requested repair will take more than thirty days to complete, the repair shall be completed in the amount of time determined by the City's Public Services Director, in their sole discretion. The Developer shall be responsible for making all repairs to Improvements, at Developer's sole expense, so long as notice is sent to the Developer within the Warranty Period. The Warranty Period shall be automatically extended until the completion of all requested repairs. Failure of the Developer to complete the repairs within thirty days from the notice (or such time as the Public Services Director may authorize) shall constitute a breach of this Agreement.

14. **Inspections Following Warranty Period; Responsibility for Maintenance:** After the Warranty Period, the Developer shall submit a final certification prepared by the Developer's Engineer of Record that all of the Improvements have been completed and constructed in accordance with the Plans and applicable regulations and are functional and in good working order. The City shall not be bound to accept the Public Improvements for public maintenance or operation until the Public Services Director has determined that the Public Improvements were constructed in accordance with the LDRs, the City of Alachua Requirements for Design and Construction, applicable Florida Department of Transportation standards, and all other applicable laws, rules, and regulations and the City Commission has accepted the Public Improvements. Within 60 days of the Public Services Director's approval, the City Commission shall formally accept maintenance of the Public Improvements. The maintenance of all Private Improvements shall be the sole responsibility of the Developer and its successors, which shall include any homeowner's or property owner's association whose purpose includes the maintenance of such improvements.

15. **Maintenance of Landscape Improvements within City Rights of Way:** The Developer agrees to construct, install and maintain all landscape improvements located within the right-of-way as shown in the approved Plans for the Project at its sole cost and expense. Should the developer or successor fail to install or maintain the landscape improvements in accordance with the approved Plans, the City may provide written notice to the Developer or its successor, specifying the nature of the deficiency. Within 30 days following receipt of such notice, the Developer or successor shall cause the appropriate repairs or cure to be effected. In the event damage or failure to maintain results in a situation where public safety is at risk, the City may, in its sole discretion, effect repairs to the Improvements without the need of prior notice to the Developer or its successor. The City will promptly bill the Developer, its successors or assigns.

If the bill is not paid within 30 days, it shall be a default hereunder and the City shall have the right, but not the obligation, to make a claim under the maintenance bond or other remedies at law.

16. **Construction, Installation, and Surety Devices for House Sidewalks:** The Construction, completion deadlines, and surety devices for House Sidewalks shall be as follows:

a. Construction Deadline: The Developer shall complete the construction and installation of the House Sidewalks in accordance with the Plans. The construction of all of the House Sidewalks shall be completed on or before April 13, 2028. If Developer has not completed all of the House Sidewalks by April 13, 2028, the City shall have the right, but not the obligation, to make a demand on the House Sidewalks Common Law Performance Bond described within Paragraph 16.b. below, for completing as many of the remaining sidewalks as possible with funds derived from such House Sidewalk Common Law Performance Bond. The City shall not, however, have any obligation to expend any money other than the proceeds from the House Sidewalk Common Law Performance Bond to construct sidewalks in the Project.

b. Surety Devices: In order to comply with Sections 2.4.10(G)(5)-(8), 6.10, 7.4.1, and 7.8.1 of the LDRs, the Developer or successor shall provide the City with a House Sidewalks Common Law Performance Bond, in a form acceptable to the City, as the surety instrument to guarantee the satisfactory completion of the House Sidewalks as required in this Agreement. The amount of the House Sidewalk Common Law Performance Bond shall be $60,778.99 ($50,649.16 x 120% of the certified estimated cost of completion in attached Exhibit "F"). Upon the satisfactory completion and inspection of the House Sidewalks, but not the acceptance, the Developer or successor shall provide the City with a House Sidewalk Common Law Maintenance Bond in the amount of $5,064.92 ($50,649.16 x 10%) for the one-year maintenance period. The City will then release and return the House Sidewalk Common Law Performance Bond.

c. Final Approval and Acceptance: Within one (1) year of the completion of all of the House Sidewalks, the City's Public Services Department will do a final inspection and notify the Developer or successor in writing of any deficiencies, in the City's sole discretion. The Developer or successor shall have thirty (30) days to cure any such deficiencies. If the Developer or successor does not cure these deficiencies within thirty (30) days, the City shall be authorized to have the work done and make a demand on the House Sidewalks Common Law Maintenance Bond to pay for the remedial work. Once all deficiencies are remedied to the satisfaction of the City, the House Sidewalks shall be submitted to the City Commission for acceptance. After the City Commission's acceptance of the House Sidewalks, the House Sidewalks Common Law Maintenance Bond will be released and returned to the Developer or successor, less any applicable reductions or drawdowns.

d. The Developer shall have complete and exclusive liability for all claims and shall indemnify the City for all claims, including but not limited to claims for bodily injury and damages, in any way related to or arising out of the construction, completion or non-completion of the House Sidewalks undertaken by the Developer until the City Commission has officially accepted the House Sidewalks.

17. **Non-Interest-Bearing Account:** All cash deposits made by Developer to the City under this Agreement shall be separately segregated on the books of the City and deposited into a non-interest-bearing bank account.

18. **No Inordinate Burden on Land:** The Developer acknowledges and agrees that the requirements under this Agreement in no way inordinately burdens any existing use of the Property or vested right to specific use of the Property described in Exhibit "A" and set forth in the Final Plat for the Project, attached hereto as Exhibit "B".

19. **Withholding Permits:** The City may, in its sole discretion, withhold any and all inspections, permits, and/or certificates for the Project if such action is deemed necessary by the City to secure the Developer's compliance with the terms of this Agreement.

20. **Compliance with Other Laws:** Nothing contained in this Agreement shall relieve the Developer or its successor or assigns from obtaining any local, regional, state or federal permits or complying with any ordinances, laws, rules, or regulations applicable to the development of the Project.

21. **Police Powers:** In the event the Developer, the Developer's agents, contractor, subcontractors, or anyone else acting on behalf of the Developer or the Developer's contractor or subcontractors may be liable or responsible, fails to comply with any applicable ordinance, law, rule or regulation and such failure tends to or does pose an imminent threat or danger to life or of great bodily injury to any person working on the job or to any member of the general public, the City, in its sole discretion through its City Manager or designee, has the right to exercise its police powers and to stop work on the Project until appropriate corrective measures are taken, without limiting any other remedies available to the City.

22. **Indemnity:** The Developer shall indemnify and hold harmless the City of Alachua, its officers, agents, employees, attorneys, or anyone's action directly or indirectly on behalf of the City, from and against all claims, damages, losses, and expenses, including reasonable attorney's fees, arising out of or resulting from a loss in performance of work, down-time of equipment, or any claim that may arise from bodily injury, sickness, disease or death, or the injury to or destruction of tangible property, including the loss of use resulting therefrom, caused in whole or in part by a negligent or wrongful act or omission on the part of the Developer, Developer's agent, contractor, subcontractors, or anyone directly or indirectly employed or working on behalf of the Developer for whose acts the Developer or its agent, contractors, or subcontractors may be liable or responsible. The Developer further agrees that the Developer shall not insulate itself from liability or responsibility to the City for a default in or failure to perform any of the terms of this Agreement, or from responsibility under this indemnification clause by employment of independent contractors or subcontractors or other entities. The Developer shall remain liable to the City notwithstanding any attempt by the Developer to pass any responsibility set forth herein to its contract, subcontractors, or other agent or employee.

23. **Payments:** Any payments due from the Developer to the City shall be made either by bank check or cashier's check payable to the City of Alachua, Florida, and provided to the City at the address provided in the Paragraph pertaining to Notices below.

24. **Agreement Runs with Land:** This Agreement shall be recorded in the Public Records of Alachua County, Florida and shall run with the Property.

25. **Default by Developer:** Should Developer fail to complete the Improvements within the timeframes provided in Paragraph 8, the City shall not release the Final Plat for recording and may also pursue any other remedies allowed by law or equity. The City's rights to declare a default are cumulative and the City's failure to declare a default at any time shall not waive its right to declare a future default.

Should Developer fail to complete the House Sidewalks within the timeframes provided in Paragraph 16, the City shall be entitled to make immediate demand on any surety or guarantee provided by Developer hereunder, and also be entitled to any other remedies allowed by law or equity.

26. **Notices:** Except as otherwise provided in this Agreement, any notice, request, or approval, from either party to the other party must be in writing and sent by certified mail, return receipt requested, or by personal delivery. Such notice will be deemed to have been received when either deposited in the United States Postal Service mailbox or personally delivered with a signed proof of delivery. For purposes of notice, the parties and their respective representatives and addresses are:

City:	City of Alachua **Attn: City Manager / LDR Administrator**
Via Hand Delivery:	15100 NW 142nd Terrace Alachua, FL 32615
Via U.S. Mail:	Post Office Box 9 Alachua, FL 32616
Developer:	Fletcher Development, LLC
Via Hand Delivery:	4510 NW 6th Place 3rd Floor Gainesville, FL 3260
Via U.S. Mail:	4510 NW 6th Place 3rd Floor Gainesville, FL 3260
With copy to:	[Address]

27. **Binding Effect:** The City and Developer each bind the other and their respective successors and assigns to all of the terms, conditions, covenants and provisions of this Agreement.

28. **Severability:** If any provision of this Agreement is declared void by a court of law, all other provisions will remain in full force and effect.

29. **Not Assignable without Approval:** This Agreement shall not be assignable by the Developer without the written approval of the City Commission.

30. **Enforcement:** The failure of either City or Developer to exercise any right under this Agreement shall not waive such right in the event of any future default or non-compliance with this Agreement.

31. **Jurisdiction and Venue:** This Agreement is governed in accordance with the laws of the State of Florida. Venue for any action regarding this Agreement shall be in the Circuit Court in Alachua County, Florida.

32. **Amendment:** This Agreement may only be amended by mutual written agreement by the City and the Developer with prior approval of the City Commission.

33. **Legal Advice:** The Developer and the City have each had the advice of their respective attorneys before entering into this Agreement, including all exhibits hereto.

34. **Joint Preparation:** This Agreement has been drafted with participation of the City and the Developer and shall not be construed against either the City or Developer on account of draftsmanship.

35. **Captions and Headings:** Paragraph headings are for convenience only and shall not be used to construe or interpret this Agreement.

36. **Time of Essence:** Time is of the essence in complying with each and every term and condition of this Agreement.

37. **Entire Agreement:** This Agreement constitutes the entire agreement of the City and the Developer and supersedes all prior written or oral agreements, understanding or representations.

38. **Exclusive Remedy:** In the event of any question or dispute arising out of or related to this Agreement, the sole and exclusive remedy of the Developer against the City, after Developer exhausts all administrative remedies in the City's LDRs, shall be an action for declaratory judgment. Developer specifically waives all other remedies it may have against the City. In no event shall Developer have a cause of action for monetary damages against the City for anything in any way related to or arising out of this Agreement.

39. **Sovereign Immunity:** The City does not waive its sovereign immunity in entering into this Agreement. Nothing herein, expressed or implied, waives or should be construed to be a waiver or an attempt to waive the sovereign immunity of the City under the Florida Constitution and the laws of the State of Florida.

40. **No Future Representations:** The City's approval of this Subdividers Agreement does not in any way imply, represent, require or guarantee that the City will approve the application for any other phase of the development of the Project.

IN WITNESS WHEREOF, City and Developer have hereunto set their hands and seals the day and year last written below.

WITNESSES

_____
(Witness No. 1 - Signature)

_____
(Witness No. 1 - Printed)

_____
(Witness No. 1 – Address)

_____
(Witness No. 2 - Signature)

_____
(Witness No. 2 - Printed)

_____
(Witness No. 2 – Address)

DEVELOPER

_____
By: _____
Its: _____
Date: 1/24/25

STATE OF _____
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____ 20___ by [Developer Signatory], as [Title] of [Developer], ☐ who is personally known to me or ☐ who has produced _____ _____ as identification.

_____
Signature of Notary Public
Printed Name of Notary: _____
Commission Number: _____
Commission Expiration: _____

(Notary Stamp)

ATTEST:

CITY OF ALACHUA

_____
William M. DaRoza, City Manager/Clerk

_____
Gib Coerper, Mayor

Approved as to Form:

_____
Marian B. Rush, City Attorney

STATE OF _____
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____ 20____ by Gib Coerper, as Mayor of the City of Alachua, ☐ who is personally known to me or ☐ who has produced _____ _____ as identification.

_____
Signature of Notary Public
Printed Name of Notary: _____
Commission Number: _____
Commission Expiration: _____

(Notary Stamp)

Exhibit "A"
Property

LEGAL DESCRIPTION

21-0297

Professional Consultants

DATE: DECEMBER 14, 2023
PROJECT NAME: FLETCHER TRACE
PROJECT NO: 21-0297
DESCRIPTION FOR: PHASE 2

A TRACT OF LAND BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2140, PAGE 1834, OF THE PUBLIC RECORDS OF ALACHUA COUNTY FLORIDA, SITUATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, OF SAID ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF AFOREMENTIONED SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE NORTH 0°04'14" WEST, ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 403.02 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY); THENCE NORTH 41°06'51" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1437.97 FEET TO THE **POINT OF BEGINNING**; THENCE, DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, THE FOLLOWING THREE (3) COURSES; (1) SOUTH 48°53'09" EAST, A DISTANCE OF 295.00 FEET; (2) NORTH 41°06'51" EAST, A DISTANCE OF 755.00 FEET; (3) NORTH 48°53'09" WEST, A DISTANCE OF 295.00 FEET TO AFOREMENTIONED SOUTHEASTERLY RIGHT OF WAY LINE; THENCE SOUTH 41°06'51" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 755.00 FEET TO THE **POINT OF BEGINNING.**

SAID TRACT CONTAINING 5.11 ACRES OF LAND, MORE OR LESS.

t: (904) 619-6521 | 8563 Argyle Business Loop, Suite 3, Jacksonville, FL 32244
t: (352) 331-1976 | 11801 Research Drive, Alachua, FL 32615
t: (352) 414-4621 | 101 NE 1st Avenue, Ocala, FL 34470
www.chw-inc.com

Exhibit "B"
Final Plat

FLETCHER TRACE - PHASE 2

LOCATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

CHW Professional Consultants
11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1999 FLORIDA CA-5075

PLAT BOOK__, PAGE __
SHEET ONE OF ONE

DESCRIPTION

A TRACT OF LAND BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3180, PAGE 1814, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SITUATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, OF SAID ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF AFORE MENTIONED SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST THENCE NORTH 87°24'11" WEST, ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 493.83 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY); THENCE NORTH 41°39'51" EAST, ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 1127.57 FEET TO THE POINT OF BEGINNING; THENCE, DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, THE FOLLOWING THREE (3) COURSES: (1) SOUTH 48°53'09" EAST, A DISTANCE OF 295.99 FEET; (2) NORTH 41°06'51" EAST A DISTANCE OF 735.00 FEET; (3) NORTH 48°53'09" WEST A DISTANCE OF 295.99 FEET TO A FORMENTIONED SOUTHEASTERLY RIGHT OF WAY LINE; THENCE SOUTH 41°06'51" WEST, ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 735.00 FEET TO THE POINT OF BEGINNING.

BEING PART CONTAINING 5.11 ACRES OF LAND, MORE OR LESS.

SURVEYOR'S NOTES

1. BEARINGS ARE GRID, MEANING THEY ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 1983) YIELDING A BEARING OF N 48°53'09" W FOR THE WEST LINE OF SECTION 28, TOWNSHIP 8 S., 18 RANGE 18 EAST ALACHUA COUNTY, FL.
2. VERTICAL DATUM SHOWN HEREON IS DERIVED FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BENCHMARK USED WAS A NATIONAL GEODETIC SURVEY BENCHMARK NUMBER U578, WITH A PUBLISHED ELEVATION OF 149.67 FEET (NAVD 88).
3. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1' 5,000'.
4. BUILDING SETBACKS (UNLESS SHOWN OTHERWISE):
   FRONT = 15'
   REAR = 5'
   SIDE = 5'
   STREET FACING GARAGES = 18'
5. THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA FIRM, PANEL NO. 129 OF 640, COMMUNITY PANEL NO. 12001C 0129 D, EFFECTIVE DATE: JUNE 16, 2006.
6. THE COMMON AREAS (OPEN SPACE "A" AND "B") AND STORMWATER MANAGEMENT AREAS SHOWN HEREON, WILL BE CONVEYED TO THE OWNER'S ASSOCIATION, AND ARE IDENTIFIED FOR MAINTENANCE BY THE HOMEOWNERS ASSOCIATION DOCUMENTS. THE OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF THESE PLANTINGS IN RIGHT-OF-WAY AND SCENIC BUFFER AREAS ALONG PARCEL 1 WITH SUBDIVIDER'S AGREEMENT AND SECTION 7.6.1 OF THE CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS.
7. LOT CORNERS AND PERMANENT CONTROL POINTS SHALL BE SET PER 177.091 (8) AND (9) FLORIDA STATUTES.

SITE BENCHMARK TABLE				
NO.	DESCRIPTION	ELEVATION	NORTHING	EASTING
BM1	5/8" STEEL ROD & CAP "LB TRAN # LB1019"	87.96'	2826431.34	2696115.16
BM2	5/8" STEEL ROD & CAP "LB TRAN # LB1019"	90.60'	2826466.72	2696179.76
BM3	5/8" STEEL ROD & CAP "LB TRAN # LB1019"	89.81'	2826230.98	2696991.23

*NOTE: ALL SITE BENCHMARKS ARE LATERITE LOCATED ALONG THE SOUTHERLY RIGHT OF WAY LINE OF NW 202ND TERRACE AND TO THE NORTHEAST OF THE PLAT

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	39.27'	25.00'	90°00'00"	35.36'	N 86°06'51" E
C2	39.27'	25.00'	90°00'00"	35.36'	N 3°53'09" W
C3	39.27'	25.00'	90°00'00"	35.36'	N 3°53'09" W
C4	39.27'	25.00'	90°00'00"	35.36'	N 86°06'51" E

LEGEND

FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
● = SET 5/8" STEEL REBAR & CAP MARKED "PRM LB 5075"
▲ = SET NAIL AND DISK STAMPED "PCP 5075"
⊙ = FOUND 5/8" IRON ROD AND CAP
P.U.E. = PUBLIC UTILITIES EASEMENT
B.S.L. = BUILDING SETBACK LINE
F.F.E. = FINISHED FLOOR ELEVATION
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE
R/W = RIGHT OF WAY
S.F. = SQUARE FEET
SEC 28-T8S-R18E = SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST

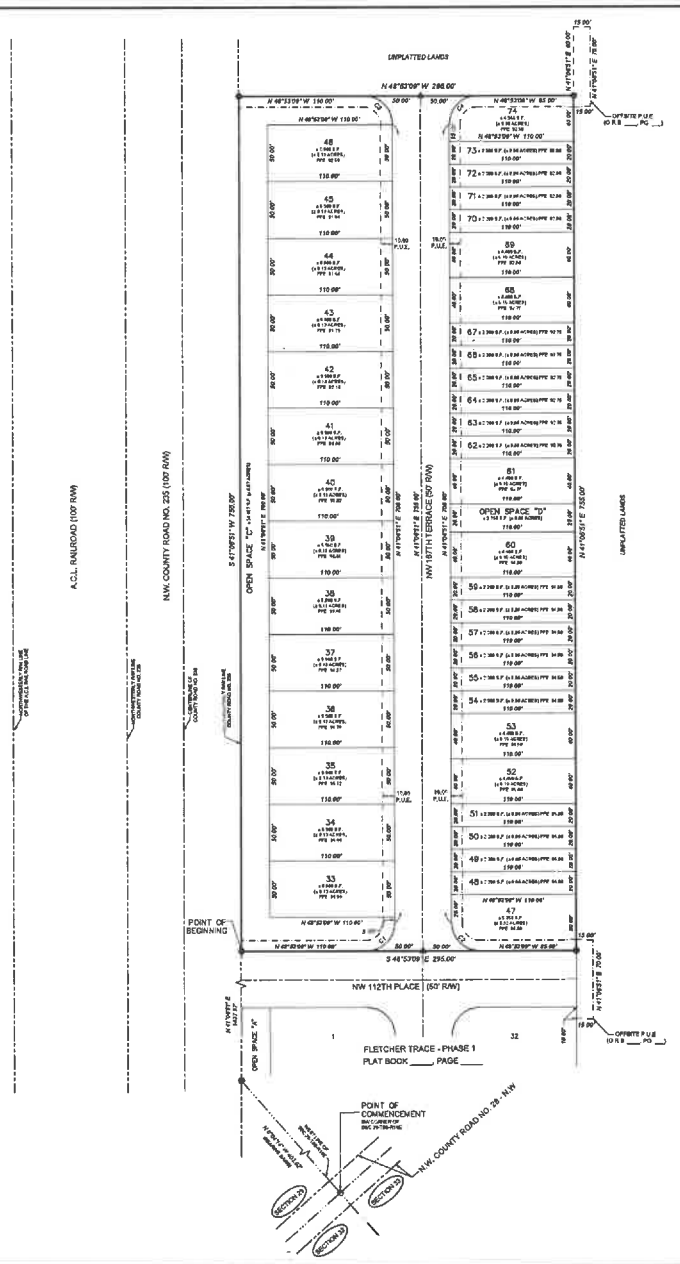
GRAPHIC SCALE
0 25 50 100
SCALE: 1" = 50'

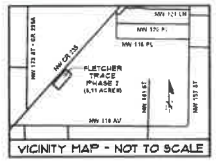
FLOOD ZONE

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 129 OF 640, COMMUNITY PANEL NO. 12001C 0129 D, EFFECTIVE DATE: JUNE 16, 2006.

NOTICE
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCE BE SUPPLANTED 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.

ALL PLATTED 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.





OWNER'S CERTIFICATION AND DEDICATION

WE, OWNERS, INCLUDE HEREBY CERTIFY THAT WE THE OWNERS OF THE LANDS DESCRIBED HEREON, ARE HAVE CAUSED TO BE SURVEYED AND PLATTED TO BE KNOWN AS "FLETCHER TRACE - PHASE 2", AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE RIGHT-OF-WAYS AS SHOWN HEREON AND DOES HEREBY DEDICATE THE USE OF DRAINAGE EASEMENTS TO THE PUBLIC FOR THE RIGHT TO DISCHARGE STORMWATER, THE OWNERS' ASSOCIATION SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM NOT IN THE RIGHT OF WAY, AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE PUBLIC UTILITIES EASEMENT AS SHOWN HEREON FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON FOR THE PURPOSES

Exhibit "C"
Certificate of Concurrency Compliance

CERTIFICATE OF CONCURRENCY COMPLIANCE FOR FLETCHER TRACE PHASE 2

This Certificate of Concurrency Compliance ("Certificate") is hereby issued to Fletcher Development, LLC, a Florida Limited Liability Company authorized to transact business in the State of Florida and ("Developer/Owner") by City of Alachua, Florida ("City") this 14th day of October, 2024.

RECITALS

WHEREAS, the Developer/Owner is developing a residential subdivision in the CITY known as Fletcher Trace Phase 2 (the "Project"), legally described in attached Exhibit '1'.

WHEREAS, the Developer/Owner has secured a Subdivider Regulatory Agreement for the Project from the City for the Project (herein "Subdivider Agreement") as part of the City's site specific requirements for applications for Development permits for the subdivision as further set forth in Section 2.4.10(G)(4) of the City's Land Development Regulations (the "LDRs");

WHEREAS, the LDRs provide in Article 2, Section 2.4.14 for the issuance of a Certificate of Concurrency Compliance by the City as to provide a mechanism for reviewing applications for development approval to ensure that no development order is issued unless there is adequate public facility capacity for roads, sanitary sewer, solid waste, stormwater management, potable water, recreation, or public school facilities. This review is part of a regulatory program of the City to ensure that the adopted level of service standard for each public facility is available to serve development concurrent with the impacts of development;

WHEREAS, Section 2.4.14, requires that a project have one or more of the following land development permits in order to be eligible for issuance of a Certificate of Concurrency Compliance;

WHEREAS, the Project is zoned Planned Development- Residential ("PD-R");

WHEREAS, the Project has an approved preliminary plat approval for a residential subdivision for the Project;

WHEREAS, the Project is now ready to proceed to approval of a Final Plat comprised of 42 residential lots (14 detached and 28 attached);

WHEREAS, the Developer/Owner intends to immediately initiate construction on the Project;

WHEREAS, the Developer/Owner of the Project agrees to submit payment for sewer connection fees as determined in the City's Capital Facilities charges and as set forth in Section

38-139 of the City of Alachua Code of Ordinances, as those fees exist prior to the final inspection of each residential unit;

WHEREAS, the Developer/Owner of the Project further agrees to submit payment for water connection fees as determined in the City's Capital Facilities charges and as set forth in Section 38-139 of the City of Alachua Code of Ordinances, as those fees exist prior to the final inspection of each residential unit; and

WHEREAS, the City has determined that adequate water and wastewater capacity exists to the Project;

WHEREAS, the Developer/Owner acknowledges that this Certificate of Concurrency Compliance is a valid exercise of the City's police powers and is authorized by, among other things, Article VIII, Section 2(b) of the Florida Constitution, Section 163.3161, *et. seq.,* Fla. Stat., Section 163.3202, Fla. Stat., and Section 166.201 Fla. Stat.;

WHEREAS, the Developer/Owner acknowledges that this Certificate of Concurrency Compliance is governed by the City's LDRs and, as such, the Developer/Owner must utilize the administrative procedures contained in the LDRs in the event there is any dispute regarding this Certificate; and

WHEREAS, the Developer/Owner acknowledges that this Certificate of Concurrency Compliance constitutes a regulatory agreement required as part of the process for the issuance of Development permits for the Project and, as such, Developer/Owner has no claim for monetary damages against the City in the event of any dispute regarding this Certificate, Developer/Owner's sole remedy for any dispute in any way relating to this Certificate is an action for declaratory relief, and nothing in this Certificate expressed or implied waives or should be construed to as a waiver or attempted waiver by the City of its sovereign immunity under the Florida Constitution and the laws of the State of Florida;

NOW THEREFORE, BASED UPON THE FOREGOING RECITALS, findings of fact and conclusion of law, the City issues this Certificate of Concurrency Compliance subject to the following conditions of issuance:

1. The above recitals are true and correct and are incorporated into this Certificate of Concurrency Compliance by reference.

2. The City will reserve 10,500 gallons per day (42 lots x 250 gallons per day) of wastewater capacity for the 42 units proposed in the Project. This capacity reservation is intended solely for residential uses to be constructed within the Project as defined by applicable development permits including, but not limited to construction plans and Subdivider Agreement, on file with the City.

3. The City will reserve 11,550 gallons per day (42 lots x 275 gallons per day) of water capacity for the 42 units proposed in the Project. This capacity reservation is intended solely for residential uses to be constructed within the Project as defined

by applicable development permits including, but not limited to construction plans and Subdivider Agreement, on file with the City.

4. The City will reserve the following trips of traffic capacity for the 42 units proposed in Fletcher Trace Phase 2 as defined by applicable development permits, including construction plans and Subdivider Agreement, on file with the City: 200 Average Annual Daily Trips ("AADT") and 21 Peak Hour Trips along CR235 A (from US 441 to CR 235)(Segment 17); 400 Average Annual Daily Trips ("AADT") and 43 Peak Hour Trips along CR235 (from NW 143rd Place to SCL)(Segment 11).

5. The City will reserve .55 acres (2.6 persons per household x 42 units x 5 acres per 1,000 persons) of recreation capacity for the 42 units proposed in Fletceher Trace Phase 2 as defined by applicable development permits, including but not limited to the construction plans and Subdivider Agreement, on file with the City.

6. The City will reserve 79.72 tons per year (0.73 tons per capita per year x 2.6 persons per household x 42 units) of solid waste capacity for the 42 units proposed in Fletcher Trace Phase 2 as defined by applicable development permits on file, including but not limited to, construction plans and subdividers agreement, on file with the City.

7. The City will reserve 4 (four) student stations in the Alachua School Concurrency Service Area (ACSA) for elementary schools, 2 (two) student stations in the Alachua SCSA for middle schools, and 2 (two) student stations in the Alachua SCSA for high schools, for the 42 units proposed in Fletcher Trace Phase 2.

8. This Certificate of Concurrency Compliance shall remain in effect for a period of one (1) year from the date of the approval of the Subdivider Agreement between the parties hereto.

9. It is the intent of the City and Developer/Owner that this Certificate of Concurrency Compliance be incorporated into and considered a part of the Subdivider Agreement executed by the Developer/Owner and City for the Project dated the 14th day of October, 2024. Failure to comply with the term of that Subdivider Agreement shall result in the termination of the reservations in this Certificate.

10. This Certificate of Concurrency Compliance shall not be construed to be an absolute guarantee for the reservations should events occur which are outside the control of the City.

THIS CERTIFICATE OF CONCURRENCY COMPLIANCE IS ISSUED this 14th day of October, 2024, and is subject to the terms and findings as stated herein.

Attest: CITY OF ALACHUA

_____ By: _____

William M. DaRoza, City Manager/Clerk/ Land Development Regulations Administrator

The Hon. Gib Coerper, Mayor

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing CERTIFICATE OF CONCURRENCY COMPLIANCE FOR FLETCHER TRACE PHASE 2 was acknowledged before me, **by means of □ physical presence or □ online notarization,** on this _____ day of _____, 2024, by GIB COERPER, who is (personally known to me) OR (who has produced _____ as identification).

_____

Notary Public, State of Florida at Large
Commission No.:
Expiration: [SEAL]

Approved as to form:

_____

Marian B. Rush, City Attorney

SIGNATURES CONTINUE ON NEXT PAGE

Witnesses:

(sign)_____

(print)_____

DEVELOPERS/OWNERS

FLETCHER DEVELOPMENT, LLC
a Florida Limited Liability Company
By:
_____
(sign)

(print)_____

(title)_____

STATE OF FLORIDA

COUNTY OF _____

The foregoing CERTIFICATE OF CONCURRENCY COMPLIANCE FOR Fletcher Trace Phase 2 was acknowledged before me, **by means of □ physical presence or □ online notarization,** on this _____ day of _____, 2024, by _____, who is (personally known to me) OR (who has produced _____as identification).

_____
Notary Public, State of Florida at Large
Commission No.:
Expiration: [SEAL]

Exhibit "D"
Engineer's Certification of Construction Costs for Public Improvements

Exhibit "D"
Engineer's Certification of Construction Costs for Public Improvements

Professional Consultants

Project Name: Fletcher Trace Phases 1-3
CHW Project No: 21-0297
Date: 8/26/2024

Phase 2

Item No.	Item	Qty	Unit	Unit Cost	Cost
ROADWAY					
1	Asphaltic Concrete, 1.5" SP 9.5	245	TN	$ 120.00	$ 29,400.00
2	6" Limerock Base (Optional Base Group 4)	1,979	SY	$ 10.00	$ 19,790.00
3	12" Type B Stabilized Subgrade	1,979	SY	$ 6.00	$ 11,874.00
4	Concrete Cross Walk	27	SY	$ 92.00	$ 2,484.00
5	Curb Ramps	100	SF	$ 4.50	$ 450.00
6	Driveways	1,200	SY	$ 92.00	$ 110,400.00
7	Detectable Warning	40	SF	$ 30.00	$ 1,200.00
8	Type 'F' Curb and Gutter	1,692	LF	$ 21.00	$ 35,532.00
9	Striping and Signage	3	LS	$ 2,000.00	$ 6,000.00
Roadway Subtotal					$ 217,130.00
SANITARY SEWER					
12	8" PVC Wastewater Main	762	LF	$ 45.00	$ 34,290.00
13	Sanitary Sewer Laterals 4" PVC w/ CO	1,475	LF	$ 22.69	$ 33,467.75
14	Sanitary Manhole	2	EA	$ 7,500.00	$ 15,000.00
Sanitary Sewer Subtotal					$ 82,757.75
WATER SERVICE					
15	Double Water Connection	6	EA	$ 2,859.55	$ 17,157.30
16	Single Water Connection	30	EA	$ 1,974.54	$ 59,236.20
17	4" PVC Water Service Sleeve	576	LF	$ 25.00	$ 14,400.00
18	Fire Hydrant Assembly	1	EA	$ 7,166.72	$ 7,166.72
19	3" Blow-Off Assembly	1	EA	$ 4,475.56	$ 4,475.56
20	8" PVC Watermain	1,029	LF	$ 48.00	$ 4,475.56
Water Service Subtotal					$ 106,911.34
DRAINAGE					
23	Storm Water Pipe (15" RCP)	82	LF	$ 50.00	$ 4,100.00
24	Storm Water Pipe (18" RCP)	231	LF	$ 62.00	$ 14,322.00
25	Storm Water Pipe (24" RCP)	337	LF	$ 93.00	$ 31,341.00
26	Type '5' Curb Inlet	4	EA	$ 7,000.00	$ 28,000.00
27	Type '6' Curb Inlet	2	EA	$ 7,574.59	$ 15,149.18
Drainage Subtotal					$ 92,912.18
Subtotal					$ 499,711.27
Mobilization (10%)					$ 49,971.13
Contingency (10%)					$ 49,971.13
TOTAL					$ 599,653.52

The Engineer's probable estimate of cost provided in this document is specifically intended to represent a rough order of magnitude, including all component information for line items aspects of the work, estimated quantities, and applied unit rates. The Engineer's probable estimate of cost is not intended for publication for the use of bidders whatsoever, unless represented as an FDOT Pay Item table on the plans for projects administered accordance with FDOT Standards. For bidding scenarios, the prospective bidders should be advised that they are solely responsible for: identifying and including relevant project scope, calculation of quantities/durations for takeoffs, and determining the appropriate competitive market cost for the work. Additionally, CHW has no control over the cost of labor, materials, equipment, market conditions, or the Contractor's method of determining prices. Therefore, our statements of probable cost provided herein are made on the basis of best judgment as professional consultants familiar with the construction industry. CHW, nor its subconsultants, can offer guarantee that proposals, bids, or construction costs will not vary from our statements of probable cost.

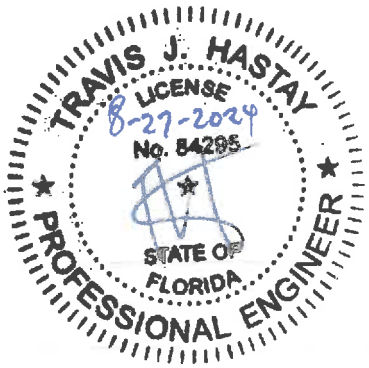


Exhibit "E"
Engineer's Certification of Construction Costs for Private Improvements

Professional Consultants

Project Name: Fletcher Trace Phases 1-3
CHW Project No: 21-0297
Date: 8/26/2024

Phase 2

Item No.	Item	Qty	Unit	Unit Cost	Cost
DEMOLITION/EARTHWORK					
1	Clearing and Grubbing	4.84	AC	$ 3,800.00	$ 18,409.14
2	Fill (using onsite materials)	5,000	CY	$ 3.00	$ 15,000.00
3	Sod (within ROW and common areas)	3,538	SY	$ 3.20	$ 11,321.60
4	Seed (within lots and bottom of basin)	19,495	SY	$ 0.50	$ 9,747.50
5	Silt Fence	655	LF	$ 2.50	$ 1,637.50
6	Tree Barricade	218	LF	$ 5.00	$ 1,090.00
Earthwork Subtotal					$ 56,115.74
ELECTRIC					
7	Electrical Conduit (4")	130	LF	$ 15.00	$ 1,950.00
8	Electrical Conduit (2.5")	4,930	LF	$ 14.00	$ 69,020.00
9	Electric Connection Fee	42	EA	$ 200.00	$ 8,400.00
Electric Subtotal					$ 79,370.00
Subtotal					$ 135,485.74
Mobilization (10%)					$ 13,548.57
Contingency (10%)					$ 13,548.57
TOTAL					$ 162,582.89

The Engineer's probable estimate of cost provided in this document is specifically intended to represent a rough order of magnitude, including all component information for line items aspects of the work, estimated quantities, and applied unit rates. The Engineer's probable estimate of cost is not intended for publication for the use of bidders whatsoever, unless represented as an FDOT Pay Item table on the plans for projects administered accordance with FDOT Standards. For bidding scenarios, the prospective bidders should be advised that they are solely responsible for: identifying and including relevant project scope, calculation of quantities/durations for takeoffs, and determining the appropriate competitive market cost for the work. Additionally, CHW has no control over the cost of labor, materials, equipment, market conditions, or the Contractor's method of determining prices. Therefore, our statements of probable cost provided herein are made on the basis of best judgment as professional consultants familiar with the construction industry. CHW, nor its subconsultants, can offer guarantee that proposals, bids, or construction costs will not vary from our statements of probable cost.

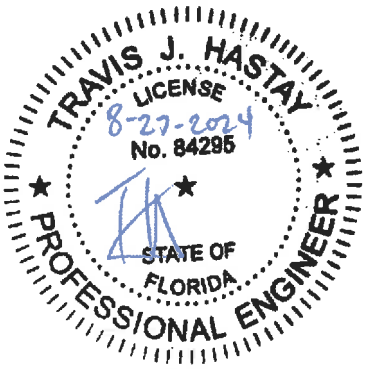
TRAVIS J. HASTAY
LICENSE
8-27-2024
No. 84295
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Exhibit "F"
Engineer's Certification of Construction Costs for House Sidewalks

Phase 2 On Lot Sidewalks

Item No.	Item	Qty	Unit	Unit Cost	Cost
1	Concrete Sidewalks and Driveways, 4"	835	SY	$ 50.55	$ 42,207.63
				Subtotal	**$ 42,207.63**
				Mobilization (10%)	**$ 4,220.76**
				Contingency (10%)	**$ 4,220.76**
				TOTAL	**$ 50,649.16**

The Engineer's probable estimate of cost provided in this document is specifically intended to represent a rough order of magnitude, including all component information for line items aspects of the work, estimated quantities, and applied unit rates. The Engineer's probable estimate of cost is not intended for publication for the use of bidders whatsoever, unless represented as an FDOT Pay Item table on the plans for projects administered accordance with FDOT Standards. For bidding scenarios, the prospective bidders should be advised that they are solely responsible for: identifying and including relevant project scope, calculation of quantities/durations for takeoffs, and determining the appropriate competitive market cost for the work. Additionally, CHW has no control over the cost of labor, materials, equipment, market conditions, or the Contractor's method of determining prices. Therefore, our statements of probable cost provided herein are made on the basis of best judgment as professional consultants familiar with the construction industry. CHW, nor its subconsultants, can offer guarantee that proposals, bids, or construction costs will not vary from our statements of probable cost.



Commission Agenda Item

MEETING DATE: February 10, 2025

SUBJECT: Fletcher Trace Phase 3 Final Plat (PSP24-0009): A request by Aaron Hickman, PSM, of CHW, Inc, applicant and agent, for Waco of Alabama, Inc., property owner, for consideration of the Final Plat for Fletcher Trace Phase 3, which proposes to subdivide a ±17.66 acre subject property into a total of 37 single family detached lots with associated common areas and road right-of-way; Consisting of Tax Parcel Number 03980-002-001 (Quasi-Judicial Hearing).

PREPARED BY: Adam Hall

RECOMMENDED ACTION:

Staff recommends that the City Commission:

1. Approve the Final Plat of Phase 3 of Fletcher Trace ("Final Plat");
2. Approve the "Subdividers Agreement for Fletcher Trace Phase 3" ("Subdividers Agreement"); and,
3. Authorize the Mayor and City Attorney to sign the Final Plat and Subdividers Agreement;

Recommended Motion:

Based upon the competent substantial evidence presented at this hearing, the presentation before this Commission, and Staff's recommendation, this Commission finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and therefore this Commission:

1. *Approves the Final Plat of Phase 3 of Fletcher Trace ("Final Plat");*
2. *Approve the "Subdividers Agreement for Fletcher Trace Phase 3" ("Subdividers Agreement"); and,*
3. *Authorizes the Mayor and City Attorney to sign the Final Plat and Subdividers Agreement*

Summary

This application is a request by Aaron Hickman, PSM, of CHW, Inc., applicant and agent for Waco of Alabama, Inc., property owner, for consideration of the final plat of Phase 3 of Fletcher Trace subdivision, which proposes to subdivide a ±17.66-acre subject property into a total of 37 lots with associated common areas and road right-of-way.

The subject property consists of a portion of Tax Parcel 03980-002-001, and is located east of

CR 235 and north of NW 110th Ave.

The proposed Fletcher Trace Phase 3 subdivision will consist of lots ranging size from ±5,500 square feet to ±7,238 square feet, with the majority of lots being ±5,500 square feet. The final plat proposes 37 single family detached residential lots. The approved Planned Development Master Plan permits a maximum of 472 residential units (311 in Development Area A, 106 in Development Area B, 28 in Development Area C, and 27 in Development Area B). The final plat proposes common areas along all boundaries of the project area. Stormwater for the proposed development will be conveyed to and treated within one (1) stormwater management facilities located in common area.

One (1) vehicular access point will be provided to CR235. Development within the proposed subdivision will connect to potable water and wastewater facilities. An analysis of the development's impact on other public facilities, including transportation, potable water, sanitary sewer, solid waste, and public schools, is provided within this report.

Section 2.4.10(G)(5) of the City's Land Development Regulations (LDRs) establishes the requirements for a final plat. An analysis of the application's compliance with the applicable standards of this section has been provided within this report. The Planned Development – Residential zoning designation for the subject property were approved by the City Commission on April 25, 2022 through Ordinance 22-10. The project name at that time was Savannah Station Phase 3. The preliminary plat/ Final PD plan was approved by the City Commission on September 26, 2022.

Construction Plans were approved on April 18, 2024.

The Developer intends to complete the improvements as outlined in the approved Construction Plans before recording the plat, therefore, in accordance with Section 2.4.10 (G)(6), a surety device is not necessary to be posted. Once improvements are complete and approved by the City, the Developer must post a maintenance surety bond on which time the approved Final Plat for Fletcher Trace Phase 3 can be released for recording, and lots may be sold or transferred.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

ATTACHMENTS

1. Fletcher Trace Phase 3
2. Staff Report with Exhibit A

3. Application Materials for Fletcher Trace Phase 3
4. Public Notice Materials for the 02/10/25 CCOM
5. Fletcher Trace Phase 3 Subdividers Agreement

FLETCHER TRACE - PHASE 3

LOCATED IN THE WEST HALF (W 1/2) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

CHW Professional Consultants
11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075

PLAT BOOK ___, PAGE ___
SHEET ONE OF TWO

DESCRIPTION

A TRACT OF LAND BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2140, PAGE 1834, OF THE PUBLIC RECORDS OF ALACHUA COUNTY FLORIDA, SITUATED IN THE WEST HALF (W 1/2) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, OF SAID ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF AFOREMENTIONED SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE NORTH 0°04'14" WEST, ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 403.02 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY); THENCE NORTH 41°06'51" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 2192.97 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUE ALONG SAID RIGHT OF WAY LINE, NORTH 41°06'51" EAST, A DISTANCE OF 1878.44 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF AFOREMENTIONED SECTION 28; THENCE SOUTH 01°14'54" WEST, ALONG SAID WEST LINE, A DISTANCE OF 827.97 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 28; THENCE SOUTH 00°14'12" EAST, ALONG THE WEST LINE OF SAID SOUTHEASTER QUARTER (SE 1/4) OF SECTION 28, A DISTANCE OF 282.21 FEET; THENCE, DEPARTING SAID WEST LINE, THE FOLLOWING NINE (9) COURSES; (1) SOUTH 64°41'49" WEST, A DISTANCE OF 69.19 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 185.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 48°50'21" WEST, 169.54 FEET; (2) THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 54°32'38", AN ARC LENGTH OF 176.11 FEET TO THE END OF SAID CURVE; (3) SOUTH 16°03'45" WEST, A DISTANCE OF 160.87 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 45°14'11" EAST, 35.36 FEET; (4) THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET TO THE END OF SAID CURVE; (5) SOUTH 00°14'11" EAST, A DISTANCE OF 85.00 FEET; (6) SOUTH 89°45'49" WEST, A DISTANCE OF 420.66 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 235.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 65°26'20" WEST, 193.60 FEET; (7) THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 48°38'58", AN ARC LENGTH OF 199.54 FEET TO THE END OF SAID CURVE; (8) SOUTH 41°06'51" WEST, A DISTANCE OF 311.05 FEET; (9) NORTH 48°53'09" WEST, A DISTANCE OF 295.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 17.66 ACRES OF LAND, MORE OR LESS.

SURVEYOR'S NOTES

1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 1983), YIELDING A BEARING OF N 0°04'14" W FOR THE WEST LINE OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FL.
2. VERTICAL DATUM SHOWN HEREON IS DERIVED FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BENCHMARK USED WAS A NATIONAL GEODETIC SURVEY BENCHMARK NUMBER I7576, WITH A PUBLISHED ELEVATION OF 160.03 FEET (NAVD 88).
3. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1': 5,000'.
4. BUILDING SETBACKS (UNLESS SHOWN OTHERWISE)
   FRONT= 10'
   REAR = 5'
   SIDE = 5'
   STREET FACING GARAGES = 18'
5. THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY PANEL NO. "120669 0120 D, EFFECTIVE DATE: JUNE 16, 2006.
6. THE COMMON AREAS, OPEN SPACE, AND STORM WATER MANAGEMENT AREAS SHOWN HEREON, WILL BE CONVEYED TO THE OWNER'S ASSOCIATION AND ARE IDENTIFIED FOR MAINTENANCE IN THE HOMEOWNERS ASSOCIATION DOCUMENTS. THE OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF TREES PLANTED IN RIGHTS-OF-WAY AND COMMON AREAS IN CONFORMANCE WITH SUBDIVIDERS AGREEMENT AND SECTION 7.8.1 OF THE CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS.
7. LOT CORNERS AND PERMANENT CONTROL POINTS SHALL BE SET PER 177.091 (8) AND (9) FLORIDA STATUTES.
8. THIS SURVEY IS A TOTAL OF TWO (2) SHEETS. EACH SHEET IS INCOMPLETE WITHOUT THE OTHERS. SEE SHEET ONE (1) FOR OVERALL PLAT BOUNDARY. SEE SHEET (2) FOR DETAIL INFORMATION FOR LOTS SEVENTY FIVE (75) THRU ONE HUNDRED & ELEVEN (111).

LEGEND

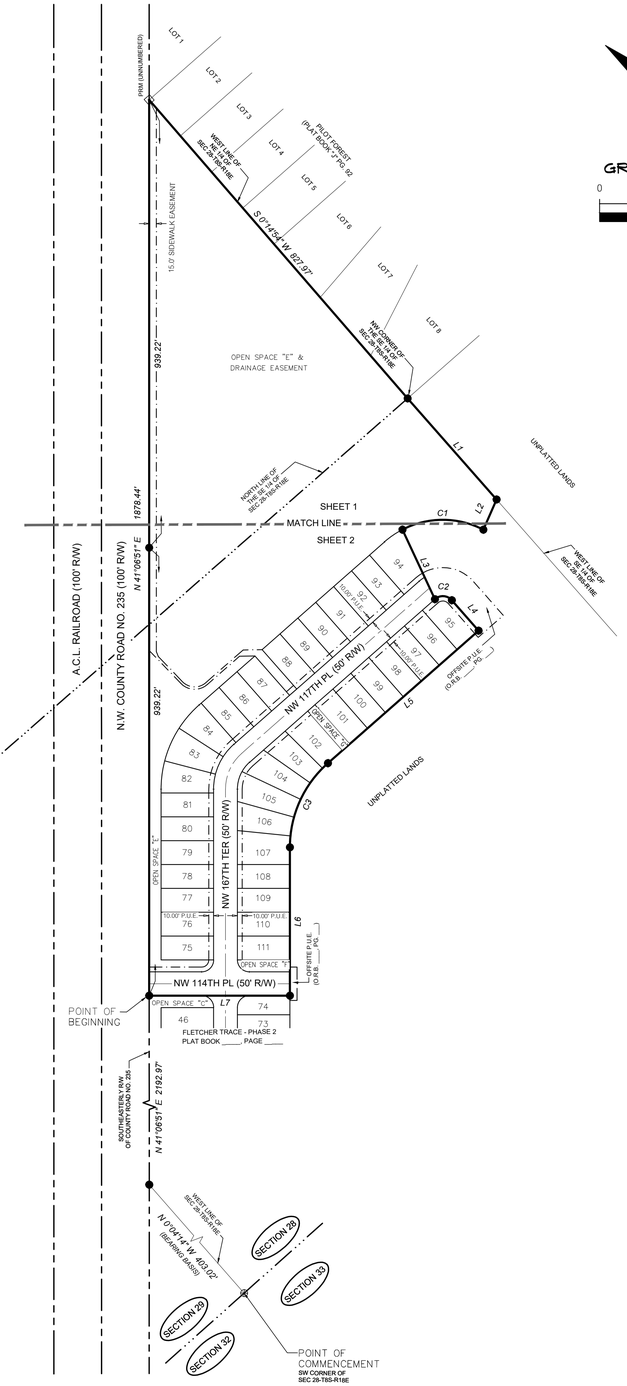
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
● = SET 5/8" STEEL REBAR & CAP MARKED "PRM LB 5075"
▲ = SET NAIL AND DISK STAMPED "PCP 5075"
⊗ = FOUND 5/8" IRON ROD (NO ID.)
⊡ = FOUND 4"X4" CONCRETE MONUMENT WITH NO ID (UNNUMBERED PRM)
PRM = PERMANENT REFERENCE MONUMENT
P.U.E. = PUBLIC UTILITIES EASEMENT
B.S.L. = BUILDING SETBACK LINE
FFE = FINISHED FLOOR ELEVATION
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE
R/W = RIGHT OF WAY
S.F. = SQUARE FEET
SEC 28-T8S-R18E = SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST

FLOOD ZONE:

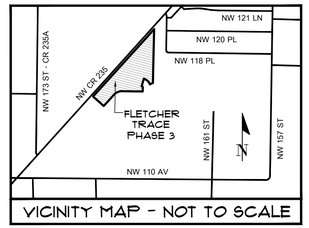
THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY PANEL NO. "120669 0120 D, EFFECTIVE DATE: JUNE 16, 2006.

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 SUPPLANTED 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.

ALL PLATTED 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.



GRAPHIC SCALE
0 75 150 300
SCALE: 1" = 150'



VICINITY MAP - NOT TO SCALE

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 0°14'12" E	282.21'
L2	S 64°41'49" W	69.19'
L3	S 16°03'45" W	160.87'
L4	S 0°14'11" E	85.00'
L5	S 89°45'49" W	420.66'
L6	S 41°06'51" W	311.05'
L7	N 48°53'09" W	295.00'

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	176.11'	185.00'	54°32'38"	169.54'	N 48°50'21" W
C2	39.27'	25.00'	90°00'00"	35.36'	S 45°14'11" E
C3	199.54'	235.00'	48°38'58"	193.60'	S 65°26'20" W

SITE BENCHMARK TABLE				
NAME	DESCRIPTION	ELEVATION	NORTHING	EASTING
BM1	1/2" STEEL ROD & CAP "LB TRAV LB5075"	87.96'	282647.14	259515.16
BM2	1/2" STEEL ROD & CAP "LB TRAV LB5075"	93.80'	284046.72	2597130.76
BM3	1/2" STEEL ROD & CAP "LB TRAV LB5075"	89.07'	283320.58	2596501.22

**NOTE: ALL SITE BENCHMARKS ARE OFFSITE, LOCATED ALONG THE SOUTHERLY RIGHT OF WAY LINE OF N.W. COUNTY ROAD NO. 235

OWNER'S CERTIFICATION AND DEDICATION

WACO PROPERTIES, INC., DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE LANDS DESCRIBED HEREON, AND HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED TO BE KNOWN AS "FLETCHER TRACE - PHASE 3", AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE RIGHT-OF-WAYS AS SHOWN HEREON; AND DOES HEREBY DEDICATE THE USE OF DRAINAGE EASEMENTS TO THE PUBLIC FOR THE RIGHT TO DISCHARGE STORM WATER, THE OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM NOT IN THE RIGHT OF WAY; AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON SHALL BE MADE ACCESSIBLE TO PUBLIC SERVICE VEHICLES; AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE SIDEWALK EASEMENTS AS SHOWN HEREON FOR THE PURPOSE OF PEDESTRIAN ACCESS.

WITNESS _____ SIGNATURE _____

WITNESS _____ PRINT NAME & TITLE _____

ACKNOWLEDGEMENT (STATE OF FLORIDA, COUNTY OF ALACHUA)

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, _____, KNOWN TO ME TO BE THE PERSON HEREIN DESCRIBED AND ACKNOWLEDGED THAT HE EXECUTED THIS INSTRUMENT AS HIS FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____DAY OF _____ A.D. 2024

NOTARY PUBLIC-STATE OF FLORIDA

COMMISSION EXPIRES:_____

COMMISSION NO.:_____

CERTIFICATE OF APPROVAL BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

THIS IS TO CERTIFY THAT ON _____, THE FOREGOING PLAT WAS APPROVED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.

MAYOR

ATTEST:

CITY MANAGER FILED FOR RECORD ON

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR THE CITY OF ALACHUA, FLORIDA

EXAMINED ON

AND APPROVED AS TO ITS LEGAL FORM AND SUFFICIENCY BY:

CITY ATTORNEY

RECEIVED AND FILED

RECEIVED AND FILED FOR RECORD ON THIS _____DAY OF _____, A.D. 2024

CLERK OF THE COURT

BY DATE

CERTIFICATE OF APPROVAL BY PROFESSIONAL SURVEYOR & MAPPER

IT IS HEREBY CERTIFIED, THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE PLATTING REQUIREMENTS PURSUANT TO CHAPTER 177, PART 1 - PLATTING OF THE FLORIDA STATUTES AND THAT THIS PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF SAID CHAPTER. HOWEVER MY REVIEW AND CERTIFICATION DOES NOT INCLUDE COMPUTATION OR FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS.

EXAMINED ON: _____

AND APPROVED BY: _____
PROFESSIONAL SURVEYOR AND MAPPER

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT THIS PLAT ENTITLED "FLETCHER TRACE - PHASE 2" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE OF THE DESCRIBED LANDS, UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THIS PLAT AND SURVEY COMPLIES WITH ALL REQUIREMENTS AS SET FORTH IN CHAPTER 177, PART 1- PLATTING OF THE FLORIDA STATUTES.

DATE

CHAD A COLSON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 7142
CAUSSEAUX, HEWETT, & WALPOLE, LLC
FLORIDA LICENSED BUSINESS NUMBER LB 5075
11801 RESEARCH DRIVE, ALACHUA, FL 32615

Tech: AaronH Plot Date: Sep 04,2024 5:08pm Filename: N:\2021\21-025?\Department\01_Survey\PLATS\PHASE 3\PLAT\21-0257 FLETCHER TRACE - PHASE 3.dwg

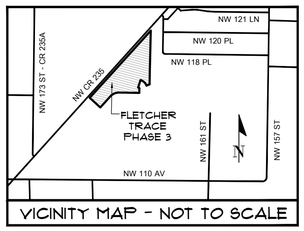
CHW Professional Consultants
11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075

FLETCHER TRACE - PHASE 3

LOCATED IN THE WEST HALF (W 1/2) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

SURVEYOR'S NOTES

1. HORIZONTAL DATUM SHOWN HEREON IS DERIVED FROM THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 1983), YIELDING A BEARING OF N 0°04'14" W FOR THE WEST LINE OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FL.
2. VERTICAL DATUM SHOWN HEREON IS DERIVED FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BENCHMARK USED WAS A NATIONAL GEODETIC SURVEY BENCHMARK NUMBER I7576, WITH A PUBLISHED ELEVATION OF 160.03 FEET (NAVD 88).
3. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1':10,000'.
4. BUILDING SETBACKS (UNLESS SHOWN OTHERWISE)
   FRONT= 10'
   REAR = 5'
   SIDE = 5'
   STREET FACING GARAGES = 18'
5. THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY PANEL NO. *120669 0120 D, EFFECTIVE DATE: JUNE 16, 2006.
6. ALL PLATTED 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.
7. THE COMMON AREAS, OPEN SPACE, AND STORM WATER MANAGEMENT AREAS SHOWN HEREON, WILL BE CONVEYED TO THE OWNER'S ASSOCIATION AND ARE IDENTIFIED FOR MAINTENANCE IN THE HOMEOWNERS ASSOCIATION DOCUMENTS. THE OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF TREES PLANTED IN RIGHTS-OF-WAY AND COMMON AREAS IN CONFORMANCE WITH SUBDIVIDERS AGREEMENT AND SECTION 7.8.1 OF THE CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS.
8. LOT CORNERS AND PERMANENT CONTROL POINTS SHALL BE SET PER 177.091 (8) AND (9) FLORIDA STATUTES.
9. ALL LINES ARE NON-RADIAL UNLESS NOTED OTHERWISE.
10. THIS SURVEY IS A TOTAL OF TWO (2) SHEETS. EACH SHEET IS INCOMPLETE WITHOUT THE OTHERS. SEE SHEET ONE (1) FOR OVERALL PLAT BOUNDARY. SEE SHEET (2) FOR DETAIL INFORMATION FOR LOTS SEVENTY FIVE (75) THRU ONE HUNDRED & ELEVEN (111).



VICINITY MAP - NOT TO SCALE

GRAPHIC SCALE
0 25 50 100
SCALE: 1" = 50'

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	176.11'	185.00'	54°32'38"	169.54'	N 48°50'21" W
C2	39.27'	25.00'	90°00'00"	35.36'	S 45°14'11" E
C3	199.54'	235.00'	48°38'58"	193.60'	S 65°26'20" W
C4	7.18'	50.00'	8°13'56"	7.18'	N 86°07'13" W
C5	84.91'	100.00'	48°38'58"	82.38'	N 65°26'20" E
C6	45.61'	185.00'	14°07'32"	45.49'	N 83°10'26" W
C7	14.31'	75.00'	10°55'52"	14.29'	N 84°46'16" W
C8	63.68'	75.00'	48°38'58"	61.79'	N 65°26'20" E
C9	106.14'	125.00'	48°38'58"	102.98'	N 65°26'20" E
C10	39.27'	25.00'	90°00'00"	35.36'	N 86°06'51" E
C11	39.27'	25.00'	90°00'00"	35.36'	N 03°53'09" W
C12	199.54'	235.00'	48°38'58"	193.60'	N 65°26'20" E
C13	38.45'	75.00'	29°22'38"	38.03'	N 55°48'09" E
C14	25.23'	75.00'	19°16'20"	25.11'	N 80°07'38" E
C15	31.90'	125.00'	14°37'22"	31.82'	N 48°25'31" E

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C16	40.00'	125.00'	18°20'05"	39.83'	N 64°54'14" E
C17	34.23'	125.00'	15°41'32"	34.13'	N 81°55'03" E
C18	59.98'	235.00'	14°37'21"	59.81'	N 48°25'31" E
C19	75.20'	235.00'	18°20'05"	74.88'	N 64°54'14" E
C20	64.36'	235.00'	15°41'32"	64.16'	N 81°55'03" E
C21	23.95'	235.00'	5°50'23"	23.94'	N 44°02'02" E
C22	40.00'	235.00'	9°45'09"	39.95'	N 51°49'48" E
C23	40.00'	235.00'	9°45'09"	39.95'	N 61°34'57" E
C24	40.00'	235.00'	9°45'09"	39.95'	N 71°20'06" E
C25	40.00'	235.00'	9°45'09"	39.95'	N 81°05'15" E
C26	15.59'	235.00'	3°48'00"	15.58'	N 87°51'49" E
C27	116.36'	85.00'	78°26'09"	107.49'	N 39°27'16" W
C28	61.00'	40.00'	87°22'57"	55.26'	S 46°25'32" E
C29	53.38'	35.00'	87°22'57"	48.35'	S 46°25'32" E

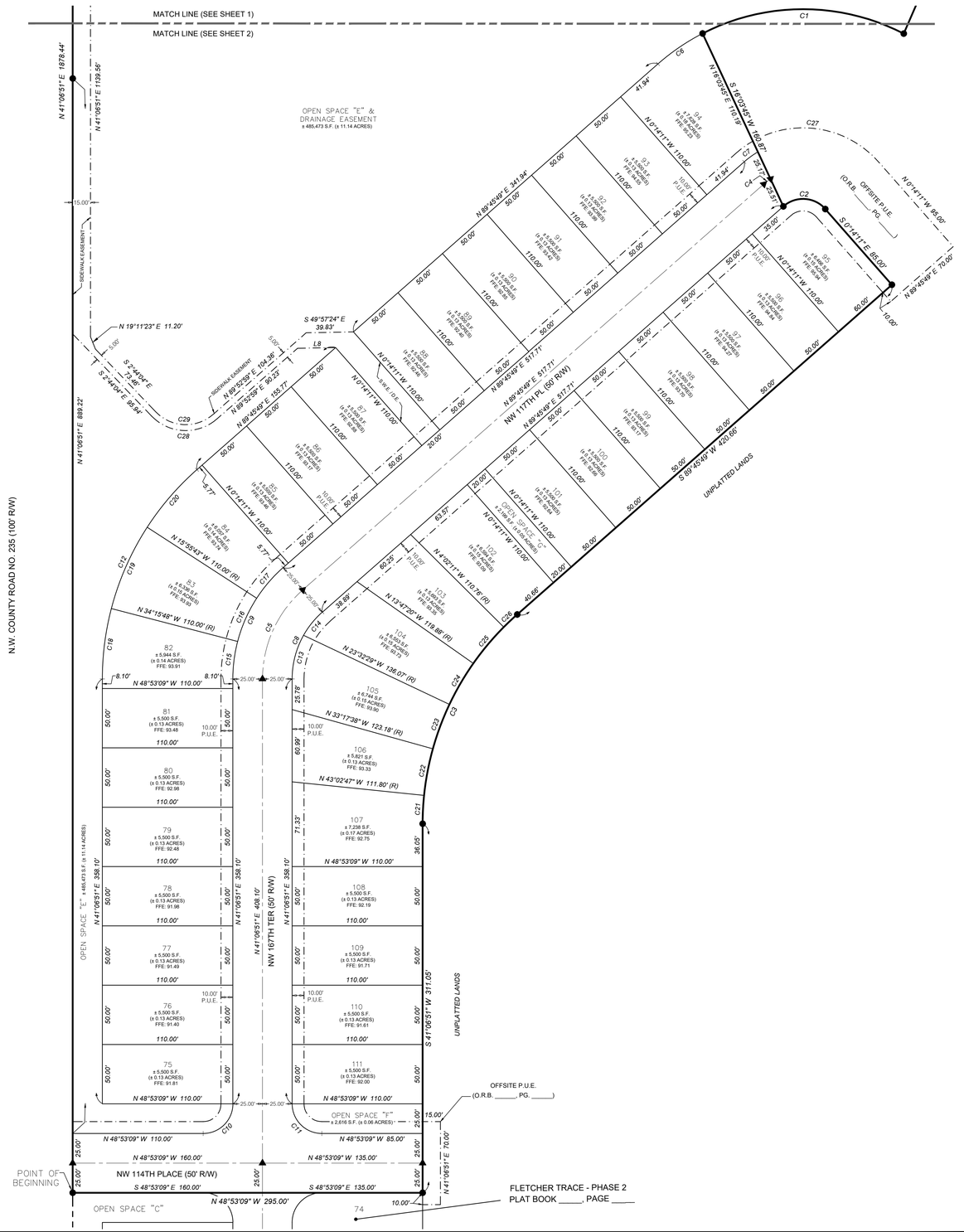
LEGEND

FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
● = SET 5/8" STEEL REBAR & CAP MARKED "PRM LB 5075"
▲ = SET NAIL AND DISK STAMPED "PCP 5075"
⊗ = FOUND 5/8" IRON ROD (NO ID.)
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITIES EASEMENT
B.S.L. = BUILDING SETBACK LINE
FFE = FINISHED FLOOR ELEVATION
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE
R/W = RIGHT OF WAY
S.F. = SQUARE FEET
S.W.E. = SIDEWALK EASEMENT
NO = NUMBER
(R) = RADIAL
ID. = IDENTIFICATION
⌖ = SITE BENCHMARK
——— = SUBJECT PARCEL LINE
——— = ADJOINING PARCEL LINE
— · — · — = EASEMENT LINE
— — — — = RIGHT OF WAY LINE
— · · · — = SECTION LINE

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L8	N 49°57'24" W	32.14'

A.C.L. RAILROAD (100' R/W)

N.W. COUNTY ROAD NO. 235 (100' R/W)



Tech: Aaronh Plot Date: Sep 04,2024 5:08pm Filename: N:\2021\21-029\Departments\01_Survey\PLATS\PHASE 3\PLAT\21-029 FLETCHER TRACE - PHASE 3.dwg

City of Alachua

Planning & Community Development Department

Staff Report

City Commission Hearing Date: February 10, 2025
Quasi-Judicial Hearing

SUBJECT:	A request for consideration of the final plat of Phase 3 of Fletcher Trace which proposes to subdivide a ±17.66-acre subject property into a total of 37 single family lots with associated common areas and road right-of-way
APPLICANT/AGENT:	Aaron Hickman, PSM, CHW, Inc.
PROPERTY OWNER:	Waco of Alabama, Inc.
LOCATION:	East of CR 235, north of NW 110th Avenue
PARCEL ID NUMBERS:	Portion of 03980-002-001
FLUM DESIGNATION:	Moderate Density Residential
ZONING:	Planned Development – Residential (PD-R)
OVERLAY:	N/A
ACREAGE:	±17.66 acres
PROJECT PLANNER:	Adam Hall, AICP, Principal Planner
RECOMMENDATION:	Staff recommends that the City Commission: 1. Approve the Final Plat of Phase 3 of Fletcher Trace ("Final Plat"); 2. Approve the "Subdividers Agreement for Fletcher Trace Phase 3" ("Subdividers Agreement"); and, 3. Authorize the Mayor and City Attorney to sign the Final Plat and Subdividers Agreement;
RECOMMENDED MOTION:	*Based upon the competent substantial evidence presented at this hearing, the presentation before this Commission, and Staff's recommendation, this Commission finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and therefore this Commission:* *1. Approves the Final Plat of Phase 3 of Fletcher Trace ("Final Plat");* *2. Approve the "Subdividers Agreement for Fletcher Trace Phase 3" ("Subdividers Agreement"); and,*

3. *Authorizes the Mayor and City Attorney to sign the Final Plat and Subdividers Agreement;*

SUMMARY

This application is a request by Aaron Hickman, PSM, of CHW, Inc., applicant and agent for Waco of Alabama, Inc., property owner, for consideration of the final plat of Phase 3 of Fletcher Trace subdivision, which proposes to subdivide a ±17.66-acre subject property into a total of 37 lots with associated common areas and road right-of-way.

The subject property consists of a portion of Tax Parcel 03980-002-001, and is located east of CR 235 and north of NW 110th Ave.

The proposed Fletcher Trace Phase 3 subdivision will consist of lots ranging size from ±5,500 square feet to ±7,238 square feet, with the majority of lots being ±5,500 square feet. The final plat proposes 37 single family detached residential lots. The approved Planned Development Master Plan permits a maximum of 472 residential units (311 in Development Area A, 106 in Development Area B, 28 in Development Area C, and 27 in Development Area B). The final plat proposes common areas along all boundaries of the project area. Stormwater for the proposed development will be conveyed to and treated within one (1) stormwater management facilities located in common area.

One (1) vehicular access point will be provided to CR235. Development within the proposed subdivision will connect to potable water and wastewater facilities. An analysis of the development's impact on other public facilities, including transportation, potable water, sanitary sewer, solid waste, and public schools, is provided within this report.

Section 2.4.10(G)(5) of the City's Land Development Regulations (LDRs) establishes the requirements for a final plat. An analysis of the application's compliance with the applicable standards of this section has been provided within this report. The Planned Development – Residential zoning designation for the subject property were approved by the City Commission on April 25, 2022 through Ordinance 22-10. The project name at that time was Savannah Station Phase 3. The preliminary plat/ Final PD plan was approved by the City Commission on September 26, 2022.

Construction Plans were approved on April 18, 2024.

The Developer intends to complete the improvements as outlined in the approved Construction Plans before recording the plat, therefore, in accordance with Section 2.4.10 (G)(6), a surety device is not necessary to be posted. Once improvements are complete and approved by the City, the Developer must post a maintenance surety bond on which time the approved Final Plat for Fletcher Trace Phase 3 can be released for recording, and lots may be sold or transferred.

Illustration 1. Sheet 1, Approved Preliminary Plat

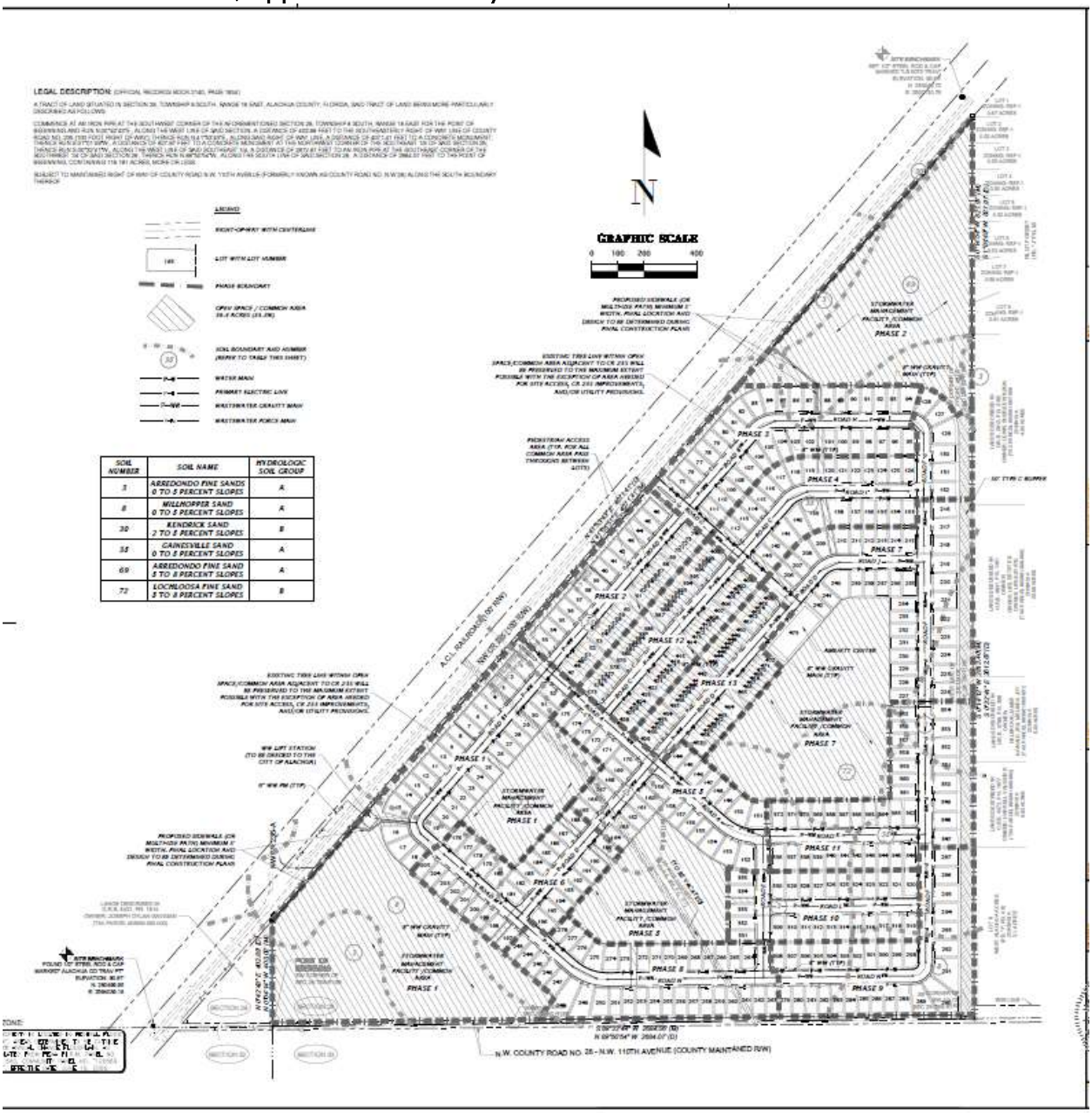
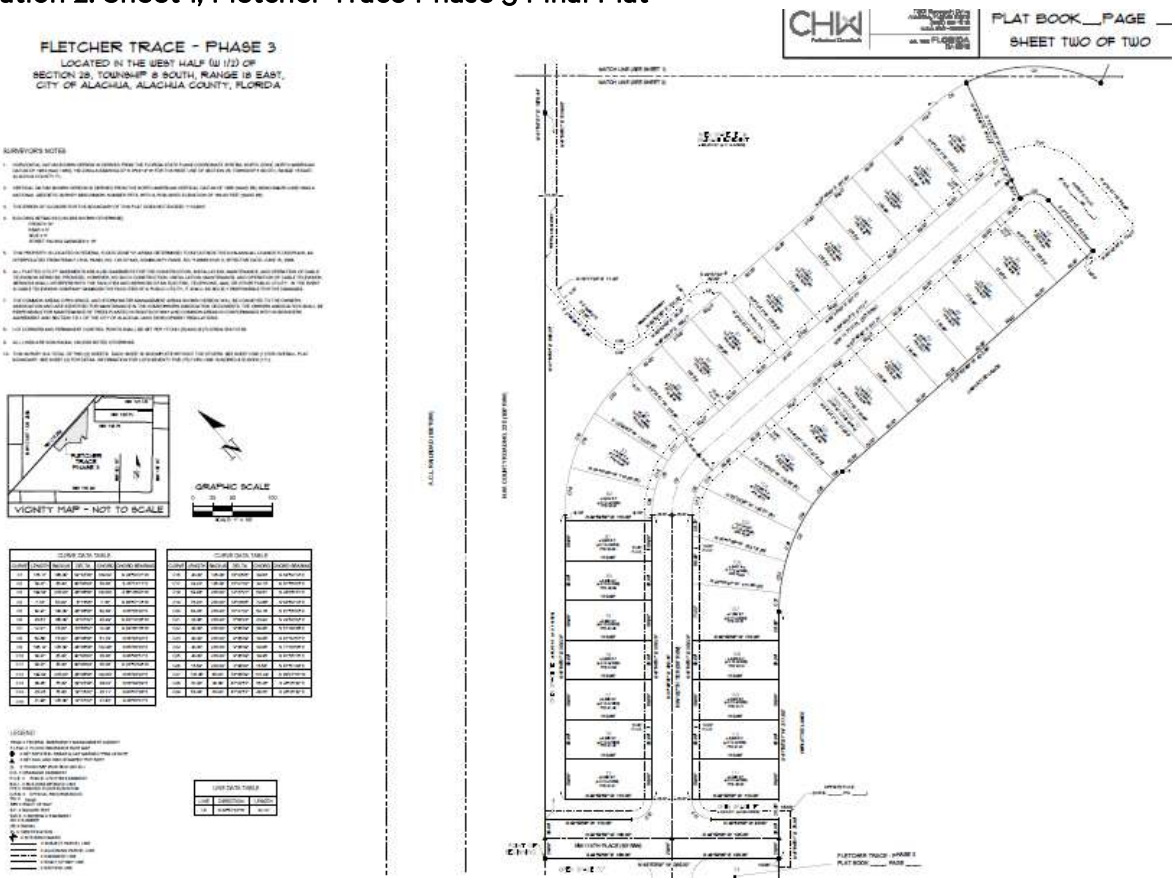


Illustration 2. Sheet 1, Fletcher Trace Phase 3 Final Plat



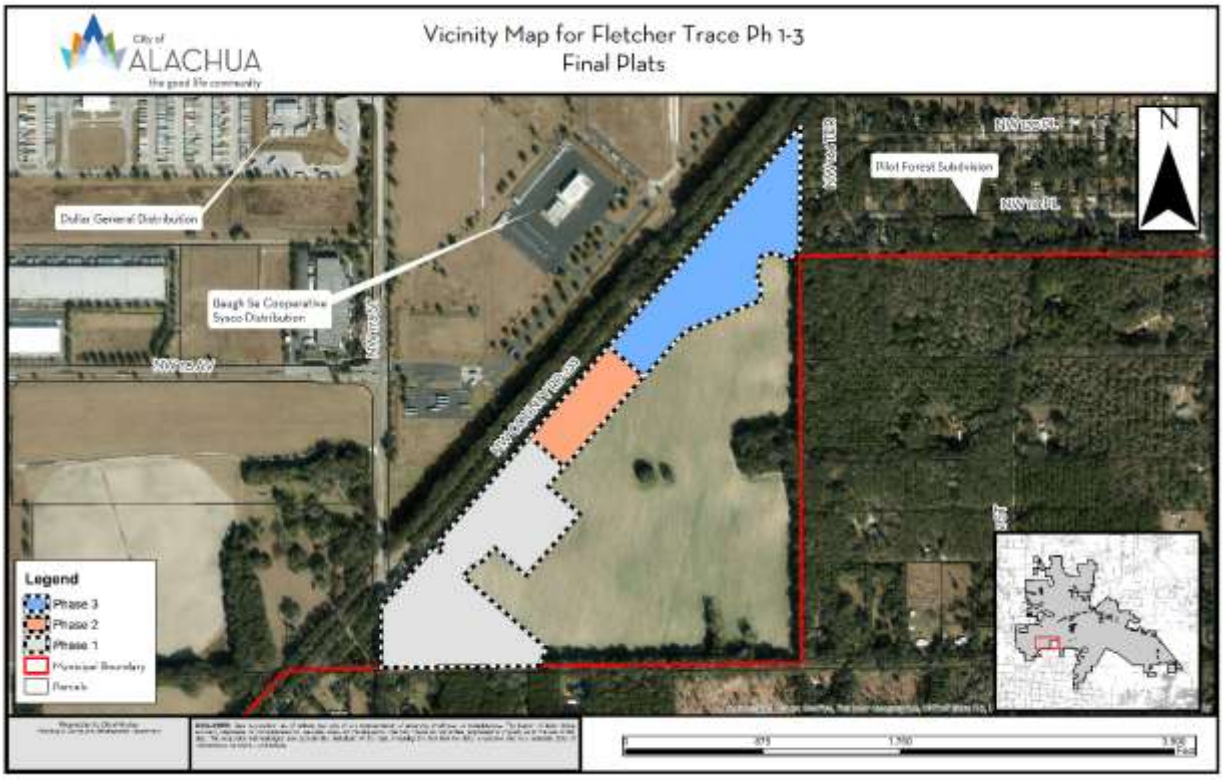
SURROUNDING USES

The existing uses, Future Land Use Map (FLUM) Designations, and zoning districts of the surrounding area are identified in Table 1. Map 1 provides an overview of the vicinity of the subject property. (NOTE: The information below is intended to provide a general overview of the area surrounding the subject property and to generally orient the reader. It is not intended to be all-inclusive, and may not identify all existing uses, FLUM Designations, and/or zoning districts surrounding the subject property.)

Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Industrial	Industrial	IG
East	Residential	Rural/ Agriculture (Alachua County) and Moderate Density Residential	A (Alachua County)/ RSF-1
West	Industrial	Industrial	IG
South	Residential	Rural/Agriculture (Alachua County)	A (Alachua County)

Map 1. Vicinity Map



CONSISTENCY WITH THE COMPREHENSIVE PLAN

The Goals, Objectives, and Policies (GOPs) identified below are provided to establish a basis of the application's consistency with the Comprehensive Plan. There may be additional GOPs which the application is consistent with that are not identified within this report. An evaluation and findings of consistency with the identified GOPs is also provided below.

The property currently has a Future Land Use Map Designation of Moderate Density Residential, which permits up to 4 units per acre. The following Comprehensive Plan Elements have Goals, Objectives, and Policies (GOPs) that support the proposed development to the Future Land Use Map of the City of Alachua's Comprehensive Plan:

- Future Land Use Element
- Transportation Element
- Housing Element
- Recreation Element
- Community Facilities Natural Groundwater Aquifer Recharge Element
- Conservation and Open Space Element

The applicant has provided an analysis of the proposed final plat's consistency with the Comprehensive Plan. Based upon the applicant's Comprehensive Plan Consistency Analysis and information presented below, staff finds the application consistent with the Comprehensive Plan and the Goals, Objectives, and Policies (GOPs) therein.

Policy 1.2b: *Moderate Density Residential* (0 to 4 dwelling units per acre): The Moderate Density Residential land use category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are allowed in the Moderate Density Residential land use category:

1. Single family detached dwelling units;
2. Accessory dwelling units;
3. Manufactured or modular homes meeting certain design criteria;
4. Mobile homes only within mobile home parks;
5. Duplexes and quadplexes;
6. Townhomes;
7. **Residential Planned Developments**; and,
8. Supporting community services such as schools, houses of worship, parks, and community centers.

Analysis of Consistency with Policy 1.2.c: The proposed final plat is part of the Fletcher Trace (Savannah Station Phase 3) Planned Development, which is a permitted use within the Moderate Density Residential land use.

Objective 2.1 establishes the standards for Planned Developments (PD), including Residential Planned Developments.

Objective 2.1: Planned Development (PD) Standards

In an effort to reduce the impacts of urban sprawl on the community and the region, the City of Alachua shall provide for a wide array of planned developments to encourage the creation of interrelated neighborhoods and districts to increase the quality of life for all residents of the City.

Policy 2.1.a: Residential Planned Developments (PD): The City shall establish flexible development and use regulations for residential PDs for use within residential land use categories. Those regulations shall be developed to achieve the following:

1. High quality residential development through a mixture of housing types, prices and densities. The allowed uses within a residential PD are not subject to the permitted uses in the underlying land use category. Single-family homes, zero lot line homes, and townhomes are examples of the allowable housing types within residential PDs.
2. The opportunity to improve quality of life by placing activities necessary for daily living in close proximity to residences through the allowance of a limited amount of neighborhood commercial uses, and with special design criteria, community commercial uses, within the residential PD at appropriate densities and intensities.
3. A range of parks and open space, from playgrounds to community gardens to active recreation facilities within the neighborhood.
4. Streets and public spaces that are safe, comfortable, and designed to respect pedestrians, nonvehicular and vehicular modes of transportation.

5. Conservation of materials, financial resources and energy through efficient design of infrastructure.

Analysis of Consistency with Goal 2, Objective 2.1, and Policy 2.1.a: This application proposes a final plat in accordance with the approved PD Master Plan and PD Ordnance and Agreement. The final plat has been reviewed for compliance with these documents.

Objective 5.1: Natural features: The City shall coordinate Future Land Use designations with appropriate topography, soils, areas of seasonal flooding, wetlands and habitat during review of proposed amendments to the Future Land Use Map and the development review process. Natural features may be included as amenities within a development project.

Policy 5.1.a: Topography: The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.

Policy 5.1.b: Soils: The City shall ensure soil protection and intervention measures are included in the development review process.

Policy 5.1.c: Flood prone areas: The City shall require as part of the development review process the identification of FEMA flood zone areas. Where necessary, base flood elevations and minimum finished floor elevations shall be established. The City shall also require finished floor elevations on subdivision plats, site plans and building permit plans when necessary to determine compliance with flood prone area regulations. The City shall establish standards for a limitation on filling in flood prone areas.

Policy 5.1.d: Wetlands: The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code (FAC) and regulations adopted by the FDEP and the Suwannee River Water Management District.

Policy 5.1.e: Habitat: The City shall require as part of the development review process, an inventory of listed species for all new developments in areas identified as known habitat for listed species if listed species are known to exist in close proximity to the development. The survey shall include detailed information regarding type, quantity, location, and habitat requirements for any listed species identified. A de minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

Analysis of Consistency with Objective 5.1 and Policies 5.1.a – e: The subject property has historically been used for agricultural operations. There are no known listed species, wetlands, special flood hazard areas, or other significant natural features. If any regulated

plant or animal species is identified during development, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

Objective 5.2: Availability of facilities and services: All new development shall be planned and constructed concurrently with the availability of facilities and services necessary for the development.

Analysis of Consistency with Objective 5.2: The proposed final plat has been reviewed for its impacts to all public facilities monitored for concurrency, including parks and education facilities. A complete analysis of these impacts can be found in the "Public Facilities Impact" section of this Report.

GOAL 9: Water and Wastewater Service:

The City will ensure that new development within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the Comprehensive Plan, shall connect to the City of Alachua's potable water and wastewater system.

Policy 9.2: Any new residential subdivision within the corporate limits, where potable water service is available, as defined in Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within either a Residential or Agriculture Future Land Use Map Designation shall connect to the City of Alachua's potable water system. Any new residential subdivision within the corporate limits, where wastewater service is available, as defined in Policy 1.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within a Residential Future Land Use Map Designation shall connect to the City of Alachua's wastewater system.

Analysis of Consistency with Goal 9 and Policy 9.2: Potable water is available to the site, as defined in Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan.

<u>Housing Element</u>

Policy 1.1.a: The City shall encourage development of a variety of housing types including conventional single family homes, accessory dwelling units, multi-family units, group homes, assisted living facilities, foster care facilities, mobile homes and manufactured housing, and shall ensure that appropriate land use designations and zoning districts exist to accommodate each type.

Analysis of Consistency with Policy 1.1.a: This project would support additional housing within the City, thereby furthering Policy 1.1.a.

Recreation Element

Policy 1.2.b: The City shall adhere to a minimum level of service of five (5.0) acres of community, neighborhood or pocket park, per 1,000 persons, with a minimum of 20 percent of this in improved, passive parks.

Analysis of Consistency with Policy 1.2.b: An analysis of the impacts to recreation facilities has been provided within this report.

Transportation Element

Objective 1.1: Level of Service: The City shall establish a safe, convenient and efficient level of service standard for all motorized and non-motorized transportation systems.

Analysis of Consistency with Objective 1.1: An analysis of the impacts to transportation facilities has been provided within this report. There are no transportation facilities that would be deficient as a result of this application.

Community Facilities Element

Policy 1.2.a: The City shall establish a Community Wastewater Service Area, which includes all areas where wastewater service is available. Wastewater service shall be deemed available if:

1. A gravity water main exists within 100 feet of the property line of any lot with a residential land use category or an existing single family residence and wastewater service is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
2. Gravity wastewater main exists with 500 feet of the property line of any proposed residential subdivision consisting of 5 units or less and the gravity wastewater system is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
3. A gravity wastewater main, wastewater pumping station, or force main exists within 2,640 feet of the property line of any proposed residential subdivision comprised of more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main is accessible through public utility easements or right of ways. The distance shall be

measured as required for construction of the infrastructure along public utility easements and right of ways.

Analysis of Consistency with Policy 1.2.a: The subject property is located within the wastewater service area, and any future development on the subject property will be required to connect to a wastewater system.

Policy 2.1.a: The City hereby establishes the following level of service standards for solid waste disposal facilities:

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Solid Waste Landfill	.73 tons per capita per year

Analysis of Consistency with Objective 2.1.a: An analysis of the impacts to solid waste facilities has been provided within this report.

Policy 4.1.b: The City shall establish a Community Potable Water Service Area, which includes all areas where potable water service is available. Water service shall be deemed available if:

1. A water main exists within 100 feet of any lot within a residential land use category or an existing single family residence water service is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
2. A water main exists within 500 feet of any proposed residential subdivision consisting of 5 units or less and water service is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
3. A water main exists within 2,640 feet of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Analysis of Consistency with Policy 4.1.b: The subject property is located within the potable water service area, and any future development on the subject property will be required to connect to a potable water system.

Conservation and Open Space Element

OBJECTIVE 1.3: Listed Species

The City shall protect species listed by State and Federal agencies as endangered, threatened or of special concern, and their habitats.

Policy 1.3.a: The City shall ensure that its ordinances, regulations and policies protect listed species and their habitats.

Policy 1.3.b: The City shall utilize the development review process, land acquisition programs, environmental regulatory partnerships, stewardship programs and public education to protect listed species and their habitat, and prevent extinction of or reduction in populations of listed species.

Policy 1.3.c: The City shall obtain data from the Florida Fish and Wildlife Conservation Commission, Alachua County Environmental Protection Department, Florida Department of Environmental Protection, to maintain a periodically updated inventory of listed species and habitats located within City limits or immediately adjacent to City limits. The City will use the Florida Natural Areas Inventory as a base inventory.

Policy 1.3.d: The City shall require prior to development approval, an inventory of listed species for all new developments in areas identified as known habitat for listed species. The inventory shall include detailed information regarding type, quantity, location and habitat requirements for any listed species identified. De minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

Policy 1.3.e: The City's land use designations shall provide for the protection of threatened and endangered species.

Analysis of Consistency with Objective 1.3 and Policies 1.3.a – e:

An environmental conditions and site suitability analysis has been provided separately in this report. Future development of the site must comply with the environmental protections established in the City of Alachua Comprehensive Plan and Land Development Regulations.

Objective 1.10: Wetlands

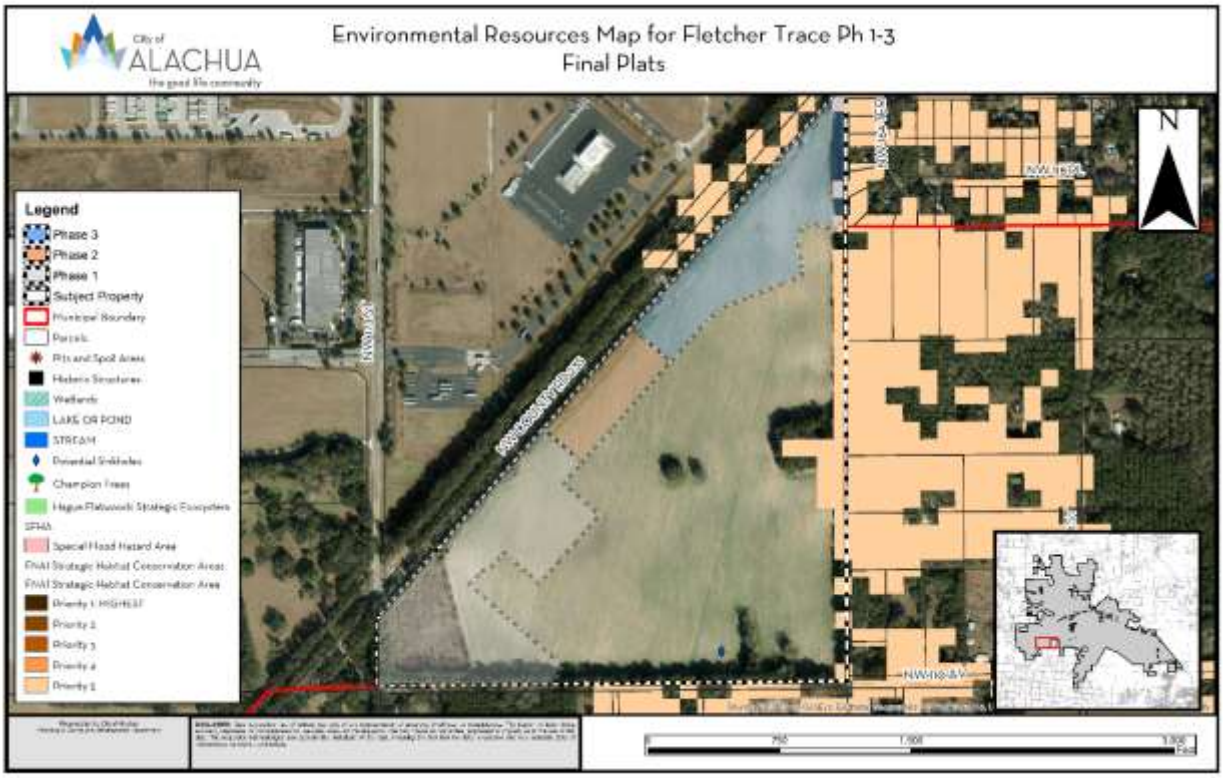
The City shall protect and preserve wetland values and functions from adverse, human caused, physical and hydrologic disturbances.

Analysis of Consistency with Objective 1.10:

There are no known wetlands on the subject property. If wetlands are discovered, applicable Goals, Objectives, and Policies of the City's Comprehensive Plan as well as applicable requirements of Alachua County will have to be conformed to.

ENVIRONMENTAL CONDITIONS & SITE SUITIBILITY ANALYSIS

Map 2. Environmental Conditions Map



Wetlands

According to the best available data, there are no wetlands on the subject property.

Evaluation: Applicable standards in the City's Comprehensive Plan, Land Development Regulations, and Suwannee River Water Management District (SRWMD) regulations would apply to those areas identified as wetlands. There are no identifiable wetlands on the subject property, therefore, there are no issues related to wetland protection.

Strategic Ecosystems

Strategic Ecosystems were identified by an ecological inventory project in a report prepared for Alachua County Department of Growth Management in 1996. The purpose

of the inventory was to identify, inventory, map, describe, and evaluate the most significant natural biological communities in private ownership in Alachua County.

Evaluation: The subject property is not located within or adjacent to a Strategic Ecosystem, therefore, the development will have no impact upon any Strategic Ecosystem(s) identified within the ecological inventory report.

Regulated Plant & Animal Species

The subject property is not known to contain any species identified as endangered, threatened, or of special concern, other than those described below. The Florida Natural Areas Inventory (FNAI) has identified areas throughout the State of Florida which may contain good quality natural communities. This data layer is known as the Potential Natural Areas (PNA) data layer, and identifies privately owned lands that are not managed or listed for conservation purposes. These areas were delineated by FNAI scientific staff through interpretation of natural vegetation from 1988-1993 FDOT aerial photographs and from input received during Regional Ecological Workshops held for each regional planning council. These workshops were attended by experts familiar with natural areas in the region. Potential Natural Areas were assigned ranks of Priority 1 through Priority 5 based on size, perceived quality, and type of natural community present. The areas included in Priority 5 are exceptions to the above criteria. These areas were identified through the same process of aerial photographic interpretation and regional workshops as the PNA 1 through 4 ranked sites, but do not meet the standard criteria.

Evaluation: As required by the PD Ordinance, a listed species survey was provided with the preliminary plat/ Final PD application as part of an ecological survey report completed by Flatwoods Consulting Group. The report indicated that five gopher tortoise burrows were found on site. None were found within the area of Phase 3.

Soil Survey

Each soil type found on the subject property is identified below. The hydrologic soil group is an indicator of potential soil limitations. The hydrologic soil group, as defined for each specific soil, refers to a group of soils which have been categorized according to their runoff-producing characteristics. These hydrologic groups are defined by the Soil Survey of Alachua County, Florida, dated August 1985. The chief consideration with respect to runoff potential is the capacity of each soil to permit infiltration (the slope and kind of plant cover are not considered, but are separate factors in predicting runoff). There are four hydrologic groups: A, B, C, and D. “Group A” soils have a higher infiltration rate when thoroughly wet and therefore have a lower runoff potential. “Group D” soils have very lower infiltration rates and therefore a higher runoff potential.

There are six (6) soil types found on the subject property for the Fletcher Trace Preliminary Plat:

Soil Type	Hydrologic Group	Drainage Class	Dwellings without basements	% of Subject Property (may not total to 100% due to rounding)
Arredondo fine sand, 0 to 5 percent slopes	A	Well drained	Not limited	32.8
Millhopper sand, 0 to 5 percent slopes	A	Moderately well drained	Not limited	10.8
Kendrick sand, 2 to 5 percent slopes	B	Well drained	Not limited	0.2
Gainesville sand, 0 to 5 percent slopes	A	Well drained	Not limited	46.5
Arredondo fine sand, 5 to 8 percent slopes	A	Well drained	Not limited	6.8
Lochloosa fine sand, 5 to 8 percent slopes	B	Somewhat poorly drained	Not limited	3.0

Evaluation: The soil types located within the subject property do not pose any significant limitations for development of residential dwellings.

Flood Potential

Panels 12001C0120D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006 indicates that the subject property contains areas with Flood Zone "X" designations (areas determined to be outside of the 500-year floodplain).

Evaluation: No portion of the subject property appears to be located within a special flood hazard area, therefore, no issues related to flood potential.

Karst-Sensitive Features

Karst sensitive areas include geologic features, such as fissures, sinkholes, underground streams, and caverns, and are generally the result of irregular limestone formations. GIS Data from Alachua County indicates that a karst feature may be present on the site. As a condition of the Planned Development, additional geotechnical information was provided.

Evaluation: Additional geotechnical analysis has been provided by the applicant in accordance with the conditions of the approved PD ordinance. An additional condition has been included with this preliminary plat that will require additional analysis of stormwater in this area.

Wellfield Protection Zone

Policy 7.2.1 of the Future Land Use Element of the Comprehensive Plan establishes a 500 foot radial buffer around city-owned potable water well.

Evaluation: The subject property is not currently located within a City of Alachua wellhead protection zone as identified on the City of Alachua Wellfield Primary Protection Zones Map of the Comprehensive Plan, therefore, there are no issues related to wellfield protection.

Historic Structures and Markers

The subject property does not contain any historic structures or markers as determined by the State of Florida and the Alachua County Historic Resources Inventory.

Evaluation: The subject property does not contain any historic structures or markers as determined by the State of Florida and the Alachua County Historic Resources Inventor, therefore, no issues related to historic structures or markers.

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

Section 2.4.10(G)(5)(d) of the City's Land Development Regulations (LDRs) establishes the standards with which all final plats must be found to be compliant. The application has been reviewed for compliance with the standards of Section 2.4.10(G)(5)(d). An evaluation and findings of the application's compliance with the applicable standards of Section 2.4.10(G)(5)(d) is provided below.

2.4.10(G)(5)(d) *Final plat standards.* The final plat for subdivision shall:

(i) Comply with the standards contained in Article 7, *Subdivision Standards*;

Evaluation & Findings: The application has been reviewed for and is found to be in compliance with the applicable standards of Article 7, *Subdivision Standards*. Compliance with Article 7 is demonstrated collectively within the Preliminary Plat, Construction Plans, and Final Plat.

(ii) Be in substantial conformance with the preliminary plat, and the construction plans;

Evaluation & Findings: The application has been reviewed for and is found to be in substantial conformance with the preliminary plat and construction plans.

(iii) Be consistent with all other relevant provisions of these LDRs;

Evaluation & Findings: The application has been reviewed for and is found to be in compliance with all other applicable provisions of the LDRs, including but not limited to: Article 3, *Zone Districts*; Article 4, *Use Regulations*; Article 5, *Density, Intensity, and Dimensional Standards*; and Article 6, *Development Standards*.

(iv) Be consistent with all other relevant City ordinances and regulations;

Evaluation & Findings: An evaluation of the application's consistency with the City's Comprehensive Plan has been provided within this report. The application is consistent with all other relevant City ordinances and regulations, including the approved PD Master Plan for the Fletcher Trace (Savannah Station Phase 3) development and PD Ordinance (Ordinance 22-10).

(v) Address the provision of required public improvements in the following ways:
a. Submittal of a subdivider agreement in accordance with Subsection 2.4.10(G)(4) of this section, Subdivider agreement;
b. Provide the City with surety device in accordance with Section 7.4, Improvement guarantees for public improvements, if improvements are proposed to be completed after final plat recordation;

Evaluation & Findings: A subdivider agreement has been prepared in accordance with Subsection 2.4.10(G)(4). The subdivider agreement (included within the supporting application materials attached as Exhibit "A" to this report) establishes the requirements for the construction of infrastructure, inspection of infrastructure during construction, and the maintenance guarantee for infrastructure improvements. The foregoing provisions within the subdivider agreement meet the requirements of Sections 2.4.10(G)(4) and 7.4 of the LDRs. The subdivider intends to complete improvements prior to recording final plat in the public records of Alachua County, therefore, no surety for construction is required at this time.

(vi) Include the following certificates, which shall be signed by the subdivider and the LDR Administrator:
a. Certificate of subdivider's surveyor;
b. Certificate of City's review surveyor;
c. Certificate of approval by County Health Department, if applicable;
d. Certificate of approval by the Attorney for the City;
e. Certificate of approval by the City Commission; and
f. Certificate of filing with the Alachua County Clerk of Court.

Evaluation & Findings: The face of the plat provides all certificates as listed in Subsection 2.4.10(G)(5)(d)(vi).

PUBLIC FACILITIES IMPACT

The analysis of each public facility provided below represents an analysis of the impacts generated by the proposed Final Plat – 37 dwelling units.

At present, the total impacts generated by the Final Plat are acceptable and are not anticipated to degrade the Level of Service (LOS) of any public facility. If development is proposed in the future, the applicant will be required to provide a comprehensive analysis of the impacts generated by such development upon public facilities. Facility capacity must be available to support the proposed development prior to the issuance of a final development order.

Traffic Impact

Table 3. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2, 3]	Segment Description	Lanes	Functional Classification	Area Type	LOS
11	CR 235 (from NW 143rd Place to South City Limit)	2/U	Major Collector	COMM	D
17	CR235A South (from US 441 to CR235)	2/U	Major Collector	COMM	D

1 *Source: City of Alachua Comprehensive Plan, Traffic Circulation Element.*
2 *For developments generating 1,000 trips or greater, affected roadway segments are identified as all those wholly or partially located within · mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater, and all roadway segments for which the proposed development's impacts are 5% or greater on the Maximum Service Volume (MSV) of the roadway [Section 2.4.14(H)(2)(b) of the LDRs].*
3 *FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity*

Table 4. Potential Trip Generation

	Land Use	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
Fletcher Trace Ph 1	Residential [1]	352 (176/176)	28 (7/21)	38 (24/14)
Potential Trips		352 (176/176)	28 (7/21)	38 (24/14)

1 *ITE Trip Generation (ITE 210). AADT: 9.52 trips per unit = 37 x 9.52 = 400 (50% enter/50% exit). PM 1.02 trips per unit = 37 x 1.02 = 43. (64% enter/36% exit). AM: .77 trips per unit = 37 x .77=32 (26% enter/74% exit).*

Table 5. Potential Impact of Affected Comprehensive Plan Roadway Segments

Traffic System Category	11 CR 235 (from NW 143rd Place to South City Limit) [1]	17 CR235A South (from US 441 to CR235)
Maximum Service Volume[2]	15,120	15,120
Existing Traffic[3]	6,180	5,302
Reserved Trips[4]	0	3,821
Available Capacity[4]	8,940	5,997
Potential Impact Generated by Proposed Final Plat[5]	352	176
Residual Capacity after Proposed Final Plat[6]	**8,588**	**5,821**
PM Peak Hour Traffic Analysis	11 CR 235 (from NW 143rd Place to South City Limit) [1]	17 CR235A South (from US 441 to CR235)
Maximum Service Volume[2]	1,359	1,359
Existing Traffic[3]	587	504
Reserved Trips[4]	0	392
Available Capacity[4]	772	463
Potential Impact Generated by Proposed Final Plat [5]	38	19
Residual Capacity after Proposed Final Plat[6]	**734**	**444**

1 *FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.*

2 *AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.*

3 *Florida Department of Transportation. (2024). 2023 Count Data. Accessed via Florida Traffic Online April 2024.*

4 *Source: City of Alachua January 2025 Development Monitoring Report.*

5 *Source: Applicant Submitted Concurrency Analysis Report. Assumed trip distribution Segment 11: 100%, Segment 17: 50%.*

6 *Concurrency has already been reserved for this project as part of the Final PD Plan/ Preliminary Plat.*

Evaluation: As shown no segment monitored for concurrency is shown to fall below the required minimum level of service.

Potable Water Impacts

Table 6. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity*	2,300,000
Less Actual Potable Water Flows*	1,548,250
Reserved Capacity*	468,945
Potential Potable Water Demand from Proposed Preliminary Plat **	10,175
Residual Capacity	**272,630**
Percentage of Permitted Design Capacity Utilized	**88.15%**
Sources: ** City of Alachua January 2025 Development Monitoring Report* ***City of Alachua Comprehensive Plan Potable Water Level of Service of 275 gallons/du/ day x 37 units*	

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 10,175 gallons per day at build out. This analysis is based on the development potential of 37 residential dwellings that would are proposed as part of the Final Plat. Policy 4.1.c.3, of the Community Facilities Element of the City's Comprehensive Plan requires that no development orders be issued until additional capacity becomes available or funds to increase facility capacity are committed. The City is currently working on a new well-field project that has been funded and has initiated the process to increase permitted design capacity. It is anticipated that the proposed development will not adversely affect the Level of Service ("LOS") for potable water facilities, and the impacts are therefore acceptable.

Sanitary Sewer Impacts

Table 7. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity*	1,500,000
Less Actual Treatment Plant Flows*	764,000
Reserved Capacity*	437,084
Projected Potential Wastewater Demand from Proposed Preliminary Plat **	9,250
Residual Capacity	**289,666**
Percentage of Permitted Design Capacity Utilized	**80.69%**
Sources: ** City of Alachua January 2025 Development Monitoring Report* ***City of Alachua Comprehensive Plan Potable Water Level of Service of 250 gallons/du/ day x 37 units*	

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 9,250 gallons per day. This analysis is based on the practicable development potential of 37 residential dwellings that would be permitted by the proposed preliminary plat. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for sanitary sewer facilities, and the impacts are therefore acceptable.

Recreational Impacts

Table 8a. Recreational Impacts

System Category	Acreage
Existing City of Alachua Recreation Acreage[1]	135.48
Acreage Required to Serve Existing Population[2]	55.08
Reserved Capacity[1]	13.84
Potential Demand Generated by Development[3]	0.48
Residual Recreational Capacity After Impacts	**66.08**

Sources:
1 *City of Alachua January 2025 Development Monitoring Report.*
2 *Bureau of Economic & Business Research, University of Florida, Estimates of Population (2021); Policy 1.2.b, Recreation Elements. Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.76 persons per dwelling x 37 dwellings / [5 acres/1,000 persons])*

Table 8b. Improved Passive Park Space Analysis

Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity[1]	13.79 acres
Acreage Required to Serve Demand Generated by Development[2]	.10 acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development	13.89 acres
Existing Improved Passive Park Space[1]	34.82 acres
Improved, Passive Park Space Utilized by Existing Population, Reserved Capacity, & Demand Generated by Development[3]	**39.89 %**

1 *Source: City of Alachua January 2025 Development Monitoring Report.*
2 *Formula: Recreation Demand Generated by Development (0.55 acres) x 20%.*
3 *Formula: Total Improved Passive Park Space / (Acreage Required to Serve Existing Population + Reserved Capacity + Acreage Required to Serve Demand Generated by Development.)*

Evaluation: The proposed preliminary plat would increase the maximum potential demand from the development of the subject property by 0.48 recreational acres, and for passive park space by 0.10 acres. Concurrency and impacts to the City's recreation system will be reevaluated at the preliminary plat review stage. It is anticipated that the proposed preliminary plat will not adversely affect the Level of Service ("LOS") of recreational facilities; therefore, the impacts are acceptable.

Solid Waste Impacts

Table 9. Solid Waste Impacts

System Category	Lbs Per Day	Tons Per Year
Existing Demand[1]	44,060.00	8,040.95
Reserved Capacity[2]	50,407.82	9,199.43
Projected Solid Waste Demand from Application[3]	384.82	70.23
New River Solid Waste Facility Capacity[4]	**50 years**	

Sources:
1 *Bureau of Economic & Business Research, University of Florida, Estimates of Population (2023); Policy 2.1.a, CFNGAR Element*
2 *City of Alachua January 2025 Development Monitoring Report*
3 *Policy 2.1.a, CFNGAR Element (Formula: .73 tons x 37 dwellings)*
4 *New River Solid Waste Facility, April 2024*

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 79.72 tons per year. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") of solid waste facilities; therefore, the impacts are acceptable.

Public School Impact

At this time, it is anticipated that the proposed final plat will result in a demand of 9 total student stations (4 for elementary, 2 for middle, and 3 for high school). The School Board of Alachua County provided a determination on August 28, 2024 that the school capacity would remain sufficient at build out of this project.

Any future determination must find that the students generated by the proposed amendment can be reasonably accommodated for the five, ten, and twenty year planning periods at the elementary, middle, and high school levels.

Concurrency Summary for Phases 1, 2 and 3

As Phases 1, 2, and 3 are being considered for approval at the same time, an analysis has been generated for the cumulative impacts that all three projects will have on Public Facilities. The analysis of each public facility provided below represents an analysis of the impacts generated by the proposed final plats for Phases 1, 2, and 3 of Fletcher Trace – 111 dwelling units.

At present, the total impacts generated by the proposed plats are acceptable and are not anticipated to degrade the Level of Service (LOS) of any public facility. If development is proposed in the future, the applicant will be required to provide a comprehensive analysis of the impacts generated by such development upon public facilities. Facility capacity must be available to support the proposed development prior to the issuance of a final development order.

Traffic Impact

Table 3. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2, 3]	Segment Description	Lanes	Functional Classification	Area Type	LOS
11	CR 235 (from NW 143rd Place to South City Limit)	2/U	Major Collector	COMM	D
17	CR235A South (from US 441 to CR235)	2/U	Major Collector	COMM	D

4 *Source: City of Alachua Comprehensive Plan, Traffic Circulation Element.*

5 *For developments generating 1,000 trips or greater, affected roadway segments are identified as all those wholly or partially located within · mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater, and all roadway segments for which the proposed development's impacts are 5% or greater on the Maximum Service Volume (MSV) of the roadway [Section 2.4.14(H)(2)(b) of the LDRs].*

6 *FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity*

Table 4. Potential Trip Generation

	Land Use	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
Fletcher Trace Ph 1-3	Residential [1]	1,057 (528/528)	78 (21/57)	113 (72/41)
Potential Trips		1,057 (528/528)	78 (21/57)	113 (72/41)

2 *ITE Trip Generation (ITE 210). AADT: 9.52 trips per unit = 111 x 9.52 = 305 (50% enter/50% exit). PM 1.02 trips per unit = 111 x 1.02 = 33. (64% enter/36% exit). AM: .77 trips per unit = 111 x .77=25 (26% enter/74% exit).*

Table 5. Potential Impact of Affected Comprehensive Plan Roadway Segments

Traffic System Category	11 CR 235 (from NW 143rd Place to South City Limit) [1]	17 CR235A South (from US 441 to CR235)
Maximum Service Volume[2]	15,120	15,120
Existing Traffic[3]	6,180	5,302
Reserved Trips[4]	0	3,821
Available Capacity[4]	8,940	5,997
Potential Impact Generated by Proposed Final Plat[5]	1,057	529
Residual Capacity after Proposed Final Plat[6]	**7,882**	**5,468**
PM Peak Hour Traffic Analysis	11 CR 235 (from NW 143rd Place to South City Limit) [1]	17 CR235A South (from US 441 to CR235)
Maximum Service Volume[2]	1,359	1,359
Existing Traffic[3]	587	504
Reserved Trips[4]	0	392
Available Capacity[4]	772	463
Potential Impact Generated by Proposed Final Plat [5]	113	57
Residual Capacity after Proposed Final Plat[6]	**659**	**406**

7 *FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.*

8 *AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.*

9 *Florida Department of Transportation. (2024). 2023 Count Data. Accessed via Florida Traffic Online April 2024.*

10 *Source: City of Alachua January 2025 Development Monitoring Report.*

11 *Source: Applicant Submitted Concurrency Analysis Report. Assumed trip distribution Segment 11: 100%, Segment 17: 50%.*

12 *Concurrency has already been reserved for this project as part of the Final PD Plan/ Preliminary Plat.*

Evaluation: As shown no segment monitored for concurrency is shown to fall below the required minimum level of service.

Potable Water Impacts

Table 6. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity*	2,300,000
Less Actual Potable Water Flows*	1,548,250
Reserved Capacity*	468,945
Potential Potable Water Demand from Proposed Preliminary Plat **	30,525
Residual Capacity	**252,280**
Percentage of Permitted Design Capacity Utilized	**89.03%**
Sources: ** City of Alachua January 2025 Development Monitoring Report* ***City of Alachua Comprehensive Plan Potable Water Level of Service of 275 gallons/du/ day x 111 units*	

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 30,525 gallons per day at build out. This analysis is based on the development potential of 111 residential dwellings that would are proposed as part of the Final Plats for Phases 1, 2 and 3. Policy 4.1.c.3, of the Community Facilities Element of the City's Comprehensive Plan requires that no development orders be issued until additional capacity becomes available or funds to increase facility capacity are committed. The City is currently working on a new well-field project that has been funded and has initiated the process to increase permitted design capacity. It is anticipated that the proposed development will not adversely affect the Level of Service ("LOS") for potable water facilities, and the impacts are therefore acceptable.

Sanitary Sewer Impacts

Table 7. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity*	1,500,000
Less Actual Treatment Plant Flows*	764,000
Reserved Capacity*	437,084
Projected Potential Wastewater Demand from Proposed Preliminary Plat **	27,750
Residual Capacity	**271,166**
Percentage of Permitted Design Capacity Utilized	**81.92%**
Sources: ** City of Alachua January 2025 Development Monitoring Report* ***City of Alachua Comprehensive Plan Potable Water Level of Service of 250 gallons/du/ day x 111 units*	

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 27,750 gallons per day. This analysis is based on the practicable development potential of 111 residential dwellings that would be permitted by the proposed preliminary plat. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for sanitary sewer facilities, and the impacts are therefore acceptable.

Recreational Impacts

Table 8a. Recreational Impacts

System Category	Acreage
Existing City of Alachua Recreation Acreage[1]	135.48
Acreage Required to Serve Existing Population[2]	55.08
Reserved Capacity[1]	13.84
Potential Demand Generated by Development[3]	1.45
Residual Recreational Capacity After Impacts	**65.11**

Sources:
3 City of Alachua January 2025 Development Monitoring Report.
4 Bureau of Economic & Business Research, University of Florida, Estimates of Population (2021); Policy 1.2.b, Recreation Elements. Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.76 persons per dwelling x 111 dwellings / [5 acres/1,000 persons])

Table 8b. Improved Passive Park Space Analysis

Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity[1]	13.79 acres
Acreage Required to Serve Demand Generated by Development[2]	.29 acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development	14.08 acres
Existing Improved Passive Park Space[1]	34.82 acres
Improved, Passive Park Space Utilized by Existing Population, Reserved Capacity, & Demand Generated by Development[3]	**40.44 %**

4 Source: City of Alachua January 2025 Development Monitoring Report.
5 Formula: Recreation Demand Generated by Development (01.45 acres) x 20%.
6 Formula: Total Improved Passive Park Space / (Acreage Required to Serve Existing Population + Reserved Capacity + Acreage Required to Serve Demand Generated by Development.)

Evaluation: The proposed preliminary plat would increase the maximum potential demand from the development of the subject property by 1.45 recreational acres, and for passive park space by 0.29 acres. Concurrency and impacts to the City's recreation system will be reevaluated at the preliminary plat review stage. It is anticipated that the proposed preliminary plat will not adversely affect the Level of Service ("LOS") of recreational facilities; therefore, the impacts are acceptable.

Solid Waste Impacts

Table 9. Solid Waste Impacts

System Category	Lbs Per Day	Tons Per Year
Existing Demand[1]	44,060.00	8,040.95
Reserved Capacity[2]	50,407.82	9,199.43
Projected Solid Waste Demand from Application[3]	1,154.47	210.69
New River Solid Waste Facility Capacity[4]	**50 years**	

Sources:
5 Bureau of Economic & Business Research, University of Florida, Estimates of Population (2023); Policy 2.1.a, CFNGAR Element
6 City of Alachua January 2025 Development Monitoring Report
7 Policy 2.1.a, CFNGAR Element (Formula: .73 tons x 111 dwellings)
8 New River Solid Waste Facility, April 2024

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 210.69 tons per year. It is anticipated that the proposed

amendment will not adversely affect the Level of Service ("LOS") of solid waste facilities; therefore, the impacts are acceptable.

Public School Impact

At this time, it is anticipated that the proposed final plat will result in a demand of 30 total student stations (13 for elementary, 7 for middle, and 10 for high school). The School Board of Alachua County provided a determination on August 28, 2024 that the school capacity would remain sufficient at build out of this project.

Any future determination must find that the students generated by the proposed amendment can be reasonably accommodated for the five, ten, and twenty year planning periods at the elementary, middle, and high school levels.

EXHIBIT "A"

TO FLETCHER TRACE PHASE 3
FINAL PLAT
STAFF REPORT

SUPPORTING APPLICATION MATERIALS SUBMITTED BY CITY STAFF TO THE PLANNING AND ZONING BOARD

City of Alachua

PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM

PROJECT # _____ **APPLICATION DATE** _____

NAME & DESCRIPTION OF PROJECT Fletcher Trace - Phase 3

PROJECT ADDRESS (Contact 911 Addressing @ 352.338.7361) 11305 NW 173rd St, Alachua, FL 32615

Tax Parcel Numbers 03980-002-001

Acreage _____

DEVELOPMENT DATA (check all that apply)

- [x] Single Family — Number of Units: 37
- [ ] Multi Family — Number of Units: _____
- [ ] Exempt (See exemptions on page 2)

Level of Review

- [ ] Pre-Application Conference
- [ ] Preliminary
- [X] Final
- [ ] Revised
- [ ] Staff Administrative Review

A determination that there is adequate school capacity for a specific project will satisfy requirements for review for school concurrency for the periods of time consistent with the Interlocal Agreement and specified in local government land development regulations; an agreement by the School Board with the developer and local government is required to extend the period for approvals for phased projects beyond the generally applicable time period

EXPLANATION OF STUDENT GENERATION CALCULATION

Student Generation is calculated based on the type of residential development and the type of schools. The number of student stations (by school type - Elementary, Middle and High School) used for calculating the school concurrency impacts is equal to the number of dwelling units by housing type multiplied by the student generation multiplier (for housing type & school type) established by the School Board. Calculations are rounded to the nearest whole number. Student Generation for each school type is calculated individually to assess the impact on the **School Concurrency Service Area (SCSA)** for each school type (Elementary, Middle and High School).

SCHOOL CONCURRENCY SERVICE AREAS (SCSA) FOR PROJECT LOCATION

Based on the project location, please identify the corresponding School Concurrency Service Areas for each school type. Maps of the SCSAs may be viewed on the Alachua County Public Schools website.

SCHOOL CONCURRENCY SERVICE AREAS (SCSA)

Elementary Northwest Alachua **Middle** Mebane **High** Santa Fe

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	37	**units X 0.12 Elementary School Multiplier**	4	**Student Stations**
MIDDLE	37	**units X 0.06 Middle School Multiplier**	2	**Student Stations**
HIGH	37	**units X 0.09 High School Multiplier**	3	**Student Stations**

MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY		**units X 0.06 Elementary School Multiplier**		**Student Stations**
MIDDLE		**units X 0.03 Middle School Multiplier**		**Student Stations**
HIGH		**units X 0.03 High School Multiplier**		**Student Stations**

Source: School Board of Alachua County 2021 Student Generation Multiplier Analysis

EXEMPT DEVELOPMENTS (click all that apply)

☐ *Existing legal lots eligible for a building permit*

☐ *Development that includes residential uses that has received final development plan approval prior to the effective date for public school concurrency, or has received development plan approval prior to June 24, 2008, provided the development approval has not expired*

☐ *Amendments to final development orders for residential development approved prior to the effective date for public school concurrency, and which do not increase the number of students generated by the development*

☐ *Age-restricted developments that prohibit permanent occupancy by persons of school age, provided this condition is satisfied in accordance with the standards of the Public School Facilities Element or the ILA*

☐ *Group quarters that do not generate public school students, as described in the ILA*

AUTHORIZED AGENT

Name: CHW, an NV5 Company, c/o Aaron Hickman

Mailing Address: 11801 Research Dr

Alachua, FL 32615

Phone: (352) 331-1976

Email: aaronh@chw-inc.com

PROPERTY OWNER

Name: Waco of Alabama, Inc.

Mailing Address PO Box 6937

Jacksonville, FL 32236

Phone: contact agent

Email contact agent

CERTIFICATION

PROJECT NAME : Fletcher Trace - Phase 3 **PROJECT #:**

This application for a determination of the adequacy of public schools to accommodate the public school students generated by the subject development has been reviewed for compliance with the school concurrency management program and in accordance with the ILA. The following determinations have been made:

☑ **Approved** based upon the following findings (see 09.14.2022 Capacity Table)

Elementary SCSA Northwest Alachua — Capacity Required 4

- ☑ Capacity Available — Available Capacity 368
- ☐ Capacity Available in 5 yrs* — Available Capacity
- ☐ Capacity Available in Adjacent SCSA — Available Capacity

Middle SCSA Mebane — Capacity Required 2

- ☑ Capacity Available — Available Capacity 406
- ☐ Capacity Available in 5 yrs* — Available Capacity
- ☐ Capacity Available in Adjacent SCSA — Available Capacity

High SCSA Santa Fe — 3

- ☑ Capacity Available — Available Capacity 142
- ☐ Capacity Available in 5 yrs* — Available Capacity
- ☐ Capacity Available in Adjacent SCSA — Available Capacity

☐ **Denial** for reasons stated

Approved by

School Board Staff Certification

Suzanne M. Wynn
Director, Facilities Planning and Construction
Alachua County Public Schools
352.955.7400 x 1445

Date: 08.28.2024

City of Alachua Staff

A complete application for the development project was accepted on

Date: August 12, 2024

Signed: Adam Hall

Printed Name: Adam Hall

*163.3180(6)(g), F.S. (2023)

Page 3

City of Alachua

MIKE DAROZA
CITY MANAGER

DIRECTOR KATHY WINBURN
PLANNING & COMMUNITY DEVELOPMENT

August 13, 2024

Sent by electronic mail to aaronh@chw-inc.com

Aaron Hickman, PSM
CHW, LLC
11801 Research Drive
Alachua, FL 32615

RE: Project Assistance Team (PAT) Summary: Fletcher Trace Phases 1-3 Final Plats (PSP24-0007, PSP24-0008, and PSP24-0009)

Dear Mr Hickman:

On July 24, 2024, the City of Alachua received your revised applications for the Final Plats of Phase 1, 2 & 3 of the Fletcher Trace Subdivision. The Fletcher Trace PD project is comprised of 472 residential units (344 detached and 128 attached) in 13 phases and received Preliminary Plat approval from the City Commission on September 26, 2022. Phase 1 consists of 32 detached units; Phase 2 consists of 14 detached units and 28 attached; and, Phase 3 consists of 36 detached units.

The application has been reviewed by the City's Project Assistance Team (PAT). Upon review of the application and materials, the following insufficiencies must be addressed. A meeting to review these comments can be scheduled upon request.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **12:00 PM** on **Tuesday, August 27, 2024**. A total of four (4) copies of the application package and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud / FTP link must be provided by this date.

Please address the following:

PHASE 1

1. *Surety and Subdividers Agreement*
   a. Provide separate cost estimate by project Engineer for sidewalks to be placed in front of lots.
   b. If planning to utilize the recent subdivision regulations amendment regarding provision of surety, please note that the City's subdividers agreement implementing this process is still in draft. Staff cannot provide a timeline on when it may be complete. Provision of

surety in the amount of 120% of the value of improvements can still be provided in order to obtain a proposed draft subdividers agreement.

NEW COMMENT: **Please provide the following information for Phase 1:**

- **Certified engineer's cost estimate for public infrastructure (that is, infrastructure that will be turned over to the City)**
- **Certified engineer's cost estimate for private infrastructure (that is, infrastructure that will be maintained by the Developer/ Home Owner's Association)**
- **Certified engineer's cost estimate for sidewalks to be placed in front of lots.**

2. *Article 7, Subdivision Standards*
   c. Revise Declarations and Covenants to include statement that the City of Alachua does not provide liability insurance for any common areas or identify location within provided documents.

NEW COMMENT: Provide revised declarations and covenants.

6. *Public Services / Fire Rescue / Engineering Review Comments*
   a. The applicant must address all comments provided by the Public Services Department in a memo signed August 7, 2024 (attached).
   b. The applicant must address all comments provided by Jared Rogers, PSM, of eda, inc. in a letter dated May 2, 2024 (attached).

NEW COMMENT: Applicant must address all comments provided by the City's Compliance and Risk Management Department provided below from Ms Corey King, Assistant Director:

1. **The dedication of the lift station to the public on the plat should be removed. The lift station will be transferred to the City via deed, thus the benefits and burdens of the City's ownership of the lift station will be contained within the terms of the deed.**
2. **The construction plans required sidewalks for access between the right-of-way on CR 235 and the sidewalks on the internal streets of the subdivision. The connecting sidewalks need to be shown on the final plat and a dedication of the sidewalks to the public needs to be included in the dedication on the plat. The sidewalks are shown on pages C1.10 and C1.12 of the construction plans.**

PHASE 2

3. *Surety and Subdividers Agreement*
   a. Provide separate cost estimate by project Engineer for sidewalks to be placed in front of lots.
   b. If planning to utilize the recent subdivision regulations amendment regarding provision of surety, please note that the City's subdividers agreement implementing this process is still in draft. Staff cannot provide a timeline on when it may be complete. Provision of surety in the amount of 120% of the value of improvements can still be provided in order to obtain a proposed draft subdividers agreement.

NEW COMMENT: **Please provide the following information for Phase 2:**

- **Certified engineer's cost estimate for public infrastructure (that is, infrastructure that will be turned over to the City)**
- **Certified engineer's cost estimate for private infrastructure (that is, infrastructure that will be maintained by the Developer/ Home Owner's Association)**
- **Certified engineer's cost estimate for sidewalks to be placed in front of lots.**

4. *Article 7, Subdivision Standards*
   d. Revise Declarations and Covenants to include statement that the City of Alachua does not provide liability insurance for any common areas or identify location within provided documents.

NEW COMMENT: Provide revised declarations and covenants.

6. *Public Services / Fire Rescue / Engineering Review Comments*
   b. The applicant must address all comments provided by Jared Rogers, PSM, of eda, inc. in a letter dated May 2, 2024 (attached).

NEW COMMENT: Applicant must address all comments provided by the City's Compliance and Risk Management Department provided below from Ms Corey King, Assistant Director:

1. **The dedication of the lift station to the public on the plat should be removed. The lift station will be transferred to the City via deed, thus the benefits and burdens of the City's ownership of the lift station will be contained within the terms of the deed.**
3. **The construction plans required sidewalks for access between the right-of-way on CR 235 and the sidewalks on the internal streets of the subdivision. The connecting sidewalks need to be shown on the final plat and a dedication of the sidewalks to the public needs to be included in the dedication on the plat. The sidewalks are shown on pages C1.10 and C1.12 of the construction plans.**

PHASE 3

1. *Surety and Subdividers Agreement*
   a. Provide separate cost estimate by project Engineer for sidewalks to be placed in front of lots.
   b. If planning to utilize the recent subdivision regulations amendment regarding provision of surety, please note that the City's subdividers agreement implementing this process is still in draft. Staff cannot provide a timeline on when it may be complete. Provision of surety in the amount of 120% of the value of improvements can still be provided in order to obtain a proposed draft subdividers agreement.

NEW COMMENT: **Please provide the following information for Phase 3:**

- **Certified engineer's cost estimate for public infrastructure (that is, infrastructure that will be turned over to the City)**
- **Certified engineer's cost estimate for private infrastructure (that is, infrastructure that will be maintained by the Developer/ Home Owner's Association)**
- **Certified engineer's cost estimate for sidewalks to be placed in front of lots.**

2. *Article 7, Subdivision Standards*
   e. Revise Declarations and Covenants to include statement that the City of Alachua does not provide liability insurance for any common areas or identify location within provided documents.

NEW COMMENT: Provide revised declarations and covenants.

6. *Public Services / Fire Rescue / Engineering Review Comments*
   b. The applicant must address all comments provided by Jared Rogers, PSM, of eda, inc. in a letter dated May 2, 2024 (attached).

NEW COMMENT: Applicant must address all comments provided by the City's Compliance and Risk Management Department provided below from Ms Corey King, Assistant Director:

1. **The dedication of the lift station to the public on the plat should be removed. The lift station will be transferred to the City via deed, thus the benefits and burdens of the City's ownership of the lift station will be contained within the terms of the deed.**
4. **The construction plans required sidewalks for access between the right-of-way on CR 235 and the sidewalks on the internal streets of the subdivision. The connecting sidewalks need to be shown on the final plat and a dedication of the sidewalks to the public needs to be included in the dedication on the plat. The sidewalks are shown on pages C1.10 and C1.12 of the construction plans.**

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1603 or via e-mail at ahall@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,

Adam Hall, AICP
Principal Planner

Attachments

c: Kathy Winburn, Planning & Community Development Director *(by electronic mail)*
Justin Tabor, AICP, Principal Planner *(by electronic mail)*
Carson Crockett, AICP Candidate, Planner *(by electronic mail)*
Project File

City of ALACHUA
the good life community

City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
ASST CITY MANAGER

INTER-OFFICE COMMUNICATION

DATE: **August 15, 2024**

TO: **Kathy Winburn, AICP**
Planning & Community Development Director

FROM: **Michael Carrillo, P.E.**
Public Services Director
Tom Ridgik, P.E.
Engineering Supervisor

TR 08/07/2024 2

RE: **Fletcher Trace Phase 1 Final Plat**

Public Services has reviewed the subject project (July Submittal) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comments on Apr Submittal** **Plat Book, Sheet 1:** **Under Owner's Certification & Dedication** Please insert the following text: THE HOMEOWNER'S ASSOCIATION (HOA) SHALL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM NOT IN THE RIGHT-OF-WAY. Please **resubmit** this sheet. **Comments on July Submittal** **Plat Book, Sheet 1:** **Approved**

NO.	COMMENTS
2	**Comments on Apr Submittal** **Plat Book, Sheet 1:** **Deeding of Lift Station** The lift station is located near the R/W & Lots 15 & 16. See Construction Sheet C3.10. Show the lift station boundary & callout that it has been deeded to the City. Confirm that the lift station deed has been recorded in the appropriate books. Please **resubmit** this sheet. Please **submit** response including information on the recording of the deed. **Comments on July Submittal** **Plat Book, Sheet 1:** **Owner's Certification and Dedication** Please remove text that dedicates the lift station to the public. Clarify that the lift station shall be transferred to the City by deed. **Submit** supporting information that the deed has been transferred to the City, and that this transferred deed is recorded on the appropriate County "book". **Submit** response & **Revise and Resubmit.**
	END OF COMMENTS

Please advise if you have any questions or require additional information.
cc: Justin Tabor – AICP Principal Planner
Adam Hall – AICP Principal Planner

August 12, 2024

Justin Tabor -AICP Principal Planner
City of Alachua
Alachua County, Florida

Mr. Tabor,

Re: Fletcher Trace – Phase 1
Surveying Review for Conformity to Chapter 177, Part I (Platting)

Thank you for the opportunity to review the subdivision plat Fletcher Trace – Phase 1. I have completed a review of the referenced subdivision plat for conformance to Chapter 177, Part I (Platting), Florida Statutes.

I find that this subdivision plat conforms to the above requirements, with the following exceptions:

177.091 (3): There are Match Lines shown on Sheet 1 that are not shown on Sheet 2. (See redlined copy of Plat). In my opinion the northerly and westerly Match Lines should be eliminated.

177.081 (2) & 177.091 (12): The owner of the lands appearing in the Owner's Certification and Dedication is different from that in the Title Opinion by Kelley D. Jones, P.A. If there is a new opinion or Tilte Commitment, I have not received it.

177.091 (15): Street names (when determined) are required.

There are offsite easements shown which are not dimensioned and have no recording Information.

Additional comments are upon the red-lined version of the subdivision plat included with this letter.

Please contact me at your convenience should you have any questions.

Sincerely,

Robert W. Graver, PSM
State of Florida License No. LS 4239

N:\Bcb\Plat Review of Fletcher Trace Phase 1.docx

720 SW 2nd Avenue, South Tower, Suite 300, Gainesville, FL 32601
Phone: (352) 373-3541 • www.edafl.com

FLETCHER TRACE - PHASE 1

LOCATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

CHW Professional Consultants
132 NW 76th Drive
Gainesville, Florida 32607
(352) 331-1976 / (352) 331-2476
www.chw-inc.com
est. 1988 FLORIDA LB-5075

PLAT BOOK__,PAGE __
SHEET ONE OF TWO

DESCRIPTION

A TRACT OF LAND SITUATED IN IN SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF AFOREMENTIONED SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE NORTH 0°04'14" WEST, ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 403.02 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY); THENCE NORTH 41°06'51" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1437.97 FEET; THENCE, DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, THE FOLLOWING ELEVEN (11) COURSES; (1) SOUTH 48°53'09" EAST, A DISTANCE OF 295.00 FEET; (2) SOUTH 41°06'51" WEST, A DISTANCE OF 160.00 FEET; (3) SOUTH 48°53'09" EAST, A DISTANCE OF 270.00 FEET; (4) SOUTH 41°06'51" WEST, A DISTANCE OF 519.84 FEET; (5) NORTH 48°53'09" WEST, A DISTANCE OF 270.00 FEET; (6) SOUTH 41°06'51" WEST, A DISTANCE OF 110.16 FEET; (7) SOUTH 60°08'30" WEST, A DISTANCE OF 52.89 FEET; (8) SOUTH 41°06'51" WEST, A DISTANCE OF 110.00 FEET; (9) SOUTH 48°53'09" EAST, A DISTANCE OF 702.47 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 335.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 51°07'03" EAST, 26.09 FEET; (10) THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°27'46", AN ARC LENGTH OF 26.09 FEET TO THE END OF SAID CURVE; (11) THENCE DEPARTING SAID CURVE, SOUTH 36°39'04" WEST, A DISTANCE OF 123.18 FEET TO THE SOUTH LINE OF AFOREMENTIONED SECTION 28; THENCE SOUTH 89°22'44" WEST, ALONG THE SOUTH LINE OF SAID SECTION 28, A DISTANCE OF 1005.72 FEET TO THE **POINT OF BEGINNING**.

PARCEL OF LAND CONTAINING 21.35 ACRES, MORE OR LESS.

SURVEYOR'S NOTES

1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 1983), YIELDING A BEARING OF SOUTH 89°22'44" WEST FOR THE SOUTH LINE OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FL.
2. VERTICAL DATUM SHOWN HEREON IS DERIVED FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BENCHMARK USED WAS A NATIONAL GEODETIC SURVEY BENCHMARK NUMBER I75T6, WITH A PUBLISHED ELEVATION OF 160.03 FEET (NAVD 88).
3. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1': 5,000'.
4. BUILDING SETBACKS (UNLESS SHOWN OTHERWISE)
   FRONT= 10'
   REAR = 5'
   SIDE = 5'
   STREET FACING GARAGES = 18'
5. THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY PANEL NO. "120669 0120 D, EFFECTIVE DATE: JUNE 16, 2006.
6. THE COMMON AREAS, OPEN SPACE, AND STORM WATER MANAGEMENT AREAS SHOWN HEREON, WILL BE CONVEYED TO THE OWNER'S ASSOCIATION AND ARE IDENTIFIED FOR MAINTENANCE IN THE HOMEOWNERS ASSOCIATION DOCUMENTS. THE OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF TREES PLANTED IN RIGHTS-OF-WAY AND COMMON AREAS IN CONFORMANCE WITH SUBDIVIDERS AGREEMENT AND SECTION 7.8.1 OF THE CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS.
7. LOT CORNERS AND PERMANENT CONTROL POINTS SHALL BE SET PER 177.091 (8) AND (9) FLORIDA STATUTES.
8. ALL LINES ARE NON-RADIAL UNLESS NOTED OTHERWISE.
9. THIS SURVEY IS A TOTAL OF TWO (2) SHEETS. EACH SHEET IS INCOMPLETE WITHOUT THE OTHERS. SEE SHEET ONE (1) FOR OVERALL PLAT BOUNDARY. SEE SHEET (2) FOR DETAIL INFORMATION FOR LOTS ONE (1) THRU THIRTY-TWO (32).

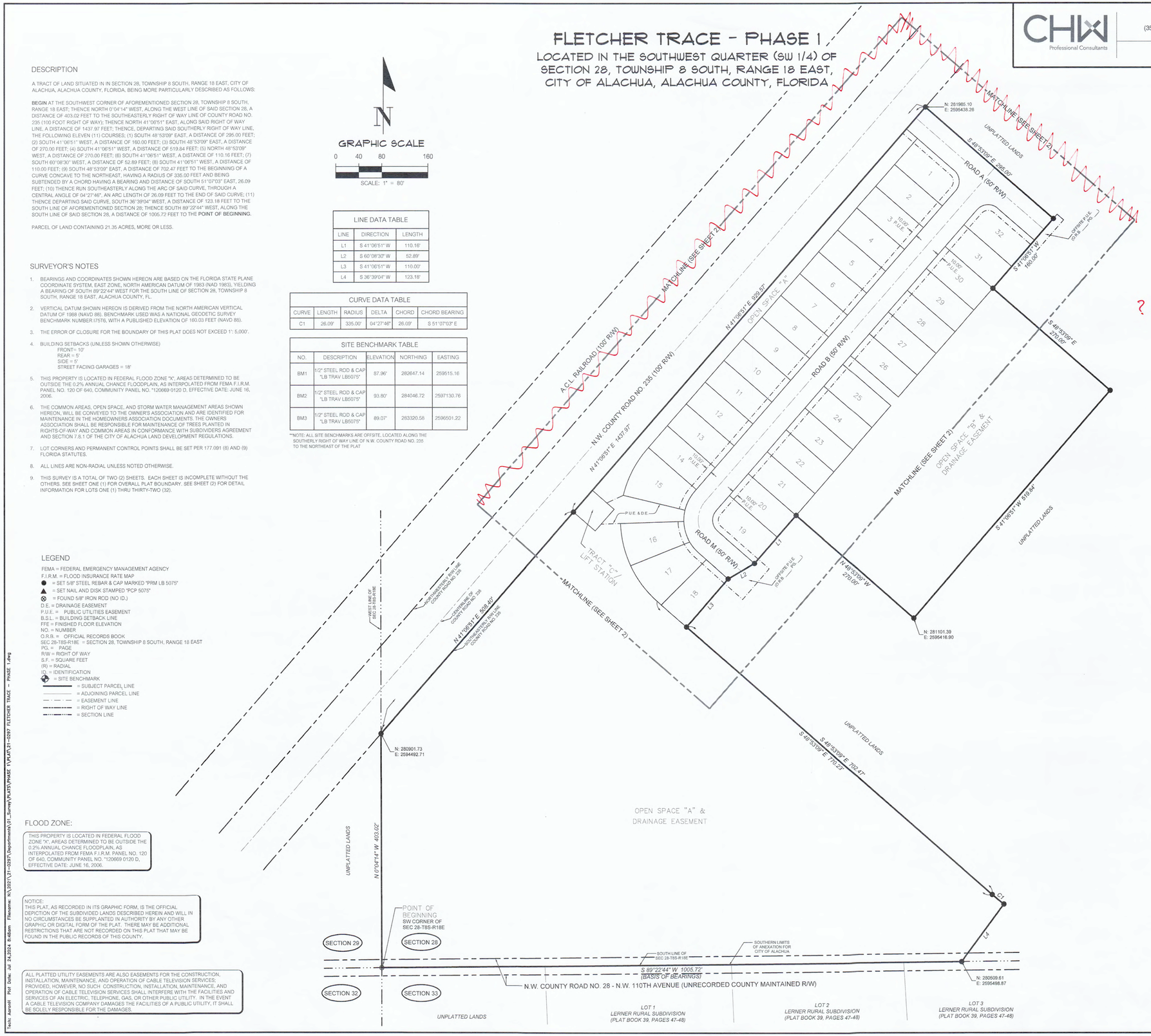
GRAPHIC SCALE
0 40 80 160
SCALE: 1" = 80'

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 41°06'51" W	110.16'
L2	S 60°08'30" W	52.89'
L3	S 41°06'51" W	110.00'
L4	S 36°39'04" W	123.18'

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	26.09'	335.00'	04°27'46"	26.09'	S 51°07'03" E

SITE BENCHMARK TABLE				
NO.	DESCRIPTION	ELEVATION	NORTHING	EASTING
BM1	1/2" STEEL ROD & CAP "LB TRAV LB5075"	87.96'	282647.14	259515.16
BM2	1/2" STEEL ROD & CAP "LB TRAV LB5075"	93.80'	284046.72	2597130.76
BM3	1/2" STEEL ROD & CAP "LB TRAV LB5075"	89.07'	283320.58	2596501.22

**NOTE: ALL SITE BENCHMARKS ARE OFFSITE, LOCATED ALONG THE SOUTHERLY RIGHT OF WAY LINE OF N.W. COUNTY ROAD NO. 235 TO THE NORTHEAST OF THE PLAT



LEGEND

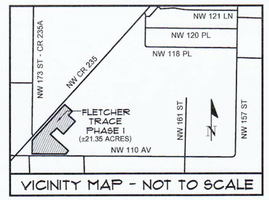
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
● = SET 5/8" STEEL REBAR & CAP MARKED "PRM LB 5075"
▲ = SET NAIL AND DISK STAMPED "PCP 5075"
⊗ = FOUND 5/8" IRON ROD (NO ID.)
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITIES EASEMENT
B.S.L. = BUILDING SETBACK LINE
FFE = FINISHED FLOOR ELEVATION
NO. = NUMBER
O.R.B. = OFFICIAL RECORDS BOOK
SEC 28-T8S-R18E = SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST
PG. = PAGE
R/W = RIGHT OF WAY
S.F. = SQUARE FEET
(R) = RADIAL
ID. = IDENTIFICATION
⌖ = SITE BENCHMARK
= SUBJECT PARCEL LINE
= ADJOINING PARCEL LINE
= EASEMENT LINE
= RIGHT OF WAY LINE
= SECTION LINE

FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY PANEL NO. "120669 0120 D, EFFECTIVE DATE: JUNE 16, 2006.

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 SUPPLANTED 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.

ALL PLATTED 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.



OWNER'S CERTIFICATION AND DEDICATION

WACO OF ALABAMA, INC., DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE LANDS DESCRIBED HEREON, AND HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED TO BE KNOWN AS "FLETCHER TRACE - PHASE 1"; AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE RIGHT-OF-WAYS AS SHOWN HEREON; AND DOES HEREBY DEDICATE THE USE OF DRAINAGE EASEMENTS TO THE PUBLIC FOR THE RIGHT TO DISCHARGE STORM WATER, THE OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM NOT IN THE RIGHT OF WAY; AND DOES HEREBY DEDICATE TRACT "C" TO THE PUBLIC WITH RESPONSIBILITY OF OWNERSHIP AND MAINTENANCE; AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON SHALL BE MADE ACCESSIBLE TO PUBLIC SERVICE VEHICLES.

WITNESS _____ SIGNATURE _____

WITNESS _____ PRINT NAME & TITLE _____

ACKNOWLEDGEMENT (STATE OF FLORIDA, COUNTY OF ALACHUA)

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, _____, KNOWN TO ME TO BE THE PERSON HEREIN DESCRIBED AND ACKNOWLEDGED THAT HE EXECUTED THIS INSTRUMENT AS HIS FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____DAY OF _____ A.D. 2024

_____
NOTARY PUBLIC-STATE OF FLORIDA

COMMISSION EXPIRES:_____

COMMISSION NO.:_____

CERTIFICATE OF APPROVAL BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

THIS IS TO CERTIFY THAT ON _____, THE FOREGOING PLAT WAS APPROVED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.

_____
MAYOR

ATTEST:

_____ _____
CITY MANAGER FILED FOR RECORD ON

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR THE CITY OF ALACHUA, FLORIDA

_____
EXAMINED ON

AND APPROVED AS TO ITS LEGAL FORM AND SUFFICIENCY BY:

_____
CITY ATTORNEY

RECEIVED AND FILED

RECEIVED AND FILED FOR RECORD ON THIS _____DAY OF _____, A.D. 2024

_____
CLERK OF THE COURT

_____ _____
BY DATE

Part 1 - Platting of the

CERTIFICATE OF APPROVAL BY PROFESSIONAL SURVEYOR & MAPPER

IT IS HEREBY CERTIFIED, THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE PLATTING REQUIREMENTS PURSUANT TO CHAPTER 177, PART 1, FLORIDA STATUTES AND THAT THIS PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF SAID CHAPTER; HOWEVER MY REVIEW AND CERTIFICATION DOES NOT INCLUDE COMPUTATION OR FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS.

EXAMINED ON: _____

AND APPROVED BY: _____
PROFESSIONAL SURVEYOR AND MAPPER

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT THIS PLAT ENTITLED "FLETCHER TRACE - PHASE 1" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE OF THE DESCRIBED LANDS, UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THIS PLAT AND SURVEY COMPLIES WITH ALL REQUIREMENTS AS SET FORTH IN CHAPTER 177, PART 1- PLATTING OF THE FLORIDA STATUTES.

_____ _____
DATE

CHAD A COLSON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 7142
CAUSSEAUX, HEWETT, & WALPOLE, LLC.
FLORIDA LICENSED BUSINESS NUMBER LB 5075
11801 RESEARCH DRIVE, ALACHUA, FL 32615

Tech: Aaronh Plot Date: Jul 24,2024 8:48am Filename: N:\2021\21-0297\Deptfiles\01 Survey\PLATS\PHASE 1\PLAT\21-0297 FLETCHER TRACE - PHASE 1.dwg

FLETCHER TRACE - PHASE 1

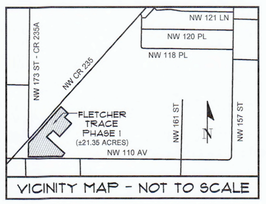
LOCATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

CHW Professional Consultants
132 NW 76th Drive
Gainesville, Florida 32607
(352) 331-1976 / (352) 331-2476
www.chw-inc.com
est. 1988 FLORIDA LB-5075

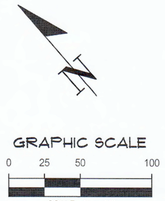
PLAT BOOK__,PAGE __
SHEET TWO OF TWO

SURVEYOR'S NOTES

1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 1983), YIELDING A BEARING OF SOUTH 89°22'44" WEST FOR THE SOUTH LINE OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FL.
2. VERTICAL DATUM SHOWN HEREON IS DERIVED FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BENCHMARK USED WAS A NATIONAL GEODETIC SURVEY BENCHMARK NUMBER I7576, WITH A PUBLISHED ELEVATION OF 160.03 FEET (NAVD 88).
3. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1': 5,000'.
4. BUILDING SETBACKS (UNLESS SHOWN OTHERWISE)
   FRONT= 10'
   REAR = 5'
   SIDE = 5'
   STREET FACING GARAGES = 18'
5. THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY PANEL NO. "120669 0120 D, EFFECTIVE DATE: JUNE 16, 2006.
6. THE COMMON AREAS, OPEN SPACE, AND STORM WATER MANAGEMENT AREAS SHOWN HEREON, WILL BE CONVEYED TO THE OWNER'S ASSOCIATION AND ARE IDENTIFIED FOR MAINTENANCE IN THE HOMEOWNERS ASSOCIATION DOCUMENTS. THE OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF TREES PLANTED IN RIGHTS-OF-WAY AND COMMON AREAS IN CONFORMANCE WITH SUBDIVIDERS AGREEMENT AND SECTION 7.8.1 OF THE CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS.
7. LOT CORNERS AND PERMANENT CONTROL POINTS SHALL BE SET PER 177.091 (8) AND (9) FLORIDA STATUTES.
8. ALL LINES ARE NON-RADIAL UNLESS NOTED OTHERWISE.
9. THIS SURVEY IS A TOTAL OF TWO (2) SHEETS. EACH SHEET IS INCOMPLETE WITHOUT THE OTHERS. SEE SHEET ONE (1) FOR OVERALL PLAT BOUNDARY. SEE SHEET (2) FOR DETAIL INFORMATION FOR LOTS ONE (1) THRU THIRTY-TWO (32).



VICINITY MAP - NOT TO SCALE

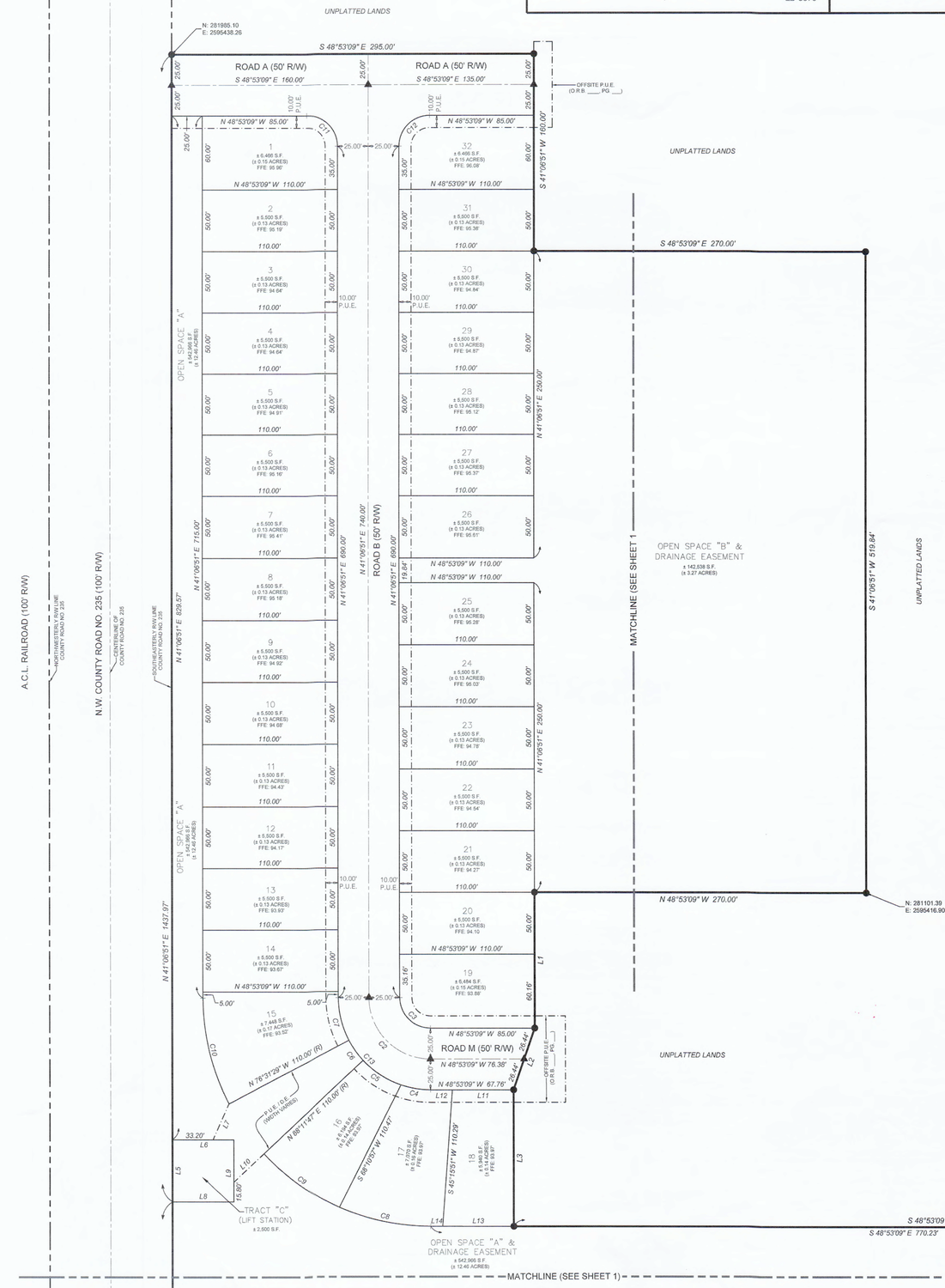


LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 41°06'51" W	110.16'
L2	S 60°08'30" W	52.89'
L3	S 41°06'51" W	110.00'
L4	S 36°39'04" W	123.18'
L5	S 41°06'51" W	50.00'
L6	S 48°53'09" E	50.00'
L7	S 65°17'45" W	31.52'
L8	N 48°53'09" W	50.00'
L9	N 41°06'51" E	50.00'
L10	N 88°11'47" E	33.48'
L11	N 48°53'09" W	50.01'
L12	N 48°53'09" W	17.74'
L13	S 48°53'09" E	57.99'
L14	S 48°53'09" E	9.76'

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C2	78.54'	50.00'	90°00'00"	70.71'	N 3°53'09" W
C3	39.27'	25.00'	90°00'00"	35.36'	S 3°53'09" E
C4	24.51'	75.00'	18°43'24"	24.40'	S 39°31'27" E
C5	37.12'	75.00'	28°21'33"	36.74'	S 15°58'59" E
C6	20.00'	75.00'	15°16'44"	19.94'	S 5°50'09" W
C7	36.18'	75.00'	27°38'19"	35.83'	S 27°17'41" W
C8	76.51'	185.00'	23°41'43"	75.96'	S 37°02'18" E
C9	75.51'	185.00'	23°23'13"	74.99'	S 13°29'50" E
C10	89.24'	185.00'	27°38'19"	88.38'	S 27°17'41" W
C11	39.27'	25.00'	90°00'00"	35.36'	N 3°53'09" W
C12	39.27'	25.00'	90°00'00"	35.36'	S 86°06'51" W
C13	117.81'	75.00'	90°00'00"	106.07'	S 3°53'09" E

LEGEND

FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
● = SET 5/8" STEEL REBAR & CAP MARKED "PRM LB 5075"
▲ = SET NAIL AND DISK STAMPED "OCO 5075"
⊗ = FOUND 5/8" IRON ROD (NO ID.)
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITIES EASEMENT
B.S.L. = BUILDING SETBACK LINE
FFE = FINISHED FLOOR ELEVATION
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE
R/W = RIGHT OF WAY
S.F. = SQUARE FEET
NO. = NUMBER
(R) = RADIAL
ID. = IDENTIFICATION
⌖ = SITE BENCHMARK
——— = SUBJECT PARCEL LINE
——— = ADJOINING PARCEL LINE
— · — = EASEMENT LINE
— — = RIGHT OF WAY LINE
— ··· — = SECTION LINE



LOT	AREA	FFE
1	± 6,466 S.F. (± 0.15 ACRES)	95.96'
2	± 5,500 S.F. (± 0.13 ACRES)	95.19'
3	± 5,500 S.F. (± 0.13 ACRES)	94.64'
4	± 5,500 S.F. (± 0.13 ACRES)	94.64'
5	± 5,500 S.F. (± 0.13 ACRES)	94.91'
6	± 5,500 S.F. (± 0.13 ACRES)	95.16'
7	± 5,500 S.F. (± 0.13 ACRES)	95.41'
8	± 5,500 S.F. (± 0.13 ACRES)	95.18'
9	± 5,500 S.F. (± 0.13 ACRES)	94.92'
10	± 5,500 S.F. (± 0.13 ACRES)	94.68'
11	± 5,500 S.F. (± 0.13 ACRES)	94.43'
12	± 5,500 S.F. (± 0.13 ACRES)	94.17'
13	± 5,500 S.F. (± 0.13 ACRES)	93.93'
14	± 5,500 S.F. (± 0.13 ACRES)	93.67'
15	± 7,448 S.F. (± 0.17 ACRES)	93.52'
16	± 6,194 S.F. (± 0.14 ACRES)	93.92'
17	± 7,070 S.F. (± 0.16 ACRES)	93.92'
18	± 5,940 S.F. (± 0.14 ACRES)	93.92'
19	± 6,484 S.F. (± 0.15 ACRES)	93.89'
20	± 5,500 S.F. (± 0.13 ACRES)	94.10'
21	± 5,500 S.F. (± 0.13 ACRES)	94.27'
22	± 5,500 S.F. (± 0.13 ACRES)	94.54'
23	± 5,500 S.F. (± 0.13 ACRES)	94.78'
24	± 5,500 S.F. (± 0.13 ACRES)	95.02'
25	± 5,500 S.F. (± 0.13 ACRES)	95.28'
26	± 5,500 S.F. (± 0.13 ACRES)	95.51'
27	± 5,500 S.F. (± 0.13 ACRES)	95.37'
28	± 5,500 S.F. (± 0.13 ACRES)	95.12'
29	± 5,500 S.F. (± 0.13 ACRES)	94.87'
30	± 5,500 S.F. (± 0.13 ACRES)	94.84'
31	± 5,500 S.F. (± 0.13 ACRES)	95.38'
32	± 6,466 S.F. (± 0.15 ACRES)	96.08'

August 12, 2024

Justin Tabor -AICP Principal Planner
City of Alachua
Alachua County, Florida

Mr. Tabor,

Re: Fletcher Trace – Phase 2
Surveying Review for Conformity to Chapter 177, Part I (Platting)

Thank you for the opportunity to review the subdivision plat Fletcher Trace – Phase 2. I have completed a review of the referenced subdivision plat for conformance to Chapter 177, Part I (Platting), Florida Statutes.

I find that this subdivision plat conforms to the above requirements, with the following exceptions:

177.081 (2) & 177.091 (12): The owner of the lands shown in the Owner's Certification and Dedication Is different from that in the Title Opinion by Kelley D. Jones, P.A.
If there is a new opinion or Title Commitment, I have not received it.

177.091 (15): Street names (when determined) are required.

177.091 (17): Identify contiguous properties along the southwesterly boundary by Subdivision name, Plat Book and page (Assuming Phase 1 is recorded prior to Phase 2).

Note: If Phase 1 is not recorded, Phase 2 will not have access to a Public Right of Way.

There are offsite easements shown which are not dimensioned and have no recording information.

Additional comments are upon the red-lined version of the subdivision plat included with this letter.

Please contact me at your convenience should you have any questions.

Sincerely,

Robert W. Graver, PSM
State of Florida License No. LS 4239

N:\Bob\Plat Review of Fletcher Trace Phase 2.docx

720 SW 2nd Avenue, South Tower, Suite 300, Gainesville, FL 32601
Phone: (352) 373-3541 • www.edafl.com

FLETCHER TRACE - PHASE 2

LOCATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

DESCRIPTION

A TRACT OF LAND BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2140, PAGE 1834, OF THE PUBLIC RECORDS OF ALACHUA COUNTY FLORIDA, SITUATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, OF SAID ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF AFOREMENTIONED SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE NORTH 0°04'14" WEST, ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 403.02 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY); THENCE NORTH 41°06'51" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1437.97 FEET TO THE POINT OF BEGINNING; THENCE, DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, THE FOLLOWING THREE (3) COURSES: (1) SOUTH 48°53'09" EAST, A DISTANCE OF 295.00 FEET; (2) NORTH 41°06'51" EAST, A DISTANCE OF 755.00 FEET; (3) NORTH 48°53'09" WEST, A DISTANCE OF 295.00 FEET TO AFOREMENTIONED SOUTHEASTERLY RIGHT OF WAY LINE; THENCE SOUTH 41°06'51" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 755.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 5.11 ACRES OF LAND, MORE OR LESS.

SURVEYOR'S NOTES

1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 1983), YIELDING A BEARING OF N 0°04'14" W FOR THE WEST LINE OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FL.
2. VERTICAL DATUM SHOWN HEREON IS DERIVED FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BENCHMARK USED WAS A NATIONAL GEODETIC SURVEY BENCHMARK NUMBER I7576, WITH A PUBLISHED ELEVATION OF 160.03 FEET (NAVD 88).
3. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1': 5,000'.
4. BUILDING SETBACKS (UNLESS SHOWN OTHERWISE)
   FRONT= 10'
   REAR = 5'
   SIDE = 5'
   STREET FACING GARAGES = 18'
5. THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY PANEL NO. "120669 0120 D, EFFECTIVE DATE: JUNE 16, 2006.
6. THE COMMON AREAS, OPEN SPACE, AND STORM WATER MANAGEMENT AREAS SHOWN HEREON, WILL BE CONVEYED TO THE OWNER'S ASSOCIATION AND ARE IDENTIFIED FOR MAINTENANCE IN THE HOMEOWNERS ASSOCIATION DOCUMENTS. THE OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF TREES PLANTED IN RIGHTS-OF-WAY AND COMMON AREAS IN CONFORMANCE WITH SUBDIVIDERS AGREEMENT AND SECTION 7.8.1 OF THE CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS.
7. LOT CORNERS AND PERMANENT CONTROL POINTS SHALL BE SET PER 177.091 (8) AND (9) FLORIDA STATUTES.

SITE BENCHMARK TABLE				
NO.	DESCRIPTION	ELEVATION	NORTHING	EASTING
BM1	1/2" STEEL ROD & CAP "LB TRAV LB5075"	87.96'	282647.14	259515.16
BM2	1/2" STEEL ROD & CAP "LB TRAV LB5075"	93.80'	284046.72	2597130.76
BM3	1/2" STEEL ROD & CAP "LB TRAV LB5075"	89.07'	283320.58	2596501.22

**NOTE: ALL SITE BENCHMARKS ARE OFFSITE, LOCATED ALONG THE SOUTHERLY RIGHT OF WAY LINE OF N.W. COUNTY ROAD NO. 235 TO THE NORTHEAST OF THE PLAT

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	39.27'	25.00'	90°00'00"	35.36'	N 86°06'51" E
C2	39.27'	25.00'	90°00'00"	35.36'	N 3°53'09" W
C3	39.27'	25.00'	90°00'00"	35.36'	N 3°53'09" W
C4	39.27'	25.00'	90°00'00"	35.36'	N 86°06'51" E

LEGEND

FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
● = SET 5/8" STEEL REBAR & CAP MARKED "PRM LB 5075"
▲ = SET NAIL AND DISK STAMPED "PCP 5075"
⊗ = FOUND 5/8" IRON ROD (NO ID.)
P.U.E. = PUBLIC UTILITIES EASEMENT
B.S.L. = BUILDING SETBACK LINE
FFE = FINISHED FLOOR ELEVATION
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE
R/W = RIGHT OF WAY
S.F. = SQUARE FEET
SEC 28-T8S-R18E = SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST

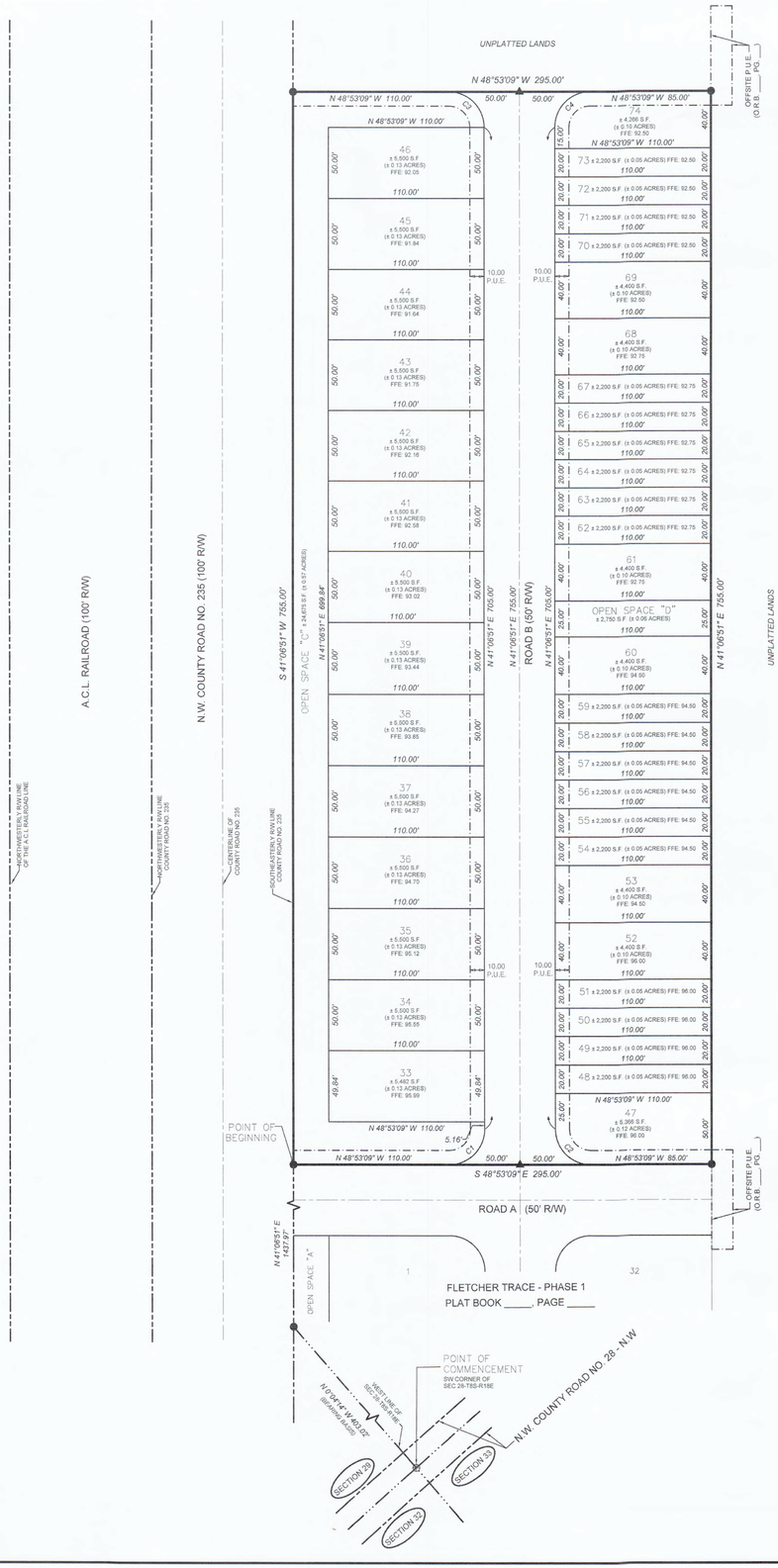
GRAPHIC SCALE
0 25 50 100
SCALE: 1" = 50'

FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY PANEL NO. "120669 0120 D, EFFECTIVE DATE: JUNE 16, 2006.

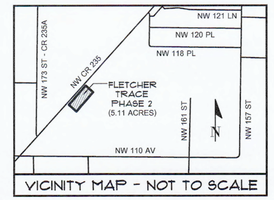
NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT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

ALL PLATTED 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.



CHW Professional Consultants
11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075

PLAT BOOK ___, PAGE ___
SHEET ONE OF ONE



OWNER'S CERTIFICATION AND DEDICATION

WACO OF ALABAMA, INC., DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE LANDS DESCRIBED HEREON, AND HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED TO BE KNOWN AS "FLETCHER TRACE - PHASE 2" ; AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE RIGHT-OF-WAYS AS SHOWN HEREON; AND DOES HEREBY DEDICATE THE USE OF DRAINAGE EASEMENTS TO THE PUBLIC FOR THE RIGHT TO DISCHARGE STORM WATER, THE OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM NOT IN THE RIGHT OF WAY; AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON SHALL BE MADE ACCESSIBLE TO PUBLIC SERVICE VEHICLES.

WITNESS _____ SIGNATURE _____

WITNESS _____ PRINT NAME & TITLE _____

ACKNOWLEDGEMENT (STATE OF FLORIDA, COUNTY OF ALACHUA)

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, _____, KNOWN TO ME TO BE THE PERSON HEREIN DESCRIBED AND ACKNOWLEDGED THAT HE EXECUTED THIS INSTRUMENT AS HIS FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____DAY OF _____ A.D. 2024

_____
NOTARY PUBLIC-STATE OF FLORIDA

COMMISSION EXPIRES:_____

COMMISSION NO.:_____

CERTIFICATE OF APPROVAL BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

THIS IS TO CERTIFY THAT ON _____, THE FOREGOING PLAT WAS APPROVED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.

_____
MAYOR

ATTEST:

_____ _____
CITY MANAGER FILED FOR RECORD ON

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR THE CITY OF ALACHUA, FLORIDA

_____
EXAMINED ON

AND APPROVED AS TO ITS LEGAL FORM AND SUFFICIENCY BY:

_____
CITY ATTORNEY

RECEIVED AND FILED

RECEIVED AND FILED FOR RECORD ON THIS _____DAY OF _____, A.D. 2024

_____
CLERK OF THE COURT

BY _____ DATE _____

chapter Part 1 - Platting of the

CERTIFICATE OF APPROVAL BY PROFESSIONAL SURVEYOR & MAPPER

IT IS HEREBY CERTIFIED, THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE PLATTING REQUIREMENTS PURSUANT TO SECTION 177 OF FLORIDA STATUTES AND THAT THIS PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF SAID CHAPTER. HOWEVER MY REVIEW AND CERTIFICATION DOES NOT INCLUDE COMPUTATION OR FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS.

EXAMINED ON: _____

AND APPROVED BY: _____
PROFESSIONAL SURVEYOR AND MAPPER

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT THIS PLAT ENTITLED "FLETCHER TRACE - PHASE 2" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE OF THE DESCRIBED LANDS, UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THIS PLAT AND SURVEY COMPLIES WITH ALL REQUIREMENTS AS SET FORTH IN CHAPTER 177, PART 1- PLATTING OF THE FLORIDA STATUTES.

_____ _____
DATE

CHAD A COLSON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 7142
CAUSSEAUX, HEWETT, & WALPOLE, LLC.
FLORIDA LICENSED BUSINESS NUMBER LB 5075
11801 RESEARCH DRIVE, ALACHUA, FL 32615

Tech: AaronH Plot Date: Jul 23,2024 5:48pm Filename: N:\2021\21-0297\Department\01_Survey\PLATS\PHASE 2\PLAT\21-0297 FLETCHER TRACE - PHASE 2.dwg

August 12, 2024

Justin Tabor -AICP Principal Planner
City of Alachua
Alachua County, Florida

Mr. Tabor,

Re: Fletcher Trace – Phase 3
Surveying Review for Conformity to Chapter 177, Part I (Platting)

Thank you for the opportunity to review the subdivision plat Fletcher Trace – Phase 3. I have completed a review of the referenced subdivision plat for conformance to Chapter 177, Part I (Platting), Florida Statutes.

I find that this subdivision plat conforms to the above requirements, with the following exceptions:

177.091 (3): In my opinion the Southeasterly and Northwesterly Match lines are not necessary and should be eliminated. The Northeasterly Match Line on Sheet 2 is mislabeled. There is no Southwesterly Match Line shown on Sheet 2. The Southwesterly Match Line on Sheet 1 will need to be moved to the Northeast (See redlined Plat).

177.091 (7): An additional P.R.M. is required on the NW boundary on Sheet 2 (as shown on Sheet 1).

177.081 (2) & 177.091 (12): The owner of the lands appearing in the Owner's Certification and Dedication is different from that in the Title Opinion by Kelley D. Jones, P.A. If there is a new opinion or Title Commitment, I have not received it.

177.091 (15): Street names (when determined) are required.

177.091 (17): Identify contiguous properties along the southwesterly boundary by Subdivision name, Plat Book and page (Assuming Phase- 2 is recorded prior to Phase 3).
Note: If Phase 1 and 2 are not recorded, Phase 3 will not have access to a Public Right of Way.

177.091 (18): Lot 107 is not numbered on Sheet 2.

177.091 (29): Include 'P.B.' in the legend.
Label the size and identity of what I assume is a concrete monument at the northwest Corner of Lot 2 of Pilot Forest and include the symbol (what it is) in the Legend.

There are offsite easements which are not dimensioned and have no recording information.

Additional comments are upon the red-lined version of the subdivision plat included with this letter.

Please contact me at your convenience should you have any questions.

Sincerely,

Robert W. Graver, PSM
State of Florida License No. LS 4239

N:\bob\Plat Review of Fletcher Trace Phase 3.docx

FLETCHER TRACE - PHASE 3

LOCATED IN THE WEST HALF (W 1/2) OF
SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

CHW Professional Consultants

11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com

est. 1988 FLORIDA CA-5075

PLAT BOOK__,PAGE __
SHEET ONE OF TWO

DESCRIPTION

A TRACT OF LAND BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2140, PAGE 1834, OF THE PUBLIC RECORDS OF ALACHUA COUNTY FLORIDA, SITUATED IN THE WEST HALF (W 1/2) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, OF SAID ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF AFOREMENTIONED SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE NORTH 0°04'14" WEST, ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 403.02 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY); THENCE NORTH 41°06'51" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 2192.97 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUE ALONG SAID RIGHT OF WAY LINE, NORTH 41°06'51" EAST, A DISTANCE OF 1878.44 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF AFOREMENTIONED SECTION 28; THENCE SOUTH 01°14'54" WEST, ALONG SAID WEST LINE, A DISTANCE OF 627.97 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 28; THENCE SOUTH 00°14'12" EAST, ALONG THE WEST LINE OF SAID SOUTHEASTER QUARTER (SE 1/4) OF SECTION 28, A DISTANCE OF 282.21 FEET; THENCE, DEPARTING SAID WEST LINE, THE FOLLOWING NINE (9) COURSES; (1) SOUTH 64°41'49" WEST, A DISTANCE OF 69.19 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 185.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 48°50'21" WEST, 169.54 FEET; (2) THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 54°32'38", AN ARC LENGTH OF 176.11 FEET TO THE END OF SAID CURVE; (3) SOUTH 16°03'45" WEST, A DISTANCE OF 160.87 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 45°14'11" EAST, 35.36 FEET; (4) THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET TO THE END OF SAID CURVE; (5) SOUTH 00°14'11" EAST, A DISTANCE OF 85.00 FEET; (6) SOUTH 89°45'49" WEST, A DISTANCE OF 420.66 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 235.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 65°26'20" WEST, 193.60 FEET; (7) THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 48°38'55", AN ARC LENGTH OF 199.54 FEET TO THE END OF SAID CURVE; (8) SOUTH 41°06'51" WEST, A DISTANCE OF 311.05 FEET; (9) NORTH 48°53'09" WEST, A DISTANCE OF 295.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 17.66 ACRES OF LAND, MORE OR LESS.

SURVEYOR'S NOTES

1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 1983), YIELDING A BEARING OF N 0°04'14" W FOR THE WEST LINE OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FL.
2. VERTICAL DATUM SHOWN HEREON IS DERIVED FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BENCHMARK USED WAS A NATIONAL GEODETIC SURVEY BENCHMARK NUMBER I7S76, WITH A PUBLISHED ELEVATION OF 160.03 FEET (NAVD 88).
3. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1': 5,000'.
4. BUILDING SETBACKS (UNLESS SHOWN OTHERWISE)
   FRONT= 10'
   REAR = 5'
   SIDE = 5'
   STREET FACING GARAGES = 18'
5. THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY PANEL NO. "120669 0120 D, EFFECTIVE DATE: JUNE 16, 2006.
6. THE COMMON AREAS, OPEN SPACE, AND STORM WATER MANAGEMENT AREAS SHOWN HEREON, WILL BE CONVEYED TO THE OWNER'S ASSOCIATION AND ARE IDENTIFIED FOR MAINTENANCE IN THE HOMEOWNERS ASSOCIATION DOCUMENTS. THE OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF TREES PLANTED IN RIGHTS-OF-WAY AND COMMON AREAS IN CONFORMANCE WITH SUBDIVIDERS AGREEMENT AND SECTION 7.8.1 OF THE CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS.
7. LOT CORNERS AND PERMANENT CONTROL POINTS SHALL BE SET PER 177.091 (8) AND (9) FLORIDA STATUTES.

LEGEND

FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
● = SET 5/8" STEEL REBAR & CAP MARKED "PRM LB 5075"
▲ = SET NAIL AND DISK STAMPED "PCP 5075"
⊗ = FOUND 5/8" IRON ROD (NO ID.)
P.U.E. = PUBLIC UTILITIES EASEMENT
B.S.L. = BUILDING SETBACK LINE
FFE = FINISHED FLOOR ELEVATION
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE
R/W = RIGHT OF WAY
S.F. = SQUARE FEET
SEC 28-T8S-R18E = SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST

FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY PANEL NO. "120669 0120 D, EFFECTIVE DATE: JUNE 16, 2006.

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 SUPPLANTED 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.

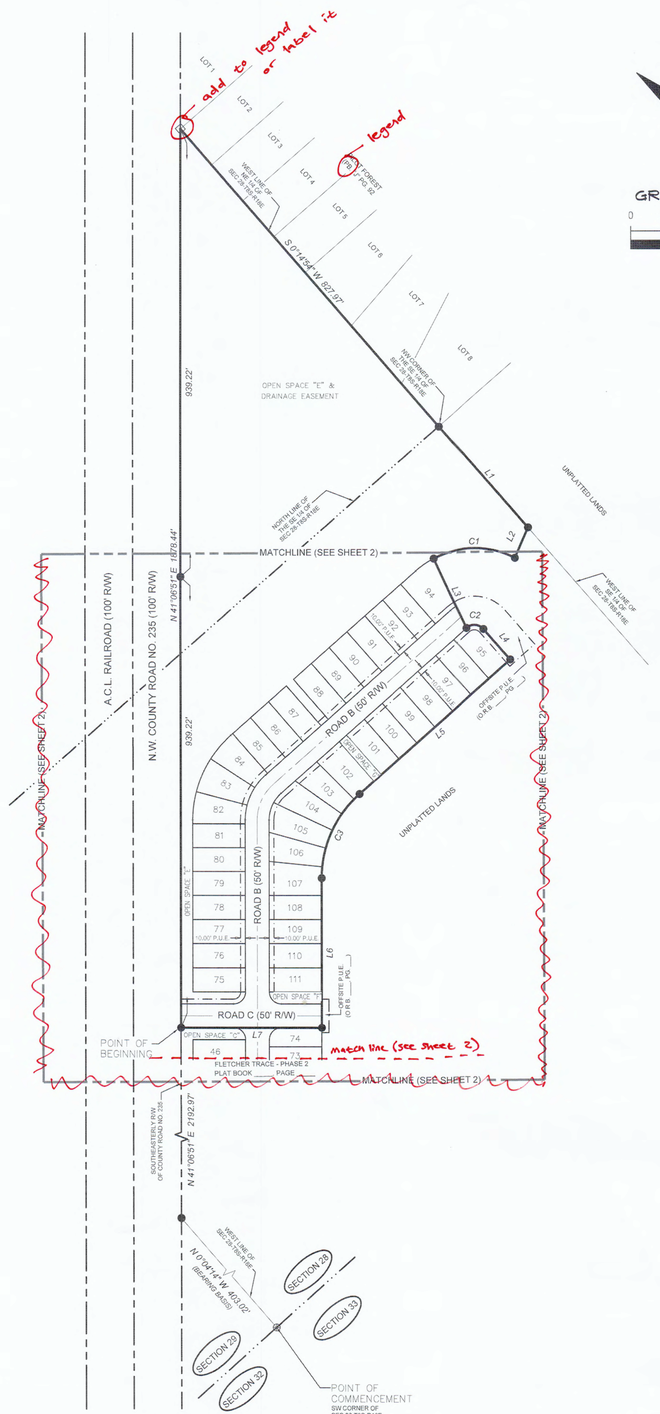
ALL PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES 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.

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 0°14'12" E	282.21'
L2	S 64°41'49" W	69.19'
L3	S 16°03'45" W	160.87'
L4	S 0°14'11" E	85.00'
L5	S 89°45'49" W	420.66'
L6	S 41°06'51" W	311.05'
L7	N 48°53'09" W	295.00'

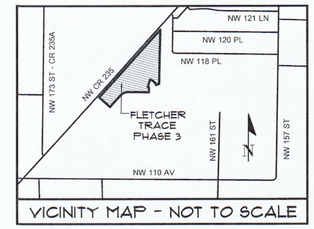
CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	176.11'	185.00'	54°32'38"	169.54'	N 48°50'21" W
C2	39.27'	25.00'	90°00'00"	35.36'	S 45°14'11" E
C3	199.54'	235.00'	48°38'55"	193.60'	S 65°26'20" W

SITE BENCHMARK TABLE				
NAME	DESCRIPTION	ELEVATION	NORTHING	EASTING
BM1	1/2" STEEL ROD & CAP "LB TRAV LB5075".	87.96'	282647.14	259515.16
BM2	1/2" STEEL ROD & CAP "LB TRAV LB5075".	93.80'	284046.72	2597130.76
BM3	1/2" STEEL ROD & CAP "LB TRAV LB5075".	89.07'	283320.58	2596501.22

**NOTE: ALL SITE BENCHMARKS ARE OFFSITE, LOCATED ALONG THE SOUTHERLY RIGHT OF WAY LINE OF N.W. COUNTY ROAD NO. 235



GRAPHIC SCALE
0 75 150 300
SCALE: 1" = 150'



OWNER'S CERTIFICATION AND DEDICATION

WACO OF ALABAMA, INC., DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE LANDS DESCRIBED HEREON, AND HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED TO BE KNOWN AS "FLETCHER TRACE - PHASE 3" ; AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE RIGHT-OF-WAYS AS SHOWN HEREON; AND DOES HEREBY DEDICATE THE USE OF DRAINAGE EASEMENTS TO THE PUBLIC FOR THE RIGHT TO DISCHARGE STORM WATER, THE OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM NOT IN THE RIGHT OF WAY; AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON SHALL BE MADE ACCESSIBLE TO PUBLIC SERVICE VEHICLES.

WITNESS _____ SIGNATURE _____

WITNESS _____ PRINT NAME & TITLE _____

ACKNOWLEDGEMENT (STATE OF FLORIDA, COUNTY OF ALACHUA)

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, _____, KNOWN TO ME TO BE THE PERSON HEREIN DESCRIBED AND ACKNOWLEDGED THAT HE EXECUTED THIS INSTRUMENT AS HIS FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____DAY OF _____ A.D. 2024

NOTARY PUBLIC-STATE OF FLORIDA

COMMISSION EXPIRES:_____

COMMISSION NO.:_____

CERTIFICATE OF APPROVAL BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

THIS IS TO CERTIFY THAT ON _____, THE FOREGOING PLAT WAS APPROVED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.

MAYOR

ATTEST:

CITY MANAGER _____ FILED FOR RECORD ON _____

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR THE CITY OF ALACHUA, FLORIDA

EXAMINED ON

AND APPROVED AS TO ITS LEGAL FORM AND SUFFICIENCY BY:

CITY ATTORNEY

RECEIVED AND FILED

RECEIVED AND FILED FOR RECORD ON THIS _____DAY OF _____, A.D. 2024

CLERK OF THE COURT

BY _____ DATE _____

CERTIFICATE OF APPROVAL BY PROFESSIONAL SURVEYOR & MAPPER

IT IS HEREBY CERTIFIED, THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE PLATTING REQUIREMENTS PURSUANT TO SECTION 177 PART 1 FLORIDA STATUTES AND THAT THIS PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF SAID CHAPTER, HOWEVER MY REVIEW AND CERTIFICATION DOES NOT INCLUDE COMPUTATION OR FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS.

EXAMINED ON: _____

AND APPROVED BY: _____
PROFESSIONAL SURVEYOR AND MAPPER

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT THIS PLAT ENTITLED "FLETCHER TRACE - PHASE 2" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE OF THE DESCRIBED LANDS, UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THIS PLAT AND SURVEY COMPLIES WITH ALL REQUIREMENTS AS SET FORTH IN CHAPTER 177, PART 1- PLATTING OF THE FLORIDA STATUTES.

DATE _____

CHAD A COLSON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 7142
CAUSSEAUX, HEWETT, & WALPOLE, LLC.
FLORIDA LICENSED BUSINESS NUMBER LB 5075
11801 RESEARCH DRIVE, ALACHUA, FL 32615

Tech: AaronH Plot Date: Jul 24,2024 8:50am Filename: N:\2021\21-0297\Departments\01_Survey\PLATS\PHASE 3\PLAT\21-0297 FLETCHER TRACE - PHASE 3.dwg

CHW Professional Consultants
11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075

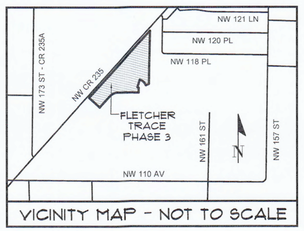
PLAT BOOK __, PAGE __
SHEET TWO OF TWO

FLETCHER TRACE - PHASE 3

LOCATED IN THE WEST HALF (W 1/2) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

SURVEYOR'S NOTES

1. HORIZONTAL DATUM SHOWN HEREON IS DERIVED FROM THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 1983), YIELDING A BEARING OF N 0°04'14" W FOR THE WEST LINE OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FL.
2. VERTICAL DATUM SHOWN HEREON IS DERIVED FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BENCHMARK USED WAS A NATIONAL GEODETIC SURVEY BENCHMARK NUMBER I75T6, WITH A PUBLISHED ELEVATION OF 160.03 FEET (NAVD 88).
3. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1':10,000'.
4. BUILDING SETBACKS (UNLESS SHOWN OTHERWISE)
   FRONT= 10'
   REAR = 5'
   SIDE = 5'
   STREET FACING GARAGES = 18'
5. THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY PANEL NO. "120069 0120 D, EFFECTIVE DATE: JUNE 16, 2006.
6. ALL PLATTED 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.
7. THE COMMON AREAS, OPEN SPACE, AND STORM WATER MANAGEMENT AREAS SHOWN HEREON, WILL BE CONVEYED TO THE OWNER'S ASSOCIATION AND ARE IDENTIFIED FOR MAINTENANCE IN THE HOMEOWNERS ASSOCIATION DOCUMENTS. THE OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF TREES PLANTED IN RIGHTS-OF-WAY AND COMMON AREAS IN CONFORMANCE WITH SUBDIVIDERS AGREEMENT AND SECTION 7.8.1 OF THE CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS.
8. LOT CORNERS AND PERMANENT CONTROL POINTS SHALL BE SET PER 177.091 (8) AND (9) FLORIDA STATUTES.
9. ALL LINES ARE NON-RADIAL UNLESS NOTED OTHERWISE.
10. THIS SURVEY IS A TOTAL OF TWO (2) SHEETS. EACH SHEET IS INCOMPLETE WITHOUT THE OTHERS. SEE SHEET ONE (1) FOR OVERALL PLAT BOUNDARY. SEE SHEET (2) FOR DETAIL INFORMATION FOR LOTS ONE (1) THRU THIRTY-TWO (32).



VICINITY MAP - NOT TO SCALE



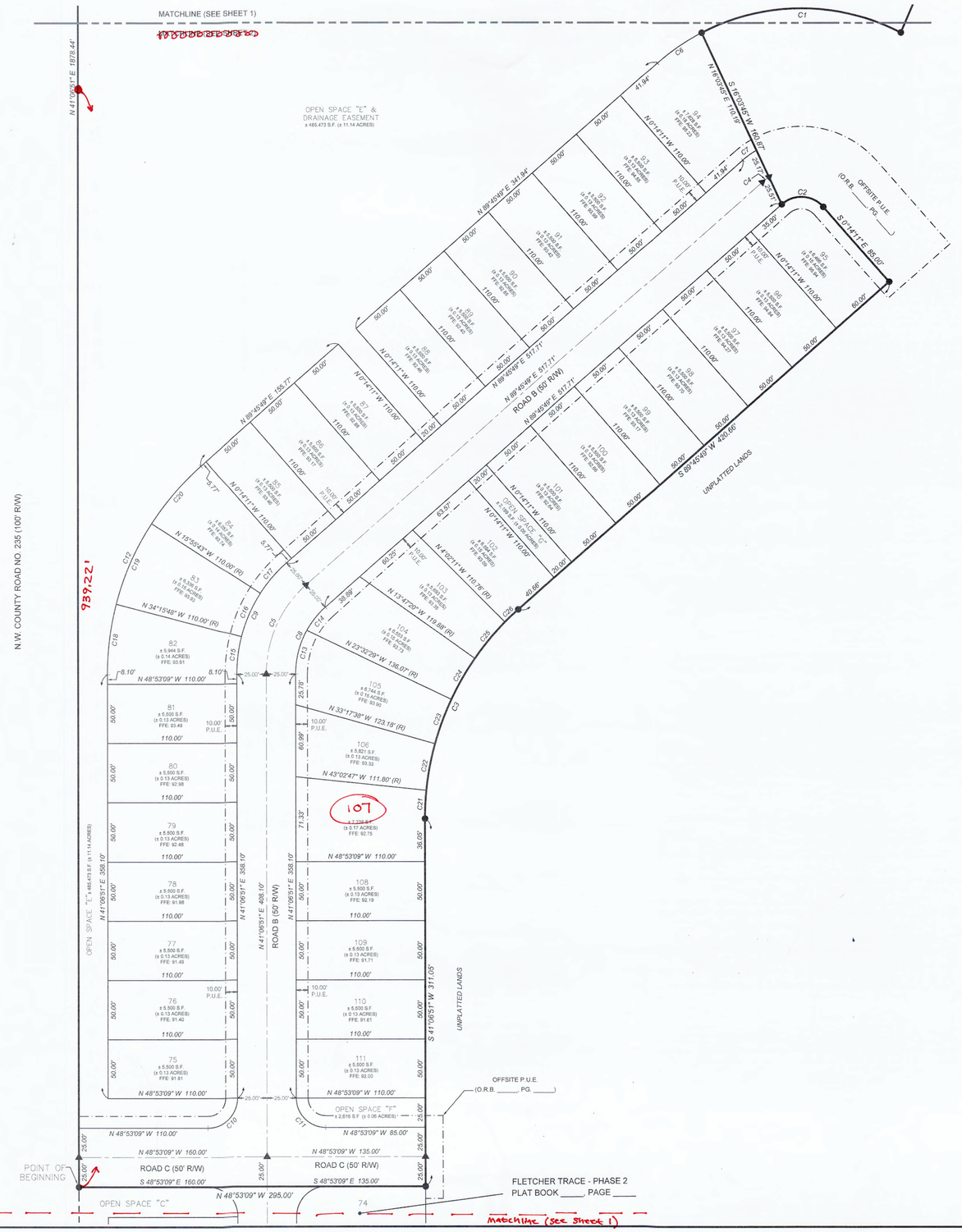
GRAPHIC SCALE
0 25 50 100
SCALE: 1" = 50'

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	176.11'	185.00'	54°32'38"	169.54'	N 48°50'21" W
C2	39.27'	25.00'	90°00'00"	35.36'	S 45°14'11" E
C3	199.54'	235.00'	48°38'58"	193.60'	S 65°26'20" W
C4	7.18'	50.00'	8°13'56"	7.18'	N 86°07'13" W
C5	84.91'	100.00'	48°38'58"	82.38'	N 65°26'20" E
C6	45.61'	185.00'	14°07'32"	45.49'	N 83°10'26" W
C7	14.31'	75.00'	10°55'52"	14.29'	N 84°46'16" W
C8	63.68'	75.00'	48°38'58"	61.79'	N 65°26'20" E
C9	106.14'	125.00'	48°38'58"	102.98'	N 65°26'20" E
C10	39.27'	25.00'	90°00'00"	35.36'	N 86°06'51" E
C11	39.27'	25.00'	90°00'00"	35.36'	N 03°53'09" W
C12	199.54'	235.00'	48°38'58"	193.60'	N 65°26'20" E
C13	38.45'	75.00'	29°22'38"	38.03'	N 55°48'09" E

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C14	25.23'	75.00'	19°16'20"	25.11'	N 80°07'38" E
C15	31.90'	125.00'	14°37'22"	31.82'	N 48°25'31" E
C16	40.00'	125.00'	18°20'05"	39.83'	N 64°54'14" E
C17	34.23'	125.00'	15°41'32"	34.13'	N 81°55'03" E
C18	59.98'	235.00'	14°37'21"	59.81'	N 48°25'31" E
C19	75.20'	235.00'	18°20'05"	74.88'	N 64°54'14" E
C20	64.36'	235.00'	15°41'32"	64.16'	N 81°55'03" E
C21	23.95'	235.00'	5°50'23"	23.94'	N 44°02'02" E
C22	40.00'	235.00'	9°45'09"	39.95'	N 51°49'48" E
C23	40.00'	235.00'	9°45'09"	39.95'	N 61°34'57" E
C24	40.00'	235.00'	9°45'09"	39.95'	N 71°20'06" E
C25	40.00'	235.00'	9°45'09"	39.95'	N 81°05'15" E
C26	15.59'	235.00'	3°48'00"	15.58'	N 87°51'49" E

LEGEND

FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
● = SET 5/8" STEEL REBAR & CAP MARKED "PRM LB 5075"
▲ = SET NAIL AND DISK STAMPED "PCP 5075"
⊗ = FOUND 5/8" IRON ROD (NO ID.)
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITIES EASEMENT
B.S.L. = BUILDING SETBACK LINE
FFE = FINISHED FLOOR ELEVATION
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE
R/W = RIGHT OF WAY
S.F. = SQUARE FEET
NO = NUMBER
(R) = RADIAL
ID. = IDENTIFICATION
⊕ = SITE BENCHMARK
= SUBJECT PARCEL LINE
= ADJOINING PARCEL LINE
= EASEMENT LINE
= RIGHT OF WAY LINE
= SECTION LINE



Tech: Aaronh Plot Date: Jul 24,2024 8:53am Filename: H:\2021\121-025\7.Department\01_Survey\PLATS\PHASE 3\PLAT\121-025P7 FLETCHER TRACE - PHASE 3.dwg

City of Alachua

MIKE DAROZA
CITY MANAGER

DIRECTOR KATHY WINBURN
PLANNING & COMMUNITY DEVELOPMENT

May 14, 2024

Sent by electronic mail to aaronh@chw-inc.com

Aaron Hickman, PSM
CHW, LLC
11801 Research Drive
Alachua, FL 32615

RE: Project Assistance Team (PAT) Summary: Fletcher Trace Phases 1-3 Final Plats (PSP24-0007, PSP24-0008, and PSP24-0009)

Dear Mr Hickman:

On April 24, 2024, the City of Alachua received your revised applications for the Final Plats of Phase 1, 2 & 3 of the Fletcher Trace Subdivision. The Fletcher Trace PD project is comprised of 472 residential units (344 detached and 128 attached) in 13 phases and received Preliminary Plat approval from the City Commission on September 26, 2022. Phase 1 consists of 32 detached units; Phase 2 consists of 14 detached units and 28 attached; and, Phase 3 consists of 36 detached units.

The application has been reviewed by the City's Project Assistance Team (PAT). Upon review of the application and materials, the following insufficiencies must be addressed. A meeting to review these comments can be scheduled upon request.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **12:00 PM** on **Thursday, May 30, 2024**. A total of four (4) copies of the application package and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud / FTP link must be provided by this date.

Please address the following:

PHASE 1

1. *Surety and Subdividers Agreement*
   a. Provide separate cost estimate by project Engineer for sidewalks to be placed in front of lots.
   b. If planning to utilize the recent subdivision regulations amendment regarding provision of surety, please note that the City's subdividers agreement implementing this process is still in draft. Staff cannot provide a timeline on when it may be complete. Provision of

surety in the amount of 120% of the value of improvements can still be provided in order to obtain a proposed draft subdividers agreement.

2. *Article 7, Subdivision Standards*
   a. A note must be added to the plat that the HOA shall be responsible for maintenance of trees planted in rights-of-way and common areas in conformance with Subdividers Agreement and Section 7.8.1.
   b. Confirm that the placement of monuments is included in the 'surveying' line of cost estimates (or elsewhere within cost estimates).
   c. Revise Declarations and Covenants to include statement that the City of Alachua does not provide liability insurance for any common areas or identify location within provided documents.

3. *Concurrency*
   a. Provide revised SBAC Concurrency form for Phase 1 only.

4. *Land Rights*
   a. Title commitment states Waco of Alabama, Inc. as land owner, but Plat states Fletcher Development, LLC with mortgage held by Campus USA Credit Union. Will Fletcher Development, LLC take title and have mortgage in place prior to Public Hearing? Revised title report or letter of title opinion will be needed prior to public hearing. Off-site easement from Waco of Alabama, Inc. will be needed unless Fletcher Development, LLC will also be taking title to those portions. City staff can provide off-site easement documentation upon request. Please contact Corey King in the Compliance and Risk Management Department.

5. *Miscellaneous*
   a. 100% gopher tortoise survey required prior to commencement of land clearing activities.
   b. "Southern" misspelled on Plat on south property line.
   c. Plat will be submitted to the Alachua County Enhanced 911 office for street name assignment.
   d. Notary block on plat appears to have misspelling. Verify.

6. *Public Services / Fire Rescue / Engineering Review Comments*
   a. The applicant must address all comments provided by the Public Services Department in a memo dated May 14, 2024 (attached).
   b. The applicant must address all comments provided by Jared Rogers, PSM, of eda, inc. in a letter dated May 2, 2024 (attached).

PHASE 2

1. *Surety and Subdividers Agreement*
   a. Provide separate cost estimate by project Engineer for sidewalks to be placed in front of lots.
   b. If planning to utilize the recent subdivision regulations amendment regarding provision of surety, please note that the City's subdividers agreement implementing this process is still in draft. Staff cannot provide a timeline on when it may be complete. Provision of surety in the amount of 120% of the value of improvements can still be provided in order to obtain a proposed draft subdividers agreement.

2. *Article 7, Subdivision Standards*
   a. A note must be added to the plat that the HOA shall be responsible for maintenance of trees planted in rights-of-way and common areas in conformance with Subdividers Agreement and Section 7.8.1.
   b. Confirm that the placement of monuments is included in the 'surveying' line of cost estimates (or elsewhere within cost estimates).
   c. Revise Declarations and Covenants to include statement that the City of Alachua does not provide liability insurance for any common areas or identify location within provided documents.

3. *Concurrency*
   a. Provide revised SBAC Concurrency form for Phase 2 only.

4. *Land Rights*
   a. Title commitment states Waco of Alabama, Inc. as land owner, but Plat states Fletcher Development, LLC with mortgage held by Campus USA Credit Union. Will Fletcher Development, LLC take title and have mortgage in place prior to Public Hearing? Revised title report or letter of title opinion will be needed prior to public hearing. Off-site easement from Waco of Alabama, Inc. will be needed unless Fletcher Development, LLC will also be taking title to those portions. City staff can provide off-site easement documentation upon request. Please contact Corey King in the Compliance and Risk Management Department.

5. *Miscellaneous*
   a. 100% gopher tortoise survey required prior to commencement of land clearing activities.
   b. Plat will be submitted to the Alachua County Enhanced 911 office for street name assignment.
   c. Notary block on plat appears to have misspelling. Verify.

6. *Public Services / Fire Rescue / Engineering Review Comments*
   c. The applicant must address all comments provided by the Public Services Department in a memo dated May 14, 2024 (attached).

d. The applicant must address all comments provided by Jared Rogers, PSM, of eda, inc. in a letter dated May 2, 2024 (attached).

PHASE 3

1. *Surety and Subdividers Agreement*
   a. Provide separate cost estimate by project Engineer for sidewalks to be placed in front of lots.
   b. If planning to utilize the recent subdivision regulations amendment regarding provision of surety, please note that the City's subdividers agreement implementing this process is still in draft. Staff cannot provide a timeline on when it may be complete. Provision of surety in the amount of 120% of the value of improvements can still be provided in order to obtain a proposed draft subdividers agreement.

2. *Article 7, Subdivision Standards*
   a. A note must be added to the plat that the HOA shall be responsible for maintenance of trees planted in rights-of-way and common areas in conformance with Subdividers Agreement and Section 7.8.1.
   b. Confirm that the placement of monuments is included in the 'surveying' line of cost estimates (or elsewhere within cost estimates).
   c. Revise Declarations and Covenants to include statement that the City of Alachua does not provide liability insurance for any common areas or identify location within provided documents.

3. *Concurrency*
   a. Provide revised SBAC Concurrency form for Phase 3 only.

4. *Land Rights*
   a. Title commitment states Waco of Alabama, Inc. as land owner, but Plat states Fletcher Development, LLC with mortgage held by Campus USA Credit Union. Will Fletcher Development, LLC take title and have mortgage in place prior to Public Hearing? Revised title report or letter of title opinion will be needed prior to public hearing. Off-site easement from Waco of Alabama, Inc. will be needed unless Fletcher Development, LLC will also be taking title to those portions. City staff can provide off-site easement documentation upon request. Please contact Corey King in the Compliance and Risk Management Department.

5. *Miscellaneous*
   a. 100% gopher tortoise survey required prior to commencement of land clearing activities.
   b. Plat will be submitted to the Alachua County Enhanced 911 office for street name assignment.
   c. Notary block on plat appears to have misspelling. Verify.

6. *Public Services / Fire Rescue / Engineering Review Comments*
   e. The applicant must address all comments provided by the Public Services Department in a memo dated May 14, 2024 (attached).
   f. The applicant must address all comments provided by Jared Rogers, PSM, of eda, inc. in a letter dated May 2, 2024 (attached).

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1603 or via e-mail at ahall@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,



Adam Hall, AICP
Principal Planner

Attachments

c: Kathy Winburn, Planning & Community Development Director *(by electronic mail)*
Justin Tabor, AICP, Principal Planner *(by electronic mail)*
Carson Crockett, AICP Candidate, Planner *(by electronic mail)*
Project File

City of
ALACHUA
the good life community

City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
ASST CITY MANAGER

INTER-OFFICE COMMUNICATION

DATE: **May 14, 2024**

TO: **Kathy Winburn, AICP**
Planning & Community Development Director

FROM: **Michael Carrillo, P.E.**
Public Services Director
Tom Ridgik, P.E.
Engineering Supervisor

TR 5/14/2024

RE: **Fletcher Trace Phase 1 Final Plat**

Public Services has reviewed the subject project (Apr Submittal) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comments on Apr Submittal** **Plat Book, Sheet 1:** **Under Owner's Certification & Dedication** Please insert the following text: THE HOMEOWNER'S ASSOCIATION (HOA) SHALL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM NOT IN THE RIGHT-OF-WAY. Please **resubmit** this sheet.
2	**Comments on Apr Submittal** **Plat Book, Sheet 1:**

NO.	COMMENTS
	Deeding of Lift Station The lift station is located near the R/W & Lots 15 & 16. See Construction Sheet C3.10. Show the lift station boundary & callout that it has been deeded to the City. Confirm that the lift station deed has been recorded in the appropriate books. Please **resubmit** this sheet. Please **submit** response including information on the recording of the deed.
	END OF COMMENTS

Please advise if you have any questions or require additional information.
cc: Justin Tabor – AICP Principal Planner
Adam Hall – AICP Principal Planner

May 2, 2024

Justin Tabor -AICP Principal Planner
City of Alachua
Alachua County, Florida

Mr. Tabor,

Re: Fletcher Trace – Phase 1
Surveying Review for Conformity to Chapter 177, Part I (Platting)

Thank you for the opportunity to review the subdivision plat Fletcher Trace – Phase 1. I have completed a review of the referenced subdivision plat for conformance to Chapter 177, Part I (Platting), Florida Statutes.

I find that this subdivision plat conforms to the above requirements, with the following exceptions:

177.091 (3): Match lines are needed on Sheet 2.

177.091 (6): A bearing reference to a well established and monumented line is required.

177.061: The survey business name, LB number and address must appear under the Surveyor's Certificate.

177.081 (1): I am not reviewing for conformity to the City of Alachua ordinances and regulations.

177.091 (15): Street names (when determined) are required.

177.091 (17): Identify contiguous properties along the South boundary by Subdivision name, Plat Book and page and Unplatted.

177.091 (29): Include Sec 28-T8S-R18E in the legend.

Additional comments are upon the red-lined version of the subdivision plat included with this letter.

Please contact me at your convenience should you have any questions.

Sincerely,

Robert W. Graver, PSM
State of Florida License No. LS 4239

N:\bob\Plat Review of Fletcher Trace Phase 1.docx

720 SW 2nd Avenue, South Tower, Suite 300, Gainesville, FL 32601
Phone: (352) 373-3541 • www.edafl.com

FLETCHER TRACE - PHASE 1

LOCATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

CHW Professional Consultants
132 NW 76th Drive
Gainesville, Florida 32607
(352) 331-1976 / (352) 331-2476
www.chw-inc.com
est. 1988 FLORIDA LB-5075

PLAT BOOK ___, PAGE ___
SHEET ONE OF TWO

DESCRIPTION

A TRACT OF LAND SITUATED IN IN SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF AFOREMENTIONED SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE NORTH 0°04'14" WEST, ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 403.02 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY); THENCE NORTH 41°06'51" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1437.97 FEET; THENCE, DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, THE FOLLOWING ELEVEN (11) COURSES; (1) SOUTH 48°53'09" EAST, A DISTANCE OF 295.00 FEET; (2) SOUTH 41°06'51" WEST, A DISTANCE OF 160.00 FEET; (3) SOUTH 48°53'09" EAST, A DISTANCE OF 270.00 FEET; (4) SOUTH 41°06'51" WEST, A DISTANCE OF 519.84 FEET; (5) NORTH 48°53'09" WEST, A DISTANCE OF 270.00 FEET; (6) SOUTH 41°06'51" WEST, A DISTANCE OF 110.16 FEET; (7) SOUTH 60°08'30" WEST, A DISTANCE OF 52.89 FEET; (8) SOUTH 41°06'51" WEST, A DISTANCE OF 110.00 FEET; (9) SOUTH 48°53'09" EAST, A DISTANCE OF 702.47 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 335.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 51°07'03" EAST, 26.09 FEET; (10) THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°27'46", AN ARC LENGTH OF 26.09 FEET TO THE END OF SAID CURVE; (11) THENCE DEPARTING SAID CURVE, SOUTH 36°39'04" WEST, A DISTANCE OF 123.18 FEET TO THE SOUTH LINE OF AFOREMENTIONED SECTION 28; THENCE SOUTH 89°22'44" WEST, ALONG THE SOUTH LINE OF SAID SECTION 28, A DISTANCE OF 1005.72 FEET TO THE **POINT OF BEGINNING.**

PARCEL OF LAND CONTAINING 21.35 ACRES, MORE OR LESS.

SURVEYOR'S NOTES

1. HORIZONTAL DATUM SHOWN HEREON IS DERIVED FROM THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 1983).
2. VERTICAL DATUM SHOWN HEREON IS DERIVED FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BENCHMARK USED WAS A NATIONAL GEODETIC SURVEY BENCHMARK NUMBER I7576, WITH A PUBLISHED ELEVATION OF 160.03 FEET (NAVD 88).
3. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1': 5,000'.
4. BUILDING SETBACKS (UNLESS SHOWN OTHERWISE)
   FRONT= 10'
   REAR = 5'
   SIDE = 5'
   STREET FACING GARAGES = 18'
5. THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY PANEL NO. "120669 0120 D, EFFECTIVE DATE: JUNE 16, 2006.
6. THE COMMON AREAS, OPEN SPACE, AND STORM WATER MANAGEMENT AREAS SHOWN HEREON, WILL BE CONVEYED TO THE OWNER'S ASSOCIATION AND ARE IDENTIFIED FOR MAINTENANCE IN THE HOMEOWNERS ASSOCIATION DOCUMENTS.
7. ALL CORNERS AND PERMANENT CONTROL POINTS SHALL BE SET PER 177.091 (8) AND (9) FLORIDA STATUTES.
8. ALL LINES ARE NON-RADIAL UNLESS NOTED OTHERWISE.
9. THIS SURVEY IS A TOTAL OF TWO (2) SHEETS. EACH SHEET IS INCOMPLETE WITHOUT THE OTHERS. SEE SHEET ONE (1) FOR OVERALL PLAT BOUNDARY. SEE SHEET (2) FOR DETAIL INFORMATION FOR LOTS ONE (1) THRU THIRTY-TWO (32).

Bearing reference needed on a well monumented line

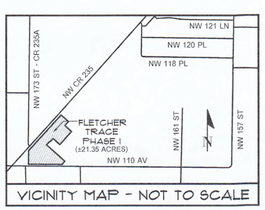
GRAPHIC SCALE
0 40 80 160
SCALE: 1" = 80'

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 41°06'51" W	110.16'
L2	S 60°08'30" W	52.89'
L3	S 41°06'51" W	110.00'
L4	S 36°39'04" W	123.18'

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	26.09'	335.00'	04°27'46"	26.09'	S 51°07'03" E

SITE BENCHMARK TABLE				
NO.	DESCRIPTION	ELEVATION	NORTHING	EASTING
BM1	1/2" STEEL ROD & CAP "LB TRAV LB5075"	87.96'	282647.14	259515.16
BM2	1/2" STEEL ROD & CAP "LB TRAV LB5075"	93.80'	284046.72	2597130.76
BM3	1/2" STEEL ROD & CAP "LB TRAV LB5075"	89.07'	283320.58	2596501.22

**NOTE: ALL SITE BENCHMARKS ARE OFFSITE, LOCATED ALONG THE SOUTHERLY RIGHT OF WAY LINE OF N.W. COUNTY ROAD NO. 235 TO THE NORTHEAST OF THE PLAT



VICINITY MAP - NOT TO SCALE

LEGEND

FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
● = SET 5/8" STEEL REBAR & CAP MARKED "PRM LB 5075"
▲ = SET NAIL AND DISK STAMPED "PCP 5075"
⊗ = FOUND 5/8" IRON ROD (NO ID.)
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITIES EASEMENT
B.S.L. = BUILDING SETBACK LINE
FFE = FINISHED FLOOR ELEVATION
NO. = NUMBER
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE
R/W = RIGHT OF WAY
S.F. = SQUARE FEET
(R) = RADIAL
ID. = IDENTIFICATION
✥ = SITE BENCHMARK
= SUBJECT PARCEL LINE
= ADJOINING PARCEL LINE
= EASEMENT LINE
= RIGHT OF WAY LINE
= SECTION LINE

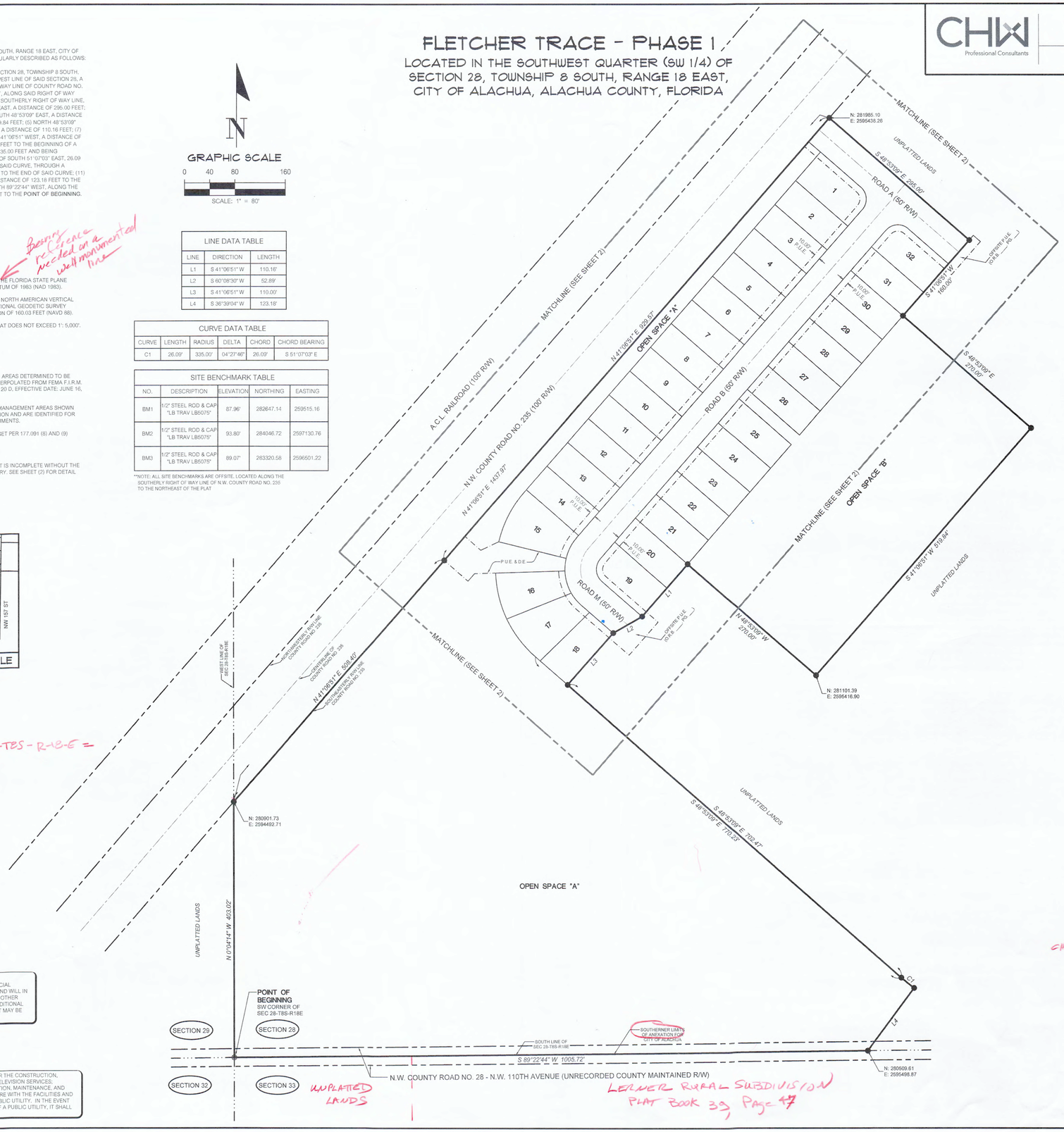
SEC 28-TBS-R18E =

FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY PANEL NO. "120669 0120 D, EFFECTIVE DATE: JUNE 16, 2006.

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 SUPPLANTED 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.

ALL PLATTED 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.



OWNER'S CERTIFICATION AND DEDICATION

THE FLETCHER DEVELOPMENT, LLC., DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE LANDS DESCRIBED HEREON, AND HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED TO BE KNOWN AS "FLETCHER TRACE - PHASE 1" ; AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE RIGHT-OF-WAYS AS SHOWN HEREON; AND DOES HEREBY DEDICATE THE USE OF DRAINAGE EASEMENTS TO THE PUBLIC FOR THE RIGHT TO DISCHARGE STORM WATER, MAINTENANCE OF THE DRAINAGE EASEMENTS WILL BE THE SOLE RESPONSIBILITY OF THE FLETCHER TRACE OWNERS ASSOCIATION, INC.; AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON SHALL BE MADE ACCESSIBLE TO PUBLIC SERVICE VEHICLES.

WITNESS

BLAKE FLETCHER
FLETCHER DEVELOPMENT, LLC
4510 NW 6TH PLACE
GAINESVILLE, FLORIDA 32607

WITNESS

ACKNOWLEDGEMENT (STATE OF FLORIDA, COUNTY OF ALACHUA)

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, _____, KNOWN TO ME TO BE THE PERSON HEREIN DESCRIBED AND ACKNOWLEDGED THAT HE EXECUTED THIS INSTRUMENT AS HIS FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____DAY OF _____ A.D. 2024

NOTARY PUBLIC-STATE OF FLORIDA

COMMISSION EXPIRES:_____

COMMISSION NO.:_____

MORTGAGEE'S APPROVAL

CAMPUS USA CREDIT UNION, HOLDER OF THAT CERTAIN MORTGAGE AS RECORDED IN OFFICIAL RECORDS BOOK OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, DOES HEREBY CONSENT AND AGREE TO THE PLATTING OF THE LANDS ENCOMPASSED IN THIS PLAT AND TO THE DEDICATION SHOWN HEREON.

DATED: _____ MORTGAGEE: _____

WITNESS _____ BY: _____

WITNESS _____ TITLE: _____

ACKNOWLEDGEMENT (STATE OF FLORIDA, COUNTY OF ALACHUA)

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, _____, KNOWN TO ME TO BE THE PERSON HEREIN DESCRIBED AND ACKNOWLEDGED THAT HE EXECUTED THIS INSTRUMENT AS HIS FREE ACRESIT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____DAY OF _____ A.D. 2024

NOTARY PUBLIC-STATE OF FLORIDA

COMMISSION EXPIRES:_____

COMMISSION NO.:_____

CERTIFICATE OF APPROVAL BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

THIS IS TO CERTIFY THAT ON _____, THE FOREGOING PLAT WAS APPROVED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.

MAYOR

ATTEST:

CITY MANAGER FILED FOR RECORD ON

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR THE CITY OF ALACHUA, FLORIDA

EXAMINED ON

AND APPROVED AS TO ITS LEGAL FORM AND SUFFICIENCY BY:

CITY ATTORNEY

RECEIVED AND FILED

RECEIVED AND FILED FOR RECORD ON THIS _____DAY OF _____ A.D. 2024

CLERK OF THE COURT

BY DATE

CERTIFICATE OF APPROVAL BY PROFESSIONAL SURVEYOR & MAPPER

IT IS HEREBY CERTIFIED, THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE PLATTING REQUIREMENTS PURSUANT TO SECTION 177, PART 1, FLORIDA STATUTES AND THAT THIS PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF SAID CHAPTER. ALSO THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF THE CITY OF ALACHUA ORDINANCES AND REGULATIONS. HOWEVER MY REVIEW AND CERTIFICATION DOES NOT INCLUDE COMPUTATION OR FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS.

CHAPTER

EXAMINED ON: _____

AND APPROVED BY: _____
PROFESSIONAL SURVEYOR AND MAPPER

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT THIS PLAT ENTITLED "FLETCHER TRACE - PHASE 1" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE OF THE DESCRIBED LANDS, UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THIS PLAT AND SURVEY COMPLIES WITH ALL REQUIREMENTS AS SET FORTH IN CHAPTER 177, PART 1- PLATTING OF THE FLORIDA STATUTES.

DATE

CHAD A COLSON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 7142

SURVEY BUSINESS NAME & FULL ADDRESS

Tech: nikkd Plot Date: Mar 05,2024 3:01pm Filename: C:\Acad\Resources\Temp\AcPublish_2320\21-0297 FLETCHER TRACE - PHASE 1.dwg

FLETCHER TRACE - PHASE 1

LOCATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

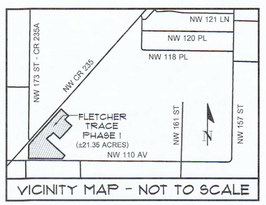
CHW Professional Consultants
132 NW 76th Drive
Gainesville, Florida 32607
(352) 331-1976 / (352) 331-2476
www.chw-inc.com
est. 1988 FLORIDA LB-5075

PLAT BOOK __, PAGE __
SHEET TWO OF TWO

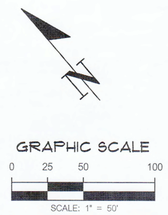
SURVEYOR'S NOTES

Bearing Basis needed

1. HORIZONTAL DATUM SHOWN HEREON IS DERIVED FROM THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 1983).
2. VERTICAL DATUM SHOWN HEREON IS DERIVED FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BENCHMARK USED WAS A NATIONAL GEODETIC SURVEY BENCHMARK NUMBER I7576, WITH A PUBLISHED ELEVATION OF 160.03 FEET (NAVD 88).
3. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1':10,000'.
4. BUILDING SETBACKS (UNLESS SHOWN OTHERWISE)
   FRONT= 10'
   REAR = 5'
   SIDE = 5'
   STREET FACING GARAGES = 18'
5. THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY PANEL NO. "120669 0120 D, EFFECTIVE DATE: JUNE 16, 2006.
6. ALL PLATTED 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.
7. THE COMMON AREAS, OPEN SPACE, AND STORM WATER MANAGEMENT AREAS SHOWN HEREON, WILL BE CONVEYED TO THE OWNER'S ASSOCIATION AND ARE IDENTIFIED FOR MAINTENANCE IN THE HOMEOWNERS ASSOCIATION DOCUMENTS.
8. Lot 1 CORNERS AND PERMANENT CONTROL POINTS SHALL BE SET PER 177.091 (8) AND (9) FLORIDA STATUTES.
9. ALL LINES ARE NON-RADIAL UNLESS NOTED OTHERWISE.
10. THIS SURVEY IS A TOTAL OF TWO (2) SHEETS. EACH SHEET IS INCOMPLETE WITHOUT THE OTHERS. SEE SHEET ONE (1) FOR OVERALL PLAT BOUNDARY. SEE SHEET (2) FOR DETAIL INFORMATION FOR LOTS ONE (1) THRU THIRTY-TWO (32).



VICINITY MAP - NOT TO SCALE

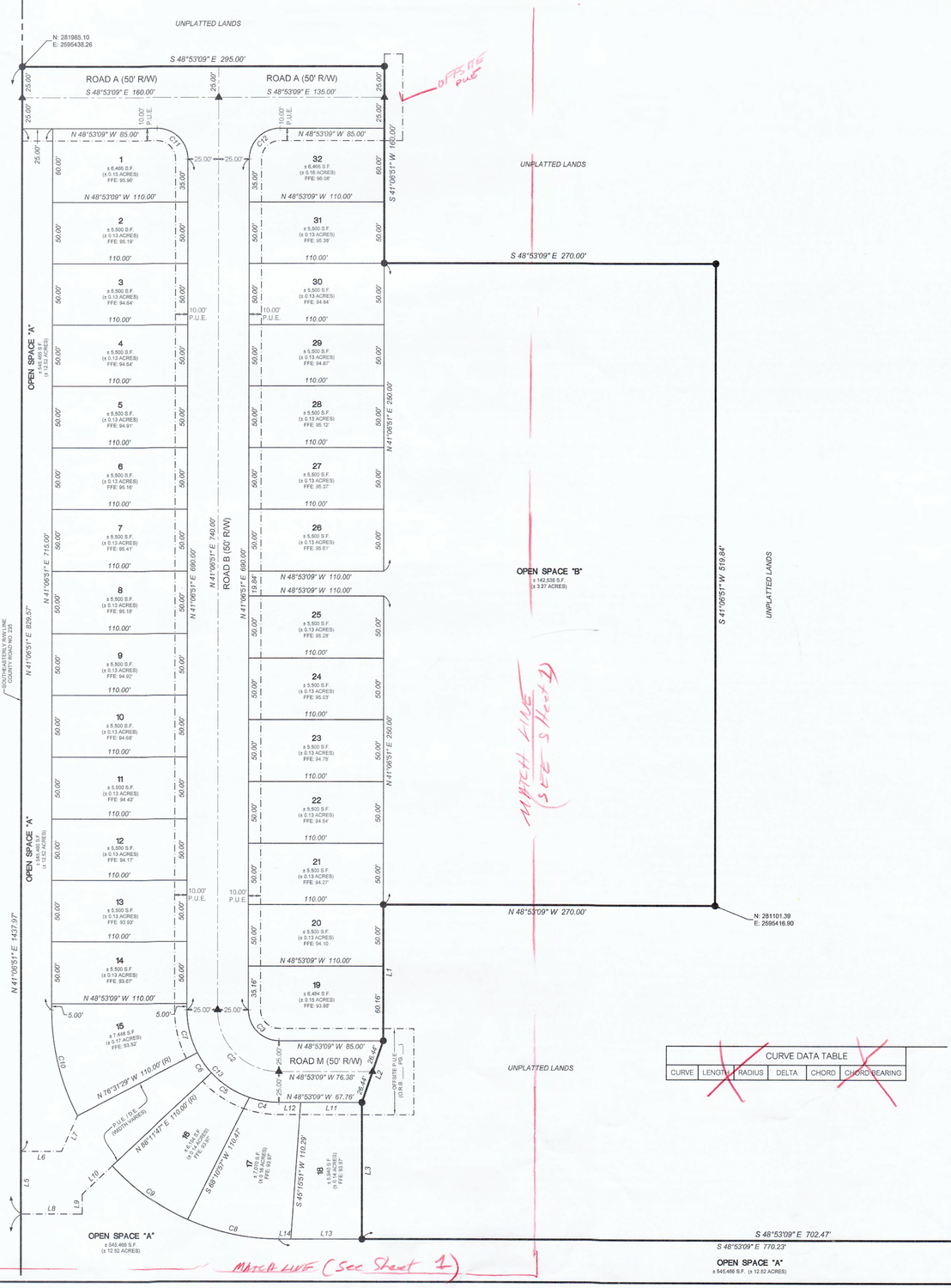


LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 41°06'51" W	110.16'
L2	S 60°08'30" W	52.89'
L3	S 41°06'51" W	110.00'
L4	S 36°39'04" W	123.18'
L5	S 41°06'51" W	50.00'
L6	S 48°53'09" E	33.20'
L7	S 65°17'45" W	31.52'
L8	N 48°53'09" W	50.00'
L9	N 41°06'51" E	15.80'
L10	N 88°11'47" E	33.48'
L11	N 48°53'09" W	50.01'
L12	N 48°53'09" W	17.74'
L13	S 48°53'09" E	57.99'
L14	S 48°53'09" E	9.76'

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C2	78.54'	50.00'	90°00'00"	70.71'	N 3°53'09" W
C3	39.27'	25.00'	90°00'00"	35.36'	S 3°53'09" E
C4	24.51'	75.00'	18°43'24"	24.40'	S 39°31'27" E
C5	37.12'	75.00'	28°21'33"	36.74'	S 15°58'59" E
C6	20.00'	75.00'	15°16'44"	19.94'	S 5°50'09" W
C7	36.18'	75.00'	27°38'19"	35.83'	S 27°17'41" W
C8	76.51'	185.00'	23°41'43"	75.96'	S 37°02'18" E
C9	75.51'	185.00'	23°23'13"	74.99'	S 13°29'50" E
C10	89.24'	185.00'	27°38'19"	88.38'	S 27°17'41" W
C11	39.27'	25.00'	90°00'00"	35.36'	N 3°53'09" W
C12	39.27'	25.00'	90°00'00"	35.36'	S 86°06'51" W
C13	117.81'	75.00'	90°00'00"	106.07'	S 3°53'09" E

LEGEND

FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
● = SET 5/8" STEEL REBAR & CAP MARKED "PRM LB 5075"
▲ = SET NAIL AND DISK STAMPED "CCC 5075"
⊗ = FOUND 5/8" IRON ROD (NO ID.)
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITIES EASEMENT
B.S.L. = BUILDING SETBACK LINE
FFE = FINISHED FLOOR ELEVATION
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE
R/W = RIGHT OF WAY
S.F. = SQUARE FEET
NO. = NUMBER
(R) = RADIAL
ID. = IDENTIFICATION
⊕ = SITE BENCHMARK
= SUBJECT PARCEL LINE
= ADJOINING PARCEL LINE
= EASEMENT LINE
= RIGHT OF WAY LINE
= SECTION LINE



Tools: rickd Plot Date: Mar 05,2024 3:01pm Filename: C:\AccelResources\Temp\AcPublish_22320\21-0297 FLETCHER TRACE - PHASE 1.dwg

City of
ALACHUA
the good life community

City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
ASST CITY MANAGER

INTER-OFFICE COMMUNICATION

DATE: **May 14, 2024**

TO: **Kathy Winburn, AICP**
Planning & Community Development Director

FROM: **Michael Carrillo, P.E.**
Public Services Director
Tom Ridgik, P.E.
Engineering Supervisor
TR 5/14/2024

RE: **Fletcher Trace Phase 2 Final Plat**

Public Services has reviewed the subject project (Apr Submittal) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comments on Apr Submittal** **Plat Book, Sheet 1:** **Under Owner's Certification & Dedication** Please insert the following text: THE HOMEOWNER'S ASSOCIATION (HOA) SHALL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM NOT IN THE RIGHT-OF-WAY. Please **resubmit** this sheet.
	END OF COMMENTS

Please advise if you have any questions or require additional information.
cc: Justin Tabor – AICP Principal Planner
Adam Hall – AICP Principal Planner

May 2, 2024

Justin Tabor -AICP Principal Planner
City of Alachua
Alachua County, Florida

Mr. Tabor,

Re: Fletcher Trace – Phase 2
Surveying Review for Conformity to Chapter 177, Part I (Platting)

Thank you for the opportunity to review the subdivision plat Fletcher Trace – Phase 2. I have completed a review of the referenced subdivision plat for conformance to Chapter 177, Part I (Platting), Florida Statutes.

I find that this subdivision plat conforms to the above requirements, with the following exceptions:

177.091 (6): A bearing reference to a well established and monumented line is required.

177.061: The survey business name, LB number and address must appear under the Surveyor's Certificate.

177.081 (1): I am not reviewing for conformity to the City of Alachua ordinances and regulations.

177.091 (15): Street names (when determined) are required.

177.091 (17): Identify contiguous properties along the southwesterly boundary by Subdivision name, Plat Book and page (Assuming Phase 1 is recorded prior to Phase 2).

Note: If Phase 1 is not recorded, Phase 2 will not have access to a Public Right of Way.

177.091 (29): Include Sec 28-T8S-R18E in the legend.

Additional comments are upon the red-lined version of the subdivision plat included with this letter.

Please contact me at your convenience should you have any questions.

Sincerely,

Robert W. Graver, PSM
State of Florida License No. LS 4239

N:\bob\Plat Review of Fletcher Trace Phase 2.docx

720 SW 2nd Avenue, South Tower, Suite 300, Gainesville, FL 32601
Phone: (352) 373-3541 • www.edafl.com

FLETCHER TRACE - PHASE 2

LOCATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

CHW Professional Consultants
11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075

PLAT BOOK__,PAGE __
SHEET ONE OF ONE

DESCRIPTION

A TRACT OF LAND BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2140, PAGE 1834, OF THE PUBLIC RECORDS OF ALACHUA COUNTY FLORIDA, SITUATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, OF SAID ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF AFOREMENTIONED SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE NORTH 0°04'14" WEST, ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 403.02 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY); THENCE NORTH 41°06'51" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1437.97 FEET TO THE POINT OF BEGINNING; THENCE, DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, THE FOLLOWING THREE (3) COURSES; (1) SOUTH 48°53'09" EAST, A DISTANCE OF 295.00 FEET; (2) NORTH 41°06'51" EAST, A DISTANCE OF 755.00 FEET; (3) NORTH 48°53'09" WEST, A DISTANCE OF 295.00 FEET TO AFOREMENTIONED SOUTHEASTERLY RIGHT OF WAY LINE; THENCE SOUTH 41°06'51" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 755.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 5.11 ACRES OF LAND, MORE OR LESS.

Need a bearing reference ON well established right of way/centerline

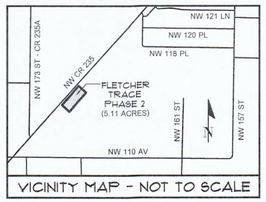
SURVEYOR'S NOTES

1. HORIZONTAL DATUM SHOWN HEREON IS DERIVED FROM THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 1983).
2. VERTICAL DATUM SHOWN HEREON IS DERIVED FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BENCHMARK USED WAS A NATIONAL GEODETIC SURVEY BENCHMARK NUMBER I75T6, WITH A PUBLISHED ELEVATION OF 160.03 FEET (NAVD 88).
3. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1': 5,000'.
4. BUILDING SETBACKS (UNLESS SHOWN OTHERWISE)
   FRONT= 10'
   REAR = 5'
   SIDE = 5'
   STREET FACING GARAGES = 18'
5. THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY PANEL NO. *120669 0120 D, EFFECTIVE DATE: JUNE 16, 2006.
6. THE COMMON AREAS, OPEN SPACE, AND STORM WATER MANAGEMENT AREAS SHOWN HEREON, WILL BE CONVEYED TO THE OWNER'S ASSOCIATION AND ARE IDENTIFIED FOR MAINTENANCE IN THE HOMEOWNERS ASSOCIATION DOCUMENTS.
7. CORNERS AND PERMANENT CONTROL POINTS SHALL BE SET PER 177.091 (8) AND (9) FLORIDA STATUTES.

SITE BENCHMARK TABLE				
NO.	DESCRIPTION	ELEVATION	NORTHING	EASTING
BM1	1/2" STEEL ROD & CAP "LB TRAV LB5075"	87.96'	282647.14	259515.16
BM2	1/2" STEEL ROD & CAP "LB TRAV LB5075"	93.80'	284046.72	2597130.76
BM3	1/2" STEEL ROD & CAP "LB TRAV LB5075"	89.07'	283320.58	2596501.22

**NOTE: ALL SITE BENCHMARKS ARE OFFSITE, LOCATED ALONG THE SOUTHERLY RIGHT OF WAY LINE OF N.W. COUNTY ROAD NO. 235 TO THE NORTHEAST OF THE PLAT

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	39.27'	25.00'	90°00'00"	35.36'	N 86°06'51" E
C2	39.27'	25.00'	90°00'00"	35.36'	N 3°53'09" W
C3	39.27'	25.00'	90°00'00"	35.36'	N 3°53'09" W
C4	39.27'	25.00'	90°00'00"	35.36'	N 86°06'51" E



VICINITY MAP - NOT TO SCALE

LEGEND

FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
● = SET 5/8" STEEL REBAR & CAP MARKED "PRM LB 5075"
▲ = SET NAIL AND DISK STAMPED "PCP 5075"
⊗ = FOUND 5/8" IRON ROD (NO ID.)
P.U.E. = PUBLIC UTILITIES EASEMENT
B.S.L. = BUILDING SETBACK LINE
FFE = FINISHED FLOOR ELEVATION
O.R.B. = OFFICIAL RECORDS BOOK
PG.'s = PAGE
R/W = RIGHT OF WAY
S.F. = SQUARE FEET

SEC 28 - T8S - R18E

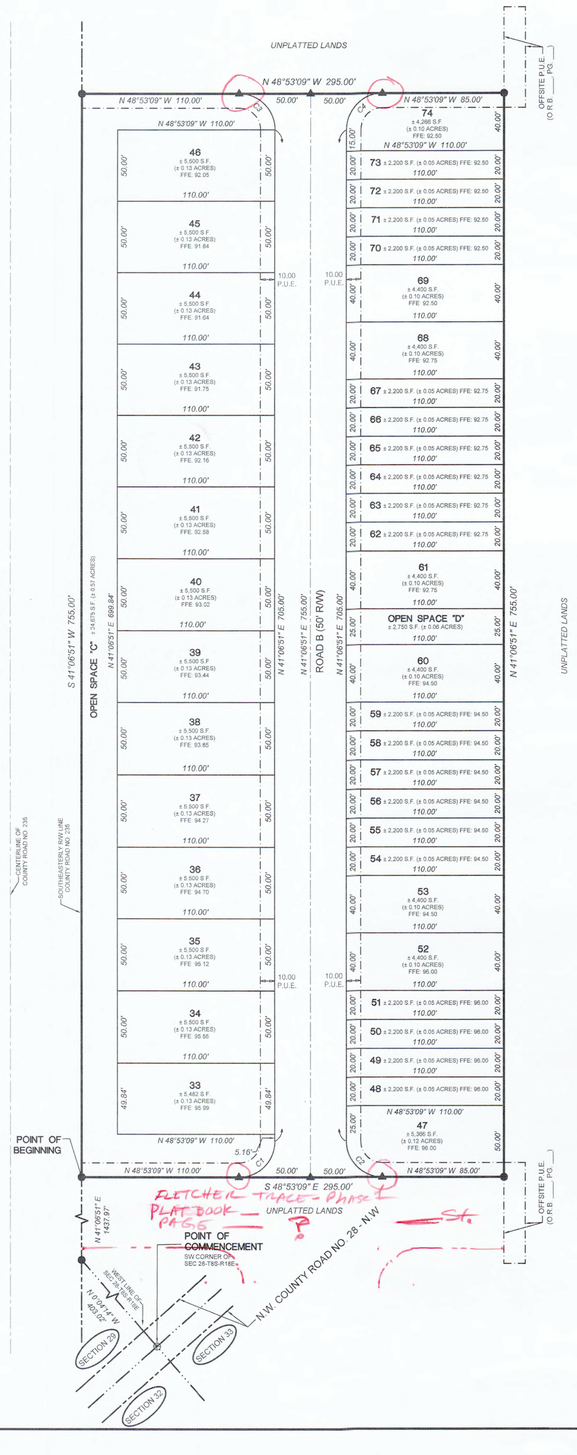
GRAPHIC SCALE
0 25 50 100
SCALE: 1" = 50'

FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY PANEL NO. *120669 0120 D, EFFECTIVE DATE: JUNE 16, 2006.

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 SUPPLANTED 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.

ALL PLATTED 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.



OWNER'S CERTIFICATION AND DEDICATION

THE FLETCHER DEVELOPMENT, LLC., DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE LANDS DESCRIBED HEREON, AND HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED TO BE KNOWN AS "FLETCHER TRACE - PHASE 2"; AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE RIGHT-OF-WAYS AS SHOWN HEREON; AND DOES HEREBY DEDICATE THE USE OF DRAINAGE EASEMENTS TO THE PUBLIC FOR THE RIGHT TO DISCHARGE STORM WATER. MAINTENANCE OF THE DRAINAGE EASEMENTS WILL BE THE SOLE RESPONSIBILITY OF THE FLETCHER TRACE OWNERS ASSOCIATION, INC.; AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON SHALL BE MADE ACCESSIBLE TO PUBLIC SERVICE VEHICLES.

WITNESS

BLAKE FLETCHER
FLETCHER DEVELOPMENT, LLC
4510 NW 6TH PLACE
GAINESVILLE, FLORIDA 32607

WITNESS

ACKNOWLEDGEMENT (STATE OF FLORIDA, COUNTY OF ALACHUA)

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, _____ KNOWN TO ME TO BE THE PERSON HEREIN DESCRIBED AND ACKNOWLEDGED THAT HE EXECUTED THIS INSTRUMENT AS HIS FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____DAY OF _____ A.D. 2024

NOTARY PUBLIC-STATE OF FLORIDA

COMMISSION EXPIRES:_____

COMMISSION NO.:_____

MORTGAGEE'S APPROVAL

_____, HOLDER OF THAT CERTAIN MORTGAGE AS RECORDED IN OFFICIAL RECORDS BOOK OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, DOES HEREBY CONSENT AND AGREE TO THE PLATTING OF THE LANDS ENCOMPASSED IN THIS PLAT AND TO THE DEDICATION SHOWN HEREON.

DATED: _____ MORTGAGEE: _____

WITNESS _____ BY: _____

WITNESS _____ TITLE: _____

ACKNOWLEDGEMENT (STATE OF FLORIDA, COUNTY OF ALACHUA)

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, _____ KNOWN TO ME TO BE THE PERSON HEREIN DESCRIBED AND ACKNOWLEDGED THAT HE EXECUTED THIS INSTRUMENT AS HIS FREE ACRES)T AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____DAY OF _____ A.D. 2024

NOTARY PUBLIC-STATE OF FLORIDA

COMMISSION EXPIRES:_____

COMMISSION NO.:_____

CERTIFICATE OF APPROVAL BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

THIS IS TO CERTIFY THAT ON _____, THE FOREGOING PLAT WAS APPROVED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.

MAYOR

ATTEST:

CITY MANAGER FILED FOR RECORD ON

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR THE CITY OF ALACHUA, FLORIDA

EXAMINED ON

AND APPROVED AS TO ITS LEGAL FORM AND SUFFICIENCY BY:

CITY ATTORNEY

RECEIVED AND FILED

RECEIVED AND FILED FOR RECORD ON THIS _____DAY OF _____, A.D. 2024

CLERK OF THE COURT

BY DATE

CERTIFICATE OF APPROVAL BY PROFESSIONAL SURVEYOR & MAPPER

IT IS HEREBY CERTIFIED, THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE PLATTING REQUIREMENTS PURSUANT TO SECTION 177, PART 1, FLORIDA STATUTES AND THAT THIS PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF SAID CHAPTER. ~~ALSO THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF THE CITY OF ALACHUA ORDINANCES AND REGULATIONS.~~ HOWEVER MY REVIEW AND CERTIFICATION DOES NOT INCLUDE COMPUTATION OR FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS.

EXAMINED ON: _____

AND APPROVED BY: _____
PROFESSIONAL SURVEYOR AND MAPPER

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT THIS PLAT ENTITLED "FLETCHER TRACE - PHASE 2" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE OF THE DESCRIBED LANDS, UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THIS PLAT AND SURVEY COMPLIES WITH ALL REQUIREMENTS AS SET FORTH IN CHAPTER 177, PART 1- PLATTING OF THE FLORIDA STATUTES.

DATE

CHAD A COLSON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 7142

BUSINESS NAME
LB NO.
ADDRESS

Tech: nicki Plot Date: Mar 05,2024 3:53pm Filename: N:\2021\21-029\Department\01_Survey\PLATS\PHASE 2\PLAT\21-0297 FLETCHER TRACE - PHASE 2.dwg

City of
ALACHUA
the good life community

City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
ASST CITY MANAGER

INTER-OFFICE COMMUNICATION

DATE: **May 14, 2024**

TO: **Kathy Winburn, AICP**
Planning & Community Development Director

FROM: **Michael Carrillo, P.E.**
Public Services Director
Tom Ridgik, P.E.
Engineering Supervisor

TR 5/14/2024

RE: **Fletcher Trace Phase 3 Final Plat**

Public Services has reviewed the subject project (Apr Submittal) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comments on Apr Submittal** **Plat Book, Sheet 1:** **Under Owner's Certification & Dedication** Please insert the following text: THE HOMEOWNER'S ASSOCIATION (HOA) SHALL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM NOT IN THE RIGHT-OF-WAY. Please **resubmit** this sheet.
	END OF COMMENTS

Please advise if you have any questions or require additional information.
cc: Justin Tabor – AICP Principal Planner
Adam Hall – AICP Principal Planner

May 2, 2024

Justin Tabor -AICP Principal Planner
City of Alachua
Alachua County, Florida

Mr. Tabor,

Re: Fletcher Trace – Phase 3
Surveying Review for Conformity to Chapter 177, Part I (Platting)

Thank you for the opportunity to review the subdivision plat Fletcher Trace – Phase 3. I have completed a review of the referenced subdivision plat for conformance to Chapter 177, Part I (Platting), Florida Statutes.

I find that this subdivision plat conforms to the above requirements, with the following exceptions:

177.091 (3): Matchlines are required on Sheet 2.

177.091 (6): A bearing reference to a well established and monumented line is required.

177.091 (7): An additional P.R.M. is required on the NW boundary. P.R.M.s cannot be more than 1400' apart.

177.061: The survey business name, LB number and address must appear under the Surveyor's Certificate.

177.081 (1): I am not reviewing for conformity to the City of Alachua ordinances and regulations.

177.091 (14): The West line of Section 28 (North of the P.O.C.) needs to be labelled on Sheet 1.

177.091 (15): Street names (when determined) are required.

177.091 (16): P.U.E.'s need to be shown and dimensioned along the Right of Ways on Sheet 2.

177.091 (17): Identify contiguous properties along the southwesterly boundary by Subdivision name, Plat Book and page (Assuming Phase- 2 is recorded prior to Phase 3).

Note: If Phase 1 and 2 are not recorded, Phase 3 will not have access to a Public Right of Way.

177.091 (19): The bearings on the northeasterly lines of Lots 96 & 108 need to be labelled.

177.091 (29): Include 'Sec 28-T8S-R18E' and 'P.B.' in the legend.

720 SW 2nd Avenue, South Tower, Suite 300, Gainesville, FL 32601
Phone: (352) 373-3541 • www.edafl.com

FLETCHER TRACE - PHASE 3

LOCATED IN THE WEST HALF (W 1/2) OF
SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

CHW Professional Consultants
11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075

PLAT BOOK __, PAGE __
SHEET ONE OF TWO

DESCRIPTION

A TRACT OF LAND BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2140, PAGE 1834, OF THE PUBLIC RECORDS OF ALACHUA COUNTY FLORIDA, SITUATED IN THE WEST HALF (W 1/2) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, OF SAID ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF AFOREMENTIONED SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE NORTH 0°04'14" WEST, ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 403.02 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY); THENCE NORTH 41°06'51" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 2192.97 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUE ALONG SAID RIGHT OF WAY LINE, NORTH 41°06'51" EAST, A DISTANCE OF 1878.44 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF AFOREMENTIONED SECTION 28; THENCE SOUTH 01°14'51" WEST, ALONG SAID WEST LINE, A DISTANCE OF 827.97 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 28; THENCE SOUTH 00°14'12" EAST, ALONG THE WEST LINE OF SAID SOUTHEASTER QUARTER (SE 1/4) OF SECTION 28, A DISTANCE OF 282.21 FEET; THENCE, DEPARTING SAID WEST LINE, THE FOLLOWING NINE (9) COURSES; (1) SOUTH 64°41'49" WEST, A DISTANCE OF 69.19 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 185.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 48°50'21" WEST, 169.54 FEET; (2) THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 54°32'38", AN ARC LENGTH OF 176.11 FEET TO THE END OF SAID CURVE; (3) SOUTH 16°03'45" WEST, A DISTANCE OF 160.87 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 45°14'11" EAST, 35.36 FEET; (4) THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET TO THE END OF SAID CURVE; (5) SOUTH 00°14'11" EAST, A DISTANCE OF 85.00 FEET; (6) SOUTH 89°45'49" WEST, A DISTANCE OF 420.66 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 235.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 65°26'20" WEST, 193.60 FEET; (7) THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 48°35'58", AN ARC LENGTH OF 199.34 FEET TO THE END OF SAID CURVE; (8) SOUTH 41°06'51" WEST, A DISTANCE OF 311.05 FEET; (9) NORTH 48°53'09" WEST, A DISTANCE OF 295.00 FEET TO THE POINT OF BEGINNING.

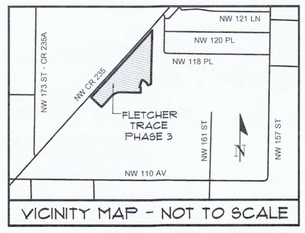
SAID TRACT CONTAINING 17.66 ACRES OF LAND, MORE OR LESS.

Need a bearing reference - Well establish at a monumented line

SURVEYOR'S NOTES

1. HORIZONTAL DATUM SHOWN HEREON IS DERIVED FROM THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 1983).
2. VERTICAL DATUM SHOWN HEREON IS DERIVED FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BENCHMARK USED WAS A NATIONAL GEODETIC SURVEY BENCHMARK NUMBER I7576, WITH A PUBLISHED ELEVATION OF 160.03 FEET (NAVD 88).
3. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1': 5,000'.
4. BUILDING SETBACKS (UNLESS SHOWN OTHERWISE)
   FRONT= 10'
   REAR = 5'
   SIDE = 5'
   STREET FACING GARAGES = 18'
5. THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY PANEL NO. *120669 0120 D, EFFECTIVE DATE: JUNE 16, 2006.
6. THE COMMON AREAS, OPEN SPACE, AND STORM WATER MANAGEMENT AREAS SHOWN HEREON, WILL BE CONVEYED TO THE OWNER'S ASSOCIATION AND ARE IDENTIFIED FOR MAINTENANCE IN THE HOMEOWNERS ASSOCIATION DOCUMENTS.

All CORNERS AND PERMANENT CONTROL POINTS SHALL BE SET PER 177.091 (8) AND (9) FLORIDA STATUTES.

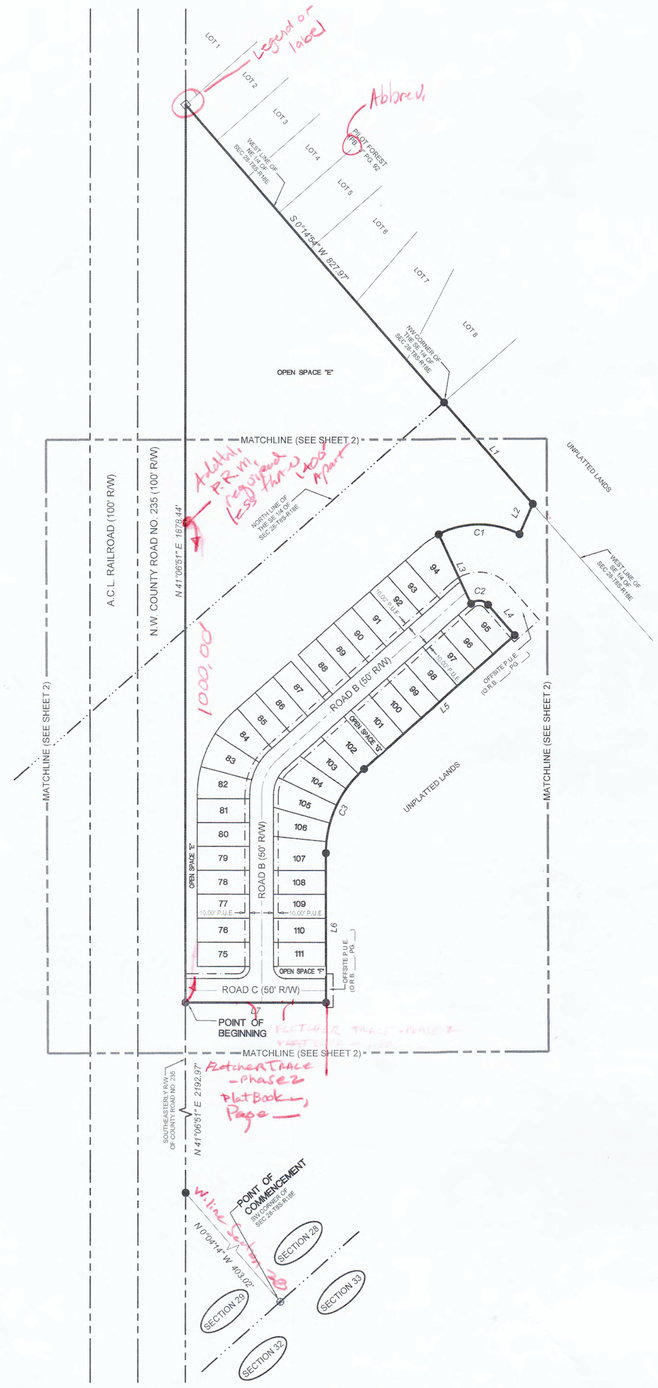


VICINITY MAP - NOT TO SCALE

GRAPHIC SCALE

0 75 150 300

SCALE: 1" = 150'



LEGEND

FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
● = SET 5/8" STEEL REBAR & CAP MARKED "PRM LB 5075"
▲ = SET NAIL AND DISK STAMPED "PCP 5075"
⊗ = FOUND 5/8" IRON ROD (NO ID.)
P.U.E. = PUBLIC UTILITIES EASEMENT
B.S.L. = BUILDING SETBACK LINE
FFE = FINISHED FLOOR ELEVATION
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE
R/W = RIGHT OF WAY
S.F. = SQUARE FEET

SEC 28- T8S- R18E
P.B. = Plat Book

FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY PANEL NO. *120669 0120 D, EFFECTIVE DATE: JUNE 16, 2006.

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 SUPPLANTED 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.

ALL PLATTED 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.

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 0°14'12" E	282.21'
L2	S 64°41'49" W	69.19'
L3	S 16°03'45" W	160.87'
L4	S 0°14'11" E	85.00'
L5	S 89°45'49" W	420.66'
L6	S 41°06'51" W	311.05'
L7	N 48°53'09" W	295.00'

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	176.11'	185.00'	54°32'38"	169.54'	N 48°50'21" W
C2	39.27'	25.00'	90°00'00"	35.36'	S 45°14'11" E
C3	199.54'	235.00'	48°38'58"	193.60'	S 65°26'20" W

SITE BENCHMARK TABLE				
NAME	DESCRIPTION	ELEVATION	NORTHING	EASTING
BM1	1/2" STEEL ROD & CAP "LB TRAV LB5075"	87.96'	282647.14	259515.16
BM2	1/2" STEEL ROD & CAP "LB TRAV LB5075"	93.80'	284046.72	2597130.76
BM3	1/2" STEEL ROD & CAP "LB TRAV LB5075"	89.07'	283320.58	2596501.22

**NOTE: ALL SITE BENCHMARKS ARE OFFSITE, LOCATED ALONG THE SOUTHERLY RIGHT OF WAY LINE OF N.W. COUNTY ROAD NO. 235

OWNER'S CERTIFICATION AND DEDICATION

THE FLETCHER DEVELOPMENT, LLC., DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE LANDS DESCRIBED HEREON, AND HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED TO BE KNOWN AS "FLETCHER TRACE - PHASE 3" ; AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE RIGHT-OF-WAYS AS SHOWN HEREON; AND DOES HEREBY DEDICATE THE USE OF DRAINAGE EASEMENTS TO THE PUBLIC FOR THE RIGHT TO DISCHARGE STORM WATER, MAINTENANCE OF THE DRAINAGE EASEMENTS WILL BE THE SOLE RESPONSIBILITY OF THE FLETCHER TRACE OWNERS ASSOCIATION, INC.; AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON SHALL BE MADE ACCESSIBLE TO PUBLIC SERVICE VEHICLES.

WITNESS

WITNESS

BLAKE FLETCHER
FLETCHER DEVELOPMENT, LLC
4510 NW 6TH PLACE
GAINESVILLE, FLORIDA 32607

ACKNOWLEDGEMENT (STATE OF FLORIDA, COUNTY OF ALACHUA)

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, _____, KNOWN TO ME TO BE THE PERSON HEREIN DESCRIBED AND ACKNOWLEDGED THAT HE EXECUTED THIS INSTRUMENT AS HIS FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____DAY OF _____ A.D. 2024

NOTARY PUBLIC-STATE OF FLORIDA

COMMISSION EXPIRES:_____

COMMISSION NO.:_____

MORTGAGEE'S APPROVAL

_____ HOLDER OF THAT CERTAIN MORTGAGE AS RECORDED IN OFFICIAL RECORDS BOOK OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, DOES HEREBY CONSENT AND AGREE TO THE PLATTING OF THE LANDS ENCOMPASSED IN THIS PLAT AND TO THE DEDICATION SHOWN HEREON.

DATED:_____ MORTGAGEE:

WITNESS BY:

WITNESS TITLE:

ACKNOWLEDGEMENT (STATE OF FLORIDA, COUNTY OF ALACHUA)

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, _____, KNOWN TO ~~ME TO BE THE~~ PERSON HEREIN DESCRIBED AND ACKNOWLEDGED THAT HE EXECUTED THIS INSTRUMENT AS HIS FREE ACT(S)T AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____DAY OF _____ A.D. 2024

NOTARY PUBLIC-STATE OF FLORIDA

COMMISSION EXPIRES:_____

COMMISSION NO.:_____

CERTIFICATE OF APPROVAL BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

THIS IS TO CERTIFY THAT ON _____, THE FOREGOING PLAT WAS APPROVED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.

MAYOR

ATTEST:

CITY MANAGER FILED FOR RECORD ON

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR THE CITY OF ALACHUA, FLORIDA

EXAMINED ON

AND APPROVED AS TO ITS LEGAL FORM AND SUFFICIENCY BY:

CITY ATTORNEY

RECEIVED AND FILED

RECEIVED AND FILED FOR RECORD ON THIS _____DAY OF _____, A.D. 2024

CLERK OF THE COURT

BY DATE

CERTIFICATE OF APPROVAL BY PROFESSIONAL SURVEYOR & MAPPER

IT IS HEREBY CERTIFIED, THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE PLATTING REQUIREMENTS PURSUANT TO SECTION 177, PART 1, FLORIDA STATUTES AND THAT THIS PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF SAID CHAPTER, ~~AND THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF THE CITY OF ALACHUA ORDINANCES AND REGULATIONS~~. HOWEVER MY REVIEW AND CERTIFICATION DOES NOT INCLUDE COMPUTATION OR FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS.

EXAMINED ON: _____

AND APPROVED BY: _____
PROFESSIONAL SURVEYOR AND MAPPER

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT THIS PLAT ENTITLED "FLETCHER TRACE - PHASE 3" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE OF THE DESCRIBED LANDS, UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THIS PLAT AND SURVEY COMPLIES WITH ALL REQUIREMENTS AS SET FORTH IN CHAPTER 177, PART 1- PLATTING OF THE FLORIDA STATUTES.

DATE

CHAD A COLSON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 7142

BUSINESS NAME
LB NUMBER
ADDRESS

Tech: nicked Plot Date: Mar 06,2024 8:48am Filename: C:\AcadResource\Temp\AcPublish_2220\21-0297 FLETCHER TRACE - PHASE 3.dwg

CHW Professional Consultants
11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075

PLAT BOOK__, PAGE __
SHEET TWO OF TWO

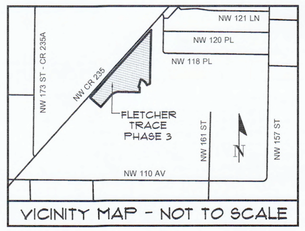
FLETCHER TRACE - PHASE 3

LOCATED IN THE WEST HALF (W 1/2) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

Bearing Reference

SURVEYOR'S NOTES

1. HORIZONTAL DATUM SHOWN HEREON IS DERIVED FROM THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 1983).
2. VERTICAL DATUM SHOWN HEREON IS DERIVED FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BENCHMARK USED WAS A NATIONAL GEODETIC SURVEY BENCHMARK NUMBER I7576, WITH A PUBLISHED ELEVATION OF 160.03 FEET (NAVD 88).
3. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1':10,000'.
4. BUILDING SETBACKS (UNLESS SHOWN OTHERWISE)
   FRONT= 10'
   REAR = 5'
   SIDE = 5'
   STREET FACING GARAGES = 18'
5. THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY PANEL NO. "120669 0120 D, EFFECTIVE DATE: JUNE 16, 2006.
6. ALL PLATTED 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.
7. THE COMMON AREAS, OPEN SPACE, AND STORM WATER MANAGEMENT AREAS SHOWN HEREON, WILL BE CONVEYED TO THE OWNER'S ASSOCIATION AND ARE IDENTIFIED FOR MAINTENANCE IN THE HOMEOWNERS ASSOCIATION DOCUMENTS.
8. CORNERS AND PERMANENT CONTROL POINTS SHALL BE SET PER 177.091 (8) AND (9) FLORIDA STATUTES.
9. ALL LINES ARE NON-RADIAL UNLESS NOTED OTHERWISE.
10. THIS SURVEY IS A TOTAL OF TWO (2) SHEETS. EACH SHEET IS INCOMPLETE WITHOUT THE OTHERS. SEE SHEET ONE (1) FOR OVERALL PLAT BOUNDARY. SEE SHEET (2) FOR DETAIL INFORMATION FOR LOTS ONE (1) THRU THIRTY-TWO (32).



VICINITY MAP - NOT TO SCALE



CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	176.11'	185.00'	54°32'38"	169.54'	N 48°50'21" W
C2	39.27'	25.00'	90°00'00"	35.36'	S 45°14'11" E
C3	199.54'	235.00'	48°38'58"	193.60'	S 65°26'20" W
C4	7.18'	50.00'	8°13'56"	7.18'	N 86°07'13" W
C5	84.91'	100.00'	48°38'58"	82.38'	N 65°26'20" E
C6	45.61'	185.00'	14°07'32"	45.49'	N 83°10'26" W
C7	14.31'	75.00'	10°55'52"	14.29'	N 84°46'16" W
C8	63.68'	75.00'	48°38'58"	61.79'	N 65°26'20" E
C9	106.14'	125.00'	48°38'58"	102.98'	N 65°26'20" E
C10	39.27'	25.00'	90°00'00"	35.36'	N 86°06'51" E
C11	39.27'	25.00'	90°00'00"	35.36'	N 03°53'09" W
C12	199.54'	235.00'	48°38'58"	193.60'	N 65°26'20" E
C13	38.45'	75.00'	29°22'38"	38.03'	N 55°48'09" E

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C14	25.23'	75.00'	19°16'20"	25.11'	N 80°07'38" E
C15	31.90'	125.00'	14°37'22"	31.82'	N 48°25'31" E
C16	40.00'	125.00'	18°20'05"	39.83'	N 64°54'14" E
C17	34.23'	125.00'	15°41'32"	34.13'	N 81°55'03" E
C18	59.98'	235.00'	14°37'21"	59.81'	N 48°25'31" E
C19	75.20'	235.00'	18°20'05"	74.88'	N 64°54'14" E
C20	64.36'	235.00'	15°41'32"	64.16'	N 81°55'03" E
C21	23.95'	235.00'	5°50'23"	23.94'	N 44°02'02" E
C22	40.00'	235.00'	9°45'09"	39.95'	N 51°49'48" E
C23	40.00'	235.00'	9°45'09"	39.95'	N 61°34'57" E
C24	40.00'	235.00'	9°45'09"	39.95'	N 71°20'06" E
C25	40.00'	235.00'	9°45'09"	39.95'	N 81°06'15" E
C26	15.59'	235.00'	3°48'00"	15.58'	N 87°51'49" E

LEGEND

FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
● = SET 5/8" STEEL REBAR & CAP MARKED "PRM LB 5075"
▲ = SET NAIL AND DISK STAMPED "PCP 5075"
⊗ = FOUND 5/8" IRON ROD (NO ID.)
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITIES EASEMENT
B.S.L. = BUILDING SETBACK LINE
FFE = FINISHED FLOOR ELEVATION
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE
R/W = RIGHT OF WAY
S.F. = SQUARE FEET
NO = NUMBER
(R) = RADIAL
ID. = IDENTIFICATION
⊕ = SITE BENCHMARK
= SUBJECT PARCEL LINE
= ADJOINING PARCEL LINE
= EASEMENT LINE
= RIGHT OF WAY LINE
= SECTION LINE



Additional comments are upon the red-lined version of the subdivision plat included with this letter.

Please contact me at your convenience should you have any questions.

Sincerely,

Robert W. Graver, PSM
State of Florida License No. LS 4239

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

April 3, 2024

Sent by electronic mail to aaronh@chw-inc.com

Aaron Hickman, PSM
CHW, LLC
11801 Research Drive
Alachua, FL 32615

RE: Completeness Review: Fletcher Trace Phases 1- 3 Final Plats

Dear Mr. Hickman:

On March 27, 2024 the City of Alachua received your applications for the Final Plats of Phase 1, 2 & 3 of the Fletcher Trace Subdivision. The Fletcher Trace PD project is comprised of 472 residential units (344 detached and 128 attached) in 13 phases and received Preliminary Plat approval from the City Commission on September 26, 2022. Phase 1 consists of 32 detached units; Phase 2 consists of 14 detached units and 28 attached; and, Phase 3 consists of 36 detached units.

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned applications for completeness and finds that the applications are incomplete following information is needed to begin the review of the application. Please address the following deficiencies no later than **5:00 PM on Thursday, April 11, 2024**

In accordance with Section 2.2.6(B) of the LDRs, the applicant must correct the deficiencies and resubmit the application for completeness determination. *Plans and application materials may be made available for return in order to revise and resubmit as needed.*

The time frame and cycle for review shall be based upon the date the application is determined to be complete. If the applicant fails to respond to the identified deficiencies within forty-five (45) calendar days, the application shall be considered withdrawn.

Please note that if an additional completeness review is required, a resubmittal fee equal to 10% of the application fee will be assessed for each additional completeness review and must be paid prior to further review of the application.

The comments below are based solely on a preliminary review of your application for completeness. An in-depth review of the content of the application will be performed, and the findings of the in-depth review will be discussed at a Project Assistance Team (PAT) Meeting, which will be sent under separate cover and subsequent to a determination of completeness. In order to provide a complete application, please address the following:

PHASE 1

1. **Final Plat Application Attachment #6, Concurrency Impact Analysis Report:** Submitted report is for entire Fletcher Trace project, but must be specific to this Phase.

2. **Final Plat Application Attachment #9, Legal Descriptions and Sketches of Off-Site Public Utility Easements (PUEs):** Legal descriptions and sketches of all off-site PUEs and property to be deeded to the City have not been submitted.

3. **Final Plat Application Attachment #10, City of Alachua Public School Student Generation Form:** Submitted Public School Student Generation form is for entire Fletcher Trace project, but must be specific to this Phase.

4. **Final Plat Application Attachment #17, Alachua County Public Works access management permit.** Provide documentation of permit application or communication with Alachua County Public Works regarding proposed access.

PHASE 2

1. **Final Plat Application A. 5, Number of Units:** Confirm number of units. Application indicates 41 units, but Plat shows 42 units. Additionally, submitted application fee is for 42 units.

2. **Final Plat Application Attachment #6, Concurrency Impact Analysis Report:** Submitted report is for entire Fletcher Trace project, but must be specific to this Phase.

3. **Final Plat Application Attachment #9, Legal Descriptions and Sketches of Off-Site Public Utility Easements (PUEs):** Legal descriptions and sketches of all off-site PUEs have not been submitted.

4. **Final Plat Application Attachment #10, City of Alachua Public School Student Generation Form:** Submitted Public School Student Generation form is for entire Fletcher Trace project, but must be specific to this Phase.

5. **Final Plat Application Attachment #17, Alachua County Public Works access management permit.** Provide documentation of permit application or communication with Alachua County Public Works regarding proposed access.

6. **Final Plat Application Fee.** Submitted fee is $710, but for 41 lots this fee would be $705. Please see comment above and verify.

PHASE 3

1. **Final Plat Application Attachment #6, Concurrency Impact Analysis Report:** Submitted report is for entire Fletcher Trace project, but must be specific to this Phase.

2. **Final Plat Application Attachment #9, Legal Descriptions and Sketches of Off-Site Public Utility Easements (PUEs):** Legal descriptions and sketches of all off-site PUEs have not been submitted.

3. **Final Plat Application Attachment #10, City of Alachua Public School Student Generation Form:** Submitted Public School Student Generation form is for entire Fletcher Trace project, but must be specific to this Phase.

4. **Final Plat Application Attachment #17, Alachua County Public Works access management permit.** Provide documentation of permit application or communication with Alachua County Public Works regarding proposed access.

5. **Final Plat Application Fee.** Submitted fee is $685, but for 36 lots this fee would be $680. Please verify.

If you have any questions, please contact me at 386-418-6100 x 1603 or via e-mail at ahall@cityofalachua.com.

Sincerely,

Adam Hall, AICP
Principal Planner

c: Kathy Winburn, Planning & Community Development Director *(by electronic mail)*
Justin Tabor, AICP, Principal Planner *(by electronic mail)*
Carson Crocket, AICP Candidate, Planner (*by electronic mail)*
Project File

City of ALACHUA

THE GOOD LIFE COMMUNITY

FOR OFFICE USE ONLY
Case #: _____
Application Fee: $_____
Filing Date: _____
Completeness Date: _____
Review Type: CC

Major Subdivision – Final Plat Application

Reference City of Alachua Land Development Regulations (LDRs) Section 2.4.10

A. PROJECT

1. Project Name: Fletcher Trace
2. Preliminary Plat Approval Date: 9/26/2022
3. Construction Plans Approval Date: TBD
4. Phase/Unit Number (if applicable): Phase 3
5. Number of proposed lots/dwelling units: 37
6. Housing Type (i.e., attached/detached units): Detached
7. Address of Subject Property: 11305 NW 173rd St, Alachua, FL
8. Parcel ID Number(s): 03980-002-001
9. Existing Use of Property: Vacant
10. Future Land Use Map Designation: Moderate Density Residential
11. Zoning Designation: PD
12. Acreage: 17.66

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ■ Agent
2. Name of Applicant(s) or Contact Person(s): Aaron Hickman, PSM Title: VP
   Company (if applicable): CHW, LLC
   Mailing address: 11801 Research Drive
   City: Alachua State: FL ZIP: 32615
   Telephone: 352-331-1976 FAX: _____ e-mail: aaronh@chw-inc.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): Waco of Alabama
   Mailing Address: PO BOX 6937
   City: JACKSONVILLE State: FL ZIP: 32236-6937

   ** Must provide executed Authorized Agent Affidavit or other acceptable documentation (as deemed acceptable by the City in its sole discretion) which authorizes the agent to act on behalf of the property owner.*

C. ADDITIONAL INFORMATION

1. Is there any additional contact for sale of, or options to purchase, the subject property? ■ Yes ☐ No
   If yes, list names of all parties involved: Fletcher Development
2. Has the applicant discussed possible utility/infrastructure fees with the Public Services Department?
   If no, contact the Public Services Department at 386-418-6140. ■ Yes ☐ No

D. ATTACHMENTS

1. Plat, to include the following information and be prepared in accordance with the following criteria:
    a. Sheet Size: 24" X 36" with 3" left margin and ½" top, bottom, and right margins.
    b. Graphic scale, not to exceed one (1) inch equal to 50 feet.
    c. Name of subdivision shall be shown in bold legible letters, as required by Chapter 177, Florida Statutes. The name of the subdivision shall be shown on each sheet included and shall have legible lettering of the same size and type including the words "section," "unit," "replat," "amended," etc.
    d. Name and address of subdivider.
    e. North arrow, graphic scale, and date of plat drawing.
    f. Vicinity map showing location with respect to existing streets, landmarks, etc., and acreage of the subdivision. The vicinity map shall be drawn to show clearly the required information, but shall not less than one (1) inch to 2,000 feet.
    g. Exact boundary line of the property, determined by a boundary survey, giving distances to the nearest one-hundredth foot and angles to the nearest minute, shall be balanced and closed with an apparent error of closure not to exceed one in 5,000. Survey shall be signed and sealed by the surveyor, and shall be no older than two (2) years.
    h. Legal description of the property to be subdivided.
    i. Acreage of adjacent land. If adjacent land is within a subdivision, identify the subdivision name, and recording information.
    j. Location of streams, lakes, wetlands, and required buffers from such areas, and location of land designated as a special flood hazard area on FEMA FIRM panels.
    k. Bearing and distance to permanent control points on the nearest existing street lines of bench marks or other permanent reference monuments [not less than three (3)].
    l. When the City corporate limits traverse, are adjacent to, or are within 500 feet of the property, the boundary shall be accurately tied to the boundary lines of the subdivision by distance and angles.
    m. The closest lot corner shall be accurately tied to the boundary lines of the subdivision by distance and angles.
    n. Location, dimensions, and purpose of any land reserved or dedicated for public or common use.
    o. Exact locations, width, and names of all streets within and adjacent to the subdivision.
    p. Street right-of-way lines must show deflection angles of intersection, radii, and lines of tangents.
    q. Lot lines, dimensions, and bearings must be shown to the nearest one hundredth (1/100) foot.
    r. Lots must be numbered in numerical order. Additional phases of existing subdivisions shall continue numbering from previous phases.
    s. Location and description of required permanent reference monuments and markers.
    t. Building setback lines.
    u. Covenants and restrictions notice in accordance with Chapter 177.091(28), Florida Statutes.
    v. Dedication to the public by the owners of the land involved of all streets, drainage easements, and other rights-of-way however designated and shown on the plat for perpetual use for public purposes, including vehicular access rights where required.
    w. If the property is encumbered by a mortgage, the owner of the mortgage shall join in the dedication or in some other manner subordinate the mortgagee's interest to the dedication of public right-of-way.

2. Title certification as required by Chapter 177.041, Florida Statutes.

3. Draft of proposed surety instrument for all public and private infrastructure improvements in accordance with the requirements set forth in Sections 6.10 and 7.4 of the LDRs (surety instrument shall be submitted to the City upon approval of the draft document and prior to any public hearing).

4. Cost of construction for all public and private infrastructure improvements (including but not limited to earthwork, stormwater, utilities (water and sewer lines / mains, electric system infrastructure, gas lines, etc.) roadways (streets, sidewalks, etc.) and landscaping in rights-of-way and common areas), signed and sealed by a registered professional engineer.

5. Proposed covenants and restrictions, if any. If the subdivision shall be subject to existing covenants and restrictions, an amendment to such covenants and restrictions shall be provided.

6. Concurrency Impact Analysis showing the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation (for residential development), stormwater, and public schools (for residential development) in accordance with Section 2.4.14 of the LDRs.

7. Analysis of Consistency with the City of Alachua Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy).

8. Legal description of the property to be platted with tax parcel number: (1) on 8.5" x 11" paper; and (2) electronic file in Word format.

9. Legal descriptions and sketches for all off-site public utilities easements and legal descriptions and sketches of all property to be deeded to the City.

10. For residential subdivisions, City of Alachua Public School Student Generation Form.

11. One (1) set of mailing labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits (obtain from the Alachua County Property Appraiser's web site) – and all persons/organizations registered to receive notice of development applications (current list may be obtained from the Planning & Community Development Department).

12. Proof of ownership (i.e., copy of deed).

13. Proof of payment of taxes.

14. Traffic Impact Analysis or Statement, as deemed applicable to the project by the City of Alachua in its sole discretion.

15. Environmental Assessment or Study, as deemed applicable to the project by the City of Alachua in its sole discretion.

16. Environmental Resource Permit (or Letter of Exemption) from the Suwannee River Water Management District (SRWMD) or Self-Certification for a Stormwater Management System in Uplands Serving Less than 10 Acres of Total Project Area and Less than 2 Acres of Impervious Surfaces from the Florida Department of Environmental Protection pursuant to Section 403.814(12), Florida Statutes.

17. If access is from a County Road, access management permit from Alachua County Public Works.

18. If access is from a State Road, access management permit from Florida Department of Transportation.

All applicable attachments are required for a complete application. A completeness review of the application will be conducted within five (5) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

Under penalty of perjury, I/we certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge.

Signature of Applicant

Aaron Hickman, VP

Typed or printed name *and title* of applicant

Signature of Co-applicant

Typed or printed name *and title* of co-applicant

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this day of MARCH 20, 2024, by AARON HICKMAN, VP who executed the same and has _____ produced _____ as identification or ☑ is personally known to me.

Signature of Notary

Print Name: ANN M. MULLINS
Notary Public, State of Florida

My Commission Expires: ANN M. MULLINS MY COMMISSION # HH30703 EXPIRES: October 21, 2024

FLETCHER TRACE - PHASE 3

LOCATED IN THE WEST HALF (W 1/2) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

CHW Professional Consultants
11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075

PLAT BOOK ___, PAGE ___

SHEET ONE OF TWO

DESCRIPTION

A TRACT OF LAND BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2140, PAGE 1834, OF THE PUBLIC RECORDS OF ALACHUA COUNTY FLORIDA, SITUATED IN THE WEST HALF (W 1/2) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, OF SAID ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF AFOREMENTIONED SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE NORTH 0°04'14" WEST, ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 403.02 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY); THENCE NORTH 41°06'51" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 2192.97 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUE ALONG SAID RIGHT OF WAY LINE, NORTH 41°06'51" EAST, A DISTANCE OF 1878.44 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF AFOREMENTIONED SECTION 28; THENCE SOUTH 01°14'54" WEST, ALONG SAID WEST LINE, A DISTANCE OF 827.97 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 28; THENCE SOUTH 00°14'12" EAST, ALONG THE WEST LINE OF SAID SOUTHEASTER QUARTER (SE 1/4) OF SECTION 28, A DISTANCE OF 282.21 FEET; THENCE, DEPARTING SAID WEST LINE, THE FOLLOWING NINE (9) COURSES; (1) SOUTH 64°41'49" WEST, A DISTANCE OF 69.19 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 185.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 48°50'21" WEST, 169.54 FEET; (2) THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 54°32'38", AN ARC LENGTH OF 176.11 FEET TO THE END OF SAID CURVE; (3) SOUTH 16°03'45" WEST, A DISTANCE OF 160.87 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 45°14'11" EAST, 35.36 FEET; (4) THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET TO THE END OF SAID CURVE; (5) SOUTH 00°14'11" EAST, A DISTANCE OF 85.00 FEET; (6) SOUTH 89°45'49" WEST, A DISTANCE OF 420.66 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 235.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 65°26'20" WEST, 193.60 FEET; (7) THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 48°38'58", AN ARC LENGTH OF 199.54 FEET TO THE END OF SAID CURVE; (8) SOUTH 41°06'51" WEST, A DISTANCE OF 311.05 FEET; (9) NORTH 48°53'09" WEST, A DISTANCE OF 295.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 17.66 ACRES OF LAND, MORE OR LESS.

SURVEYOR'S NOTES

1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 1983), YIELDING A BEARING OF N 0°04'14" W FOR THE WEST LINE OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FL.
2. VERTICAL DATUM SHOWN HEREON IS DERIVED FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BENCHMARK USED WAS A NATIONAL GEODETIC SURVEY BENCHMARK NUMBER I7576, WITH A PUBLISHED ELEVATION OF 160.03 FEET (NAVD 88).
3. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1': 5,000'.
4. BUILDING SETBACKS (UNLESS SHOWN OTHERWISE)
   FRONT= 10'
   REAR = 5'
   SIDE = 5'
   STREET FACING GARAGES = 18'
5. THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY PANEL NO. "120669 0120 D, EFFECTIVE DATE: JUNE 16, 2006.
6. THE COMMON AREAS, OPEN SPACE, AND STORM WATER MANAGEMENT AREAS SHOWN HEREON, WILL BE CONVEYED TO THE OWNER'S ASSOCIATION AND ARE IDENTIFIED FOR MAINTENANCE IN THE HOMEOWNERS ASSOCIATION DOCUMENTS. THE OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF TREES PLANTED IN RIGHTS-OF-WAY AND COMMON AREAS IN CONFORMANCE WITH SUBDIVIDERS AGREEMENT AND SECTION 7.8.1 OF THE CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS.
7. LOT CORNERS AND PERMANENT CONTROL POINTS SHALL BE SET PER 177.091 (8) AND (9) FLORIDA STATUTES.
8. THIS SURVEY IS A TOTAL OF TWO (2) SHEETS. EACH SHEET IS INCOMPLETE WITHOUT THE OTHERS. SEE SHEET ONE (1) FOR OVERALL PLAT BOUNDARY. SEE SHEET (2) FOR DETAIL INFORMATION FOR LOTS SEVENTY FIVE (75) THRU ONE HUNDRED & ELEVEN (111).

LEGEND

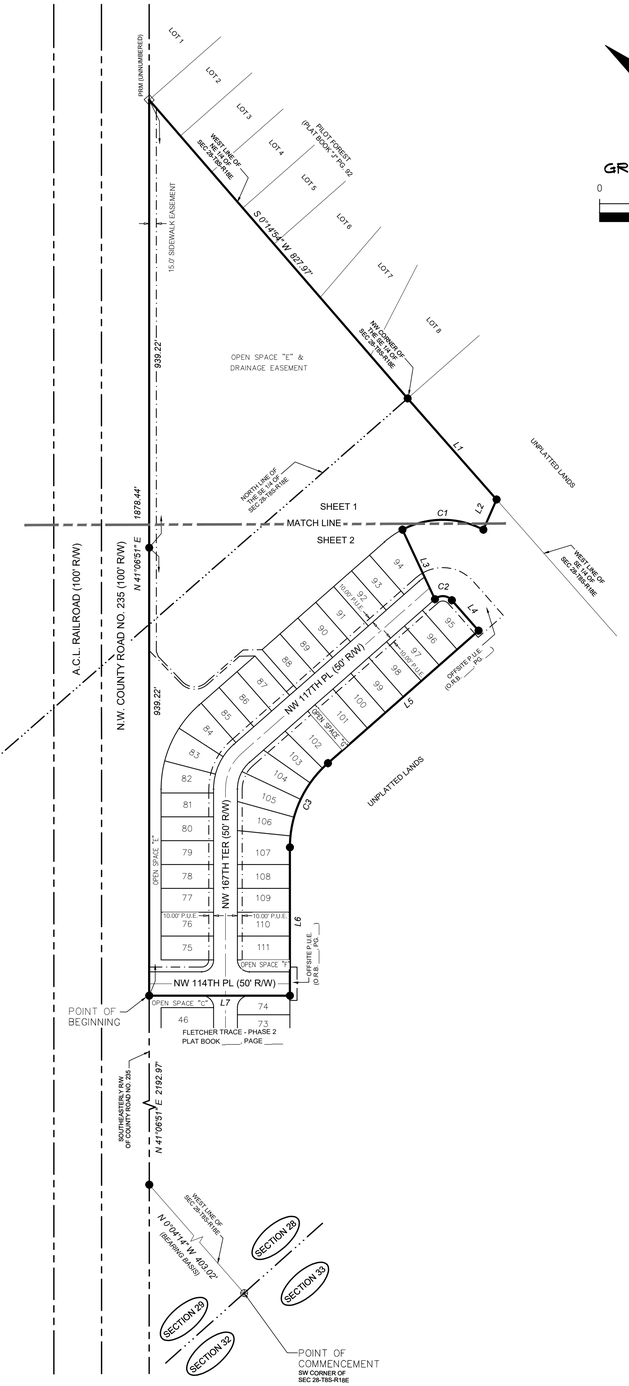
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
● = SET 5/8" STEEL REBAR & CAP MARKED "PRM LB 5075"
▲ = SET NAIL AND DISK STAMPED "PCP 5075"
⊗ = FOUND 5/8" IRON ROD (NO ID.)
⊡ = FOUND 4"X4" CONCRETE MONUMENT WITH NO ID (UNNUMBERED PRM)
PRM = PERMANENT REFERENCE MONUMENT
P.U.E. = PUBLIC UTILITIES EASEMENT
B.S.L. = BUILDING SETBACK LINE
FFE = FINISHED FLOOR ELEVATION
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE
R/W = RIGHT OF WAY
S.F. = SQUARE FEET
SEC 28-T8S-R18E = SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST

FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY PANEL NO. "120669 0120 D, EFFECTIVE DATE: JUNE 16, 2006.

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 SUPPLANTED 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.

ALL PLATTED 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.



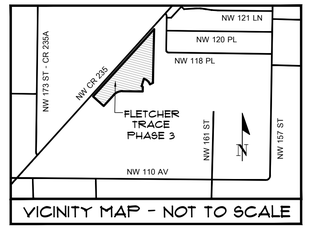
LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 0°14'12" E	282.21'
L2	S 64°41'49" W	69.19'
L3	S 16°03'45" W	160.87'
L4	S 0°14'11" E	85.00'
L5	S 89°45'49" W	420.66'
L6	S 41°06'51" W	311.05'
L7	N 48°53'09" W	295.00'

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	176.11'	185.00'	54°32'38"	169.54'	N 48°50'21" W
C2	39.27'	25.00'	90°00'00"	35.36'	S 45°14'11" E
C3	199.54'	235.00'	48°38'58"	193.60'	S 65°26'20" W

SITE BENCHMARK TABLE				
NAME	DESCRIPTION	ELEVATION	NORTHING	EASTING
BM1	1/2" STEEL ROD & CAP "LB TRAV LB5075"	87.96'	282647.14	259515.16
BM2	1/2" STEEL ROD & CAP "LB TRAV LB5075"	93.80'	284046.72	2597130.76
BM3	1/2" STEEL ROD & CAP "LB TRAV LB5075"	89.07'	283320.58	2596501.22

**NOTE: ALL SITE BENCHMARKS ARE OFFSITE, LOCATED ALONG THE SOUTHERLY RIGHT OF WAY LINE OF N.W. COUNTY ROAD NO. 235

GRAPHIC SCALE
0 75 150 300
SCALE: 1" = 150'



VICINITY MAP - NOT TO SCALE

OWNER'S CERTIFICATION AND DEDICATION

WACO PROPERTIES, INC., DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE LANDS DESCRIBED HEREON, AND HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED TO BE KNOWN AS "FLETCHER TRACE - PHASE 3", AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE RIGHT-OF-WAYS AS SHOWN HEREON; AND DOES HEREBY DEDICATE THE USE OF DRAINAGE EASEMENTS TO THE PUBLIC FOR THE RIGHT TO DISCHARGE STORM WATER, THE OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM NOT IN THE RIGHT OF WAY; AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON SHALL BE MADE ACCESSIBLE TO PUBLIC SERVICE VEHICLES; AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE SIDEWALK EASEMENTS AS SHOWN HEREON FOR THE PURPOSE OF PEDESTRIAN ACCESS.

WITNESS _____ SIGNATURE _____

WITNESS _____ PRINT NAME & TITLE _____

ACKNOWLEDGEMENT (STATE OF FLORIDA, COUNTY OF ALACHUA)

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, _____, KNOWN TO ME TO BE THE PERSON HEREIN DESCRIBED AND ACKNOWLEDGED THAT HE EXECUTED THIS INSTRUMENT AS HIS FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____DAY OF _____ A.D. 2024

NOTARY PUBLIC-STATE OF FLORIDA

COMMISSION EXPIRES:_____

COMMISSION NO.:_____

CERTIFICATE OF APPROVAL BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

THIS IS TO CERTIFY THAT ON _____, THE FOREGOING PLAT WAS APPROVED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.

MAYOR

ATTEST:

CITY MANAGER FILED FOR RECORD ON

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR THE CITY OF ALACHUA, FLORIDA

EXAMINED ON

AND APPROVED AS TO ITS LEGAL FORM AND SUFFICIENCY BY:

CITY ATTORNEY

RECEIVED AND FILED

RECEIVED AND FILED FOR RECORD ON THIS _____DAY OF _____, A.D. 2024

CLERK OF THE COURT

BY DATE

CERTIFICATE OF APPROVAL BY PROFESSIONAL SURVEYOR & MAPPER

IT IS HEREBY CERTIFIED, THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE PLATTING REQUIREMENTS PURSUANT TO CHAPTER 177, PART 1 - PLATTING OF THE FLORIDA STATUTES AND THAT THIS PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF SAID CHAPTER. HOWEVER MY REVIEW AND CERTIFICATION DOES NOT INCLUDE COMPUTATION OR FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS.

EXAMINED ON: _____

AND APPROVED BY: _____
PROFESSIONAL SURVEYOR AND MAPPER

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT THIS PLAT ENTITLED "FLETCHER TRACE - PHASE 2" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE OF THE DESCRIBED LANDS, UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THIS PLAT AND SURVEY COMPLIES WITH ALL REQUIREMENTS AS SET FORTH IN CHAPTER 177, PART 1- PLATTING OF THE FLORIDA STATUTES.

DATE

CHAD A COLSON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 7142
CAUSSEAUX, HEWETT, & WALPOLE, LLC
FLORIDA LICENSED BUSINESS NUMBER LB 5075
11801 RESEARCH DRIVE, ALACHUA, FL 32615

Tech: AaronH Plot Date: Sep 04,2024 5:08pm Filename: N:\2021\21-025?\Department\01_Survey\PLATS\PHASE 3\PLAT\21-0257 FLETCHER TRACE - PHASE 3.dwg

FLETCHER TRACE - PHASE 3

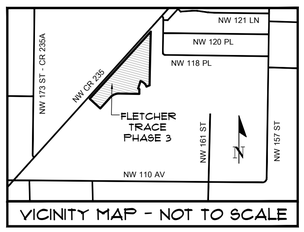
LOCATED IN THE WEST HALF (W 1/2) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

CHW Professional Consultants
11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075

PLAT BOOK__,PAGE __
SHEET TWO OF TWO

SURVEYOR'S NOTES

1. HORIZONTAL DATUM SHOWN HEREON IS DERIVED FROM THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 1983), YIELDING A BEARING OF N 0°04'14" W FOR THE WEST LINE OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FL.
2. VERTICAL DATUM SHOWN HEREON IS DERIVED FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BENCHMARK USED WAS A NATIONAL GEODETIC SURVEY BENCHMARK NUMBER I7576, WITH A PUBLISHED ELEVATION OF 160.03 FEET (NAVD 88).
3. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1':10,000'.
4. BUILDING SETBACKS (UNLESS SHOWN OTHERWISE)
   FRONT= 10'
   REAR = 5'
   SIDE = 5'
   STREET FACING GARAGES = 18'
5. THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY PANEL NO. *120669 0120 D, EFFECTIVE DATE: JUNE 16, 2006.
6. ALL PLATTED 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.
7. THE COMMON AREAS, OPEN SPACE, AND STORM WATER MANAGEMENT AREAS SHOWN HEREON, WILL BE CONVEYED TO THE OWNER'S ASSOCIATION AND ARE IDENTIFIED FOR MAINTENANCE IN THE HOMEOWNERS ASSOCIATION DOCUMENTS. THE OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF TREES PLANTED IN RIGHTS-OF-WAY AND COMMON AREAS IN CONFORMANCE WITH SUBDIVIDERS AGREEMENT AND SECTION 7.8.1 OF THE CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS.
8. LOT CORNERS AND PERMANENT CONTROL POINTS SHALL BE SET PER 177.091 (8) AND (9) FLORIDA STATUTES.
9. ALL LINES ARE NON-RADIAL UNLESS NOTED OTHERWISE.
10. THIS SURVEY IS A TOTAL OF TWO (2) SHEETS. EACH SHEET IS INCOMPLETE WITHOUT THE OTHERS. SEE SHEET ONE (1) FOR OVERALL PLAT BOUNDARY. SEE SHEET (2) FOR DETAIL INFORMATION FOR LOTS SEVENTY FIVE (75) THRU ONE HUNDRED & ELEVEN (111).



VICINITY MAP - NOT TO SCALE

GRAPHIC SCALE
0 25 50 100
SCALE: 1" = 50'

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	176.11'	185.00'	54°32'38"	169.54'	N 48°50'21" W
C2	39.27'	25.00'	90°00'00"	35.36'	S 45°14'11" E
C3	199.54'	235.00'	48°38'58"	193.60'	S 65°26'20" W
C4	7.18'	50.00'	8°13'56"	7.18'	N 86°07'13" W
C5	84.91'	100.00'	48°38'58"	82.38'	N 65°26'20" E
C6	45.61'	185.00'	14°07'32"	45.49'	N 83°10'26" W
C7	14.31'	75.00'	10°55'52"	14.29'	N 84°46'16" W
C8	63.68'	75.00'	48°38'58"	61.79'	N 65°26'20" E
C9	106.14'	125.00'	48°38'58"	102.98'	N 65°26'20" E
C10	39.27'	25.00'	90°00'00"	35.36'	N 86°06'51" E
C11	39.27'	25.00'	90°00'00"	35.36'	N 03°53'09" W
C12	199.54'	235.00'	48°38'58"	193.60'	N 65°26'20" E
C13	38.45'	75.00'	29°22'38"	38.03'	N 55°48'09" E
C14	25.23'	75.00'	19°16'20"	25.11'	N 80°07'38" E
C15	31.90'	125.00'	14°37'22"	31.82'	N 48°25'31" E

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C16	40.00'	125.00'	18°20'05"	39.83'	N 64°54'14" E
C17	34.23'	125.00'	15°41'32"	34.13'	N 81°55'03" E
C18	59.98'	235.00'	14°37'21"	59.81'	N 48°25'31" E
C19	75.20'	235.00'	18°20'05"	74.88'	N 64°54'14" E
C20	64.36'	235.00'	15°41'32"	64.16'	N 81°55'03" E
C21	23.95'	235.00'	5°50'23"	23.94'	N 44°02'02" E
C22	40.00'	235.00'	9°45'09"	39.95'	N 51°49'48" E
C23	40.00'	235.00'	9°45'09"	39.95'	N 61°34'57" E
C24	40.00'	235.00'	9°45'09"	39.95'	N 71°20'06" E
C25	40.00'	235.00'	9°45'09"	39.95'	N 81°05'15" E
C26	15.59'	235.00'	3°48'00"	15.58'	N 87°51'49" E
C27	116.36'	85.00'	78°26'09"	107.49'	N 39°27'16" W
C28	61.00'	40.00'	87°22'57"	55.26'	S 46°25'32" E
C29	53.38'	35.00'	87°22'57"	48.35'	S 46°25'32" E

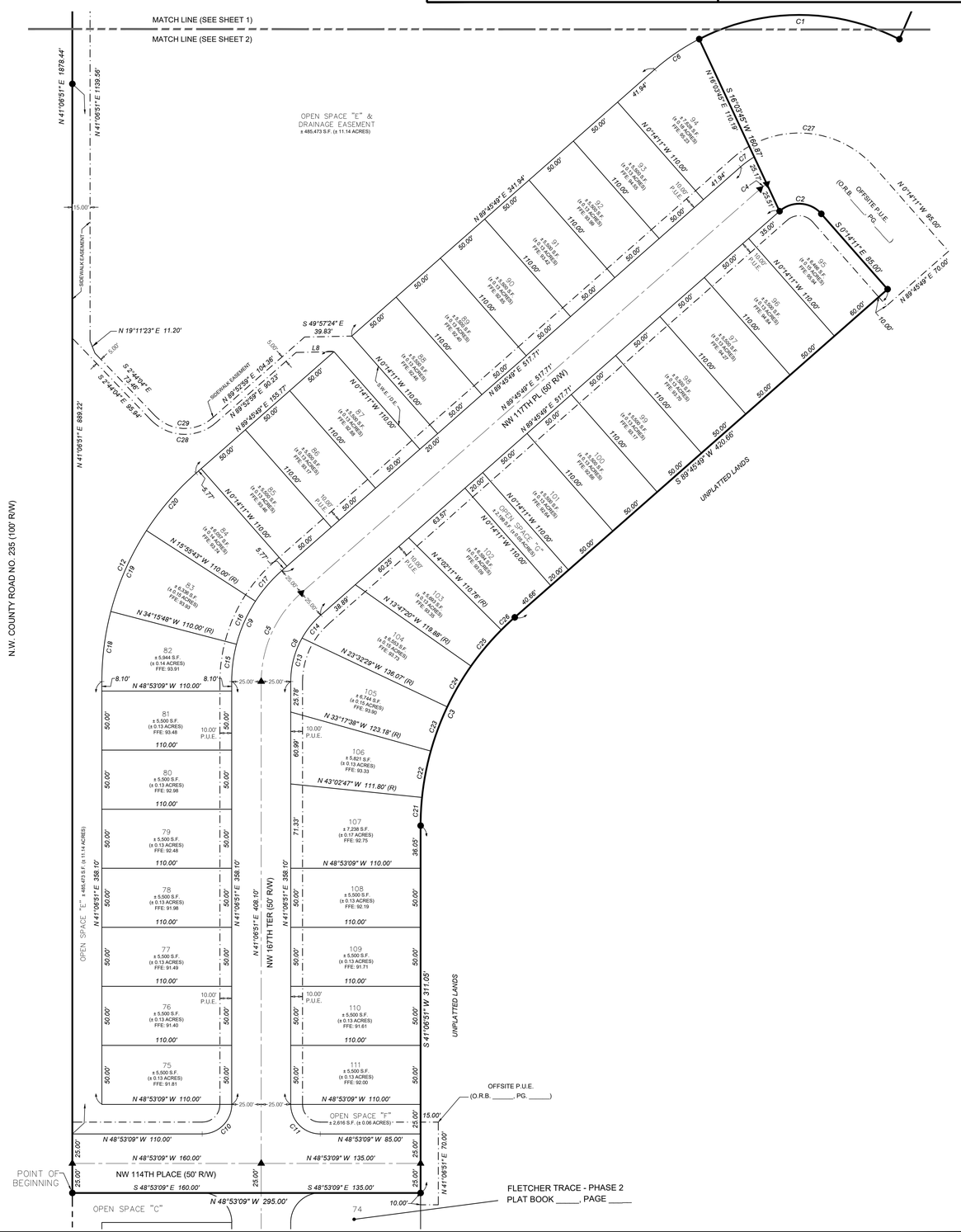
LEGEND

FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
● = SET 5/8" STEEL REBAR & CAP MARKED "PRM LB 5075"
▲ = SET NAIL AND DISK STAMPED "PCP 5075"
⊗ = FOUND 5/8" IRON ROD (NO ID.)
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITIES EASEMENT
B.S.L. = BUILDING SETBACK LINE
FFE = FINISHED FLOOR ELEVATION
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE
R/W = RIGHT OF WAY
S.F. = SQUARE FEET
S.W.E. = SIDEWALK EASEMENT
NO = NUMBER
(R) = RADIAL
ID. = IDENTIFICATION
⌖ = SITE BENCHMARK
——— = SUBJECT PARCEL LINE
——— = ADJOINING PARCEL LINE
— · — · — = EASEMENT LINE
— · — · — = RIGHT OF WAY LINE
— · — · — = SECTION LINE

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L8	N 49°57'24" W	32.14'

A.C.L. RAILROAD (100' R/W)

N.W. COUNTY ROAD NO. 235 (100' R/W)



Tech: Aaronh Plot Date: Sep 04,2024 5:08pm Filename: N:\2021\21-0297\Department\01_Survey\PLATS\PHASE 3\PLAT\21-0297 FLETCHER TRACE - PHASE 3.dwg

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 11305 NW 173RD ST, ALACHUA, FL 32615

Parcel ID Number(s): 03980-002-001

Acreage: ±118.2 ac.

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Richard Exline Title: _____

Company (if applicable): Waco of Alabama, Inc.

Mailing Address: 569 S. Edgewood Avenue

City: Jacksonville State: FL ZIP: 32205

Telephone: _____ FAX: _____ e-mail: _____

C. AUTHORIZED AGENT

Name: _____ Title: _____

Company (if applicable): CHW

Mailing address: 11801 Research Drive

City: Alachua State: FL ZIP: 326015

Telephone: 352-331-1976 FAX: 352-331-2476 e-mail: ryant@chw-inc.com

D. REQUESTED ACTION:

To obtain approvals from the City of Alachua, Suwannee River Water Management District, Alachua County, and Florida Department of Environmental Protection

I hereby certify that I am the property owner of record, or I have received authorization from the property owner of record to file an application for a development permit related to the property identified above. I authorize the agent listed above to act on my behalf for purposes of this application.

Signature of Applicant

Signature of Co-applicant

Richard Exline

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of FLorida County of Duval

The foregoing application is acknowledged before me this 31st day of August, 2021, by Richard Exline

_____, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

KARINA GARRETT
Notary Public, State of Florida
My Comm. Expires 10/22/2022
Commission No. GG270090

Signature of Notary Public, State of Florida

Sign Up for Property Watch

Parcel Summary

Parcel ID	03980-002-001
Prop ID	15963
Location Address	11305 NW 173RD ST ALACHUA, FL 32615
Neighborhood/Area	233200.60
Subdivision	
Legal Description	W1/2 LESS R/W SR 235 & SR 235 A & SCL R/W ALSO THAT PART OF E1/2 LYING W OF ACL RR & N 1628.57 FT OF NE1/4 LYING E OF R/R LESS 1 ACRE(LESS THAT PT OF THE FOLLOWING LYING IN SEC 28-8-18: COM SW COR SEC 21-8-18 E 50 FT POB N 378.09 FT N 59 DEG E 2418 FT S 3 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	CROPSOIL CLASS2 (05200)
Sec/Twp/Rng	28-08-18
Tax Area	ALACHUA (1700)
Acres	80.71
Homesteaded	False

No Image Available

View Map

Millage Rate Value

Millage Rate: 21.8298

Owner Information

WACO OF ALABAMA INC
PO BOX 6937
JACKSONVILLE, FL 32236-6937

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
Improvement Value	$0	$0	$0	$0	$0
Land Value	$0	$0	$0	$0	$0
Land Agricultural Value	$22,599	$22,599	$22,599	$24,531	$30,400
Agricultural (Market) Value	$1,937,040	$1,937,040	$1,452,780	$1,576,980	$1,984,320
Just (Market) Value	**$1,937,040**	**$1,937,040**	**$1,452,780**	**$1,576,980**	**$1,984,320**
Assessed Value	$22,599	$22,599	$22,599	$24,531	$30,400
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$22,599	$22,599	$22,599	$24,531	$30,400
Maximum Save Our Homes Portability	$0	$0	$0	$0	$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

2023 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
5200	CROPLAND 2	80.71	3515727.6	0	0	PD-R

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
11/10/1997	$325,000	SD	2140	1834	Unqualified (U)	Vacant	* INTERNATIONAL BUSINESS MACHI	WACO OF ALABAMA INC	Link (Clerk)
11/10/1997	$652,000	MS	2140	1827	Unqualified (U)	Vacant	* INTERNATIONAL BUSINESS MACHI	* INTERNATIONAL BUSINESS MACHI	Link (Clerk)

Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Permits

Permit Number	Type	Primary	Active	Issue Date	Value
A8-09-1470	FIRE ALARM	Yes	No	9/17/2009	$30,000
AL07-11158	FIRE SPR. SYS.	Yes	No	9/5/2007	$118,500
AL06-10730	COMMERCIAL BUILDING	Yes	No	10/11/2006	$204,865

Our permitting information is pulled from the Alachua County Permitting Offices. Permitting information shown here is all the Property Appraiser has on file for this property. Any detailed questions about permits should be directed to the Permitting Offices.

Map



No data available for the following modules: Building Information, Sub Area, Extra Features, Sketches, Photos.

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 3/19/2024, 3:37:39 AM

Contact Us

Developed by Schneider GEOSPATIAL

City of Alachua

PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM

PROJECT # 21-0297 **APPLICATION DATE** 4/5/2024

NAME & DESCRIPTION OF PROJECT Fletcher Trace - Phase 3

PROJECT ADDRESS (Contact 911 Addressing @ 352.338.7361) 11305 NW 173rd St, Alachua, FL 32615

Tax Parcel Numbers 03980-002-001

Acreage 17.66

DEVELOPMENT DATA (check all that apply)

- [x] Single Family — Number of Units: 37
- [ ] Multi Family — Number of Units:
- [ ] Exempt (See exemptions on page 2)

Level of Review

- [ ] Pre-Application Conference
- [ ] Preliminary
- [ ] Final
- [ ] Revised
- [ ] Staff Administrative Review

A determination that there is adequate school capacity for a specific project will satisfy requirements for review for school concurrency for the periods of time consistent with the Interlocal Agreement and specified in local government land development regulations; an agreement by the School Board with the developer and local government is required to extend the period for approvals for phased projects beyond the generally applicable time period

EXPLANATION OF STUDENT GENERATION CALCULATION

Student Generation is calculated based on the type of residential development and the type of schools. The number of student stations (by school type - Elementary, Middle and High School) used for calculating the school concurrency impacts is equal to the number of dwelling units by housing type multiplied by the student generation multiplier (for housing type & school type) established by the School Board. Calculations are rounded to the nearest whole number. Student Generation for each school type is calculated individually to assess the impact on the **School Concurrency Service Area (SCSA)** for each school type (Elementary, Middle and High School).

SCHOOL CONCURRENCY SERVICE AREAS (SCSA) FOR PROJECT LOCATION

Based on the project location, please identify the corresponding School Concurrency Service Areas for each school type. Maps of the SCSAs may be viewed on the Alachua County Public Schools website.

SCHOOL CONCURRENCY SERVICE AREAS (SCSA)

Elementary Northwest Alachua **Middle** Mebane **High** Santa Fe

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	37	**units X 0.12 Elementary School Multiplier**	4.44	**Student Stations**
MIDDLE	37	**units X 0.06 Middle School Multiplier**	2.22	**Student Stations**
HIGH	37	**units X 0.09 High School Multiplier**	3.33	**Student Stations**

MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY		**units X 0.06 Elementary School Multiplier**		**Student Stations**
MIDDLE		**units X 0.03 Middle School Multiplier**		**Student Stations**
HIGH		**units X 0.03 High School Multiplier**		**Student Stations**

Source: School Board of Alachua County 2021 Student Generation Multiplier Analysis

EXEMPT DEVELOPMENTS (click all that apply)

☐ *Existing legal lots eligible for a building permit*

☐ *Development that includes residential uses that has received final development plan approval prior to the effective date for public school concurrency, or has received development plan approval prior to June 24, 2008, provided the development approval has not expired*

☐ *Amendments to final development orders for residential development approved prior to the effective date for public school concurrency, and which do not increase the number of students generated by the development*

☐ *Age-restricted developments that prohibit permanent occupancy by persons of school age, provided this condition is satisfied in accordance with the standards of the Public School Facilities Element or the ILA*

☐ *Group quarters that do not generate public school students, as described in the ILA*

AUTHORIZED AGENT

Name: CHW, an NV5 Company, c/o Aaron Hickman
Mailing Address: 11801 Research Dr
Alachua, FL 32615
Phone: (352) 331-1976
Email: aaronh@chw-inc.com

PROPERTY OWNER

Name: Waco of Alabama, Inc.
Mailing Address PO Box 6937
Jacksonville, FL 32236
Phone: contact agent
Email contact agent

CERTIFICATION

PROJECT NAME : _____ **PROJECT #:** _____

This application for a determination of the adequacy of public schools to accommodate the public school students generated by the subject development has been reviewed for compliance with the school concurrency management program and in accordance with the ILA. The following determinations have been made:

☐ **Approved** based upon the following findings (see 09.14.2022 Capacity Table)

Elementary SCSA _____ Capacity Required _____

☐ Capacity Available — Available Capacity _____
☐ Capacity Available in 5 yrs* — Available Capacity _____
☐ Capacity Available in Adjacent SCSA — Available Capacity _____

Middle SCSA _____ Capacity Required _____

☐ Capacity Available — Available Capacity _____
☐ Capacity Available in 5 yrs* — Available Capacity _____
☐ Capacity Available in Adjacent SCSA — Available Capacity _____

High SCSA _____ _____

☐ Capacity Available — Available Capacity _____
☐ Capacity Available in 5 yrs* — Available Capacity _____
☐ Capacity Available in Adjacent SCSA — Available Capacity _____

☐ **Denial** for reasons stated _____

_____

Approved by

School Board Staff Certification

_____

Suzanne M. Wynn
Director, Facilities Planning and Construction
Alachua County Public Schools
352.955.7400 x 1445

Date: _____

City of Alachua Staff

A complete application for the development project was accepted on

Date: _____

Signed: _____

Printed Name: _____

*163.3180(6)(g), F.S. (2023)

DECLARATION
OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
FLETCHER TRACE

THIS DECLARATION, made on the date hereinafter set forth by Fletcher Development, LLC hereinafter referred to as "Declarant."

WITNESSETH

WHEREAS, Declarant is the owner of certain property in the County of Alachua, State of Florida, which is more particularly described as:

The Retention Area, Drainage Easement and Common Area, together with Lots One (1) through _____ ( ) of FLETCHER TRACE, as per plat thereof recorded in Plat Book ___, Pages ___ and ___ of the Public Records of Alachua County, Florida, together with Common Areas shown on said Plat.

NOW THEREFORE, Developer hereby declares that all of the properties above shall be held, sold, and conveyed subject to the following easements, restrictions, covenants, and conditions, which are for the purpose of protecting the value and desirability of, and which shall run with, the real property and be binding on all parties having any right, title or interest in the described properties or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

ARTICLE I
DEFINITIONS

Section 1. "Association" shall mean and refer to FLETCHER TRACE HOMEOWNERS' ASSOCIATION, INC., its successors and assigns.

Section 2. "Owner" or "Member" shall mean and refer to the record owner, whether one or more persons or entities, of a fee simple title to any Lot which is a part of the Properties, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

Section 3. "Properties" shall mean and refer to that certain real property hereinbefore described, and such additions thereto as may hereafter be brought within the jurisdiction of the Association.

Section 4. "Common Area" shall mean all real property (including the improvements thereto) owned by the Association for the common use and enjoyment to the owners.

Section 5. "Lot" shall mean and refer to any numbered plot of land shown upon any recorded subdivision map of the Properties.

Section 6. "Declarant" shall mean and refer to Fletcher Development, LLC, and its successors or assigns if they should acquire more than one undeveloped Lot from the original Declarant for the purposes of development.

Section 7. "Surface Water or Stormwater Management System" means a system which is designed and constructed or implemented to control discharges of stormwater runoff which are necessitated by rainfall events, incorporating methods to collect, convey, store, absorb, inhibit, treat, use or reuse stormwater runoff to prevent or reduce flooding, over-drainage, environmental degradation, and water pollution or otherwise affect the quantity of discharge from the system. Any reference in the Declaration to the Suwannee River Water Management District shall also include its successors if it ceases to exist.

ARTICLE II
PROPERTY RIGHTS

Section 1. Owner's Easement of Enjoyment. Every owner shall have a right and easement of enjoyment in and to the Common Area which shall be appurtenant to and shall pass with the title to every Lot, subject to the following provisions:

(a) the right of the Association to charge reasonable admission and other fees for the use of any recreational facility situated upon the Common Area;

(b) the right of the Association to suspend the voting rights and right to use of the recreational facilities by an owner for any period during which an assessment against his Lot remains unpaid; and for any period not to exceed 60 days for any infraction of its published rules and regulations;

(c) the right of the Association to dedicate or transfer all or any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by a majority of the voting members;

(d) The right of the Association to collect money for the maintenance and repair of stormwater management and surface water facilities.

These rights shall run with the land which is subject to this Declaration.

Section 2. Delegation of Use. Any owner may delegate, in accordance with the By-Laws, his right of enjoyment to the Common Area and facilities to the members of his family, his tenants, or contract purchasers who reside on the property.

ARTICLE III
MEMBERSHIP AND VOTING RIGHTS

Section 1. Every owner of a lot which is subject to assessment shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment.

Section 2. The Association shall have two classes of voting membership;

Class A. Class A members shall be all Owners and shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised as they determine, but in no event shall more than one vote be case with respect to any Lot.

Class B. Class B members shall be- Fletcher Development, LLC and shall be entitled to three (3) votes for each Lot owned. The Class B membership shall cease and be converted to Class A membership on the happening of either of the following events, whichever occurs earlier:

(a) Fletcher Development, LLC no longer owns property in Fletcher Trace Subdivision. At such point that Florida law requires the conversion to Class A membership.

ARTICLE IV
COVENANT FOR MAINTENANCE ASSESSMENTS

Section 1. Creation of the Lien and Personal Obligation of Assessments. The Declarant, for each Lot owned within the Properties, hereby covenants, and each Owner of any Lot, jointly and severally, by acceptance of a deed therefore, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay to the Association: assessments or charges, and special assessments for capital improvements, such assessments to be established and collected as hereinafter provided. The assessments, together with interest, costs and reasonable attorney's fees, shall be a charge on the land and shall be a continuing lien upon the property against which each such assessment is made. The assessments, together with interest, costs and reasonable attorney's fees, shall be a charge on the land and shall be continuing lien upon the property against which each such assessment is made. The assessments shall become a lien upon adoption by the Association and may be reflected by filing a notice of such lien in the Public Records of the county where the property is located. Each such assessment, together with interest, costs and reasonable attorney's fees, shall be the personal obligation of the person who was the Owner of such property at the time when the assessment fell due. The personal obligation for delinquent assessments shall not pass to his successors in title unless expressly assumed by them.

Section 2. Purpose of Assessments. The assessments levied by the Association shall be used exclusively to promote the recreation, health, safety and welfare of the residents in the Properties and for the improvement and maintenance of the Common Area. Additionally, the Association shall maintain the landscaping of the area forward of 20 feet to the rear of the front corner of either side of a residential unit. Each of these lots shall have an irrigation system installed for such purpose which shall be maintained by the Association. Maintenance by the Association shall include periodic testing of each zone to insure proper operation; repair and replacement of broken sprinkler heads and adjustment of the watering times for each zone. Such maintenance shall not include replacement of sod, tree or shrubbery, which shall be the responsibility of the Unit Owner. The owner of each lot shall provide at the owners' expense an unrestricted water supply for the irrigation system. Maintenance of the landscaping shall include mowing, trimming, etc. No landscaping shall be added to any Lot without the prior approval of the Architectural Control Committee. Any landscaping so approved shall be accepted for maintenance by the Association.

The Association shall levy a special assessment for the purpose of defraying in whole or in part the cost of the maintenance, operation and repair of the surface water or stormwater management system and any and all other costs incurred to comply with the terms and provisions of the permit issued by the District. Such special assessments shall be levied by the Board of Directors of the Association with or without approval of the membership of the Association. Special assessments shall be due and payable within 30 days of the assessment being levied.

Section 3. Maximum Annual Assessments. Until January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum annual assessment shall be One Thousand Two Hundred and 00/100 Dollars ($1,200.00) per Lot.

(a) From and after January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum annual assessment may be increased each year not more than 5% above the maximum assessment for the previous year without a vote of the membership.

(b) From and after January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum annual assessment may be increased above 5% by a vote of two-thirds (2/3) of each class of members who are voting in person or by proxy, at a meeting duly called for this purpose.

(c) The Board of Directors may fix the annual assessment at an amount not in excess of the maximum.

(d) The Board of Directors is required to establish annual assessments at a rate sufficient to cover annual maintenance. If annual assessments are insufficient, the Board of Directors shall have authority to require a special assessment sufficient to cover such shortfall.

(e) The Board of Directors shall establish the appropriate levels of maintenance.

(f) The Board of Directors may establish fees for the use of various facilities.

Section 4. Special Assessments for Capital Improvements. In addition to the annual assessment authorized above, the Association may levy, in any assessment year, a special assessment applicable to that year only for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair or replacement of a capital improvement upon the Common Area, including fixtures and personal property related thereto, provided that any such assessment shall have the assent of two-thirds (2/3) of the votes of each class of members who are voting in person or by proxy at a meeting duly called for this purpose. Special assessments made for the purpose of complying with the Suwannee River Water Management District permit are not conditioned on lot owner approval or limited in amount.

(a) At the closing between a builder and an initial homeowner a capital contribution assessment of Seven Hundred Fifty and 00/100 Dollars ($750.00) shall be collected and paid to Fletcher Development, LLC.

Section 5. Notice and Quorum for Any Action Authorized Under Sections 3 and 4. Written notice of any meeting called for the purpose of taking any action authorized under Section 3 or 4 shall be sent to all members not less than 30 days nor more than 60 days in advance of the meeting. At such meeting, the presence of members or of proxies entitled to cast majority of all the votes of each class of membership shall constitute a quorum.

Section 6. Uniform Rate of Assessment. Both annual and special assessments must be fixed at a uniform rate for all Lots and may be collected on a monthly basis, except that the Board may establish a lower assessment for lots for which a Certificate of Occupancy has not been issued for improvements to that lot.

Section 7. Date of Commencement of Annual Assessments: Due Dates. The annual assessments provide for herein shall commence as to all Lots on the first day of the month following the conveyance of the Common Area. The first annual assessments shall be adjusted according to the number of months remaining in the calendar year. The Board of Directors shall fix the amount of the annual assessment against each Lot at least thirty (30) days in advance of each annual assessment period. Written notice of the annual assessment shall be sent to every Owner subject thereto. The due dates shall be established by the Board of Directors. The Association shall, upon demand, and for a reasonable charge, furnish a certificate signed by an Officer of the Association setting forth whether the assessment on a specified Lot have been paid. A properly executed certificate of the Association as to the status of assessments on a Lot is binding upon the Association as of the date of its issuance.

Section 8. Effect of Non-payment of Assessments; Remedies of the Association. Any assessment not paid within 30 days of its due date shall be delinquent, and shall bear interest from the

due date at 18% per annum or such lawful rate as may be designated by the board and added as an amendment to this document until paid in full, and the Association shall have the right to file a lien in the Public Records of Alachua County, Florida to secure payment of all amounts due. The total amount due shall be a continuing lien on the real property described in the lien until paid in full, and the Association may bring a civil action to foreclose the lien. The lien of any assessment is subordinate to the lien of any first mortgage. A sale or transfer of any lot or real property encumbered by such a lien shall not affect the validity or enforcement of the lien. No owner may waive or otherwise escape liability for the assessment provided for herein by nonuse of the Common Area or abandonment of his Lot. Any homeowner who is in default shall lose the right to use the common area amenities except for those that may be required for ingress and egress to their Lot.

Section 9. Subordination of the Lien to Mortgages. The lien of the assessments provided for shall be junior and subordinate to the lien of any institutional mortgage (whenever used herein, the term "institutional mortgage" shall include mortgages held by banks, life insurance companies, savings and loan associations, mortgage companies, real estate investment trusts and other similar lending institutions or mortgage brokers originating mortgages eligible for sale on the secondary market) now or hereafter placed upon any portion of the Properties subject to the assessment. Sale or transfer of any Lot shall not affect the assessment lien. Provided, however, that upon the sale or transfer of title to a Lot pursuant to the foreclosure of an institutional mortgage, or any proceeding or conveyance in lieu of the foreclosure of such institutional mortgage, the person who acquires title to the Lot shall not be liable for the share of assessments which became due prior to such acquisition of title as a result of foreclosure. Such unpaid assessment shall be deemed to be a common expense of the Association, collectible from all other Lot Owners, including the person who acquired title to the Lot. Such acquirer of title to the Lot, including the holder of the institutional mortgage, shall be fully responsible for all assessments which become due subsequent to the acquisition of the title to the Lot.

ARTICLE V
ARCHITECTURAL CONTROL

No building, fence, wall or other structure shall be commenced, erected or maintained upon the Properties, nor shall any exterior addition to, or change or alteration therein, be made until the plans and specifications showing the nature, kind, shape, height, materials, and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Board of Directors of the Association, or by an architectural committee composed of three (3) or more representatives appointed by the Board. In the event said Board, or its designated committee, fails to approve or disapprove such design and location within thirty (3) days after said plans and specifications have been submitted to it, approval will not be required as this Article will be deemed to have been fully complied with. No dwelling shall be permitted on any of the lots which contains less than 1,100 square feet of heated and cooled area, exclusive of porches and garages. All lots shall have setbacks as shown on the plat.

ARTICLE VI
RESTRICTIONS ON USE OF PREMISES

In addition to the rules and regulations which may be established by the Association, the following restrictions are placed upon the Property:

(1) Each lot shall be used for residential purposes only.

(2) All driveways shall access to streets within the plat unless otherwise approved by the Architectural Control Committee.

(3) Boats, trailers, recreation vehicles, commercial trucks or other transportable personal property will not be permitted in the open parking areas or drive, but must be stored only within garages.

(4) Mechanical work on any type of vehicle must be done in the garage only. No disabled or unlicensed vehicles may be kept parked in front of any house.

(5) No motor vehicles shall be parked in the front or side yards except on an improved parking space or driveway.

(6) Access to common areas is limited to members of the Association and immediate members or their family and to those persons maintaining any drainage or public utility easements or structures within such areas.

(7) Members of the Association may bring guests into the common area provided such guests are accompanied by a member.

(8) Members who bring non-members onto the common areas are required to assume full responsibility and liability for their acts, safety, and well-being.

(9) Members who bring non-members into the common area agree to hold the Association harmless for any injuries a non-member guest receives.

(10) Persons not permitted access under 1 or 2 above are not allowed in the common areas and are to be considered trespassers on the property.

(11) The Association Board of Directors shall establish restrictions on hours of use of various parts of the common and recreation facilities.

(12) Minor age children whose parents are not members of the Association may not occupy the common areas at any time except in the company of a member of the Association who assumes guardian responsibility for all acts or injuries that might result from use of these areas.

(13) Each member of the Association and all members of their family with legal authority to use common areas must do so at their own risk. The Association cannot assume responsibility for safety and security of member(s) usage. A member of the Association does hereby waive all claim of liability against the Association and holds the association harmless for all usages members make of the common area.

(14) No swings, ropes, ladders, treehouses, or structures may be erected or attached to any trees in the common area.

(15) No one may climb trees or inflict damage to trees in the common area.

(16) No hunting, trapping or fishing is allowed in the common areas.

(17) No unauthorized removal or cutting of any plants or trees in the common area is permitted.

(18) The Association may set regulations restricting the hours when garbage cans and trash containers may be set out in front of a residence for garbage/trash collection.

(19) All fencing location, size and materials shall be allowed only with the approval of the Association which may prohibit the use of certain fencing. On the rear and side of homes fencing must follow property lines unless unable to do so at no fault of the home owner. Fences must connect to the home at least two feet in distance to the closest corner of the home. Ask Ashley:

Formatted: Highlight

(20) No satellite dishes, antennas, or such other electronic transmitting or receiving devices may be installed anywhere outside a house on a lot unless approved by the Architectural Control Committee. The Architectural Control Committee shall not approve the placement of any such device if that placement can be seen when viewing the front of the house.

(21) Outside storage buildings can only be in the back yard and subject to the architectural review of the Association.

(22) If the grass is left uncut or other yard maintenance effecting appearances of the neighborhood is left undone by any member on a private residence, or if such residence is unoccupied or in foreclosure, the Association may arrange for cutting whenever the grass is in need of maintenance done and may bill the property owner. Such bill shall become a lien against the property if left unpaid for thirty days.

(23) No signs are permitted on the private property or common areas of the property other than For Sale, Garage Sale and political candidate signs; messages are limited to necessary information only. This restriction does not supersede Article VII Section 7.

(24) The exterior or improvements on each lot must be kept in good repair at all times. If damaged by accident or the elements, repairs must be commenced within ninety (90) days and completed in a timely manner.

(25) No business that requires on-site employees, visits by clients and/or related business traffic may be operated out of any house/garage unless approved by the Architectural Control Committee.

(26) No noxious, offensive, or hazardous activity shall be maintained upon Properties, nor shall anything be allowed thereupon which may be or may become an annoyance or nuisance.

(27) No clear cutting shall be allowed on any portion of a lot which is designated on the plat as "low density buffer."

(28) No swine or poultry or fowl may be housed, kept or otherwise located on any lot or common area.

ARTICLE VII
GENERAL PROVISIONS

Section 1. Enforcement. The Association, or any Owner, shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of the Declaration. Failure by the Association or by any Owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter. The Association or any Owner incurring legal expenses or litigation costs related to successful enforcement of any covenant, restriction or above items shall be reimbursed whether decided in court or settled out of court. The local governing agency shall have the right to enforce, by a proceeding at law or in equity, the provisions contained in the Covenants, Conditions and Restrictions which relate to the maintenance, operation and repair of the surface water or stormwater management system.

The Suwannee River Water Management District shall have the right to enforce, by a proceeding at law or in equity, the provisions contained in these Conditions and Restrictions which relate to the maintenance, operation and repair of the Surface Water or Stormwater Management System and as well as any and all other provisions contained in these Covenants and Restrictions that in any way relate to the permit issued by the District. The District's right to enforce these Covenants and Restrictions by proceedings at law or in equity shall survive any dissolution of the Association and may be enforced by the District against the Association and/or the Owner(s). Should the District bring any action at law or in equity to enforce any provision of these Covenants and Restrictions and should it be determined in any

such proceeding that the Association or any Owner(s) breached any of the provisions of these Covenants and Restrictions or failed to completely and timely comply with any of these Covenants and Restrictions, the District shall be entitled to an award of the attorney's fees and costs incurred by the District in such proceedings which shall include attorney's fees and cost incurred in any administrative or appellate proceeds. The District shall have the right to file a lien in the public records of Alachua County, Florida for any such attorney's fees and cost awarded to the District by any court or administrative body.

Section 2. Severability. Invalidation of any one of these covenants or restrictions by judgment or court order shall in no way affect any other provisions which shall remain in full force and effect.

Section 3. Amendment. The covenants and restrictions of this Declaration shall run with and bind the land, for a term of twenty (20) years from the date this Declaration is recorded, after which time they shall be automatically extended for successive periods of ten (10) years. This Declaration may be amended during the first twenty (20) year period by an instrument signed by not less than sixty-seven percent (67%) of the Lot Owners, and thereafter by an instrument signed by not less than seventy-five percent (75%) of the Lot Owners. Any amendment to the Covenants, Conditions and Restrictions which alter any provision relating to the surface water or stormwater management system, beyond maintenance in its original condition, including the water management portions of the common areas, must have the prior approval of the Suwannee Water Management District and the local governing agency.

Section 4. Annexation. As long as the Declarant owns any property subject to this Declaration, Declarant by amendment to this Declaration, may submit additional property to the OAK VIEW VILLAGE Development as property subject to such Declaration. In the event Declarant no longer owns any property subject to this Declaration, additional residential property and Common Area may be annexed to the Properties with the consent of two-thirds (2/3) of the combined vote of both Class A and B members who are voting in person or by proxy.

Section 5. Surface Water or Stormwater Management System. The Association, and ultimately the Owners of real property subject to this Declaration, shall be responsible for the maintenance, operation and repair of the surface water or stormwater management system as required by the permit issued by the District and other applicable District rules. Maintenance of the surface water or stormwater management system(s) shall mean the exercise of practices which allow the systems to provide drainage, water storage, conveyance or other surface water or stormwater management capabilities as permitted by the Suwannee River Water Management District, and local government jurisdiction. The Association shall be responsible for such maintenance and operation. More specifically, said maintenance and repair for each retention facility shall include, but is not limited to, the following: mow grass, inspect the discharge structures, keep ponds free of trash and other debris, inspect berms for washout or erosion, fill and sod any washout or erosion within one week, inspect vertical volume recovery structures for sediment build up and keep free of obstruction, any fences around ponds are to be inspected for continuity and promptly repaired if necessary. Said inspections are to be done on a monthly basis. Any repair or reconstruction of the surface water or stormwater

management system shall be permitted or, if modified, as approved by the Suwannee River Water Management District, and local government jurisdiction.

Notwithstanding the foregoing, the Association shall have the power and authority to convey title to, and maintenance responsibilities for, all or such portion of the Water Management Systems as Association elects; provided, however, said conveyance may only be made to the Community Development District or such other governmental agency which may assume responsibility for the proper maintenance and care of the Water Management System; provided, however, no such conveyance may be made unless and until said conveyance has been approved in writing by the Suwannee River Water Management District; and further provided that until such time as said conveyance has been approved and occurred, the Association shall continue to maintain the Water Management System in accordance with the terms hereof and in accordance with the terms of all applicable permits.

Section 6. Flood Prone Areas. Properties which have natural ground elevations less than the 100-year flood elevation as shown on the Plat are prone to severe flooding. Development on such properties is subject to special regulation (based on the minimum standards of the Federal Emergency Management Agency, National Flood Insurance Program) by Alachua County. Any development within areas designated as flood prone is subject to all development restrictions outlined in Alachua County's Flood Hazard Area Ordinance. Such development may require special surveying; engineering or architectural design to insure that flood hazard is not increased by the development.

Properties which have ground elevations less than the 10-year flood elevation as shown on the Plat, if any is shown, are subject to common and frequent flooding (a ten percent probability of flooding in any year). Such properties may not be suitable or eligible for permits for onsite sewage disposal systems (septic tanks).

Section 7. Declarant shall have the right to erect and maintain signs or a model or models for sales purposes anywhere on the property.

Section 8. The City of Alachua does not provide liability insurance for any common areas.

ARTICLE VIII
RULES AND REGULATIONS

Section 1. Compliance. Every Owner shall comply with the restrictions and covenants set forth herein and any and all reasonable rules and regulations which may from time to time be adopted by the Board of Directors of the Association. No such rules or regulations shall vary the assessment obligation set forth in Article IV.

Section 2. Enforcement. Failure of an Owner to comply with such restrictions, covenants, rules and regulations shall be grounds for action which may include without limitation any action to recover

sums due for damages, injunctive relief or any combination thereof and the Association shall have the right to suspend the voting rights and use of the Common Areas as it shall determine.

Section 3. Fines. In addition to all other remedies in the sole discretion of the Board of Directors of the Association, a fine or fines may be imposed upon an Owner for failure of an Owner, his family, guests, invites or employees to comply with any covenant, restriction, rule or regulation providing the following procedures are followed:

(a) Notice. The Association shall notify the Owner of the infraction or infractions. Included in the notice shall be the date and time of the next Board of Directors meeting at which time the Owner shall present reasons why penalties should not be imposed.

(b) Hearing. The noncompliance shall be presented to the Board of Directors after which the Board of Directors shall hear reasons why penalties should not be imposed. Any person charged shall be entitled to cross examine witnesses and may be represented by counsel. A written decision by the Board of Directors shall be submitted to the Owner not later than twenty-one (21) days after the Board of Directors meeting.

(c) Fines. The Board of Directors may impose special assessments against the Lot owned by the Owner as follows:

(1) First non-compliance or violation: a fine not in excess of One Hundred Dollars ($100.00)
(2) Second non-compliance or violation: a fine not in excess of Five Hundred Dollars ($500.00)
(3) Third and subsequent non-compliance or violation or violations which are of a continuing nature: a fine not in excess of One Thousand Dollars ($1,000.00)

(d) Payment of Fines. Fines shall be paid not later than thirty (30) days after notice of the imposition or assessment of the penalty.

(e) Collection of Fines. All monies received from fines shall be allocated as directed by the Board of Directors.

(f) Non-exclusive Remedy. These fines shall not be construed to be exclusive and shall exist in addition to all other rights and remedies to which the Association may be otherwise legally entitled.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto signed this Declaration this _____ day of April, 2024.

Signed, sealed and delivered
in our presence as witnesses:

_____
Witness

FLETCHER DEVELOPMENT, LLC

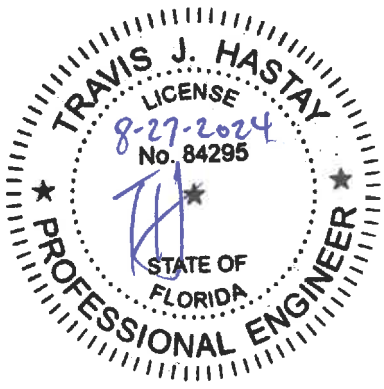
_____
Witness

By:_____
BLAKE FLETCHER

Phase 1 On Lot Sidewalks

Item No.	Item	Qty	Unit	Unit Cost	Cost
1	Concrete Sidewalks, 4"	1,102	SY	$ 50.55	$ 55,704.38
				Subtotal	**$ 55,704.38**
				Mobilization (10%)	**$ 5,570.44**
				Contingency (10%)	**$ 5,570.44**
				TOTAL	**$ 66,845.25**

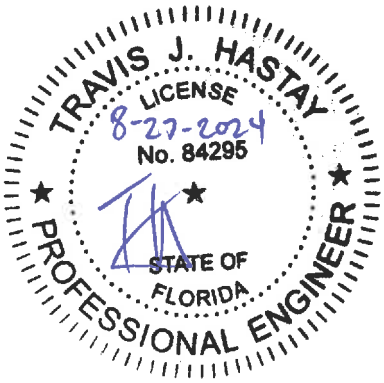
The Engineer's probable estimate of cost provided in this document is specifically intended to represent a rough order of magnitude, including all component information for line items aspects of the work, estimated quantities, and applied unit rates. The Engineer's probable estimate of cost is not intended for publication for the use of bidders whatsoever, unless represented as an FDOT Pay Item table on the plans for projects administered accordance with FDOT Standards. For bidding scenarios, the prospective bidders should be advised that they are solely responsible for: identifying and including relevant project scope, calculation of quantities/durations for takeoffs, and determining the appropriate competitive market cost for the work. Additionally, CHW has no control over the cost of labor, materials, equipment, market conditions, or the Contractor's method of determining prices. Therefore, our statements of probable cost provided herein are made on the basis of best judgment as professional consultants familiar with the construction industry. CHW, nor its subconsultants, can offer guarantee that proposals, bids, or construction costs will not vary from our statements of probable cost.



Phase 2 On Lot Sidewalks

Item No.	Item	Qty	Unit	Unit Cost	Cost
1	Concrete Sidewalks and Driveways, 4"	835	SY	$ 50.55	$ 42,207.63
				Subtotal	**$ 42,207.63**
				Mobilization (10%)	**$ 4,220.76**
				Contingency (10%)	**$ 4,220.76**
				TOTAL	**$ 50,649.16**

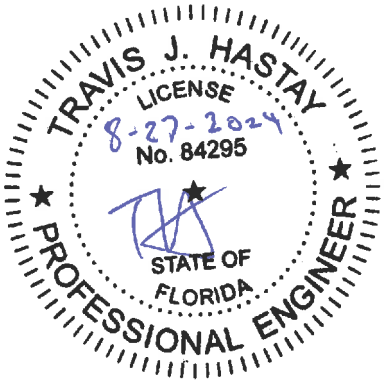
The Engineer's probable estimate of cost provided in this document is specifically intended to represent a rough order of magnitude, including all component information for line items aspects of the work, estimated quantities, and applied unit rates. The Engineer's probable estimate of cost is not intended for publication for the use of bidders whatsoever, unless represented as an FDOT Pay Item table on the plans for projects administered accordance with FDOT Standards. For bidding scenarios, the prospective bidders should be advised that they are solely responsible for: identifying and including relevant project scope, calculation of quantities/durations for takeoffs, and determining the appropriate competitive market cost for the work. Additionally, CHW has no control over the cost of labor, materials, equipment, market conditions, or the Contractor's method of determining prices. Therefore, our statements of probable cost provided herein are made on the basis of best judgment as professional consultants familiar with the construction industry. CHW, nor its subconsultants, can offer guarantee that proposals, bids, or construction costs will not vary from our statements of probable cost.



Phase 3 On Lot Sidewalks

Item No.	Item	Qty	Unit	Unit Cost	Cost
1	Concrete Sidewalks and Driveways, 4"	1,249	SY	$ 50.55	$ 63,156.87
				Subtotal	**$ 63,156.87**
				Mobilization (10%)	**$ 6,315.69**
				Contingency (10%)	**$ 6,315.69**
				TOTAL	**$ 75,788.25**

The Engineer's probable estimate of cost provided in this document is specifically intended to represent a rough order of magnitude, including all component information for line items aspects of the work, estimated quantities, and applied unit rates. The Engineer's probable estimate of cost is not intended for publication for the use of bidders whatsoever, unless represented as an FDOT Pay Item table on the plans for projects administered accordance with FDOT Standards. For bidding scenarios, the prospective bidders should be advised that they are solely responsible for: identifying and including relevant project scope, calculation of quantities/durations for takeoffs, and determining the appropriate competitive market cost for the work. Additionally, CHW has no control over the cost of labor, materials, equipment, market conditions, or the Contractor's method of determining prices. Therefore, our statements of probable cost provided herein are made on the basis of best judgment as professional consultants familiar with the construction industry. CHW, nor its subconsultants, can offer guarantee that proposals, bids, or construction costs will not vary from our statements of probable cost.



To: Kathy Winburn, AICP, Planning and Zoning Director

From: Ryan Thompson, AICP, Sr. Project Manager

Date: April 17, 2024

Re: Fletcher Trace – Phase 3

This memorandum identifies specific City of Alachua Comprehensive Plan Goals, Objectives, and Policies and explains how this application is consistent with each. Text from the City of Alachua is provided in normal font while consistency statements are provided in **bold**.

FUTURE LAND USE ELEMENT

Policy 1.2.a: Moderate density residential (0 to 4 dwelling units per acre): The moderate density residential land use category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are allowed in the moderate density residential land use category:

1. Single family, conventional dwelling units;
2. Accessory dwelling units;
3. Manufactured or modular homes meeting certain design criteria;
4. Mobile homes only within mobile home parks;
5. Duplexes and quadplexes;
6. Townhomes;
7. Residential Planned Developments (PD-R);
8. Supporting community services, such as schools, houses of worship, parks, and community centers

This application seeks to permit Phase 3, 37 single-family detached lots. Overall density shall not exceed four (4) dwelling units per acre.

Policy 2.1.a: Residential Planned Developments (PD): The City shall establish flexible development and use regulations for residential PD's for use within residential land use categories. Those regulations shall be developed to achieve the following:

1. High quality residential development through a mixture of housing types, prices, and densities. The allowed uses within a residential PD are not subject to the permitted uses in the underlying land use category. Single-family homes, zero lot line homes, and townhomes are examples of the allowable housing types within residential PDs.

As shown in the adopted PD Master Plan, all onsite dwelling units shall be single-family homes, both detached and attached—consistent with Policy 2.1.a.1. of the City of Alachua Comprehensive Plan, Savannah Station, and nearby single-family developments.

2. The opportunity to improve quality of life by placing activities necessary for daily living in close proximity to residences through the allowance of a limited amount of neighborhood commercial uses, and with special design criteria, community commercial uses, within the residential PD at appropriate densities and intensities.

No non-residential activities are being proposed.

3. A range of parks and open space, from playgrounds to community gardens to active recreation facilities within the neighborhood.

The PD-R exceeds the minimum amount of open space required by Policy 2.5.a. of the Comprehensive Plan. This Phase is consistent with the PD Master Plan. Onsite activities for residents will include passive trails, outdoor workout facilities, and/or community gathering spaces.

4. Streets and public spaces that are safe, comfortable, and designed to respect pedestrians, nonvehicular and vehicular modes of transportation.

The site shall be designed to support multiple methods of internal transportation by promoting pedestrian-friendly block sizes, sidewalk infrastructure, and streetlighting systems. Block lengths that exceed the maximum 600', as per LDR §7.2.3(B)(2), shall include an easement for a pedestrian way, as described in LDR §7.2.3(B)(4). In no case shall a block face exceed 1,000' in length.

5. Conservation of materials, financial resources and energy through efficient design of infrastructure.

Fletcher Trace is the logical expansion of existing City of Alachua potable water and sanitary sewer infrastructure currently serving area residential and non-residential uses.

To avoid constructing roadway infrastructure that is not necessary to enhance roadway capacity, easements for pedestrian ways are proposed on blocks that exceed 600' in length. The pedestrian ways will ensure a walkable neighborhood while the reduced roadway infrastructure will conserve materials, financial resources, and pervious surface area.

Policy 2.4.b: Landscaping: Buffering – A buffer consists of horizontal space (land) and vertical elements (plants, berms, fences, walls) that physically separate and visually screen adjacent land uses. The City shall establish buffer yard requirements that are based on the compatibility of the adjacent uses and the desired result of the buffer.

Phase 3 includes a 20'-wide landscape buffer located along CR 235, consistent with the adopted PD Master Plan.

Policy 2.5.a: There shall be a minimum of 10% percent open space required. The City shall establish incentives for the provision of open space beyond minimum requirements.

Phase 3 is consistent with the PD Master Plan, which requires a minimum 10% open space. As illustrated in the adopted PD Master Plan, the proposed development far exceeds the minimum required. Onsite open spaces shall be comprised of common area, stormwater management facilities, landscaping.

Objective 4.1: Infill development shall be encouraged in order to protect the unique character of existing neighborhoods and commercial developments, provide for a safe urban environment, increase densities and intensities in a manner compatible with existing uses, provide open spaces, and restore or maintain economic vitality and cultural diversity.

The project site is located within a growing area of the City. Approval of this application will encourage urban infill development on adjacent properties with access to City of Alachua public facilities and services. The proposed residential development is consistent with the existing residential development pattern located along the CR 235 corridor and helps reduce

development pressures in the urban fringe and in more rural areas of the City not served by public facilities and services.

GOAL 5: Development Standards: The City shall include provisions through its comprehensive plan amendment process, development review process and in its land development regulations for development standards that address natural features and availability of facilities and services. These development standards will strive to protect natural resources and public facility resources while allowing for innovative and flexible development patterns.

Phase 3 is consistent with the development standards set forth by the City of Alachua Comprehensive Plan and Land Development Regulations.

Objective 5.1: Natural features: The City shall coordinate Future Land Use designations with appropriate topography, soils, areas of seasonal flooding, wetlands and habitat during review of proposed amendments to the Future Land Use Map and the development review process. Natural features may be included as amenities within a development project.

There are no onsite wetlands or flood areas that would make this project site unable to support the proposed plan.

Policy 5.1.a: Topography: The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.

There are two (2) small locations on site with steep slopes (5-8%) that are utilized for stormwater management facilities.

Policy 5.1.b: Soils: The City shall ensure soil protection and intervention measures are included in the development review process.

There are currently six (6) types of soils located onsite:

- **Kendrick Sand, 2 – 5% Slopes (Hydro Group: B)**
- **Arredondo Fine Sand, 0 – 5% Slopes (Hydro Group: A)**
- **Arredondo Fine Sand, 5 – 8% Slopes (Hydro Group: A)**
- **Gainesville Sand, 0 – 5% Slopes (Hydro Group: A)**
- **Lochloosa Fine Sand 5 – 8% Slopes (Hydro group: B)**
- **Millhopper Sand, 0 – 5% Slopes (Hydro Group: A)**

According to the NRCS soil database, each of the six (6) sandy soil types mentioned above are conducive to residential developments of this nature with minimal limitations. No soil protection or intervention measures are required.

Policy 5.1.c: Flood prone areas: The City shall require as part of the development review process the identification of FEMA flood zone areas. Where necessary, base flood elevations and minimum finished floor elevations shall be established. The City shall also require finished floor elevations on subdivision plats, site plans and building permit plans when necessary to determine compliance with flood prone area regulations. The City shall establish standards for a limitation on filling in flood prone areas.

There are no FEMA flood zone areas located on the project site.

Policy 5.1.d: Wetlands: The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code (FAC) and regulations adopted by the FDEP and the Suwannee River Water Management District.

The subject property does not contain onsite wetland features, as evidenced by the best available desktop data and analysis. During site plan preparation, a professional environmental scientist shall review the site and determine the significance of natural features, as required by City LDR. Significant onsite natural features shall be avoided to the maximum extent practicable or mitigated consistent with City LDR requirements.

Policy 5.1.e: Habitat: The City shall require as part of the development review process, an inventory of listed species for all new developments in areas identified as known habitat for listed species if listed species are known to exist in close proximity to the development. The survey shall include detailed information regarding type, quantity, location, and habitat requirements for any listed species identified. A de minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

No listed species are known onsite.

Objective 5.2: Availability of facilities and services: The City shall utilize a concurrency management system to ensure that the adopted level of service standards are maintained.

The impacts this site will have on available facilities and services will not cause facilities and/or services to operate below the adopted level of service. Please see the Concurrency Analysis memo for additional detail.

Policy 5.2.a: All new development shall meet level of service requirements for roadways, potable water and sanitary sewer, stormwater, solid waste, public schools, and improved recreation in accordance with LOS standards adopted in the elements addressing these facilities.

This project will not cause City of Alachua facilities to operate below the adopted level of service.

Policy 5.2.b: The concurrency management system shall specify the period for which certification of level of service compliance shall be valid until actual development pursuant to a final development order or Ch. 163, Florida Statutes, development agreement has commenced.

A certification of level of service compliance shall be issued during development plan review.

CONSERVATION AND OPEN SPACE ELEMENT

Objective 1.5: Soils. The City shall protect soil resources through erosion and sedimentation control, by requiring proper design criteria on specific soils.

There are currently six (6) types of soils located onsite. According to the NRCS soil database, each of the six (6) sandy soil types mentioned above are conducive to residential developments of this nature with minimal limitations. No soil protection or intervention measures are required.

Site design addresses these soil composition limitations with properly-designed drainage and stormwater management facilities.

Objective 1.10: Wetlands. The City shall protect and preserve wetland values and functions from adverse, human caused, physical and hydrologic disturbances.

The subject property does not contain onsite wetland features. A professional environmental scientist has reviewed the site and determine the significance of natural features, as required by City LDR. Significant onsite natural features shall be avoided to the maximum extent practicable or mitigated consistent with City LDR requirements.

To: Kathy Winburn, AICP, Planning and Zoning Director

From: Ryan Thompson, AICP, Sr. Project Manager

Date: April 17, 2024

Re: Fletcher Trace – Phase 3

The following analysis estimates potential impacts on City of Alachua public facilities that may result from the proposed **Phase 3** development, **32 single-family detached dwelling units.** The following tables include data from the City of Alachua April 2024 Development Monitoring Report, as well as data obtained within the City Comprehensive Plan and Florida Administrative Code (F.A.C.).

Traffic

Trip generation: Figures are based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition.

Table 1: Projected Trip Generation

Land Use[1] (ITE)	Units	Daily		AM Peak		PM Peak	
		Rate	Trips	Rate	Trips	Rate	Trips
Proposed							
Single-Family Detached Housing (ITE 210)	37	9.52	352	0.77	28	1.02	38

1. *Source: ITE Trip Generation 11th Edition*

Conclusion: Approval of this application increases the subject property's maximum development potential and thus, result in a potential net increase of daily vehicle trips generated by the site. However, approval of this application *will not* negatively impact the adopted LOS for adjacent and nearby roadways.

Affected roadways: Maximum development is estimated to generate less than 1,000 external average daily trips (ADT). LDR §2.4.14(H)(2)(a) identifies affected roadways as those located partially or wholly within one-half mile of the development's ingress/egress, or the nearest major intersection, whichever is greater. **Tables 2a and 2b** calculate projected impacts on adjacent roadways based on the proposed development.

Table 2a: Projected Impacts on Roadways, CR 235

Traffic System Category	AADT	PM
	CR 235	
	From NW 143rd Place to South City Limit	
Maximum Service Volume[1]	15,120	1,359
Existing Traffic[1]	6,180	587
Reserved Trips[1]	1,023	108
Available Capacity	7,917	664
Projected Trip Generation[2]	352	38
Available Capacity w/ Application approval	**7,565**	**626**

1. *Source: City of Alachua April 2024 Development Monitoring Report*
2. *NOTE: Projected trip distribution percentage is estimated to be **100%**.*

Table 2b: Projected Impacts on Roadways, CR 235A South

Traffic System Category	AADT	PM
	CR 235A South	
	From US 441 to CR 235	
Maximum Service Volume[1]	15,120	1,359
Existing Traffic[1]	5,302	504
Reserved Trips[1]	4,712	462
Available Capacity	5,106	393
Projected Trip Generation[2]	176	19
Available Capacity w/ Application Approval	**4,930**	**374**

1. *Source: City of Alachua April 2024 Development Monitoring Report*
2. *NOTE: Projected trip distribution percentage is estimated to be **50%**.*

Conclusion: The only affected roadways are CR 235, which the project site is directly fronting, and CR 235A South, which is estimated to receive 50% of the total projected ADT. The affected roadway segments will continue to retain sufficient roadway capacity during both ADT and PM Peak. In fact, no roadway segments will experience a failing roadway LOS because of this application's approval.

Potable Water / Sanitary Sewer / Solid Waste

The following tables evaluate potential impacts to potable water, sanitary sewer, and solid waste.

Table 3: Projected Potable Water Impacts

System Category	Gallons Per Day (GPD)
Current Permitted Capacity[1]	2,300,000
Less actual Potable Water Flows[1]	1,390,833
Reserved Capacity[1]	454,474
Residual Capacity[1]	454,693
Percentage of Permitted Design Capacity Utilized[1]	80.23%
Projected Potable Water Demand from Proposed Project[2]	10,175
Residual Capacity after Proposed Project	**444,518**

1. *Source: City of Alachua April 2024 Development Monitoring Report*
2. *Source: City of Alachua Comprehensive Plan & Chapter 64-E, F.A.C. Formula used: (# du x 275 gallons per unit per day)*

Conclusion: The project site will be served by existing City of Alachua potable water infrastructure. The potential net impacts from the intended residential development *will not* negatively impact the City's adopted LOS for potable water.

Table 4: Projected Sanitary Sewer Impacts

System Category	Gallons Per Day (GPD)
Treatment Plant Current Permitted Capacity[1]	1,500,000
Less actual Treatment Plant Flows[1]	719,250
Reserved Capacity[1]	425,863
Residual Capacity[1]	354,887
Percentage of Permitted Design Capacity Utilized[1]	76.34%
Projected Sanitary Sewer Demand from Proposed Project[2]	9,250
Residual Capacity after Proposed Project	**345,637**

1. *Source: City of Alachua April 2024 Development Monitoring Report*
2. *Source: City of Alachua Comprehensive Plan & Chapter 64-E, F.A.C. Formula used: (# du x 250 gallons per unit per day)*

Conclusion: The project site will be served by existing City of Alachua wastewater infrastructure. The potential net impacts from the intended residential development *will not* negatively impact the City's adopted LOS for sanitary sewer.

Table 5: Projected Solid Waste Impacts

System Category	LBs Per Day	Tons Per Year
Existing Demand[1]	43,376.00	7,916.12
Reserved Capacity[1]	50,189.13	9,159.52
New River Solid Waste Facility Capacity[1]	50 years	
Solid Waste Generated By Proposed Project[2]		**70.23**

1. *Source: City of Alachua April 2024 Development Monitoring Report*
2. *Source: Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996. Formula used: (# du x 2.6 persons per du x 0.73 per capita)*

Conclusion: Solid waste facility capacity exists to adequately serve the intended residential development for the subject property. Thus, approval of this application will not negatively impact the City's adopted LOS for this system.

Public School and Recreation Impact

The City of Alachua requires all applications involving residential developments to include an estimated Public School Generation analysis. This is conducted by completing the City's Public School Student Generation Calculation Form. A completed copy of this form has been included within this application's submittal. The development's estimated impact on the City's Public School System is found in **Table 6**.

Table 6: Projected Public School Demand

Land Use (ITE)	Units	Elem.		Middle		High	
		Rate[1]	Total	Rate[1]	Total	Rate[1]	Total
Proposed							
Single-Family Residential	37	.12	4	.06	2	.09	3

1. *Source: City of Alachua School Concurrency Form*

Conclusion: Approval of this application *will not* negatively impact the Public School System.

Table 7a: Recreational Impacts

System Category	Acreage
Existing City of Alachua Acreage[1]	135.48
Acreage Required to Serve Existing Population[1]	54.22
Reserved Capacity[1]	12.17
Available Recreation Acerage[1]	69.09
Proposed Recreational Impact[2]	0.481
Residual Recreational Capacity After Proposed Development	**68.609**

1. *Source: City of Alachua April 2024 Development Monitoring Report*
2. *Source: City of Alachua Comprehensive Plan Recreation Element. Formula used: # du x 2.6 person per du x (5 acres/1,000 persons)*

Table 7b: Improved Passive Park Space Analysis

System Category	Acreage
Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity[1]	13.28
Existing Improved Passive Park Space Provided[1]	34.82
Improved Passive Park Space Utilized by Existing Population & Reserved Capacity[1]	**38.14%**
Proposed Recreational Impact[2]	0.096
Improved Passive Park Space Utilized After Proposed Development	**38.4%**

1. *Source: City of Alachua April 2024 Development Monitoring Report*
2. *Source: City of Alachua Comprehensive Plan Recreation Element. Formula used: # du x 2.6 person per du x (5 acres/1,000 persons) x 20%*

Conclusion: The City of Alachua currently possesses considerable excess acreage for local recreation activities. In addition, this subdivision will have recreational facilities onsite including, but not limited to, an amenity center and passive trails. Thus, the intended residential development is expected to have a minimal impact on the City's current recreational infrastructure.

BOUNDARY SURVEY

LOCATED IN THE WEST HALF (W 1/2) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

LEGAL DESCRIPTION: (PARENT PARCEL)(OFFICIAL RECORDS BOOK 2140, PAGE 1834)

A TRACT OF LAND SITUATED IN SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT AN IRON PIPE AT THE SOUTHWEST CORNER OF THE AFOREMENTIONED SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST FOR THE POINT OF BEGINNING AND RUN N.00°42'43"E., ALONG THE WEST LINE OF SAID SECTION, A DISTANCE OF 402.89 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY); THENCE RUN N.41°53'43"E., ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 4071.41 FEET TO A CONCRETE MONUMENT; THENCE RUN S.01°01'49"W., A DISTANCE OF 827.97 FEET TO A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 28; THENCE RUN S.00°32'41"W., ALONG THE WEST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 2612.87 FEET TO AN IRON PIPE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 28, THENCE RUN N.89°50'54"W., ALONG THE SOUTH LINE OF SAID SECTION 28, A DISTANCE OF 2684.07 FEET TO THE POINT OF BEGINNING, CONTAINING 118.191 ACRES, MORE OR LESS.

SUBJECT TO MAINTAINED RIGHT OF WAY OF COUNTY ROAD N.W. 110TH AVENUE (FORMERLY KNOWN AS COUNTY ROAD NO. N.W 28) ALONG THE SOUTH BOUNDARY THEREOF

LEGAL DESCRIPTION: (SUBJECT PARCEL)(PREPARED BY THIS FIRM)

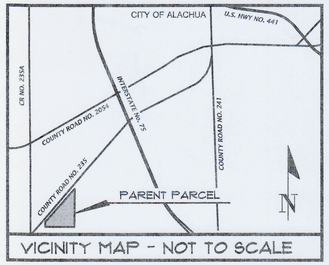
A TRACT OF LAND BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2140, PAGE 1834, OF THE PUBLIC RECORDS OF ALACHUA COUNTY FLORIDA, SITUATED IN THE WEST HALF (W 1/2) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, OF SAID ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF AFOREMENTIONED SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE NORTH 0°04'14" WEST, ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 403.02 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY); THENCE NORTH 41°06'51" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 2192.97 FEET TO THE **POINT OF BEGINNING**; THENCE, CONTINUE ALONG SAID RIGHT OF WAY LINE, NORTH 41°06'51" EAST, A DISTANCE OF 1878.44 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF AFOREMENTIONED SECTION 28; THENCE SOUTH 01°14'54" WEST, ALONG SAID WEST LINE, A DISTANCE OF 827.97 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 28; THENCE SOUTH 00°14'12" EAST, ALONG THE WEST LINE OF SAID SOUTHEASTER QUARTER (SE 1/4) OF SECTION 28, A DISTANCE OF 282.21 FEET; THENCE, DEPARTING SAID WEST LINE, THE FOLLOWING NINE (9) COURSES; (1) SOUTH 64°41'49" WEST, A DISTANCE OF 69.19 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 185.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 48°50'21" WEST, 169.54 FEET; (2) THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 54°52'38", AN ARC LENGTH OF 176.11 FEET TO THE END OF SAID CURVE; (3) SOUTH 16°03'45" WEST, A DISTANCE OF 160.87 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 45°14'11" EAST, 35.36 FEET; (4) THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET TO THE END OF SAID CURVE; (5) SOUTH 00°14'11" EAST, A DISTANCE OF 85.00 FEET; (6) SOUTH 89°45'49" WEST, A DISTANCE OF 420.66 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 235.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 65°26'20" WEST, 193.60 FEET; (7) THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 48°38'58", AN ARC LENGTH OF 199.54 FEET TO THE END OF SAID CURVE; (8) SOUTH 41°06'51" WEST, A DISTANCE OF 311.05 FEET; (9) NORTH 48°53'09" WEST, A DISTANCE OF 295.00 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT CONTAINING 17.66 ACRES OF LAND, MORE OR LESS.

SURVEYORS NOTES:

1. HORIZONTAL DATUM SHOWN HEREON IS DERIVED FROM THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 1983).
2. NO UNDERGROUND INSTALLATION OF UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
3. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.
4. FENCING, SYMBOLS AND MONUMENTATION SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
5. THIS SURVEY WAS PRODUCED WITHOUT THE BENEFITS OF FURNISHED TITLE WORK. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR, AND NO SEARCH OF THE PUBLIC RECORDS HAS BEEN DONE BY THE SURVEYOR.
6. THE 20' EASEMENT SHOWN HEREON IS AN APPROXIMATE LOCATION. THE LOCATION IS BASED ON A SURVEY DONE BY ACLS THAT THIS OFFICE HAS ON FILE. PROJECT NUMBER 97-362, DATED 9-25-1997.
7. INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY, (F.E.M.A.) FLOOD INSURANCE RATE MAP(S), 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.
8. IN THE OPINION OF THIS SURVEYOR, THE PERIMETER LINES AS SHOWN HEREON REPRESENT THE LOCATION OF THE BOUNDARY LINES OF THE SUBJECT PARCEL IN RELATION TO THE DESCRIPTION OF RECORD AND THOSE EXISTING LAND CORNERS FOUND TO BE ACCEPTABLE BY THIS SURVEYOR.
9. THE MAINTAINED RIGHT OF WAY LINE FOR COUNTY ROAD NO. 28 (NW 110TH AVENUE) IS SHOWN HEREON AS AN APPROXIMATE LOCATION BASED ON A SURVEY DONE BY ACLS THAT THIS OFFICE HAS ON FILE. PROJECT NUMBER 97-362, DATED 9-25-1997. THERE IS NO RECORDED RIGHT OF WAY BY MAINTANCE PER ALACHUA COUNTY.



VICINITY MAP - NOT TO SCALE

N

GRAPHIC SCALE
0 100 200 400

LEGEND:

(D) = DATA BASED ON FURNISHED DESCRIPTION
(M) = DATA BASED ON FIELD MEASUREMENTS
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
S.F. = SQUARE FEET
R/W = RIGHT OF WAY
ID. = IDENTIFICATION
O.R.B. = OFFICIAL RECORDS BOOK
PB. = PLAT BOOK
PG. = PAGE
● = SET 5/8" STEEL ROD & CAP (LB 5075)
□ = FOUND 4"X4" CONCRETE MONUMENT (NO ID.)
○ = FOUND 1/2" IRON PIPE (NO ID.)
⊗ = FOUND 1/2" IRON ROD (NO ID.)
= FIRE HYDRANT
= SIGN
= TELEPHONE PEDESTAL
= WATER VALVE
= FIBER OPTIC LINE MARKER
= WOOD POWER POLE
= CABLE TV BOX
= ASPHALT SURFACE
OHW = OVERHEAD WIRE
= SUBJECT PARCEL LINE
= PARENT PARCEL LINE
= ADJOINING PARCEL LINE
= EASEMENT LINE
= RIGHT OF WAY LINE
= SECTION LINE

FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY PANEL NO. "120669 0120 D, EFFECTIVE DATE: JUNE 16, 2006.

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	176.11'	185.00'	54°32'38"	169.54'	N 48°50'21" W
C2	39.27'	25.00'	90°00'00"	35.36'	S 45°14'11" E
C3	199.54'	235.00'	48°38'58"	193.60'	S 65°26'20" W

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 0°14'12" E	282.21'
L2	S 64°41'49" W	69.19'
L3	S 16°03'45" W	160.87'
L4	S 0°14'11" E	85.00'
L5	S 89°45'49" W	420.66'
L6	S 41°06'51" W	311.05'
L7	N 48°53'09" W	295.00'

11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075

CHW
Professional Consultants

SCALE: 1" = 200'
HEIGHT SCALE BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

CERTIFIED TO:
FLETCHER DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY
FIRST AMERICAN TITLE INSURANCE COMPANY
DARRYL J. TOMPKINS, P.A.

SURVEY DATE: 12-14-2023
REVISION DATE: N/A
PROJECT NO. 21-0297
FIELD BOOK & PG. 617 / 75

TECHNICIAN: RJD
CREW CHIEF: RQ
CHECKED BY: CAC

This map prepared by:

JONATHAN A. COLSON
Certificate Number 7142
STATE OF FLORIDA
Professional Surveyor & Mapper
Fla. License No. 7142

Certificate of Authorization No. LB. 5075
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR ELECTRONIC DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SHEET NO.: 1 OF 1

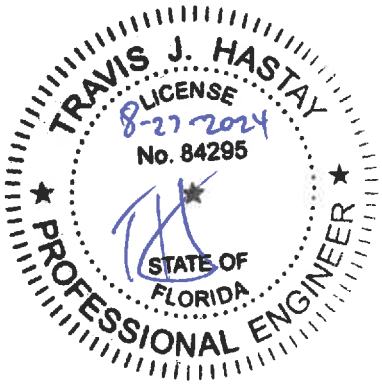
Tech: rdd Plot Date: Mar 20,2024 10:35am Filename: M:\2021\21-0297\Departments\01_Survey\PLATS\PHASE 3\BOUNDARY\21-0297 BOUNDARY (PHASE 3).dwg

Professional Consultants

Project Name:	**Fletcher Trace Phases 1-3**
CHW Project No:	21-0297
Date:	8/26/2024

Phase 1

Item No.	Item	Qty	Unit	Unit Cost	Cost
DEMOLITION/EARTHWORK					
11	Clearing and Grubbing	21.07	AC	$ 3,500.00	$ 73,727.86
12	Excavation	71,063	CY	$ 3.00	$ 213,189.00
13	Fill (using onsite materials)	17,000	CY	$ 3.00	$ 51,000.00
14	Sod (within ROW and common areas)	20,365	SY	$ 3.20	$ 65,168.00
15	Seed (within lots and bottom of basin)	63,617	sy	$ 0.50	$ 31,808.50
16	Silt Fence	4,874	LF	$ 2.50	$ 12,185.43
17	Tree Barricade	2,823	LF	$ 5.00	$ 14,112.62
				Earthwork Subtotal	**$ 461,191.42**
OFFSITE ROADWAY					
18	1.5" Mill & Resurface	6,165	SY	$ 2.50	$ 1,405.00
19	1.5" Friction Course FC-12.5	562	TN	$ 405.00	$ 227,610.00
20	Asphaltic Concrete, 3.5" SP 12.5	1,312	TN	$ 170.00	$ 223,040.00
21	8" Limerock Base (Option Base Group 2)	6,059	SY	$ 30.00	$ 181,784.20
22	12" Type B Stabilized Subgrade	6,059	SY	$ 9.00	$ 54,535.26
23	Striping and Signage	1	LS	$ 25,000.00	$ 25,000.00
24	Unpaved shoulder	1,498	SY	$ 9.00	$ 13,481.69
25	Concrete Driveway Apron for Lift Station	150	SF	$ 98.22	$ 14,733.00
26	Earthwork (swales)	1,852	CY	$ 18.00	$ 33,333.33
27	Tree Barricade	935	LF	$ 5.00	$ 4,675.00
28	Silt Fence	3,035	LF	$ 2.50	$ 7,587.50
29	18" Mitered End Sections	2	EA	$ 2,168.75	$ 4,337.50
30	18" RCP	44	LF	$ 62.00	$ 2,728.00
31	MOT	1	LS	$ 79,425.05	$ 79,425.05
Offsite Roadway Subtotal					**$ 873,675.52**

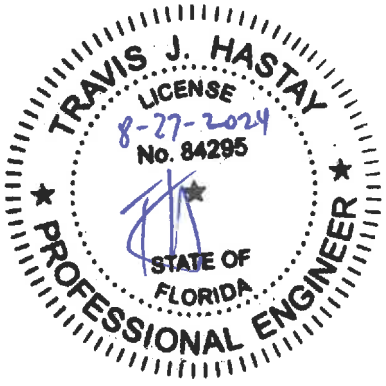


CHW
Professional Consultants

Project Name: Fletcher Trace Phases 1-3
CHW Project No: 21-0297
Date: 8/26/2024

DRAINAGE					
32	36" Mitered End Section	1	EA	$ 7,252.00	$ 7,252.00
33	30" Mitered End Section	2	EA	$ 6,155.00	$ 12,310.00
34	Control Structure (modified storm manhole)	1	EA	$ 12,400.00	$ 12,400.00
Drainage Subtotal					**$ 31,962.00**
ELECTRIC					
37	Electric Conduit (2.5")	11,220	LF	$ 14.00	$ 157,080.00
38	Electric Connection Fee	32	EA	$ 200.00	$ 6,400.00
Electric Subtotal					**$ 163,480.00**
Subtotal					**$ 1,530,308.94**
Mobilization (10%)					**$ 153,030.89**
Contingency (10%)					**$ 153,030.89**
TOTAL					**$ 1,836,370.73**

The Engineer's probable estimate of cost provided in this document is specifically intended to represent a rough order of magnitude, including all component information for line items aspects of the work, estimated quantities, and applied unit rates. The Engineer's probable estimate of cost is not intended for publication for the use of bidders whatsoever, unless represented as an FDOT Pay Item table on the plans for projects administered accordance with FDOT Standards. For bidding scenarios, the prospective bidders should be advised that they are solely responsible for: identifying and including relevant project scope, calculation of quantities/durations for takeoffs, and determining the appropriate competitive market cost for the work. Additionally, CHW has no control over the cost of labor, materials, equipment, market conditions, or the Contractor's method of determining prices. Therefore, our statements of probable cost provided herein are made on the basis of best judgment as professional consultants familiar with the construction industry. CHW, nor its subconsultants, can offer guarantee that proposals, bids, or construction costs will not vary from our statements of probable cost.



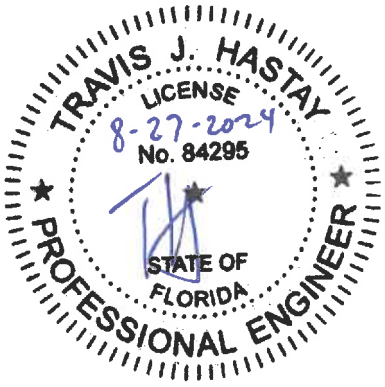
CHW
Professional Consultants

Project Name: Fletcher Trace Phases 1-3
CHW Project No: 21-0297
Date: 8/26/2024

Phase 2

Item No.	Item	Qty	Unit	Unit Cost	Cost
DEMOLITION/EARTHWORK					
1	Clearing and Grubbing	4.84	AC	$ 3,800.00	$ 18,409.14
2	Fill (using onsite materials)	5,000	CY	$ 3.00	$ 15,000.00
3	Sod (within ROW and common areas)	3,538	SY	$ 3.20	$ 11,321.60
4	Seed (within lots and bottom of basin)	19,495	SY	$ 0.50	$ 9,747.50
5	Silt Fence	655	LF	$ 2.50	$ 1,637.50
6	Tree Barricade	218	LF	$ 5.00	$ 1,090.00
Earthwork Subtotal					**$ 56,115.74**
ELECTRIC					
7	Electrical Conduit (4")	130	LF	$ 15.00	$ 1,950.00
8	Electrical Conduit (2.5")	4,930	LF	$ 14.00	$ 69,020.00
9	Electric Connection Fee	42	EA	$ 200.00	$ 8,400.00
Electric Subtotal					**$ 79,370.00**
Subtotal					**$ 135,485.74**
Mobilization (10%)					**$ 13,548.57**
Contingency (10%)					**$ 13,548.57**
TOTAL					**$ 162,582.89**

The Engineer's probable estimate of cost provided in this document is specifically intended to represent a rough order of magnitude, including all component information for line items aspects of the work, estimated quantities, and applied unit rates. The Engineer's probable estimate of cost is not intended for publication for the use of bidders whatsoever, unless represented as an FDOT Pay Item table on the plans for projects administered accordance with FDOT Standards. For bidding scenarios, the prospective bidders should be advised that they are solely responsible for: identifying and including relevant project scope, calculation of quantities/durations for takeoffs, and determining the appropriate competitive market cost for the work. Additionally, CHW has no control over the cost of labor, materials, equipment, market conditions, or the Contractor's method of determining prices. Therefore, our statements of probable cost provided herein are made on the basis of best judgment as professional consultants familiar with the construction industry. CHW, nor its subconsultants, can offer guarantee that proposals, bids, or construction costs will not vary from our statements of probable cost.



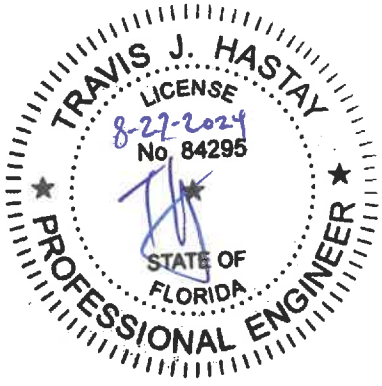
CHW
Professional Consultants

Project Name: Fletcher Trace Phases 1-3
CHW Project No: 21-0297
Date: 8/26/2024

Phase 3

Item No.	Item	Qty	Unit	Unit Cost	Cost
DEMOLITION/EARTHWORK					
20	Clearing and Grubbing	19	AC	$ 3,800.00	$ 72,200.00
21	Excavation	33,730	CY	$ 3.00	$ 101,190.00
22	Fill (using onsite materials)	26,663	CY	$ 0.50	$ 13,331.50
23	Sod (within ROW and common areas)	17,197	SY	$ 4.50	$ 77,386.50
24	Seed (within lots and bottom of basin)	62,792	SY	$ 0.50	$ 31,396.00
25	Silt Fence	1,932	LF	$ 1.76	$ 3,400.32
26	Tree Barricade	1,713	LF	$ 15.00	$ 25,695.00
Earthwork Subtotal					**$ 324,599.32**
DRAINAGE					
27	36" Mitered End	1	EA	$ 7,252.00	$ 7,252.00
Drainage Subtotal					**$ 7,252.00**
ELECTRIC					
30	Primary Electric Conduit (2")	3,748	LF	$ 8.00	$ 29,984.00
31	Electric Conduit (4")	1,738	LF	$ 15.00	$ 26,070.00
32	Electric Connection Fee	37	EA	$ 200.00	$ 7,400.00
Electric Subtotal					**$ 63,454.00**
Subtotal					**$ 395,305.32**
Mobilization (10%)					**$ 39,530.53**
Contingency (10%)					**$ 39,530.53**
TOTAL					**$ 474,366.38**

The Engineer's probable estimate of cost provided in this document is specifically intended to represent a rough order of magnitude, including all component information for line items aspects of the work, estimated quantities, and applied unit rates. The Engineer's probable estimate of cost is not intended for publication for the use of bidders whatsoever, unless represented as an FDOT Pay Item table on the plans for projects administered accordance with FDOT Standards. For bidding scenarios, the prospective bidders should be advised that they are solely responsible for: identifying and including relevant project scope, calculation of quantities/durations for takeoffs, and determining the appropriate competitive market cost for the work. Additionally, CHW has no control over the cost of labor, materials, equipment, market conditions, or the Contractor's method of determining prices. Therefore, our statements of probable cost provided herein are made on the basis of best judgment as professional consultants familiar with the construction industry. CHW, nor its subconsultants, can offer guarantee that proposals, bids, or construction costs will not vary from our statements of probable cost.



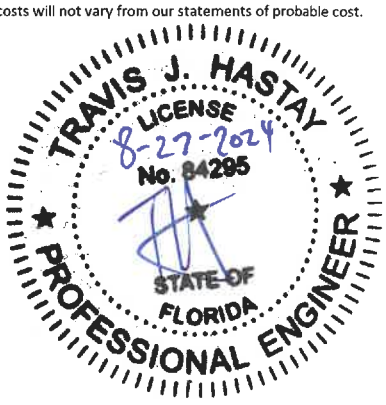
CHW
Professional Consultants

Project Name: Fletcher Trace Phases 1-3
CHW Project No: 21-0297
Date: 8/26/2024

Phase 1

Item No.	Item	Qty	Unit	Unit Cost	Cost
ROADWAY					
1	Asphaltic Concrete, 1.5" SP 9.5	311	TN	$ 155.00	$ 48,205.00
2	6" Limerock Base (Optional Base Group 4)	3,355	SY	$ 10.00	$ 33,550.00
3	12" Type B Stabilized Subgrade	3,246	SY	$ 5.00	$ 16,230.00
4	Concrete Sidewalks, 4"	781	SY	$ 51.00	$ 39,845.41
5	Concrete Cross Walk	75	SY	$ 92.00	$ 6,900.00
6	Type 'F' Curb and Gutter	2,255	LF	$ 21.00	$ 47,352.68
7	Temporary Turn around	1,880	SY	$ 10.00	$ 18,800.00
8	Striping and Signage	1	LS	$ 5,000.00	$ 5,000.00
9	Detectable Warnings	70	SF	$ 28.00	$ 1,960.00
				Roadway Subtotal	**$ 217,843.08**
SANITARY SEWER					
10	8" PVC Wastewater Main	1,240	LF	$ 60.00	$ 74,400.00
11	Sanitary Sewer Laterals 4" PVC w/ CO	800	LF	$ 22.69	$ 18,152.00
12	Sanitary Manhole	6	EA	$ 9,600.00	$ 57,600.00
13	Lift Station	1	LS	$ 620,000.00	$ 620,000.00
14	6" Force Main	110	LF	$ 36.15	$ 3,976.50
Sanitary Sewer Subtotal					**$ 774,128.50**
WATER SERVICE					
15	Double Water Connection	12	EA	$ 2,859.55	$ 34,314.60
16	Single Water Connection	7	EA	$ 1,974.54	$ 13,821.78
17	4" PVC Water Service Sleeve	1,120	LF	$ 25.00	$ 28,000.00
18	Fire Hydrant Assembly	2	EA	$ 7,166.72	$ 14,333.44
19	8" PVC Watermain	1,182	LF	$ 48.00	$ 56,736.00
20	3" Blow-Off Assembly	3	EA	$ 4,475.56	$ 13,426.68
21	8" Gate Valve	6	EA	$ 2,902.34	$ 17,414.04
Water Service Subtotal					**$ 178,046.54**
DRAINAGE					
24	Storm Water Pipe (15" RCP)	467	LF	$ 50.00	$ 23,350.00
25	Storm Water Pipe (18" RCP)	355	LF	$ 62.00	$ 22,010.00
26	Storm Water Pipe (24" RCP)	65	LF	$ 93.00	$ 6,045.00
27	Storm Water Pipe (30" RCP)	591	LF	$ 109.00	$ 64,419.00
28	Storm Water Pipe (36" RCP)	180	LF	$ 141.00	$ 25,408.20
29	Type '5' Curb Inlet	4	EA	$ 7,000.00	$ 28,000.00
30	Type '6' Curb Inlet	6	EA	$ 7,574.59	$ 45,447.54
31	Storm Manhole	3	EA	$ 8,500.00	$ 25,500.00
Drainage Subtotal					**$ 240,179.74**
Subtotal					**$ 1,410,197.86**
Mobilization (10%)					**$ 141,019.79**
Contingency (10%)					**$ 141,019.79**
TOTAL					**$ 1,692,237.44**

The Engineer's probable estimate of cost provided in this document is specifically intended to represent a rough order of magnitude, including all component information for line items aspects of the work, estimated quantities, and applied unit rates. The Engineer's probable estimate of cost is not intended for publication for the use of bidders whatsoever, unless represented as an FDOT Pay Item table on the plans for projects administered accordance with FDOT Standards. For bidding scenarios, the prospective bidders should be advised that they are solely responsible for: identifying and including relevant project scope, calculation of quantities/durations for takeoffs, and determining the appropriate competitive market cost for the work. Additionally, CHW has no control over the cost of labor, materials, equipment, market conditions, or the Contractor's method of determining prices. Therefore, our statements of probable cost provided herein are made on the basis of best judgment as professional consultants familiar with the construction industry. CHW, nor its subconsultants, can offer guarantee that proposals, bids, or construction costs will not vary from our statements of probable cost.



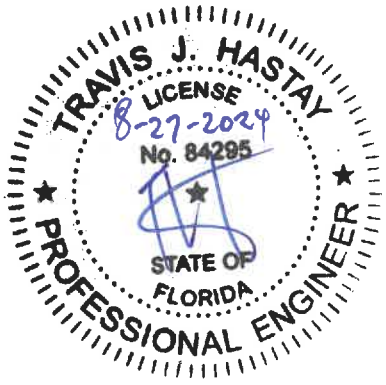
CHW
Professional Consultants

Project Name: Fletcher Trace Phases 1-3
CHW Project No: 21-0297
Date: 8/26/2024

Phase 2

Item No.	Item	Qty	Unit	Unit Cost	Cost
ROADWAY					
1	Asphaltic Concrete, 1.5" SP 9.5	245	TN	$ 120.00	$ 29,400.00
2	6" Limerock Base (Optional Base Group 4)	1,979	SY	$ 10.00	$ 19,790.00
3	12" Type B Stabilized Subgrade	1,979	SY	$ 6.00	$ 11,874.00
4	Concrete Cross Walk	27	SY	$ 92.00	$ 2,484.00
5	Curb Ramps	100	SF	$ 4.50	$ 450.00
6	Driveways	1,200	SY	$ 92.00	$ 110,400.00
7	Detectable Warning	40	SF	$ 30.00	$ 1,200.00
8	Type 'F' Curb and Gutter	1,692	LF	$ 21.00	$ 35,532.00
9	Striping and Signage	3	LS	$ 2,000.00	$ 6,000.00
Roadway Subtotal					**$ 217,130.00**
SANITARY SEWER					
12	8" PVC Wastewater Main	762	LF	$ 45.00	$ 34,290.00
13	Sanitary Sewer Laterals 4" PVC w/ CO	1,475	LF	$ 22.69	$ 33,467.75
14	Sanitary Manhole	2	EA	$ 7,500.00	$ 15,000.00
Sanitary Sewer Subtotal					**$ 82,757.75**
WATER SERVICE					
15	Double Water Connection	6	EA	$ 2,859.55	$ 17,157.30
16	Single Water Connection	30	EA	$ 1,974.54	$ 59,236.20
17	4" PVC Water Service Sleeve	576	LF	$ 25.00	$ 14,400.00
18	Fire Hydrant Assembly	1	EA	$ 7,166.72	$ 7,166.72
19	3" Blow-Off Assembly	1	EA	$ 4,475.56	$ 4,475.56
20	8" PVC Watermain	1,029	LF	$ 48.00	$ 4,475.56
Water Service Subtotal					**$ 106,911.34**
DRAINAGE					
23	Storm Water Pipe (15" RCP)	82	LF	$ 50.00	$ 4,100.00
24	Storm Water Pipe (18" RCP)	231	LF	$ 62.00	$ 14,322.00
25	Storm Water Pipe (24" RCP)	337	LF	$ 93.00	$ 31,341.00
26	Type '5' Curb Inlet	4	EA	$ 7,000.00	$ 28,000.00
27	Type '6' Curb Inlet	2	EA	$ 7,574.59	$ 15,149.18
Drainage Subtotal					**$ 92,912.18**
Subtotal					**$ 499,711.27**
Mobilization (10%)					**$ 49,971.13**
Contingency (10%)					**$ 49,971.13**
TOTAL					**$ 599,653.52**

The Engineer's probable estimate of cost provided in this document is specifically intended to represent a rough order of magnitude, including all component information for line items aspects of the work, estimated quantities, and applied unit rates. The Engineer's probable estimate of cost is not intended for publication for the use of bidders whatsoever, unless represented as an FDOT Pay Item table on the plans for projects administered accordance with FDOT Standards. For bidding scenarios, the prospective bidders should be advised that they are solely responsible for: identifying and including relevant project scope, calculation of quantities/durations for takeoffs, and determining the appropriate competitive market cost for the work. Additionally, CHW has no control over the cost of labor, materials, equipment, market conditions, or the Contractor's method of determining prices. Therefore, our statements of probable cost provided herein are made on the basis of best judgment as professional consultants familiar with the construction industry. CHW, nor its subconsultants, can offer guarantee that proposals, bids, or construction costs will not vary from our statements of probable cost.



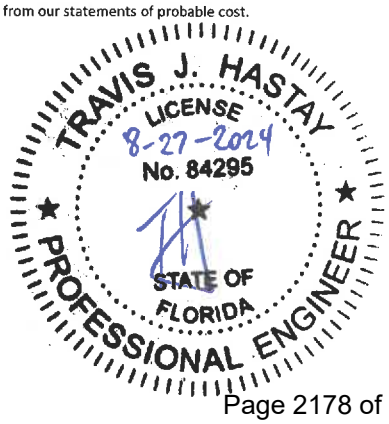
CHW
Professional Consultants

Project Name: Fletcher Trace Phases 1-3
CHW Project No: 21-0297
Date: 8/26/2024

Phase 3

Item No.	Item	Qty	Unit	Unit Cost	Cost
ROADWAY					
1	Asphaltic Concrete, 1.5" SP 9.5	436	TN	$ 120.00	$ 52,320.00
2	6" Limerock Base (Optional Base Group 4)	3,516	SY	$ 10.00	$ 35,155.56
3	12" Type B Stabilized Subgrade	3,516	SY	$ 5.00	$ 17,577.78
4	Temporary Turn around	956	SY	$ 51.42	$ 49,157.52
5	Concrete Sidewalk	3,000	SY	$ 51.00	$ 153,000.00
6	Concrete Crosswalk	27	SY	$ 92.00	$ 2,484.00
7	Curb Ramps	128	SF	$ 4.50	$ 576.00
8	Detectable Warning	56	SF	$ 30.00	$ 1,680.00
9	Type 'F' Curb and Gutter	2,572	LF	$ 21.00	$ 54,012.00
10	6" Curb	65	LF	$ 21.00	$ 1,365.00
11	Striping and Signage	1	LS	$ 3,500.00	$ 3,500.00
Roadway Subtotal					**$ 370,827.85**
SANITARY SEWER					
14	8" PVC Wastewater Main	1,178	LF	$ 41.00	$ 48,298.00
15	Sanitary Sewer Laterals 4" PVC w/ CO	1,324	LF	$ 22.69	$ 30,041.56
16	Sanitary Manhole	6	EA	$ 6,000.00	$ 36,000.00
Sanitary Sewer Subtotal					**$ 114,339.56**
WATER SERVICE					
12	Double Water Connection	8	EA	$ 2,859.55	$ 22,876.40
13	Single Water Connection	21	EA	$ 1,974.54	$ 41,465.34
19	4" PVC Water Service Sleeve	864	LF	$ 25.00	$ 21,600.00
20	Fire Hydrant Assembly	1	EA	$ 8,000.00	$ 8,000.00
21	8" PVC Watermain	2,035	LF	$ 48.00	$ 97,680.00
22	3" Blow-Off Assembly	2	EA	$ 4,475.56	$ 8,951.12
23	8" Gate Valve	6	EA	$ 2,902.34	$ 17,414.04
Water Service Subtotal					**$ 217,986.90**
DRAINAGE					
26	Storm Water Pipe (15" RCP)	145	LF	$ 50.00	$ 7,250.00
27	Storm Water Pipe (18" RCP)	514	LF	$ 62.00	$ 31,868.00
28	Storm Water Pipe (36" RCP)	338	LF	$ 93.00	$ 31,434.00
29	Storm Water Pipe (24" RCP)	583	LF	$ 141.00	$ 82,203.00
30	Type '5' Curb Inlet	4	EA	$ 7,000.00	$ 28,000.00
31	Type '6' Curb Inlet	4	EA	$ 7,574.59	$ 30,298.36
32	Storm Manhole	4	EA	$ 8,500.00	$ 34,000.00
Drainage Subtotal					**$ 245,053.36**
ELECTRIC					
Subtotal					**$ 948,207.67**
Mobilization (10%)					**$ 94,820.77**
Contingency (10%)					**$ 94,820.77**
TOTAL					**$ 1,137,849.21**

The Engineer's probable estimate of cost provided in this document is specifically intended to represent a rough order of magnitude, including all component information for line items aspects of the work, estimated quantities, and applied unit rates. The Engineer's probable estimate of cost is not intended for publication for the use of bidders whatsoever, unless represented as an FDOT Pay Item table on the plans for projects administered accordance with FDOT Standards. For bidding scenarios, the prospective bidders should be advised that they are solely responsible for: identifying and including relevant project scope, calculation of quantities/durations for takeoffs, and determining the appropriate competitive market cost for the work. Additionally, CHW has no control over the cost of labor, materials, equipment, market conditions, or the Contractor's method of determining prices. Therefore, our statements of probable cost provided herein are made on the basis of best judgment as professional consultants familiar with the construction industry. CHW, nor its subconsultants, can offer guarantee that proposals, bids, or construction costs will not vary from our statements of probable cost.



City of Alachua

MIKE DAROZA
CITY MANAGER

DIRECTOR KATHY WINBURN
PLANNING & COMMUNITY DEVELOPMENT

August 13, 2024

Sent by electronic mail to aaronh@chw-inc.com

Aaron Hickman, PSM
CHW, LLC
11801 Research Drive
Alachua, FL 32615

RE: Project Assistance Team (PAT) Summary: Fletcher Trace Phases 1-3 Final Plats (PSP24-0007, PSP24-0008, and PSP24-0009)

Dear Mr Hickman:

On July 24, 2024, the City of Alachua received your revised applications for the Final Plats of Phase 1, 2 & 3 of the Fletcher Trace Subdivision. The Fletcher Trace PD project is comprised of 472 residential units (344 detached and 128 attached) in 13 phases and received Preliminary Plat approval from the City Commission on September 26, 2022. Phase 1 consists of 32 detached units; Phase 2 consists of 14 detached units and 28 attached; and, Phase 3 consists of 36 detached units.

The application has been reviewed by the City's Project Assistance Team (PAT). Upon review of the application and materials, the following insufficiencies must be addressed. A meeting to review these comments can be scheduled upon request.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **12:00 PM** on **Tuesday, August 27, 2024**. A total of four (4) copies of the application package and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud / FTP link must be provided by this date.

Please address the following:

PHASE 1

1. *Surety and Subdividers Agreement*
   a. Provide separate cost estimate by project Engineer for sidewalks to be placed in front of lots.
   b. If planning to utilize the recent subdivision regulations amendment regarding provision of surety, please note that the City's subdividers agreement implementing this process is still in draft. Staff cannot provide a timeline on when it may be complete. Provision of

surety in the amount of 120% of the value of improvements can still be provided in order to obtain a proposed draft subdividers agreement.

NEW COMMENT: **Please provide the following information for Phase 1:**

- **Certified engineer's cost estimate for public infrastructure (that is, infrastructure that will be turned over to the City)**
- **Certified engineer's cost estimate for private infrastructure (that is, infrastructure that will be maintained by the Developer/ Home Owner's Association)**
- **Certified engineer's cost estimate for sidewalks to be placed in front of lots.**

2. *Article 7, Subdivision Standards*
   c. Revise Declarations and Covenants to include statement that the City of Alachua does not provide liability insurance for any common areas or identify location within provided documents.

NEW COMMENT: Provide revised declarations and covenants.

6. *Public Services / Fire Rescue / Engineering Review Comments*
   a. The applicant must address all comments provided by the Public Services Department in a memo signed August 7, 2024 (attached).
   b. The applicant must address all comments provided by Jared Rogers, PSM, of eda, inc. in a letter dated May 2, 2024 (attached).

NEW COMMENT: Applicant must address all comments provided by the City's Compliance and Risk Management Department provided below from Ms Corey King, Assistant Director:

1. **The dedication of the lift station to the public on the plat should be removed. The lift station will be transferred to the City via deed, thus the benefits and burdens of the City's ownership of the lift station will be contained within the terms of the deed.**
2. **The construction plans required sidewalks for access between the right-of-way on CR 235 and the sidewalks on the internal streets of the subdivision. The connecting sidewalks need to be shown on the final plat and a dedication of the sidewalks to the public needs to be included in the dedication on the plat. The sidewalks are shown on pages C1.10 and C1.12 of the construction plans.**

PHASE 2

3. *Surety and Subdividers Agreement*
   a. Provide separate cost estimate by project Engineer for sidewalks to be placed in front of lots.
   b. If planning to utilize the recent subdivision regulations amendment regarding provision of surety, please note that the City's subdividers agreement implementing this process is still in draft. Staff cannot provide a timeline on when it may be complete. Provision of surety in the amount of 120% of the value of improvements can still be provided in order to obtain a proposed draft subdividers agreement.

NEW COMMENT: **Please provide the following information for Phase 2:**

- **Certified engineer's cost estimate for public infrastructure (that is, infrastructure that will be turned over to the City)**
- **Certified engineer's cost estimate for private infrastructure (that is, infrastructure that will be maintained by the Developer/ Home Owner's Association)**
- **Certified engineer's cost estimate for sidewalks to be placed in front of lots.**

4. *Article 7, Subdivision Standards*
   d. Revise Declarations and Covenants to include statement that the City of Alachua does not provide liability insurance for any common areas or identify location within provided documents.

NEW COMMENT: Provide revised declarations and covenants.

6. *Public Services / Fire Rescue / Engineering Review Comments*
   b. The applicant must address all comments provided by Jared Rogers, PSM, of eda, inc. in a letter dated May 2, 2024 (attached).

NEW COMMENT: Applicant must address all comments provided by the City's Compliance and Risk Management Department provided below from Ms Corey King, Assistant Director:

1. **The dedication of the lift station to the public on the plat should be removed. The lift station will be transferred to the City via deed, thus the benefits and burdens of the City's ownership of the lift station will be contained within the terms of the deed.**
3. **The construction plans required sidewalks for access between the right-of-way on CR 235 and the sidewalks on the internal streets of the subdivision. The connecting sidewalks need to be shown on the final plat and a dedication of the sidewalks to the public needs to be included in the dedication on the plat. The sidewalks are shown on pages C1.10 and C1.12 of the construction plans.**

PHASE 3

1. *Surety and Subdividers Agreement*
   a. Provide separate cost estimate by project Engineer for sidewalks to be placed in front of lots.
   b. If planning to utilize the recent subdivision regulations amendment regarding provision of surety, please note that the City's subdividers agreement implementing this process is still in draft. Staff cannot provide a timeline on when it may be complete. Provision of surety in the amount of 120% of the value of improvements can still be provided in order to obtain a proposed draft subdividers agreement.

NEW COMMENT: **Please provide the following information for Phase 3:**

- **Certified engineer's cost estimate for public infrastructure (that is, infrastructure that will be turned over to the City)**
- **Certified engineer's cost estimate for private infrastructure (that is, infrastructure that will be maintained by the Developer/ Home Owner's Association)**
- **Certified engineer's cost estimate for sidewalks to be placed in front of lots.**

2. *Article 7, Subdivision Standards*
   e. Revise Declarations and Covenants to include statement that the City of Alachua does not provide liability insurance for any common areas or identify location within provided documents.

NEW COMMENT: Provide revised declarations and covenants.

6. *Public Services / Fire Rescue / Engineering Review Comments*
   b. The applicant must address all comments provided by Jared Rogers, PSM, of eda, inc. in a letter dated May 2, 2024 (attached).

NEW COMMENT: Applicant must address all comments provided by the City's Compliance and Risk Management Department provided below from Ms Corey King, Assistant Director:

1. **The dedication of the lift station to the public on the plat should be removed. The lift station will be transferred to the City via deed, thus the benefits and burdens of the City's ownership of the lift station will be contained within the terms of the deed.**
4. **The construction plans required sidewalks for access between the right-of-way on CR 235 and the sidewalks on the internal streets of the subdivision. The connecting sidewalks need to be shown on the final plat and a dedication of the sidewalks to the public needs to be included in the dedication on the plat. The sidewalks are shown on pages C1.10 and C1.12 of the construction plans.**

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1603 or via e-mail at ahall@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,

Adam Hall, AICP
Principal Planner

Attachments

c: Kathy Winburn, Planning & Community Development Director *(by electronic mail)*
Justin Tabor, AICP, Principal Planner *(by electronic mail)*
Carson Crockett, AICP Candidate, Planner *(by electronic mail)*
Project File

City of ALACHUA
the good life community

City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
ASST CITY MANAGER

INTER-OFFICE COMMUNICATION

DATE: **August 15, 2024**

TO: **Kathy Winburn, AICP**
Planning & Community Development Director

FROM: **Michael Carrillo, P.E.**
Public Services Director
Tom Ridgik, P.E.
Engineering Supervisor

TR 08/07/2024 2

RE: **Fletcher Trace Phase 1 Final Plat**

Public Services has reviewed the subject project (July Submittal) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comments on Apr Submittal** **Plat Book, Sheet 1:** **Under Owner's Certification & Dedication** Please insert the following text: THE HOMEOWNER'S ASSOCIATION (HOA) SHALL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM NOT IN THE RIGHT-OF-WAY. Please **resubmit** this sheet. **Comments on July Submittal** **Plat Book, Sheet 1:** **Approved**

NO.	COMMENTS
2	**Comments on Apr Submittal** **Plat Book, Sheet 1:** **Deeding of Lift Station** The lift station is located near the R/W & Lots 15 & 16. See Construction Sheet C3.10. Show the lift station boundary & callout that it has been deeded to the City. Confirm that the lift station deed has been recorded in the appropriate books. Please **resubmit** this sheet. Please **submit** response including information on the recording of the deed. **Comments on July Submittal** **Plat Book, Sheet 1:** **Owner's Certification and Dedication** Please remove text that dedicates the lift station to the public. Clarify that the lift station shall be transferred to the City by deed. **Submit** supporting information that the deed has been transferred to the City, and that this transferred deed is recorded on the appropriate County "book". **Submit** response & **Revise and Resubmit.**
	END OF COMMENTS

Please advise if you have any questions or require additional information.
cc: Justin Tabor – AICP Principal Planner
Adam Hall – AICP Principal Planner

August 12, 2024

Justin Tabor -AICP Principal Planner
City of Alachua
Alachua County, Florida

Mr. Tabor,

Re: Fletcher Trace – Phase 1
Surveying Review for Conformity to Chapter 177, Part I (Platting)

Thank you for the opportunity to review the subdivision plat Fletcher Trace – Phase 1. I have completed a review of the referenced subdivision plat for conformance to Chapter 177, Part I (Platting), Florida Statutes.

I find that this subdivision plat conforms to the above requirements, with the following exceptions:

177.091 (3): There are Match Lines shown on Sheet 1 that are not shown on Sheet 2. (See redlined copy of Plat). In my opinion the northerly and westerly Match Lines should be eliminated.

177.081 (2) & 177.091 (12): The owner of the lands appearing in the Owner's Certification and Dedication is different from that in the Title Opinion by Kelley D. Jones, P.A. If there is a new opinion or Tilte Commitment, I have not received it.

177.091 (15): Street names (when determined) are required.

There are offsite easements shown which are not dimensioned and have no recording Information.

Additional comments are upon the red-lined version of the subdivision plat included with this letter.

Please contact me at your convenience should you have any questions.

Sincerely,

Robert W. Graver, PSM
State of Florida License No. LS 4239

N:\Bcb\Plat Review of Fletcher Trace Phase 1.docx

720 SW 2nd Avenue, South Tower, Suite 300, Gainesville, FL 32601
Phone: (352) 373-3541 • www.edafl.com

FLETCHER TRACE - PHASE 1

LOCATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

CHW Professional Consultants
132 NW 76th Drive
Gainesville, Florida 32607
(352) 331-1976 / (352) 331-2476
www.chw-inc.com
est. 1988 FLORIDA LB-5075

PLAT BOOK__,PAGE __
SHEET ONE OF TWO

DESCRIPTION

A TRACT OF LAND SITUATED IN IN SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF AFOREMENTIONED SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE NORTH 0°04'14" WEST, ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 403.02 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY); THENCE NORTH 41°06'51" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1437.97 FEET; THENCE, DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, THE FOLLOWING ELEVEN (11) COURSES; (1) SOUTH 48°53'09" EAST, A DISTANCE OF 295.00 FEET; (2) SOUTH 41°06'51" WEST, A DISTANCE OF 160.00 FEET; (3) SOUTH 48°53'09" EAST, A DISTANCE OF 270.00 FEET; (4) SOUTH 41°06'51" WEST, A DISTANCE OF 519.84 FEET; (5) NORTH 48°53'09" WEST, A DISTANCE OF 270.00 FEET; (6) SOUTH 41°06'51" WEST, A DISTANCE OF 110.16 FEET; (7) SOUTH 60°08'30" WEST, A DISTANCE OF 52.89 FEET; (8) SOUTH 41°06'51" WEST, A DISTANCE OF 110.00 FEET; (9) SOUTH 48°53'09" EAST, A DISTANCE OF 702.47 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 335.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 51°07'03" EAST, 26.09 FEET; (10) THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°27'46", AN ARC LENGTH OF 26.09 FEET TO THE END OF SAID CURVE; (11) THENCE DEPARTING SAID CURVE, SOUTH 36°39'04" WEST, A DISTANCE OF 123.18 FEET TO THE SOUTH LINE OF AFOREMENTIONED SECTION 28; THENCE SOUTH 89°22'44" WEST, ALONG THE SOUTH LINE OF SAID SECTION 28, A DISTANCE OF 1005.72 FEET TO THE **POINT OF BEGINNING**.

PARCEL OF LAND CONTAINING 21.35 ACRES, MORE OR LESS.

SURVEYOR'S NOTES

1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 1983), YIELDING A BEARING OF SOUTH 89°22'44" WEST FOR THE SOUTH LINE OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FL.
2. VERTICAL DATUM SHOWN HEREON IS DERIVED FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BENCHMARK USED WAS A NATIONAL GEODETIC SURVEY BENCHMARK NUMBER I75T6, WITH A PUBLISHED ELEVATION OF 160.03 FEET (NAVD 88).
3. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1': 5,000'.
4. BUILDING SETBACKS (UNLESS SHOWN OTHERWISE)
   FRONT= 10'
   REAR = 5'
   SIDE = 5'
   STREET FACING GARAGES = 18'
5. THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY PANEL NO. "120669 0120 D, EFFECTIVE DATE: JUNE 16, 2006.
6. THE COMMON AREAS, OPEN SPACE, AND STORM WATER MANAGEMENT AREAS SHOWN HEREON, WILL BE CONVEYED TO THE OWNER'S ASSOCIATION AND ARE IDENTIFIED FOR MAINTENANCE IN THE HOMEOWNERS ASSOCIATION DOCUMENTS. THE OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF TREES PLANTED IN RIGHTS-OF-WAY AND COMMON AREAS IN CONFORMANCE WITH SUBDIVIDERS AGREEMENT AND SECTION 7.8.1 OF THE CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS.
7. LOT CORNERS AND PERMANENT CONTROL POINTS SHALL BE SET PER 177.091 (8) AND (9) FLORIDA STATUTES.
8. ALL LINES ARE NON-RADIAL UNLESS NOTED OTHERWISE.
9. THIS SURVEY IS A TOTAL OF TWO (2) SHEETS. EACH SHEET IS INCOMPLETE WITHOUT THE OTHERS. SEE SHEET ONE (1) FOR OVERALL PLAT BOUNDARY. SEE SHEET (2) FOR DETAIL INFORMATION FOR LOTS ONE (1) THRU THIRTY-TWO (32).

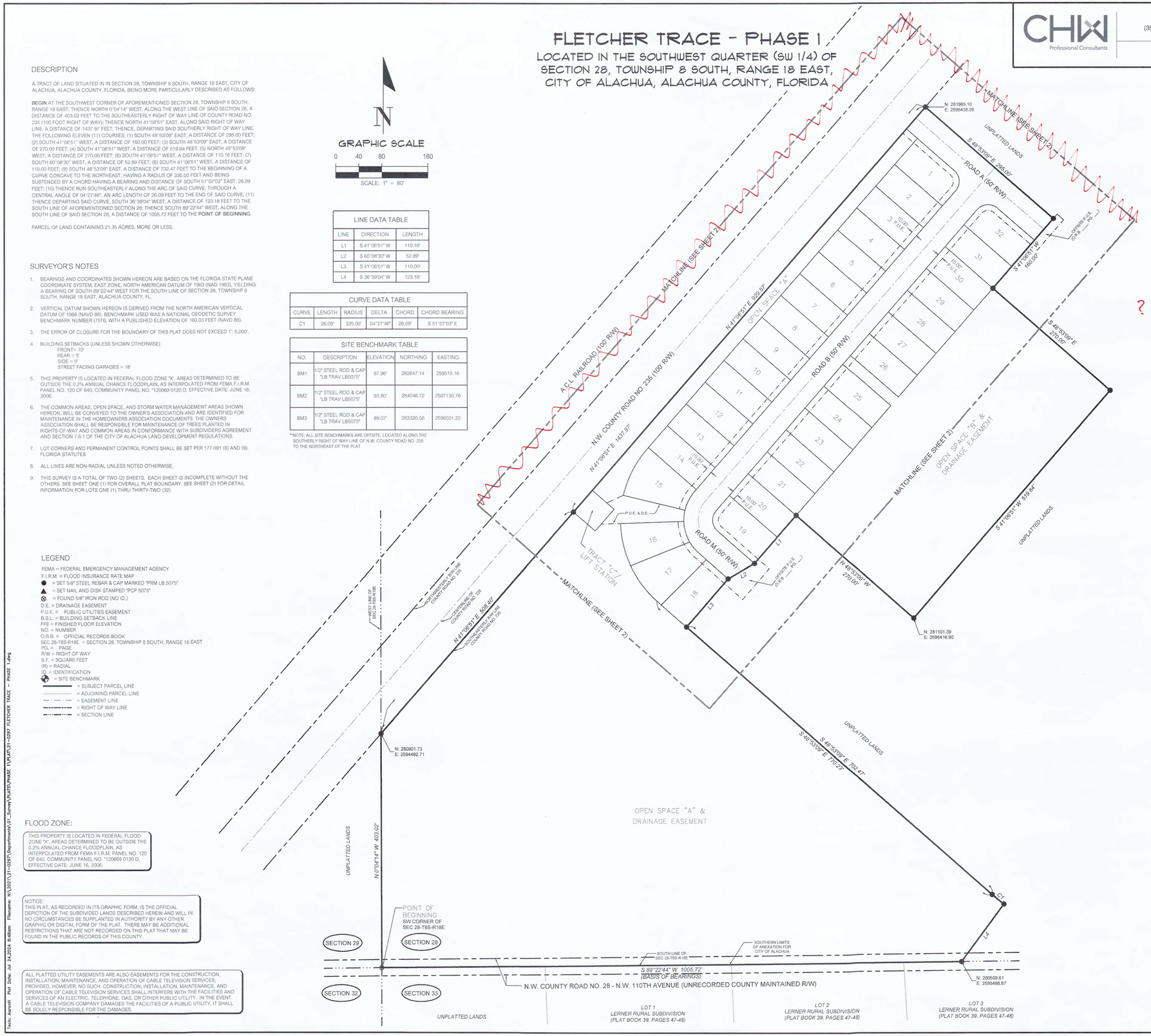
GRAPHIC SCALE
0 40 80 160
SCALE: 1" = 80'

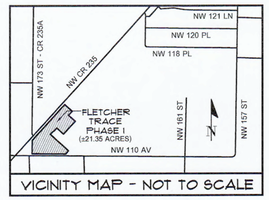
LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 41°06'51" W	110.16'
L2	S 60°08'30" W	52.89'
L3	S 41°06'51" W	110.00'
L4	S 36°39'04" W	123.18'

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	26.09'	335.00'	04°27'46"	26.09'	S 51°07'03" E

SITE BENCHMARK TABLE				
NO.	DESCRIPTION	ELEVATION	NORTHING	EASTING
BM1	1/2" STEEL ROD & CAP "LB TRAV LB5075"	87.96'	282647.14	259515.16
BM2	1/2" STEEL ROD & CAP "LB TRAV LB5075"	93.80'	284046.72	2597130.76
BM3	1/2" STEEL ROD & CAP "LB TRAV LB5075"	89.07'	283320.58	2596501.22

**NOTE: ALL SITE BENCHMARKS ARE OFFSITE, LOCATED ALONG THE SOUTHERLY RIGHT OF WAY LINE OF N.W. COUNTY ROAD NO. 235 TO THE NORTHEAST OF THE PLAT





LEGEND

FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
● = SET 5/8" STEEL REBAR & CAP MARKED "PRM LB 5075"
▲ = SET NAIL AND DISK STAMPED "PCP 5075"
⊗ = FOUND 5/8" IRON ROD (NO ID.)
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITIES EASEMENT
B.S.L. = BUILDING SETBACK LINE
FFE = FINISHED FLOOR ELEVATION
NO. = NUMBER
O.R.B. = OFFICIAL RECORDS BOOK
SEC 28-T8S-R18E = SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST
PG. = PAGE
R/W = RIGHT OF WAY
S.F. = SQUARE FEET
(R) = RADIAL
ID. = IDENTIFICATION
⊕ = SITE BENCHMARK
= SUBJECT PARCEL LINE
= ADJOINING PARCEL LINE
= EASEMENT LINE
= RIGHT OF WAY LINE
= SECTION LINE

FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY PANEL NO. "120669 0120 D, EFFECTIVE DATE: JUNE 16, 2006.

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 SUPPLANTED 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.

ALL PLATTED 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.

OWNER'S CERTIFICATION AND DEDICATION

WACO OF ALABAMA, INC., DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE LANDS DESCRIBED HEREON, AND HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED TO BE KNOWN AS "FLETCHER TRACE - PHASE 1"; AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE RIGHT-OF-WAYS AS SHOWN HEREON; AND DOES HEREBY DEDICATE THE USE OF DRAINAGE EASEMENTS TO THE PUBLIC FOR THE RIGHT TO DISCHARGE STORM WATER, THE OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM NOT IN THE RIGHT OF WAY; AND DOES HEREBY DEDICATE TRACT "C" TO THE PUBLIC WITH RESPONSIBILITY OF OWNERSHIP AND MAINTENANCE; AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON SHALL BE MADE ACCESSIBLE TO PUBLIC SERVICE VEHICLES.

WITNESS _____ SIGNATURE _____

WITNESS _____ PRINT NAME & TITLE _____

ACKNOWLEDGEMENT (STATE OF FLORIDA, COUNTY OF ALACHUA)

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME; _____, KNOWN TO ME TO BE THE PERSON HEREIN DESCRIBED AND ACKNOWLEDGED THAT HE EXECUTED THIS INSTRUMENT AS HIS FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____DAY OF _____ A.D. 2024

_____
NOTARY PUBLIC-STATE OF FLORIDA

COMMISSION EXPIRES:_____

COMMISSION NO.:_____

CERTIFICATE OF APPROVAL BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

THIS IS TO CERTIFY THAT ON _____, THE FOREGOING PLAT WAS APPROVED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.

_____
MAYOR

ATTEST:

_____ _____
CITY MANAGER FILED FOR RECORD ON

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR THE CITY OF ALACHUA, FLORIDA

_____
EXAMINED ON

AND APPROVED AS TO ITS LEGAL FORM AND SUFFICIENCY BY:

_____
CITY ATTORNEY

RECEIVED AND FILED

RECEIVED AND FILED FOR RECORD ON THIS _____DAY OF _____, A.D. 2024

_____
CLERK OF THE COURT

_____ _____
BY DATE

Part 1 - Platting of the

CERTIFICATE OF APPROVAL BY PROFESSIONAL SURVEYOR & MAPPER

IT IS HEREBY CERTIFIED, THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE PLATTING REQUIREMENTS PURSUANT TO CHAPTER 177, PART 1, FLORIDA STATUTES AND THAT THIS PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF SAID CHAPTER; HOWEVER MY REVIEW AND CERTIFICATION DOES NOT INCLUDE COMPUTATION OR FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS.

EXAMINED ON: _____

AND APPROVED BY: _____
PROFESSIONAL SURVEYOR AND MAPPER

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT THIS PLAT ENTITLED "FLETCHER TRACE - PHASE 1" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE OF THE DESCRIBED LANDS, UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THIS PLAT AND SURVEY COMPLIES WITH ALL REQUIREMENTS AS SET FORTH IN CHAPTER 177, PART 1- PLATTING OF THE FLORIDA STATUTES.

_____ _____
DATE

CHAD A COLSON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 7142
CAUSSEAUX, HEWETT, & WALPOLE, LLC.
FLORIDA LICENSED BUSINESS NUMBER LB 5075
11801 RESEARCH DRIVE, ALACHUA, FL 32615

Tech: Aaronh Plot Date: Jul 24,2024 8:48am Filename: N:\2021\21-0297\Deptfiles\01 Survey\PLATS\PHASE 1\PLAT\21-0297 FLETCHER TRACE - PHASE 1.dwg

FLETCHER TRACE - PHASE 1

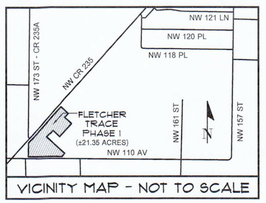
LOCATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

CHW Professional Consultants
132 NW 76th Drive
Gainesville, Florida 32607
(352) 331-1976 / (352) 331-2476
www.chw-inc.com
est. 1988 FLORIDA LB-5075

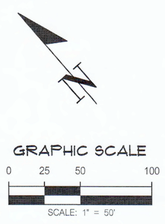
PLAT BOOK__,PAGE __
SHEET TWO OF TWO

SURVEYOR'S NOTES

1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 1983), YIELDING A BEARING OF SOUTH 89°22'44" WEST FOR THE SOUTH LINE OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FL.
2. VERTICAL DATUM SHOWN HEREON IS DERIVED FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BENCHMARK USED WAS A NATIONAL GEODETIC SURVEY BENCHMARK NUMBER I7576, WITH A PUBLISHED ELEVATION OF 160.03 FEET (NAVD 88).
3. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1': 5,000'.
4. BUILDING SETBACKS (UNLESS SHOWN OTHERWISE)
   FRONT= 10'
   REAR = 5'
   SIDE = 5'
   STREET FACING GARAGES = 18'
5. THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY PANEL NO. "120669 0120 D, EFFECTIVE DATE: JUNE 16, 2006.
6. THE COMMON AREAS, OPEN SPACE, AND STORM WATER MANAGEMENT AREAS SHOWN HEREON, WILL BE CONVEYED TO THE OWNER'S ASSOCIATION AND ARE IDENTIFIED FOR MAINTENANCE IN THE HOMEOWNERS ASSOCIATION DOCUMENTS. THE OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF TREES PLANTED IN RIGHTS-OF-WAY AND COMMON AREAS IN CONFORMANCE WITH SUBDIVIDERS AGREEMENT AND SECTION 7.8.1 OF THE CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS.
7. LOT CORNERS AND PERMANENT CONTROL POINTS SHALL BE SET PER 177.091 (8) AND (9) FLORIDA STATUTES.
8. ALL LINES ARE NON-RADIAL UNLESS NOTED OTHERWISE.
9. THIS SURVEY IS A TOTAL OF TWO (2) SHEETS. EACH SHEET IS INCOMPLETE WITHOUT THE OTHERS. SEE SHEET ONE (1) FOR OVERALL PLAT BOUNDARY. SEE SHEET (2) FOR DETAIL INFORMATION FOR LOTS ONE (1) THRU THIRTY-TWO (32).



VICINITY MAP - NOT TO SCALE

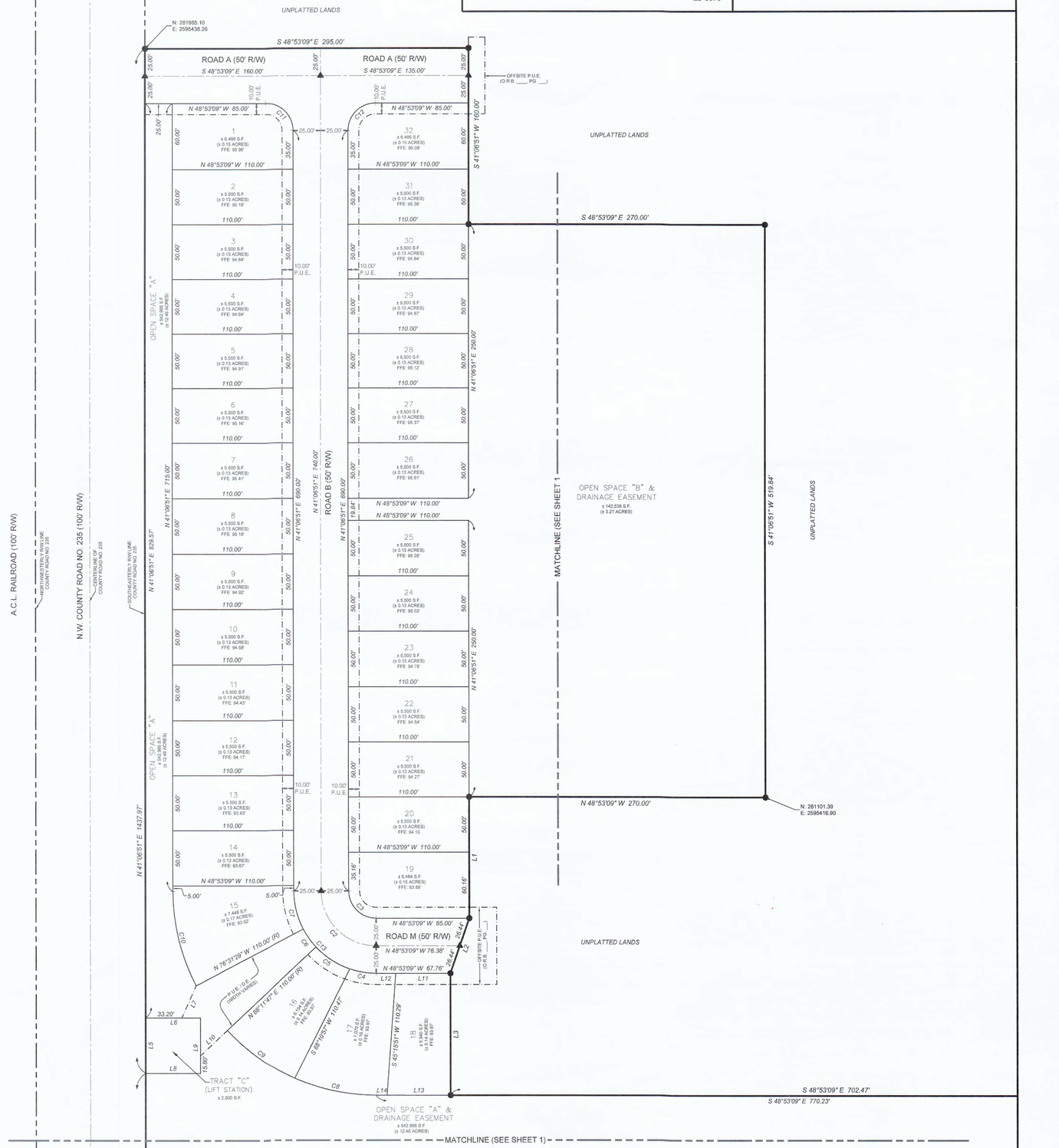


LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 41°06'51" W	110.16'
L2	S 60°08'30" W	52.89'
L3	S 41°06'51" W	110.00'
L4	S 36°39'04" W	123.18'
L5	S 41°06'51" W	50.00'
L6	S 48°53'09" E	50.00'
L7	S 65°17'45" W	31.52'
L8	N 48°53'09" W	50.00'
L9	N 41°06'51" E	50.00'
L10	N 88°11'47" E	33.48'
L11	N 48°53'09" W	50.01'
L12	N 48°53'09" W	17.74'
L13	S 48°53'09" E	57.99'
L14	S 48°53'09" E	9.76'

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C2	78.54'	50.00'	90°00'00"	70.71'	N 3°53'09" W
C3	39.27'	25.00'	90°00'00"	35.36'	S 3°53'09" E
C4	24.51'	75.00'	18°43'24"	24.40'	S 39°31'27" E
C5	37.12'	75.00'	28°21'33"	36.74'	S 15°58'59" E
C6	20.00'	75.00'	15°16'44"	19.94'	S 5°50'09" W
C7	36.18'	75.00'	27°38'19"	35.83'	S 27°17'41" W
C8	76.51'	185.00'	23°41'43"	75.96'	S 37°02'18" E
C9	75.51'	185.00'	23°23'13"	74.99'	S 13°29'50" E
C10	89.24'	185.00'	27°38'19"	88.38'	S 27°17'41" W
C11	39.27'	25.00'	90°00'00"	35.36'	N 3°53'09" W
C12	39.27'	25.00'	90°00'00"	35.36'	S 86°06'51" W
C13	117.81'	75.00'	90°00'00"	106.07'	S 3°53'09" E

LEGEND

FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
● = SET 5/8" STEEL REBAR & CAP MARKED "PRM LB 5075"
▲ = SET NAIL AND DISK STAMPED "OCO 5075"
⊗ = FOUND 5/8" IRON ROD (NO ID.)
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITIES EASEMENT
B.S.L. = BUILDING SETBACK LINE
FFE = FINISHED FLOOR ELEVATION
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE
R/W = RIGHT OF WAY
S.F. = SQUARE FEET
NO. = NUMBER
(R) = RADIAL
ID. = IDENTIFICATION
⌖ = SITE BENCHMARK
——— = SUBJECT PARCEL LINE
——— = ADJOINING PARCEL LINE
— · — = EASEMENT LINE
— — = RIGHT OF WAY LINE
— ··· — = SECTION LINE



Tech: Asmolt Plot Date: Jul 24,2024 8:48am Filename: H:\2021\21-0297\Department's\01_Survey\PLATS\PHASE 1\PLAT\21-0297 FLETCHER TRACE - PHASE 1.dwg

August 12, 2024

Justin Tabor -AICP Principal Planner
City of Alachua
Alachua County, Florida

Mr. Tabor,

Re: Fletcher Trace – Phase 2
Surveying Review for Conformity to Chapter 177, Part I (Platting)

Thank you for the opportunity to review the subdivision plat Fletcher Trace – Phase 2. I have completed a review of the referenced subdivision plat for conformance to Chapter 177, Part I (Platting), Florida Statutes.

I find that this subdivision plat conforms to the above requirements, with the following exceptions:

177.081 (2) & 177.091 (12): The owner of the lands shown in the Owner's Certification and Dedication Is different from that in the Title Opinion by Kelley D. Jones, P.A.
If there is a new opinion or Title Commitment, I have not received it.

177.091 (15): Street names (when determined) are required.

177.091 (17): Identify contiguous properties along the southwesterly boundary by Subdivision name, Plat Book and page (Assuming Phase 1 is recorded prior to Phase 2).

Note: If Phase 1 is not recorded, Phase 2 will not have access to a Public Right of Way.

There are offsite easements shown which are not dimensioned and have no recording information.

Additional comments are upon the red-lined version of the subdivision plat included with this letter.

Please contact me at your convenience should you have any questions.

Sincerely,

Robert W. Graver, PSM
State of Florida License No. LS 4239

N:\Bob\Plat Review of Fletcher Trace Phase 2.docx

720 SW 2nd Avenue, South Tower, Suite 300, Gainesville, FL 32601
Phone: (352) 373-3541 • www.edafl.com

FLETCHER TRACE - PHASE 2

LOCATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

DESCRIPTION

A TRACT OF LAND BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2140, PAGE 1834, OF THE PUBLIC RECORDS OF ALACHUA COUNTY FLORIDA, SITUATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, OF SAID ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF AFOREMENTIONED SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE NORTH 0°04'14" WEST, ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 403.02 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY); THENCE NORTH 41°06'51" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1437.97 FEET TO THE POINT OF BEGINNING; THENCE, DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, THE FOLLOWING THREE (3) COURSES: (1) SOUTH 48°53'09" EAST, A DISTANCE OF 295.00 FEET; (2) NORTH 41°06'51" EAST, A DISTANCE OF 755.00 FEET; (3) NORTH 48°53'09" WEST, A DISTANCE OF 295.00 FEET TO AFOREMENTIONED SOUTHEASTERLY RIGHT OF WAY LINE; THENCE SOUTH 41°06'51" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 755.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 5.11 ACRES OF LAND, MORE OR LESS.

SURVEYOR'S NOTES

1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 1983), YIELDING A BEARING OF N 0°04'14" W FOR THE WEST LINE OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FL.
2. VERTICAL DATUM SHOWN HEREON IS DERIVED FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BENCHMARK USED WAS A NATIONAL GEODETIC SURVEY BENCHMARK NUMBER I7576, WITH A PUBLISHED ELEVATION OF 160.03 FEET (NAVD 88).
3. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1': 5,000'.
4. BUILDING SETBACKS (UNLESS SHOWN OTHERWISE)
   FRONT= 10'
   REAR = 5'
   SIDE = 5'
   STREET FACING GARAGES = 18'
5. THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY PANEL NO. "120669 0120 D, EFFECTIVE DATE: JUNE 16, 2006.
6. THE COMMON AREAS, OPEN SPACE, AND STORM WATER MANAGEMENT AREAS SHOWN HEREON, WILL BE CONVEYED TO THE OWNER'S ASSOCIATION AND ARE IDENTIFIED FOR MAINTENANCE IN THE HOMEOWNERS ASSOCIATION DOCUMENTS. THE OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF TREES PLANTED IN RIGHTS-OF-WAY AND COMMON AREAS IN CONFORMANCE WITH SUBDIVIDERS AGREEMENT AND SECTION 7.8.1 OF THE CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS.
7. LOT CORNERS AND PERMANENT CONTROL POINTS SHALL BE SET PER 177.091 (8) AND (9) FLORIDA STATUTES.

SITE BENCHMARK TABLE				
NO.	DESCRIPTION	ELEVATION	NORTHING	EASTING
BM1	1/2" STEEL ROD & CAP "LB TRAV LB5075"	87.96'	282647.14	259515.16
BM2	1/2" STEEL ROD & CAP "LB TRAV LB5075"	93.80'	284046.72	2597130.76
BM3	1/2" STEEL ROD & CAP "LB TRAV LB5075"	89.07'	283320.58	2596501.22

**NOTE: ALL SITE BENCHMARKS ARE OFFSITE, LOCATED ALONG THE SOUTHERLY RIGHT OF WAY LINE OF N.W. COUNTY ROAD NO. 235 TO THE NORTHEAST OF THE PLAT

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	39.27'	25.00'	90°00'00"	35.36'	N 86°06'51" E
C2	39.27'	25.00'	90°00'00"	35.36'	N 3°53'09" W
C3	39.27'	25.00'	90°00'00"	35.36'	N 3°53'09" W
C4	39.27'	25.00'	90°00'00"	35.36'	N 86°06'51" E

LEGEND

FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
● = SET 5/8" STEEL REBAR & CAP MARKED "PRM LB 5075"
▲ = SET NAIL AND DISK STAMPED "PCP 5075"
⊗ = FOUND 5/8" IRON ROD (NO ID.)
P.U.E. = PUBLIC UTILITIES EASEMENT
B.S.L. = BUILDING SETBACK LINE
FFE = FINISHED FLOOR ELEVATION
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE
R/W = RIGHT OF WAY
S.F. = SQUARE FEET
SEC 28-T8S-R18E = SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST

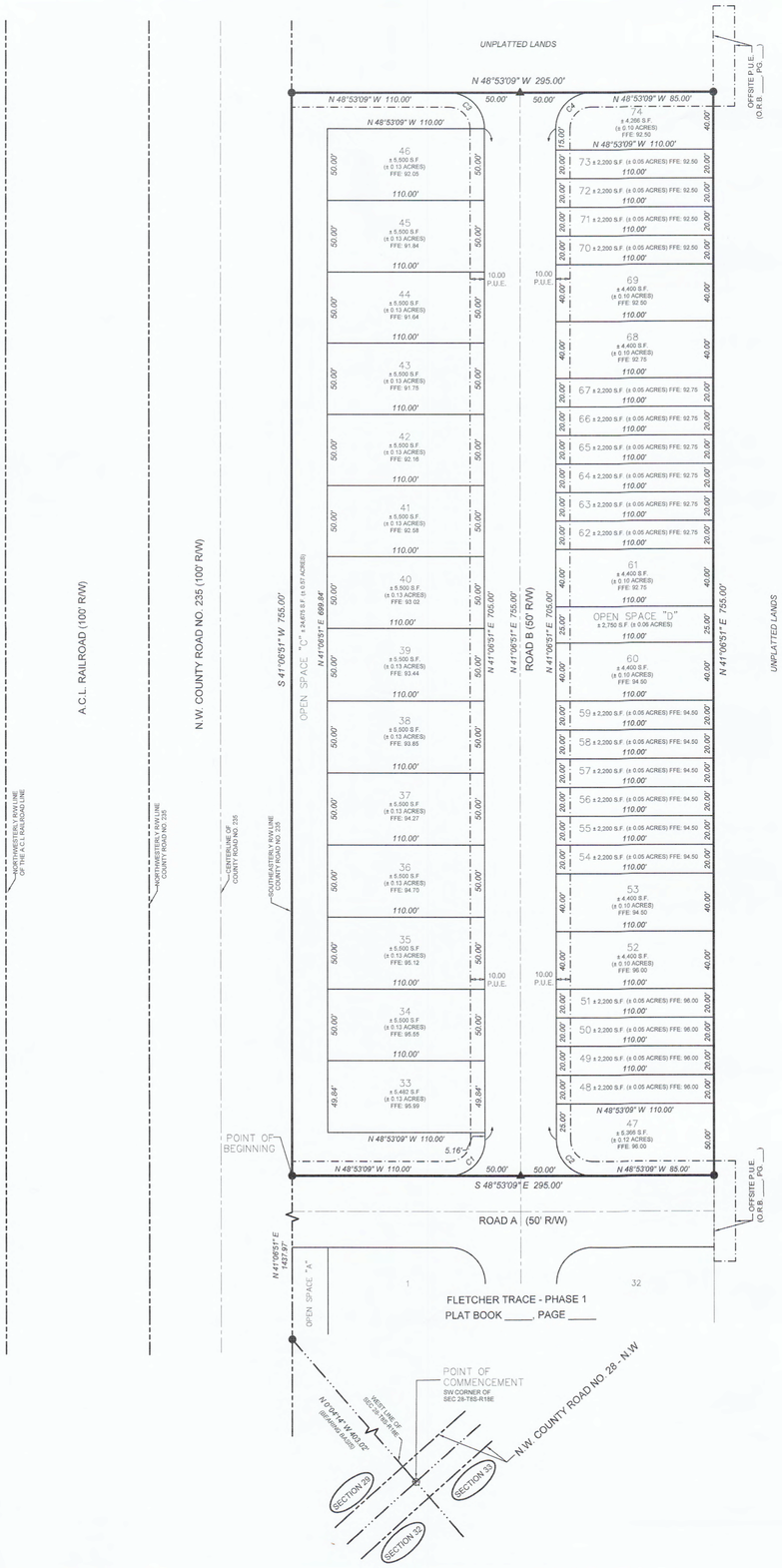
GRAPHIC SCALE
0 25 50 100
SCALE: 1" = 50'

FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY PANEL NO. "120669 0120 D, EFFECTIVE DATE: JUNE 16, 2006.

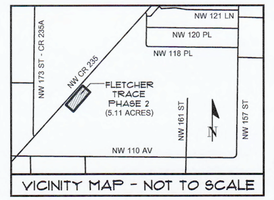
NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT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

ALL PLATTED 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.



CHW Professional Consultants
11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075

PLAT BOOK ___, PAGE ___
SHEET ONE OF ONE



OWNER'S CERTIFICATION AND DEDICATION

WACO OF ALABAMA, INC., DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE LANDS DESCRIBED HEREON, AND HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED TO BE KNOWN AS "FLETCHER TRACE - PHASE 2" ; AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE RIGHT-OF-WAYS AS SHOWN HEREON; AND DOES HEREBY DEDICATE THE USE OF DRAINAGE EASEMENTS TO THE PUBLIC FOR THE RIGHT TO DISCHARGE STORM WATER, THE OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM NOT IN THE RIGHT OF WAY; AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON SHALL BE MADE ACCESSIBLE TO PUBLIC SERVICE VEHICLES.

WITNESS _____ SIGNATURE _____

WITNESS _____ PRINT NAME & TITLE _____

ACKNOWLEDGEMENT (STATE OF FLORIDA, COUNTY OF ALACHUA)

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME _____, KNOWN TO ME TO BE THE PERSON HEREIN DESCRIBED AND ACKNOWLEDGED THAT HE EXECUTED THIS INSTRUMENT AS HIS FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____DAY OF _____ A.D. 2024

_____
NOTARY PUBLIC-STATE OF FLORIDA

COMMISSION EXPIRES:_____

COMMISSION NO.:_____

CERTIFICATE OF APPROVAL BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

THIS IS TO CERTIFY THAT ON _____ THE FOREGOING PLAT WAS APPROVED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.

_____
MAYOR

ATTEST:

CITY MANAGER _____ FILED FOR RECORD ON _____

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR THE CITY OF ALACHUA, FLORIDA

EXAMINED ON _____

AND APPROVED AS TO ITS LEGAL FORM AND SUFFICIENCY BY:

CITY ATTORNEY

RECEIVED AND FILED

RECEIVED AND FILED FOR RECORD ON THIS _____DAY OF _____, A.D. 2024

CLERK OF THE COURT

BY _____ DATE _____

CERTIFICATE OF APPROVAL BY PROFESSIONAL SURVEYOR & MAPPER

IT IS HEREBY CERTIFIED, THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE PLATTING REQUIREMENTS PURSUANT TO SECTION 177, FLORIDA STATUTES AND THAT THIS PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF SAID CHAPTER. HOWEVER MY REVIEW AND CERTIFICATION DOES NOT INCLUDE COMPUTATION OR FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS.

EXAMINED ON: _____

AND APPROVED BY: _____
PROFESSIONAL SURVEYOR AND MAPPER

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT THIS PLAT ENTITLED "FLETCHER TRACE - PHASE 2" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE OF THE DESCRIBED LANDS, UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THIS PLAT AND SURVEY COMPLIES WITH ALL REQUIREMENTS AS SET FORTH IN CHAPTER 177, PART 1- PLATTING OF THE FLORIDA STATUTES.

DATE _____

CHAD A COLSON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 7142
CAUSSEAUX, HEWETT, & WALPOLE, LLC.
FLORIDA LICENSED BUSINESS NUMBER LB 5075
11801 RESEARCH DRIVE, ALACHUA, FL 32615

Tech: AaronH Plot Date: Jul 23,2024 5:48pm Filename: N:\2021\21-0297\Department\01_Survey\PLATS\PHASE 2\PLAT\21-0297 FLETCHER TRACE - PHASE 2.dwg

August 12, 2024

Justin Tabor -AICP Principal Planner
City of Alachua
Alachua County, Florida

Mr. Tabor,

Re: Fletcher Trace – Phase 3
Surveying Review for Conformity to Chapter 177, Part I (Platting)

Thank you for the opportunity to review the subdivision plat Fletcher Trace – Phase 3. I have completed a review of the referenced subdivision plat for conformance to Chapter 177, Part I (Platting), Florida Statutes.

I find that this subdivision plat conforms to the above requirements, with the following exceptions:

177.091 (3): In my opinion the Southeasterly and Northwesterly Match lines are not necessary and should be eliminated. The Northeasterly Match Line on Sheet 2 is mislabeled. There is no Southwesterly Match Line shown on Sheet 2. The Southwesterly Match Line on Sheet 1 will need to be moved to the Northeast (See redlined Plat).

177.091 (7): An additional P.R.M. is required on the NW boundary on Sheet 2 (as shown on Sheet 1).

177.081 (2) & 177.091 (12): The owner of the lands appearing in the Owner's Certification and Dedication is different from that in the Title Opinion by Kelley D. Jones, P.A. If there is a new opinion or Title Commitment, I have not received it.

177.091 (15): Street names (when determined) are required.

177.091 (17): Identify contiguous properties along the southwesterly boundary by Subdivision name, Plat Book and page (Assuming Phase- 2 is recorded prior to Phase 3).
Note: If Phase 1 and 2 are not recorded, Phase 3 will not have access to a Public Right of Way.

177.091 (18): Lot 107 is not numbered on Sheet 2.

177.091 (29): Include 'P.B.' in the legend.
Label the size and identity of what I assume is a concrete monument at the northwest Corner of Lot 2 of Pilot Forest and include the symbol (what it is) in the Legend.

There are offsite easements which are not dimensioned and have no recording information.

Additional comments are upon the red-lined version of the subdivision plat included with this letter.

Please contact me at your convenience should you have any questions.

Sincerely,

Robert W. Graver, PSM
State of Florida License No. LS 4239

N:\bob\Plat Review of Fletcher Trace Phase 3.docx

FLETCHER TRACE - PHASE 3

LOCATED IN THE WEST HALF (W 1/2) OF
SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

CHW Professional Consultants
11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075

PLAT BOOK__,PAGE __
SHEET ONE OF TWO

DESCRIPTION

A TRACT OF LAND BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2140, PAGE 1834, OF THE PUBLIC RECORDS OF ALACHUA COUNTY FLORIDA, SITUATED IN THE WEST HALF (W 1/2) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, OF SAID ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF AFOREMENTIONED SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE NORTH 0°04'14" WEST, ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 403.02 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY); THENCE NORTH 41°06'51" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 2192.97 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUE ALONG SAID RIGHT OF WAY LINE, NORTH 41°06'51" EAST, A DISTANCE OF 1878.44 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF AFOREMENTIONED SECTION 28; THENCE SOUTH 01°14'54" WEST, ALONG SAID WEST LINE, A DISTANCE OF 627.97 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 28; THENCE SOUTH 00°14'12" EAST, ALONG THE WEST LINE OF SAID SOUTHEASTER QUARTER (SE 1/4) OF SECTION 28, A DISTANCE OF 282.21 FEET; THENCE, DEPARTING SAID WEST LINE, THE FOLLOWING NINE (9) COURSES; (1) SOUTH 64°41'49" WEST, A DISTANCE OF 69.19 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 185.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 48°50'21" WEST, 169.54 FEET; (2) THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 54°32'38", AN ARC LENGTH OF 176.11 FEET TO THE END OF SAID CURVE; (3) SOUTH 16°03'45" WEST, A DISTANCE OF 160.87 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 45°14'11" EAST, 35.36 FEET; (4) THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET TO THE END OF SAID CURVE; (5) SOUTH 00°14'11" EAST, A DISTANCE OF 85.00 FEET; (6) SOUTH 89°45'49" WEST, A DISTANCE OF 420.66 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 235.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 65°26'20" WEST, 193.60 FEET; (7) THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 48°38'58", AN ARC LENGTH OF 199.54 FEET TO THE END OF SAID CURVE; (8) SOUTH 41°06'51" WEST, A DISTANCE OF 311.05 FEET; (9) NORTH 48°53'09" WEST, A DISTANCE OF 295.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 17.66 ACRES OF LAND, MORE OR LESS.

SURVEYOR'S NOTES

1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 1983), YIELDING A BEARING OF N 0°04'14" W FOR THE WEST LINE OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FL.
2. VERTICAL DATUM SHOWN HEREON IS DERIVED FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BENCHMARK USED WAS A NATIONAL GEODETIC SURVEY BENCHMARK NUMBER I7S76, WITH A PUBLISHED ELEVATION OF 160.03 FEET (NAVD 88).
3. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1': 5,000'.
4. BUILDING SETBACKS (UNLESS SHOWN OTHERWISE)
   FRONT= 10'
   REAR = 5'
   SIDE = 5'
   STREET FACING GARAGES = 18'
5. THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY PANEL NO. "120669 0120 D, EFFECTIVE DATE: JUNE 16, 2006.
6. THE COMMON AREAS, OPEN SPACE, AND STORM WATER MANAGEMENT AREAS SHOWN HEREON, WILL BE CONVEYED TO THE OWNER'S ASSOCIATION AND ARE IDENTIFIED FOR MAINTENANCE IN THE HOMEOWNERS ASSOCIATION DOCUMENTS. THE OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF TREES PLANTED IN RIGHTS-OF-WAY AND COMMON AREAS IN CONFORMANCE WITH SUBDIVIDERS AGREEMENT AND SECTION 7.8.1 OF THE CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS.
7. LOT CORNERS AND PERMANENT CONTROL POINTS SHALL BE SET PER 177.091 (8) AND (9) FLORIDA STATUTES.

LEGEND

FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
● = SET 5/8" STEEL REBAR & CAP MARKED "PRM LB 5075"
▲ = SET NAIL AND DISK STAMPED "PCP 5075"
⊗ = FOUND 5/8" IRON ROD (NO ID.)
P.U.E. = PUBLIC UTILITIES EASEMENT
B.S.L. = BUILDING SETBACK LINE
FFE = FINISHED FLOOR ELEVATION
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE
R/W = RIGHT OF WAY
S.F. = SQUARE FEET
SEC 28-T8S-R18E = SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST

FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY PANEL NO. "120669 0120 D, EFFECTIVE DATE: JUNE 16, 2006.

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 SUPPLANTED 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.

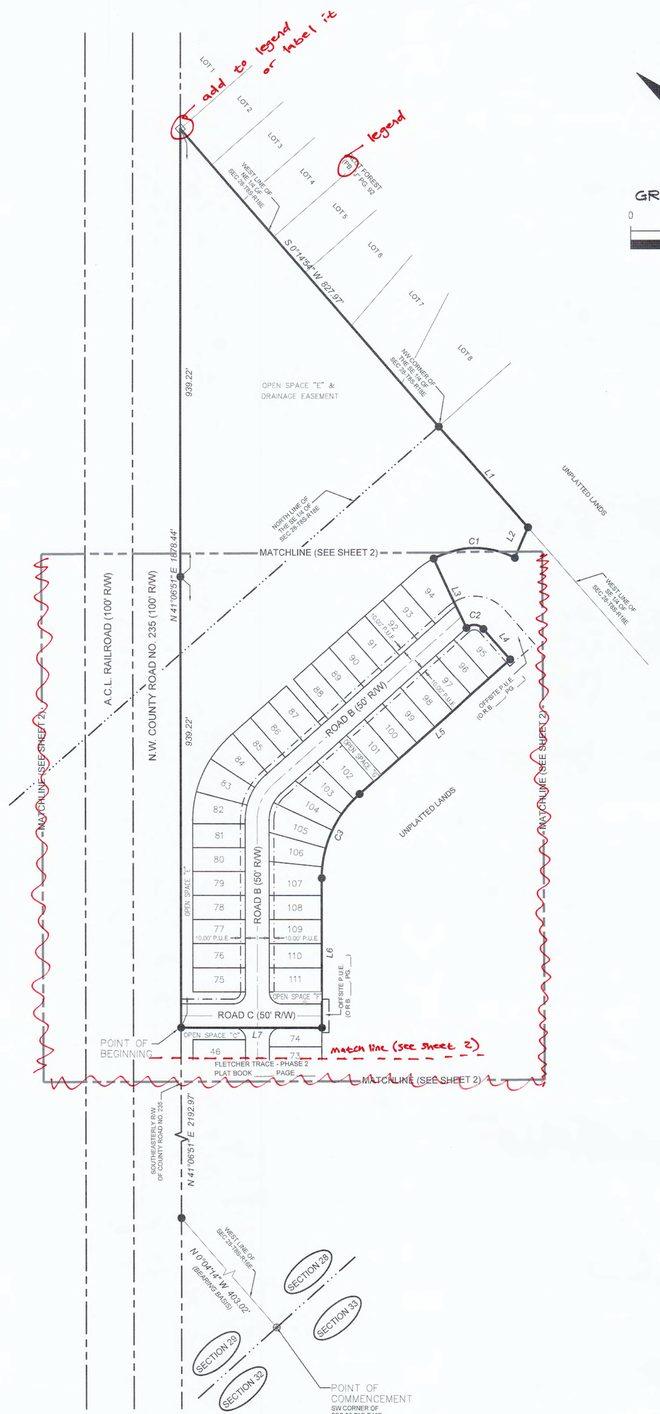
ALL PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES 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.

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 0°14'12" E	282.21'
L2	S 64°41'49" W	69.19'
L3	S 16°03'45" W	160.87'
L4	S 0°14'11" E	85.00'
L5	S 89°45'49" W	420.66'
L6	S 41°06'51" W	311.05'
L7	N 48°53'09" W	295.00'

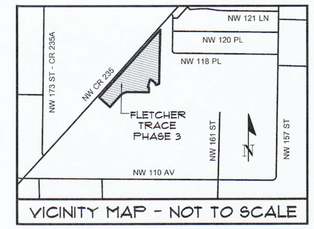
CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	176.11'	185.00'	54°32'38"	169.54'	N 48°50'21" W
C2	39.27'	25.00'	90°00'00"	35.36'	S 45°14'11" E
C3	199.54'	235.00'	48°38'58"	193.60'	S 65°26'20" W

SITE BENCHMARK TABLE				
NAME	DESCRIPTION	ELEVATION	NORTHING	EASTING
BM1	1/2" STEEL ROD & CAP "LB TRAV LB5075".	87.96'	282647.14	259515.16
BM2	1/2" STEEL ROD & CAP "LB TRAV LB5075".	93.80'	284046.72	2597130.76
BM3	1/2" STEEL ROD & CAP "LB TRAV LB5075".	89.07'	283320.58	2596501.22

**NOTE: ALL SITE BENCHMARKS ARE OFFSITE, LOCATED ALONG THE SOUTHERLY RIGHT OF WAY LINE OF N.W. COUNTY ROAD NO. 235



GRAPHIC SCALE
0 75 150 300
SCALE: 1" = 150'



VICINITY MAP - NOT TO SCALE

OWNER'S CERTIFICATION AND DEDICATION

WACO OF ALABAMA, INC., DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE LANDS DESCRIBED HEREON, AND HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED TO BE KNOWN AS "FLETCHER TRACE - PHASE 3" ; AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE RIGHT-OF-WAYS AS SHOWN HEREON; AND DOES HEREBY DEDICATE THE USE OF DRAINAGE EASEMENTS TO THE PUBLIC FOR THE RIGHT TO DISCHARGE STORM WATER, THE OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM NOT IN THE RIGHT OF WAY; AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON SHALL BE MADE ACCESSIBLE TO PUBLIC SERVICE VEHICLES.

WITNESS _____ SIGNATURE _____

WITNESS _____ PRINT NAME & TITLE _____

ACKNOWLEDGEMENT (STATE OF FLORIDA, COUNTY OF ALACHUA)

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, _____, KNOWN TO ME TO BE THE PERSON HEREIN DESCRIBED AND ACKNOWLEDGED THAT HE EXECUTED THIS INSTRUMENT AS HIS FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____DAY OF _____ A.D. 2024

NOTARY PUBLIC-STATE OF FLORIDA

COMMISSION EXPIRES:_____

COMMISSION NO.:_____

CERTIFICATE OF APPROVAL BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

THIS IS TO CERTIFY THAT ON _____, THE FOREGOING PLAT WAS APPROVED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.

MAYOR

ATTEST:

CITY MANAGER FILED FOR RECORD ON

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR THE CITY OF ALACHUA, FLORIDA

EXAMINED ON

AND APPROVED AS TO ITS LEGAL FORM AND SUFFICIENCY BY:

CITY ATTORNEY

RECEIVED AND FILED

RECEIVED AND FILED FOR RECORD ON THIS _____DAY OF _____, A.D. 2024

CLERK OF THE COURT

BY _____ DATE

CERTIFICATE OF APPROVAL BY PROFESSIONAL SURVEYOR & MAPPER

IT IS HEREBY CERTIFIED, THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE PLATTING REQUIREMENTS PURSUANT TO SECTION 177, PART 1 FLORIDA STATUTES AND THAT THIS PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF SAID CHAPTER, HOWEVER MY REVIEW AND CERTIFICATION DOES NOT INCLUDE COMPUTATION OR FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS.

EXAMINED ON: _____

AND APPROVED BY: _____
PROFESSIONAL SURVEYOR AND MAPPER

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT THIS PLAT ENTITLED "FLETCHER TRACE - PHASE 2" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE OF THE DESCRIBED LANDS, UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THIS PLAT AND SURVEY COMPLIES WITH ALL REQUIREMENTS AS SET FORTH IN CHAPTER 177, PART 1- PLATTING OF THE FLORIDA STATUTES.

DATE

CHAD A COLSON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 7142
CAUSSEAUX, HEWETT, & WALPOLE, LLC.
FLORIDA LICENSED BUSINESS NUMBER LB 5075
11801 RESEARCH DRIVE, ALACHUA, FL 32615

Tech: AaronH Plot Date: Jul 24,2024 8:50am Filename: N:\2021\21-0297\Departments\01_Survey\PLATS\PHASE 3\PLAT\21-0297 FLETCHER TRACE - PHASE 3.dwg

FLETCHER TRACE - PHASE 3

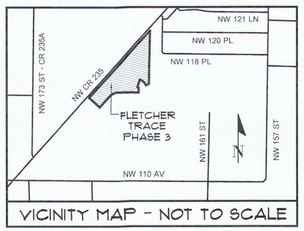
LOCATED IN THE WEST HALF (W 1/2) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

CHW Professional Consultants
11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075

PLAT BOOK __, PAGE __
SHEET TWO OF TWO

SURVEYOR'S NOTES

1. HORIZONTAL DATUM SHOWN HEREON IS DERIVED FROM THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 1983), YIELDING A BEARING OF N 0°04'14" W FOR THE WEST LINE OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FL.
2. VERTICAL DATUM SHOWN HEREON IS DERIVED FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BENCHMARK USED WAS A NATIONAL GEODETIC SURVEY BENCHMARK NUMBER I75T6, WITH A PUBLISHED ELEVATION OF 160.03 FEET (NAVD 88).
3. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1':10,000'.
4. BUILDING SETBACKS (UNLESS SHOWN OTHERWISE)
   FRONT= 10'
   REAR = 5'
   SIDE = 5'
   STREET FACING GARAGES = 18'
5. THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY PANEL NO. "120069 0120 D, EFFECTIVE DATE: JUNE 16, 2006.
6. ALL PLATTED 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.
7. THE COMMON AREAS, OPEN SPACE, AND STORM WATER MANAGEMENT AREAS SHOWN HEREON, WILL BE CONVEYED TO THE OWNER'S ASSOCIATION AND ARE IDENTIFIED FOR MAINTENANCE IN THE HOMEOWNERS ASSOCIATION DOCUMENTS. THE OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF TREES PLANTED IN RIGHTS-OF-WAY AND COMMON AREAS IN CONFORMANCE WITH SUBDIVIDERS AGREEMENT AND SECTION 7.8.1 OF THE CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS.
8. LOT CORNERS AND PERMANENT CONTROL POINTS SHALL BE SET PER 177.091 (8) AND (9) FLORIDA STATUTES.
9. ALL LINES ARE NON-RADIAL UNLESS NOTED OTHERWISE.
10. THIS SURVEY IS A TOTAL OF TWO (2) SHEETS. EACH SHEET IS INCOMPLETE WITHOUT THE OTHERS. SEE SHEET ONE (1) FOR OVERALL PLAT BOUNDARY. SEE SHEET (2) FOR DETAIL INFORMATION FOR LOTS ONE (1) THRU THIRTY-TWO (32).



VICINITY MAP - NOT TO SCALE



GRAPHIC SCALE
0 25 50 100
SCALE: 1" = 50'

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	176.11'	185.00'	54°32'38"	169.54'	N 48°50'21" W
C2	39.27'	25.00'	90°00'00"	35.36'	S 45°14'11" E
C3	199.54'	235.00'	48°38'58"	193.60'	S 65°26'20" W
C4	7.18'	50.00'	8°13'56"	7.18'	N 86°07'13" W
C5	84.91'	100.00'	48°38'58"	82.38'	N 65°26'20" E
C6	45.61'	185.00'	14°07'32"	45.49'	N 83°10'26" W
C7	14.31'	75.00'	10°55'52"	14.29'	N 84°46'16" W
C8	63.68'	75.00'	48°38'58"	61.79'	N 65°26'20" E
C9	106.14'	125.00'	48°38'58"	102.98'	N 65°26'20" E
C10	39.27'	25.00'	90°00'00"	35.36'	N 86°06'51" E
C11	39.27'	25.00'	90°00'00"	35.36'	N 03°53'09" W
C12	199.54'	235.00'	48°38'58"	193.60'	N 65°26'20" E
C13	38.45'	75.00'	29°22'38"	38.03'	N 55°48'09" E

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C14	25.23'	75.00'	19°16'20"	25.11'	N 80°07'38" E
C15	31.90'	125.00'	14°37'22"	31.82'	N 48°25'31" E
C16	40.00'	125.00'	18°20'05"	39.83'	N 64°54'14" E
C17	34.23'	125.00'	15°41'32"	34.13'	N 81°55'03" E
C18	59.98'	235.00'	14°37'21"	59.81'	N 48°25'31" E
C19	75.20'	235.00'	18°20'05"	74.88'	N 64°54'14" E
C20	64.36'	235.00'	15°41'32"	64.16'	N 81°55'03" E
C21	23.95'	235.00'	5°50'23"	23.94'	N 44°02'02" E
C22	40.00'	235.00'	9°45'09"	39.95'	N 51°49'48" E
C23	40.00'	235.00'	9°45'09"	39.95'	N 61°34'57" E
C24	40.00'	235.00'	9°45'09"	39.95'	N 71°20'06" E
C25	40.00'	235.00'	9°45'09"	39.95'	N 81°05'15" E
C26	15.59'	235.00'	3°48'00"	15.58'	N 87°51'49" E

LEGEND

FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
● = SET 5/8" STEEL REBAR & CAP MARKED "PRM LB 5075"
▲ = SET NAIL AND DISK STAMPED "PCP 5075"
⊗ = FOUND 5/8" IRON ROD (NO ID.)
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITIES EASEMENT
B.S.L. = BUILDING SETBACK LINE
FFE = FINISHED FLOOR ELEVATION
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE
R/W = RIGHT OF WAY
S.F. = SQUARE FEET
NO = NUMBER
(R) = RADIAL
ID. = IDENTIFICATION
⊕ = SITE BENCHMARK
———— = SUBJECT PARCEL LINE
———— = ADJOINING PARCEL LINE
— · — · — = EASEMENT LINE
———— = RIGHT OF WAY LINE
———— = SECTION LINE



Tech: Aaronk Plot Date: Jul 24,2024 8:53am Filename: H:\2021_21-025\7.Department\1.01_Survey\PLATS\PHASE 3\PLAT\21-025 FLETCHER TRACE - PHASE 3.dwg

03980-002-000
BAUGH SOUTHEAST COOPERATIVE INC
SYSCO CORPORATION
ATTN TAX DEPARTMENT 1390 ENCLAVE
HOUSTON, TX 77077

03980-002-001
WACO OF ALABAMA INC
PO BOX 6937
JACKSONVILLE, FL 32236

03980-003-001
MCDONALD & MCDONALD
15824 OPEN SKY WAY
COLORADO SPRINGS, CO 80908

03980-003-002
CAICEDO EDGAR H & FRANCI
12012 NW 164TH TER
ALACHUA, FL 32615

03980-003-003
WAITHE SEAN L & ASHLEY M
12004 NW 164TH TER
ALACHUA, FL 32615

03980-003-004
ESKRIDGE MARTY R
14705 MAIN ST
ALACHUA, FL 32615

03980-003-005
KEDEM CECIL KAY & JACOB
11920 NW 164TH TER
ALACHUA, FL 32615

03980-003-006
PARRIS R SCOTT
11914 NW 164TH TER
ALACHUA, FL 32615

03980-003-007
POGUE ANGELA MARIE
11908 NW 164TH TER
ALACHUA, FL 32615

03980-003-008
FREDERICK JULIE
11902 NW 164TH TER
ALACHUA, FL 32615

03980-003-009
GRISHAM DIANNE M
16337 NW 118TH PL
ALACHUA, FL 32615

03980-003-010
BERG JEFFERY E & RENEE D
16329 NW 118TH PL
ALACHUA, FL 32615

03980-003-052
BOYETTE BETTY L LIFE ESTATE
16326 NW 118TH PL
ALACHUA, FL 32615

03980-003-053
WIGGLESWORTH ERNEST BARTOW JR
11923 NW 164TH TER
ALACHUA, FL 32615

03980-003-054
MOORE WENDY SANDRA
12017 NW 164TH TER
ALACHUA, FL 32615

03980-010-022
STEWART WILLIAM O & JOSIE P
16324 NW 120TH PL
ALACHUA, FL 32615

03980-020-000
SAVANNAH STATION OWNERS ASSOCI
4510 NW 6TH PL 3RD FLOOR
GAINESVILLE, FL 32607

03981-004-005
SULAK KENNETH J & MARSHA J
16328 NW 110TH AVE
ALACHUA, FL 32615

03981-004-006
STREIT WOLFGANG J
16414 NW 110TH AVE
ALACHUA, FL 32615

03981-004-007
STREIT WOLFGANG J
16414 NW 110TH AVE
ALACHUA, FL 32615

03981-005-001
HOLDER CAITLYN ELISE
11306 NW 161ST ST
ALACHUA, FL 32615

03981-005-002
HARRELL VAUGHN R
11218 NW 161ST ST
ALACHUA, FL 32615

03981-006-000
ROSS DONNA M
11418 NW 161ST ST
ALACHUA, FL 32615

03981-007-000
LEWIS SHEREE WILSON
16008 NW 118TH PL
ALACHUA, FL 32615

03981-008-000
WEAVER WILLIAM R & BEVERLY GAIL
8461 SW 129TH TERRACE RD
DUNNELLON, FL 34432

03983-011-000
WACO PROPERTIES INC
569 EDGEWOOD AVE SOUTH
JACKSONVILLE, FL 32205

03984-000-000
GAVIGAN & GAVIGAN
25348 CARNOUSTIE DR
SORRENTO, FL 32776

03997-005-000
PADGETT CAROLYN S
10714 NW 173RD ST
ALACHUA, FL 32615

03997-006-000
MORALES DANIEL J & SHELLEY H
PO BOX 1195
ALACHUA, FL 32616

04008-001-001
AUGSPURG JASON R & JANET R
16825 NW 110TH AVE
ALACHUA, FL 32615

04008-003-000
BRANDON-TURNER & TURNER TRUSTE
17011 NW 110TH AVE
ALACHUA, FL 32615

04008-003-001
VINCENT & VINCENT TRUSTEES
16919 NW 110TH AVE
ALACHUA, FL 32615

04008-003-005
BRODSKAYA & LERNER
4830 NORTH RIDGEWAY AVE # 2
CHICAGO, IL 60625

04008-003-051
BRODSKAYA & LERNER
4830 NORTH RIDGEWAY AVE # 2
CHICAGO, IL 60625

04008-003-052
BRODSKAYA & LERNER
4830 NORTH RIDGEWAY AVE # 2
CHICAGO, IL 60625

04008-004-000
CRUSE & CRUSE & STORMANT
PO BOX 126
ALACHUA, FL 32616

04008-005-000
CLARK CODY THOMAS & RUTH CHANC
16357 NW 110TH AVE
ALACHUA, FL 32615

04008-005-004
JOHNS TIMOTHY CALVIN & SHANNON
16333 NW 110TH AVE
ALACHUA, FL 32615

04008-005-005
LEISTNER & ZSCHAECK W/H
16817 NW 110TH AVE
ALACHUA, FL 32615

92060-517-900
CSX TRANSPORTATION INC
500 WATER ST TAX DEPARTMENT J-910
JACKSONVILLE, FL 32202

March 11, 2024

Blake Fletcher
Fletcher Development, LLC
4510 NW 6th Place, 3rd Floor
Gainesville, FL 32607

SUBJECT: Permit Number ERP-001-246933-1
Fletcher Trace Phases 1, 2, & 3

Dear Blake Fletcher:

Enclosed is your permit issued by the Suwannee River Water Management District on March 06, 2024. This permit is a legal document and should be kept with your other important documents. Permit issuance does not relieve you from the responsibility of obtaining any necessary permits from any federal, state, or local agencies for your project.

Noticing Your Permit:
For noticing instructions, please refer to the noticing materials in this package regarding closing the point of entry for someone to challenge the issuance of your permit. Please note that if a timely petition for administrative hearing is filed, your permit will become non-final and any activities that you choose to undertake pursuant to your permit will be at your own risk.

Compliance with Permit Conditions:
To submit your required permit compliance information, go to the District's website at https://permitting.sjrwmd.com/srepermitting/jsp/start.jsp. Click to sign-in to your existing account or to create a new account. Select the "Apply/Submit" tab, select "Submit Compliance Data", enter your permit number, and select "No Specific Date" for the Compliance Due Date Range. You will then be able to view all the compliance submittal requirements for your project. Select "the compliance item that you are ready to submit and then attach the appropriate information or form. The forms to comply with your permit conditions are available at floridaswater.com/permitting under the section "Handbooks, forms, fees, final orders". Click on forms to view all permit compliance forms, then scroll to the ERP application forms section and select the applicable compliance forms. Alternatively, if you have difficulty finding forms or need copies of the appropriate forms, please contact the Resource Management Division at (386) 362-1001.

Compliance with Other Permitting Programs:
This permit does not eliminate the necessity to obtain any required federal, state, local and special district authorizations prior to the start of any construction, alteration, operation, maintenance, removal or abandonment authorized by this permit.

The Suwannee River Water Management District did not issue a National Pollutant Discharge Elimination System (NPDES) permit for this project. If this project meets the thresholds such that a NPDES permit is required, you must apply to the Florida Department of Environmental Protection directly. More information about NPDES permits may be found online at https://floridadep.gov/water/stormwater. **Failure to obtain a NPDES permit prior to construction could subject you to enforcement action by that agency.**

For projects which involve wetlands or surface waters, the Suwannee River Water Management District did not issue a federal authorization for use or impacts to wetlands under federal jurisdiction, this project. Therefore, you must apply directly to the US Army Corps of Engineers (USACE). More information about USACE permitting may be found online at https://www.saj.usace.army.mil/. **Failure to obtain USACE authorization prior to construction could subject you to federal enforcement action by that agency.**

Transferring Your Permit:

Your permit requires you to notify the District in writing within 30 days of any change in ownership or control of the project or activity covered by the permit, or within 30 days of any change in ownership or control of the real property on which the permitted project or activity is located or occurs. You will need to provide the District with the information specified in rule 62-330.340, Florida Administrative Code (F.A.C.). Generally, this will require you to complete and submit Form 62-330.340(1), "Request to Transfer Permit".

Please note that a permittee is liable for compliance with the permit before the permit is transferred. The District, therefore, recommends that you request a permit transfer in advance in accordance with the applicable rules. You are encouraged to contact District staff for assistance with this process.

Thank you and please let us know if you have additional questions. For general questions contact us at (386) 362-1001.

Sincerely,

Tim Alexander
Deputy Executive Director

Enclosures: Permit

cc: District Permit File

ERP Individual Permit

PERMITTEE:
Blake Fletcher
Fletcher Development, LLC
4510 NW 6th Place, 3rd Floor
Gainesville, FL 32607

PERMIT NUMBER: ERP-001-246933-1
DATE ISSUED: March 06, 2024
DATE EXPIRES: March 06, 2029
COUNTY: Alachua
TRS: S28 T8S R18E

PROJECT: Fletcher Trace Phases 1, 2, & 3

Upon completion, the approved entity to which operation and maintenance maybe transferred pursuant to rule 62-330.310 and 62-330.340 or 40B-4.1130, Florida Administrative Code (F.A.C) shall be:

Blake Fletcher
Fletcher Development, LLC
4510 NW 6th Place, 3rd Floor
Gainesville, FL 32607

Based on the information provided to the Suwannee River Water Management District (District), the subject proposed project has met the conditions of issuance as found in subsection 62-330.301, subsections 62-330.407 through 62-330.635, or subsection 40B-4.3030, F.A.C. The permit is hereby in effect for the activity description below:

This permit authorizes the construction of 10.5 acres of impervious area and the construction, operation, and maintenance of a stormwater management system to serve 33.3 acres of total impervious surfaces, of which 22.8 acres is future impervious area, on a total project area of 25.13 acres. The project shall be constructed in a manner consistent with the application package, plans, and calculations submitted and certified by Travis Hastay, P.E. of CHW on or before March 6, 2024.

As the permittee and/or operation and maintenance entity, it is your responsibility to ensure that adverse off-site impacts do not occur either during or after the construction. Any additional construction or alterations not authorized by this permit may result in flood control or water quality problems both on and off site and will be a violation of District rule.

You and any other substantially affected persons are entitled to request an administrative hearing or mediation. Please refer to the enclosed notice of rights.

1. All activities shall be implemented following the plans, specifications and performance criteria approved by this permit. Any deviations must be authorized in a permit modification in accordance with rule 62-330.315, F.A.C. Any deviations that are not so authorized may subject the permittee to enforcement action and revocation of the permit under chapter 373, F.S.

2. A complete copy of this permit shall be kept at the work site of the permitted activity during the construction phase, and shall be available for review at the work site upon request by the District staff. The permittee shall require the contractor to review the complete permit prior to beginning construction.

3. Activities shall be conducted in a manner that does not cause or contribute to violations of state water quality standards. Performance-based erosion and sediment control best management practices shall be installed immediately prior to, and be maintained during and after construction as needed, to prevent adverse impacts to the water resources and adjacent lands. Such practices shall be in accordance with the State of Florida Erosion and Sediment Control Designer and Reviewer Manual (Florida Department of Environmental Protection and Florida Department of Transportation June 2007), and the Florida Stormwater Erosion and Sedimentation Control Inspector's Manual (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008), which are both incorporated by reference in paragraph 62-330.050(9)(b)5., F.A.C., unless a project-specific erosion and sediment control plan is approved or other water quality control measures are required as part of the permit.

4. At least 48 hours prior to beginning the authorized activities, the permittee shall submit to the Agency a fully executed Form 62-330.350(1), "Construction Commencement Notice," (October 1, 2013), (http://www.flrules.org/Gateway/reference.asp?No=Ref-02505), incorporated by reference herein, indicating the expected start and completion dates. A copy of this form may be obtained from the Agency, as described in subsection 62-330.010(5), F.A.C., and shall be submitted electronically or by mail to the Agency. However, for activities involving more than one acre of construction that also require a NPDES stormwater construction general permit, submittal of the Notice of Intent to Use Generic Permit for Stormwater Discharge from Large and Small Construction Activities, DEP Form 62-621.300(4)(b), shall also serve as notice of commencement of construction under this chapter and, in such a case, submittal of Form 62-330.350(1) is not required.

5. Unless the permit is transferred under rule 62-330.340, F.A.C., or transferred to an operating entity under rule 62-330.310, F.A.C., the permittee is liable to comply with the plans, terms and conditions of the permit for the life of the project or activity.

6. Within 30 days after completing construction of the entire project, or any independent portion of the project, the permittee shall provide the following to the Agency, as applicable:

    a. For an individual, private single-family residential dwelling unit, duplex, triplex, or quadruplex — “Construction Completion and Inspection Certification for Activities Associated With a Private Single-Family Dwelling Unit” [Form 62-330.310(3)]; or

    b. For all other activities — “As-Built Certification and Request for Conversion to Operational Phase” [Form 62-330.310(1)].

    c. If available, an Agency website that fulfills this certification requirement may be used in lieu of the form.

7. If the final operation and maintenance entity is a third party:

    a. Prior to sales of any lot or unit served by the activity and within one year of permit issuance, or within 30 days of as-built certification, whichever comes first, the permittee shall submit, as applicable, a copy of the operation and maintenance documents (see sections 12.3 thru 12.3.3 of Volume I) as filed with the Department of State, Division of Corporations and a copy of any easement, plat, or deed restriction needed to operate or maintain the project, as recorded with the Clerk of the Court in the County in which the activity is located.

    b. Within 30 days of submittal of the as- built certification, the permittee shall submit “Request for Transfer of Environmental Resource Permit to the Perpetual Operation Entity” [Form 62-330.310(2)] to transfer the permit to the operation and maintenance entity, along with the documentation requested in the form. If available, an Agency website that fulfills this transfer requirement may be used in lieu of the form.

8. The permittee shall notify the District in writing of changes required by any other regulatory District that require changes to the permitted activity, and any required modification of this permit must be obtained prior to implementing the changes.

9. This permit does not:

    a. Convey to the permittee any property rights or privileges, or any other rights or privileges other than those specified herein or in chapter 62-330, F.A.C.;

    b. Convey to the permittee or create in the permittee any interest in real property;

    c. Relieve the permittee from the need to obtain and comply with any other required federal, state, and local authorization, law, rule, or ordinance; or

    d. Authorize any entrance upon or work on property that is not owned, held in easement, or controlled by the permittee.

10. Prior to conducting any activities on state-owned submerged lands or other lands of the state, title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund, the permittee must receive all necessary approvals and authorizations under chapters 253 and 258, F.S. Written authorization that requires formal execution by the

Board of Trustees of the Internal Improvement Trust Fund shall not be considered received until it has been fully executed.

11. The permittee shall hold and save the District harmless from any and all damages, claims, or liabilities that may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any project authorized by the permit.

12. The permittee shall notify the District in writing:

    a. Immediately if any previously submitted information is discovered to be inaccurate; and

    b. Within 30 days of any conveyance or division of ownership or control of the property or the system, other than conveyance via a long-term lease, and the new owner shall request transfer of the permit in accordance with rule 62-330.340, F.A.C. This does not apply to the sale of lots or units in residential or commercial subdivisions or condominiums where the stormwater management system has been completed and converted to the operation phase.

13. Upon reasonable notice to the permittee, District staff with proper identification shall have permission to enter, inspect, sample and test the project or activities to ensure conformity with the plans and specifications authorized in the permit.

14. If prehistoric or historic artifacts, such as pottery or ceramics, projectile points, stone tools, dugout canoes, metal implements, historic building materials, or any other physical remains that could be associated with Native American, early European, or American settlement are encountered at any time within the project site area, the permitted project shall cease all activities involving subsurface disturbance in the vicinity of the discovery. The permittee or other designee shall contact the Florida Department of State, Division of Historical Resources, Compliance Review Section (DHR), at (850)245-6333, as well as the appropriate permitting agency office. Project activities shall not resume without verbal or written authorization from the Division of Historical Resources. If unmarked human remains are encountered, all work shall stop immediately and the proper authorities notified in accordance with section 872.05, F.S. For project activities subject to prior consultation with the DHR and as an alternative to the above requirements, the permittee may follow procedures for unanticipated discoveries as set forth within a cultural resources assessment survey determined complete and sufficient by DHR and included as a specific permit condition herein.

15. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding unless a specific condition of this permit or a formal determination under rule 62-330.201, F.A.C., provides otherwise.

16. The permittee shall provide routine maintenance of all components of the stormwater management system to remove trapped sediments and debris. Removed materials shall be disposed of in a landfill or other uplands in a manner that does not require a permit under chapter 62-330, F.A.C., or cause violations of state water quality standards.

17. This permit is issued based on the applicant's submitted information that reasonably demonstrates that adverse water resource-related impacts will not be caused by the completed permit activity. If any adverse impacts result, the District will require the

permittee to eliminate the cause, obtain any necessary permit modification, and take any necessary corrective actions to resolve the adverse impacts.

18. A Recorded Notice of Environmental Resource Permit may be recorded in the county public records in accordance with section 62-330.090(7), F.A.C. Such notice is not an encumbrance upon the property.

19. This permit does not authorize the permittee to cause any adverse impact to or “take” of state listed species and other regulated species of fish and wildlife. Compliance with state laws regulating the take of fish and wildlife is the responsibility of the owner or applicant associated with this project. Please refer to Chapter 68A-27 of the Florida Administrative Code for definitions of “take” and a list of fish and wildlife species. If listed species are observed onsite, FWC staff are available to provide decision support information or assist in obtaining the appropriate FWC permits. Most marine endangered and threatened species are statutorily protected and a “take” permit cannot be issued. Requests for further information or review can be sent to FWCConservationPlanningServices@MyFWC.com.

20. Operation and maintenance of the stormwater management system shall be the responsibility of the permittee until such time as those responsibilities are transferred to the approved association. Prior to the association assuming operation and maintenance responsibilities, permittee shall request transfer to operation and maintenance entity.

21. Prior to a dedication or transfer of all or any part of the common properties which is directly or indirectly related to the stormwater management system, the dedication or approval of the transfer must be authorized by the District through modification of any and all permits or authorizations issued by the District. Such modifications shall be made under the lawfully adopted rules of the District in effect at the time of application for modification.

22. The Permittee shall submit documentation demonstrating that the Articles of Incorporation have been filed with the Secretary of State, and that the corporation is in good standing, to the District prior to any request to transfer this permit to the HOA.

23. The Permittee shall submit documentation demonstrating that all stormwater management systems are located on common areas, and that the common areas are owned or controlled by the HOA, to the District prior to any request to transfer this permit to the HOA.

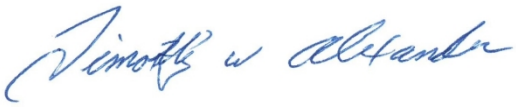
24. Prior to the sale of any lot or parcel, the permittee must record Declarations of Covenants and Restrictions that include a restriction on the real property pursuant to section 704.06, F.S.; prohibiting all construction including clearing, dredging, or filling, except that which is specifically authorized by Environmental Resource permit, within the conservation areas delineated on the final plans and/or mitigation proposal approved by the District.

25. Prior to the Permittee seeking to transfer the operation and maintenance to a Homeowner's Association, the Permittee must demonstrate to the reasonable satisfaction of the Suwannee River Water Management District that over twenty-four (24) consecutive months have passed since the active operation of the Homeowner's Association commenced and the Permittee shall demonstrate to the Suwannee River Water Management District's satisfaction that the Homeowner's Association is an active,

ongoing concern which the Permittee shall establish by submitting copies of all minutes of meetings of members of the Association, the board of directors, copies of all operation and maintenance expenses incurred and documentation showing that all assessments that were levied have been collected and such other documentation as the Suwannee River Water Management District may reasonably deem necessary to establish that the Homeowner's Association is an active, functioning and ongoing concern.

WITHIN 30 DAYS AFTER COMPLETION OF THE PROJECT, THE PERMITTEE SHALL NOTIFY THE DISTRICT, IN WRITING, THAT THE FACILITIES ARE COMPLETE.

AUTHORIZED BY: Suwannee River Water Management District

By: 

Tim Alexander
Deputy Executive Director

NOTICE OF RIGHTS

1. A person whose substantial interests are or may be determined has the right to request an administrative hearing by filing a written petition with the Suwannee River Water Management District (District), or may choose to pursue mediation as an alternative remedy under Section 120.569 and 120.573, Florida Statutes, (F.S.), before the deadline for filing a petition. Choosing mediation will not adversely affect the right to a hearing if mediation does not result in a settlement. The procedures for pursuing mediation are set forth in Sections 120.569 and 120.57 F.S. Pursuant to Rule 28-106.111, Florida Administrative Code, (F.A.C.), the petition must be filed at the office of the District Clerk at District Headquarters, 9225 C.R. 49, Live Oak, Florida 32060 within twenty-one (21) days of receipt of written notice of the decision or within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail actual notice). A petition must comply with Chapter 28-106, F.A.C.

2. If the Governing Board takes action which substantially differs from the notice of District decision to grant or deny the pe1mit application, a person whose substantial interests are or may be determined has the right to request an administrative hearing or may choose to pursue mediation as an alternative remedy as described above. Pursuant to Rule 28-106.111, F.A.C., the petition must be filed at the office of the District Clerk at District Headquarters, 9225 C.R. 49, Live Oak, Florida 32060 within twenty-one (21) days of receipt of written notice of the decision or within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail actual notice). Such a petition must comply with Chapter 28-106, F.A.C.

3. A substantially interested person has the right to a formal administrative hearing pursuant to Section 120.569 and 120.57(1), F.S., where there is a dispute between the District and the party regarding an issue of material fact. A petition for formal hearing must comply with the requirements set forth in Rule 28-106.201, F.A.C.

4. A substantially interested person has the right to an informal hearing pursuant to Section 120.569 and 120.57(2), F.S., where no material facts are in dispute. A petition for an informal hearing must comply with the requirements set forth in Rule 28-106.301, F.A.C.

5. A petition for an administrative hearing is deemed filed upon receipt of the petition by the Office of the District Clerk at the District Headquarters in Live Oak, Florida.

6. Failure to file a petition for an administrative hearing within the requisite time frame shall constitute a waiver of the right to an administrative hearing pursuant to Rule 28-106.111, F.A.C.

7. The right to an administrative hearing and the relevant procedures to be followed is governed by Chapter 120, Florida Statutes, and Chapter 28-106, F.A.C.

8. Pursuant to Section 120.68, F.S., a person who is adversely affected by final District action may seek review of the action in the District Court of Appeal by filing a notice of

appeal pursuant to the Florida Rules of Appellate Procedure, within 30 days of the rendering of the final District action.

9. A party to the proceeding before the District who claims that a District order is inconsistent with the provisions and purposes of Chapter 3 73, F. S., may seek review of the order pursuant to Section 373.114, F.S., by the Florida Land and Water Adjudicatory Commission, by filing a request for review with the Commission and serving a copy of the Department of Environmental Protection and any person named in the order within 20 days of adoption of a rule or the rendering of the District order.

10. For appeals to the District Courts of Appeal, a District action is considered rendered after it is signed on behalf of the District, and is filed by the District Clerk.

11. Failure to observe the relevant time frames for filing a petition for judicial review, or for Commission review, will result in waiver of the right to review.

CERTIFICATE OF SERVICE

I hereby certify that a copy of the foregoing Notice of Rights has been sent to:

Blake Fletcher
Fletcher Development, LLC
4510 NW 6th Place, 3rd Floor
Gainesville, FL 32607
(352) 224-6400

This March 11, 2024



_____
Deputy Clerk
Suwannee River Water Management District
9225 C.R. 49
Live Oak, Florida 32060
386.362.1001 or 800.226.1066 (Florida only)

cc: File Number: ERP-001-246933-1

NOTICING INFORMATION
Dear Permittee:

Please be advised that the Suwannee River Water Management District (District) has not published a notice in the newspaper advising the public that it has issued a permit for this project.

Newspaper publication, using the District's form, notifies members of the public of their right to challenge the issuance of the permit. If proper notice is given by newspaper publication, then there is a 21-day time limit to file a petition challenging the issuance of the permit.

To close the point of entry for filing a petition, you may publish (at your own expense) a onetime notice of the District's decision in a newspaper of general circulation within the affected area as defined in Section 50.011 of the Florida Statutes. If you do not publish a newspaper notice, the time to challenge the issuance of your permit will not expire.

A copy of the notice and a partial list of newspapers of general circulation are attached for your convenience. However, you are not limited to those listed newspapers. If you choose to close the point of entry and the notice is published, the newspaper will return to you an affidavit as proof of publication. In accordance with 40B-1.1010(4), F.A.C., a copy of the affidavit shall be provided to the District within 14 days of publication. A scanned copy of the affidavit may be forwarded to Tilda Musgrove by email at *tjm@srwmd.org* (preferred method) or send the original affidavit of publication to:

Tilda Musgrove
Resource Management
9225 CR 49
Live Oak, FL 32060

If you have any questions, please contact me at 386.362.1001.
Sincerely,

Tilda Musgrove

Tilda Musgrove
Business Resource Specialist
Resource Management

NOTICE OF AGENCY ACTION TAKEN BY THE
SUWANNEE RIVER WATER MANAGEMENT DISTRICT

Notice is given that the following permit was issued on _____:
(Name and address of applicant)_____
permit#_____. The project is located in _____County, Section _____, Township _____ South, Range _____ East. The permit authorizes a surface water management system on _____ acres for _____ known as _____. The receiving water body is _____.
A person whose substantial interests are or may be affected has the right to request an administrative hearing by filing a written petition with the Suwannee River Water Management District (District). Pursuant to Chapter 28-106 and Rule 40BB-1.1010, Florida Administrative Code (F.A.C.), the petition must be filed (received) either by delivery at the office of the Resource Management Business Resource Specialist at District Headquarters, 9225 CR 49, Live Oak FL 32060 or by e-mail to tjm@srwmd.org, within twenty-one (21) days of newspaper publication of the notice of intended District decision (for those persons to whom the District does not mail or email actual notice). A petition must comply with Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes (F.S.), and Chapter 28106, F.A.C. The District will not accept a petition sent by facsimile (fax). Mediation pursuant to Section 120.573, F.S., is not available.

A petition for an administrative hearing is deemed filed upon receipt of the complete petition by the District Clerk at the District Headquarters in Live Oak, FL during the District's regular business hours. The District's regular business hours are 8 a.m. – 5 p.m., excluding weekends and District holidays. Petitions received by the District Clerk after the District's regular business hours shall be deemed filed as of 8 a.m. on the next regular District business day.

The right to an administrative hearing and the relevant procedures to be followed are governed by Chapter 120, Florida Statutes, Chapter 28-106, Florida Administrative Code, and Rule 40B-1.1010, Florida Administrative Code. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means the District's final action may be different from the position taken by it in this notice. **Failure to file a petition for an administrative hearing within the requisite time frame shall constitute a waiver of the right to an administrative hearing. (Rule 28-106.111, F.A.C.).**

If you wish to do so, you may request the Notice of Rights for this permit by contacting the Business Resource Specialist in the Division of Resource Management (RM), 9225 CR 49, Live Oak, FL 32060, or by phone at 386.362.1001.

NEWSPAPER ADVERTISING

ALACHUA
Gainesville Sun Legal Advertising
PO Box 14747
Gainesville, FL 32614
352.372.4222

BRADFORD
Bradford County Telegraph, Legal Advertising
P. O. Drawer A
Starke, FL 32901
904-964-6305/ fax 904-964-8628

COLUMBIA
Lake City Reporter
180 E Duval Street
Lake City, FL 32055
386.754.0401

DIXIE
Dixie County Advocate
174 County Road 351
Cross City, FL 32628
352.498.3312

GILCHRIST
Levy County Citizen
17 NE 3rd Street
Chiefland, FL 32626
352.493.4796

HAMILTON
Madison Carrier
PO Drawer 772
Madison, FL 32344
850.973.4141

JEFFERSON
Monticello News
PO Drawer 772
Madison, FL 32344
850.997.3568

LAFAYETTE
Dixie County Advocate
174 County Road 351
Cross City, FL 32628
352.498.3312

LEVY
Levy County Citizen
17 NE 3rd Street
Chiefland, FL 32626
352.493.4796

MADISON
Madison Carrier
PO Drawer 772
Madison, FL 32344
850.973.4141

SUWANNEE
Lake City Reporter
180 E Duval Street
Lake City, FL 32055
386.754.0401

TAYLOR
Taco Times
PO Box 888
Perry, FL 32348
850.584.5513

UNION
Union County Times
125 E Main Street
Lake Butler, FL 32054
386.496.2261

LEGAL DESCRIPTION

21-0297

Professional Consultants

DATE: DECEMBER 28, 2023
PROJECT NAME: FLETCHER TRACE
PROJECT NO: 21-0297
DESCRIPTION FOR: PHASE 3

A TRACT OF LAND BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2140, PAGE 1834, OF THE PUBLIC RECORDS OF ALACHUA COUNTY FLORIDA, SITUATED IN THE WEST HALF (W 1/2) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, OF SAID ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF AFOREMENTIONED SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE NORTH 0°04'14" WEST, ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 403.02 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY); THENCE NORTH 41°06'51" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 2192.97 FEET TO THE **POINT OF BEGINNING**; THENCE, CONTINUE ALONG SAID RIGHT OF WAY LINE, NORTH 41°06'51" EAST, A DISTANCE OF 1878.44 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF AFOREMENTIONED SECTION 28; THENCE SOUTH 01°14'54" WEST, ALONG SAID WEST LINE, A DISTANCE OF 827.97 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 28; THENCE SOUTH 00°14'12" EAST, ALONG THE WEST LINE OF SAID SOUTHEASTER QUARTER (SE 1/4) OF SECTION 28, A DISTANCE OF 282.21 FEET; THENCE, DEPARTING SAID WEST LINE, THE FOLLOWING NINE (9) COURSES; (1) SOUTH 64°41'49" WEST, A DISTANCE OF 69.19 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 185.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 48°50'21" WEST, 169.54 FEET; (2) THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 54°32'38", AN ARC LENGTH OF 176.11 FEET TO THE END OF SAID CURVE; (3) SOUTH 16°03'45" WEST, A DISTANCE OF 160.87 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 45°14'11" EAST, 35.36 FEET; (4) THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET TO THE END OF SAID CURVE; (5) SOUTH 00°14'11" EAST, A DISTANCE OF 85.00 FEET; (6) SOUTH 89°45'49" WEST, A DISTANCE OF 420.66 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 235.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 65°26'20" WEST, 193.60 FEET; (7) THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 48°38'58", AN

ARC LENGTH OF 199.54 FEET TO THE END OF SAID CURVE; (8) SOUTH 41°06'51" WEST, A DISTANCE OF 311.05 FEET; (9) NORTH 48°53'09" WEST, A DISTANCE OF 295.00 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT CONTAINING 17.66 ACRES OF LAND, MORE OR LESS.

ALL AS SHOWN ON THE MAP ATTACHED HEREWITH AND MADE A PART HEREOF

FLETCHER TRACE SUBDIVISION PROJECT (±116.95 ACRES)

ALACHUA COUNTY, FLORIDA

ECOLOGICAL SURVEY REPORT

Prepared For:

The Fletcher Family Companies
Serving Alachua County Since 1931

Blake Fletcher
Fletcher Family Companies
4510 NW 6th Place
Gainesville, FL 32607

June 16, 2022

Prepared by:

FLATWOODS Consulting Group
8306 Laurel Fair Circle•Suite 120
Tampa, FL 33610•813-600-5747

M. Camille Knight
Ecologist II

Brittany A. Banko
Senior Ecologist I

CONTENTS

1.0 INTRODUCTION 4
2.0 METHODOLOGY 4
2.1 Preliminary Review 4
2.2 Survey Methods 5
2.2.1 Wetland Delineation 5
2.2.2 Standard Listed Species Survey 5
2.2.3 Listed Plant Survey 5
2.2.4 15 Percent Gopher Tortoise Survey 5
3.0 RESULTS 6
3.1 Soil Descriptions 6
3.2 Existing Land Use Communities 6
3.3 Wetland Delineation Results 7
3.4 Listed Species Survey Results 7
3.4.1 Southeastern American Kestrel 8
3.4.2 Gopher Tortoise 8
3.4.3 Eastern Indigo Snake 8
3.4.4 Florida Pine Snake 9
3.4.5 Listed Plants 9
4.0 PROTECTED HABITATS AND WATERS 12
5.0 FDEP SUBSIDENCE INCIDENT REPORTS 12
6.0 PERMITTING DISCUSSION 12
7.0 REFERENCES 13

TABLES

Table 1 Protected Plants and Animals Potentially Occurring on the Fletcher Trace Subdivision Project in Alachua County, Florida 10

FIGURES

Aerial Map ..... Follows Text
Location Map ..... Follows Text
Quad Map ..... Follows Text
Photo Station Map ..... Follows Text
Soil Map ..... Follows Text
Land Use Map ..... Follows Text
Ecological Survey Map ..... Follows Text
FNAI/FWC Map ..... Follows Text
15% Gopher Tortoise Survey Map ..... Follows Text
Subsidence Map ..... Follows Text

APPENDIX

A - Photo Document ..... Follows Text

1.0 INTRODUCTION

Flatwoods Consulting Group Inc. (Flatwoods) was retained by Fletcher Family Companies (Client) to conduct a wetland delineation and listed species survey for the approximately 116.95-acre Fletcher Trace Subdivision Project (Aerial Map). The project site is located east of the NW County Road 235th and NW 173rd Street intersection in Alachua, Florida (Location Map). According to the Alachua County Property Appraiser, the project site is located on Parcel ID No. 03980-002-001, in Section 28, Township 8 South, and Range 16 East (Quad Map).

2.0 METHODOLOGY

The following sections describe the methods used by Flatwoods to determine the wetland limits and the potential presence and relative abundance of listed wildlife and plants within the project site.

2.1 Preliminary Review

Information on the potential presence of listed species was collected through literature and data review. Flatwoods reviewed information from the U.S. Fish and Wildlife Service (FWS), the Florida Fish and Wildlife Conservation Commission (FWC), the Florida Natural Areas Inventory (FNAI), the Suwannee River Water Management District (SRWMD), and the Florida Department of Environmental Protection (FDEP) Geographic Information System (GIS) databases regarding the occurrence of listed species and protected habitats.

To further identify which federally and state listed plant and animal species have the potential to occur within the site, upland and wetland vegetative communities were assessed to determine their plant species composition, approximate boundaries, and general condition and quality. To establish the approximate locations and boundaries of existing upland and wetland communities within the site, available site-specific data was collected and reviewed using the following resources and methods (see References for complete source information):

- Infrared and true color aerial imagery of the project area
- U.S. Department of Agriculture (USDA)/Natural Resource Conservation Service (NRCS) Soil Survey of Alachua County, Florida
- Florida U.S. Geological Survey (USGS) Topographic Quadrangle maps
- FWS Critical Habitat Portal
- FNAI Biodiversity Matrix
- Florida Department of Transportation (FDOT) Florida Land Use, Cover, and Forms Classification System (FLUCFCS)
- SRWMD Land Use Mapping
- Alachua County Interactive Map

2.2 Survey Methods

2.2.1 Wetland Delineation

Wetlands and surface waters are delineated in accordance with The Florida Wetlands Delineation Manual (Chapter 62-340, Florida Administrative Code [F.A.C.]) and the U.S. Army Corps of Engineers (USACE) 1987 Wetlands Delineation Manual, 2010 Supplement, suitable for submittal to the SRWMD, the FDEP, and Alachua County. These delineation methods are based on the identification of specific hydrologic characteristics, including the presence of hydric soils and hydric soil conditions (periodic, continuous, or saturated), a dominance of hydrophytic vegetation, and other indicators of hydrologic conditions (e.g., evidence of frequent inundation, moss collars, and the presence of muck soils). If any wetlands or surface waters were found, the landward extent of each wetland and surface water was flagged in the field. Each flag location was recorded using a sub-meter Global Positioning System (GPS). If any wetlands or surface waters are present, they are shown on the Ecological Survey Map.

2.2.2 Standard Listed Species Survey

Flatwoods conducted a listed species survey within the site in accordance with the FWC Florida Wildlife Conservation Guide. The purpose of the listed species survey was to identify presence and relative abundance of species considered Endangered, Threatened, or of Special Concern by the FWS under 50 CFR 11-12 and the FWC under Chapter 68A-27, F.A.C. Pedestrian transect surveys for listed species were conducted on the site. During these surveys, all habitats within the site were canvassed for listed species. Any observations of listed species, or of physical features that may indicate the presence of these species (tracks, scat, nests, burrows, nest cavities in trees, etc.), are shown on the Ecological Survey Map.

2.2.3 Listed Plant Survey

Flatwoods conducted a survey in all suitable habitats within the site for plant species listed by the FWS as Threatened or Endangered. If found, any observations of listed plant species were recorded using a sub-meter GPS and shown on the Ecological Survey Map.

2.2.4 15 Percent Gopher Tortoise Survey

Flatwoods conducted a 15 percent survey to estimate the density of gopher tortoise (*Gopherus polyphemus*) burrows for the site. The tortoise survey was conducted in accordance with the FWC methods as outlined in the Gopher Tortoise Permitting Guidelines April 2008 (revised July 2020). An Authorized Gopher Tortoise Agent supervised the gopher tortoise survey. Any potentially occupied burrows were flagged in the field and recorded using a sub-meter GPS. If found, any burrow locations are shown on the Ecological Survey Map.

3.0 RESULTS

Site information collected during the desktop and field review is summarized below. The field review was performed on June 7, 2022, and representative photographs of current site conditions are included in the Photo Document attached as Appendix A. The locations of the photo stations are depicted in the Photo Station Map.

3.1 Soil Descriptions

Based on the USDA/NRCS Soil Survey for Alachua County (1985), six soil types were mapped (Soil Map). According to the *Hydric Soils of Florida Handbook*, no hydric soils exist on the site.

Arredondo Fine Sand, 0 to 5 percent Slopes (3) is a near level to gently sloping, well-drained soil found in uplands. The water table is at a depth of more than 72 inches.

Millhopper Fine Sand, 0 to 5 percent Slopes (8) is a near level to gently sloping, moderately drained soil found in uplands. Most years, the water table is at a depth of 40 to 60 inches for one to four months and at a depth of 60 to 72 inches for two to four months.

Kendrick Sand, 2 to 5 percent Slopes (30) is a near level to gently sloping, well-drained soil found in rolling uplands. The water table is at a depth of more than 72 inches.

Gainesville Sand, 0 to 5 percent Slopes (35) is a near level to gently sloping, well-drained soil found in rolling uplands. The water table is at a depth of more than 72 inches.

Arredondo Fine Sand, 5 to 8 percent Slopes (69) is sloping, well-drained soil found in uplands. The water table is at a depth of more than 72 inches.

Lochloosa Fine Sand, 5 to 8 percent Slopes (72) is sloping, somewhat poorly drained soil found in uplands. Most years, the water table is at a depth of 30 to 40 inches for one to three months.

3.2 Existing Land Use Communities

Existing land use within the site was determined using a combination of the FLUCFCS descriptions, SRWMD land use mapping, and field reconnaissance (Land Use Map). The FLUCFCS represents current habitat conditions on the property.

Upland Land Use Communities

Row Crops (FLUCFCS 214)

The vast majority of this property consists of inactive row crops. This area is mostly bare soil; vegetation is sparse but consists of a few remaining corn crops (*Zea* sp.), various grasses (*Paspalum* spp., *Panicum* spp., *Digitaria* spp., *Dichanthelium* spp., *Andropogon* spp., *Cynodon* spp.), purple passionflower (*Passiflora incarnata*), and other weedy vegetation such as dog

fennel (*Eupatorium capillifolium*), amaranth (*Amaranthus* sp.), and rattlebox (*Crotalaria* sp.). Several small pockets of live oak (*Quercus virginiana*) and laurel oak (*Quercus laurifolia*) exist throughout the crop area and contain Virginia creeper (*Parthenocissus quinquefolia*), greenbriar (*Smilax* spp.), yellow jessamine (*Gelsemium sempervirens*), muscadine (*Vitis rotundifolia*), and various grasses and weeds.

Upland Hardwood Forests (FLUCFCS 420)

A small portion in the northeast section of the property, along with much of the boundary around the row crops, is most consistent with the Upland Hardwood Forests land use. The canopy consists of live oak, laurel oak, water oak (*Quercus nigra*), black cherry (*Prunus serotina*), sugarberry (*Celtis laevigata*), sweetgum (*Liquidambar styraciflua*), red maple (*Acer rubrum*), and eastern red cedar (*Juniperus virginiana*). Because of a dense canopy, groundcover was sparse but consists of Virginia creeper, greenbriar, yellow jessamine, muscadine, and grasses and weeds along the edge of the forests similar to the adjacent row crops.

Coniferous Plantations (FLUCFCS 441)

A small portion in the southwestern corner of the property consisted of a pine plantation, which has recently been harvested. This area was dominated by slash pine (*Pinus elliottii*) and also consisted of eastern red cedar, live and laurel oaks, vines, and is also mostly void of any groundcover vegetation.

3.3 Wetland Delineation Results

No wetlands or surface waters were found within the project area (Ecological Survey Map).

3.4 Listed Species Survey Results

One listed species, the gopher tortoise, was observed during the listed species survey performed on June 7, 2022 (Ecological Survey Map). In addition, Flatwoods conducted a desktop review of possible nearby wildlife species. Flatwoods reviewed the FWC Eagle Nest Locator (2016-2017 Survey) and the Audubon Florida EagleWatch Public Nest Application (2020-2021 Survey) for any known bald eagle (*Haliaeetus leucocephalus*) nests, the 1999 FWC Wading Bird Colony Database, and the FWS Wood Stork (*Mycteria americana*) Consultation Area. No bald eagle nests are located within one mile of the site. The site is not located within any wood stork Core Foraging Areas (CFAs). No wading bird colonies are present within a mile of the site (FNAI/FWC Map).

Based on the project's available habitats and location, other listed species (animals and plants) have the potential to occur. Table 1, found following this section, describes the potentially occurring species' habitat preferences, preferred survey window (breeding season or flowering time), their likelihood of occurrence, and their federal and state listing status.

3.4.1 Southeastern American Kestrel

The southeastern American kestrel (*Falco sparverius paulus*) is listed as Threatened by the FWC and not listed by the FWS. It is a resident subspecies of the American kestrel (*Falco sparverius*) and kestrels observed in Florida during the breeding season (April-August) are assumed to be resident southeastern American kestrels. They are found in upland habitats, including sandhills, flatwoods, pastures, sand pine scrub, and prairies. As cavity nesters and sit-and-wait predators, they require suitable cavity trees and perches in their territories, as well as open ground cover to see and capture their prey. Typical prey items include insects, lizards, small rodents, and small birds. It should be noted that the field review was performed during the survey season defined as April 1 – August 31. No kestrels or kestrel cavities were observed during the survey; however, suitable nesting habitat is available, and approvals from FWC may be required if kestrels are found.

3.4.2 Gopher Tortoise

The gopher tortoise is listed as Threatened by the FWC and is a candidate for listing by the FWS. Gopher tortoises are terrestrial turtles averaging nine to 11 inches in length. They are typically found in sandhill, pine flatwoods, scrub, dry prairie, coastal dunes, and other well-drained, open habitats. Gopher tortoises dig half-moon-shaped burrows that average 15 feet long and seven feet deep.

Flatwoods located five gopher tortoise burrows during the 15 percent survey (15% Gopher Tortoise Survey Map). According to the FWC Gopher Tortoise Permitting Guidelines April 2008 (revised July 2020) calculations for a 15 percent survey indicate 33 burrows (17 tortoises) are estimated for the site. Following the site review, Flatwoods is confident that no more than 10 burrows exist onsite and that a 10 or Fewer Burrows relocation permit will be required from the FWC if ground disturbance will occur within 25 feet of tortoise the burrow during construction activities. All of the burrows are located exist along the edge of row crop/forest boundaries. A 100 percent gopher tortoise survey will be required before relocation activities take place. If more than 10 burrows are found during the 100 percent survey, a Conservation Permit from the FWC will be required. No approval from the FWS regarding gopher tortoises is required.

3.4.3 Eastern Indigo Snake

The eastern indigo snake (*Drymarchon corais couperi*) is listed as Threatened by the FWC and the FWS. The indigo snake is a large, black, non-venomous snake. They are thick-bodied and muscular, with a glossy black body that in the sunlight appears iridescent blue. The chin and throat are reddish or white, and this color may extend down the body ventrally. The belly is cloudy orange to blue-gray. They are found within scrub, sandhill, and scrubby flatwoods habitats where they occur in or near gopher tortoise burrows. Flatwoods personnel did not observe any eastern indigo snakes during the survey. There is a Programmatic Effect Determination Key for the FWS. The FWS routinely concurs with a not likely to adversely affect determination for individual project effects to the eastern indigo snake when assurances are given that the Standard Protection

Measures for the Eastern Indigo Snake (FWS 2004) will be used during project site preparation and project construction.

3.4.4 Florida Pine Snake

The Florida pine snake (*Pituophis melanoleucus mugitus*) is listed as Threatened by the FWC and not listed by the FWS. The Florida pine snake is a large, stocky, tan or rusty colored snake with an indistinct pattern of large blotches on a lighter background. They have a muscular body, with keeled scales with a relatively small head, somewhat pointed snout, and four prefrontal scales. These snakes may hiss loudly and vibrate their tail when encountered. They are found in sandhill and former sandhill, including old fields and pastures, but also sand pine scrub and scrubby flatwoods with open canopies and dry sandy soils. They often coexist with pocket gophers and gopher tortoises. No Florida pine snakes were observed. No approvals from FWC are anticipated, and as a commensal to the gopher tortoise, any pine snakes found during potential future relocation efforts would be handled according to the relocation permit.

3.4.5 Listed Plants

No listed plants were observed by Flatwoods personnel during the surveys. Because the project area lacks the preferred habitat types, none of the listed plants are likely to occur.

Table 1 Protected Plants and Animals Potentially Occurring on the Fletcher Trace Subdivision Project in Alachua County, Florida

Species	Habitat of Occurrence	Preferred Survey Window[1]	Likelihood of Occurrence	Status[2]	
				Federal[3]	State[4]
BIRDS					
Antigone canadensis pratensis Florida sandhill crane	Open wetland habitats surrounded by shrubs or trees. Commonly found foraging in irrigated croplands, pastures, grasslands, or wetlands.	S – Year round B – January-June	Low: Little suitable habitat present	---	T
Aphelocoma coerulescens Florida scrub-jay	Inhabits fire dominated, low-growing, oak scrub habitat found on well-drained sandy soils. May persist in areas with sparser oaks or scrub areas that are overgrown.	S – March-October B – March-July	Low: Lack of suitable habitat present	T	FT
Athene cunicularia floridana Florida burrowing owl	Open prairies with little understory vegetation, including pastures, agriculture fields, and vacant lots.	S – Year round B – February-July	Low: Lack of suitable habitat present	---	T
Egretta caerulea Little blue heron	Shallow freshwater, brackish water, and saltwater habitats.	S - Year round B - March-July	Low: Lack of suitable habitat present	---	T
Egretta tricolor Tricolored heron	Forages in a variety of permanently and seasonally flooded wetlands, ditches, edges of ponds, and lakes. Inland nesting colonies typically found in Carolina willow dominated wetlands.	S - Year round B - March-July	Low: Lack of suitable habitat present	---	T
Falco sparverius paulus Southeastern American kestrel	Found in open pine habitats, woodland edges, dry prairies, pastures, and roadsides.	S – April-August B – April-August	Moderate: Suitable habitat present	---	T
Haliaeetus leucocephalus Bald eagle	Areas close to the coast, bays, rivers, lakes, or other bodies of water. Typically nests in live mature pines and cypress trees.	S – Year round B – October-May	Low: Lack of suitable habitat present	---[5]	---[5]
Mycteria americana Wood stork	Forages in shallow water in freshwater marshes, swamps, lagoons, ponds, tidal creeks, flooded pastures, and ditches. Nests in colonies in cypress swamps.	S – Year round B – March-August	Low: Lack of suitable habitat present	T	FT

Species	Habitat of Occurrence	Preferred Survey Window[1]	Likelihood of Occurrence	Status[2]	
				Federal[3]	State[4]
REPTILES					
Drymarchon corais couperi Eastern indigo snake	Broad range of habitats from scrub and sandhill to wet prairies, forested wetlands, and mangrove swamps. Often seeks refuge in gopher tortoise burrows in sandy uplands, but also forages in mesic and hydric habitats.	S – Year round B – November-April	Moderate: Some suitable habitat present	T	FT
Gopherus polyphemus Gopher tortoise	Found in dry upland habitats, including sandhills, scrub, xeric oak hammock, and dry prairie flatwoods; also, commonly uses disturbed habitats such as pastures, old fields, abandoned citrus groves, and road shoulders.	S – Year round B – March-October	High: Gopher tortoise burrows observed	---	T
Pituophis melanoleucus mugitus Florida pine snake	Found in sandhill and former sandhill, including old fields and pastures, but also sand pine scrub and scrubby flatwoods with open canopies and dry sandy soils. Often coexists with pocket gophers and gopher tortoises.	S - Year round B - April-February	Moderate: Some suitable habitat present	---	T
PLANTS					
Pecluma plumula Plume polypody	Wet hammocks and swamps; epiphytic on live oaks, occasionally on rocks or terrestrial.	S – Spring-Fall	Low: Some suitable habitat present		E

1 - S = Survey Window, B = Breeding Season, F = Flowering Season
2 - E = Endangered, T = Threatened, FE = Federally Endangered, FT = Federally Threatened, S/A = Similarity of Appearance
3 - U.S. Fish and Wildlife Service
4 - Florida Fish and Wildlife Conservation Commission or Florida Department of Agriculture and Consumer Services
5 - Protected under the Bald and Golden Eagle Protection Act
Table Source: Florida Wildlife Conservation Guide, Florida's Breeding Bird Atlas, FWS iPAC, and Florida Natural Areas Inventory

4.0 PROTECTED HABITATS AND WATERS

The site was evaluated for the potential occurrence of Critical Habitat as defined by the Endangered Species Act of 1973, as amended. The FWS regulates the adverse modification of the biological or physical constituent elements essential to the conservation of the listed species within Critical Habitat. There are no lands designated as Critical Habitat within or adjacent to the site. The site was evaluated for the potential occurrence of Protected Waters and Protected Lands. There are no Protected Waters or Protected Lands within or immediately adjacent to the site.

5.0 FDEP SUBSIDENCE INCIDENT REPORTS

Flatwoods searched the FDEP Map Direct Subsidence Incident Reports database. The subsidence mapping system identifies reported subsidence events and the Florida sinkhole type of the selected area. No subsidence incident reports have been recorded within or adjacent to the project site according to the FDEP mapping system (Subsidence Map). According to FDEP, the majority of the project site in is Area III, described as consisting "mainly of cohesive clayey sediments of low permeability. Sinkholes are most numerous, of varying size and develop abruptly. Cover-collapse sinkholes dominate". The southwestern corner of the project site is Area I which is described as "sinkholes are few, generally shallow and broad and develop gradually. Solution sinkholes dominate".

6.0 PERMITTING DISCUSSION

State/Federal Permitting

An individual Environmental Resource Permit (ERP) through the SRWMD may be required to develop the site. No wetlands or surface waters occur onsite; therefore, Section 404 permitting is not required.

Although five gopher tortoise burrows were observed during the 15 percent survey, Flatwoods is confident that no more than 10 burrows exist onsite due to burrows only being observed on the edges of the property and not in the row crop areas. A relocation permit will be required from the FWC if ground disturbance will occur within 25 feet of tortoise the burrow during construction activities. If more than 10 burrows are observed during the 100 percent survey, a Conservation Permit from the FWC will be required. No approval from the FWS regarding gopher tortoises is required. No other listed species were observed, and none are likely to occur.

Local Permitting

Section 406.04 of Alachua County's Land Development Regulations requires a Resource Assessment as supporting documentation for various applications. This report is sufficient to support the application for Alachua County.

7.0 REFERENCES

Audubon Florida EagleWatch Public Nest Application. 2020-2021. Online resource available from https://cbop.audubon.org/conservation/about-eaglewatch-program

Chafin, L. G. 2000. Field Guide to the Rare Plants of Florida. Natural Areas Inventory, Tallahassee, Florida.

Coile, N.C. 1998. Notes on Florida's Regulated Plant Index (Rule 5B-40), Botany Contribution 38, 2nd edition. Florida Department of Agriculture & Consumer Services, Division of Plant Industry, Gainesville, FL.

Florida Association of Environmental Soil Scientists. Hydric Soils of Florida Handbook. Fourth Edition. 2007.

Florida Department of Transportation (FDOT) Florida Land Use, Cover, and Forms Classification System (FLUCFCS), January 1999.

Florida Fish and Wildlife Conservation Commission. 2003, January 6. Florida's breeding bird atlas: A collaborative study of Florida's birdlife. http://www.myfwc.com/bba.

Florida Fish and Wildlife Conservation Commission Eagle Nest Locator. 2016-2017. Online resource available from http://myfwc.com/eagle/eaglenests/nestlocator.aspx.

Florida Fish and Wildlife Conservation Commission, U.S. Fish and Wildlife Service, Florida Natural Areas Inventory. Florida Wildlife Conservation Guide. Tallahassee; Version August 2010.

Florida Natural Areas Inventory (FNAI). Online resources available from http://www.fnai.org/index.cfm

Hipes, D., D.R. Jackson, K. NeSmith, D. Printiss, and K. Brandt. 2000. Field Guide to the Rare Animals of Florida. Natural Areas Inventory, Tallahassee, Florida.

Humphrey, S.R. editor, 1992. “Rare and Endangered Biota of Florida, Volume I. Mammals”. University Press of Florida.

Kale, H. W., II, B. Pranty, B. M. Stith, and C. W. Biggs. 1992. The atlas of the breeding birds of Florida. Final Report. Florida Game and Fresh Water Fish Commission, Tallahassee, Florida.

Moler, P.E., editor, 1992. “Rare and Endangered Biota of Florida, Volume III. Amphibians and Reptiles”. University Press of Florida.

Rodgers, J.A., H.W. Kale II and H.T. Smith, editors. 1992. “Rare and Endangered Biota of Florida Volume V. Birds”. University Press of Florida.

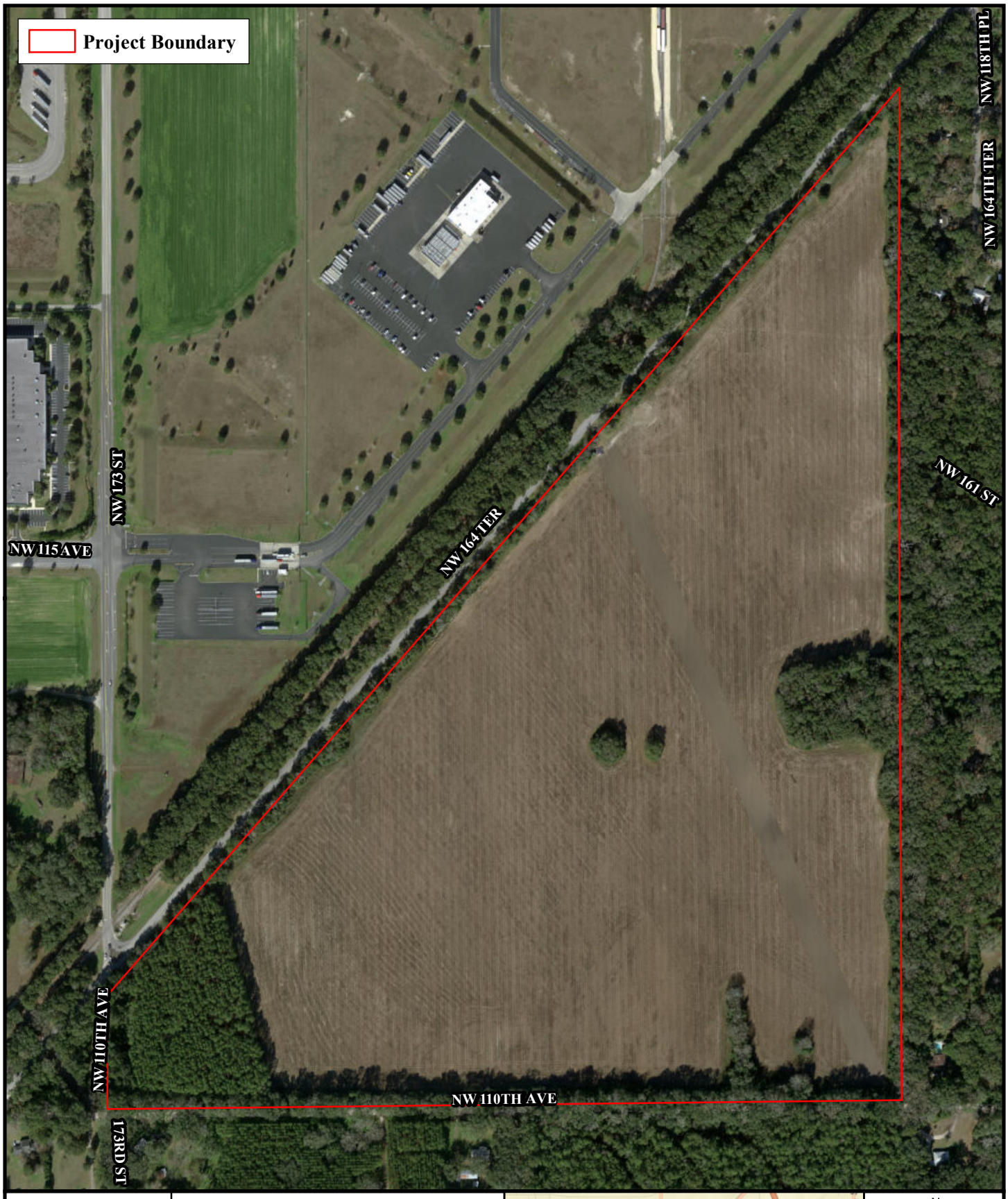
Runde, D.E., J.A. Gore, J.A. Hovis, M.S. Robson and P.D. Southall. 1991. "Florida Atlas of Breeding Sites for Herons and Their Allies: Update 1986-89." Florida Game and Freshwater Fish Commission, Division of Wildlife, Nongame Wildlife Program Technical Report, No. 10.

U.S. Department of Agriculture (USDA)/Natural Resource Conservation Service (NRCS) Soil Survey of Alachua County, Florida.

U.S. Geological Survey (USGS) Topographic Quadrangle Maps. Online resources available from http://topomaps.usgs.gov/.

U.S. Fish and Wildlife Survey (FWS). National Wetland Inventory (NWI). Online resources available from http://www.fws.gov/wetlands/Data/Mapper.html.

U.S. Fish and Wildlife Survey Critical Habitat Designations. Online resources available from http://criticalhabitat.fws.gov/.



Feet
0 450
1 in = 450 feet

FLETCHER TRACE SUBDIVISION PROJECT
FLETCHER FAMILY COMPANIES

ALACHUA COUNTY, FLORIDA

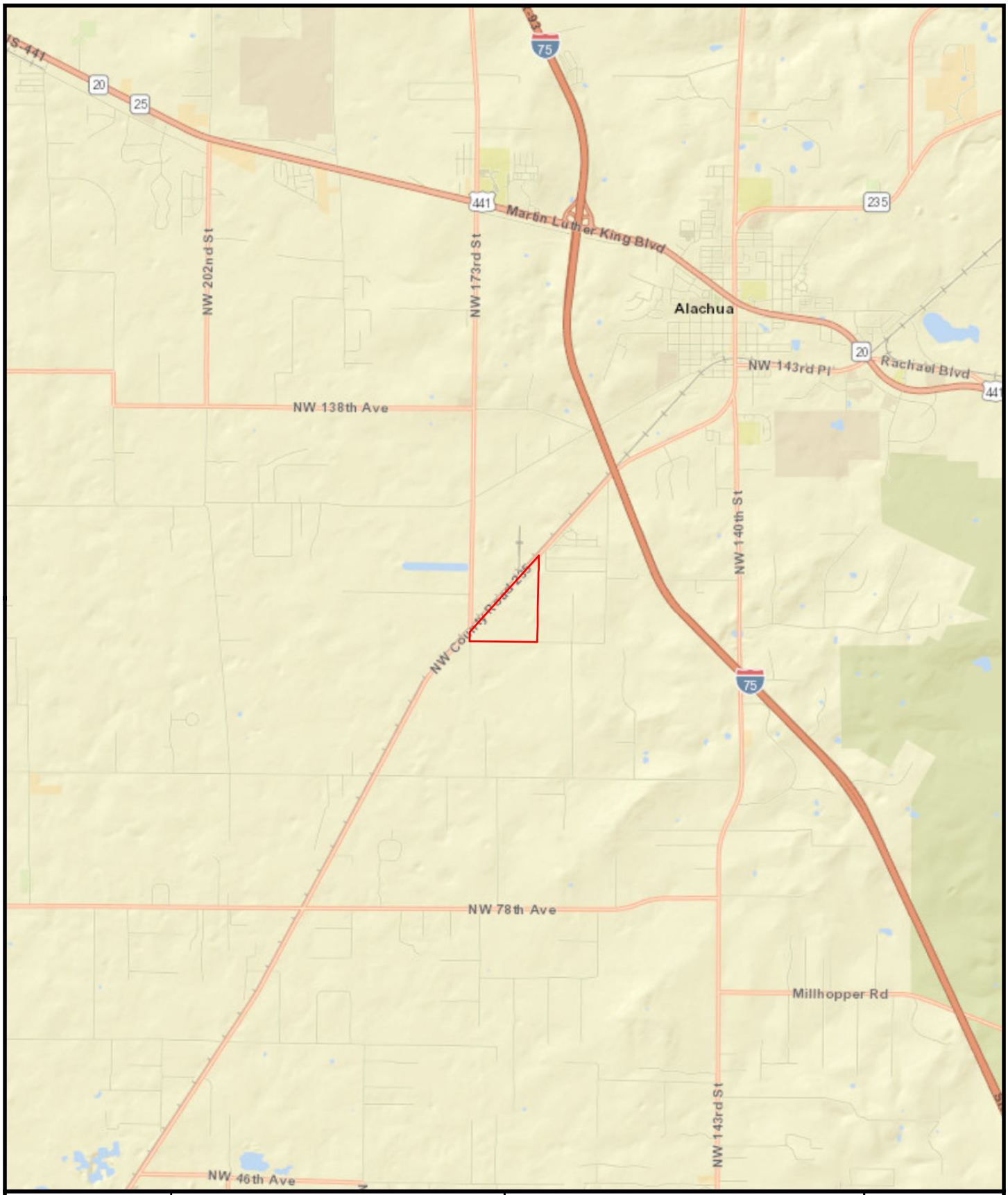


N
W E
S

AERIAL MAP

FLATWOODS Consulting Group

P:\0390FFC\001-Fletcher Trace Subdivision\GIS\AERIAL 06152022.mxd



Miles
0 1
1 in = 1 miles

FLATWOODS Consulting Group

FLETCHER TRACE SUBDIVISION PROJECT
FLETCHER FAMILY COMPANIES

ALACHUA COUNTY, FLORIDA

Project Boundary

N
W E
S

LOCATION MAP

P:\0390FFC\001-Fletcher Trace Subdivision\GIS\LOCATION 05312022.mxd

SECTION	TOWNSHIP	RANGE
28	8S	18E



Feet
0 2,000
1 in = 2,000 feet

FLATWOODS Consulting Group

FLETCHER TRACE SUBDIVISION PROJECT
FLETCHER FAMILY COMPANIES

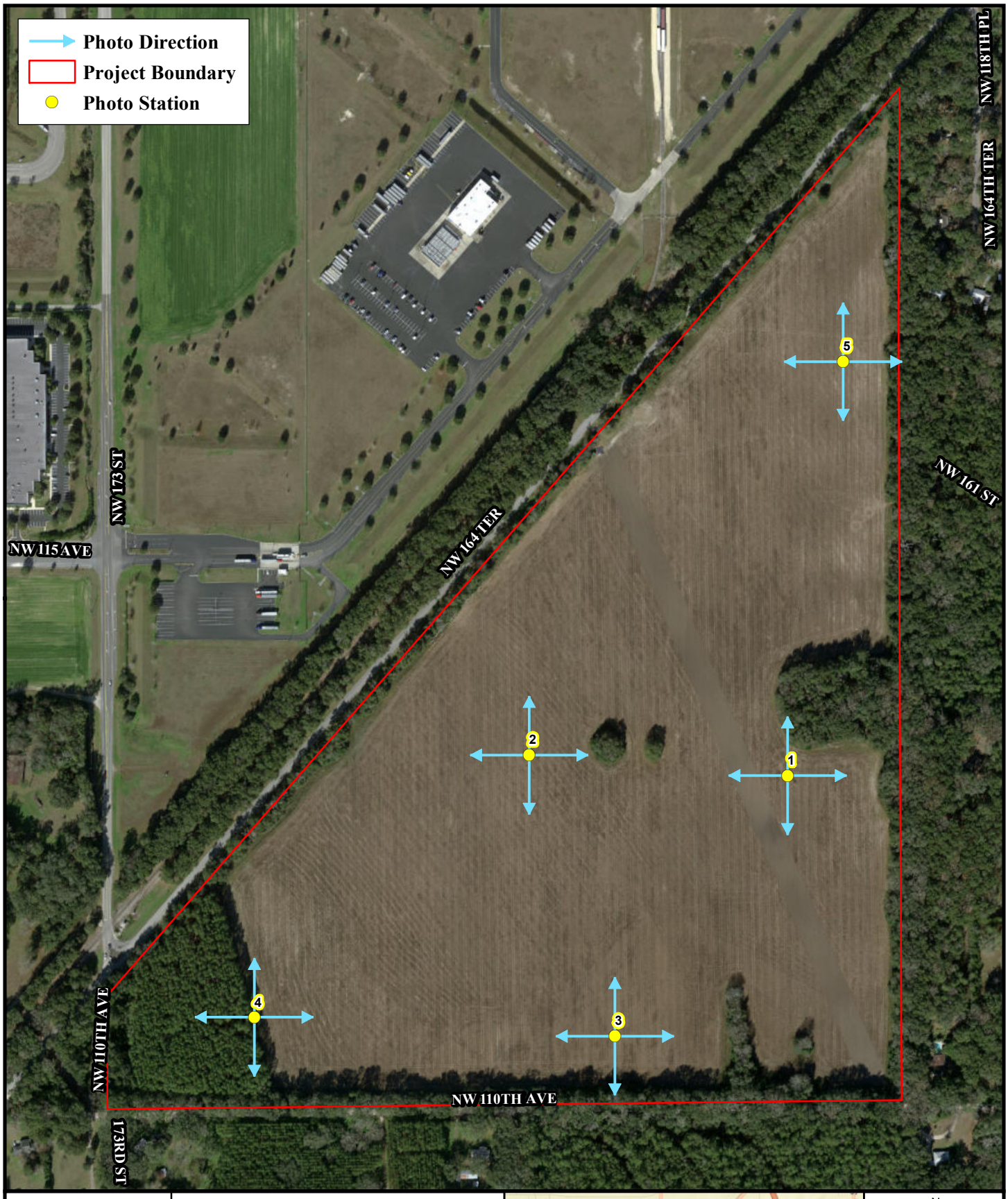
ALACHUA COUNTY, FLORIDA

Project Boundary

N
W E
S

QUAD MAP

P:\0390FFC\001-Fletcher Trace Subdivision\GIS\QUAD 05312022.mxd



Feet
0 450
1 in = 450 feet

FLETCHER TRACE SUBDIVISION PROJECT
FLETCHER FAMILY COMPANIES

ALACHUA COUNTY, FLORIDA



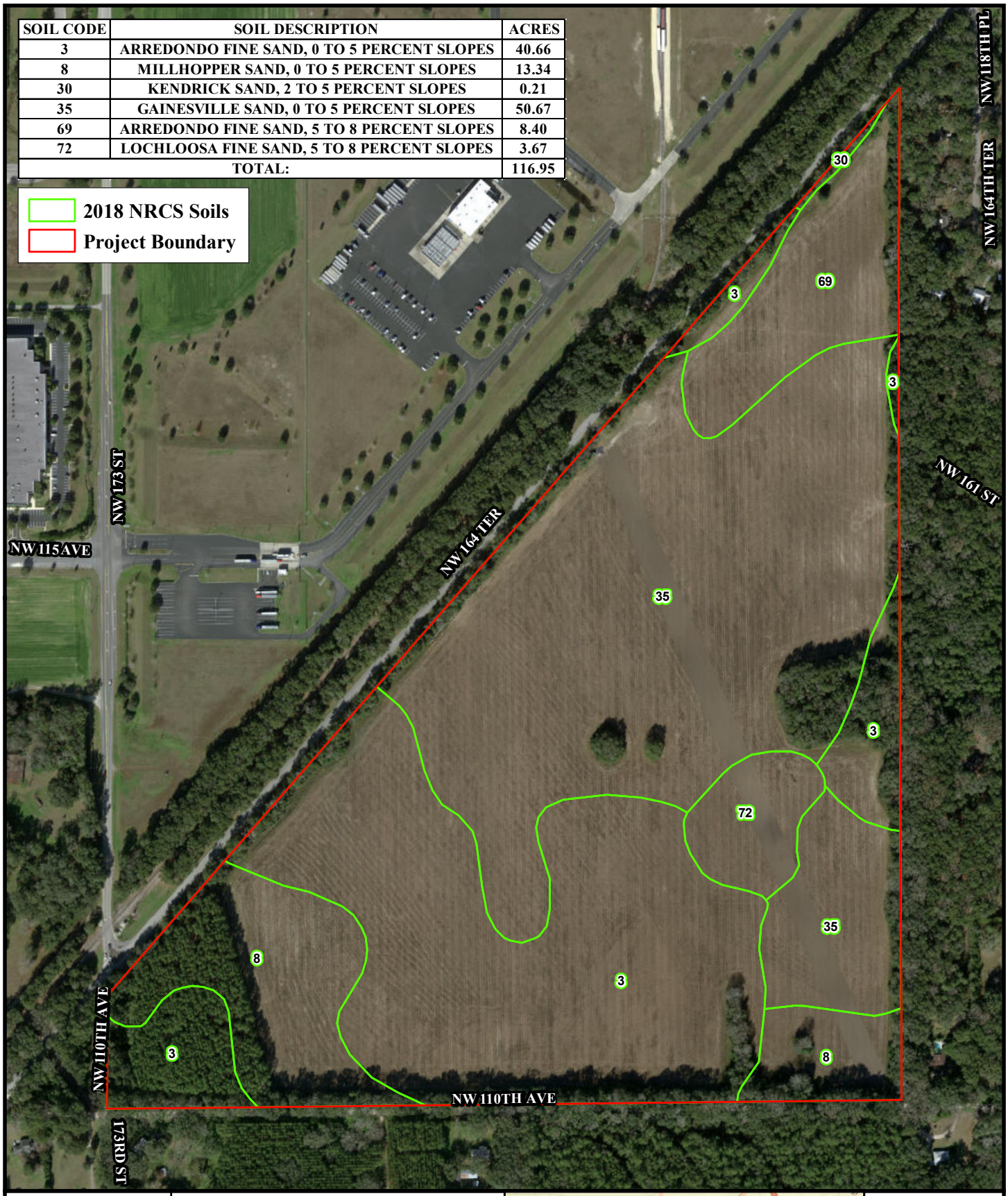
N
W E
S

PHOTO STATION MAP

FLATWOODS Consulting Group

P:\0390FFC\001-Fletcher Trace Subdivision\GIS\PHOTO STATION 06152022.mxd

SOIL CODE	SOIL DESCRIPTION	ACRES
3	ARREDONDO FINE SAND, 0 TO 5 PERCENT SLOPES	40.66
8	MILLHOPPER SAND, 0 TO 5 PERCENT SLOPES	13.34
30	KENDRICK SAND, 2 TO 5 PERCENT SLOPES	0.21
35	GAINESVILLE SAND, 0 TO 5 PERCENT SLOPES	50.67
69	ARREDONDO FINE SAND, 5 TO 8 PERCENT SLOPES	8.40
72	LOCHLOOSA FINE SAND, 5 TO 8 PERCENT SLOPES	3.67
TOTAL:		116.95



Feet
0 450
1 in = 450 feet

FLETCHER TRACE SUBDIVISION PROJECT
FLETCHER FAMILY COMPANIES

ALACHUA COUNTY, FLORIDA



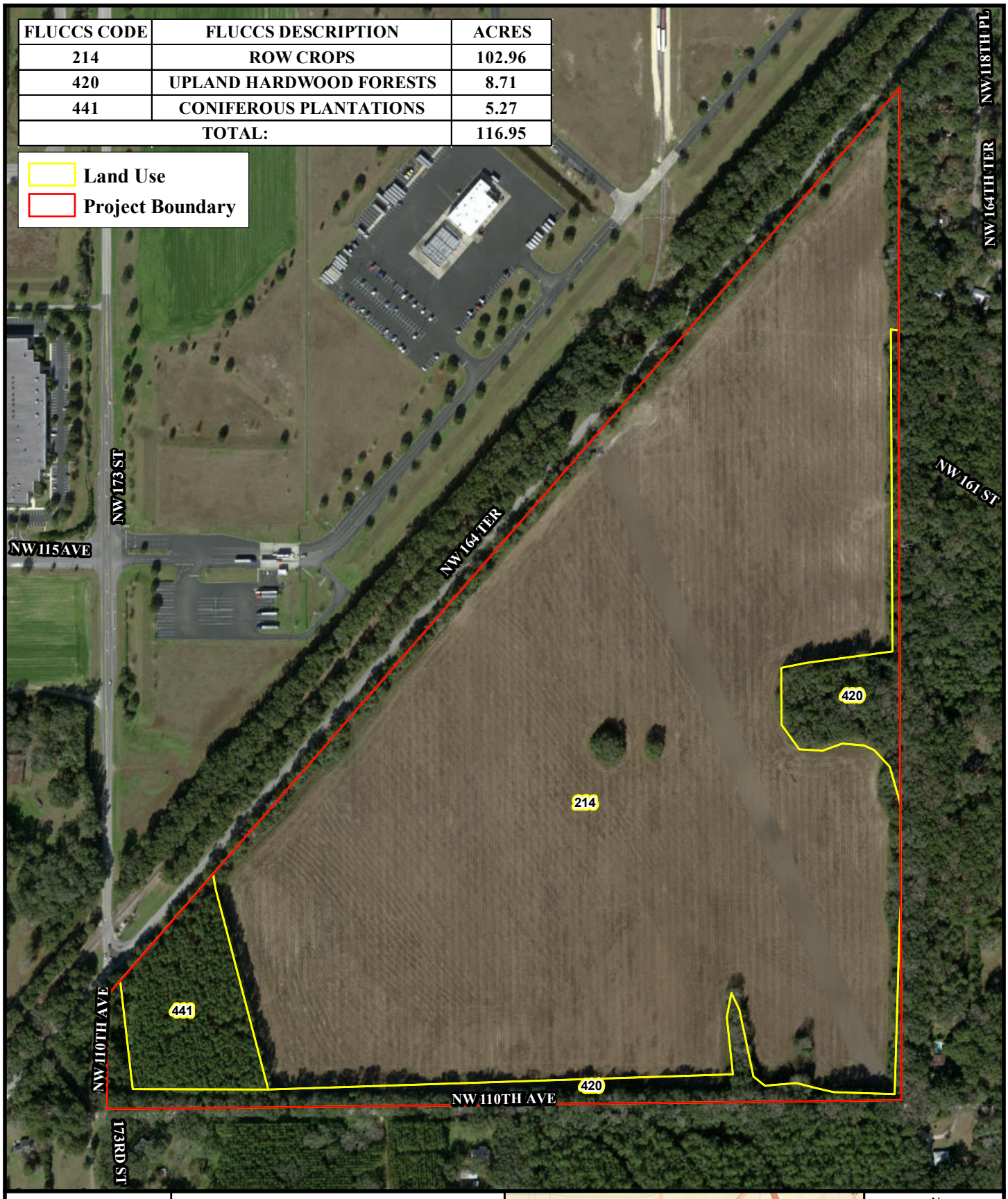
N
W E
S

SOIL MAP

FLATWOODS Consulting Group

P:\0390FFC\001-Fletcher Trace Subdivision\GIS\SOIL 05312022.mxd

FLUCCS CODE	FLUCCS DESCRIPTION	ACRES
214	ROW CROPS	102.96
420	UPLAND HARDWOOD FORESTS	8.71
441	CONIFEROUS PLANTATIONS	5.27
TOTAL:		116.95



Feet
0 450
1 in = 450 feet

FLATWOODS Consulting Group

FLETCHER TRACE SUBDIVISION PROJECT
FLETCHER FAMILY COMPANIES

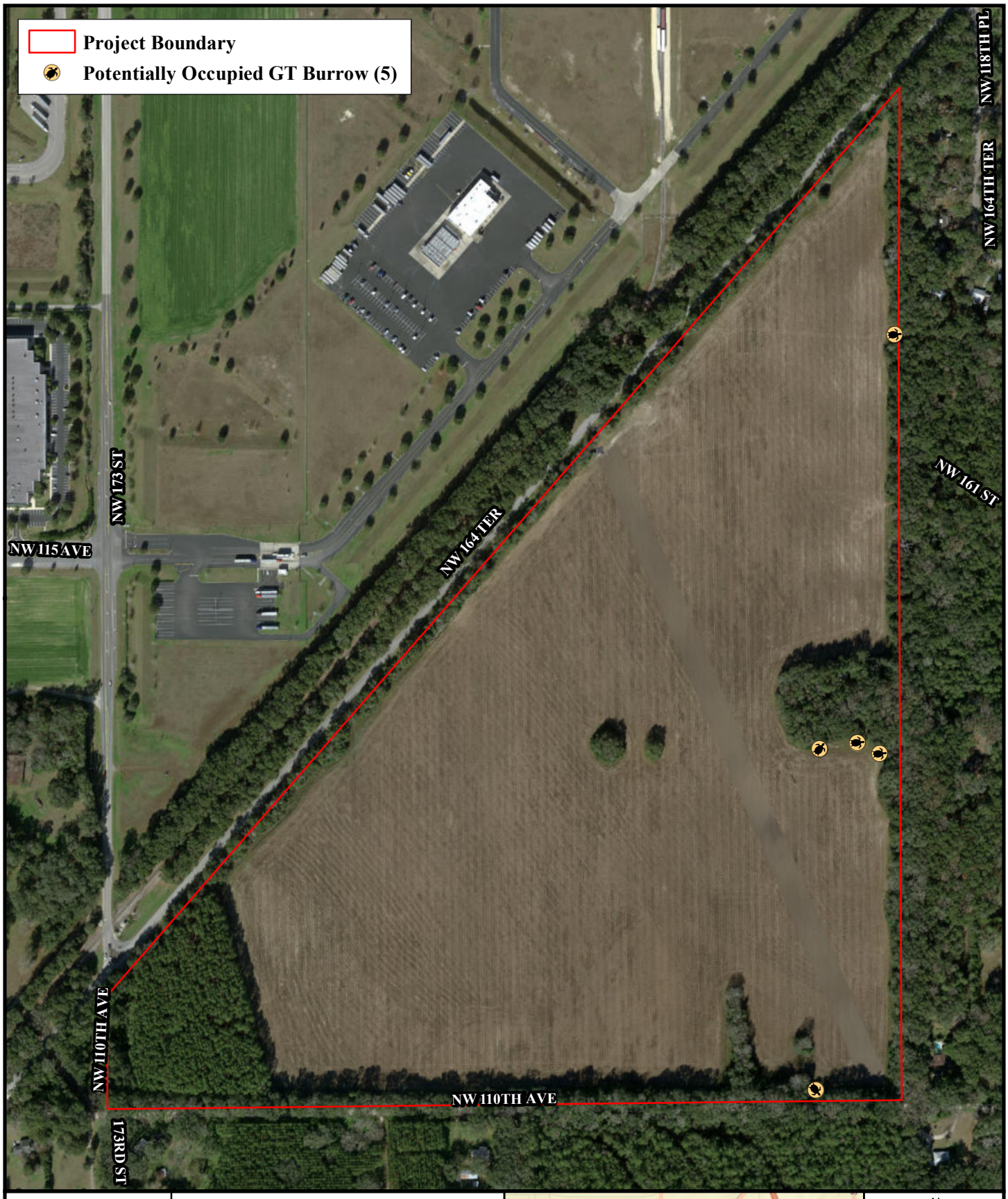
ALACHUA COUNTY, FLORIDA



N
W E
S

LAND USE MAP

P:\0390FFC\001-Fletcher Trace Subdivision\GIS\LAND USE 05312022.mxd



Feet
0 450
1 in = 450 feet

FLATWOODS Consulting Group

FLETCHER TRACE SUBDIVISION PROJECT
FLETCHER FAMILY COMPANIES

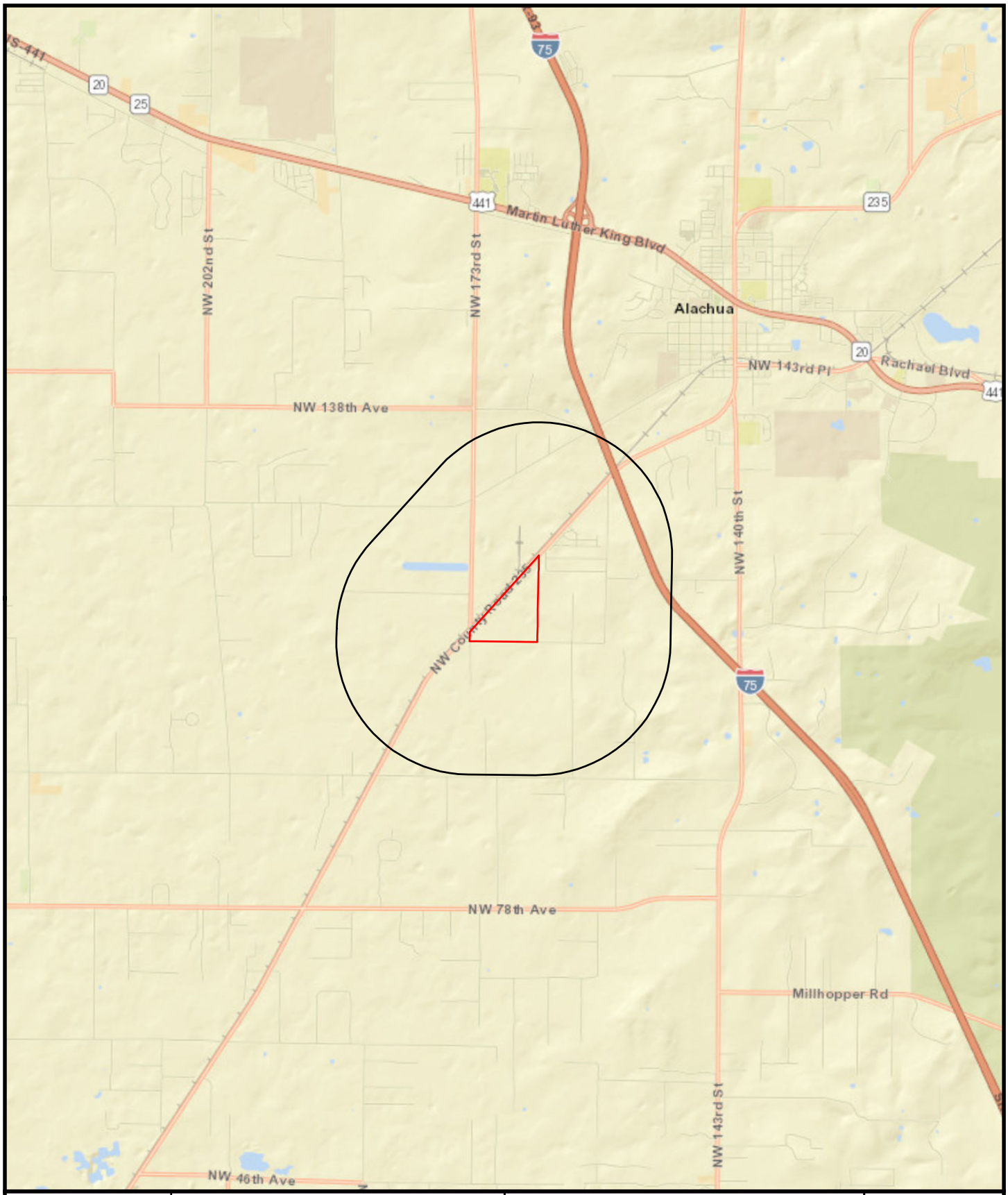
ALACHUA COUNTY, FLORIDA



N
W E
S

ECOLOGICAL SURVEY MAP

P:\0390FFC\001-Fletcher Trace Subdivision\GIS\ECO SURVEY 06152022.mxd



Miles
0 1
1 in = 1 miles

FLATWOODS Consulting Group

FLETCHER TRACE SUBDIVISION PROJECT
FLETCHER FAMILY COMPANIES

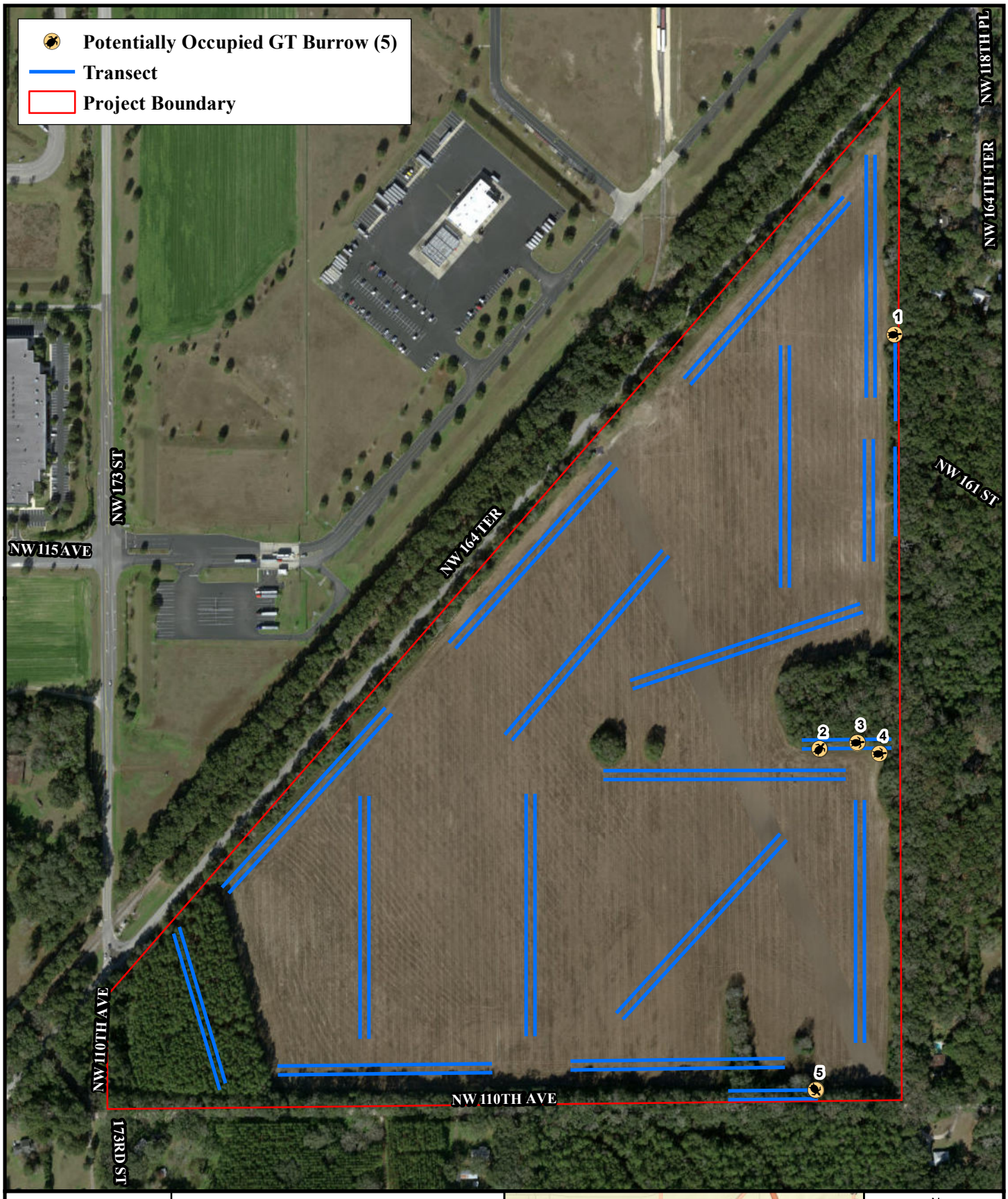
ALACHUA COUNTY, FLORIDA

1 Mile Buffer
Project Boundary

N
W E
S

FNAI/FWC MAP

P:\0390FFC\001-Fletcher Trace Subdivision\GIS\FNAI FWC 06102022.mxd



Feet
0
450
1 in = 450 feet

FLATWOODS Consulting Group

FLETCHER TRACE SUBDIVISION PROJECT
FLETCHER FAMILY COMPANIES

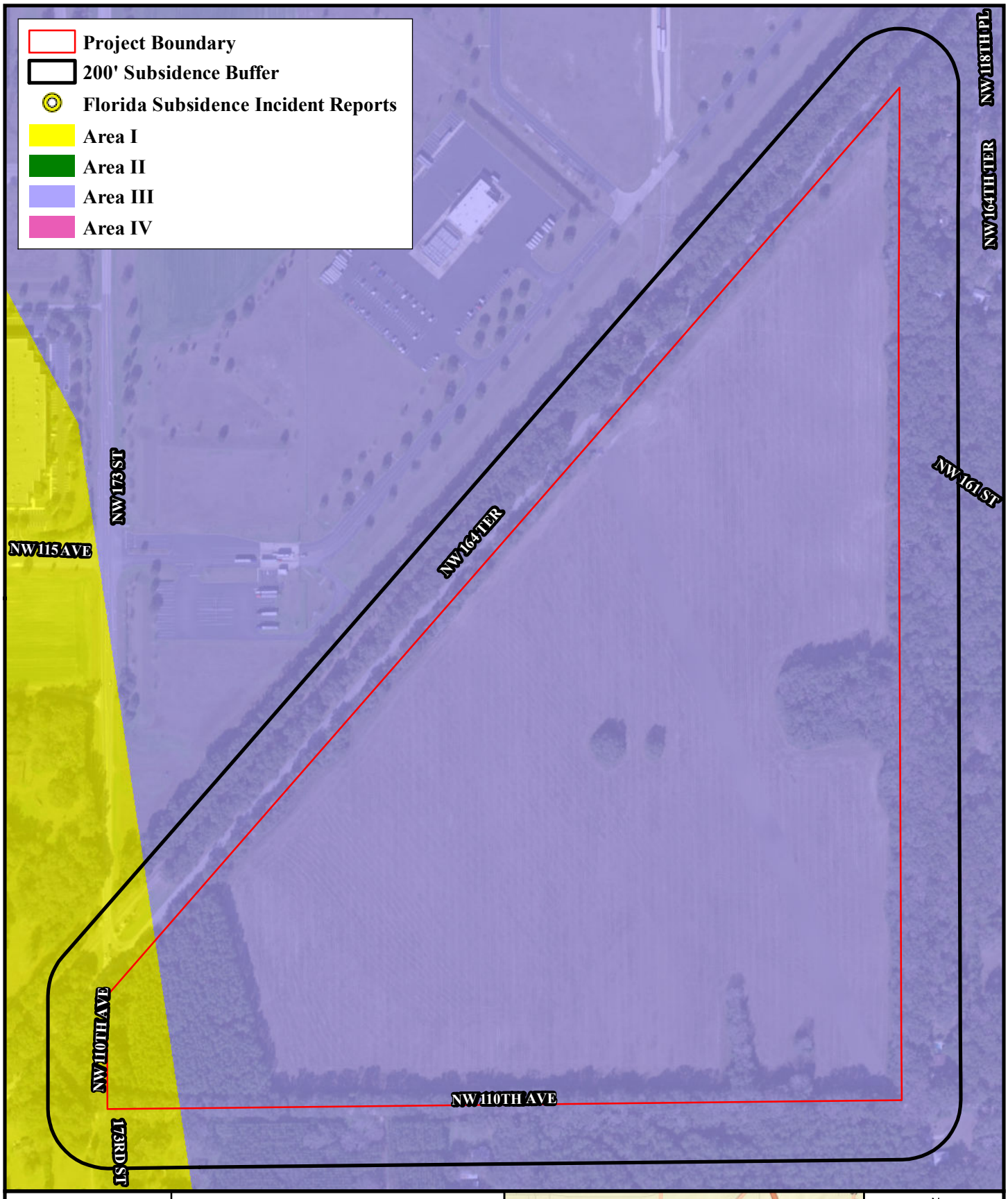
ALACHUA COUNTY, FLORIDA



N
W E
S

15% GOPHER TORTOISE SURVEY MAP

P:\0390FFC\001-Fletcher Trace Subdivision\GIS\15% GT 06152022.mxd



Feet
0 450
1 in = 450 feet

FLETCHER TRACE SUBDIVISION PROJECT
FLETCHER FAMILY COMPANIES

ALACHUA COUNTY, FLORIDA



N
W E
S

SUBSIDENCE MAP

FLATWOODS Consulting Group

P:\0390FFC\001-Fletcher Trace Subdivision\GIS\SUBSIDENCE 06152022.mxd



Photo Station 1, view north



Photo Station 1, view east



Photo Station 1, view south



Photo Station 1, view west



Photo Station 2, view north



Photo Station 2, view east



Photo Station 2, view south



Photo Station 2, view west



Photo Station 3, view north



Photo Station 3, view east



Photo Station 3, view south



Photo Station 3, view west



Photo Station 4, view north



Photo Station 4, view east



Photo Station 4, view south



Photo Station 4, view west



Photo Station 5, view north



Photo Station 5, view east



Photo Station 5, view south



Photo Station 5, view west



SUMMARY REPORT OF A GEOTECHNICAL SITE EXPLORATION – REVISION 2

SAVANNAH STATION, PHASE 3
ALACHUA, ALACHUA COUNTY, FLORIDA

GSE PROJECT NO. 13739A

Prepared For:

THE FLETCHER FAMILY COMPANIES

JULY 2022

GSE Engineering & Consulting, Inc.

July 1, 2022

Blake Fletcher, CCIM
The Fletcher Family Companies
4510 NW 6th Place
Gainesville, FL 32607

Subject: Summary Report of a Geotechnical Site Exploration – Revision 2
Savannah Station, Phase 3
Alachua, Alachua County, Florida
GSE Project No. 13739A

GSE Engineering & Consulting, Inc. (GSE) is pleased to submit this geotechnical site exploration report for the above referenced project.

Presented herein are the findings and conclusions of our exploration, including the geotechnical parameters and recommendations to assist with clubhouse foundation, pavement, and stormwater management designs. This revision includes a karst evaluation of the subject site.

GSE appreciates this opportunity to have assisted you on this project. If you have any questions or comments concerning this report, please contact us.

Sincerely,

GSE Engineering & Consulting, Inc.

Cassandra R. Lindeman, E.I.
Staff Engineer

JASON E. GOWLAND LICENSE No.66467 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by

on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Jason E. Gowland, P.E.
Senior Engineer
Florida Registration No. 66467

CRL / JEG: aht
Q:\Projects\13739A Savannah Station, Phase 3\13739A Rev. 2.docx

Distribution: Addressee (1 - Electronic)
File (1)

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
(352) 377-3233 Phone ◆ (352) 377-0335 Fax
www.gseengineering.com

TABLE OF CONTENTS

LIST OF FIGURES ii

1.0 INTRODUCTION 1-1
1.1 General 1-1
1.2 Project Description 1-1
1.3 Purpose 1-1

2.0 FIELD AND LABORATORY TESTS 2-1
2.1 General Description 2-1
2.2 Auger Borings 2-1
2.3 Standard Penetration Test Borings 2-1
2.4 Soil Laboratory Tests 2-1

3.0 FINDINGS 3-1
3.1 Surface Conditions 3-1
3.2 Subsurface Conditions 3-1
3.3 Review of Published Data 3-2
3.4 Laboratory Soil Analysis 3-4

4.0 EVALUATION AND RECOMMENDATIONS 4-1
4.1 General 4-1
4.2 Groundwater 4-1
4.3 Building Foundations 4-1
4.4 Flexible Pavement 4-2
4.5 Site Preparation 4-3
4.6 Quality Control and Construction Materials Testing 4-4
4.7 Stormwater Management 4-4
4.8 Karst Area Evaluation Summary 4-6
4.9 Fill Suitability 4-8
4.10 Surface Water Control and Landscaping 4-9

5.0 FIELD DATA 5-1
5.1 Auger Boring Logs 5-2
5.2 Standard Penetration Test Soil Boring Logs 5-3
5.3 Laboratory Results 5-4
5.4 Key to Soil Classification 5-5

6.0 LIMITATIONS 6-1
6.1 Warranty 6-1
6.2 Auger and SPT Borings 6-1
6.3 Site Figures 6-1
6.4 Unanticipated Soil Conditions 6-1
6.5 Misinterpretation of Soil Engineering Report 6-1

LIST OF FIGURES

Figure

1. Project Site Location Map
2. Aerial Photograph Showing Approximate Locations of Field Tests

1.0 INTRODUCTION

1.1 General

GSE Engineering & Consulting, Inc. (GSE) has completed this geotechnical exploration for the proposed residential development located in Alachua, Alachua County, Florida. This exploration was performed in accordance with GSE Proposal No. 2021-380 dated July 12, 2021. You authorized our services on July 14, 2021.

1.2 Project Description

This project will consist of a residential development. The project will include a clubhouse, roadways, and stormwater management facilities. The site is located on the south side of C.R. 235 at the C.R. 235A intersection in Alachua, Alachua County, Florida (Figure 1).

Mr. Ryan Thompson with CHW Professional Consultants, Inc. (CHW) provided information about the project and site plans illustrating the locations of the proposed improvements. The project will consist of roadways, stormwater management facilities, and a clubhouse. We anticipate the clubhouse will be either concrete masonry unit or wood frame construction. Structural loads have not been provided but are expected to be on the order of 1 to 2 kips per foot for load bearing walls, and less than 50 kips for columns. The finished floor of the structure is anticipated to be constructed near the existing site grades.

Four stormwater management facilities are proposed that range in size from about 2.7 to 8.6 acres. Approximately 12,000 feet of roadways are proposed.

A recent aerial photograph of the site was obtained and reviewed. The preliminary site plan and aerial photograph were used in preparation of this exploration and report.

1.3 Purpose

The purpose of this geotechnical exploration was to determine the general subsurface conditions, evaluate these conditions with respect to the proposed construction, and prepare geotechnical parameters and recommendations to assist with clubhouse foundation, stormwater management, and pavement designs.

2.0 FIELD AND LABORATORY TESTS

2.1 General Description

The procedures used for field sampling and testing are in general accordance with industry standards of care and established geotechnical engineering practices for this geographic region. This exploration consisted of performing two (2) Standard Penetration Test (SPT) borings to a depth of 20 feet below land surface (bls) within the proposed clubhouse, two (2) auger borings to a depth of 10 feet bls within the proposed clubhouse, twenty-three (23) auger borings to a depth of 5 feet bls along the roadway alignments, twenty-four (24) auger borings to a depth of 15 feet within the proposed stormwater management facilities, and six (6) auger borings to a depth of 30 feet bls within the proposed stormwater management facilities.

The soil borings were performed at the approximate locations as shown on Figure 2. The borings were located at the site using the provided site plan, Global Positioning System (GPS) coordinates, and obvious site features as reference. The boring locations should be considered approximate. The soil borings were performed from August 23 to August 26, 2021.

2.2 Auger Borings

The auger borings were performed in accordance with ASTM D1452. The borings were performed with flight auger equipment that was rotated into the ground in a manner that reduces soil disturbance. After penetrating to the required depth, the auger was retracted, and the soils collected on the auger flights were field classified and placed in sealed containers. Representative samples of each stratum were retained from the auger boring. Results from the auger borings are provided in Section 5.1.

2.3 Standard Penetration Test Borings

The soil borings were performed with a drill rig employing flight auger drilling techniques and Standard Penetration Testing (SPT) in accordance with ASTM D1586. The SPTs were performed continuously to 10 feet and at 5-foot intervals thereafter. Soil samples were obtained at the depths where the SPTs were performed. The soil samples were classified in the field, placed in sealed containers, and returned to our laboratory for further evaluation.

After drilling to the sampling depth, the standard two-inch O.D. split-barrel sampler was seated by driving it 6 inches into the undisturbed soil. The sampler was then driven an additional 12 inches by blows of a 140-pound hammer falling 30 inches. The number of blows required to produce the next 12 inches of penetration were recorded as the penetration resistance (N-value). These values and the complete SPT boring logs are provided in Section 5.2.

Upon completion of the sampling, the boreholes were abandoned in accordance with Water Management District guidelines.

2.4 Soil Laboratory Tests

The soil samples recovered from the soil borings were returned to our laboratory and examined to confirm the field descriptions. Representative samples were then selected for laboratory testing. The laboratory tests consisted of twenty (20) percent soil fines passing the No. 200 sieve determinations, twenty (20) natural moisture content determinations, two (2) Atterberg Limits tests, twelve (12) constant head hydraulic conductivity tests, and three (3) Limerock Bearing Ratio (LBR). These tests were performed in order to aid in classifying the soils and to further evaluate their engineering properties. The laboratory tests are provided in Section 5.3.

3.0 FINDINGS

3.1 Surface Conditions

Ms. Cassandra R. Lindeman, E.I. with GSE initially visited the site on July 22, 2021, to observe the site conditions. Ms. Lindeman returned to the site on August 13, 2021, with Mr. Jason Kite with Jason Kite, LLC to clear lanes through the trees in the southwest corner of the site to allow the drilling equipment access to the boring locations. Representatives from GSE returned to the site on August 16, 2021, to collect soil samples for permeability testing.

The majority of the site is currently an existing crop field. The southwestern corner of the site contains planted pines, trees, and heavy brush. The entire site is outlined by trees. The site is bordered by CR 235 running southwest to northeast and by NW 110th Avenue on the south side.

The topography at the site is gently sloping. Regional topography can also be characterized as gently to moderately sloping. The Alachua County Growth Management website indicates the ground surface elevations at the site are near 86 to 102 feet.

The Alachua County Soil Survey maps a closed depression on the southern portion of the site.

3.2 Subsurface Conditions

The locations of the auger and SPT borings are provided on Figure 2. Complete logs for the borings are provided in Sections 5.1 and 5.2. Descriptions for the soils encountered are accompanied by the Unified Soil Classification System symbol (SM, SP-SM, etc.) and are based on visual examination of the recovered soil samples and the laboratory tests performed. Stratification boundaries between the soil types should be considered approximate, as the actual transition between soil types may be gradual.

The auger and SPT borings generally encountered relatively consistent soil conditions across the site.

The auger borings located in the areas of the proposed roadways typically encountered poorly graded sand (SP), sand with silt (SP-SM), and sand with clay (SP-SC) to the explored depth of 5 feet bls. Boring R-16 encountered very clayey sand (SC/CL) at 3 feet bls to the explored depth of 5 feet bls. Borings R-17, R-20, and R-23 encountered clayey sand (SC) at depths of 2, 2.5, and 4 feet bls, respectively, to the explored depth of 5 feet bls.

The auger borings located within the proposed stormwater management facilities initially encountered poorly graded sand (SP), sand with silt (SP-SM), and sand with clay (SP-SC). The sandy soils were generally underlain by clayey and very clayey sands (SC, SC/CL) with some interbedded layers of clay-rich soils consisting of sandy clay, clay with sand, and clay (CL/CH) to the explored depths of 15 and 30 feet bls. Borings P-8, P-24, and P-28 encountered limestone at 28 and 28.5 feet bls to the explored depth of 30 feet bls.

The auger and SPT borings located within the area of the proposed clubhouse encountered similar conditions to the rest of the site. Boring A-1 encountered sand with silt (SP-SM) to the explored depth of 10 feet bls. Boring A-2 encountered 2 feet of sand with silt (SP-SM) underlain by very clayey sand (SC/CL) to the explored depth of 10 feet bls. Boring B-1 initially penetrated 7 feet of sand with silt (SP-SM) underlain by 1.5 feet of very clayey sand (SC/CL), 5 feet of poorly graded sand (SP), and 6.5 feet of clayey and very clayey sands (SC, SC/CL) to the explored depth of 20 feet bls. Boring B-2 initially penetrated 7 feet of sand with silt (SP-SM) and poorly graded sand (SP) underlain by 6.5 feet of clayey sand (SC) and 6.5 feet of sand with clay (SP-SC) to the explored depth of 20 feet bls.

The sandy soils consisting of poorly graded sand (SP), sand with silt (SP-SM), and sand with clay (SP-SC) are generally in a very loose to medium dense condition with N-values ranging from 2 to 26 blows per foot. The clayey and very clayey sands (SC, SC/CL) encountered are generally in a loose to medium dense condition with N-values ranging from 5 to 21 blows per foot.

The groundwater table was not encountered in the auger and SPT borings at the time of our investigation.

3.3 Review of Published Data

The majority of the site is mapped as five soil series by the Soil Conservation Service (SCS) Soil Survey for Alachua County[1]. The following soil descriptions are from the Soil Survey.

Arredondo fine sand, 0 to 5 percent slopes – This nearly level to gently sloping, well-drained soil is in both small and large areas of uplands. Slopes are smooth to convex. The areas are irregular in shape and range from about 10 to 160 acres in size.

Typically, the surface layer is dark grayish brown fine sand about 8 inches thick. The subsurface layer is fine sand to a depth of 49 inches. The upper 23 inches is yellowish brown, and the lower 18 inches is brownish yellow. The subsoil extends to a depth of 86 inches or more. The upper 5 inches is yellowish brown loamy sand; the next 10 inches is yellowish brown sandy clay loam, and the lower 22 inches is dark yellowish brown sandy clay and sandy clay loam.

Included with this soil in mapping are small depressional areas of soils that have a very dark gray or black surface layer 8 to 24 inches thick. This layer overlies gray sandy material. These areas are shown by wet spot symbols. Also included are small areas of Fort Meade, Gainesville, Kendrick, and Millhopper soils. A few areas of this soil include Arredondo soils that have 5 to 8 percent slopes. Some areas of this soil in the western part of the county have small spots of strongly acid to medium acid soil material 40 to 70 inches deep to calcareous limestone. Limestone boulders, fragments of limestone, and sinkholes are in some areas of this soil, mainly in the limestone plain sections of the western part of the county. Most of these boulders are siliceous. The sinkholes and the boulders are shown by appropriate map symbols. Total included areas are about 15 percent.

In this Arredondo soil, the available water capacity is low in the sandy surface and subsurface layers and low to medium in the loamy subsoil. Permeability is rapid in the surface and subsurface layers and moderately slow to moderate in the loamy subsoil. Natural fertility is low in the sandy surface and subsurface layers and medium in the finer textured subsoil. Organic matter content is low. The water table in this soil is at a depth of more than 72 inches. Surface runoff is slow.

[1] Soil Survey of Alachua County, Florida. Soil Conservation Service, U.S. Department of Agriculture.

Millhopper sand, 0 to 5 percent soils – This nearly level to gently sloping, moderately well drained soil is in small and large irregularly shaped areas on uplands and on slightly rolling knolls in the broad flatwoods. Slopes are mostly nearly smooth or convex. The areas are variable in size. They range from about 10 to 250 acres.

Typically, the surface layer is dark grayish brown sand about 9 inches thick. The subsurface layer is sand or fine sand about 49 inches thick. The upper 17 inches is yellowish brown, the next 22 inches is light yellowish brown, and the lower 10 inches is very pale brown. The subsoil extends to a depth of 89 inches. The upper 6 inches is yellowish brown loamy sand that has grayish and brownish mottles; the next 22 inches is light gray, mottled sandy clay loam; and the lower 3 inches is light gray, mottled sandy loam.

Included with this soil in mapping are small areas of Arredondo, Bonneau, Fort Meade, Gainesville, Kanapaha, Lochloosa, and Sparr soils. Siliceous limestone boulders and small sinks are within some delineations. Small areas of Millhopper soils that have 5 to 8 percent slopes are also included. About 25 acres mapped as this Millhopper soil along the Santa Fe River is occasionally flooded. Total included areas are about 20 percent or less.

This Millhopper soil has a water table that is at a depth of 40 to 60 inches for 1 to 4 months and at a depth of 60 to 72 inches for 2 to 4 months during most years. The available water capacity is low in the surface and subsurface layers and is low to medium in the subsoil. Permeability is rapid in the surface and subsurface layers, moderately rapid in the upper 6 inches of the subsoil, and slow to moderately slow below this depth. Natural fertility is low. Organic matter content is low to moderately low.

Gainesville sand, 0 to 5 percent slopes – This nearly level to gently sloping, well-drained soil has sandy texture to a depth of 80 inches or more. It is in both small and large, irregularly shaped areas on the gently rolling uplands. Most areas range from about 10 to 250 acres.

Typically, the surface layer is dark grayish brown sand about 7 inches thick. The underlying layer extends to a depth of 82 inches or more. The upper 22 inches is yellowish brown sand, and the lower 53 inches is strong brown loamy sand.

Included with this soil in mapping are small areas of Arredondo, Fort Meade, Kendrick, and Lake soils. A few small areas of Gainesville soils that have 5 to 8 percent slopes are included. Total included areas are less than 15 percent.

In this Gainesville soil, the available water capacity is low, and the permeability is rapid. Organic matter content ranges from low to moderately low, and natural fertility is low. Surface runoff is slow. The water table is more than 72 inches below the surface.

Arredondo fine sand, 5 to 8 percent slopes – This is near level to sloping, well-drained soil forms in thick beds of sandy and loamy marine materials. These soils are in broad rolling areas of the upland. Slopes range from 0 to 8 percent. The water table is more than 72 inches below the surface. These soils are loamy siliceous, hyperthermic Grossarenic Paleudults.

Arredondo soils are geographically associated with Apopka, Bonneau, Candler, Fort Meade, Gainesville, Jonesville, Kanapaha, Kendrick, Lake Millhopper, and Norfolk soils. Apopka soils have less than 5 percent silt and clay in the A2 horizon, and many of the sand grains are uncoated. Bonneau soils are moderately well drained and have an A horizon 20 to 40 inches thick. Candler soils are sandy to a depth of 80 inches or more and have less than 5 percent silt and clay in their 10- to 40-inch control section.

Fort Meade and Gainesville soils are sandy to a depth of more than 80 inches. They have 10 to 15 percent silt and clay in their 10- to 40-inch control section. Fort Meade soils also have a thick, dark colored A1 horizon. Jonesville soils have underlying limestone at a depth of less than 60 inches. Lake soils are sandy to 80 inches or more. Kanapaha soils are poorly drained, and Millhopper soils are moderately well drained. Norfolk soils have an A horizon less than 20 inches thick.

Lochloosa fine sand, 5 to 8 percent slopes – This is near level to sloping, somewhat poorly drained soil that forms in thick beds of loamy marine deposits. These soils are in broad areas of the gently rolling uplands and in slightly convex areas of the flatwoods. Slopes range from 0 to 8 percent. The water table is about 30 to 40 inches below the surface for about 1 to 4 months during most years. It rises to 15 to 30 inches for about 1 to 4 weeks during most years. During most of the remained of the year it is at a depth of more than 40 inches. These soils are loamy, siliceous, hyperthermic Aquic Arenic Paleudults.

Lochloosa soils are geographically associated with Blichton, Bivans, Boardman, Bonneau, Kanapaha, Kendrick, Micanopy, Millhopper, Sparr, and Wacahoota soils. Blichton, Bivans, Boardman, Kanapaha, and Wacahoota soils are all poorly drained. Blichton soils are more than 5 percent plinthite. In addition, the Bivans soils have a clayey Btg horizon within 20 inches of the surface and contain more than 5 percent nodules and fragments of limestone. Kanapaha soils have an A horizon 40 to 80 inches thick. Wacahoota soils are more than 5 percent nodules and fragments of limestone. Kendrick soils are well drained. Micanopy soils have a clayey Bt horizon within 20 inches of the surface. Millhopper soils are moderately well drained and have an A horizon 40 to 80 inches thick. Sparr soils have a sandy A horizon 40 to 80 inches thick.

3.4 Laboratory Soil Analysis

Selected soil samples recovered from the soil borings were analyzed for the percent soil fines passing the No. 200 sieve, natural moisture content, Atterberg Limits, hydraulic conductivity, and Limerock Bearing Ratio (LBR) tests. Samples selected for laboratory testing were collected at depths ranging from 0.5 to 10 feet bls. These tests were performed to confirm visual soil classification and evaluate their engineering properties. The complete laboratory report is provided in Section 5.3.

The laboratory tests indicate the tested soils consist of poorly graded sand (SP), sand with silt (SP-SM), clayey sand (SC), and very clayey sand (SC/CL). The tested poorly graded sand (SP) contains approximately 3.5 to 4.9 percent soil fines passing the No. 200 sieve with natural moisture contents of about 5.2 to 5.3 percent. The tested sand with silt (SP-SM) contains approximately 5 to 9.5 percent soil fines passing the No. 200 sieve with natural moisture contents of about 5.8 to 8.3 percent. The tested clayey sand (SC) contains approximately 12 to 29 percent soil fines passing the No. 200 sieve with natural moisture contents of about 11 to 18 percent. The tested very clayey sand (SC/CL) contains approximately 30 to 46 percent soil fines passing the No. 200 sieve with natural moisture contents of about 18 to 24 percent.

Atterberg Limits tests indicate the tested very clayey sands (SC/CL) have Liquid Limit (LL) values of 27 and 45, Plastic Limit (PL) values of 16 and 19, and Plasticity Index (PI) values of 11 and 26. These values correspond to a material with low potential (LL < 50 and PI < 25) for expansive behavior[2].

The constant head hydraulic conductivity test results indicate the near-surface poorly graded sand (SP) has a hydraulic conductivity value of 12 feet per day. The tested sand with silt (SP-SM) has hydraulic conductivity values of 4.7 to 22 feet per day.

[2] U.S. Department of the Army USA, 1983, Foundations in Expansive Soils, TM 5-818-7, p. 4-1.

The tested clayey sands (SC) have hydraulic conductivity values of 0.6 to 11 feet per day. The tested very clayey sand (SC/CL) has a hydraulic conductivity value of 1.7 feet per day.

The Modified Proctor maximum dry density tests indicate the near surface grab samples have maximum dry densities ranging from 113.3 to 116.8 pounds per cubic foot and optimum moisture contents of 8.5 to 10.8 percent. The LBR tests indicate the soils have LBR values ranging from 34 to 67.

4.0 EVALUATION AND RECOMMENDATIONS

4.1 General

The following recommendations are made based upon our understanding of the proposed construction, a review of the attached soil borings and laboratory test data, and experience with similar projects and subsurface conditions. If plans or the location of proposed construction changes from those discussed previously, GSE requests the opportunity to review and possibly amend our recommendations with respect to those changes.

The final design of a foundation system is dependent upon adequate integration of geotechnical and structural engineering considerations. Consequently, GSE must review the final foundation design in order to evaluate the effectiveness and applicability of our initial analyses, and to determine if additional recommendations may be warranted. Without such a review, the recommendations presented herein could be misinterpreted or misapplied resulting in potentially unacceptable performance of the foundation system.

The performance of site improvements may be sensitive to their post-construction relationship to site groundwater levels, seepage zones, or soil/rock characteristics exposed at final site grades. GSE recommends that use of boring information for final design of all site improvements be predicated on proper horizontal and vertical control of borings.

In this section of the report, we present our geotechnical parameters and recommendations to assist with building foundation, stormwater management, and pavement designs as well as our general site preparation guidelines.

4.2 Groundwater

The groundwater table was not encountered in the borings at the time of our exploration. The lack of apparent groundwater table in the borings suggest the site is perforated; however, you should expect water to perch on top of the very clayey sands and clays after periods of heavy and seasonal rainfall. Estimates for the temporarily perched groundwater tables are shown on the individual boring logs.

4.3 Building Foundations

The borings located within the proposed building footprint generally encountered poorly graded sand and sand with silt underlain by interbedded layers of clayey and very clayey sand and sandy clay to the explored depths of 10 and 20 feet bls.

Based upon the soil conditions encountered and our limited understanding of the structural loads and site grading, we recommend the building be supported by conventional, shallow strip and/or spread foundations. We recommend the shallow foundations be designed for a maximum allowable gross bearing pressure of 2,000 psf. The gross bearing pressure is defined as the soil contact pressure that can be imposed from the maximum structural loads, weight of the concrete foundations, and weight of the soil above the foundations. The foundations should be designed based upon the maximum load that could be imposed by all loading conditions.

The foundations should be embedded a minimum of 18 inches below the lowest adjacent grade. Interior foundations or thickened sections should be embedded a minimum of 12 inches. The foundations should have minimum widths of 18 inches for strip footings, and 24 inches for columns, even though the maximum soil bearing pressure may not be fully developed.

Due to the mostly sandy nature of the majority of the near-surface soils, we expect settlement to be mostly elastic in nature. The majority of the settlement will occur on application of the loads, during and immediately following construction. Using the recommended maximum bearing pressure, the assumed maximum structural loads, and the field and laboratory test data which we have correlated into the strength and compressibility characteristics of the subsurface soils, we estimate the total settlements of the structure to be 1 inch or less, with approximately half of it occurring upon load application (during construction).

Differential settlement results from differences in applied bearing pressures and the variations in the compressibility characteristics of the subsurface soils. For the building pad prepared as recommended, we anticipate differential settlement of less than 1/2 inch.

Post-construction settlement of the structures will be influenced by several interrelated factors, such as (1) subsurface stratification and strength/compressibility characteristics of the bearing soils; (2) footing size, bearing level, applied loads, and resulting bearing pressures beneath the foundation; (3) site preparation and earthwork construction techniques used by the contractor, and (4) external factors, including but not limited to vibration from off-site sources and groundwater fluctuations beyond those normally anticipated for the naturally-occurring site and soil conditions which are present.

Our settlement estimates for the structure are based upon our limited understanding of the structural loads and site grading and the use of successful adherence to the site preparation recommendations presented later in this report. Any deviation from our project understanding and/or our site preparation recommendations could result in an increase in the estimated post-construction settlement of the structure.

4.4 Flexible Pavement

Overall soil conditions encountered by our borings at this site are suitable for supporting conventional limerock base and asphalt wearing surface pavements. We have not been provided the anticipated traffic loading conditions; therefore, the following pavement component recommendations should be used only as guidelines. The below recommendations are intended to be minimums. Increasing base course and asphalt thicknesses would increase the design life of the pavement.

We recommend a minimum separation of 24 inches be present between the bottom of the base course and the top of the clay-rich soils containing greater than about 25 percent soil fines. Review of the boring logs suggests this separation will likely be present along the majority of the alignment. Boring R-20 did encounter very clayey sand (SC/CL) at a depth of 2.5 feet bls and clay-rich soils approached within 24 inches of grade at boring location R-17. Clay-rich soils were encountered at borings R-16, R-20, and R-23 at depths of 3 feet bls, 2.5 feet bls, and 4 feet bls, respectively. A roadway grading plan is not available at this time. The presence of shallow clay-rich soils is expected to be sporadic and not easily predicted without a grading plan.

In areas where the minimum 24-inch separation is not able to be achieved through grading design, we recommend these soils be undercut. The undercut should extend a minimum of 24 inches beneath the bottom of the base course. The undercut should extend laterally until the clay-rich soils are no longer encountered and free-draining sandy soils have been penetrated. The undercut should be backfilled with either on-site or imported sandy free-draining soils containing less than 10 percent soil fines. The backfill should be placed in maximum 24-inch loose lifts that are compacted to a minimum 95 percent of the Modified Proctor maximum dry density (ASTM D1557). Underdrains should be considered where clay-rich soils are undercut.

4.4.1 Stabilized Subgrade

The stabilized subgrade should have a minimum Limerock Bearing Ratio (LBR) of 40, with a minimum thickness of 12 inches. The stabilized subgrade can be imported material or a mixture of imported and on-site material. If a mix is proposed, a mix design should be performed to determine the optimum mix proportions. The stabilized subgrade should be compacted to a minimum of 98 percent of the Modified Proctor maximum dry density (ASTM D1557) for soils with less than 15 percent fines content. Soils with 15 percent or greater fines content should be compacted to 100 percent of the Standard Proctor maximum dry density (ASTM D698).

4.4.2 Base Course

The base course should consist of crushed limerock having a LBR of at least 100. Limerock should be obtained from a FDOT approved source and should meet FDOT gradation requirements. The base course thickness should be a minimum of 6 inches in automobile parking areas and 8 inches in driveways. The base course should be compacted to at least 98 percent of the Modified Proctor maximum dry density (ASTM D1557).

The constructability of differing base course thicknesses may be difficult and having a uniform 8-inch-thick base course may be more practical.

4.4.3 Wearing Surface

The asphalt-wearing surface should consist of an FDOT Type SP Hot Mix Asphalt mixture. For automobile parking areas, the thickness should be a minimum of 1.5 inches. For driveway areas, the thickness should be a minimum of 2 inches. The asphalt-wearing surface should consist of an SP-12.5 mix. The asphalt should be compacted to at least 95 percent of the mix design density.

The constructability of differing asphalt thicknesses may be difficult and having a uniform 2-inch-thick asphalt wearing surface may be more practical.

4.5 Site Preparation

The soils at this site should be suitable for supporting the proposed construction using normal, good practice site preparation procedures. The following recommendations are our general guidelines for site preparation.

4.5.1 Stripping

Strip the construction limits and 10 feet beyond the perimeter of all grass, roots, topsoil, and other deleterious materials. You should expect to strip to depths of 12 or more inches. Deeper stripping will likely be necessary due to major root systems present at the site.

4.5.2 Dewatering

Temporary dewatering is not expected to be necessary for this project. However, if needed, we anticipate dewatering can be accomplished with sumps placed near the construction area, or with underdrains connected to a vacuum pump.

In any case, the site should always be graded to promote runoff and limit the amount of ponding. Localized ponding of stormwater is expected without proper grading during construction and could render previously acceptable surfaces unacceptable.

4.5.3 Proof-Rolling

Proof-roll the subgrade with heavy rubber-tired equipment, such as a loaded front-end loader or dump truck, to identify any loose or soft zones not found by the soil borings. The proof-rolling should be monitored by a geotechnical engineer or qualified technician. Undercut or otherwise treat these zones as recommended by the geotechnical engineer in this report.

4.5.4 Proof Compaction

Compact the subgrade to a density of at least 95 percent of the Modified Proctor maximum dry density (ASTM D1557). The specified compaction should be obtained to a depth of 1 foot below the foundation bottoms and the existing grade prior to placing fill. Vibratory roller equipment should not be used within approximately 100 feet of existing structures. Lighter "walk-behind" compaction equipment may be used to achieve the degree of compaction.

Should clayey sand be encountered at the bearing surface, this material should be probed and visually confirmed to be unyielding in the upper 12 inches in lieu of density testing. If the foundation excavations penetrate the clayey sand, the excavation should be performed in a manner that reduces soil disturbance. Clayey sand soils (with fines content in excess of 15 percent) that are removed and replaced or appreciably disturbed need to be re-compacted to 98 percent of the Standard Proctor maximum dry density (ASTM D698).

4.5.5 Fill Placement

Imported fill placed to raise the site grades should consist of clean sand having less than 10 percent passing the No. 200 sieve. On-site soils meeting the requirements of Section 4.9 may also be used as structural fill. The fill should be placed in maximum 12-inch loose lifts that are compacted to at least 95 percent of the Modified Proctor maximum dry density (ASTM D1557). If lighter "walk-behind" compaction equipment is used, this may require lifts of 4 inches or less to achieve the required degree of compaction.

4.6 Quality Control and Construction Materials Testing

It should be noted that the geotechnical engineering design does not end with the advertisement of the construction documents. As the geotechnical engineer of record, GSE is the most qualified to perform the construction materials testing that will be required for this project. The benefits of having the geotechnical engineer of record also perform the construction materials testing are numerous. If GSE continues to be involved with the project through construction, we will be able to constantly re-evaluate and possibly alter our geotechnical recommendations in a timely and cost-effective manner once final design and construction techniques are developed. This often results in cost savings for the project.

We recommend performing compaction testing beneath the concrete floor slab and the building foundations. We recommend one test be performed every 50 linear feet of continuous footing and every other column footing, per foot depth of fill or native material. We recommend a compaction test be performed for each 2,500 square feet of floor area or 10,000 square feet of pavement area per foot of fill or native material, or a minimum of three tests each, whichever is greater. Test all footing excavations to a depth of 12 inches at the frequencies stated above.

4.7 Stormwater Management

The soil conditions at the stormwater management facility are relatively consistent; initially penetrating poorly graded sand and sand with silt underlain by clayey to very clayey sand with interbedded layers of sandy clay, clay with sand, and clay. Limestone was encountered in borings P-8, P-24, and P-28 at depths of 28 and 28.5 feet bls.

The water table was not encountered in the auger borings at the time of our exploration. We anticipate the seasonal high groundwater table to be temporarily perched on the very clayey sands and sandy clays.

The laboratory permeability tests indicate the tested layers of poorly graded sand, sand with silt, clayey sand, and very clayey sand have hydraulic conductivity values of 0.6 to 22 feet per day. The underlying very clayey sand, sandy clay, clay with sand, and clay are expected to be confining soils.

Based upon our findings and test results, our recommended soil parameters for the stormwater management design in the explored areas are presented below. The recommended parameters consider the results of the permeability tests, wash 200 determinations, and our experience with these types of soils. The parameters below do not consider a factor of safety.

Proposed Stormwater Management Facility (P-22 to P-29)

1. Base elevation of effective or mobilized aquifer (average depth of confining layer) equal to greater than 30 feet bls.
2. Unsaturated vertical infiltration rate of 2.5 feet per day.
3. Horizontal hydraulic conductivity equal to 4 feet per day.
4. Specific yield (fillable porosity) of 20 percent.
5. Average seasonal high groundwater table depth equal to 35 feet NGVD (potentiometric surface).

Proposed Stormwater Management Facility (P-18 to P-21)

1. Base elevation of effective or mobilized aquifer (average depth of confining layer) equal to greater than 30 feet bls.
2. Unsaturated vertical infiltration rate of 8 feet per day.
3. Horizontal hydraulic conductivity equal to 12 feet per day.
4. Specific yield (fillable porosity) of 20 percent.
5. Average seasonal high groundwater table depth equal to 35 feet NGVD (potentiometric surface).

Proposed Stormwater Management Facility (P-12, P-13, A-2, B-2)

1. Base elevation of effective or mobilized aquifer (average depth of confining layer) equal to greater than 30 feet bls.
2. Unsaturated vertical infiltration rate of 3.5 feet per day.
3. Horizontal hydraulic conductivity equal to 5 feet per day.
4. Specific yield (fillable porosity) of 20 percent.
5. Average seasonal high groundwater table depth equal to 35 feet NGVD (potentiometric surface).

Proposed Stormwater Management Facility (P-14, P-15)

1. Base elevation of effective or mobilized aquifer (average depth of confining layer) equal to greater than 30 feet bls.
2. Unsaturated vertical infiltration rate of 5 feet per day.
3. Horizontal hydraulic conductivity equal to 7.5 feet per day.
4. Specific yield (fillable porosity) of 20 percent.
5. Average seasonal high groundwater table depth equal to 35 feet NGVD (potentiometric surface).

Proposed Stormwater Management Facility (P-1 to P-11)

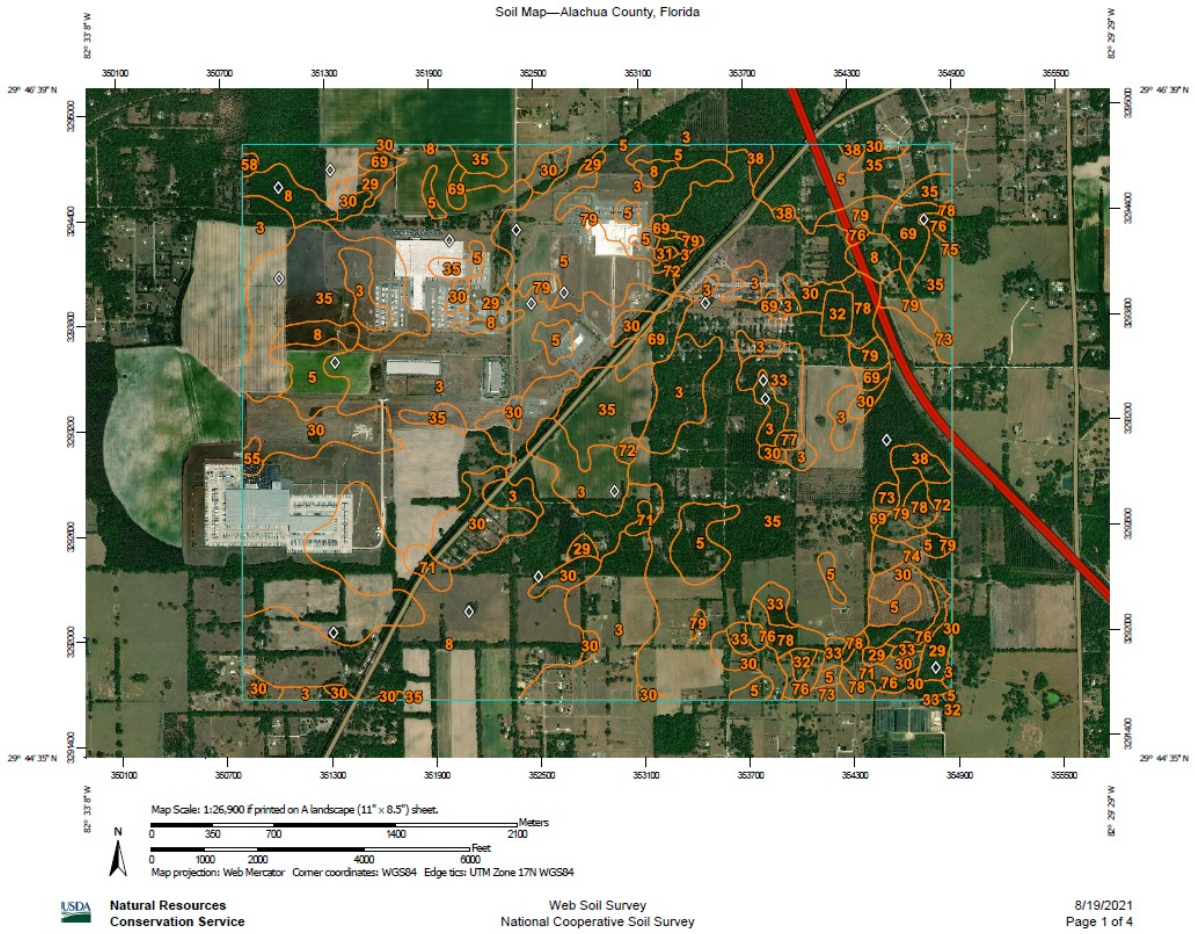
1. Base elevation of effective or mobilized aquifer (average depth of confining layer) equal to greater than 30 feet bls.
2. Unsaturated vertical infiltration rate of 3.5 feet per day.
3. Horizontal hydraulic conductivity equal to 5 feet per day.
4. Specific yield (fillable porosity) of 20 percent.
5. Average seasonal high groundwater table depth equal to 35 feet NGVD (potentiometric surface).

In areas where clay-rich soils are present at the basin bottom, we recommend these soils be undercut a minimum of 2 feet and backfilled with the on-site sands and sands with silt (SP, SP-SM) having a maximum of 12 percent soil fines passing the No. 200 sieve. The intent of this undercutting and replacement is to provide a more uniform sand "blanket" at the basin bottom that allows the migration of water to the deeper deposits of sand. This sand blanket will also reduce the potential for clay-fines leaching out of the soils when water is present in the basin that can result in a thin layer of confining type material on the basin bottom that can reduce the effectiveness of the basin.

4.8 Karst Area Evaluation Summary

A site visit and driving tour of the immediate area surrounding the site (approximately 200-foot radius) was performed in order to confirm the absence or presence of visible potential depressional sinkhole features. In addition, readily available published information related to known and documented sinkhole features in the immediate area of the site was reviewed.

Depressional features were observed on the site. In addition, the soil survey indicates the presence of a sinkhole at the southern portion of the site. Multiple sinkholes are indicated with a diamond within a 2-mile radius of the site (See Graphic Below). In addition to the identified sinkhole, multiple closed depressions are present on the site and in the immediate vicinity. Closed depressions are not necessarily an indicator of sinkholes and could represent other landforms. However, there were no compelling indications of sinkhole activity within the depths explored by the borings.



Graphic obtained from the www.websoilsurvey.com

The FDEP Map Direct Gateway[3] website was utilized to determine if there were nearby subsidence incident reports near the subject site. One incident was noted ½ mile south of the CR 241 overpass on I-75. However, GSE knows of multiple subsidence incidents north of the site at commercial developments along CR 235A.

Historical USGS topographic maps dated 2021, 2012, 1981, 1962, and 1954 were reviewed as part of this assessment. The historical use of the site and the findings in the topographic maps indicate that the ground surface elevations at the site have remained fairly consistent at about 90 to 100 feet NGVD. The topographic maps did not encounter compelling changes in the site elevation that would warrant concern.

The karst area survey performed is considered adequate and in sufficient detail to define the hydrologic and geologic conditions at the site. One karst feature was identified on the subject site. The feature is considered a relic sinkhole and does not appear to be active.

This site is located within a highly karstic area which is prone to erosion and fissures in the limestone formations. Site development commonly changes the risk for sinkhole development in highly karstic geology. The construction of impervious surfaces (buildings and pavement) decreases sinkhole risk, as stormwater that infiltrates and erodes subsurface materials is removed.

[3] *Map Direct Gateway*. Florida Department of Environmental Protection, https://ca.dep.state.fl.us/mapdirect/

Stormwater basins commonly have an increased risk for sinkhole development, due to the concentration of stormwater in these areas. The karst geologic conditions encountered at this site are typical for this area of Alachua County, and it is our opinion the risk for sinkhole development at this site is no greater or lower than what is expected for this immediate area.

Site development should be performed in a manner that reduces the potential for sinkhole activity affecting structures. All roof runoffs should be discharged into impervious surfaces or directly into the stormwater management infiltration beneath the perimeter of the structure. The stormwater management basin should be located well away from structures because the basin will have the highest risk for sinkhole development. We wish to point out that these measures will not eliminate the risk for sinkhole activity at the site.

4.9 Fill Suitability

The soils encountered at this site within the explored depths range from sands (SP) to clays (CL/CH). A discussion of the suitability for reuse as structural fill for each soil classification according to the Unified Soil Classification System (USCS) designation is provided below.

SP, SP/SM – Sands (SP) and sand with silt (SP/SM) have less than 5 percent and 12 percent soil fines passing the No. 200 sieve, respectively, and are typically well draining soils that are suitable for reuse as structural fill. The sands with silt may require moisture conditioning (drying) to make the material more workable. These soils will require stockpiling and drying before they are reused if they are excavated from below the water table.

SM – Silty sands (SM) can have between 12 percent and 50 percent soil fines passing the No. 200 sieve. Silty sands are typically non-plastic or have low plasticity and can be reused as structural fill with precautions. Silty sands can be moisture sensitive and difficult to work and compact and can rut if the moisture content is near or above the optimum moisture content. We recommend these soils be moisture conditioned (dried) so that the moisture content during use is at or below the optimum moisture content. Aerating and exposure to the sun is typically the most effective methods of drying these soils. It may not be practical to reuse these materials during the wet season, as frequent rain showers may not allow these soils to dry to a workable moisture content. Suitable silty sands are limited to soil having less than 30 percent soil fines passing the No. 200 sieve. Silty sands with more than 30 percent soil fines are especially moisture sensitive and are not recommended for reuse as structural fill. These soils will behave more as sandy silt, and for this reason, very silty sands having more than 30 percent soil fines passing the No. 200 sieve have been assigned a dual classification of SM/ML. Silty sand soils that are excavated from below the water table are not recommended for reuse as structural fill due to the amount of time that will be required to dry these soils to a workable condition.

SC – Clayey sand (SC) soils can have between 12 percent and 50 percent soil fines passing the No. 200 sieve. Clayey sands can have a high range of plasticity, varying from a PI of 7 or greater and plotting above the A-line to highly plastic. Friable clayey sands are typically suitable for use as structural fill with precautions. Clayey sands will be moisture sensitive and difficult to work and compact and can rut during placement if the moisture content is near or above the natural moisture content. We recommend these soils be moisture conditioned (dried) so that the moisture content during use is at or below the optimum moisture content. Aerating and exposure to the sun is typically the most effective methods of drying these soils. It may not be practical to reuse these materials during the wet season, as frequent rain showers may not allow these soils to dry to a workable moisture content. Suitable clayey sands are limited to soil having less than 30 percent soil fines passing the No. 200 sieve. Clayey sands with more than 30 percent soil fines passing the No. 200 sieve are especially moisture sensitive and are typically highly plastic and are not recommended for reuse as structural fill.

These soils will behave more as sandy clay, and for this reason, very clayey sands having more than 30 percent soil fines passing the No. 200 sieve have been assigned a dual classification of SC/CH or SC/CL. Clayey sand soils that are excavated from below the water table are not recommended for reuse as structural fill due to the amount of time that will be required to dry these soils to a workable condition.

ML, MH, CL, CH – Silts and clays are not suitable materials for reuse as structural fill.

When using on-site soils as fill materials, we recommend the silty and clayey sand soils (SM, SC) be used in the lower depths of the fill. Sand and sand with silt (SP, SP-SM) should be used in the upper portions of the fill. We recommend a minimum of 2 feet of sand (SP, SP-SM) cover the silty and clayey sand fill materials to reduce the potential for soggy surface conditions due to the low permeability characteristics of the silty and clayey sand materials.

4.10 Surface Water Control and Landscaping

Roof gutters should be considered to divert runoff away from the building. The gutter downspouts should discharge a minimum of 10 feet from the structure to reduce the amount of water collecting around the foundations. Where possible, the gutter downspouts should discharge directly into the storm sewer system or onto the asphalt paved areas in order to reduce the amount of water collecting around the foundations. Grading of the site should be such that water is diverted away from the building on all sides to reduce the potential for erosion and water infiltration along the foundation.

With respect to landscaping, it is recommended that any trees and large "tree-like" shrubbery with potential for developing large root systems be planted a minimum distance of half their mature height, and preferably their expected final height, away from the structure. The purpose of this is to reduce the potential for foundation or slab movements from the growth of root systems as the landscaping matures. Consideration should also be given to using landscaping that has a low water demand, so that excessive irrigation is not conducted around the structures.

If excavations for underground utilities encounter the clay-rich soils, the excavations should be made such that they do not trap water (i.e., "swimming pool" or "bowl" effect). Sloping the excavations, installing underdrains, or extending the excavation to a more pervious area can achieve this. Allowing surface water to become trapped within utility trenches or other excavations (including footings) serves as a potential water source for the clay, which can result in shrink swell of these soils. Furthermore, during construction, surface water within the building areas must be controlled such that the water does not become trapped and represent a source of water for the underlying clay-rich soils. Mismanagement of the surface water during construction within the building footprint could result in subsequent post-construction slab movement.

The above recommendations are intended to maintain relatively consistent moisture contents within the clay-rich expansive soils encountered by the borings. The importance of proper surface water control and landscaping placement cannot be overemphasized in accomplishing this objective.

5.0 FIELD DATA

5.1 Auger Boring Logs

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida

DATE PERFORMED 8/25/2021 **BORING NUMBER A-1**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH > 10 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0.0		AU 1	(SP-SM) Gray and brown SAND with silt
2.0			
2.5		AU 2	(SP-SM) Brown SAND with silt
5.0		AU 3	
10.0			
			Bottom of borehole at 10.0 feet.

DATE PERFORMED 8/23/2021 **BORING NUMBER A-2**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH 1.5 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0.0		AU 1	(SP-SM) Gray and brown SAND with silt
			▽
2.0			
2.5		AU 2	(SC/CL) Brown and gray very clayey SAND
5.0			
6.5			
7.5		AU 3	(SC/CL) Pale gray very clayey SAND with trace of limestone
			%PASS-200 = 46
			MC = 24
			LL = 45
			PL = 19
			PI = 26
10.0			
			Bottom of borehole at 10.0 feet.

AB 2 PORTRAIT - GINT STD US.GDT - 8/31/21 14:41 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (A,B,R).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida

DATE PERFORMED 8/26/2021 **BORING NUMBER R-1**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH > 5 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			
		AU 1	(SP-SM) Dark gray SAND with silt
1			
			1.5
		AU 2	(SP-SM) Brown and gray SAND with silt
2			
3			
4			
5			5.0
			Bottom of borehole at 5.0 feet.

DATE PERFORMED 8/26/2021 **BORING NUMBER R-2**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH > 5 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			
		AU 1	(SP-SM) Dark gray SAND with silt
1			
2			
3			
4			4.0
		AU 2	(SP-SM) Brown and graySAND with silt
5			5.0
			Bottom of borehole at 5.0 feet.

AB 2 PORTRAIT - GINT STD US.GDT - 8/31/21 14:42 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (A,B,R).GPJ

(Continued Next Page)

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

CLIENT The Fletcher Family Companies **PROJECT NAME** Savannah Station, Phase 3

PROJECT NUMBER 13739A **PROJECT LOCATION** Alachua, Alachua County, Florida

DATE PERFORMED 8/26/2021 **BORING NUMBER R-3**

DRILLING CONTRACTOR Whitaker Drilling, Inc.

GROUND WATER LEVELS: LOGGED BY WDI

▼ AT TIME OF DRILLING NE CHECKED BY CRL

▽ ESTIMATED SEASONAL HIGH > 5 ft

NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			
		AU 1	(SP-SM) Dark gray and brown SAND with silt
1			
			1.5
		AU 2	(SP-SM) Brown SAND with silt
2			
3			
4			
5			5.0
			Bottom of borehole at 5.0 feet.

DATE PERFORMED 8/26/2021 **BORING NUMBER R-4**

DRILLING CONTRACTOR Whitaker Drilling, Inc.

GROUND WATER LEVELS: LOGGED BY WDI

▼ AT TIME OF DRILLING NE CHECKED BY CRL

▽ ESTIMATED SEASONAL HIGH > 5 ft

NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			
		AU 1	(SP-SM) Dark gray SAND with silt
1			
			1.5
		AU 2	(SP-SM) Brown and gray SAND with silt
2			
3			
4			
5			5.0
			Bottom of borehole at 5.0 feet.

(Continued Next Page)

AB 2 PORTRAIT - GINT STD US.GDT - 8/31/21 14:42 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (A,B,R).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida

DATE PERFORMED 8/26/2021 **BORING NUMBER R-5**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH > 5 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			
		AU 1	(SP-SM) Gray and brown SAND with silt
1.5			
		AU 2	(SP) Brown SAND
5.0			Bottom of borehole at 5.0 feet.

DATE PERFORMED 8/26/2021 **BORING NUMBER R-6**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH > 5 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			
		AU 1	(SP-SM) Gray and brown SAND with silt
2.5			
		AU 2	(SP) Brown SAND
5.0			Bottom of borehole at 5.0 feet.

(Continued Next Page)

AB 2 PORTRAIT - GINT STD US.GDT - 8/31/21 14:42 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (A,B,R).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida

DATE PERFORMED 8/26/2021 **BORING NUMBER R-7**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH > 5 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			
		AU 1	(SP-SM) Dark gray and brown SAND with silt
1			
2			
3			
4			
			4.5
		AU 2	(SP) Brown SAND
5			5.0
			Bottom of borehole at 5.0 feet.

DATE PERFORMED 8/26/2021 **BORING NUMBER R-8**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH > 5 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			
		AU 1	(SP-SM) Brown and gray SAND with silt
1			
2			
3			3.0
		AU 2	(SP-SM) Brown SAND with silt
4			
5			5.0
			Bottom of borehole at 5.0 feet.

(Continued Next Page)

AB 2 PORTRAIT - GINT STD US.GDT - 8/31/21 14:42 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (A,B,R).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida

DATE PERFORMED 8/26/2021 **BORING NUMBER R-9**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH > 5 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			
		AU 1	(SP-SM) Brown and dark gray SAND with silt
3.5			
		AU 2	(SP) Brown and orange SAND
5.0			Bottom of borehole at 5.0 feet.

DATE PERFORMED 8/26/2021 **BORING NUMBER R-10**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH > 5 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			
		AU 1	(SP-SM) Brown and gray SAND with silt
2.5			
		AU 2	(SP) Brown and orange SAND
5.0			Bottom of borehole at 5.0 feet.

(Continued Next Page)

AB 2 PORTRAIT - GINT STD US.GDT - 8/31/21 14:42 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (A,B,R).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida

DATE PERFORMED 8/26/2021 **BORING NUMBER R-11**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH > 5 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			
1		AU 1	(SP-SM) Brown and gray SAND with silt
1.5			
2		AU 2	(SP) Brown SAND
3			
4			
5			
5.0			Bottom of borehole at 5.0 feet.

DATE PERFORMED 8/26/2021 **BORING NUMBER R-12**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH > 5 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			
1		AU 1	(SP-SM) Dark gray and brown SAND with silt
1.5			
2		AU 2	(SP) Pale brown and orange SAND
3			
4			
5			
5.0			Bottom of borehole at 5.0 feet.

AB 2 PORTRAIT - GINT STD US.GDT - 8/31/21 14:42 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (A,B,R).GPJ

(Continued Next Page)

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida

DATE PERFORMED 8/26/2021 **BORING NUMBER R-13**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH > 5 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			
		AU 1	(SP-SM) Brown and gray SAND with silt
3			3.0
		AU 2	(SP) Brown and orange SAND
5			5.0
			Bottom of borehole at 5.0 feet.

DATE PERFORMED 8/26/2021 **BORING NUMBER R-14**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH > 5 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			
		AU 1	(SP-SM) Gray and brown SAND with silt
2			2.0
		AU 2	(SP) Brown SAND
5			5.0
			Bottom of borehole at 5.0 feet.

(Continued Next Page)

AB 2 PORTRAIT - GINT STD US.GDT - 8/31/21 14:42 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (A,B,R).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida

DATE PERFORMED 8/26/2021 **BORING NUMBER R-15**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH > 5 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			
1		AU 1	(SP-SM) Brown and gray SAND with silt
2			2.0
3		AU 2	(SP) Brown SAND
4			
5			5.0
			Bottom of borehole at 5.0 feet.

DATE PERFORMED 8/26/2021 **BORING NUMBER R-16**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH > 5 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			
1		AU 1	(SP-SM) Dark gray and brown SAND with silt
2			
3			3.0
4		AU 2	(SC/CL) Gray and brown very clayey SAND with orange sandstone *%PASS-200 = 32* *MC = 20* *LL = 27* *PL = 16* *PI = 11*
5			5.0
			Bottom of borehole at 5.0 feet.

(Continued Next Page)

AB 2 PORTRAIT - GINT STD US.GDT - 8/31/21 14:42 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (A,B,R).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida

DATE PERFORMED 8/26/2021 **BORING NUMBER R-17**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH > 5 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			
		AU 1	(SP-SM) Brown SAND with silt
2			2.0
		AU 2	(SC) Brown clayey SAND
			%PASS-200 = 25
			MC = 18
5			5.0
			Bottom of borehole at 5.0 feet.

DATE PERFORMED 8/26/2021 **BORING NUMBER R-18**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH > 5 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			
		AU 1	(SP-SM) Brown and gray SAND with silt
2			2.5
		AU 2	(SP-SC) Brown and orange SAND with clay
5			5.0
			Bottom of borehole at 5.0 feet.

AB 2 PORTRAIT - GINT STD US.GDT - 8/31/21 14:42 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (A,B,R).GPJ

(Continued Next Page)

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida

DATE PERFORMED 8/26/2021 **BORING NUMBER R-19**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH > 5 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			
		AU 1	(SP-SM) Gray and brown SAND with silt
1			
2			
3			3.0
		AU 2	(SP) Pale brown SAND
4			
5			5.0
			Bottom of borehole at 5.0 feet.

DATE PERFORMED 8/26/2021 **BORING NUMBER R-20**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH > 5 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			
		AU 1	(SP-SM) Brown and gray SAND with silt
1			
2			2.5
		AU 2	(SC/CL) Brown and orange very clayey SAND
3			
			%PASS-200 = 30
4			*MC = 20*
5			5.0
			Bottom of borehole at 5.0 feet.

AB 2 PORTRAIT - GINT STD US.GDT - 8/31/21 14:43 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (A,B,R).GPJ

(Continued Next Page)

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida

DATE PERFORMED 8/26/2021 **BORING NUMBER R-21**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH > 5 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			
		AU 1	(SP-SM) Brown and orange SAND with silt
1			
2			
3			
4			
			4.5
		AU 2	(SP-SC) Brown SAND with clay
5			5.0
			Bottom of borehole at 5.0 feet.

DATE PERFORMED 8/26/2021 **BORING NUMBER R-22**
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS: LOGGED BY WDI
▼ AT TIME OF DRILLING NE CHECKED BY CRL
▽ ESTIMATED SEASONAL HIGH > 5 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			
		AU 1	(SP-SM) Brown and gray SAND with silt
1			
2			
3			
			3.5
4		AU 2	(SP) Pale brown and gray SAND
5			5.0
			Bottom of borehole at 5.0 feet.

(Continued Next Page)

AB 2 PORTRAIT - GINT STD US.GDT - 8/31/21 14:43 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (A,B,R).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

CLIENT The Fletcher Family Companies **PROJECT NAME** Savannah Station, Phase 3

PROJECT NUMBER 13739A **PROJECT LOCATION** Alachua, Alachua County, Florida

DATE PERFORMED 8/26/2021 **BORING NUMBER R-23**

DRILLING CONTRACTOR Whitaker Drilling, Inc.

GROUND WATER LEVELS: LOGGED BY WDI

▼ AT TIME OF DRILLING NE CHECKED BY CRL

▽ ESTIMATED SEASONAL HIGH > 5 ft

NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			
		AU 1	(SP-SM) Brown SAND with sand
1			
2			
3			
4			4.0
		AU 2	(SC) Brown clayey SAND
			%PASS-200 = 29 *MC = 18*
5			5.0
			Bottom of borehole at 5.0 feet.

AB 2 PORTRAIT - GINT STD US.GDT - 8/31/21 14:43 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (A,B,R).GPJ

5.2 Standard Penetration Test Soil Boring Logs

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

BORING NUMBER B-1

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/23/21 **COMPLETED** 8/23/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Flight Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 6.5 ft, perched
NOTES

DEPTH (ft)	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)
0	(SP-SM) Very loose gray and brown SAND with silt			
		1.5	SPT 1	1-1-2 (3)
	(SP-SM) Very loose brown SAND with silt		SPT 2	1-1-1 (2)
5			SPT 3	1-1-1 (2)
	▽		SPT 4	1-1-1 (2)
		7		
	(SC/CL) Loose brown and orange very clayey SAND		SPT 5	2-2-3 (5)
		8.5		
	(SP) Loose pale gray, brown, and orange SAND		SPT 6	3-3-3 (6)
10				
		13.5		
	(SC/CL) Medium dense pale gray very clayey SAND		SPT 7	5-6-7 (13)
15				
		17		
	(SC) Medium dense pale gray clayey SAND			
			SPT 8	3-10-11 (21)
20		20		
	Bottom of borehole at 20.0 feet.			

LIQUID LIMIT, % | PLASTIC LIMIT, % | PLASTICITY INDEX | PERCENT PASS NO. 200 SIEVE | MOISTURE CONTENT, %

▲ SPT N VALUE ▲
20 40 60 80

SPT BORINGS - GINT STD US.GDT - 8/31/21 14:41 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (A,B,R).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

BORING NUMBER B-2

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/23/21 **COMPLETED** 8/23/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Flight Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** > 20 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲
0		(SP-SM) Very loose dark gray and brown SAND with silt									20 40 60 80
			2	SPT 1	1-1-2 (3)						
		(SP) Very loose to loose brown SAND		SPT 2	1-1-1 (2)						
5				SPT 3	1-1-1 (2)						
				SPT 4	1-3-2 (5)						
			7								
		(SC) Loose to medium dense gray, brown, and orange clayey SAND		SPT 5	3-2-4 (6)						
				SPT 6	6-8-8 (16)						
10											
			13.5								
		(SP-SC) Medium dense gray SAND with clay		SPT 7	10-10-11 (21)						
15											
				SPT 8	11-12-14 (26)						
20			20								
		Bottom of borehole at 20.0 feet.									

SPT BORINGS - GINT STD US.GDT - 8/31/21 14:41 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (A,B,R).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

BORING NUMBER P-1

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/25/21 **COMPLETED** 8/25/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 11.0 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ 20 40 60 80
0		(SP) Gray and brown SAND									
		k_h = 12 ft/day									
5			5.5	AP 1					4.9	5.2	
		(SC) Brown clayey SAND		AU 2							
10		▽	11.5								
		(SC/CL) Gray and brown very clayey SAND		AU 3							
15			15								
		Bottom of borehole at 15.0 feet.									

SPT BORINGS - GINT STD US.GDT - 8/31/21 14:36 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (P).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

BORING NUMBER P-2

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/25/21 **COMPLETED** 8/25/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 1.5 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ (20 40 60 80)
0		(SP-SM) Gray and brown SAND with silt	2	AU 1							
		(SC/CL) Brown and orange very clayey SAND	6.5	AU 2					40	23	
5		(SC) Gray and brown clayey SAND	10.5	AU 3							
10		(SP-SC) Pale brown and orange SAND with clay	15	AU 4							
15		Bottom of borehole at 15.0 feet.									

SPT BORINGS - GINT STD US.GDT - 8/31/21 14:36 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (P).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

BORING NUMBER P-3

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/25/21 **COMPLETED** 8/25/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** > 15 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ 20 40 60 80
0		(SP-SM) Brown and gray SAND with silt	1	AU 1							
		(SP-SM) Brown SAND with silt		AU 2							
5			8.5								
		(SP) Pale brown, gray, and orange SAND		AU 3							
10			12.5								
		(SP-SC) Brown and orange SAND with clay		AU 4							
15			15								
		Bottom of borehole at 15.0 feet.									

SPT BORINGS - GINT STD US.GDT - 8/31/21 14:36 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (P).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

BORING NUMBER P-4

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/23/21 **COMPLETED** 8/23/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 6.5 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ (20 40 60 80)
0		(SC) Brown and gray clayey SAND									
5		k_h = 0.6 ft/day ▽	7	AP 1					12	12	
		(SC/CL) Gray very clayey SAND with trace of limestone		AU 2							
10											
				AU 3							
15			15								
		Bottom of borehole at 15.0 feet.									

SPT BORINGS - GINT STD US.GDT - 8/31/21 14:36 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (P).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

BORING NUMBER P-5

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/23/21 **COMPLETED** 8/23/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 5.0 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ (20 40 60 80)
0		(SP-SM) Gray and brown SAND with silt	1.5	AU 1							
		(SC) Brown and gray clayey SAND		AU 2							
5		▽	5.5								
		(SC/CL) Pale gray and brown very clayey SAND		AU 3							
10			12								
		(SC) Pale brown and gray clayey SAND		AU 4							
15			18.5								
		(SC) Medium dense pale gray clayey SAND with lenses of clay		SPT 5	5-7-9 (16)						
20			23.5								
		(SC/CL) Loose brown, gray, and orange very clayey SAND with limestone		SPT 6	3-4-5 (9)						
25											
			30	SPT 7	4-4-5 (9)						
30		Bottom of borehole at 30.0 feet.									

SPT BORINGS - GINT STD US.GDT - 8/31/21 14:36 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (P).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

BORING NUMBER P-6

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/25/21 **COMPLETED** 8/25/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 11.0 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ 20 40 60 80
0		(SP-SM) Gray and brown SAND with silt		AU 1							
5			6								
		(SC) Orange and gray clayey SAND		AU 2							
10		▽	11.5								
		(CL/CH) Gray sandy CLAY		AU 3							
15			15								
		Bottom of borehole at 15.0 feet.									

SPT BORINGS - GINT STD US.GDT - 8/31/21 14:36 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (P).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

BORING NUMBER P-7

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/25/21 **COMPLETED** 8/25/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 5.5 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ 20 40 60 80
0		(SP-SM) Brown and gray SAND with silt		AU 1							
5		▽	6								
		(CL/CH) Gray, brown, and orange sandy CLAY trace of limestone		AU 2							
10			11								
		(SC/CL) Pale gray, brown, and orange very clayey SAND		AU 3							
15			15								
		Bottom of borehole at 15.0 feet.									

SPT BORINGS - GINT STD US.GDT - 8/31/21 14:36 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (P).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

BORING NUMBER P-8

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/25/21 **COMPLETED** 8/25/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 5.0 ft, perched
NOTES

DEPTH (ft)	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ (20 40 60 80)
0	(SP-SM) Brown and gray SAND with silt		AU 1							
5 ▽		5.5								
	(SC/CL) Gray, brown, and orange very clayey SAND		AU 2							
10		11								
	(SC/CL) Pale gray very clayey SAND		AU 3							
15		18.5								
	(CL/CH) Stiff gray, green, brown, and orange sandy CLAY trace of limestone		SPT 4	6-7-8 (15)						
20		23.5								
	(CL/CH) Stiff gray, brown, and orange CLAY with lenses of sand and trace of limestone		SPT 5	4-4-5 (9)						
25		28.5								
	Very hard LIMESTONE	29.3	SPT 6	33-50/3" 50/3"						>>
	Bottom of borehole at 29.3 feet.									

SPT BORINGS - GINT STD US.GDT - 8/31/21 14:36 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (P).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

BORING NUMBER P-9

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/25/21 **COMPLETED** 8/25/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 5.5 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ 20 40 60 80
0		(SP-SM) Dark gray and brown SAND with silt	2	AU 1							
		(SP-SM) Brown SAND with silt		AU 2							
5		▽	6								
		(SC/CL) Gray, brown, and orange very clayey SAND trace of limestone		AU 3							
10			11								
		(CL/CH) Pale gray and green CLAY		AU 4							
15			15								
		Bottom of borehole at 15.0 feet.									

SPT BORINGS - GINT STD US.GDT - 8/31/21 14:36 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (P).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

BORING NUMBER P-10

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/25/21 **COMPLETED** 8/25/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 6.5 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ 20 40 60 80
0		(SP-SM) Gray and brown SAND with silt k_h = 5 ft/day	4	AP 1					8.5	5.9	
5		(SC) Gray, brown, and orange clayey SAND	7	AU 2							
10		(CL/CH) Gray sandy CLAY with trace of limestone		AU 3							
				AU 4							
15			15								
		Bottom of borehole at 15.0 feet.									

SPT BORINGS - GINT STD US.GDT - 8/31/21 14:36 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (P).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

BORING NUMBER P-11

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/25/21 **COMPLETED** 8/25/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 1.5 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ 20 40 60 80
0		(SP-SM) Brown and dark gray SAND with silt	2	AU 1							
		(CL/CH) Brown and gray sandy CLAY	6	AU 2							
5		(SC/CL) Gray and brown very clayey SAND	10.5	AU 3							
10		(SC) Gray, brown, and orange clayey SAND trace of limestone	15	AU 4							
15		Bottom of borehole at 15.0 feet.									

SPT BORINGS - GINT STD US.GDT - 8/31/21 14:36 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (P).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

BORING NUMBER P-12

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/23/21 **COMPLETED** 8/23/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 4.5 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ 20 40 60 80
0		(SP-SM) Gray SAND with silt	2	AU 1							
		(SP) Brown SAND		AU 2							
5		▽	5								
		(SC/CL) Gray, brown, and orange very clayey SAND k_h = 1.7 ft/day		AP 3					31	18	
10			11.5								
		(SC/CL) Pale green, brown, and orange very clayey SAND		AU 4							
15			15								
		Bottom of borehole at 15.0 feet.									

SPT BORINGS - GINT STD US.GDT - 8/31/21 14:36 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (P).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

BORING NUMBER P-13

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/23/21 **COMPLETED** 8/23/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 6.5 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ 20 40 60 80
0		(SP-SM) Gray SAND with silt	2	AU 1							
		(SP-SM) Brown SAND with silt		AU 2							
5		▽	7								
		(CL/CH) Gray, brown, and orange CLAY with sand and limestone		AU 3							
10			11								
		(CL/CH) Green, brown, and orange sandy CLAY with limestone		AU 4							
15			15								
		Bottom of borehole at 15.0 feet.									

SPT BORINGS - GINT STD US.GDT - 8/31/21 14:36 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (P).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

BORING NUMBER P-14

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/23/21 **COMPLETED** 8/23/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 12.0 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ 20 40 60 80
0		(SP-SM) Gray and brown SAND with silt	2.5	AU 1							
5		(SP-SM) Brown SAND with silt k_h = 11 ft/day	7	AP 2					9.5	7.6	
10		(SC) Gray and brown clayey SAND ▽	12.5	AU 3							
15		(CL/CH) Green CLAY trace of limestone	15	AU 4							
		Bottom of borehole at 15.0 feet.									

SPT BORINGS - GINT STD US.GDT - 8/31/21 14:36 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (P).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

BORING NUMBER P-15

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/23/21 **COMPLETED** 8/23/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
AT TIME OF DRILLING NE
LOGGED BY WDI **CHECKED BY** CRL
ESTIMATED SEASONAL HIGH > 30 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲
0		(SP-SM) Gray and brown SAND with silt		AU 1							
5		(SC) Pale gray, brown, and orange clayey SAND	5.5	AU 2							
10											
15				AU 3							
20		(SP-SC) Medium dense gray and orange SAND with clay	18.5	SPT 4	6-9-8 (17)						
25		(SC) Loose to medium dense gray and orange clayey SAND	23.5	SPT 5	5-7-6 (13)						
30			30	SPT 6	4-5-4 (9)						
		Bottom of borehole at 30.0 feet.									

SPT BORINGS - GINT STD US.GDT - 8/31/21 14:36 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (P).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

BORING NUMBER P-16

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/23/21 **COMPLETED** 8/23/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 5.5 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ 20 40 60 80
0		(SP-SM) Dark gray SAND with silt	1.5	AU 1							
		(SC) brown and gray clayey SAND k_h = *11 ft/day*		AP 2					16	11	
5		▽	6								
		(CL/CH) Brown and orange CLAY with sand and trace of limestone		AU 3							
10			10.5								
		(CL/CH) Gray sandy CLAY		AU 4							
15			15								
		Bottom of borehole at 15.0 feet.									

SPT BORINGS - GINT STD US.GDT - 8/31/21 14:36 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (P).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

BORING NUMBER P-17

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/23/21 **COMPLETED** 8/23/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 2.0 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ 20 40 60 80
0		(SP-SM) Brown and gray SAND with silt	2.5	AU 1							
5		(SC/CL) Gray, brown, and orange very clayey SAND trace of limestone	7	AU 2					34	23	
10		(SC) Gray and brown clayey SAND	12	AU 3							
15		(SC/CL) Gray, brown, and orange very clayey SAND trace of limestone	15	AU 4							
		Bottom of borehole at 15.0 feet.									

SPT BORINGS - GINT STD US.GDT - 8/31/21 14:36 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (P).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

BORING NUMBER P-18

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/23/21 **COMPLETED** 8/23/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 11.0 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ (20 40 60 80)
0		(SP-SM) Dark gray SAND with silt	1.5	AU 1							
		(SP) Brown SAND									
5		k_h = 12 ft/day		AP 2					3.5	5.3	
				AU 3							
10		▽	11.5								
		(SC/CL) Gray, brown, and orange very clayey SAND		AU 4							
15			15								
		Bottom of borehole at 15.0 feet.									

SPT BORINGS - GINT STD US.GDT - 8/31/21 14:36 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (P).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

BORING NUMBER P-19

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/23/21 **COMPLETED** 8/23/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 13.5 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ 20 40 60 80
0		(SP-SM) Brown SAND with silt		AU 1							
5			7								
		(SC) Brown and gray clayey SAND k_h = 3.3 ft/day		AP 2					19	14	
10		▽	14								
15		(SC/CL) Gray very clayey SAND	15	AU 3							
		Bottom of borehole at 15.0 feet.									

SPT BORINGS - GINT STD US.GDT - 8/31/21 14:36 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (P).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

BORING NUMBER P-20

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/23/21 **COMPLETED** 8/23/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
AT TIME OF DRILLING NE
LOGGED BY WDI **CHECKED BY** CRL
ESTIMATED SEASONAL HIGH > 30 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ (20 40 60 80)
0		(SP-SM) Dark gray and brown SAND with silt	2	AU 1							
		(SP) Brown SAND	9	AU 2							
10		(SC) Gray and brown clayey SAND	12.5	AU 3							
15		(SC) Dark gray clayey SAND	18.5	AU 4							
20		(SP) Medium dense pale gray SAND		SPT 5	10-12-17 (29)						
25				SPT 6	9-8-9 (17)						
30			30	SPT 7	6-8-10 (18)						
		Bottom of borehole at 30.0 feet.									

SPT BORINGS - GINT STD US.GDT - 8/31/21 14:36 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (P).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

BORING NUMBER P-21

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/23/21 **COMPLETED** 8/23/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** > 15 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ 20 40 60 80
0		(SP-SM) Gray and brown SAND with silt		AU 1							
			2.5								
		(SP-SM) Brown SAND with silt		AU 2							
5											
		k_h = 22 ft/day		AP 3					7.6	8.3	
10											
			12								
		(SC) Gray clayey SAND		AU 4							
15			15								
		Bottom of borehole at 15.0 feet.									

SPT BORINGS - GINT STD US.GDT - 8/31/21 14:36 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (P).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

BORING NUMBER P-22

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/23/21 **COMPLETED** 8/23/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 7.5 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ (20 40 60 80)
0		(SP-SM) Dark gray and brown SAND with silt	2.5	AU 1							
		(SP-SM) Brown SAND with silt									
5		k_h = 6.8 ft/day ▽	8	AP 2					7.5	5.8	
		(SC/CL) Gray, brown, and orange very clayey SAND	11	AU 3							
10		(SC/CL) Gray and brown very clayey SAND	15	AU 4							
15		Bottom of borehole at 15.0 feet.									

SPT BORINGS - GINT STD US.GDT - 8/31/21 14:36 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (P).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

BORING NUMBER P-23

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/23/21 **COMPLETED** 8/23/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 11.0 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ 20 40 60 80
0		(SP-SM) Gray and brown SAND with silt		AU 1							
5		k_h = 4.7 ft/day	7	AP 2					5.0	6.2	
10		(SC) Pale gray clayey SAND ▽	11.5								
15		(SC/CL) Gray and brown very clayey SAND	15	AU 3							
		Bottom of borehole at 15.0 feet.									

SPT BORINGS - GINT STD US.GDT - 8/31/21 14:36 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (P).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

BORING NUMBER P-24

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/23/21 **COMPLETED** 8/23/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
AT TIME OF DRILLING NE
LOGGED BY WDI **CHECKED BY** CRL
ESTIMATED SEASONAL HIGH 3.0 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ (20 40 60 80)
0		(SP-SM) Gray and brown SAND with silt	3.5	AU 1							
5		(CL/CH) Brown sandy CLAY	7	AU 2							
10		(CL/CH) Pale gray, brown, and orange CLAY with sand with trace of limestone	11.5	AU 3							
15		(SC) Pale gray clayey SAND	18.5	AU 4							
20		(SP) Loose pale gray and orange SAND	23.5	SPT 5	4-3-3 (6)						
25		(CL/CH) Stiff pale gray and orange sandy CLAY with trace limestone	28.5	SPT 6	5-6-8 (14)						
		Very hard LIMESTONE	28.9	SPT 7	50/5"						>>
		Bottom of borehole at 28.9 feet.									

SPT BORINGS - GINT STD US.GDT - 8/31/21 14:36 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (P).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

BORING NUMBER P-25

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/23/21 **COMPLETED** 8/23/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 7.0 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ 20 40 60 80
0		(SP-SM) Dark gray and brown SAND with silt	2.5	AU 1							
5		(SP) Brown SAND ▽	7.5	AU 2							
10		(CL/CH) Gray, brown, and orange CLAY	13	AU 3							
15		(CL/CH) Green and orange CLAY with sand	15	AU 4							
		Bottom of borehole at 15.0 feet.									

SPT BORINGS - GINT STD US.GDT - 8/31/21 14:36 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (P).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

BORING NUMBER P-26

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/23/21 **COMPLETED** 8/23/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 6.5 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ 20 40 60 80
0		(SP-SM) Gray and brown SAND with silt	3	AU 1							
5		(SP-SM) Brown SAND with silt ▽	7	AU 2							
10		(CL/CH) Pale gray, brown, and orange sandy CLAY	12.5	AU 3							
15		(CL/CH) Pale gray sandy CLAY	15	AU 4							
		Bottom of borehole at 15.0 feet.									

SPT BORINGS - GINT STD US.GDT - 8/31/21 14:36 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (P).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

BORING NUMBER P-27

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/23/21 **COMPLETED** 8/23/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
AT TIME OF DRILLING NE
LOGGED BY WDI **CHECKED BY** CRL
ESTIMATED SEASONAL HIGH > 15 ft
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ 20 40 60 80
0		(SP-SM) Dark gray SAND with silt	1.5	AU 1							
		(SP-SM) Gray and brown SAND with silt		AU 2							
5			8								
		(SC) Gray, brown, and orange clayey SAND		AU 3							
10				AU 4							
15			15								
		Bottom of borehole at 15.0 feet.									

SPT BORINGS - GINT STD US.GDT - 8/31/21 14:36 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (P).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

BORING NUMBER P-28

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/23/21 **COMPLETED** 8/23/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 5.0 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲
0		(SP-SM) Gray and brown SAND with silt	3	AU 1							
5		(SP-SM) Brown SAND with silt ▽	5.5	AU 2							
		(SC/CL) Brown and gray very clayey SAND with limestone	8	AU 3							
10		(CL/CH) Brown, gray, green, and orange CLAY with sand	11	AU 4							
		(SC) Medium dense gray, brown, and orange clayey SAND		AU 5							
15											
20				SPT 6	10-11-13 (24)						
			23.5								
25		(CL/CH) Medium dense gray, brown, and orange CLAY with sand and limestone		SPT 7	6-7-11 (18)						
			28.5								
30		Very hard LIMESTONE	30	SPT 8	41-31-27 (58)						
		Bottom of borehole at 30.0 feet.									

SPT BORINGS - GINT STD US.GDT - 8/31/21 14:36 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (P).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

BORING NUMBER P-29

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/23/21 **COMPLETED** 8/23/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
▼ **AT TIME OF DRILLING** NE
LOGGED BY WDI **CHECKED BY** CRL
▽ **ESTIMATED SEASONAL HIGH** 1.5 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ 20 40 60 80
0		(SC) Dark gray clayey SAND ▽ k_h = 7.6 ft/day	2	AP 1					15	13	
		(SC/CL) Pale gray, brown, and orange very clayey SAND trace of limestone		AU 2					40	24	
5			7.5								
		(SC) Pale gray, brown, and orange clayey SAND		AU 3							
10			11.5								
		(SC/CL) Pale gray very clayey SAND with trace of limestone		AU 4							
15			15								
		Bottom of borehole at 15.0 feet.									

SPT BORINGS - GINT STD US.GDT - 8/31/21 14:36 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (P).GPJ

GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

BORING NUMBER P-30

CLIENT The Fletcher Family Companies
PROJECT NAME Savannah Station, Phase 3
PROJECT NUMBER 13739A
PROJECT LOCATION Alachua, Alachua County, Florida
DATE STARTED 8/23/21 **COMPLETED** 8/23/21
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR Whitaker Drilling, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Auger
AT TIME OF DRILLING NE
LOGGED BY WDI **CHECKED BY** CRL
ESTIMATED SEASONAL HIGH 11.0 ft, perched
NOTES

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (N VALUE)	LIQUID LIMIT, %	PLASTIC LIMIT, %	PLASTICITY INDEX	PERCENT PASS NO. 200 SIEVE	MOISTURE CONTENT, %	▲ SPT N VALUE ▲ 20 40 60 80
0		(SP-SM) Dark gray brown SAND with silt	1.5	AU 1							
		(SP-SM) Brown SAND with silt	9.5	AU 2							
5											
10		(SC) Pale gray, brown, and orange clayey SAND ▽	11.5	AU 3							
		(CL/CH) Gray CLAY with sand	15	AU 4							
15		Bottom of borehole at 15.0 feet.									

SPT BORINGS - GINT STD US.GDT - 8/31/21 14:36 - Q:\PROJECTS\13739A SAVANNAH STATION, PHASE 3\13739A BORINGS\13739A BORINGS (P).GPJ

5.3 Laboratory Results

GSE Engineering & Consulting, Inc.

SUMMARY REPORT OF LABORATORY TEST RESULTS

Project Number: 13739A

Project Name: Savannah Station, Phase 3

Boring Number	Depth (ft)	Soil Description	Natural Moisture Content (%)	Liquid Limit	Plastic Limit	Plasticity Index	Percent Passing No. 200 Sieve	Organic Content (%)	Hydraulic Conductivity (ft/day)	Unified Soil Classification
P-1	4-5.5	Gray and brown SAND	5.2				4.9		12	SP
P-4	5-7	Brown and gray clayey SAND	12				12		0.6	SC
P-10	2-4	Gray and brown SAND with silt	5.9				8.5		5.0	SP-SM
P-12	5-6	Gray, brown, and orange very clayey SAND	18				31		1.7	SC/CL
P-14	3-5	Brown SAND with silt	7.6				9.5		11	SP-SM
P-16	2-4	Brown and gray clayey SAND	11				16		11	SC
P-18	6-7	Brown SAND	5.3				3.5		12	SP
P-19	8-9.5	Brown and gray clayey SAND	14				19		3.3	SC
P-21	8-10	Brown SAND with silt	8.3				7.6		22	SP-SM
P-22	6-8	Brown SAND with silt	5.8				7.5		6.8	SP-SM
P-23	6-7	Brown and gray SAND with silt	6.2				5.0		4.7	SP-SM
P-29	0.5-2	Dark gray clayey SAND with silt	13				15		7.6	SC

GSE Engineering & Consulting, Inc.

SUMMARY REPORT OF LABORATORY TEST RESULTS

Project Number: 13739A

Project Name: Savannah Station, Phase 3

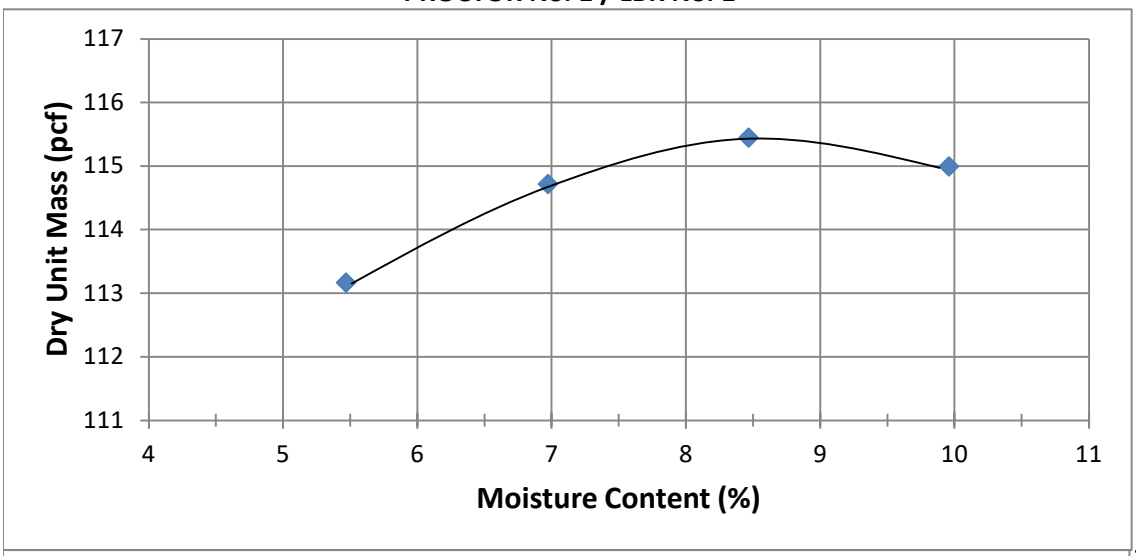
Boring Number	Depth (ft)	Soil Description	Natural Moisture Content (%)	Liquid Limit	Plastic Limit	Plasticity Index	Percent Passing No. 200 Sieve	Organic Content (%)	Hydraulic Conductivity (ft/day)	Unified Soil Classification
A-2	6.5-7	Pale gray very clayey SAND	24	45	19	26	46			SC/CL
R-16	3-3.5	Gray and brown very clayey SAND	20	27	16	11	32			SC/CL
P-2	2.5-3	Brown and orange very clayey SAND	23				40			SC/CL
P-17	2.5-3	Gray, brown, and orange very clayey SAND with traces of limerock	23				34			SC/CL
P-29	2-2.5	Pale gray, brown, and orange very clayey SAND with traces of limerock	24				40			SC/CL
R-17	2-2.5	Brown clayey SAND	18				25			SC
R-20	2.5-3	Brown and orange very clayey SAND	20				30			SC/CL
R-23	4-4.5	Brown clayey SAND	18				29			SC

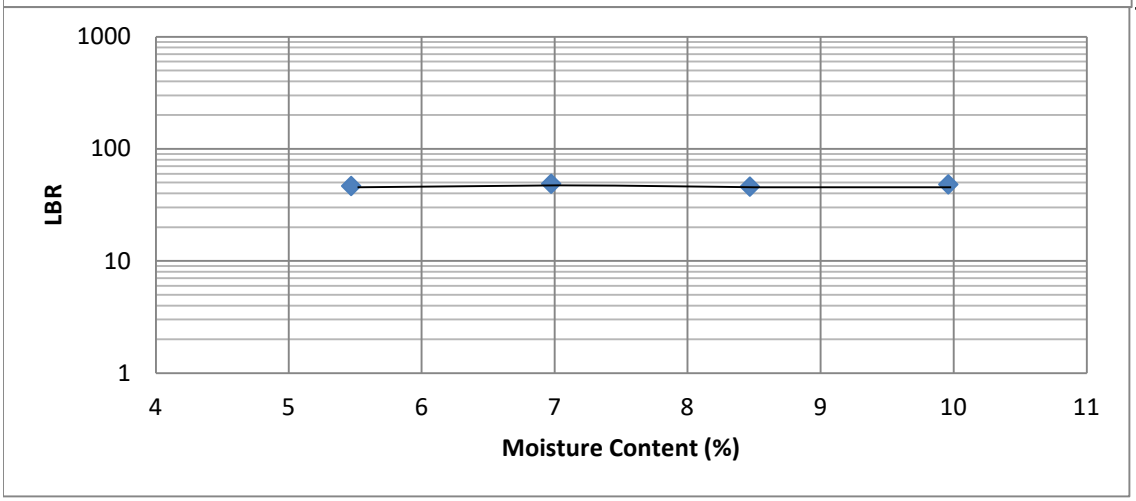
GSE Engineering & Consulting, Inc.

5590 SW 64th Street, Suite B
Gainesville, FL 32608
Phone: (352) 377 - 3233
Fax: (352) 377 - 0335

Project Name: Savannah Station Phase 3
GSE Project No. 13739A
Project Location: Alachua, Alachua County, Florida
Contractor: The Fletcher Family Companies
Date: 8/23/2021

PROCTOR No. 1 / LBR No. 1





PROCTOR DATA

Modified Proctor (ASTM D1557/AASHTO T180)	X
Standard Proctor (ASTM D698/AASHTO T99)	
Maximum Dry Density (pcf)	115.4
Optimum Moisture Content (%)	8.5
LBR (FM 5-515)	49

Sieve Analysis (Percent Passing)

2" Sieve (%)	100
3/4" Sieve (%)	100
No. 4 Sieve (%)	100
No. 200 Sieve (%)	8
Liquid Limit:	NT
Plastic Limit:	NT
Plasticity Index:	NT
Hammer Type:	Mech.

*NT: Not Tested
*NP: Non-Plastic

Sample Description: Brown sand with silt
Sample Location: LBR-1
Proposed Use: Not provided
Sampled By: J. Gowland
Sample Date: 8/16/2021
Tested By: ET/MG
Test Date: 8/16-8/20/2021

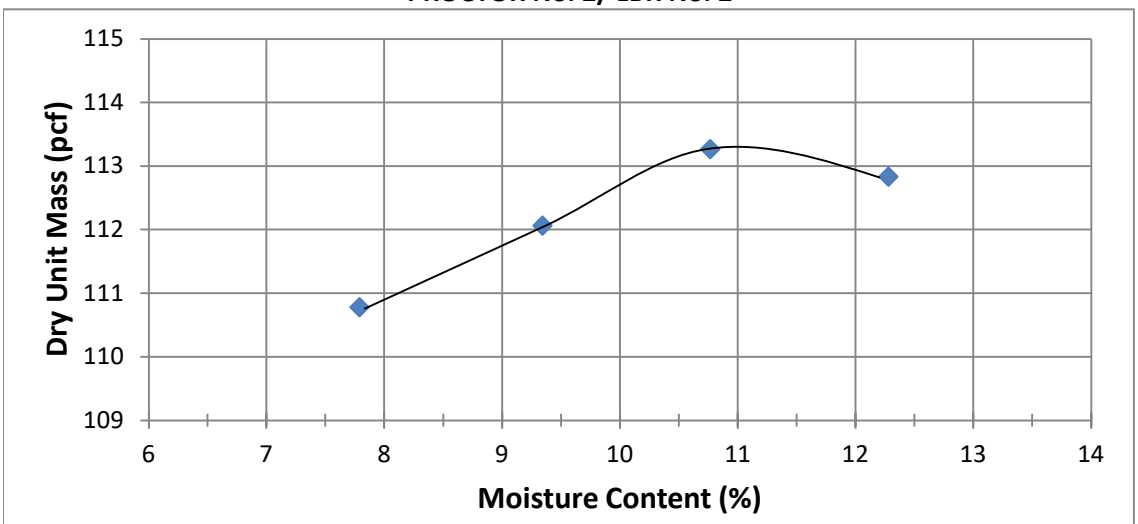
This report may not be reproduced without permission except in full.

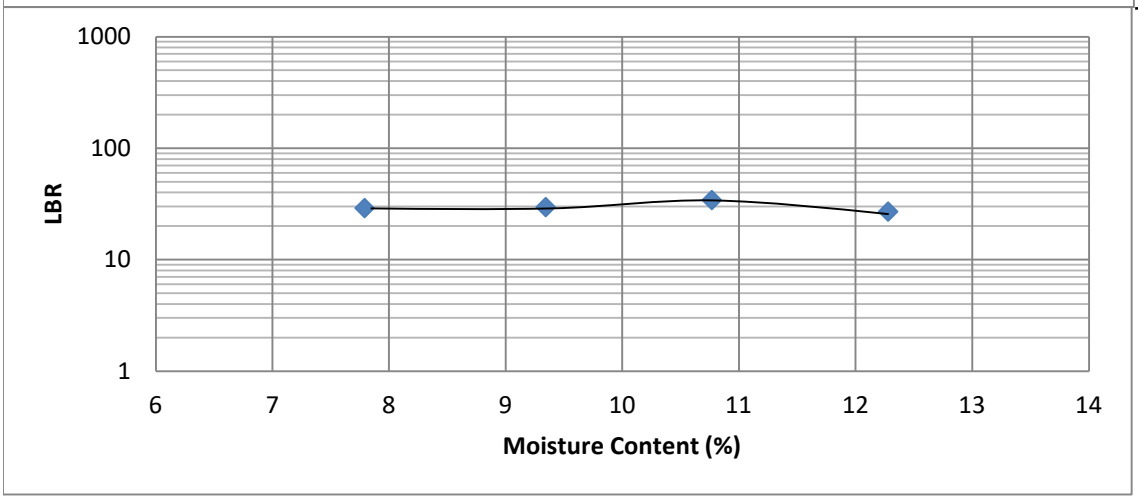
GSE Engineering & Consulting, Inc.

5590 SW 64th Street, Suite B
Gainesville, FL 32608
Phone: (352) 377 - 3233
Fax: (352) 377 - 0335

Project Name: Savannah Station Phase 3
GSE Project No. 13739A
Project Location: Alachua, Alachua County, Florida
Contractor: The Fletcher Family Companies
Date: 8/23/2021

PROCTOR No. 2/ LBR No. 2





PROCTOR DATA

Modified Proctor (ASTM D1557/AASHTO T180)	X
Standard Proctor (ASTM D698/AASHTO T99)	
Maximum Dry Density (pcf)	113.3
Optimum Moisture Content (%)	10.8
LBR (FM 5-515)	34

Sieve Analysis (Percent Passing)

2" Sieve (%)	100
3/4" Sieve (%)	100
No. 4 Sieve (%)	100
No. 200 Sieve (%)	5
Liquid Limit:	NT
Plastic Limit:	NT
Plasticity Index:	NT
Hammer Type:	Mech.

*NT: Not Tested
*NP: Non-Plastic

Sample Description: Brown sand with silt
Sample Location: LBR-2
Proposed Use: Not provided
Sampled By: J. Gowland
Sample Date: 8/16/2021
Tested By: ET/MG
Test Date: 8/16-8/20/2021

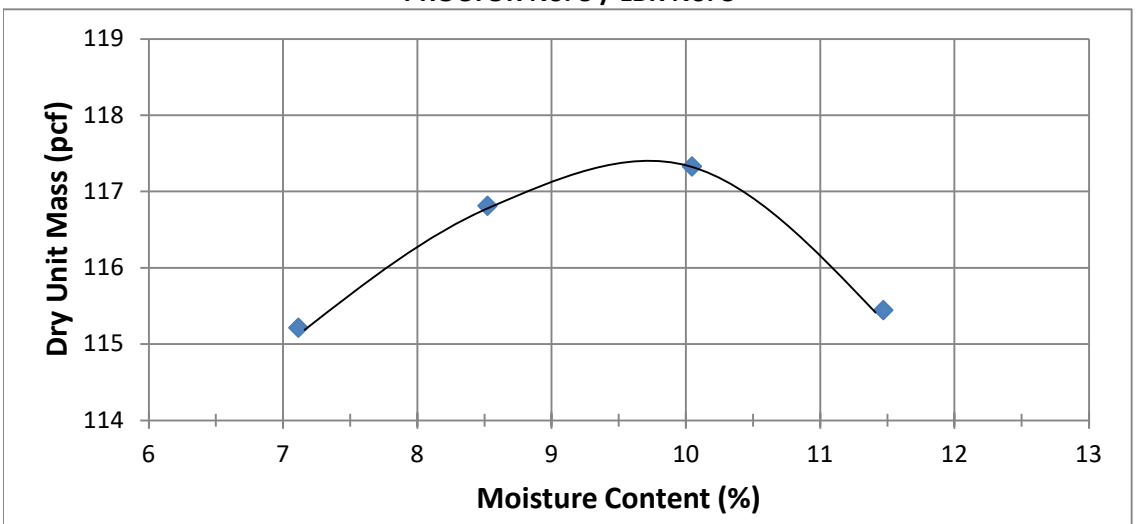
This report may not be reproduced without permission except in full.

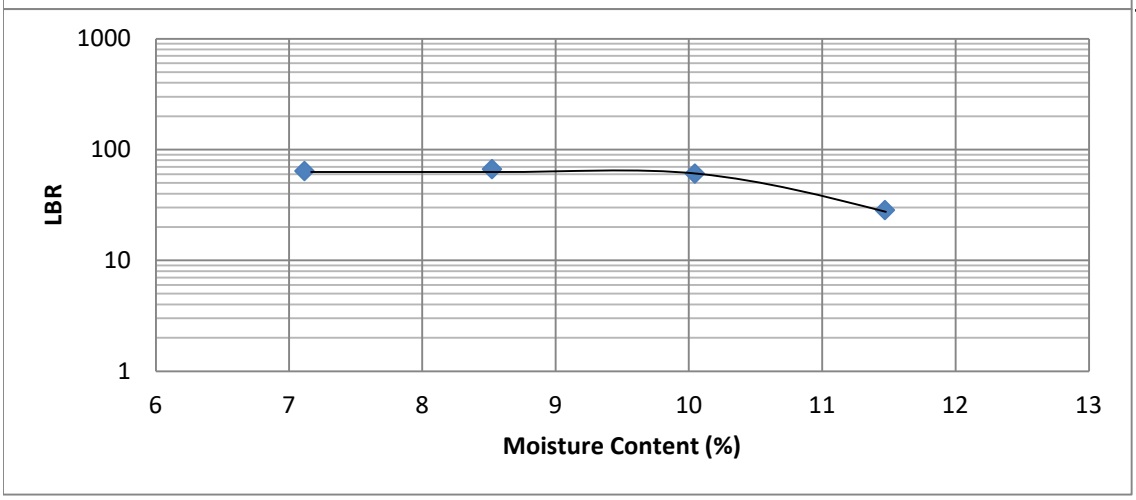
GSE Engineering & Consulting, Inc.

5590 SW 64th Street, Suite B
Gainesville, FL 32608
Phone: (352) 377 - 3233
Fax: (352) 377 - 0335

Project Name: Savannah Station Phase 3
GSE Project No. 13739A
Project Location: Alachua, Alachua County, Florida
Contractor: The Fletcher Family Companies
Date: 8/23/2021

PROCTOR No. 3 / LBR No. 3





PROCTOR DATA

Modified Proctor (ASTM D1557/AASHTO T180)	X
Standard Proctor (ASTM D698/AASHTO T99)	
Maximum Dry Density (pcf)	116.8
Optimum Moisture Content (%)	8.5
LBR (FM 5-515)	67

Sieve Analysis (Percent Passing)

2" Sieve (%)	100
3/4" Sieve (%)	100
No. 4 Sieve (%)	100
No. 200 Sieve (%)	6
Liquid Limit:	NT
Plastic Limit:	NT
Plasticity Index:	NT
Hammer Type:	Mech.

*NT: Not Tested
*NP: Non-Plastic

Sample Description: Brown sand with silt
Sample Location: LBR-3
Proposed Use: Not provided
Sampled By: J. Gowland
Sample Date: 8/16/2021
Tested By: ET/MG
Test Date: 8/16-8/20/2021

This report may not be reproduced without permission except in full.

5.4 Key to Soil Classification

KEY TO SOIL CLASSIFICATION CHART

Criteria for Assigning Group Symbols and Group Names Using Laboratory Tests				SYMBOLS		GROUP NAME
				GRAPHIC	LETTER	
COARSE-GRAINED SOILS	Gravels	Clean Gravels	$Cu \geq 4$ and $1 \leq Cc \leq 3$		GW	Well graded GRAVEL
More than 50% retained on No. 200 sieve	More than 50% of coarse fraction retained on No. 4 sieve	Less than 5% fines	$Cu < 4$ and/or $1 > Cc > 3$		GP	Poorly graded GRAVEL
		Gravels with fines	Fines classify as ML or MH		GM	Silty GRAVEL
		More than 12% fines	Fines classify as CL or CH		GC	Clayey GRAVEL
	Sands	Clean Sands	$Cu \geq 6$ and $1 \leq Cc \leq 3$		SW	Well graded SAND
	50% or more of coarse fraction passes No. 4 sieve	Less than 5% fines	$Cu < 6$ and/or $1 > Cc > 3$		SP	Poorly graded SAND
		Sand with fines	Fines classify as ML or MH		SP-SM	SAND with silt
		5% ≤ fines < 12%	Fines classify as CL or CH		SP-SC	SAND with clay
		Sand with fines	Fines classify as ML or MH		SM	Silty SAND
		12% ≤ fines < 30%	Fines classify as CL or CH		SC	Clayey SAND
		Sand with fines	Fines classify as ML or MH		SM	Very silty SAND
		30% fines or more	Fines classify as CL or CH		SC	Very clayey SAND
FINE-GRAINED SOILS	Clays	inorganic	50% ≤ fines < 70%		CL/CH	Sandy CLAY
50% or more passes the No. 200 sieve			70% ≤ fines < 85%		CL/CH	CLAY with sand
			fines ≥ 85%		CL/CH	CLAY
	Silts and Clays	inorganic	PI > 7 and plots on/above "A" line		CL	Lean CLAY
	Liquid Limit less than 50		PI < 4 or plots below "A" line		ML	SILT
		organic	Liquid Limit - oven dried / Liquid Limit - not dried < 0.75		OL	Organic clay / Organic silt
	Silts and Clays	inorganic	PI plots on or above "A" line		CH	Fat CLAY
	Liquid Limit 50 or more		PI plots below "A" line		MH	Elastic SILT
		organic	Liquid Limit - oven dried / Liquid Limit - not dried < 0.75		OH	Organic clay / Organic silt
HIGHLY ORGANIC SOILS	Primarily organic matter, dark in color, and organic odor				PT	PEAT

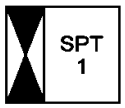
CORRELATION OF PENETRATION RESISTANCE WITH RELATIVE DENSITY AND CONSISTENCY

	No. OF BLOWS, N	RELATIVE DENSITY
	0 - 4	Very Loose
	5 - 10	Loose
SANDS:	11 - 30	Medium dense
	31 - 50	Dense
	OVER 50	Very Dense

	No. OF BLOWS, N	CONSISTENCY
	0 - 2	Very Soft
SILTS	3 - 4	Soft
&	5 - 8	Firm
CLAYS:	9 - 15	Stiff
	16 - 30	Very Stiff
	31 - 50	Hard
	OVER 50	Very Hard

	No. OF BLOWS, N	RELATIVE DENSITY
	0 - 8	Very Soft
	9 - 18	Soft
LIMESTONE:	19 - 32	Moderately Hard
	33 - 50	Hard
	OVER 50	Very Hard

SAMPLE GRAPHIC TYPE LEGEND



Location of SPT Sample



Location of Auger Sample

PARTICLE SIZE IDENTIFICATION

BOULDERS:		Greater than 300 mm
COBBLES:		75 mm to 300 mm
GRAVEL:	Coarse -	19.0 mm to 75 mm
	Fine -	4.75 mm to 19.0 mm
SANDS:	Coarse -	2.00 mm to 4.75 mm
	Medium -	0.425 mm to 2.00 mm
	Fine -	0.075 mm to 0.425 mm
SILTS & CLAYS:		Less than 0.075 mm

LABORATORY TEST LEGEND

LL	=	Liquid Limit, %
PL	=	Plastic Limit, %
PI	=	Plasticity Index, %
% PASS - 200	=	Percent Passing the No. 200 Sieve
MC	=	Moisture Content, %
ORG	=	Organic Content, %
k_h	=	Horizontal Hydraulic Conductivity, ft/day

6.0 LIMITATIONS

6.1 Warranty

This report has been prepared for our client for his exclusive use, in accordance with generally accepted soil and foundation engineering practices and makes no other warranty either expressed or implied as to the professional advice provided in the report.

6.2 Auger and SPT Borings

The determination of soil type and conditions was performed from the ground surface to the maximum depth of the borings, only. Any changes in subsurface conditions that occur between or below the borings would not have been detected or reflected in this report.

Soil classifications that were made in the field are based upon identifiable textural changes, color changes, changes in composition or changes in resistance to penetration in the intervals from which the samples were collected. Abrupt changes in soil type, as reflected in boring logs and/or cross sections may not actually occur, but instead, be transitional.

Depth to the water table is based upon observations made during the performance of the auger and SPT borings. This depth is an estimate and does not reflect the annual variations that would be expected in this area due to fluctuations in rainfall and rates of evapotranspiration.

6.3 Site Figures

The measurements used for the preparation of the figures in this report were made using the provided site plan and by estimating distances from existing structures and site features. Figures in this report were not prepared by a licensed land surveyor and should not be interpreted as such.

6.4 Unanticipated Soil Conditions

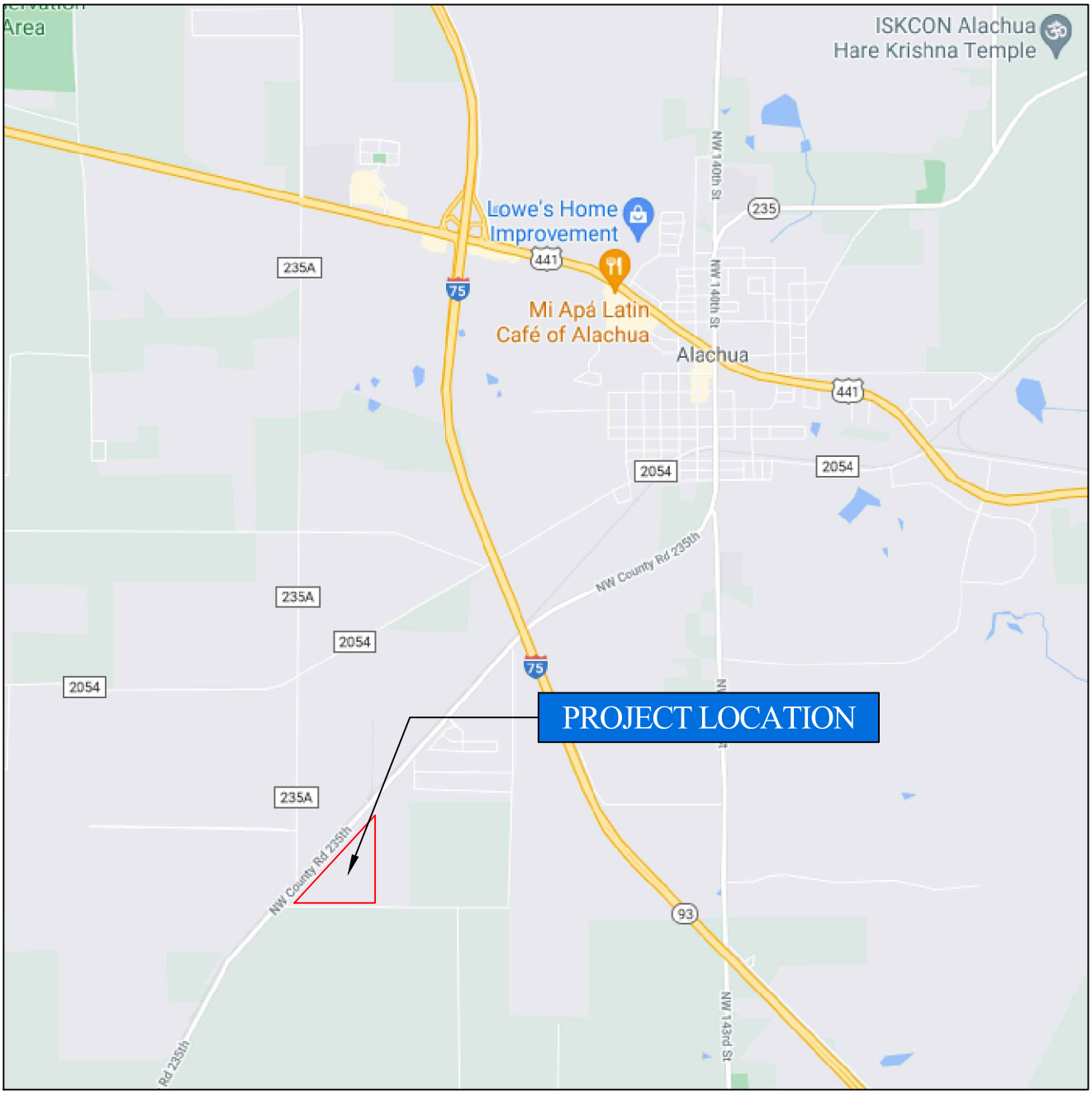
The analysis and recommendations submitted in this report are based upon the data obtained from soil borings performed at the locations indicated on Figure 2. This report does not reflect any variations that may occur between these borings.

The nature and extent of variations between borings may not become known until excavation begins. If variations appear, we may have to re-evaluate our recommendations after performing on-site observations and noting the characteristics of any variations.

6.5 Misinterpretation of Soil Engineering Report

GSE Engineering & Consulting, Inc. is responsible for the conclusions and opinions contained within this report based upon the data relating only to the specific project and location discussed herein. If others make the conclusions or recommendations based upon the data presented, those conclusions or recommendations are not the responsibility of GSE.

FIGURES



NORTH

NOT TO SCALE

SAVANNAH STATION, PHASE 3 ALACHUA, ALACHUA COUNTY, FLORIDA GSE PROJECT NO. 13739A	PROJECT SITE LOCATION MAP		
	DESIGNED BY: CRL CHECKED BY : JEG DRAWN BY : AXL	GSE Engineering & Consulting, Inc.	FIGURE 1

AERIAL PHOTOGRAPH SHOWING APPROXIMATE LOCATIONS OF FIELD TESTS

DESIGNED BY : CRL
CHECKED BY : JEG
DRAWN BY : AXL

GSE Engineering & Consulting, Inc.

FIGURE 2

SAVANNAH STATION, PHASE 3
ALACHUA, ALACHUA COUNTY, FLORIDA
GSE PROJECT NO. 13739A

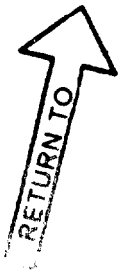
15.00
2275.00

Prepared By:
Andrew M. Smulian, Esq.
Akerman, Senterfitt & Eidson, P.A.
One Southeast Third Avenue
28th Floor
Miami, Florida 33131-1704

Folio No(s). 03982-000-000

CIRCUIT COURT CLERK
J.K. "Buddy" Irby
ALACHUA COUNTY, FL
Date 11/18/1997 10:01
Document ID 1499768
Book/Page 2140/ 1834

DTAX 2,275.00



SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made the ___ day of November, 1997, by International Business Machines Corporation, a New York corporation, hereinafter called the Grantor, to Waco, Inc., qualified to do business in Florida as Waco of Alabama, Inc., an Alabama corporation, having an address at 569 S. Edgewood Avenue, Jacksonville, FL 32205, hereinafter called the Grantee:

(Wherever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantor, for and in consideration of the sum of $10.00 and other good and valuable consideration, receipt and sufficiency whereof are hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all those certain parcels of land situated in Alachua County, Florida, and more particularly described in **Exhibit A** attached hereto and made a part hereof.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO:

1. Taxes for the year 1998 and subsequent years not yet due and payable.

2. Easements, restrictions, reservations, limitations and conditions of record, if any, provided this shall not operate to reimpose same.

3. All applicable zoning ordinances, other land use laws and regulations, and all applicable regulations and restrictions imposed by governmental authorities.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor and none other.

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered
in our presence:

Print Name: Robin J. Schmidt

Print Name: Angela Manos

INTERNATIONAL BUSINESS MACHINES CORPORATION, a New York corporation

By: _____
Name:
Title:
New Orchard Road
Armonk, NY 10504

J. Robb Mayo
Director of US Real Estate
Operations and Investments

STATE OF NEW YORK)
)SS:
COUNTY OF Westchester)

The foregoing instrument was acknowledged before me this 10 day of November, 1997, by * of International Business Machines Corporation, a New York corporation, on behalf of the corporation. He/~~she~~ is personally known to me.

F. Maureen Duffy
Name:
Notary Public
State of New York
My Commission Expires:

F. MAUREEN DUFFY
Notary Public, State of New York
No. 02DU4915342
Qualified in Westchester County
Commission Expires November 30, 199__

* J. Robb Mayo
Director of US Real Estate
Operations and Investments

MIA-209411-1

ALACHUA COUNTY LAND SURVEYORS, INC.

Professional Surveying and Mapping

2512 N.E. 1st Blvd. * Suite 200 * Gainesville, Fl. 32609
Phone (352) 376-1180 * Fax (352) 375-0600

Stacy A. Hall, P.S.M.

OCTOBER 30, 1997
118.191 ACRE TRACT

OVERALL TRACT "D"

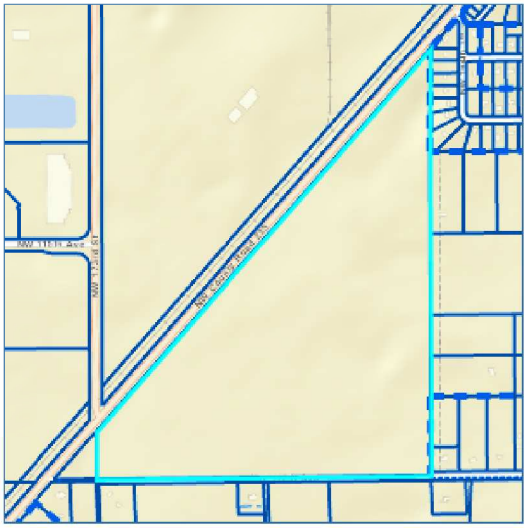
LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT AN IRON PIPE AT THE SOUTHWEST CORNER OF THE AFOREMENTIONED SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST FOR THE POINT OF BEGINNING AND RUN N.00°42'43"E., ALONG THE WEST LINE OF SAID SECTION, A DISTANCE OF 402.89 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY); THENCE RUN N.41°53'43"E., ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 4071.41 FEET TO A CONCRETE MONUMENT; THENCE RUN S.01°01'49"W., A DISTANCE OF 827.97 FEET TO A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 28; THENCE RUN S.00°32'41"W., ALONG THE WEST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 2612.87 FEET TO AN IRON PIPE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 28; THENCE RUN N.89°50'54"W., ALONG THE SOUTH LINE OF SAID SECTION 28, A DISTANCE OF 2684.07 FEET TO THE POINT OF BEGINNING, CONTAINING 118.191 ACRES MORE OR LESS.

SUBJECT TO THE MAINTAINED RIGHT OF WAY OF COUNTY ROAD N.W. 110th AVENUE (FORMERLY KNOWN AS COUNTY ROAD N.W. 28) ALONG THE SOUTH BOUNDARY THEREOF.

Map



No data available for the following modules: Building Information, Sub Area, Extra Features, Sketches, Photos.

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.
User Privacy Policy
GDPR Privacy Notice

Developed by Schneider GEOSPATIAL

Last Data Upload: 8/20/2021, 5:24:53 AM

Version 2.3.141

SUBDIVIDERS AGREEMENT

THIS SUBDIVIDERS AGREEMENT for Fletcher Trace Phase 1 (the "Agreement") is made by and between Fletcher Development, LLC a Florida limited liability company, whose principal address is 4510 NW 6th Place, 3rd Floor, Gainesville, FL 32607 (the "Developer") and the City of Alachua, a Florida municipal corporation (the "City"), whose principal address is 15100 NW 142 Terrace, Alachua, FL 32615, as of the date signed by the last party below (the "Effective Date").

R E C I T A L S

WHEREAS, the Developer is developing a residential subdivision in the City known as Fletcher Trace Phase 1, including certain Improvements as described in Paragraph 3 below (the "Project"), located on the real property legally described in attached Exhibit "A" (the "Property") and further described in the Final Plat for Fletcher Trace Phase 1 (the "Final Plat"), a copy of which is attached hereto as Exhibit "B" and incorporated herein by this reference; and

WHEREAS, the Developer wishes to enter into a Subdividers Agreement with City as part of the City's site-specific regulations for applications for development orders for the subdivision of land as further set forth and required in Section 2.4.10(G)(6) of the City's Land Development Regulations (the "LDRs"); and

WHEREAS, the Developer acknowledges that this Agreement is a valid exercise of the City's police powers and it is authorized by, among other things, Article VIII, Section 2(b) of the Florida Constitution, Section 163.3161, et. seq., Fla. Stat., Section 163.3202, Fla. Stat., and Section 166.021, Fla. Stat.; and

WHEREAS, the Developer acknowledges that this Agreement is governed by the City's LDRs and, as such, the Developer must utilize the administrative procedures contained in the LDRs in the event there is any dispute regarding or in any way arising out of this Agreement; and

WHEREAS, the Developer acknowledges that this Agreement is a regulatory agreement required as part of the process for the issuance of Development permits for the Project and, as such, Developer shall not have and waives any claim for monetary damages against the City in the event of any dispute regarding or in any way arising out of this Agreement.

NOW THEREFORE, in consideration of the foregoing recitals, the Developer and City (who may hereinafter be referred to collectively as the "parties" or individually as a "party") hereby covenant, stipulate and agree as follows:

1. **Recitals:** The above information and recitals are true and correct and are incorporated as material terms of this Agreement by reference.

2. **Certificate of Concurrency Compliance:** The City agrees to reserve public facilities for the Project as set forth in the Certificate of Concurrency Compliance attached hereto as Exhibit "C" and incorporated herein by reference.

3. **Construction:** The Developer shall construct, at Developer's sole expense, the improvements (the "Improvements") described in the Construction Plans prepared by the Project's Engineer of Record (the "Plans"), which were filed with the City by the Developer and have been reviewed and approved by the City in accordance with Section 2.4.10(G)(4) of the LDRs. The Improvements shall be constructed in accordance with the Plans and the requirements for Major Subdivisions as set forth in the City's LDRs. The Improvements consist of:

a. Certain "Private Improvements," which shall not be conveyed to the City and shall remain under private ownership and control. The Private Improvements are described in the Plans and the Final Plat. Developer agrees to proceed with the construction of the Private Improvements in a diligent manner to be fully and finally completed, as evidenced by the City's issuance of a Certification of Completion, on or before April 13, 2026.

b. Certain "Public Improvements," which upon completion shall be offered for dedication and acceptance by the City as provided in Section 14 hereof. The Public Improvements are described in the Final Plat. Developer agrees to proceed with the construction of the Public Improvements in a diligent manner to be fully and finally completed, as evidenced by the City's issuance of a Certification of Completion, on or before April 13, 2026.

c. The Improvements do not include those sidewalks depicted on the Construction Plans which abut or are immediately adjacent to a residential lot depicted on the Plat (hereinafter referred to as "House Sidewalk" or "House Sidewalks"). Such House Sidewalks shall be subject to the specific provisions governing construction, completion, conveyance (if applicable), and construction/maintenance guarantees described in this Agreement.

d. Some of the Improvements may be constructed and completed (as evidenced by the City's issuance of a Certification of Completion) after recording of the Final Plat. Specifically, the following Improvements, hereinafter referred to as the "Post Final Plat Improvements," may be completed after recording of the Final Plat: 6" limerock base, curb and gutter, 1.5" type SP9.5 asphaltic concrete, public and common area sidewalks, and street lighting, as depicted on the approved Construction Plans. Those Post Final Plat Improvements that will be offered for dedication and acceptance by the City following completion shall hereinafter be referred to as the "Post Final Plat Public Improvements," and those Post Final Plat Improvements that shall remain under private ownership and control following completion shall hereinafter be referred to as the "Post Final Plat Private Improvements."

All of the Improvements, with the exception of the Post Final Plat Improvements, shall be constructed and completed (as evidenced by the City's issuance of a Certification of Completion) prior to recording of the Final Plat.

4. **Drainage:** Drainage facilities for the Property shall be maintained in accordance with the approved Plans for the Project at the sole expense of the Developer.

5. **Fire Flow:** The Developer specifically acknowledges and agrees that future development and buildings constructed within the Project shall comply with the fire flow standards as set forth in the Florida Fire Prevention Code (the "FFPC"), which is adopted as part of the Florida Building Code (the "FBC"), as amended and effective at the time of such future development. It is the Developer's sole responsibility to comply with these fire flow standards. Nothing in this Agreement, including, but not limited to, the Plans and or the Certificate of Concurrency Compliance for the Project, attached hereto as Exhibit "C" in any way impacts or waives the requirement for future development and buildings within the Project from complying with the FFPC and FBC, as amended and effective at the time of such future development.

6. **Conveyance:** The Developer shall convey all of the required Public Improvements to the City. However, the parties acknowledge and agree that the Public Improvements shall not be accepted by the City, nor shall the City have any maintenance responsibility for same, unless and until: (1) the Public Improvements have been completed (as evidenced by the issuance of a Certification of Completion), (2) the Warranty Period (as hereinafter defined) has concluded and the Public Improvements have passed all inspections and the Public Services Director has made the determinations required pursuant to Section 14 hereof, and (3) the City Commission of the City of Alachua (the "City Commission") officially accepts the Public Improvements. Acceptance of public House Sidewalks shall be as set forth in Paragraph 16 below.

7. **Compliance:** The Developer warrants that it will construct all of the Improvements in accordance with the approved Plans and the Final Plat for the Project, the LDRs, and all applicable regulations, ordinances, laws, rules and the terms of this Agreement.

8. **Recording of Final Plat:**

The Final Plat for the Project shall be recorded by the Developer in the Public Records of Alachua County, Florida, within 545 days of its approval by the City Commission, provided the requirements of this Paragraph have been satisfied. The Final Plat shall not be released by the City for recording nor recorded until all of the Improvements, with the exception of the Post Final Plat Improvements, are fully and finally completed, as evidenced by the City's issuance of a Certification of Completion for same. Failure to record the Final Plat within 545 days of its approval by the City Commission shall render the Final Plat null, void, and of no further force and effect. Provided, upon Developer's application to the City and showing of good cause, the City Commission may, in its sole discretion, provide for an extension of not more than an additional 365 days. The Developer shall provide the City with a certified copy of the recorded Final Plat within one (1) business day of the recording of the Final Plat. The City shall record this Agreement within five (5) business days of the Effective Date. The Developer shall pay all costs associated with the recording of this Agreement.

9. **Surety Devices for Public Improvements:**

In order to comply with Sections 2.4.10(G)(5)-(8), 7.4.1, and 7.8.1 of the LDRs, the Developer warrants and agrees to provide the City with surety instruments for all Public Improvements as follows:

a. Public Improvements Maintenance Guarantee. Upon the City's completion of inspection but prior to issuing a Certificate of Completion for the Public Improvements, Developer shall provide the City with a "Public Improvements Maintenance Guarantee" in a form approved by the City in the amount of $169,223, which represents 10% of the Engineer's Certification of Construction Costs for Public Improvements ($1,692,237.44) set forth in Exhibit "D", which Public Improvements Maintenance Guarantee shall be in full force effect until Developer obtains a passing inspection for such Public Improvements following expiration of the Warranty Period (as hereinafter defined) pursuant to Section 2.4.10(G)(7)-(8) of the LDRs and Section 14 of this Agreement. The City shall release and return the Public Improvements Maintenance Guarantee upon the City Commission's acceptance of the Public Improvements, consistent with Section 2.4.10(G)(8)(b) of the LDRs and Section 14 of this Agreement, less any applicable reductions or drawdowns.

b. Post Final Plat Public Improvements Performance Guarantee. Prior to release and recordation of the Final Plat, Developer shall provide the City with a Cash Deposit, Lender Guarantee, Irrevocable Letter of Credit, Performance Bond, or other acceptable security (the "Post Final Plat Public Improvements Surety Instrument") in a form approved by the City in the amount of 120% of the Engineer's Certification of Construction Costs for such Post Final Plat Public Improvements that have not yet been completed, to guarantee the satisfactory construction of all such Post Final Plat Public Improvements. The City shall release and return the Post Final Plat Public Improvements Surety Instrument, less any applicable reductions or drawdowns, upon: (1) A Public Improvements Maintenance Guarantee consistent with the requirements of Section 9.a. being filed with the City for such Post Final Plat Improvements, and (2) the City's issuance of a Certification of Completion for the Post Final Plat Public Improvements.

10. **Surety Devices for Private Improvements:** In order to comply with Sections 2.4.10(G)(5)-(8), 6.10, and 7.8.1 of the LDRs, the Developer warrants and agrees to provide the City with surety instruments for all Private Improvements as follows:

a. Private Improvements Maintenance Guarantee. Upon the City's completion of inspections but prior to issuing a Certificate of Completion for the Private Improvements, Developer shall provide the City with a Private Improvements Maintenance Guarantee in a form approved by the City in the amount of

$183,637.07, which represents 10% of the Engineer's Certification of Construction Costs for Private Improvements set forth ($1,836,370.73) in Exhibit "E", which Private Improvements Maintenance Guarantee shall be in full force and effect until Developer obtains a passing inspection for such Private Improvements following expiration of the Warranty Period (as hereinafter defined) pursuant to Section 2.4.10(G)(7)-(8) of the LDRs and Section 14 of this Agreement. The City shall release and return the Private Improvements Maintenance Guarantee upon the Developer having obtained a passing inspection for such Private Improvements following expiration of the Warranty Period, pursuant to Section 2.4.10(G)(7)-(8) of the LDRs and Section 14 of this Agreement, less any applicable reductions or drawdowns.

b. Post Final Plat Private Improvements Performance Guarantee. Prior to release and recordation of the Final Plat, Developer shall provide the City with a Cash Deposit, Lender Guarantee, Irrevocable Letter of Credit, Performance Bond, or other acceptable security (the "Post Final Plat Private Improvements Surety Instrument") in a form approved by the City in the amount of 120% of the Engineer's Certification of Construction Costs for any Post Final Plat Private Improvements that have not yet been completed, to guarantee the satisfactory construction of all such Post Final Plat Private Improvements. The City shall release and return the Post Final Plat Private Improvements Surety Instrument, less any applicable reductions or drawdowns, upon: (1) A Private Improvements Maintenance Guarantee consistent with the requirements of Section 9.a. being filed with the City for such Post Final Plat Improvements, and (2) the City's issuance of a Certification of Completion for the Post Final Plat Private Improvements.

c. The surety for all Improvements (public and private) may be consolidated in the same surety instrument.

11. **Inspections:** Upon the City's approval of the Plans and Final Plat, the Developer may commence construction of the Improvements. During the construction period, the Project's Engineer of Record, or Professional Engineer with a Professional Engineering Services Agreement with the City of Alachua shall perform Construction and Engineering Inspection Services (the "CEI Services") and shall prepare and provide to the City inspection reports at the following benchmarks:

a. Inspection of Underground Stormwater System: at beginning of process; during 2 pipe laying activities; during 3 random backfilling operations; and inspection of the completed system by visual and TV camera.
b. Inspections of sewer system: at the beginning of work; during 3 random manhole placements; 3 random pipe placements; 3 backfilling operations; and inspection of the completed system with TV camera.
c. Inspection of water system: at the beginning of work; during all taps or city connections; 3 random pipe placements; 3 backfilling operations; and inspection of the completed system including disinfection and pressure testing.

d. Inspection of the electrical conduit: at the beginning of work; during all city connections; 3 random pipe placements, 3 backfilling operations; and inspection of completed system.
e. Inspection of Stormwater Management basin: at the rough grade stage, outfall placement; final grassing and inspection of completed system.
f. Inspection of pavement: at sub grade of all roads for line and grade and yielding; lime rock base for placement and finish; asphalt inspections at the beginning of operations; at least 3 random quality control checks during placement, asphalt inspection; and inspection of completed pavement. If necessary, a thin asphalt coat shall be added to any areas of the streets in order to provide a smooth graded finish, in particular, around curbs.

The Project's Engineer of Record or the Professional Engineer performing CEI Services shall submit the inspection reports to the City. The inspection reports shall show any discrepancies and shall note the correction of each discrepancy in a subsequent report. The Developer shall provide each inspection report to the City's Public Services Department with a copy to the City's Department of Planning and Community Development within three (3) business days of each inspection. The City may, in its sole discretion, demand in writing the immediate correction of any discrepancies contained on any of the inspection reports within a reasonable period set forth in the written demand. If the correction is not completed in the timeframe in the demand, the City is authorized to make a demand on the Improvements Surety Instrument for the amount needed in order to correct the discrepancy.

Upon completion of the Improvements, the Developer shall have the Project's Engineer of Record, or the Professional Engineer performing the CEI Services, conduct a final inspection and compile a final punch list. Upon the Project's Engineer of Record or the Professional Engineer performing the CEI Services providing a final report to the Developer and the City indicating that all of the deficiencies noted in any inspection report and on the final punch list have been completed and the Improvements are in working order and in accordance with the Plans and LDRs, the LDR Administrator or designee shall thereafter perform a final inspection and provide Developer with a list specifying all defects, deficiencies, and necessary repairs within 60 days of receipt of the final report. Upon completion of any and all repairs and a certification by the Project's Engineer of Record or the Professional Engineer performing the CEI Services that the Improvements have been completed in accordance with the requirements of this Agreement, the Plans, and the LDRs, the City shall issue a Certification of Completion and the Project's Engineer of Record or the Professional Engineer performing the CEI Services shall submit a certified cost of construction for the completed Improvements.

12. **No Transfer of Title Prior to Recording of Final Plat; Completion of Improvements Required Prior to Final Inspection:**

a. No transfer of title or sale of any lots for the Property that is subject to the Final Plat shall occur until the Final Plat has been recorded in accordance with this Agreement.

b. In the event the Developer conveys any interest, legal or equitable, to any portion of the Property, notice is hereby given that the City shall not conduct a final inspection on

any dwelling, nor issue any certificate of occupancy, nor will the City provide permanent City utility services until the Improvements required in this Agreement have been fully and finally completed in accordance with this Agreement. Developer acknowledges and agrees that there is no reasonable business backed expectation that any purchasers of lots or dwellings will be able to occupy or inhabit dwellings in the Project until full and final completion of the Improvements.

13. **Warranty Period:** In accordance with Sections 6.10.4 and 7.8.1 of the LDRs, the Developer warrants all Improvements for a period of one-year from the City's issuance of a Certification of Completion for such Improvements (the "Warranty Period"). Should the City, in the City's sole discretion, determine repairs are needed to the Improvements during the Warranty Period, the City shall provide notice to the Developer and the repairs shall be made within thirty (30) days of such written notice. In the event the Project's Engineer of Record certifies that a requested repair will take more than thirty days to complete, the repair shall be completed in the amount of time determined by the City's Public Services Director, in their sole discretion. The Developer shall be responsible for making all repairs to Improvements, at Developer's sole expense, so long as notice is sent to the Developer within the Warranty Period. The Warranty Period shall be automatically extended until the completion of all requested repairs. Failure of the Developer to complete the repairs within thirty days from the notice (or such time as the Public Services Director may authorize) shall constitute a breach of this Agreement.

14. **Inspections Following Warranty Period; Responsibility for Maintenance:** After the Warranty Period, the Developer shall submit a final certification prepared by the Developer's Engineer of Record that all of the Improvements have been completed and constructed in accordance with the Plans and applicable regulations and are functional and in good working order. The City shall not be bound to accept the Public Improvements for public maintenance or operation until the Public Services Director has determined that the Public Improvements were constructed in accordance with the LDRs, the City of Alachua Requirements for Design and Construction, applicable Florida Department of Transportation standards, and all other applicable laws, rules, and regulations and the City Commission has accepted the Public Improvements. Within 60 days of the Public Services Director's approval, the City Commission shall formally accept maintenance of the Public Improvements. The maintenance of all Private Improvements shall be the sole responsibility of the Developer and its successors, which shall include any homeowner's or property owner's association whose purpose includes the maintenance of such improvements.

15. **Maintenance of Landscape Improvements within City Rights of Way:** The Developer agrees to construct, install and maintain all landscape improvements located within the right-of-way as shown in the approved Plans for the Project at its sole cost and expense. Should the developer or successor fail to install or maintain the landscape improvements in accordance with the approved Plans, the City may provide written notice to the Developer or its successor, specifying the nature of the deficiency. Within 30 days following receipt of such notice, the Developer or successor shall cause the appropriate repairs or cure to be effected. In the event damage or failure to maintain results in a situation where public safety is at risk, the City may, in its sole discretion, effect repairs to the Improvements without the need of prior notice to the Developer or its successor. The City will promptly bill the Developer, its successors or assigns.

If the bill is not paid within 30 days, it shall be a default hereunder and the City shall have the right, but not the obligation, to make a claim under the maintenance bond or other remedies at law.

16. **Construction, Installation, and Surety Devices for House Sidewalks:** The Construction, completion deadlines, and surety devices for House Sidewalks shall be as follows:

a. Construction Deadline: The Developer or successor shall complete the construction and installation of the House Sidewalks in accordance with the Plans. The construction of all of the House Sidewalks shall be completed on or before April 13, 2028. If Developer has not completed all of the House Sidewalks by April 13, 2028, the City shall have the right, but not the obligation, to make a demand on the House Sidewalks Common Law Performance Bond described within Paragraph 16.b. below, for completing as many of the remaining sidewalks as possible with funds derived from such House Sidewalk Common Law Performance Bond. The City shall not, however, have any obligation to expend any money other than the proceeds from the House Sidewalk Common Law Performance Bond to construct sidewalks in the Project.

b. Surety Devices: In order to comply with Sections 2.4.10(G)(5)-(8), 6.10, 7.4.1, and 7.8.1 of the LDRs, the Developer or successor shall provide the City with a House Sidewalks Common Law Performance Bond, in a form acceptable to the City, as the surety instrument to guarantee the satisfactory completion of the House Sidewalks as required in this Agreement. The amount of the House Sidewalk Common Law Performance Bond shall be $80,214.30 ($66,845.25 x 120% of the certified estimated cost of completion in attached Exhibit "F"). Upon the satisfactory completion and inspection of the House Sidewalks, but not the acceptance, the Developer or successor shall provide the City with a House Sidewalk Common Law Maintenance Bond in the amount of $6,684.53 ($66,845.25 x 10%) for the one-year maintenance period. The City will then release and return the House Sidewalk Common Law Performance Bond.

c. Final Approval and Acceptance: Within one (1) year of the completion of all of the House Sidewalks, the City's Public Services Department will do a final inspection and notify the Developer or successor in writing of any deficiencies, in the City's sole discretion. The Developer or successor shall have thirty (30) days to cure any such deficiencies. If the Developer or successor does not cure these deficiencies within thirty (30) days, the City shall be authorized to have the work done and make a demand on the House Sidewalks Common Law Maintenance Bond to pay for the remedial work. Once all deficiencies are remedied to the satisfaction of the City, the House Sidewalks shall be submitted to the City Commission for acceptance. After the City Commission's acceptance of the House Sidewalks, the House Sidewalks Common Law Maintenance Bond will be released and returned to the Developer or successor, less any applicable reductions or drawdowns.

d. The Developer shall have complete and exclusive liability for all claims and shall indemnify the City for all claims, including but not limited to claims for bodily injury and damages, in any way related to or arising out of the construction, completion or non-completion of the House Sidewalks undertaken by the Developer until the City Commission has officially accepted the House Sidewalks.

17. **Non-Interest-Bearing Account:** All cash deposits made by Developer to the City under this Agreement shall be separately segregated on the books of the City and deposited into a non-interest-bearing bank account.

18. **No Inordinate Burden on Land:** The Developer acknowledges and agrees that the requirements under this Agreement in no way inordinately burdens any existing use of the Property or vested right to specific use of the Property described in Exhibit "A" and set forth in the Final Plat for the Project, attached hereto as Exhibit "B".

19. **Withholding Permits:** The City may, in its sole discretion, withhold any and all inspections, permits, and/or certificates for the Project if such action is deemed necessary by the City to secure the Developer's compliance with the terms of this Agreement.

20. **Compliance with Other Laws:** Nothing contained in this Agreement shall relieve the Developer or its successor or assigns from obtaining any local, regional, state or federal permits or complying with any ordinances, laws, rules, or regulations applicable to the development of the Project.

21. **Police Powers:** In the event the Developer, the Developer's agents, contractor, subcontractors, or anyone else acting on behalf of the Developer or the Developer's contractor or subcontractors may be liable or responsible, fails to comply with any applicable ordinance, law, rule or regulation and such failure tends to or does pose an imminent threat or danger to life or of great bodily injury to any person working on the job or to any member of the general public, the City, in its sole discretion through its City Manager or designee, has the right to exercise its police powers and to stop work on the Project until appropriate corrective measures are taken, without limiting any other remedies available to the City.

22. **Indemnity:** The Developer shall indemnify and hold harmless the City of Alachua, its officers, agents, employees, attorneys, or anyone's action directly or indirectly on behalf of the City, from and against all claims, damages, losses, and expenses, including reasonable attorney's fees, arising out of or resulting from a loss in performance of work, down-time of equipment, or any claim that may arise from bodily injury, sickness, disease or death, or the injury to or destruction of tangible property, including the loss of use resulting therefrom, caused in whole or in part by a negligent or wrongful act or omission on the part of the Developer, Developer's agent, contractor, subcontractors, or anyone directly or indirectly employed or working on behalf of the Developer for whose acts the Developer or its agent, contractors, or subcontractors may be liable or responsible. The Developer further agrees that the Developer shall not insulate itself from liability or responsibility to the City for a default in or failure to perform any of the terms of this Agreement, or from responsibility under this indemnification clause by employment of independent contractors or subcontractors or other entities. The Developer shall remain liable to the City notwithstanding any attempt by the Developer to pass any responsibility set forth herein to its contract, subcontractors, or other agent or employee.

23. **Payments:** Any payments due from the Developer to the City shall be made either by bank check or cashier's check payable to the City of Alachua, Florida, and provided to the City at the address provided in the Paragraph pertaining to Notices below.

24. **Agreement Runs with Land:** This Agreement shall be recorded in the Public Records of Alachua County, Florida and shall run with the Property.

25. **Default by Developer:** Should Developer fail to complete the Improvements within the timeframes provided in Paragraph 8, the City shall not release the Final Plat for recording and may also pursue any other remedies allowed by law or equity. The City's rights to declare a default are cumulative and the City's failure to declare a default at any time shall not waive its right to declare a future default.

Should Developer fail to complete the House Sidewalks within the timeframes provided in Paragraph 16, the City shall be entitled to make immediate demand on any surety or guarantee provided by Developer hereunder, and also be entitled to any other remedies allowed by law or equity.

26. **Notices:** Except as otherwise provided in this Agreement, any notice, request, or approval, from either party to the other party must be in writing and sent by certified mail, return receipt requested, or by personal delivery. Such notice will be deemed to have been received when either deposited in the United States Postal Service mailbox or personally delivered with a signed proof of delivery. For purposes of notice, the parties and their respective representatives and addresses are:

City:	City of Alachua **Attn: City Manager / LDR Administrator**
Via Hand Delivery:	15100 NW 142nd Terrace Alachua, FL 32615
Via U.S. Mail:	Post Office Box 9 Alachua, FL 32616
Developer:	Fletcher Development, LLC
Via Hand Delivery:	4510 NW 6th Place 3rd Floor Gainesville, FL 3260
Via U.S. Mail:	4510 NW 6th Place 3rd Floor Gainesville, FL 3260
With copy to:	[Address]

27. **Binding Effect:** The City and Developer each bind the other and their respective successors and assigns to all of the terms, conditions, covenants and provisions of this Agreement.

28. **Severability:** If any provision of this Agreement is declared void by a court of law, all other provisions will remain in full force and effect.

29. **Not Assignable without Approval:** This Agreement shall not be assignable by the Developer without the written approval of the City Commission.

30. **Enforcement:** The failure of either City or Developer to exercise any right under this Agreement shall not waive such right in the event of any future default or non-compliance with this Agreement.

31. **Jurisdiction and Venue:** This Agreement is governed in accordance with the laws of the State of Florida. Venue for any action regarding this Agreement shall be in the Circuit Court in Alachua County, Florida.

32. **Amendment:** This Agreement may only be amended by mutual written agreement by the City and the Developer with prior approval of the City Commission.

33. **Legal Advice:** The Developer and the City have each had the advice of their respective attorneys before entering into this Agreement, including all exhibits hereto.

34. **Joint Preparation:** This Agreement has been drafted with participation of the City and the Developer and shall not be construed against either the City or Developer on account of draftsmanship.

35. **Captions and Headings:** Paragraph headings are for convenience only and shall not be used to construe or interpret this Agreement.

36. **Time of Essence:** Time is of the essence in complying with each and every term and condition of this Agreement.

37. **Entire Agreement:** This Agreement constitutes the entire agreement of the City and the Developer and supersedes all prior written or oral agreements, understanding or representations.

38. **Exclusive Remedy:** In the event of any question or dispute arising out of or related to this Agreement, the sole and exclusive remedy of the Developer against the City, after Developer exhausts all administrative remedies in the City's LDRs, shall be an action for declaratory judgment. Developer specifically waives all other remedies it may have against the City. In no event shall Developer have a cause of action for monetary damages against the City for anything in any way related to or arising out of this Agreement.

39. **Sovereign Immunity:** The City does not waive its sovereign immunity in entering into this Agreement. Nothing herein, expressed or implied, waives or should be construed to be a waiver or an attempt to waive the sovereign immunity of the City under the Florida Constitution and the laws of the State of Florida.

40. **No Future Representations:** The City's approval of this Subdividers Agreement does not in any way imply, represent, require or guarantee that the City will approve the application for any other phase of the development of the Project.

IN WITNESS WHEREOF, City and Developer have hereunto set their hands and seals the day and year last written below.

WITNESSES

_____
(Witness No. 1 - Signature)

_____
(Witness No. 1 - Printed)

_____
(Witness No. 1 – Address)

_____
(Witness No. 2 - Signature)

_____
(Witness No. 2 - Printed)

_____
(Witness No. 2 – Address)

DEVELOPER

_____
By: _____
Its: _____
Date: 1/24/25

STATE OF _____
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____ 20___ by [Developer Signatory], as [Title] of [Developer], ☐ who is personally known to me or ☐ who has produced _____ _____ as identification.

_____
Signature of Notary Public
Printed Name of Notary: _____
Commission Number: _____
Commission Expiration: _____

(Notary Stamp)

ATTEST:

CITY OF ALACHUA

_____
William M. DaRoza, City Manager/Clerk

_____
Gib Coerper, Mayor

Approved as to Form:

_____
Marian B. Rush, City Attorney

STATE OF _____
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____ 20____ by Gib Coerper, as Mayor of the City of Alachua, ☐ who is personally known to me or ☐ who has produced _____ _____ as identification.

_____
Signature of Notary Public
Printed Name of Notary: _____
Commission Number: _____
Commission Expiration: _____

(Notary Stamp)

Exhibit "A"
Property

LEGAL DESCRIPTION

21-0297

CHW
Professional Consultants

DATE: DECEMBER 14, 2023
PROJECT NAME: FLETCHER TRACE
PROJECT NO: 21-0297
DESCRIPTION FOR: PHASE 1

A TRACT OF LAND BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2140, PAGE 1834, OF THE PUBLIC RECORDS OF ALACHUA COUNTY FLORIDA, SITUATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, OF SAID ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF AFOREMENTIONED SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE NORTH 0°04'14" WEST, ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 403.02 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY); THENCE NORTH 41°06'51" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1437.97 FEET; THENCE, DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, THE FOLLOWING ELEVEN (11) COURSES; (1) SOUTH 48°53'09" EAST, A DISTANCE OF 295.00 FEET; (2) SOUTH 41°06'51" WEST, A DISTANCE OF 160.00 FEET; (3) SOUTH 48°53'09" EAST, A DISTANCE OF 270.00 FEET; (4) SOUTH 41°06'51" WEST, A DISTANCE OF 519.84 FEET; (5) NORTH 48°53'09" WEST, A DISTANCE OF 270.00 FEET; (6) SOUTH 41°06'51" WEST, A DISTANCE OF 110.16 FEET; (7) SOUTH 60°08'30" WEST, A DISTANCE OF 52.89 FEET; (8) SOUTH 41°06'51" WEST, A DISTANCE OF 110.00 FEET; (9) SOUTH 48°53'09" EAST, A DISTANCE OF 702.47 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 335.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 51°07'03" EAST, 26.09 FEET; (10) THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°27'46", AN ARC LENGTH OF 26.09 FEET TO THE END OF SAID CURVE; (11) THENCE, DEPARTING SAID CURVE, SOUTH 36°39'04" WEST, A DISTANCE OF 123.18 FEET TO THE SOUTH LINE OF AFOREMENTIONED SECTION 28; THENCE SOUTH 89°22'44" WEST, ALONG THE SOUTH LINE OF SAID SECTION 28, A DISTANCE OF 1005.72 FEET TO THE **POINT OF BEGINNING.**

SUBJECT TO THE MAINTAINED RIGHT OF WAY OF COUNTY ROAD N.W. 110TH AVENUE (FORMERLY KNOWN AS COUNTY ROAD N.W. 28), ALONG THE SOUTH BOUNDARY THEREOF.

SAID TRACT CONTAINING 21.35 ACRES OF LAND, MORE OR LESS.

t: (904) 619-6521 | 8563 Argyle Business Loop, Suite 3, Jacksonville, FL 32244
t: (352) 331-1976 | 11801 Research Drive, Alachua, FL 32615
t: (352) 414-4621 | 101 NE 1st Avenue, Ocala, FL 34470
www.chw-inc.com

Exhibit "B"
Final Plat

FLETCHER TRACE - PHASE I

LOCATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

CHW Professional Consultants
132 NW 76th Drive
Gainesville, Florida 32607
(352) 331-1976 / (352) 331-2476
www.chw-inc.com
lic. no. FLORIDA 1 FL-5775

PLAT BOOK__, PAGE __
SHEET ONE OF TWO

DESCRIPTION

A TRACT OF LAND SITUATED IN SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF AFORESAID SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, THENCE NORTH 0°04'14" WEST, ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 492.93 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT-OF-WAY); THENCE NORTH 41°36'51" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 908.43 FEET; THENCE SOUTH 48°23'09" EAST, DEPARTING SAID SOUTHERLY RIGHT OF WAY, A DISTANCE OF 50.00 FEET; THENCE NORTH 41°36'51" EAST, A DISTANCE OF 99.06 FEET; THENCE NORTH 48°% 09" WEST, A DISTANCE OF 99.06 FEET TO THE AFOREMENTIONED SOUTHERLY RIGHT OF WAY OF COUNTY ROAD NO. 235; THENCE NORTH 41°36'51" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 879.87 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, THE FOLLOWING ELEVEN (11) COURSES: (1) SOUTH 48°19'09" EAST, A DISTANCE OF 285.89 FEET; (2) SOUTH 41°36'51" WEST, A DISTANCE OF 169.39 FEET; (3) SOUTH 18°32'09" EAST, A DISTANCE OF 278.66 FEET; (4) SOUTH 41°36'51" WEST, A DISTANCE OF 519.24 FEET; (5) NORTH 48°23'09" WEST, A DISTANCE OF 374.69 FEET; (6) SOUTH 41°36'51" WEST, A DISTANCE OF 118.16 FEET; (7) SOUTH 48°19'09" EAST, A DISTANCE OF 112.89 FEET; (8) SOUTH 41°36'51" WEST, A DISTANCE OF 139.00 FEET; (9) SOUTH 48°23'09" EAST, A DISTANCE OF 210.71 FEET; (10) SOUTH 41°36'51" WEST, A DISTANCE OF 280.47 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 175.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 61°07'21" EAST, 76.09 FEET; (11) THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 56°27'45", AN ARC LENGTH OF 29.06 FEET TO THE END OF SAID CURVE; (11) THENCE DEPARTING SAID CURVE, SOUTH 26°39'04" WEST, A DISTANCE OF 133.18 FEET TO THE SOUTH LINE OF AFOREMENTIONED SECTION 28; THENCE SOUTH 89°20'56" WEST, ALONG THE SOUTH LINE OF SAID SECTION 28, A DISTANCE OF 1003.72 FEET TO THE POINT OF BEGINNING.

PARCEL OF LAND CONTAINING 21.29 ACRES MORE OR LESS.

SURVEYOR'S NOTES

1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 1983), WHICH HOLDS A BEARING OF SOUTH 89°20'56" WEST FOR THE SOUTH LINE OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FL.
2. VERTICAL DATUM SHOWN HEREON IS DERIVED FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), BENCHMARK USED WAS A NATIONAL GEODETIC SURVEY BENCHMARK NUMBERED D178, WITH A PUBLISHED ELEVATION OF 180.53 FEET (NAVD 88).
3. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1: 5,000'.
4. BUILDING SETBACKS (UNLESS SHOWN OTHERWISE)
   FRONT = 15'
   REAR = 5'
   SIDE = 5'
   20 FEET ALONG GARAGES = 15'
5. THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL No. 12001C 0179 D, COMMUNITY PANEL NO. "120688 0179 D" EFFECTIVE DATE JUNE 16, 2006.
6. THE COMMON AREAS, OPEN SPACE, AND STORMWATER MANAGEMENT AREAS SHOWN HEREON, WILL BE CONVEYED TO THE OWNER'S ASSOCIATION AND ARE IDENTIFIED FOR MAINTENANCE IN THE HOMEOWNERS ASSOCIATION DOCUMENTS. THE OWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF TREES PLANTED IN RIGHTS-OF-WAY AND COMMON AREAS IN CONFORMANCE WITH SUBDIVIDERS AGREEMENT AND SECTION 2.E.1. OF THE CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS, AS.
7. LOT CORNERS AND PERMANENT CONTROL POINTS SHALL BE SET PER 177.091 (9) AND (9) FLORIDA STATUTES.
8. ALL LINES ARE NON-RADIAL UNLESS NOTED OTHERWISE.
9. THIS SURVEY IS A TOTAL OF TWENTY SHEETS. EACH SHEET IS INCOMPLETE WITHOUT THE OTHERS. SEE SHEET ONE (1) FOR OVERALL PLAT BOUNDARY. SEE SHEET (2) FOR DETAIL INFORMATION FOR LOTS ONE (1) THROUGH FORTY-TWO (42).

LINE DATA TABLE

LINE	DIRECTION	LENGTH
L1	S 41°36'51" W	139.16'
L2	S 89°56'39" W	57.68'
L3	S 41°36'51" W	139.39'
L4	S 26°39'04" W	153.19'
L5	S 41°36'51" W	50.00'
L6	N 48°19'09" W	50.00'
L7	S 48°19'09" E	50.00'
L8	N 41°36'51" E	18.00'

CURVE DATA TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	29.59'	300.00'	5°39'27"	29.58'	S 61°07'37" E

SITE BENCHMARK TABLE

NO.	DESCRIPTION	ELEVATION	NORTHING	EASTING
BM1	5" STEEL ROD & CAP "LB TRAN LB6875"	97.56'	2828647.14	2906511.16
BM2	5" STEEL ROD & CAP "LB TRAN LB6875"	97.88'	2828468.22	2907120.76
BM3	5" STEEL ROD & CAP "LB TRAN LB6875"	99.67'	2828230.59	2906691.79

*NOTE: ALL SITE BENCHMARKS ARE OFFSITE, LOCATED ALONG THE SOUTHERLY RIGHT OF WAY LINE OF N.W. COUNTY ROAD NO. 235 TO THE NORTHEAST OF THE PLAT.

LEGEND

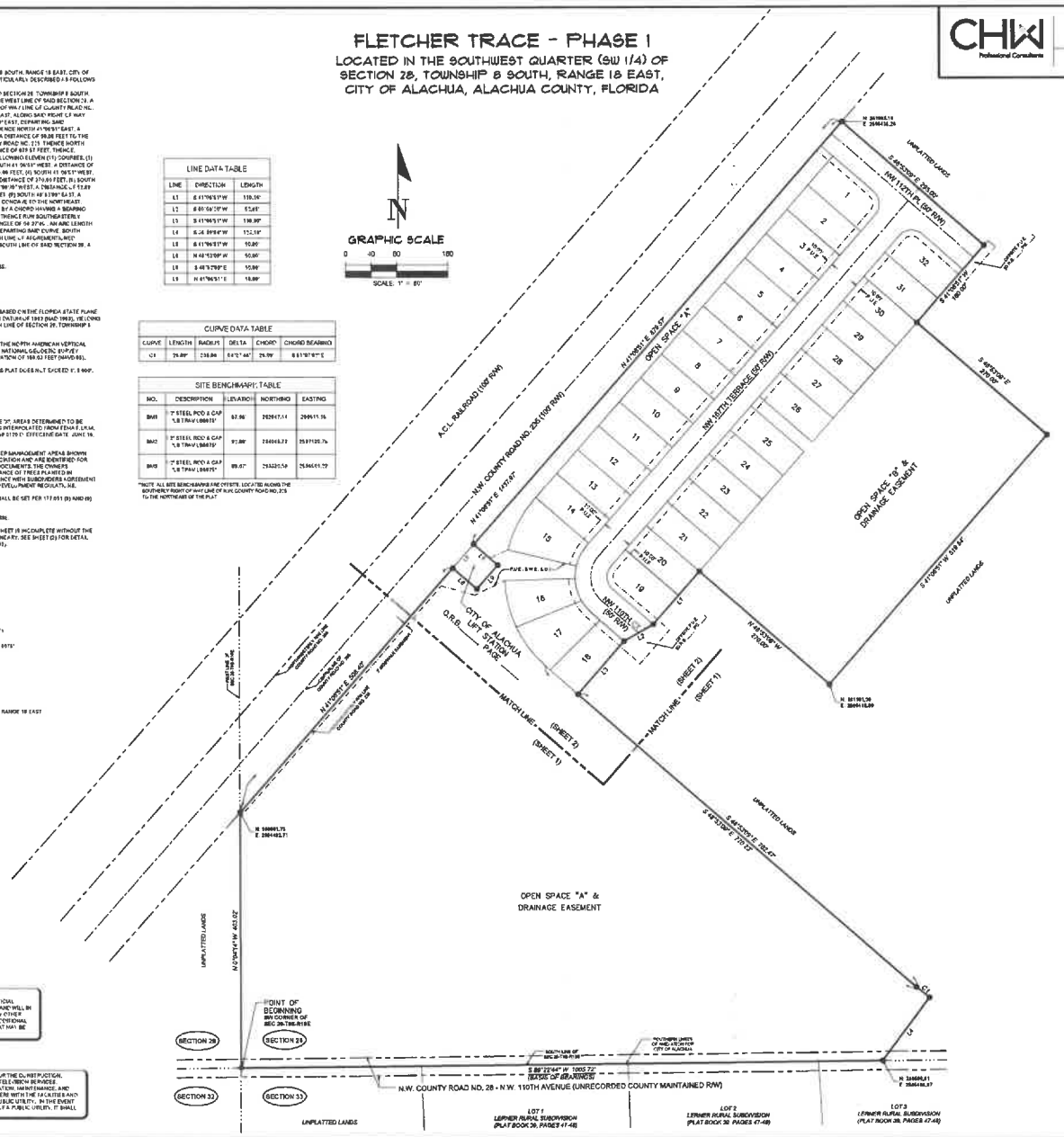
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
⊕ = SET 5/8" Ø REBAR & CAP MARKED "PRM LB 6875"
▲ = SET NAIL AND DISK STAMPED "PCP 6875"
⊕ = FOUND 5/8" IRON ROD (NO ID.)
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITIES EASEMENT
B.S.L. = BUILDING SETBACK LINE
FFE = FINISHED FLOOR ELEVATION
NO. = NUMBER
O.R.B. = OFFICIAL RECORDS BOOK
SEC 28-8S-18E = SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST
PG = PAGE
R/W = RIGHT OF WAY
S.F. = SQUARE FEET
S.W.E. = SIDEWALK EASEMENT
(R) = RADIAL
ID. = IDENTIFICATION
⊕ = SITE BENCHMARK
———— = SUBJECT PARCEL LINE
———— = ADJOINING PARCEL LINE
— — — = EASEMENT LINE
———— = RIGHT OF WAY LINE
———— = SECTION LINE

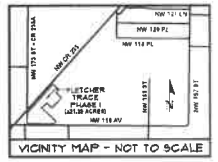
FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 540, COMMUNITY PANEL NO. "120688 0120 D" EFFECTIVE DATE JUNE 16, 2006.

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 SUPPLANTED 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.

ALL PLATTED 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.





OWNER'S CERTIFICATION AND DEDICATION

WACO PROPERTIES, INC., DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE LANDS DESCRIBED HEREON AND HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED TO BE KNOWN AS "FLETCHER TRACE - PHASE I", AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE RIGHTS-OF-WAY AS SHOWN HEREON, AND DOES HEREBY DEDICATE THE USE OF DRAINAGE EASEMENTS TO THE PUBLIC FOR THE RIGHT TO DISCHARGE STORMWATER. THE OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF ALL STORMWATER SYSTEM NOT IN THE RIGHT OF WAY, AND DOES HEREBY CEDE, GIVE TO THE PUBLIC, FOREVER THE PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON, FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON. NO PERMANENT STRUCTURES TO INCLUDE SERVICE VEHICLES AND DOGS HEREBY DEDICATE TO THE PUBLIC FOREVER THE UTILITY EASEMENTS AS SHOWN HEREON FOR THE PURPOSE OF PROVIDING ACCESS.

WITNESS _____ SIGNATURE _____

WITNESS _____

ACKNOWLEDGEMENT (STATE OF FLORIDA, COUNTY OF ALACHUA)

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME _____ KNOWN TO ME TO BE THE PERSON HEREIN DESCRIBED AND WHO ACKNOWLEDGED THAT HE EXECUTED THIS INSTRUMENT AS HIS FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, A.D. 2024

NOTARY PUBLIC-STATE OF FLORIDA
COMMISSION EXPIRES _____
COMMISSION NO. _____

CERTIFICATE OF APPROVAL BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

THIS IS TO CERTIFY THAT ON _____ THE FOREGOING PLAT WAS APPROVED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.

MAYOR

ATTEST

CITY MANAGER

FILED FOR RECORDATION

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR THE CITY OF ALACHUA, FLORIDA

EXAMINED ON

AND APPROVED AS TO ITS LEGAL FORM AND SUFFICIENCY BY

CITY ATTORNEY

RECEIVED AND FILED

RECEIVED AND FILED FOR RECORD ON THIS _____ DAY OF _____, A.D. 2024

CLERK OF THE COURT

BY

CERTIFICATE OF APPROVAL BY PROFESSIONAL SURVEYOR & MAPPER

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE PLATTING REQUIREMENTS PURSUANT TO CHAPTER 177, PART 1 - PLATTING OF THE FLORIDA STATUTES AND THAT THIS PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF SAID CHAPTER. HOWEVER, THIS REVIEW AND CERTIFICATION DOES NOT INCLUDE COMPUTATION OR FIELD VERIFICATION OF ANY MONUMENTATION REQUIREMENTS.

EXAMINED ON

AND APPROVED BY
PROFESSIONAL SURVEYOR AND MAPPER

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT THIS PLAT ENTITLED "FLETCHER TRACE - PHASE I" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE OF THE DESCRIBED LANDS UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THIS PLAT AND SURVEY COMPLIES WITH ALL PERTINENT REQUIREMENTS SET FORTH IN CHAPTER 177 PART 1 - PLATTING OF THE FLORIDA STATUTES.

DATE

CHRISTOPHER M. [illegible]
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 7142
CAUSSEAUX - HEWETT & WALPOLE, LLC
FLORIDA LICENSED BUSINESS NUMBER LB 6813
[illegible] PERSHING ROAD, GAINESVILLE, FL 32615

FLETCHER TRACE - PHASE 1

LOCATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

CHW Professional Consultants
132 NW 76th Drive
Gainesville, Florida 32607
(352) 331-1976 / (352) 331-2476
www.chw-inc.com
lic. no. FLORIDA FB-5075

PLAT BOOK__, PAGE __
SHEET TWO OF TWO

SURVEYOR'S NOTES

1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 1983), YIELDING A BEARING OF S 00°07'58" E FOR THE SOUTH LINE OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FL.
2. VERTICAL DATUM SHOWN HEREON IS DERIVED FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BENCHMARK USED WAS A NATIONAL GEODETIC SURVEY BENCHMARK NUMBER DP5B, WITH A PUBLISHED ELEVATION OF 159.83 FEET (NAVD 88).
3. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1 : 5,000'.
4. BUILDING SETBACKS (UNLESS SHOWN OTHERWISE):
   FRONT = 20'
   REAR = 8'
   SIDE = 5'
   STREET FACING GARAGES = 18'
5. THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 179 OF 640, COMMUNITY PANEL NO. 12001C0179 D, EFFECTIVE DATE: JUNE 16, 2006.
6. THE COMMON AREAS, OPEN SPACE, AND STORM WATER MANAGEMENT AREAS SHOWN HEREON WILL BE CONVEYED TO THE OWNER'S ASSOCIATION AND ARE IDENTIFIED FOR MAINTENANCE IN THE HOMEOWNER'S ASSOCIATION DOCUMENTS. THE OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF TREES PLANTED IN PRIVATE RIGHT-OF-WAY AND COMMON AREAS IN CONFORMANCE WITH SUBDIVISION AGREEMENT AND SECTION 7.2.1 OF THE CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS.
7. LOT CORNERS AND PERMANENT CONTROL POINTS SHALL BE SET PER 177.091 (6) AND (9) FLORIDA STATUTES.
8. ALL LINES ARE NON-RADIAL UNLESS NOTED OTHERWISE.
9. THIS SURVEY IS A TOTAL OF TWO (2) SHEETS. EACH SHEET IS INCOMPLETE WITHOUT THE OTHERS. SEE SHEET ONE (1) FOR OVERALL PLAT BOUNDARY. SEE SHEET (2) FOR DETAIL INFORMATION FOR LOTS ONE (1) THRU THIRTY-TWO (32).



VICINITY MAP - NOT TO SCALE

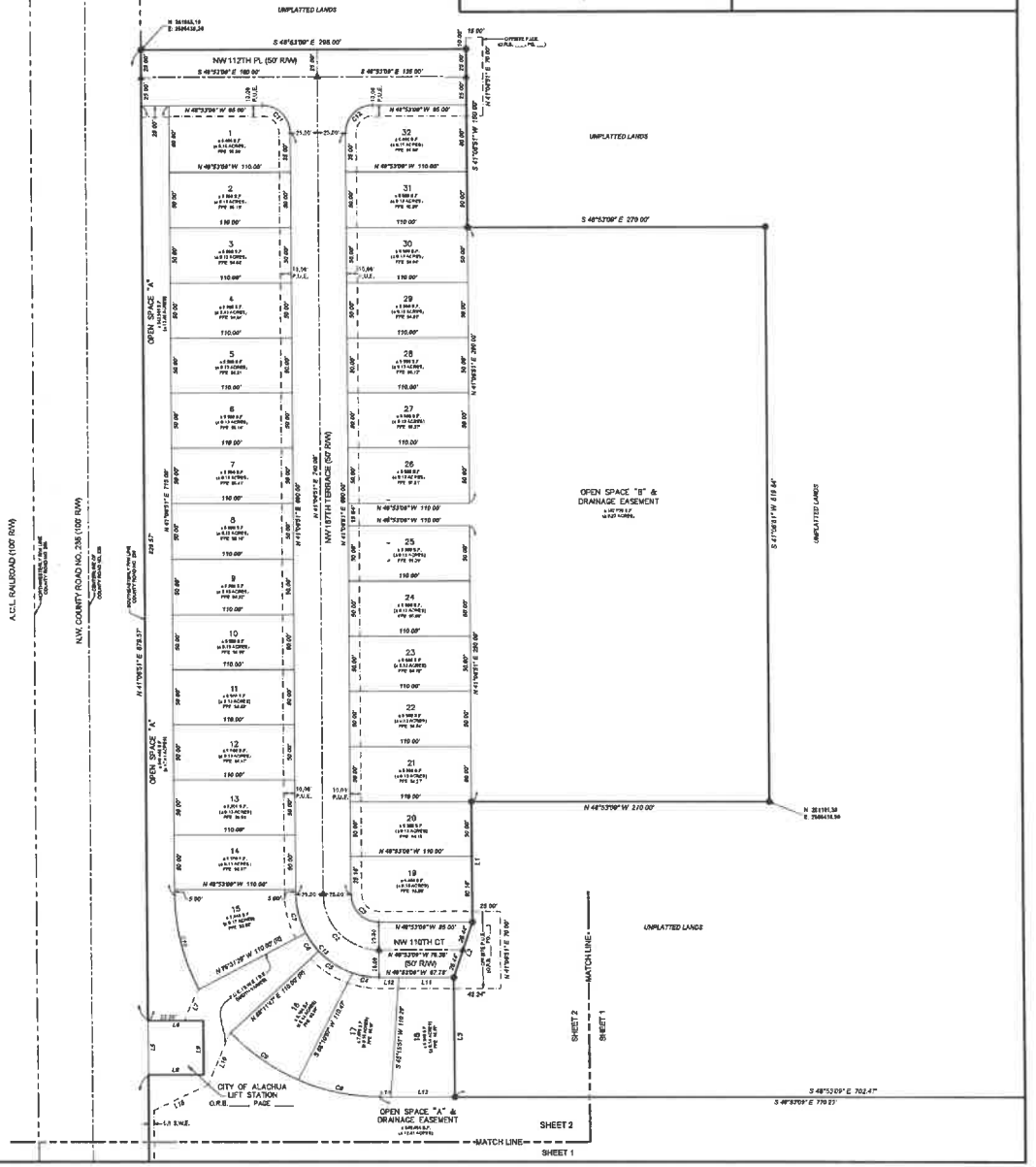
GRAPHIC SCALE
0 25 50 100
SCALE 1" = 50'

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 41°39'51" W	110.15'
L2	S 48°53'09" E	50.00'
L3	S 41°06'51" W	110.00'
L4	S 36°39'54" W	121.15'
L5	S 41°06'51" W	50.00'
L6	S 48°53'09" E	56.39'
L7	S 85°17'06" W	31.83'
L8	N 48°53'09" W	90.00'
L9	N 41°06'51" E	90.00'
L10	N 54°06'00" E	51.22'
L11	N 48°53'09" W	56.59'
L12	N 48°53'09" W	17.74'
L13	S 48°53'09" E	57.96'
L14	S 48°53'09" E	9.78'
L15	S 74°22'09" E	54.91'

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C2	69.14'	100.00'	39°36'09"	70.31'	N 5°53'05" W
C3	39.27'	25.00'	90°00'00"	35.36'	S 2°53'09" E
C4	24.51'	75.00'	18°43'24"	24.40'	S 28°31'31" E
C5	37.32'	75.00'	28°31'13"	36.94'	S 31°37'51" E
C6	28.99'	75.00'	15°31'04"	28.84'	S 54°59'09" W
C7	36.19'	75.00'	27°39'13"	35.83'	S 83°17'45" W
C8	28.51'	105.00'	15°33'43"	15.85'	S 27°30'15" E
C9	79.51'	105.00'	43°22'53"	74.85'	S 11°19'56" E
C10	89.24'	105.00'	37°59'59"	88.28'	S 21°17'41" W
C11	39.27'	25.00'	90°00'00"	35.36'	N 2°53'09" W
C12	39.27'	25.00'	90°00'00"	35.36'	S 87°06'51" W
C13	117.81'	75.00'	90°00'00"	106.07'	S 3°06'51" E

LEGEND

FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
● = SET 5/8" STEEL REBAR & CAP MARKED "PRM LB 6675"
▲ = SET NAIL AND DISK STAMPED "FOC 6675"
○ = FOUND 1/2" REBAR (NO ID)
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITIES EASEMENT
B.S.L. = BUILDING SETBACK LINE
FFE = FINISHED FLOOR ELEVATION
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE
R/W = RIGHT OF WAY
S.F. = SQUARE FEET
S.W.E. = SIDEWALK EASEMENT
NO. = NUMBER
(R) = RADIAL
(I) = IDENTIFICATION
⊕ = SITE BENCHMARK
——— = SUBJECT PARCEL LINE
——— = ADJOINING PARCEL LINE
– – – = EASEMENT LINE
———— = RIGHT-OF-WAY LINE
– · – = SECTION LINE



CERTIFICATE OF CONCURRENCY COMPLIANCE FOR FLETCHER TRACE PHASE 1

This Certificate of Concurrency Compliance ("Certificate") is hereby issued to Fletcher Development, LLC, a Florida Limited Liability Company authorized to transact business in the State of Florida and ("Developer/Owner") by City of Alachua, Florida ("City") this 14th day of October, 2024.

RECITALS

WHEREAS, the Developer/Owner is developing a residential subdivision in the CITY known as Fletcher Trace Phase 1 (the "Project"), legally described in attached Exhibit '1'.

WHEREAS, the Developer/Owner has secured a Subdivider Regulatory Agreement for the Project from the City for the Project (herein "Subdivider Agreement") as part of the City's site specific requirements for applications for Development permits for the subdivision as further set forth in Section 2.4.10(G)(4) of the City's Land Development Regulations (the "LDRs");

WHEREAS, the LDRs provide in Article 2, Section 2.4.14 for the issuance of a Certificate of Concurrency Compliance by the City as to provide a mechanism for reviewing applications for development approval to ensure that no development order is issued unless there is adequate public facility capacity for roads, sanitary sewer, solid waste, stormwater management, potable water, recreation, or public school facilities. This review is part of a regulatory program of the City to ensure that the adopted level of service standard for each public facility is available to serve development concurrent with the impacts of development;

WHEREAS, Section 2.4.14, requires that a project have one or more of the following land development permits in order to be eligible for issuance of a Certificate of Concurrency Compliance;

WHEREAS, the Project is zoned Planned Development- Residential ("PD-R");

WHEREAS, the Project has an approved preliminary plat approval for a residential subdivision for the Project;

WHEREAS, the Project is now ready to proceed to approval of a Final Plat comprised of 32 residential lots;

WHEREAS, the Developer/Owner intends to immediately initiate construction on the Project;

WHEREAS, the Developer/Owner of the Project agrees to submit payment for sewer connection fees as determined in the City's Capital Facilities charges and as set forth in Section

38-139 of the City of Alachua Code of Ordinances, as those fees exist prior to the final inspection of each residential unit;

WHEREAS, the Developer/Owner of the Project further agrees to submit payment for water connection fees as determined in the City's Capital Facilities charges and as set forth in Section 38-139 of the City of Alachua Code of Ordinances, as those fees exist prior to the final inspection of each residential unit; and

WHEREAS, the City has determined that adequate water and wastewater capacity exists to the Project;

WHEREAS, the Developer/Owner acknowledges that this Certificate of Concurrency Compliance is a valid exercise of the City's police powers and is authorized by, among other things, Article VIII, Section 2(b) of the Florida Constitution, Section 163.3161, *et. seq.,* Fla. Stat., Section 163.3202, Fla. Stat., and Section 166.201 Fla. Stat.;

WHEREAS, the Developer/Owner acknowledges that this Certificate of Concurrency Compliance is governed by the City's LDRs and, as such, the Developer/Owner must utilize the administrative procedures contained in the LDRs in the event there is any dispute regarding this Certificate; and

WHEREAS, the Developer/Owner acknowledges that this Certificate of Concurrency Compliance constitutes a regulatory agreement required as part of the process for the issuance of Development permits for the Project and, as such, Developer/Owner has no claim for monetary damages against the City in the event of any dispute regarding this Certificate, Developer/Owner's sole remedy for any dispute in any way relating to this Certificate is an action for declaratory relief, and nothing in this Certificate expressed or implied waives or should be construed to as a waiver or attempted waiver by the City of its sovereign immunity under the Florida Constitution and the laws of the State of Florida;

NOW THEREFORE, BASED UPON THE FOREGOING RECITALS, findings of fact and conclusion of law, the City issues this Certificate of Concurrency Compliance subject to the following conditions of issuance:

1. The above recitals are true and correct and are incorporated into this Certificate of Concurrency Compliance by reference.

2. The City will reserve 8,000 gallons per day (32 lots x 250 gallons per day) of wastewater capacity for the 32 units proposed in the Project. This capacity reservation is intended solely for residential uses to be constructed within the Project as defined by applicable development permits including, but not limited to construction plans and Subdivider Agreement, on file with the City.

3. The City will reserve 8,800 gallons per day (32 lots x 275 gallons per day) of water capacity for the 32 units proposed in the Project. This capacity reservation is intended solely for residential uses to be constructed within the Project as defined

by applicable development permits including, but not limited to construction plans and Subdivider Agreement, on file with the City.

4. The City will reserve the following trips of traffic capacity for the 32 units proposed in Fletcher Trace Phase 1 as defined by applicable development permits, including construction plans and Subdivider Agreement, on file with the City: 152 Average Annual Daily Trips ("AADT") and 16 Peak Hour Trips along CR235 A (from US 441 to CR 235)(Segment 17); 305 Average Annual Daily Trips ("AADT") and 33 Peak Hour Trips along CR235 (from NW 143rd Place to SCL)(Segment 11).

5. The City will reserve .42 acres (2.6 persons per household x 32 units x 5 acres per 1,000 persons) of recreation capacity for the 32 units proposed in Fletceher Trace Phase 1 as defined by applicable development permits, including but not limited to the construction plans and Subdivider Agreement, on file with the City.

6. The City will reserve 60.74 tons per year (0.73 tons per capita per year x 2.6 persons per household x 32 units) of solid waste capacity for the 32 units proposed in Fletcher Trace Phase 1 as defined by applicable development permits on file, including but not limited to, construction plans and subdividers agreement, on file with the City.

7. The City will reserve 4 (four) student stations in the Alachua School Concurrency Service Area (ACSA) for elementary schools, 2 (two) student stations in the Alachua SCSA for middle schools, and 3 (three) student stations in the Alachua SCSA for high schools, for the 32 units proposed in Fletcher Trace Phase 1.

8. This Certificate of Concurrency Compliance shall remain in effect for a period of one (1) year from the date of the approval of the Subdivider Agreement between the parties hereto.

9. It is the intent of the City and Developer/Owner that this Certificate of Concurrency Compliance be incorporated into and considered a part of the Subdivider Agreement executed by the Developer/Owner and City for the Project dated the 14th day of October, 2024. Failure to comply with the term of that Subdivider Agreement shall result in the termination of the reservations in this Certificate.

10. This Certificate of Concurrency Compliance shall not be construed to be an absolute guarantee for the reservations should events occur which are outside the control of the City.

THIS CERTIFICATE OF CONCURRENCY COMPLIANCE IS ISSUED this 14th day of October, 2024, and is subject to the terms and findings as stated herein.

Attest: CITY OF ALACHUA

_____ By: _____

William M. DaRoza, City Manager/Clerk/ The Hon. Gib Coerper, Mayor
Land Development Regulations Administrator

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing CERTIFICATE OF CONCURRENCY COMPLIANCE FOR FLETCHER TRACE PHASE 1 was acknowledged before me, **by means of □ physical presence or □ online notarization,** on this _____ day of _____, 2024, by GIB COERPER, who is (personally known to me) OR (who has produced _____ as identification).

_____

Notary Public, State of Florida at Large
Commission No.:
Expiration: [SEAL]

Approved as to form:

_____

Marian B. Rush, City Attorney

SIGNATURES CONTINUE ON NEXT PAGE

Witnesses:

(sign)_____

(print)_____

DEVELOPERS/OWNERS

FLETCHER DEVELOPMENT, LLC
a Florida Limited Liability Company
By:
_____
(sign)

(print)_____

(title)_____

STATE OF FLORIDA

COUNTY OF _____

The foregoing CERTIFICATE OF CONCURRENCY COMPLIANCE FOR Fletcher Trace Phase 1 was acknowledged before me, **by means of □ physical presence or □ online notarization,** on this _____ day of _____, 2024, by _____, who is (personally known to me) OR (who has produced _____as identification).

_____
Notary Public, State of Florida at Large
Commission No.:
Expiration: [SEAL]

Exhibit "D"
Engineer's Certification of Construction Costs for Public Improvements

CHW
Professional Consultants

Project Name: Fletcher Trace Phases 1-3
CHW Project No: 21-0297
Date: 8/26/2024

Phase 1

Item No.	Item	Qty	Unit	Unit Cost	Cost
ROADWAY					
1	Asphaltic Concrete, 1.5" SP 9.5	311	TN	$ 155.00	$ 48,205.00
2	6" Limerock Base (Optional Base Group 4)	3,355	SY	$ 10.00	$ 33,550.00
3	12" Type B Stabilized Subgrade	3,246	SY	$ 5.00	$ 16,230.00
4	Concrete Sidewalks, 4"	781	SY	$ 51.00	$ 39,845.41
5	Concrete Cross Walk	75	SY	$ 92.00	$ 6,900.00
6	Type 'F' Curb and Gutter	2,255	LF	$ 21.00	$ 47,352.68
7	Temporary Turn around	1,880	SY	$ 10.00	$ 18,800.00
8	Striping and Signage	1	LS	$ 5,000.00	$ 5,000.00
9	Detectable Warnings	70	SF	$ 28.00	$ 1,960.00
				Roadway Subtotal	$ 217,843.08
SANITARY SEWER					
10	8" PVC Wastewater Main	1,240	LF	$ 60.00	$ 74,400.00
11	Sanitary Sewer Laterals 4" PVC w/ CO	800	LF	$ 22.69	$ 18,152.00
12	Sanitary Manhole	6	EA	$ 9,600.00	$ 57,600.00
13	Lift Station	1	LS	$ 620,000.00	$ 620,000.00
14	6" Force Main	110	LF	$ 36.15	$ 3,976.50
Sanitary Sewer Subtotal					$ 774,128.50
WATER SERVICE					
15	Double Water Connection	12	EA	$ 2,859.55	$ 34,314.60
16	Single Water Connection	7	EA	$ 1,974.54	$ 13,821.78
17	4" PVC Water Service Sleeve	1,120	LF	$ 25.00	$ 28,000.00
18	Fire Hydrant Assembly	2	EA	$ 7,166.72	$ 14,333.44
19	8" PVC Watermain	1,182	LF	$ 48.00	$ 56,736.00
20	3" Blow-Off Assembly	3	EA	$ 4,475.56	$ 13,426.68
21	8" Gate Valve	6	EA	$ 2,902.34	$ 17,414.04
Water Service Subtotal					$ 178,046.54
DRAINAGE					
24	Storm Water Pipe (15" RCP)	467	LF	$ 50.00	$ 23,350.00
25	Storm Water Pipe (18" RCP)	355	LF	$ 62.00	$ 22,010.00
26	Storm Water Pipe (24" RCP)	65	LF	$ 93.00	$ 6,045.00
27	Storm Water Pipe (30" RCP)	591	LF	$ 109.00	$ 64,419.00
28	Storm Water Pipe (36" RCP)	180	LF	$ 141.00	$ 25,408.20
29	Type 'S' Curb Inlet	4	EA	$ 7,000.00	$ 28,000.00
30	Type 'G' Curb Inlet	6	EA	$ 7,574.59	$ 45,447.54
31	Storm Manhole	3	EA	$ 8,500.00	$ 25,500.00
Drainage Subtotal					$ 240,179.74
Subtotal					$ 1,410,197.86
Mobilization (10%)					$ 141,019.79
Contingency (10%)					$ 141,019.79
TOTAL					$ 1,692,237.44

The Engineer's probable estimate of cost provided in this document is specifically intended to represent a rough order of magnitude, including all component information for line items aspects of the work, estimated quantities, and applied unit rates. The Engineer's probable estimate of cost is not intended for publication for the use of bidders whatsoever, unless represented as an FDOT Pay Item table on the plans for projects administered accordance with FDOT Standards. For bidding scenarios, the prospective bidders should be advised that they are solely responsible for: identifying and including relevant project scope, calculation of quantities/durations for takeoffs, and determining the appropriate competitive market cost for the work. Additionally, CHW has no control over the cost of labor, materials, equipment, market conditions, or the Contractor's method of determining prices. Therefore, our statements of probable cost provided herein are made on the basis of best judgment as professional consultants familiar with the construction industry. CHW, nor its subconsultants, can offer guarantee that proposals, bids, or construction costs will not vary from our statements of probable cost.

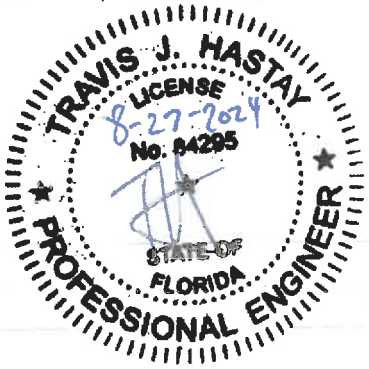


Exhibit "E"
Engineer's Certification of Construction Costs for Private Improvements

Professional Consultants

Project Name: Fletcher Trace Phases 1-3
CHW Project No: 21-0297
Date: 8/26/2024

Phase 1

Item No.	Item	Qty	Unit	Unit Cost	Cost
DEMOLITION/EARTHWORK					
11	Clearing and Grubbing	21.07	AC	$ 3,500.00	$ 73,727.86
12	Excavation	71,063	CY	$ 3.00	$ 213,189.00
13	Fill (using onsite materials)	17,000	CY	$ 3.00	$ 51,000.00
14	Sod (within ROW and common areas)	20,365	SY	$ 3.20	$ 65,168.00
15	Seed (within lots and bottom of basin)	63,617	SY	$ 0.50	$ 31,808.50
16	Silt Fence	4,874	LF	$ 2.50	$ 12,185.43
17	Tree Barricade	2,823	LF	$ 5.00	$ 14,112.62
				Earthwork Subtotal	**$ 461,191.42**
OFFSITE ROADWAY					
18	1.5" Mill & Resurface	6,165	SY	$ 2.50	$ 1,405.00
19	1.5" Friction Course FC-12.5	562	TN	$ 405.00	$ 227,610.00
20	Asphaltic Concrete, 3.5" SP 12.5	1,312	TN	$ 170.00	$ 223,040.00
21	8" Limerock Base (Option Base Group 2)	6,059	SY	$ 30.00	$ 181,784.20
22	12" Type B Stabilized Subgrade	6,059	SY	$ 9.00	$ 54,535.26
23	Striping and Signage	1	LS	$ 25,000.00	$ 25,000.00
24	Unpaved shoulder	1,498	SY	$ 9.00	$ 13,481.69
25	Concrete Driveway Apron for Lift Station	150	SF	$ 98.22	$ 14,733.00
26	Earthwork (swales)	1,852	CY	$ 18.00	$ 33,333.33
27	Tree Barricade	935	LF	$ 5.00	$ 4,675.00
28	Silt Fence	3,035	LF	$ 2.50	$ 7,587.50
29	18" Mitered End Sections	2	EA	$ 2,168.75	$ 4,337.50
30	18" RCP	44	LF	$ 62.00	$ 2,728.00
31	MOT	1	LS	$ 79,425.05	$ 79,425.05
Offsite Roadway Subtotal					**$ 873,675.52**

TRAVIS J. HASTAY
LICENSE
8-27-2024
No. 84295
STATE OF FLORIDA
PROFESSIONAL ENGINEER

CHW
Professional Consultants

Project Name: Fletcher Trace Phases 1-3
CHW Project No: 21-0297
Date: 8/26/2024

DRAINAGE					
32	36" Mitered End Section	1	EA	$ 7,252.00	$ 7,252.00
33	30" Mitered End Section	2	EA	$ 6,155.00	$ 12,310.00
34	Control Structure (modified storm manhole)	1	EA	$ 12,400.00	$ 12,400.00
Drainage Subtotal					$ 31,962.00
ELECTRIC					
37	Electric Conduit (2.5")	11,220	LF	$ 14.00	$ 157,080.00
38	Electric Connection Fee	32	EA	$ 200.00	$ 6,400.00
Electric Subtotal					$ 163,480.00
Subtotal					$ 1,530,308.94
Mobilization (10%)					$ 153,030.89
Contingency (10%)					$ 153,030.89
TOTAL					$ 1,836,370.73

The Engineer's probable estimate of cost provided in this document is specifically intended to represent a rough order of magnitude, including all component information for line items aspects of the work, estimated quantities, and applied unit rates. The Engineer's probable estimate of cost is not intended for publication for the use of bidders whatsoever, unless represented as an FDOT Pay Item table on the plans for projects administered accordance with FDOT Standards. For bidding scenarios, the prospective bidders should be advised that they are solely responsible for: identifying and including relevant project scope, calculation of quantities/durations for takeoffs, and determining the appropriate competitive market cost for the work. Additionally, CHW has no control over the cost of labor, materials, equipment, market conditions, or the Contractor's method of determining prices. Therefore, our statements of probable cost provided herein are made on the basis of best judgment as professional consultants familiar with the construction industry. CHW, nor its subconsultants, can offer guarantee that proposals, bids, or construction costs will not vary from our statements of probable cost.

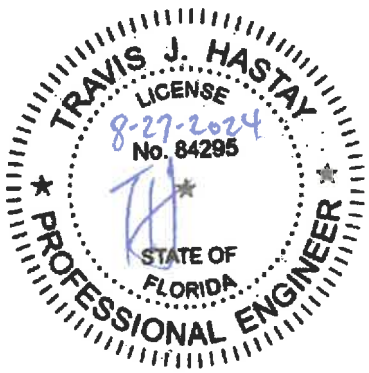
TRAVIS J. HASTAY
LICENSE
8-27-2024
No. 84295
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Exhibit "F"
Engineer's Certification of Construction Costs for House Sidewalks

Phase 1 On Lot Sidewalks

Item No.	Item	Qty	Unit	Unit Cost	Cost
1	Concrete Sidewalks, 4"	1,102	SY	$ 50.55	$ 55,704.38
				Subtotal	**$ 55,704.38**
				Mobilization (10%)	**$ 5,570.44**
				Contingency (10%)	**$ 5,570.44**
				TOTAL	**$ 66,845.25**

The Engineer's probable estimate of cost provided in this document is specifically intended to represent a rough order of magnitude, including all component information for line items aspects of the work, estimated quantities, and applied unit rates. The Engineer's probable estimate of cost is not intended for publication for the use of bidders whatsoever, unless represented as an FDOT Pay Item table on the plans for projects administered accordance with FDOT Standards. For bidding scenarios, the prospective bidders should be advised that they are solely responsible for: identifying and including relevant project scope, calculation of quantities/durations for takeoffs, and determining the appropriate competitive market cost for the work. Additionally, CHW has no control over the cost of labor, materials, equipment, market conditions, or the Contractor's method of determining prices. Therefore, our statements of probable cost provided herein are made on the basis of best judgment as professional consultants familiar with the construction industry. CHW, nor its subconsultants, can offer guarantee that proposals, bids, or construction costs will not vary from our statements of probable cost.



SUBDIVIDERS AGREEMENT

THIS SUBDIVIDERS AGREEMENT for Fletcher Trace Phase 2 (the "Agreement") is made by and between Fletcher Development, LLC a Florida limited liability company, whose principal address is 4510 NW 6th Place, 3rd Floor, Gainesville, FL 32607 (the "Developer") and the City of Alachua, a Florida municipal corporation (the "City"), whose principal address is 15100 NW 142 Terrace, Alachua, FL 32615, as of the date signed by the last party below (the "Effective Date").

R E C I T A L S

WHEREAS, the Developer is developing a residential subdivision in the City known as Fletcher Trace Phase 2, including certain Improvements as described in Paragraph 3 below (the "Project"), located on the real property legally described in attached Exhibit "A" (the "Property") and further described in the Final Plat for Fletcher Trace Phase 2 (the "Final Plat"), a copy of which is attached hereto as Exhibit "B" and incorporated herein by this reference; and

WHEREAS, the Developer wishes to enter into a Subdividers Agreement with City as part of the City's site-specific regulations for applications for development orders for the subdivision of land as further set forth and required in Section 2.4.10(G)(6) of the City's Land Development Regulations (the "LDRs"); and

WHEREAS, the Developer acknowledges that this Agreement is a valid exercise of the City's police powers and it is authorized by, among other things, Article VIII, Section 2(b) of the Florida Constitution, Section 163.3161, et. seq., Fla. Stat., Section 163.3202, Fla. Stat., and Section 166.021, Fla. Stat.; and

WHEREAS, the Developer acknowledges that this Agreement is governed by the City's LDRs and, as such, the Developer must utilize the administrative procedures contained in the LDRs in the event there is any dispute regarding or in any way arising out of this Agreement; and

WHEREAS, the Developer acknowledges that this Agreement is a regulatory agreement required as part of the process for the issuance of Development permits for the Project and, as such, Developer shall not have and waives any claim for monetary damages against the City in the event of any dispute regarding or in any way arising out of this Agreement.

NOW THEREFORE, in consideration of the foregoing recitals, the Developer and City (who may hereinafter be referred to collectively as the "parties" or individually as a "party") hereby covenant, stipulate and agree as follows:

1. **Recitals:** The above information and recitals are true and correct and are incorporated as material terms of this Agreement by reference.

2. **Certificate of Concurrency Compliance:** The City agrees to reserve public facilities for the Project as set forth in the Certificate of Concurrency Compliance attached hereto as Exhibit "C" and incorporated herein by reference.

3. **Construction:** The Developer shall construct, at Developer's sole expense, the improvements (the "Improvements") described in the Construction Plans prepared by the Project's Engineer of Record (the "Plans"), which were filed with the City by the Developer and have been reviewed and approved by the City in accordance with Section 2.4.10(G)(4) of the LDRs. The Improvements shall be constructed in accordance with the Plans and the requirements for Major Subdivisions as set forth in the City's LDRs. The Improvements consist of:

a. Certain "Private Improvements," which shall not be conveyed to the City and shall remain under private ownership and control. The Private Improvements are described in the Plans and the Final Plat. Developer agrees to proceed with the construction of the Private Improvements in a diligent manner to be fully and finally completed, as evidenced by the City's issuance of a Certification of Completion, on or before April 13, 2026.

b. Certain "Public Improvements," which upon completion shall be offered for dedication and acceptance by the City as provided in Section 14 hereof. The Public Improvements are described in the Final Plat. Developer agrees to proceed with the construction of the Public Improvements in a diligent manner to be fully and finally completed, as evidenced by the City's issuance of a Certification of Completion, on or before April 13, 2026.

c. The Improvements do not include those sidewalks depicted on the Construction Plans which abut or are immediately adjacent to a residential lot depicted on the Plat (hereinafter referred to as "House Sidewalk" or "House Sidewalks"). Such House Sidewalks shall be subject to the specific provisions governing construction, completion, conveyance (if applicable), and construction/maintenance guarantees described in this Agreement.

d. Some of the Improvements may be constructed and completed (as evidenced by the City's issuance of a Certification of Completion) after recording of the Final Plat. Specifically, the following Improvements, hereinafter referred to as the "Post Final Plat Improvements," may be completed after recording of the Final Plat: 6" limerock base, curb and gutter, 1.5" type SP9.5 asphaltic concrete, public and common area sidewalks, and street lighting, as depicted on the approved Construction Plans. Those Post Final Plat Improvements that will be offered for dedication and acceptance by the City following completion shall hereinafter be referred to as the "Post Final Plat Public Improvements," and those Post Final Plat Improvements that shall remain under private ownership and control following completion shall hereinafter be referred to as the "Post Final Plat Private Improvements."

All of the Improvements, with the exception of the Post Final Plat Improvements, shall be constructed and completed (as evidenced by the City's issuance of a Certification of Completion) prior to recording of the Final Plat.



4. **Drainage:** Drainage facilities for the Property shall be maintained in accordance with the approved Plans for the Project at the sole expense of the Developer.

5. **Fire Flow:** The Developer specifically acknowledges and agrees that future development and buildings constructed within the Project shall comply with the fire flow standards as set forth in the Florida Fire Prevention Code (the "FFPC"), which is adopted as part of the Florida Building Code (the "FBC"), as amended and effective at the time of such future development. It is the Developer's sole responsibility to comply with these fire flow standards. Nothing in this Agreement, including, but not limited to, the Plans and or the Certificate of Concurrency Compliance for the Project, attached hereto as Exhibit "C" in any way impacts or waives the requirement for future development and buildings within the Project from complying with the FFPC and FBC, as amended and effective at the time of such future development.

6. **Conveyance:** The Developer shall convey all of the required Public Improvements to the City. However, the parties acknowledge and agree that the Public Improvements shall not be accepted by the City, nor shall the City have any maintenance responsibility for same, unless and until: (1) the Public Improvements have been completed (as evidenced by the issuance of a Certification of Completion), (2) the Warranty Period (as hereinafter defined) has concluded and the Public Improvements have passed all inspections and the Public Services Director has made the determinations required pursuant to Section 14 hereof, and (3) the City Commission of the City of Alachua (the "City Commission") officially accepts the Public Improvements. Acceptance of public House Sidewalks shall be as set forth in Paragraph 16 below.

7. **Compliance:** The Developer warrants that it will construct all of the Improvements in accordance with the approved Plans and the Final Plat for the Project, the LDRs, and all applicable regulations, ordinances, laws, rules and the terms of this Agreement.

8. **Recording of Final Plat:**

The Final Plat for the Project shall be recorded by the Developer in the Public Records of Alachua County, Florida, within 545 days of its approval by the City Commission, provided the requirements of this Paragraph have been satisfied. The Final Plat shall not be released by the City for recording nor recorded until all of the Improvements, with the exception of the Post Final Plat Improvements, are fully and finally completed, as evidenced by the City's issuance of a Certification of Completion for same. Failure to record the Final Plat within 545 days of its approval by the City Commission shall render the Final Plat null, void, and of no further force and effect. Provided, upon Developer's application to the City and showing of good cause, the City Commission may, in its sole discretion, provide for an extension of not more than an additional 365 days. The Developer shall provide the City with a certified copy of the recorded Final Plat within one (1) business day of the recording of the Final Plat. The City shall record this Agreement within five (5) business days of the Effective Date. The Developer shall pay all costs associated with the recording of this Agreement.

9. **Surety Devices for Public Improvements:**

In order to comply with Sections 2.4.10(G)(5)-(8), 7.4.1, and 7.8.1 of the LDRs, the Developer warrants and agrees to provide the City with surety instruments for all Public Improvements as follows:

a. Public Improvements Maintenance Guarantee. Upon the City's completion of inspection but prior to issuing a Certificate of Completion for the Public Improvements, Developer shall provide the City with a "Public Improvements Maintenance Guarantee" in a form approved by the City in the amount of $59,965.35, which represents 10% of the Engineer's Certification of Construction Costs for Public Improvements [$599,653.52] set forth in Exhibit "D", which Public Improvements Maintenance Guarantee shall be in full force effect until Developer obtains a passing inspection for such Public Improvements following expiration of the Warranty Period (as hereinafter defined) pursuant to Section 2.4.10(G)(7)-(8) of the LDRs and Section 14 of this Agreement. The City shall release and return the Public Improvements Maintenance Guarantee upon the City Commission's acceptance of the Public Improvements, consistent with Section 2.4.10(G)(8)(b) of the LDRs and Section 14 of this Agreement, less any applicable reductions or drawdowns.

b. Post Final Plat Public Improvements Performance Guarantee. Prior to release and recordation of the Final Plat, Developer shall provide the City with a Cash Deposit, Lender Guarantee, Irrevocable Letter of Credit, Performance Bond, or other acceptable security (the "Post Final Plat Public Improvements Surety Instrument") in a form approved by the City in the amount of 120% of the Engineer's Certification of Construction Costs for such Post Final Plat Public Improvements that have not yet been completed, to guarantee the satisfactory construction of all such Post Final Plat Public Improvements. The City shall release and return the Post Final Plat Public Improvements Surety Instrument, less any applicable reductions or drawdowns, upon: (1) A Public Improvements Maintenance Guarantee consistent with the requirements of Section 9.a. being filed with the City for such Post Final Plat Improvements, and (2) the City's issuance of a Certification of Completion for the Post Final Plat Public Improvements.

10. **Surety Devices for Private Improvements:** In order to comply with Sections 2.4.10(G)(5)-(8), 6.10, and 7.8.1 of the LDRs, the Developer warrants and agrees to provide the City with surety instruments for all Private Improvements as follows:

a. Private Improvements Maintenance Guarantee. Upon the City's completion of inspections but prior to issuing a Certificate of Completion for the Private Improvements, Developer shall provide the City with a Private Improvements Maintenance Guarantee in a form approved by the City in the amount of

$16,258.29, which represents 10% of the Engineer's Certification of Construction Costs for Private Improvements set forth [$162,582.89] in Exhibit "E", which Private Improvements Maintenance Guarantee shall be in full force and effect until Developer obtains a passing inspection for such Private Improvements following expiration of the Warranty Period (as hereinafter defined) pursuant to Section 2.4.10(G)(7)-(8) of the LDRs and Section 14 of this Agreement. The City shall release and return the Private Improvements Maintenance Guarantee upon the Developer having obtained a passing inspection for such Private Improvements following expiration of the Warranty Period, pursuant to Section 2.4.10(G)(7)-(8) of the LDRs and Section 14 of this Agreement, less any applicable reductions or drawdowns.

b. Post Final Plat Private Improvements Performance Guarantee. Prior to release and recordation of the Final Plat, Developer shall provide the City with a Cash Deposit, Lender Guarantee, Irrevocable Letter of Credit, Performance Bond, or other acceptable security (the "Post Final Plat Private Improvements Surety Instrument") in a form approved by the City in the amount of 120% of the Engineer's Certification of Construction Costs for any Post Final Plat Private Improvements that have not yet been completed, to guarantee the satisfactory construction of all such Post Final Plat Private Improvements. The City shall release and return the Post Final Plat Private Improvements Surety Instrument, less any applicable reductions or drawdowns, upon: (1) A Private Improvements Maintenance Guarantee consistent with the requirements of Section 9.a. being filed with the City for such Post Final Plat Improvements, and (2) the City's issuance of a Certification of Completion for the Post Final Plat Private Improvements.

c. The surety for all Improvements (public and private) may be consolidated in the same surety instrument.

11. **Inspections:** Upon the City's approval of the Plans and Final Plat, the Developer may commence construction of the Improvements. During the construction period, the Project's Engineer of Record, or Professional Engineer with a Professional Engineering Services Agreement with the City of Alachua shall perform Construction and Engineering Inspection Services (the "CEI Services") and shall prepare and provide to the City inspection reports at the following benchmarks:

a. Inspection of Underground Stormwater System: at beginning of process; during 2 pipe laying activities; during 3 random backfilling operations; and inspection of the completed system by visual and TV camera.
b. Inspections of sewer system: at the beginning of work; during 3 random manhole placements; 3 random pipe placements; 3 backfilling operations; and inspection of the completed system with TV camera.
c. Inspection of water system: at the beginning of work; during all taps or city connections; 3 random pipe placements; 3 backfilling operations; and inspection of the completed system including disinfection and pressure testing.

d. Inspection of the electrical conduit: at the beginning of work; during all city connections; 3 random pipe placements, 3 backfilling operations; and inspection of completed system.
e. Inspection of Stormwater Management basin: at the rough grade stage, outfall placement; final grassing and inspection of completed system.
f. Inspection of pavement: at sub grade of all roads for line and grade and yielding; lime rock base for placement and finish; asphalt inspections at the beginning of operations; at least 3 random quality control checks during placement, asphalt inspection; and inspection of completed pavement. If necessary, a thin asphalt coat shall be added to any areas of the streets in order to provide a smooth graded finish, in particular, around curbs.

The Project's Engineer of Record or the Professional Engineer performing CEI Services shall submit the inspection reports to the City. The inspection reports shall show any discrepancies and shall note the correction of each discrepancy in a subsequent report. The Developer shall provide each inspection report to the City's Public Services Department with a copy to the City's Department of Planning and Community Development within three (3) business days of each inspection. The City may, in its sole discretion, demand in writing the immediate correction of any discrepancies contained on any of the inspection reports within a reasonable period set forth in the written demand. If the correction is not completed in the timeframe in the demand, the City is authorized to make a demand on the Improvements Surety Instrument for the amount needed in order to correct the discrepancy.

Upon completion of the Improvements, the Developer shall have the Project's Engineer of Record, or the Professional Engineer performing the CEI Services, conduct a final inspection and compile a final punch list. Upon the Project's Engineer of Record or the Professional Engineer performing the CEI Services providing a final report to the Developer and the City indicating that all of the deficiencies noted in any inspection report and on the final punch list have been completed and the Improvements are in working order and in accordance with the Plans and LDRs, the LDR Administrator or designee shall thereafter perform a final inspection and provide Developer with a list specifying all defects, deficiencies, and necessary repairs within 60 days of receipt of the final report. Upon completion of any and all repairs and a certification by the Project's Engineer of Record or the Professional Engineer performing the CEI Services that the Improvements have been completed in accordance with the requirements of this Agreement, the Plans, and the LDRs, the City shall issue a Certification of Completion and the Project's Engineer of Record or the Professional Engineer performing the CEI Services shall submit a certified cost of construction for the completed Improvements.

12. **No Transfer of Title Prior to Recording of Final Plat; Completion of Improvements Required Prior to Final Inspection:**

a. No transfer of title or sale of any lots for the Property that is subject to the Final Plat shall occur until the Final Plat has been recorded in accordance with this Agreement.

b. In the event the Developer conveys any interest, legal or equitable, to any portion of the Property, notice is hereby given that the City shall not conduct a final inspection on

any dwelling, nor issue any certificate of occupancy, nor will the City provide permanent City utility services until the Improvements required in this Agreement have been fully and finally completed in accordance with this Agreement. Developer acknowledges and agrees that there is no reasonable business backed expectation that any purchasers of lots or dwellings will be able to occupy or inhabit dwellings in the Project until full and final completion of the Improvements.

13. **Warranty Period:** In accordance with Sections 6.10.4 and 7.8.1 of the LDRs, the Developer warrants all Improvements for a period of one-year from the City's issuance of a Certification of Completion for such Improvements (the "Warranty Period"). Should the City, in the City's sole discretion, determine repairs are needed to the Improvements during the Warranty Period, the City shall provide notice to the Developer and the repairs shall be made within thirty (30) days of such written notice. In the event the Project's Engineer of Record certifies that a requested repair will take more than thirty days to complete, the repair shall be completed in the amount of time determined by the City's Public Services Director, in their sole discretion. The Developer shall be responsible for making all repairs to Improvements, at Developer's sole expense, so long as notice is sent to the Developer within the Warranty Period. The Warranty Period shall be automatically extended until the completion of all requested repairs. Failure of the Developer to complete the repairs within thirty days from the notice (or such time as the Public Services Director may authorize) shall constitute a breach of this Agreement.

14. **Inspections Following Warranty Period; Responsibility for Maintenance:** After the Warranty Period, the Developer shall submit a final certification prepared by the Developer's Engineer of Record that all of the Improvements have been completed and constructed in accordance with the Plans and applicable regulations and are functional and in good working order. The City shall not be bound to accept the Public Improvements for public maintenance or operation until the Public Services Director has determined that the Public Improvements were constructed in accordance with the LDRs, the City of Alachua Requirements for Design and Construction, applicable Florida Department of Transportation standards, and all other applicable laws, rules, and regulations and the City Commission has accepted the Public Improvements. Within 60 days of the Public Services Director's approval, the City Commission shall formally accept maintenance of the Public Improvements. The maintenance of all Private Improvements shall be the sole responsibility of the Developer and its successors, which shall include any homeowner's or property owner's association whose purpose includes the maintenance of such improvements.

15. **Maintenance of Landscape Improvements within City Rights of Way:** The Developer agrees to construct, install and maintain all landscape improvements located within the right-of-way as shown in the approved Plans for the Project at its sole cost and expense. Should the developer or successor fail to install or maintain the landscape improvements in accordance with the approved Plans, the City may provide written notice to the Developer or its successor, specifying the nature of the deficiency. Within 30 days following receipt of such notice, the Developer or successor shall cause the appropriate repairs or cure to be effected. In the event damage or failure to maintain results in a situation where public safety is at risk, the City may, in its sole discretion, effect repairs to the Improvements without the need of prior notice to the Developer or its successor. The City will promptly bill the Developer, its successors or assigns.

If the bill is not paid within 30 days, it shall be a default hereunder and the City shall have the right, but not the obligation, to make a claim under the maintenance bond or other remedies at law.

16. **Construction, Installation, and Surety Devices for House Sidewalks:** The Construction, completion deadlines, and surety devices for House Sidewalks shall be as follows:

a. Construction Deadline: The Developer shall complete the construction and installation of the House Sidewalks in accordance with the Plans. The construction of all of the House Sidewalks shall be completed on or before April 13, 2028. If Developer has not completed all of the House Sidewalks by April 13, 2028, the City shall have the right, but not the obligation, to make a demand on the House Sidewalks Common Law Performance Bond described within Paragraph 16.b. below, for completing as many of the remaining sidewalks as possible with funds derived from such House Sidewalk Common Law Performance Bond. The City shall not, however, have any obligation to expend any money other than the proceeds from the House Sidewalk Common Law Performance Bond to construct sidewalks in the Project.

b. Surety Devices: In order to comply with Sections 2.4.10(G)(5)-(8), 6.10, 7.4.1, and 7.8.1 of the LDRs, the Developer or successor shall provide the City with a House Sidewalks Common Law Performance Bond, in a form acceptable to the City, as the surety instrument to guarantee the satisfactory completion of the House Sidewalks as required in this Agreement. The amount of the House Sidewalk Common Law Performance Bond shall be $60,778.99 ($50,649.16 x 120% of the certified estimated cost of completion in attached Exhibit "F"). Upon the satisfactory completion and inspection of the House Sidewalks, but not the acceptance, the Developer or successor shall provide the City with a House Sidewalk Common Law Maintenance Bond in the amount of $5,064.92 ($50,649.16 x 10%) for the one-year maintenance period. The City will then release and return the House Sidewalk Common Law Performance Bond.

c. Final Approval and Acceptance: Within one (1) year of the completion of all of the House Sidewalks, the City's Public Services Department will do a final inspection and notify the Developer or successor in writing of any deficiencies, in the City's sole discretion. The Developer or successor shall have thirty (30) days to cure any such deficiencies. If the Developer or successor does not cure these deficiencies within thirty (30) days, the City shall be authorized to have the work done and make a demand on the House Sidewalks Common Law Maintenance Bond to pay for the remedial work. Once all deficiencies are remedied to the satisfaction of the City, the House Sidewalks shall be submitted to the City Commission for acceptance. After the City Commission's acceptance of the House Sidewalks, the House Sidewalks Common Law Maintenance Bond will be released and returned to the Developer or successor, less any applicable reductions or drawdowns.

d. The Developer shall have complete and exclusive liability for all claims and shall indemnify the City for all claims, including but not limited to claims for bodily injury and damages, in any way related to or arising out of the construction, completion or non-completion of the House Sidewalks undertaken by the Developer until the City Commission has officially accepted the House Sidewalks.

17. **Non-Interest-Bearing Account:** All cash deposits made by Developer to the City under this Agreement shall be separately segregated on the books of the City and deposited into a non-interest-bearing bank account.

18. **No Inordinate Burden on Land:** The Developer acknowledges and agrees that the requirements under this Agreement in no way inordinately burdens any existing use of the Property or vested right to specific use of the Property described in Exhibit "A" and set forth in the Final Plat for the Project, attached hereto as Exhibit "B".

19. **Withholding Permits:** The City may, in its sole discretion, withhold any and all inspections, permits, and/or certificates for the Project if such action is deemed necessary by the City to secure the Developer's compliance with the terms of this Agreement.

20. **Compliance with Other Laws:** Nothing contained in this Agreement shall relieve the Developer or its successor or assigns from obtaining any local, regional, state or federal permits or complying with any ordinances, laws, rules, or regulations applicable to the development of the Project.

21. **Police Powers:** In the event the Developer, the Developer's agents, contractor, subcontractors, or anyone else acting on behalf of the Developer or the Developer's contractor or subcontractors may be liable or responsible, fails to comply with any applicable ordinance, law, rule or regulation and such failure tends to or does pose an imminent threat or danger to life or of great bodily injury to any person working on the job or to any member of the general public, the City, in its sole discretion through its City Manager or designee, has the right to exercise its police powers and to stop work on the Project until appropriate corrective measures are taken, without limiting any other remedies available to the City.

22. **Indemnity:** The Developer shall indemnify and hold harmless the City of Alachua, its officers, agents, employees, attorneys, or anyone's action directly or indirectly on behalf of the City, from and against all claims, damages, losses, and expenses, including reasonable attorney's fees, arising out of or resulting from a loss in performance of work, down-time of equipment, or any claim that may arise from bodily injury, sickness, disease or death, or the injury to or destruction of tangible property, including the loss of use resulting therefrom, caused in whole or in part by a negligent or wrongful act or omission on the part of the Developer, Developer's agent, contractor, subcontractors, or anyone directly or indirectly employed or working on behalf of the Developer for whose acts the Developer or its agent, contractors, or subcontractors may be liable or responsible. The Developer further agrees that the Developer shall not insulate itself from liability or responsibility to the City for a default in or failure to perform any of the terms of this Agreement, or from responsibility under this indemnification clause by employment of independent contractors or subcontractors or other entities. The Developer shall remain liable to the City notwithstanding any attempt by the Developer to pass any responsibility set forth herein to its contract, subcontractors, or other agent or employee.

23. **Payments:** Any payments due from the Developer to the City shall be made either by bank check or cashier's check payable to the City of Alachua, Florida, and provided to the City at the address provided in the Paragraph pertaining to Notices below.

24. **Agreement Runs with Land:** This Agreement shall be recorded in the Public Records of Alachua County, Florida and shall run with the Property.

25. **Default by Developer:** Should Developer fail to complete the Improvements within the timeframes provided in Paragraph 8, the City shall not release the Final Plat for recording and may also pursue any other remedies allowed by law or equity. The City's rights to declare a default are cumulative and the City's failure to declare a default at any time shall not waive its right to declare a future default.

Should Developer fail to complete the House Sidewalks within the timeframes provided in Paragraph 16, the City shall be entitled to make immediate demand on any surety or guarantee provided by Developer hereunder, and also be entitled to any other remedies allowed by law or equity.

26. **Notices:** Except as otherwise provided in this Agreement, any notice, request, or approval, from either party to the other party must be in writing and sent by certified mail, return receipt requested, or by personal delivery. Such notice will be deemed to have been received when either deposited in the United States Postal Service mailbox or personally delivered with a signed proof of delivery. For purposes of notice, the parties and their respective representatives and addresses are:

City:	City of Alachua **Attn: City Manager / LDR Administrator**
Via Hand Delivery:	15100 NW 142nd Terrace Alachua, FL 32615
Via U.S. Mail:	Post Office Box 9 Alachua, FL 32616
Developer:	Fletcher Development, LLC
Via Hand Delivery:	4510 NW 6th Place 3rd Floor Gainesville, FL 3260
Via U.S. Mail:	4510 NW 6th Place 3rd Floor Gainesville, FL 3260
With copy to:	[Address]

27. **Binding Effect:** The City and Developer each bind the other and their respective successors and assigns to all of the terms, conditions, covenants and provisions of this Agreement.

28. **Severability:** If any provision of this Agreement is declared void by a court of law, all other provisions will remain in full force and effect.

29. **Not Assignable without Approval:** This Agreement shall not be assignable by the Developer without the written approval of the City Commission.

30. **Enforcement:** The failure of either City or Developer to exercise any right under this Agreement shall not waive such right in the event of any future default or non-compliance with this Agreement.

31. **Jurisdiction and Venue:** This Agreement is governed in accordance with the laws of the State of Florida. Venue for any action regarding this Agreement shall be in the Circuit Court in Alachua County, Florida.

32. **Amendment:** This Agreement may only be amended by mutual written agreement by the City and the Developer with prior approval of the City Commission.

33. **Legal Advice:** The Developer and the City have each had the advice of their respective attorneys before entering into this Agreement, including all exhibits hereto.

34. **Joint Preparation:** This Agreement has been drafted with participation of the City and the Developer and shall not be construed against either the City or Developer on account of draftsmanship.

35. **Captions and Headings:** Paragraph headings are for convenience only and shall not be used to construe or interpret this Agreement.

36. **Time of Essence:** Time is of the essence in complying with each and every term and condition of this Agreement.

37. **Entire Agreement:** This Agreement constitutes the entire agreement of the City and the Developer and supersedes all prior written or oral agreements, understanding or representations.

38. **Exclusive Remedy:** In the event of any question or dispute arising out of or related to this Agreement, the sole and exclusive remedy of the Developer against the City, after Developer exhausts all administrative remedies in the City's LDRs, shall be an action for declaratory judgment. Developer specifically waives all other remedies it may have against the City. In no event shall Developer have a cause of action for monetary damages against the City for anything in any way related to or arising out of this Agreement.

39. **Sovereign Immunity:** The City does not waive its sovereign immunity in entering into this Agreement. Nothing herein, expressed or implied, waives or should be construed to be a waiver or an attempt to waive the sovereign immunity of the City under the Florida Constitution and the laws of the State of Florida.

40. **No Future Representations:** The City's approval of this Subdividers Agreement does not in any way imply, represent, require or guarantee that the City will approve the application for any other phase of the development of the Project.

IN WITNESS WHEREOF, City and Developer have hereunto set their hands and seals the day and year last written below.

WITNESSES

_____
(Witness No. 1 - Signature)

_____
(Witness No. 1 - Printed)

_____
(Witness No. 1 – Address)

_____
(Witness No. 2 - Signature)

_____
(Witness No. 2 - Printed)

_____
(Witness No. 2 – Address)

DEVELOPER

_____
By: _____
Its: _____
Date: 1/24/25

STATE OF _____
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____ 20___ by [Developer Signatory], as [Title] of [Developer], ☐ who is personally known to me or ☐ who has produced _____ _____ as identification.

_____
Signature of Notary Public
Printed Name of Notary: _____
Commission Number: _____
Commission Expiration: _____

(Notary Stamp)

ATTEST:

CITY OF ALACHUA

_____
William M. DaRoza, City Manager/Clerk

_____
Gib Coerper, Mayor

Approved as to Form:

_____
Marian B. Rush, City Attorney

STATE OF _____
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____ 20____ by Gib Coerper, as Mayor of the City of Alachua, ☐ who is personally known to me or ☐ who has produced _____ _____ as identification.

_____
Signature of Notary Public
Printed Name of Notary: _____
Commission Number: _____
Commission Expiration: _____

(Notary Stamp)

Exhibit "A"
Property

LEGAL DESCRIPTION

21-0297

Professional Consultants

DATE: DECEMBER 14, 2023
PROJECT NAME: FLETCHER TRACE
PROJECT NO: 21-0297
DESCRIPTION FOR: PHASE 2

A TRACT OF LAND BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2140, PAGE 1834, OF THE PUBLIC RECORDS OF ALACHUA COUNTY FLORIDA, SITUATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, OF SAID ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF AFOREMENTIONED SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE NORTH 0°04'14" WEST, ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 403.02 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY); THENCE NORTH 41°06'51" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1437.97 FEET TO THE **POINT OF BEGINNING**; THENCE, DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, THE FOLLOWING THREE (3) COURSES; (1) SOUTH 48°53'09" EAST, A DISTANCE OF 295.00 FEET; (2) NORTH 41°06'51" EAST, A DISTANCE OF 755.00 FEET; (3) NORTH 48°53'09" WEST, A DISTANCE OF 295.00 FEET TO AFOREMENTIONED SOUTHEASTERLY RIGHT OF WAY LINE; THENCE SOUTH 41°06'51" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 755.00 FEET TO THE **POINT OF BEGINNING.**

SAID TRACT CONTAINING 5.11 ACRES OF LAND, MORE OR LESS.

t: (904) 619-6521 | 8563 Argyle Business Loop, Suite 3, Jacksonville, FL 32244
t: (352) 331-1976 | 11801 Research Drive, Alachua, FL 32615
t: (352) 414-4621 | 101 NE 1st Avenue, Ocala, FL 34470
www.chw-inc.com

Exhibit "B"
Final Plat

FLETCHER TRACE - PHASE 2

LOCATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

CHW Professional Consultants
11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1980 FLORIDA CA-5076

PLAT BOOK__, PAGE __
SHEET ONE OF ONE

DESCRIPTION

A TRACT OF LAND BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3180, PAGE 1814, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SITUATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, OF SAID ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF AFORE MENTIONED SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST THENCE NORTH 88°24'14" WEST, ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 493.83 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY); THENCE NORTH 41°39'51" EAST, ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 1127.57 FEET TO THE POINT OF BEGINNING; THENCE, DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, THE FOLLOWING THREE (3) COURSES: (1) SOUTH 48°53'09" EAST, A DISTANCE OF 295.99 FEET; (2) NORTH 41°06'51" EAST A DISTANCE OF 735.00 FEET; (3) NORTH 48°53'09" WEST A DISTANCE OF 295.99 FEET TO A FORMENTIONED SOUTHEASTERLY RIGHT OF WAY LINE; THENCE SOUTH 41°06'51" WEST, ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 735.00 FEET TO THE POINT OF BEGINNING.

BEING PART CONTAINING 5.11 ACRES OF LAND, MORE OR LESS.

SURVEYOR'S NOTES

1. BEARINGS ARE GRID, AND ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 1983) YIELDING A BEARING OF N 41°39'51" W FOR THE WEST LINE OF SECTION 28, TOWNSHIP 8 S., 18 RANGE 18 EAST ALACHUA COUNTY, FL.
2. VERTICAL DATUM SHOWN HEREON IS DERIVED FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BENCHMARK USED WAS A NATIONAL GEODETIC SURVEY BENCHMARK NUMBER V578, WITH A PUBLISHED ELEVATION OF 149.64' FEET (NAVD 88).
3. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1' 5,000'.
4. BUILDING SETBACKS (UNLESS SHOWN OTHERWISE):
   FRONT = 15'
   REAR = 5'
   SIDE = 5'
   STREET FACING GARAGES = 18'
5. THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA FIRM, PANEL NO. 129 OF 640, COMMUNITY PANEL NO. 12001C 0129 D, EFFECTIVE DATE: JUNE 16, 2006.
6. THE COMMON AREAS (OPEN SPACE "A" AND "B") AND STORMWATER MANAGEMENT AREAS SHOWN HEREON, WILL BE CONVEYED TO THE OWNER'S ASSOCIATION, AND ARE IDENTIFIED FOR MAINTENANCE BY THE HOMEOWNERS ASSOCIATION DOCUMENTS. THE OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF THESE PLANTED IN RIGHT-OF-WAY AND SIDEWALK AREAS BELONGING TO, MAINTAINED WITH SUBDIVIDER'S AGREEMENT AND SECTION 7.6.1 OF THE CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS.
7. LOT OWNERS AND PERMANENT CONTROL POINTS SHALL BE SET PER 177.091 (8) AND (9) FLORIDA STATUTES.

SITE BENCHMARK TABLE				
NO.	DESCRIPTION	ELEVATION	NORTHING	EASTING
BM1	5/8" STEEL ROD & CAP "LB TRAN # LB1019"	87.96'	2826431.34	2696115.16
BM2	5/8" STEEL ROD & CAP "LB TRAN # LB1019"	90.60'	2826466.72	2696179.76
BM3	5/8" STEEL ROD & CAP "LB TRAN # LB1019"	89.81'	2826230.98	2696991.23

*NOTE: ALL SITE BENCHMARKS ARE WITHIN EASEMENTS ALONG THE SOUTHERLY RIGHT OF WAY LINE OF NW 126TH TERRACE READING EAST TO THE NORTHEAST OF THE PLAT

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	39.27'	25.00'	90°00'00"	35.36'	N 86°06'51" E
C2	39.27'	25.00'	90°00'00"	35.36'	N 3°53'09" W
C3	39.27'	25.00'	90°00'00"	35.36'	N 3°53'09" W
C4	39.27'	25.00'	90°00'00"	35.36'	N 86°06'51" E

LEGEND

FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
⊕ = SET 5/8" STEEL REBAR & CAP MARKED "PRM LB 5075"
▲ = SET NAIL AND DISK STAMPED "PCP 5075"
● = FOUND 5/8" IRON ROD AND CAP
P.U.E. = PUBLIC UTILITIES EASEMENT
B.S.L. = BUILDING SETBACK LINE
F.F.E = FINISHED FLOOR ELEVATION
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE
R/W = RIGHT OF WAY
S.F. = SQUARE FEET
SEC 28-T8S-R18E = SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST

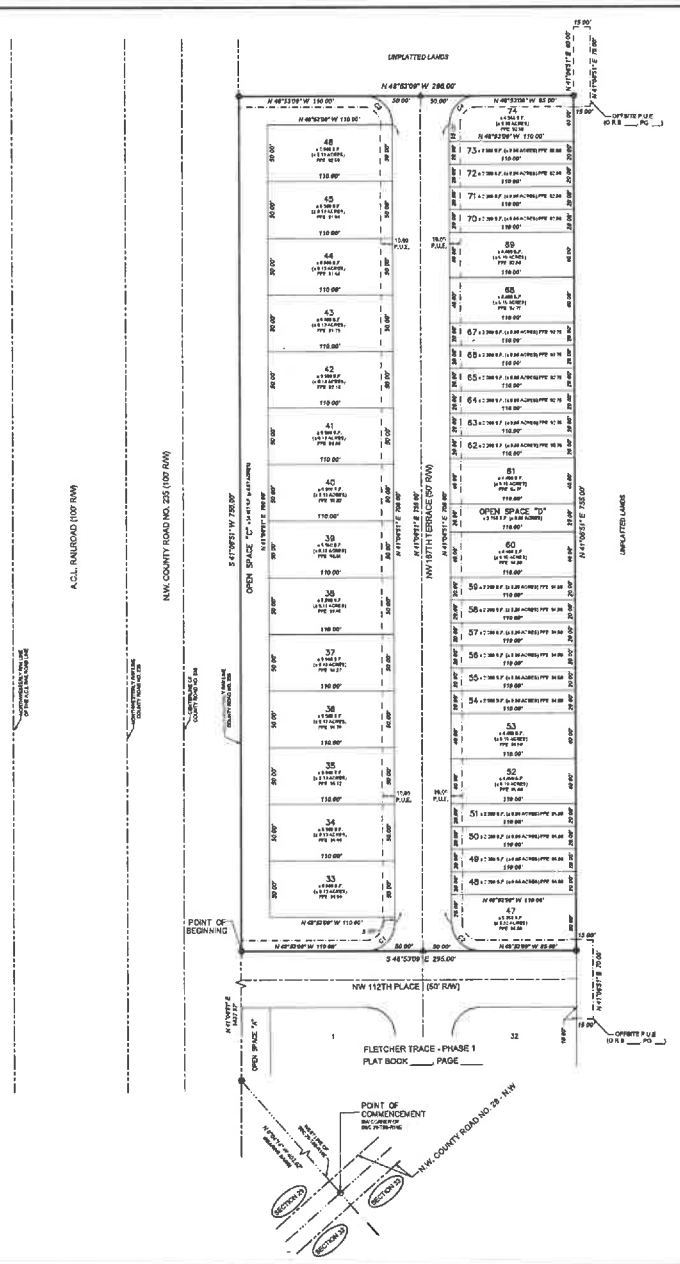
GRAPHIC SCALE
0 25 50 100
SCALE: 1" = 50'

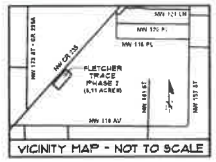
FLOOD ZONE

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 129 OF 640, COMMUNITY PANEL NO. 12001C 0129 D, EFFECTIVE DATE: JUNE 16, 2006.

NOTICE
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCE BE SUPPLANTED 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.

ALL PLATTED 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.





OWNER'S CERTIFICATION AND DEDICATION

WE, OWNERS, INCLUDE HEREBY CERTIFY THAT WE THE OWNERS OF THE LANDS DESCRIBED HEREON, ARE HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED TO BE KNOWN AS "FLETCHER TRACE - PHASE 2", AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE RIGHT-OF-WAYS AS SHOWN HEREON AND DOES HEREBY DEDICATE THE USE OF DRAINAGE EASEMENTS TO THE PUBLIC FOR THE RIGHT TO DISCHARGE STORMWATER, THE OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM NOT IN THE RIGHT OF WAY, AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE PUBLIC UTILITIES EASEMENT AS SHOWN HEREON FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON FOR THE PURPOSES

CERTIFICATE OF CONCURRENCY COMPLIANCE FOR FLETCHER TRACE PHASE 2

This Certificate of Concurrency Compliance ("Certificate") is hereby issued to Fletcher Development, LLC, a Florida Limited Liability Company authorized to transact business in the State of Florida and ("Developer/Owner") by City of Alachua, Florida ("City") this 14th day of October, 2024.

RECITALS

WHEREAS, the Developer/Owner is developing a residential subdivision in the CITY known as Fletcher Trace Phase 2 (the "Project"), legally described in attached Exhibit '1'.

WHEREAS, the Developer/Owner has secured a Subdivider Regulatory Agreement for the Project from the City for the Project (herein "Subdivider Agreement") as part of the City's site specific requirements for applications for Development permits for the subdivision as further set forth in Section 2.4.10(G)(4) of the City's Land Development Regulations (the "LDRs");

WHEREAS, the LDRs provide in Article 2, Section 2.4.14 for the issuance of a Certificate of Concurrency Compliance by the City as to provide a mechanism for reviewing applications for development approval to ensure that no development order is issued unless there is adequate public facility capacity for roads, sanitary sewer, solid waste, stormwater management, potable water, recreation, or public school facilities. This review is part of a regulatory program of the City to ensure that the adopted level of service standard for each public facility is available to serve development concurrent with the impacts of development;

WHEREAS, Section 2.4.14, requires that a project have one or more of the following land development permits in order to be eligible for issuance of a Certificate of Concurrency Compliance;

WHEREAS, the Project is zoned Planned Development- Residential ("PD-R");

WHEREAS, the Project has an approved preliminary plat approval for a residential subdivision for the Project;

WHEREAS, the Project is now ready to proceed to approval of a Final Plat comprised of 42 residential lots (14 detached and 28 attached);

WHEREAS, the Developer/Owner intends to immediately initiate construction on the Project;

WHEREAS, the Developer/Owner of the Project agrees to submit payment for sewer connection fees as determined in the City's Capital Facilities charges and as set forth in Section

38-139 of the City of Alachua Code of Ordinances, as those fees exist prior to the final inspection of each residential unit;

WHEREAS, the Developer/Owner of the Project further agrees to submit payment for water connection fees as determined in the City's Capital Facilities charges and as set forth in Section 38-139 of the City of Alachua Code of Ordinances, as those fees exist prior to the final inspection of each residential unit; and

WHEREAS, the City has determined that adequate water and wastewater capacity exists to the Project;

WHEREAS, the Developer/Owner acknowledges that this Certificate of Concurrency Compliance is a valid exercise of the City's police powers and is authorized by, among other things, Article VIII, Section 2(b) of the Florida Constitution, Section 163.3161, *et. seq.,* Fla. Stat., Section 163.3202, Fla. Stat., and Section 166.201 Fla. Stat.;

WHEREAS, the Developer/Owner acknowledges that this Certificate of Concurrency Compliance is governed by the City's LDRs and, as such, the Developer/Owner must utilize the administrative procedures contained in the LDRs in the event there is any dispute regarding this Certificate; and

WHEREAS, the Developer/Owner acknowledges that this Certificate of Concurrency Compliance constitutes a regulatory agreement required as part of the process for the issuance of Development permits for the Project and, as such, Developer/Owner has no claim for monetary damages against the City in the event of any dispute regarding this Certificate, Developer/Owner's sole remedy for any dispute in any way relating to this Certificate is an action for declaratory relief, and nothing in this Certificate expressed or implied waives or should be construed to as a waiver or attempted waiver by the City of its sovereign immunity under the Florida Constitution and the laws of the State of Florida;

NOW THEREFORE, BASED UPON THE FOREGOING RECITALS, findings of fact and conclusion of law, the City issues this Certificate of Concurrency Compliance subject to the following conditions of issuance:

1. The above recitals are true and correct and are incorporated into this Certificate of Concurrency Compliance by reference.

2. The City will reserve 10,500 gallons per day (42 lots x 250 gallons per day) of wastewater capacity for the 42 units proposed in the Project. This capacity reservation is intended solely for residential uses to be constructed within the Project as defined by applicable development permits including, but not limited to construction plans and Subdivider Agreement, on file with the City.

3. The City will reserve 11,550 gallons per day (42 lots x 275 gallons per day) of water capacity for the 42 units proposed in the Project. This capacity reservation is intended solely for residential uses to be constructed within the Project as defined

by applicable development permits including, but not limited to construction plans and Subdivider Agreement, on file with the City.

4. The City will reserve the following trips of traffic capacity for the 42 units proposed in Fletcher Trace Phase 2 as defined by applicable development permits, including construction plans and Subdivider Agreement, on file with the City: 200 Average Annual Daily Trips ("AADT") and 21 Peak Hour Trips along CR235 A (from US 441 to CR 235)(Segment 17); 400 Average Annual Daily Trips ("AADT") and 43 Peak Hour Trips along CR235 (from NW 143rd Place to SCL)(Segment 11).

5. The City will reserve .55 acres (2.6 persons per household x 42 units x 5 acres per 1,000 persons) of recreation capacity for the 42 units proposed in Fletceher Trace Phase 2 as defined by applicable development permits, including but not limited to the construction plans and Subdivider Agreement, on file with the City.

6. The City will reserve 79.72 tons per year (0.73 tons per capita per year x 2.6 persons per household x 42 units) of solid waste capacity for the 42 units proposed in Fletcher Trace Phase 2 as defined by applicable development permits on file, including but not limited to, construction plans and subdividers agreement, on file with the City.

7. The City will reserve 4 (four) student stations in the Alachua School Concurrency Service Area (ACSA) for elementary schools, 2 (two) student stations in the Alachua SCSA for middle schools, and 2 (two) student stations in the Alachua SCSA for high schools, for the 42 units proposed in Fletcher Trace Phase 2.

8. This Certificate of Concurrency Compliance shall remain in effect for a period of one (1) year from the date of the approval of the Subdivider Agreement between the parties hereto.

9. It is the intent of the City and Developer/Owner that this Certificate of Concurrency Compliance be incorporated into and considered a part of the Subdivider Agreement executed by the Developer/Owner and City for the Project dated the 14th day of October, 2024. Failure to comply with the term of that Subdivider Agreement shall result in the termination of the reservations in this Certificate.

10. This Certificate of Concurrency Compliance shall not be construed to be an absolute guarantee for the reservations should events occur which are outside the control of the City.

THIS CERTIFICATE OF CONCURRENCY COMPLIANCE IS ISSUED this 14th day of October, 2024, and is subject to the terms and findings as stated herein.

Attest: CITY OF ALACHUA

_____ By: _____

William M. DaRoza, City Manager/Clerk/ The Hon. Gib Coerper, Mayor
Land Development Regulations Administrator

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing CERTIFICATE OF CONCURRENCY COMPLIANCE FOR FLETCHER TRACE PHASE 2 was acknowledged before me, **by means of □ physical presence or □ online notarization,** on this _____ day of _____, 2024, by GIB COERPER, who is (personally known to me) OR (who has produced _____ as identification).

_____

Notary Public, State of Florida at Large
Commission No.:
Expiration: [SEAL]

Approved as to form:

_____

Marian B. Rush, City Attorney

SIGNATURES CONTINUE ON NEXT PAGE

Witnesses:

(sign)_____

(print)_____

DEVELOPERS/OWNERS

FLETCHER DEVELOPMENT, LLC
a Florida Limited Liability Company
By:
_____
(sign)

(print)_____

(title)_____

STATE OF FLORIDA

COUNTY OF _____

The foregoing CERTIFICATE OF CONCURRENCY COMPLIANCE FOR Fletcher Trace Phase 2 was acknowledged before me, **by means of □ physical presence or □ online notarization,** on this _____ day of _____, 2024, by _____, who is (personally known to me) OR (who has produced _____as identification).

_____
Notary Public, State of Florida at Large
Commission No.:
Expiration: [SEAL]

Exhibit "D"
Engineer's Certification of Construction Costs for Public Improvements

Exhibit "D"
Engineer's Certification of Construction Costs for Public Improvements

Professional Consultants

Project Name: Fletcher Trace Phases 1-3
CHW Project No: 21-0297
Date: 8/26/2024

Phase 2

Item No.	Item	Qty	Unit	Unit Cost	Cost
ROADWAY					
1	Asphaltic Concrete, 1.5" SP 9.5	245	TN	$ 120.00	$ 29,400.00
2	6" Limerock Base (Optional Base Group 4)	1,979	SY	$ 10.00	$ 19,790.00
3	12" Type B Stabilized Subgrade	1,979	SY	$ 6.00	$ 11,874.00
4	Concrete Cross Walk	27	SY	$ 92.00	$ 2,484.00
5	Curb Ramps	100	SF	$ 4.50	$ 450.00
6	Driveways	1,200	SY	$ 92.00	$ 110,400.00
7	Detectable Warning	40	SF	$ 30.00	$ 1,200.00
8	Type 'F' Curb and Gutter	1,692	LF	$ 21.00	$ 35,532.00
9	Striping and Signage	3	LS	$ 2,000.00	$ 6,000.00
Roadway Subtotal					$ 217,130.00
SANITARY SEWER					
12	8" PVC Wastewater Main	762	LF	$ 45.00	$ 34,290.00
13	Sanitary Sewer Laterals 4" PVC w/ CO	1,475	LF	$ 22.69	$ 33,467.75
14	Sanitary Manhole	2	EA	$ 7,500.00	$ 15,000.00
Sanitary Sewer Subtotal					$ 82,757.75
WATER SERVICE					
15	Double Water Connection	6	EA	$ 2,859.55	$ 17,157.30
16	Single Water Connection	30	EA	$ 1,974.54	$ 59,236.20
17	4" PVC Water Service Sleeve	576	LF	$ 25.00	$ 14,400.00
18	Fire Hydrant Assembly	1	EA	$ 7,166.72	$ 7,166.72
19	3" Blow-Off Assembly	1	EA	$ 4,475.56	$ 4,475.56
20	8" PVC Watermain	1,029	LF	$ 48.00	$ 4,475.56
Water Service Subtotal					$ 106,911.34
DRAINAGE					
23	Storm Water Pipe (15" RCP)	82	LF	$ 50.00	$ 4,100.00
24	Storm Water Pipe (18" RCP)	231	LF	$ 62.00	$ 14,322.00
25	Storm Water Pipe (24" RCP)	337	LF	$ 93.00	$ 31,341.00
26	Type '5' Curb Inlet	4	EA	$ 7,000.00	$ 28,000.00
27	Type '6' Curb Inlet	2	EA	$ 7,574.59	$ 15,149.18
Drainage Subtotal					$ 92,912.18
Subtotal					$ 499,711.27
Mobilization (10%)					$ 49,971.13
Contingency (10%)					$ 49,971.13
TOTAL					$ 599,653.52

The Engineer's probable estimate of cost provided in this document is specifically intended to represent a rough order of magnitude, including all component information for line items aspects of the work, estimated quantities, and applied unit rates. The Engineer's probable estimate of cost is not intended for publication for the use of bidders whatsoever, unless represented as an FDOT Pay Item table on the plans for projects administered accordance with FDOT Standards. For bidding scenarios, the prospective bidders should be advised that they are solely responsible for: identifying and including relevant project scope, calculation of quantities/durations for takeoffs, and determining the appropriate competitive market cost for the work. Additionally, CHW has no control over the cost of labor, materials, equipment, market conditions, or the Contractor's method of determining prices. Therefore, our statements of probable cost provided herein are made on the basis of best judgment as professional consultants familiar with the construction industry. CHW, nor its subconsultants, can offer guarantee that proposals, bids, or construction costs will not vary from our statements of probable cost.

TRAVIS J. HASTAY
LICENSE
8-27-2024
No. 84295
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Exhibit "E"
Engineer's Certification of Construction Costs for Private Improvements

Professional Consultants

Project Name:	**Fletcher Trace Phases 1-3**
CHW Project No:	21-0297
Date:	8/26/2024

Phase 2

Item No.	Item	Qty	Unit	Unit Cost	Cost
DEMOLITION/EARTHWORK					
1	Clearing and Grubbing	4.84	AC	$ 3,800.00	$ 18,409.14
2	Fill (using onsite materials)	5,000	CY	$ 3.00	$ 15,000.00
3	Sod (within ROW and common areas)	3,538	SY	$ 3.20	$ 11,321.60
4	Seed (within lots and bottom of basin)	19,495	SY	$ 0.50	$ 9,747.50
5	Silt Fence	655	LF	$ 2.50	$ 1,637.50
6	Tree Barricade	218	LF	$ 5.00	$ 1,090.00
Earthwork Subtotal					$ 56,115.74
ELECTRIC					
7	Electrical Conduit (4")	130	LF	$ 15.00	$ 1,950.00
8	Electrical Conduit (2.5")	4,930	LF	$ 14.00	$ 69,020.00
9	Electric Connection Fee	42	EA	$ 200.00	$ 8,400.00
Electric Subtotal					$ 79,370.00
Subtotal					$ 135,485.74
Mobilization (10%)					$ 13,548.57
Contingency (10%)					$ 13,548.57
TOTAL					$ 162,582.89

The Engineer's probable estimate of cost provided in this document is specifically intended to represent a rough order of magnitude, including all component information for line items aspects of the work, estimated quantities, and applied unit rates. The Engineer's probable estimate of cost is not intended for publication for the use of bidders whatsoever, unless represented as an FDOT Pay Item table on the plans for projects administered accordance with FDOT Standards. For bidding scenarios, the prospective bidders should be advised that they are solely responsible for: identifying and including relevant project scope, calculation of quantities/durations for takeoffs, and determining the appropriate competitive market cost for the work. Additionally, CHW has no control over the cost of labor, materials, equipment, market conditions, or the Contractor's method of determining prices. Therefore, our statements of probable cost provided herein are made on the basis of best judgment as professional consultants familiar with the construction industry. CHW, nor its subconsultants, can offer guarantee that proposals, bids, or construction costs will not vary from our statements of probable cost.

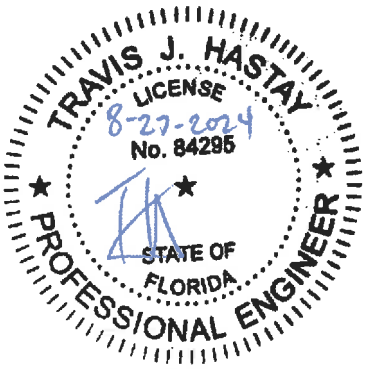
TRAVIS J. HASTAY
LICENSE
8-27-2024
No. 84295
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Exhibit "F"
Engineer's Certification of Construction Costs for House Sidewalks

Phase 2 On Lot Sidewalks

Item No.	Item	Qty	Unit	Unit Cost	Cost
1	Concrete Sidewalks and Driveways, 4"	835	SY	$ 50.55	$ 42,207.63
				Subtotal	$ 42,207.63
				Mobilization (10%)	$ 4,220.76
				Contingency (10%)	$ 4,220.76
				TOTAL	$ 50,649.16

The Engineer's probable estimate of cost provided in this document is specifically intended to represent a rough order of magnitude, including all component information for line items aspects of the work, estimated quantities, and applied unit rates. The Engineer's probable estimate of cost is not intended for publication for the use of bidders whatsoever, unless represented as an FDOT Pay Item table on the plans for projects administered accordance with FDOT Standards. For bidding scenarios, the prospective bidders should be advised that they are solely responsible for: identifying and including relevant project scope, calculation of quantities/durations for takeoffs, and determining the appropriate competitive market cost for the work. Additionally, CHW has no control over the cost of labor, materials, equipment, market conditions, or the Contractor's method of determining prices. Therefore, our statements of probable cost provided herein are made on the basis of best judgment as professional consultants familiar with the construction industry. CHW, nor its subconsultants, can offer guarantee that proposals, bids, or construction costs will not vary from our statements of probable cost.



SUBDIVIDERS AGREEMENT

THIS SUBDIVIDERS AGREEMENT for Fletcher Trace Phase 3 (the "Agreement") is made by and between Fletcher Development, LLC a Florida limited liability company, whose principal address is 4510 NW 6th Place, 3rd Floor, Gainesville, FL 32607 (the "Developer") and the City of Alachua, a Florida municipal corporation (the "City"), whose principal address is 15100 NW 142 Terrace, Alachua, FL 32615, as of the date signed by the last party below (the "Effective Date").

R E C I T A L S

WHEREAS, the Developer is developing a residential subdivision in the City known as Fletcher Trace Phase 3, including certain Improvements as described in Paragraph 3 below (the "Project"), located on the real property legally described in attached Exhibit "A" (the "Property") and further described in the Final Plat for Fletcher Trace Phase 3 (the "Final Plat"), a copy of which is attached hereto as Exhibit "B" and incorporated herein by this reference; and

WHEREAS, the Developer wishes to enter into a Subdividers Agreement with City as part of the City's site-specific regulations for applications for development orders for the subdivision of land as further set forth and required in Section 2.4.10(G)(6) of the City's Land Development Regulations (the "LDRs"); and

WHEREAS, the Developer acknowledges that this Agreement is a valid exercise of the City's police powers and it is authorized by, among other things, Article VIII, Section 2(b) of the Florida Constitution, Section 163.3161, et. seq., Fla. Stat., Section 163.3202, Fla. Stat., and Section 166.021, Fla. Stat.; and

WHEREAS, the Developer acknowledges that this Agreement is governed by the City's LDRs and, as such, the Developer must utilize the administrative procedures contained in the LDRs in the event there is any dispute regarding or in any way arising out of this Agreement; and

WHEREAS, the Developer acknowledges that this Agreement is a regulatory agreement required as part of the process for the issuance of Development permits for the Project and, as such, Developer shall not have and waives any claim for monetary damages against the City in the event of any dispute regarding or in any way arising out of this Agreement.

NOW THEREFORE, in consideration of the foregoing recitals, the Developer and City (who may hereinafter be referred to collectively as the "parties" or individually as a "party") hereby covenant, stipulate and agree as follows:

1. **Recitals:** The above information and recitals are true and correct and are incorporated as material terms of this Agreement by reference.

2. **Certificate of Concurrency Compliance:** The City agrees to reserve public facilities for the Project as set forth in the Certificate of Concurrency Compliance attached hereto as Exhibit "C" and incorporated herein by reference.

3. **Construction:** The Developer shall construct, at Developer's sole expense, the improvements (the "Improvements") described in the Construction Plans prepared by the Project's Engineer of Record (the "Plans"), which were filed with the City by the Developer and have been reviewed and approved by the City in accordance with Section 2.4.10(G)(4) of the LDRs. The Improvements shall be constructed in accordance with the Plans and the requirements for Major Subdivisions as set forth in the City's LDRs. The Improvements consist of:

a. Certain "Private Improvements," which shall not be conveyed to the City and shall remain under private ownership and control. The Private Improvements are described in the Plans and the Final Plat. Developer agrees to proceed with the construction of the Private Improvements in a diligent manner to be fully and finally completed, as evidenced by the City's issuance of a Certification of Completion, on or before April 13, 2026.

b. Certain "Public Improvements," which upon completion shall be offered for dedication and acceptance by the City as provided in Section 14 hereof. The Public Improvements are described in the Final Plat. Developer agrees to proceed with the construction of the Public Improvements in a diligent manner to be fully and finally completed, as evidenced by the City's issuance of a Certification of Completion, on or before April 13, 2026.

c. The Improvements do not include those sidewalks depicted on the Construction Plans which abut or are immediately adjacent to a residential lot depicted on the Plat (hereinafter referred to as "House Sidewalk" or "House Sidewalks"). Such House Sidewalks shall be subject to the specific provisions governing construction, completion, conveyance (if applicable), and construction/maintenance guarantees described in this Agreement.

d. Some of the Improvements may be constructed and completed (as evidenced by the City's issuance of a Certification of Completion) after recording of the Final Plat. Specifically, the following Improvements, hereinafter referred to as the "Post Final Plat Improvements," may be completed after recording of the Final Plat: 6" limerock base, curb and gutter, 1.5" type SP9.5 asphaltic concrete, public and common area sidewalks, and street lighting, as depicted on the approved Construction Plans. Those Post Final Plat Improvements that will be offered for dedication and acceptance by the City following completion shall hereinafter be referred to as the "Post Final Plat Public Improvements," and those Post Final Plat Improvements that shall remain under private ownership and control following completion shall hereinafter be referred to as the "Post Final Plat Private Improvements."

All of the Improvements, with the exception of the Post Final Plat Improvements, shall be constructed and completed (as evidenced by the City's issuance of a Certification of Completion) prior to recording of the Final Plat.

4. **Drainage:** Drainage facilities for the Property shall be maintained in accordance with the approved Plans for the Project at the sole expense of the Developer.

5. **Fire Flow:** The Developer specifically acknowledges and agrees that future development and buildings constructed within the Project shall comply with the fire flow standards as set forth in the Florida Fire Prevention Code (the "FFPC"), which is adopted as part of the Florida Building Code (the "FBC"), as amended and effective at the time of such future development. It is the Developer's sole responsibility to comply with these fire flow standards. Nothing in this Agreement, including, but not limited to, the Plans and or the Certificate of Concurrency Compliance for the Project, attached hereto as Exhibit "C" in any way impacts or waives the requirement for future development and buildings within the Project from complying with the FFPC and FBC, as amended and effective at the time of such future development.

6. **Conveyance:** The Developer shall convey all of the required Public Improvements to the City. However, the parties acknowledge and agree that the Public Improvements shall not be accepted by the City, nor shall the City have any maintenance responsibility for same, unless and until: (1) the Public Improvements have been completed (as evidenced by the issuance of a Certification of Completion), (2) the Warranty Period (as hereinafter defined) has concluded and the Public Improvements have passed all inspections and the Public Services Director has made the determinations required pursuant to Section 14 hereof, and (3) the City Commission of the City of Alachua (the "City Commission") officially accepts the Public Improvements. Acceptance of public House Sidewalks shall be as set forth in Paragraph 16 below.

7. **Compliance:** The Developer warrants that it will construct all of the Improvements in accordance with the approved Plans and the Final Plat for the Project, the LDRs, and all applicable regulations, ordinances, laws, rules and the terms of this Agreement.

8. **Recording of Final Plat:**

The Final Plat for the Project shall be recorded by the Developer in the Public Records of Alachua County, Florida, within 545 days of its approval by the City Commission, provided the requirements of this Paragraph have been satisfied. The Final Plat shall not be released by the City for recording nor recorded until all of the Improvements, with the exception of the Post Final Plat Improvements, are fully and finally completed, as evidenced by the City's issuance of a Certification of Completion for same. Failure to record the Final Plat within 545 days of its approval by the City Commission shall render the Final Plat null, void, and of no further force and effect. Provided, upon Developer's application to the City and showing of good cause, the City Commission may, in its sole discretion, provide for an extension of not more than an additional 365 days. The Developer shall provide the City with a certified copy of the recorded Final Plat within one (1) business day of the recording of the Final Plat. The City shall record this Agreement within five (5) business days of the Effective Date. The Developer shall pay all costs associated with the recording of this Agreement.

9. **Surety Devices for Public Improvements:**

In order to comply with Sections 2.4.10(G)(5)-(8), 7.4.1, and 7.8.1 of the LDRs, the Developer warrants and agrees to provide the City with surety instruments for all Public Improvements as follows:

a. Public Improvements Maintenance Guarantee. Upon the City's completion of inspection but prior to issuing a Certificate of Completion for the Public Improvements, Developer shall provide the City with a "Public Improvements Maintenance Guarantee" in a form approved by the City in the amount of $113,784.92, which represents 10% of the Engineer's Certification of Construction Costs for Public Improvements [$1,137,849.21] set forth in Exhibit "D", which Public Improvements Maintenance Guarantee shall be in full force effect until Developer obtains a passing inspection for such Public Improvements following expiration of the Warranty Period (as hereinafter defined) pursuant to Section 2.4.10(G)(7)-(8) of the LDRs and Section 14 of this Agreement. The City shall release and return the Public Improvements Maintenance Guarantee upon the City Commission's acceptance of the Public Improvements, consistent with Section 2.4.10(G)(8)(b) of the LDRs and Section 14 of this Agreement, less any applicable reductions or drawdowns.

b. Post Final Plat Public Improvements Performance Guarantee. Prior to release and recordation of the Final Plat, Developer shall provide the City with a Cash Deposit, Lender Guarantee, Irrevocable Letter of Credit, Performance Bond, or other acceptable security (the "Post Final Plat Public Improvements Surety Instrument") in a form approved by the City in the amount of 120% of the Engineer's Certification of Construction Costs for such Post Final Plat Public Improvements that have not yet been completed, to guarantee the satisfactory construction of all such Post Final Plat Public Improvements. The City shall release and return the Post Final Plat Public Improvements Surety Instrument, less any applicable reductions or drawdowns, upon: (1) A Public Improvements Maintenance Guarantee consistent with the requirements of Section 9.a. being filed with the City for such Post Final Plat Improvements, and (2) the City's issuance of a Certification of Completion for the Post Final Plat Public Improvements.

10. **Surety Devices for Private Improvements:** In order to comply with Sections 2.4.10(G)(5)-(8), 6.10, and 7.8.1 of the LDRs, the Developer warrants and agrees to provide the City with surety instruments for all Private Improvements as follows:

a. Private Improvements Maintenance Guarantee. Upon the City's completion of inspections but prior to issuing a Certificate of Completion for the Private Improvements, Developer shall provide the City with a Private Improvements Maintenance Guarantee in a form approved by the City in the amount of

$47,436.64, which represents 10% of the Engineer's Certification of Construction Costs for Private Improvements set forth [$474,366.38] in Exhibit "E", which Private Improvements Maintenance Guarantee shall be in full force and effect until Developer obtains a passing inspection for such Private Improvements following expiration of the Warranty Period (as hereinafter defined) pursuant to Section 2.4.10(G)(7)-(8) of the LDRs and Section 14 of this Agreement. The City shall release and return the Private Improvements Maintenance Guarantee upon the Developer having obtained a passing inspection for such Private Improvements following expiration of the Warranty Period, pursuant to Section 2.4.10(G)(7)-(8) of the LDRs and Section 14 of this Agreement, less any applicable reductions or drawdowns.

b. Post Final Plat Private Improvements Performance Guarantee. Prior to release and recordation of the Final Plat, Developer shall provide the City with a Cash Deposit, Lender Guarantee, Irrevocable Letter of Credit, Performance Bond, or other acceptable security (the "Post Final Plat Private Improvements Surety Instrument") in a form approved by the City in the amount of 120% of the Engineer's Certification of Construction Costs for any Post Final Plat Private Improvements that have not yet been completed, to guarantee the satisfactory construction of all such Post Final Plat Private Improvements. The City shall release and return the Post Final Plat Private Improvements Surety Instrument, less any applicable reductions or drawdowns, upon: (1) A Private Improvements Maintenance Guarantee consistent with the requirements of Section 9.a. being filed with the City for such Post Final Plat Improvements, and (2) the City's issuance of a Certification of Completion for the Post Final Plat Private Improvements.

c. The surety for all Improvements (public and private) may be consolidated in the same surety instrument.

11. **Inspections:** Upon the City's approval of the Plans and Final Plat, the Developer may commence construction of the Improvements. During the construction period, the Project's Engineer of Record, or Professional Engineer with a Professional Engineering Services Agreement with the City of Alachua shall perform Construction and Engineering Inspection Services (the "CEI Services") and shall prepare and provide to the City inspection reports at the following benchmarks:

a. Inspection of Underground Stormwater System: at beginning of process; during 2 pipe laying activities; during 3 random backfilling operations; and inspection of the completed system by visual and TV camera.
b. Inspections of sewer system: at the beginning of work; during 3 random manhole placements; 3 random pipe placements; 3 backfilling operations; and inspection of the completed system with TV camera.
c. Inspection of water system: at the beginning of work; during all taps or city connections; 3 random pipe placements; 3 backfilling operations; and inspection of the completed system including disinfection and pressure testing.

d. Inspection of the electrical conduit: at the beginning of work; during all city connections; 3 random pipe placements, 3 backfilling operations; and inspection of completed system.
e. Inspection of Stormwater Management basin: at the rough grade stage, outfall placement; final grassing and inspection of completed system.
f. Inspection of pavement: at sub grade of all roads for line and grade and yielding; lime rock base for placement and finish; asphalt inspections at the beginning of operations; at least 3 random quality control checks during placement, asphalt inspection; and inspection of completed pavement. If necessary, a thin asphalt coat shall be added to any areas of the streets in order to provide a smooth graded finish, in particular, around curbs.

The Project's Engineer of Record or the Professional Engineer performing CEI Services shall submit the inspection reports to the City. The inspection reports shall show any discrepancies and shall note the correction of each discrepancy in a subsequent report. The Developer shall provide each inspection report to the City's Public Services Department with a copy to the City's Department of Planning and Community Development within three (3) business days of each inspection. The City may, in its sole discretion, demand in writing the immediate correction of any discrepancies contained on any of the inspection reports within a reasonable period set forth in the written demand. If the correction is not completed in the timeframe in the demand, the City is authorized to make a demand on the Improvements Surety Instrument for the amount needed in order to correct the discrepancy.

Upon completion of the Improvements, the Developer shall have the Project's Engineer of Record, or the Professional Engineer performing the CEI Services, conduct a final inspection and compile a final punch list. Upon the Project's Engineer of Record or the Professional Engineer performing the CEI Services providing a final report to the Developer and the City indicating that all of the deficiencies noted in any inspection report and on the final punch list have been completed and the Improvements are in working order and in accordance with the Plans and LDRs, the LDR Administrator or designee shall thereafter perform a final inspection and provide Developer with a list specifying all defects, deficiencies, and necessary repairs within 60 days of receipt of the final report. Upon completion of any and all repairs and a certification by the Project's Engineer of Record or the Professional Engineer performing the CEI Services that the Improvements have been completed in accordance with the requirements of this Agreement, the Plans, and the LDRs, the City shall issue a Certification of Completion and the Project's Engineer of Record or the Professional Engineer performing the CEI Services shall submit a certified cost of construction for the completed Improvements.

12. **No Transfer of Title Prior to Recording of Final Plat; Completion of Improvements Required Prior to Final Inspection:**

a. No transfer of title or sale of any lots for the Property that is subject to the Final Plat shall occur until the Final Plat has been recorded in accordance with this Agreement.

b. In the event the Developer conveys any interest, legal or equitable, to any portion of the Property, notice is hereby given that the City shall not conduct a final inspection on

any dwelling, nor issue any certificate of occupancy, nor will the City provide permanent City utility services until the Improvements required in this Agreement have been fully and finally completed in accordance with this Agreement. Developer acknowledges and agrees that there is no reasonable business backed expectation that any purchasers of lots or dwellings will be able to occupy or inhabit dwellings in the Project until full and final completion of the Improvements.

13. **Warranty Period:** In accordance with Sections 6.10.4 and 7.8.1 of the LDRs, the Developer warrants all Improvements for a period of one-year from the City's issuance of a Certification of Completion for such Improvements (the "Warranty Period"). Should the City, in the City's sole discretion, determine repairs are needed to the Improvements during the Warranty Period, the City shall provide notice to the Developer and the repairs shall be made within thirty (30) days of such written notice. In the event the Project's Engineer of Record certifies that a requested repair will take more than thirty days to complete, the repair shall be completed in the amount of time determined by the City's Public Services Director, in their sole discretion. The Developer shall be responsible for making all repairs to Improvements, at Developer's sole expense, so long as notice is sent to the Developer within the Warranty Period. The Warranty Period shall be automatically extended until the completion of all requested repairs. Failure of the Developer to complete the repairs within thirty days from the notice (or such time as the Public Services Director may authorize) shall constitute a breach of this Agreement.

14. **Inspections Following Warranty Period; Responsibility for Maintenance:** After the Warranty Period, the Developer shall submit a final certification prepared by the Developer's Engineer of Record that all of the Improvements have been completed and constructed in accordance with the Plans and applicable regulations and are functional and in good working order. The City shall not be bound to accept the Public Improvements for public maintenance or operation until the Public Services Director has determined that the Public Improvements were constructed in accordance with the LDRs, the City of Alachua Requirements for Design and Construction, applicable Florida Department of Transportation standards, and all other applicable laws, rules, and regulations and the City Commission has accepted the Public Improvements. Within 60 days of the Public Services Director's approval, the City Commission shall formally accept maintenance of the Public Improvements. The maintenance of all Private Improvements shall be the sole responsibility of the Developer and its successors, which shall include any homeowner's or property owner's association whose purpose includes the maintenance of such improvements.

15. **Maintenance of Landscape Improvements within City Rights of Way:** The Developer agrees to construct, install and maintain all landscape improvements located within the right-of-way as shown in the approved Plans for the Project at its sole cost and expense. Should the developer or successor fail to install or maintain the landscape improvements in accordance with the approved Plans, the City may provide written notice to the Developer or its successor, specifying the nature of the deficiency. Within 30 days following receipt of such notice, the Developer or successor shall cause the appropriate repairs or cure to be effected. In the event damage or failure to maintain results in a situation where public safety is at risk, the City may, in its sole discretion, effect repairs to the Improvements without the need of prior notice to the Developer or its successor. The City will promptly bill the Developer, its successors or assigns.

If the bill is not paid within 30 days, it shall be a default hereunder and the City shall have the right, but not the obligation, to make a claim under the maintenance bond or other remedies at law.

16. **Construction, Installation, and Surety Devices for House Sidewalks:** The Construction, completion deadlines, and surety devices for House Sidewalks shall be as follows:

a. Construction Deadline: The Developer shall complete the construction and installation of the House Sidewalks in accordance with the Plans. The construction of all of the House Sidewalks shall be completed on or before April 13, 2028. If Developer has not completed all of the House Sidewalks by April 13, 2028, the City shall have the right, but not the obligation, to make a demand on the House Sidewalks Common Law Performance Bond described within Paragraph 16.b. below, for completing as many of the remaining sidewalks as possible with funds derived from such House Sidewalk Common Law Performance Bond. The City shall not, however, have any obligation to expend any money other than the proceeds from the House Sidewalk Common Law Performance Bond to construct sidewalks in the Project.

b. Surety Devices: In order to comply with Sections 2.4.10(G)(5)-(8), 6.10, 7.4.1, and 7.8.1 of the LDRs, the Developer or successor shall provide the City with a House Sidewalks Common Law Performance Bond, in a form acceptable to the City, as the surety instrument to guarantee the satisfactory completion of the House Sidewalks as required in this Agreement. The amount of the House Sidewalk Common Law Performance Bond shall be $90,945.90 ($75,788.25 x 120% of the certified estimated cost of completion in attached Exhibit "F"). Upon the satisfactory completion and inspection of the House Sidewalks, but not the acceptance, the Developer or successor shall provide the City with a House Sidewalk Common Law Maintenance Bond in the amount of $7,578.83 ($75,788.25 x 10%) for the one-year maintenance period. The City will then release and return the House Sidewalk Common Law Performance Bond.

c. Final Approval and Acceptance: Within one (1) year of the completion of all of the House Sidewalks, the City's Public Services Department will do a final inspection and notify the Developer or successor in writing of any deficiencies, in the City's sole discretion. The Developer or successor shall have thirty (30) days to cure any such deficiencies. If the Developer or successor does not cure these deficiencies within thirty (30) days, the City shall be authorized to have the work done and make a demand on the House Sidewalks Common Law Maintenance Bond to pay for the remedial work. Once all deficiencies are remedied to the satisfaction of the City, the House Sidewalks shall be submitted to the City Commission for acceptance. After the City Commission's acceptance of the House Sidewalks, the House Sidewalks Common Law Maintenance Bond will be released and returned to the Developer or successor, less any applicable reductions or drawdowns.

d. The Developer shall have complete and exclusive liability for all claims and shall indemnify the City for all claims, including but not limited to claims for bodily injury and damages, in any way related to or arising out of the construction, completion or non-completion of the House Sidewalks undertaken by the Developer until the City Commission has officially accepted the House Sidewalks.

17. **Non-Interest-Bearing Account:** All cash deposits made by Developer to the City under this Agreement shall be separately segregated on the books of the City and deposited into a non-interest-bearing bank account.

18. **No Inordinate Burden on Land:** The Developer acknowledges and agrees that the requirements under this Agreement in no way inordinately burdens any existing use of the Property or vested right to specific use of the Property described in Exhibit "A" and set forth in the Final Plat for the Project, attached hereto as Exhibit "B".

19. **Withholding Permits:** The City may, in its sole discretion, withhold any and all inspections, permits, and/or certificates for the Project if such action is deemed necessary by the City to secure the Developer's compliance with the terms of this Agreement.

20. **Compliance with Other Laws:** Nothing contained in this Agreement shall relieve the Developer or its successor or assigns from obtaining any local, regional, state or federal permits or complying with any ordinances, laws, rules, or regulations applicable to the development of the Project.

21. **Police Powers:** In the event the Developer, the Developer's agents, contractor, subcontractors, or anyone else acting on behalf of the Developer or the Developer's contractor or subcontractors may be liable or responsible, fails to comply with any applicable ordinance, law, rule or regulation and such failure tends to or does pose an imminent threat or danger to life or of great bodily injury to any person working on the job or to any member of the general public, the City, in its sole discretion through its City Manager or designee, has the right to exercise its police powers and to stop work on the Project until appropriate corrective measures are taken, without limiting any other remedies available to the City.

22. **Indemnity:** The Developer shall indemnify and hold harmless the City of Alachua, its officers, agents, employees, attorneys, or anyone's action directly or indirectly on behalf of the City, from and against all claims, damages, losses, and expenses, including reasonable attorney's fees, arising out of or resulting from a loss in performance of work, down-time of equipment, or any claim that may arise from bodily injury, sickness, disease or death, or the injury to or destruction of tangible property, including the loss of use resulting therefrom, caused in whole or in part by a negligent or wrongful act or omission on the part of the Developer, Developer's agent, contractor, subcontractors, or anyone directly or indirectly employed or working on behalf of the Developer for whose acts the Developer or its agent, contractors, or subcontractors may be liable or responsible. The Developer further agrees that the Developer shall not insulate itself from liability or responsibility to the City for a default in or failure to perform any of the terms of this Agreement, or from responsibility under this indemnification clause by employment of independent contractors or subcontractors or other entities. The Developer shall remain liable to the City notwithstanding any attempt by the Developer to pass any responsibility set forth herein to its contract, subcontractors, or other agent or employee.

23. **Payments:** Any payments due from the Developer to the City shall be made either by bank check or cashier's check payable to the City of Alachua, Florida, and provided to the City at the address provided in the Paragraph pertaining to Notices below.

24. **Agreement Runs with Land:** This Agreement shall be recorded in the Public Records of Alachua County, Florida and shall run with the Property.

25. **Default by Developer:** Should Developer fail to complete the Improvements within the timeframes provided in Paragraph 8, the City shall not release the Final Plat for recording and may also pursue any other remedies allowed by law or equity. The City's rights to declare a default are cumulative and the City's failure to declare a default at any time shall not waive its right to declare a future default.

Should Developer fail to complete the House Sidewalks within the timeframes provided in Paragraph 16, the City shall be entitled to make immediate demand on any surety or guarantee provided by Developer hereunder, and also be entitled to any other remedies allowed by law or equity.

26. **Notices:** Except as otherwise provided in this Agreement, any notice, request, or approval, from either party to the other party must be in writing and sent by certified mail, return receipt requested, or by personal delivery. Such notice will be deemed to have been received when either deposited in the United States Postal Service mailbox or personally delivered with a signed proof of delivery. For purposes of notice, the parties and their respective representatives and addresses are:

City:	City of Alachua **Attn: City Manager / LDR Administrator**
Via Hand Delivery:	15100 NW 142nd Terrace Alachua, FL 32615
Via U.S. Mail:	Post Office Box 9 Alachua, FL 32616
Developer:	Fletcher Development, LLC
Via Hand Delivery:	4510 NW 6th Place 3rd Floor Gainesville, FL 3260
Via U.S. Mail:	4510 NW 6th Place 3rd Floor Gainesville, FL 3260
With copy to:	[Address]

27. **Binding Effect:** The City and Developer each bind the other and their respective successors and assigns to all of the terms, conditions, covenants and provisions of this Agreement.

28. **Severability:** If any provision of this Agreement is declared void by a court of law, all other provisions will remain in full force and effect.

29. **Not Assignable without Approval:** This Agreement shall not be assignable by the Developer without the written approval of the City Commission.

30. **Enforcement:** The failure of either City or Developer to exercise any right under this Agreement shall not waive such right in the event of any future default or non-compliance with this Agreement.

31. **Jurisdiction and Venue:** This Agreement is governed in accordance with the laws of the State of Florida. Venue for any action regarding this Agreement shall be in the Circuit Court in Alachua County, Florida.

32. **Amendment:** This Agreement may only be amended by mutual written agreement by the City and the Developer with prior approval of the City Commission.

33. **Legal Advice:** The Developer and the City have each had the advice of their respective attorneys before entering into this Agreement, including all exhibits hereto.

34. **Joint Preparation:** This Agreement has been drafted with participation of the City and the Developer and shall not be construed against either the City or Developer on account of draftsmanship.

35. **Captions and Headings:** Paragraph headings are for convenience only and shall not be used to construe or interpret this Agreement.

36. **Time of Essence:** Time is of the essence in complying with each and every term and condition of this Agreement.

37. **Entire Agreement:** This Agreement constitutes the entire agreement of the City and the Developer and supersedes all prior written or oral agreements, understanding or representations.

38. **Exclusive Remedy:** In the event of any question or dispute arising out of or related to this Agreement, the sole and exclusive remedy of the Developer against the City, after Developer exhausts all administrative remedies in the City's LDRs, shall be an action for declaratory judgment. Developer specifically waives all other remedies it may have against the City. In no event shall Developer have a cause of action for monetary damages against the City for anything in any way related to or arising out of this Agreement.

39. **Sovereign Immunity:** The City does not waive its sovereign immunity in entering into this Agreement. Nothing herein, expressed or implied, waives or should be construed to be a waiver or an attempt to waive the sovereign immunity of the City under the Florida Constitution and the laws of the State of Florida.

40. **No Future Representations:** The City's approval of this Subdividers Agreement does not in any way imply, represent, require or guarantee that the City will approve the application for any other phase of the development of the Project.

IN WITNESS WHEREOF, City and Developer have hereunto set their hands and seals the day and year last written below.

WITNESSES

_____
(Witness No. 1 - Signature)

_____
(Witness No. 1 - Printed)

_____
(Witness No. 1 – Address)

_____
(Witness No. 2 - Signature)

_____
(Witness No. 2 - Printed)

_____
(Witness No. 2 – Address)

DEVELOPER

_____
By: _____
Its: _____
Date: 1/24/25

STATE OF _____
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____ 20____ by [Developer Signatory], as [Title] of [Developer], ☐ who is personally known to me or ☐ who has produced _____ _____ as identification.

_____
Signature of Notary Public
Printed Name of Notary: _____
Commission Number: _____
Commission Expiration: _____

(Notary Stamp)

ATTEST:

CITY OF ALACHUA

_____
William M. DaRoza, City Manager/Clerk

_____
Gib Coerper, Mayor

Approved as to Form:

_____
Marian B. Rush, City Attorney

STATE OF _____
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____ 20___ by Gib Coerper, as Mayor of the City of Alachua, ☐ who is personally known to me or ☐ who has produced _____ _____ as identification.

_____
Signature of Notary Public
Printed Name of Notary: _____
Commission Number: _____
Commission Expiration: _____

(Notary Stamp)

Exhibit "A"
Property

LEGAL DESCRIPTION

21-0297

CHW
Professional Consultants

DATE: DECEMBER 28, 2023
PROJECT NAME: FLETCHER TRACE
PROJECT NO: 21-0297
DESCRIPTION FOR: PHASE 3

A TRACT OF LAND BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2140, PAGE 1834, OF THE PUBLIC RECORDS OF ALACHUA COUNTY FLORIDA, SITUATED IN THE WEST HALF (W 1/2) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, OF SAID ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF AFOREMENTIONED SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE NORTH 0°04'14" WEST, ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 403.02 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY); THENCE NORTH 41°06'51" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 2192.97 FEET TO THE **POINT OF BEGINNING**; THENCE, CONTINUE ALONG SAID RIGHT OF WAY LINE, NORTH 41°06'51" EAST, A DISTANCE OF 1878.44 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF AFOREMENTIONED SECTION 28; THENCE SOUTH 01°14'54" WEST, ALONG SAID WEST LINE, A DISTANCE OF 827.97 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 28; THENCE SOUTH 00°14'12" EAST, ALONG THE WEST LINE OF SAID SOUTHEASTER QUARTER (SE 1/4) OF SECTION 28, A DISTANCE OF 282.21 FEET; THENCE, DEPARTING SAID WEST LINE, THE FOLLOWING NINE (9) COURSES; (1) SOUTH 64°41'49" WEST, A DISTANCE OF 69.19 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 185.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 48°50'21" WEST, 169.54 FEET; (2) THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 54°32'38", AN ARC LENGTH OF 176.11 FEET TO THE END OF SAID CURVE; (3) SOUTH 16°03'45" WEST, A DISTANCE OF 160.87 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 45°14'11" EAST, 35.36 FEET; (4) THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET TO THE END OF SAID CURVE; (5) SOUTH 00°14'11" EAST, A DISTANCE OF 85.00 FEET; (6) SOUTH 89°45'49" WEST, A DISTANCE OF 420.66 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 235.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 65°26'20" WEST, 193.60 FEET; (7) THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 48°38'58", AN

ARC LENGTH OF 199.54 FEET TO THE END OF SAID CURVE; (8) SOUTH 41°06'51" WEST, A DISTANCE OF 311.05 FEET; (9) NORTH 48°53'09" WEST, A DISTANCE OF 295.00 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT CONTAINING 17.66 ACRES OF LAND, MORE OR LESS.

ALL AS SHOWN ON THE MAP ATTACHED HEREWITH AND MADE A PART HEREOF

Exhibit "B"
Final Plat

FLETCHER TRACE - PHASE 3

LOCATED IN THE WEST HALF (W 1/2) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

CHW Professional Consultants
11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1999 FLORIDA CA-5075

PLAT BOOK__,PAGE __
SHEET ONE OF TWO

DESCRIPTION

A TRACT OF LAND BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2440, PAGE 1824, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA SITUATED IN THE WEST HALF (W 1/2) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, OF SAID ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF AFOREMENTIONED SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, THENCE NORTH 89°34'19" WEST, ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 491.10 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY); THENCE NORTH 41°48'51" EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 2352.87 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUE ALONG SAID RIGHT OF WAY LINE NORTH 41°48'51" EAST, A DISTANCE OF 1870.34 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER (NE 1/4) OF AFOREMENTIONED SECTION 28; THENCE SOUTH 01°14'54" WEST, ALONG SAID WEST LINE, A DISTANCE OF 297.37 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 28; THENCE SOUTH 89°34'19" EAST, ALONG THE WEST LINE OF SAID SOUTHEASTER QUARTER (SE 1/4) OF SECTION 28, A DISTANCE OF 2637.73 FEET; THENCE, DEPARTING SAID WEST LINE THE FOLLOWING NINE (9) COURSES; (1) SOUTH 84°21'49" WEST, A DISTANCE OF 68.19 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST; HAVING A RADIUS OF 180.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 48°16'21" WEST 189.84 FEET; (2) THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 64°17'39", AN ARC LENGTH OF 176.11 FEET TO THE END OF SAID CURVE; (3) SOUTH 16°02'46" WEST, A DISTANCE OF 190.87 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST; HAVING A RADIUS OF 25.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 41°59'13" EAST 35.74 FEET; (4) THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 99°09'09", AN ARC LENGTH OF 34.27 FEET TO THE END OF SAID CURVE; (5) SOUTH 00°34'11" EAST, A DISTANCE OF 46.95 FEET; (6) SOUTH 41°48'49" WEST, A DISTANCE OF 420.48 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST; HAVING A RADIUS OF 208.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 45°36'39" WEST 109.63 FEET; (7) THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 48°34'54", AN ARC LENGTH OF 189.84 FEET TO THE END OF SAID CURVE; (8) SOUTH 41°06'51" WEST A DISTANCE OF 511.86 FEET; (9) NORTH 48°53'09" WEST, A DISTANCE OF 296.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 17.58 ACRES OF LAND, MORE OR LESS.

SURVEYOR'S NOTES

1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 1983), YIELDING A BEARING OF N 89°34'19" W FOR THE WEST LINE OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FL.
2. VERTICAL DATUM SHOWN HEREON IS DERIVED FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BENCHMARK USED WAS A NATIONAL GEODETIC SURVEY BENCHMARK NUMBER D578, WITH A PUBLISHED ELEVATION OF 156.40' (NAVD 88).
3. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1' IN 10,000'.
4. BUILDING SETBACKS (UNLESS SHOWN OTHERWISE)
   - FRONT = 15'
   - REAR = 5'
   - SIDE = 5'
   - STREET FACING GARAGE = 15'
5. THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 548, COMMUNITY PANEL NO. "120060 0120 D", EFFECTIVE DATE: JUNE 16, 2006.
6. THE COMMON AREAS, OPEN SPACE, AND STORM WATER MANAGEMENT AREAS SHOWN HEREON, WILL BE CONVEYED TO THE OWNERS ASSOCIATION AND ARE IDENTIFIED FOR MAINTENANCE IN THE HOMEOWNERS ASSOCIATION DOCUMENTS. THE OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF TREES PLANTED IN RIGHTS-OF-WAY AND COMMON AREAS IN CONFORMANCE WITH SUBDIVIDERS AGREEMENT AND SECTION 3.8.1. OF THE CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS.
7. LOT CORNERS AND PERMANENT CONTROL POINTS SHALL BE SET PER 177.091 (9) AND (9) FLORIDA STATUTES.
8. THIS SURVEY IS A TOTAL OF TWO (2) SHEETS. EACH SHEET IS INCOMPLETE WITHOUT THE OTHERS. SEE SHEET ONE (1) FOR OVERALL PLAT BOUNDARY. SEE SHEET (2) FOR DETAIL INFORMATION FOR LOTS SEVENTY FIVE (75) THRU ONE HUNDRED & ELEVEN (111).

LEGEND

FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
● = SET 5/8" STEEL REBAR & CAP MARKED "PRM LB 5075"
▲ = SET NAIL AND DISK STAMPED "PCP 5075"
⊕ = FOUND 5/8" IRON ROD (NO ID.)
⊡ = FOUND 4"x4" CONCRETE MONUMENT WITH NO ID (UNLESS NOTED OTHERWISE)
PRM = PERMANENT REFERENCE MONUMENT
P.U.E. = PUBLIC UTILITIES EASEMENT
B.S.L. = BUILDING SETBACK LINE
FFE = FINISHED FLOOR ELEVATION
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE
R/W = RIGHT OF WAY
S.F. = SQUARE FEET
SEC 28-8S-18E = SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST

FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 548, COMMUNITY PANEL NO. "120060 0120 D", EFFECTIVE DATE: JUNE 16, 2006.

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 SUPPLANTED 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.

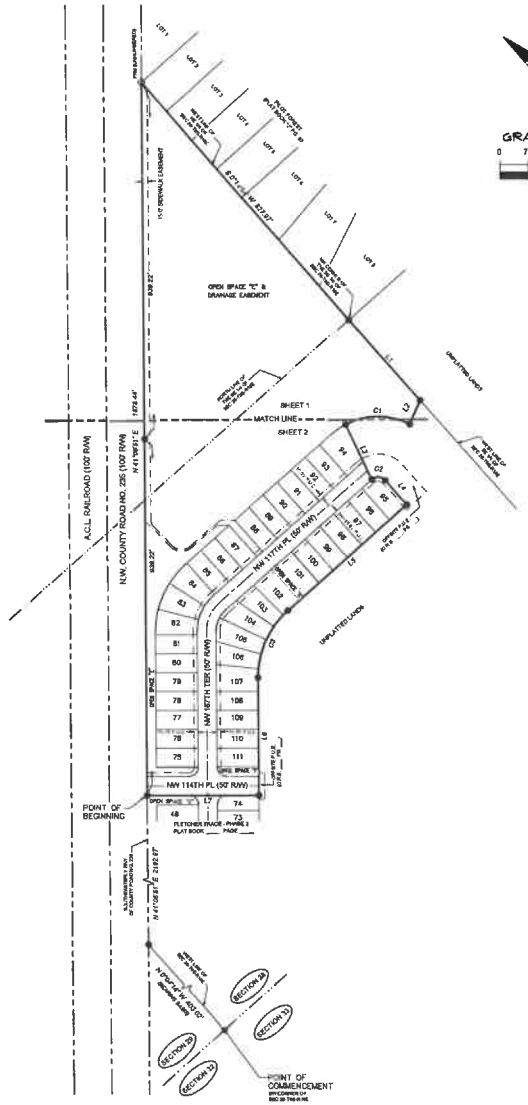
ALL PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICE OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL [illegible] FOR THE DAMAGES.

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 01°14'12" E	297.37'
L2	S 64°47'49" W	60.19
L3	S 16°02'46" W	190.87'
L4	S 01°14'11" E	66.00
L5	S 88°45'49" W	470.69'
L6	S 41°06'51" W	511.86'
L7	N 48°53'09" W	296.00'

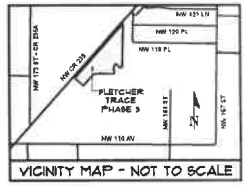
CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	176.11'	180.00	64°17'39"	189.84	N 48°16'21" W
C2	34.27'	25.00'	99°09'09"	30.24'	S 41°14'11" E
C3	189.84'	208.00'	48°34'54"	184.04	S 65°36'39" W

SITE BENCHMARK TABLE				
NAME	DESCRIPTION	ELEVATION	NORTHING	EASTING
BM1	5/8" STEEL ROD & CAP "LB TRAN LIB5075"	87.96'	362647.74	2695115.16
BM2	5/8" STEEL ROD & CAP "LB TRAN LIB5075"	95.80'	364668.71'	2697126.78
BM3	5/8" STEEL ROD & CAP "LB TRAN LIB5075"	89.57'	361,129.58	2696681.22

*NOTE: ALL SITE BENCHMARKS ARE OFFSITE, LOCATED ALONG THE SOUTHERLY RIGHT OF WAY LINE OF N.W. COUNTY ROAD NO. 235.



GRAPHIC SCALE
0 75 150 300
SCALE: 1" = 150'



OWNER'S CERTIFICATION AND DEDICATION

WACO PROPERTIES, INC., DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE LANDS DESCRIBED HEREON, AND HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN AND AS FLETCHER TRACE - PHASE 3. AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE PLAT OF WAYS AS SHOWN HEREON, AND DOES HEREBY DEDICATE THE USE OF DRAINAGE EASEMENTS TO THE PUBLIC FOR THE RIGHT TO DISCHARGE ITS STORM WATER. THE OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM BUILT IN THE RIGHT OF WAY AND DOES HEREBY DEDICATE TO THE PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON FOR THE PURPOSES OF INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON SHALL BE PRACTICABLE USED TO PUBLIC SERVICE VEHICLES, AND DOES HEREBY DEDICATE TO THE PUBLIC TO REVIEW THE OVERALL EASEMENTS AS SHOWN HEREON FOR THE PURPOSE OF PEDESTRIAN ACCESS.

WITNESS _____ SIGNATURE _____

WITNESS _____ PRINT NAME & TITLE _____

ACKNOWLEDGEMENT (STATE OF FLORIDA, COUNTY OF ALACHUA)

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME _____ KNOWN TO ME TO BE THE PERSON HEREIN DESCRIBED AND DID ACKNOWLEDGED THAT HE EXECUTED THIS INSTRUMENT AS HIS FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____ A.D. 20__

NOTARY PUBLIC-STATE OF FLORIDA _____

COMMISSION EXPIRES _____

COMMISSION NO.: _____

CERTIFICATE OF APPROVAL BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

THIS IS TO CERTIFY THAT ON _____ THE FORE-GOING PLAT WAS APPROVED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.

MAYOR _____

ATTEST _____

CITY MANAGER _____ FILED FOR RECORD ON _____

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR THE CITY OF ALACHUA, FLORIDA

EXAMINED ON _____

AND APPROVED AS TO ITS LEGAL FORM AND SUFFICIENCY BY:

CITY ATTORNEY _____

RECEIVED AND FILED

RECEIVED AND FILED FOR RECORD ON THIS _____ DAY OF _____ A.D. 20__

CLERK OF THE COURT _____

BY _____ DATE _____

CERTIFICATE OF APPROVAL BY PROFESSIONAL SURVEYOR & MAPPER

IT IS HEREBY CERTIFIED, THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE PLATTING REQUIREMENTS PURSUANT TO CHAPTER 177, PART II - PLATTING OF THE FLORIDA STATUTES AND THAT THIS PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS. IF SAID CHAPTER, HOWEVER MY REVIEW AND CERTIFICATION DOES NOT INCLUDE COMPUTATION OR FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS.

EXAMINED ON _____

AND APPROVED BY _____
PROFESSIONAL SURVEYOR AND MAPPER

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT THIS PLAT ENTITLED "FLETCHER TRACE - PHASE 3" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE OF THE DESCRIBED LANDS UNDER MY PERSONAL DIRECTION AND SUPERVISION AND THAT THIS PLAT AND SURVEY COMPLIES WITH ALL REQUIREMENTS AS SET FORTH IN CHAPTER 177 PART II-PLATTING OF THE FLORIDA STATUTES.

DATE _____

CHAD A. COLSON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 5162
CHW PROFESSIONAL CONSULTANTS, LLC
FLORIDA LICENSED BUSINESS NUMBER LB 8376
11801 RESEARCH DRIVE, ALACHUA, FL 32615

FLETCHER TRACE - PHASE 3

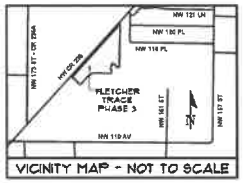
LOCATED IN THE WEST HALF (W 1/2) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

CHW Professional Consultants
7801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 2000 FLORIDA CA-5075

PLAT BOOK__, PAGE __
SHEET TWO OF TWO

SURVEYOR'S NOTES

1. HORIZONTAL DATUM SHOWN HEREON IS DERIVED FROM THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 1983), HOLDING A BEARING OF N 0° 04'14" W FOR THE WEST LINE OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FL.
2. VERTICAL DATUM SHOWN HEREON IS DERIVED FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), BENCHMARK USED WAS A NATIONAL GEODETIC SURVEY BENCHMARK NUMBER PY36, WITH A PUBLISHED ELEVATION OF 110.03 FEET (NAVD 88).
3. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1' IN 10,000'.
4. BUILDING SETBACKS (UNLESS SHOWN OTHERWISE)
   FRONT = 15'
   REAR = 5'
   SIDE = 5
   STREET FACING GARAGES = 18'
5. THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.P.M. PANEL NO. 129 OF 640, COMMUNITY PANEL NO. 12086C 0129 D, EFFECTIVE DATE: JUNE 16, 2006.
6. ALL PLATTED 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.
7. THE COMMON AREAS, OPEN SPACE, AND STORM WATER MANAGEMENT AREAS SHOWN HEREON, WILL BE CONVEYED TO THE OWNER'S ASSOCIATION AND ARE IDENTIFIED FOR MAINTENANCE IN THE HOMEOWNERS ASSOCIATION DOCUMENTS. THE OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF TREES PLANTED IN RIGHTS-OF-WAY AND COMMON AREAS IN CONFORMANCE WITH SUBDIVIDER'S AGREEMENT AND SECTION 7.8.1 OF THE CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS.
8. LOT CORNERS AND PERMANENT CONTROL POINTS SHALL BE SET PER 177.091 (8) AND (9) FLORIDA STATUTES.
9. ALL LINES ARE NON-RADIAL UNLESS NOTED OTHERWISE.
10. THIS SURVEY IS A TOTAL OF TWO (2) SHEETS. EACH SHEET IS INCOMPLETE WITHOUT THE OTHERS. SEE SHEET ONE (1) FOR OVERALL PLAT BOUNDARY. SEE SHEET TWO (2) FOR DETAIL INFORMATION FOR LOTS SEVENTY FIVE (75) THRU ONE HUNDRED & ELEVEN (111).



VICINITY MAP - NOT TO SCALE

GRAPHIC SCALE
0 25 50 100
SCALE: 1" = 50'

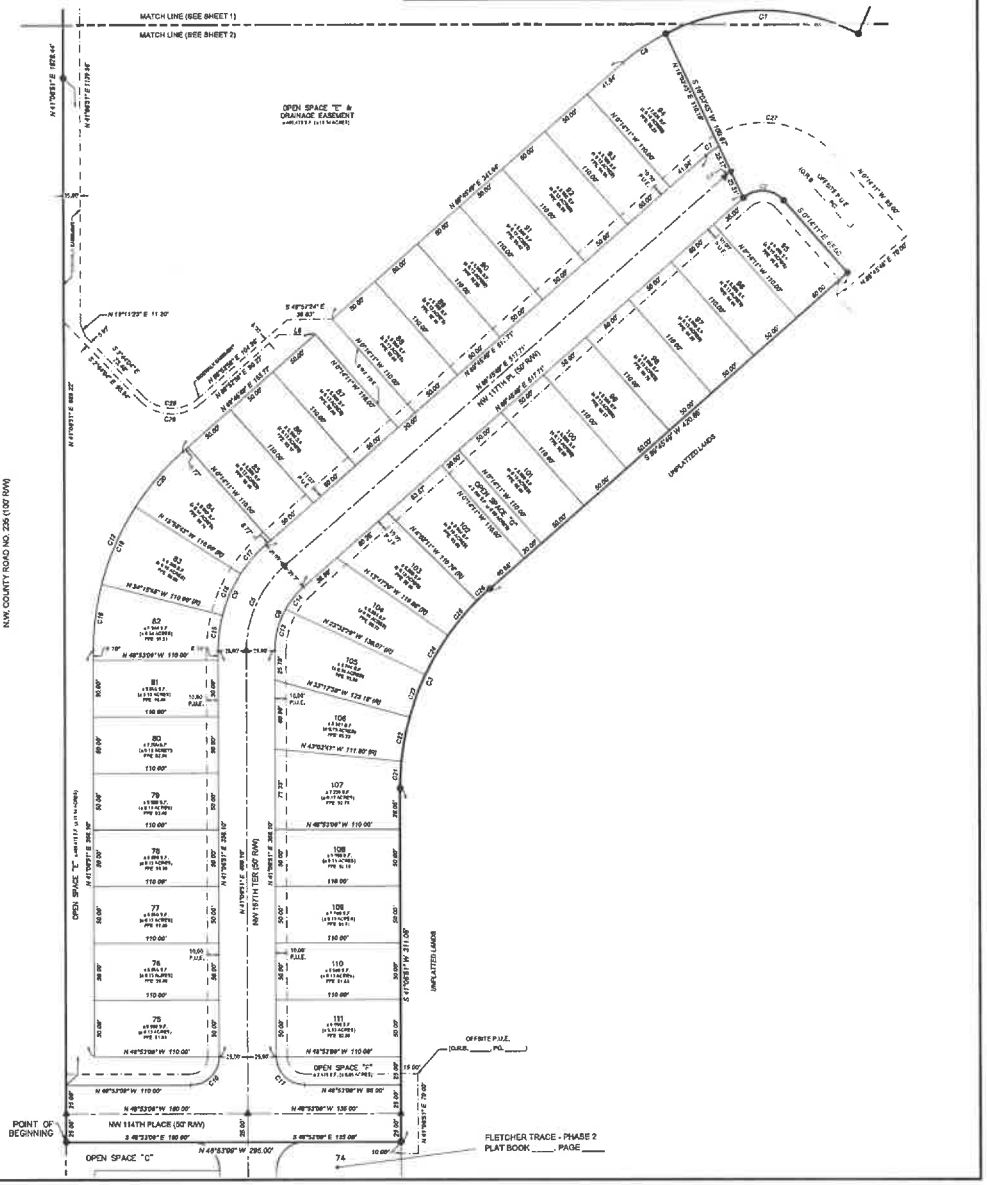
CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	176.11'	186.00'	54°32'36"	169.54'	N 48°58'31" W
C2	39.27'	25.00'	90°00'00"	35.36'	S 85°14'11" E
C3	199.34'	275.00'	46°36'08"	193.89'	S 85°26'29" W
C4	7.18'	50.00'	8°13'56"	7.18'	N 84°19'12" W
C5	84.81'	100.00'	48°36'08"	82.36'	N 85°26'29" E
C6	48.61'	186.00'	14°57'52"	48.47'	N 83°16'35" W
C7	14.31'	75.00'	10°55'53"	14.29'	N 89°14'14" W
C8	53.68'	75.00'	40°58'58"	51.79'	N 64°13'39" E
C9	186.14'	125.00'	85°18'58"	169.16'	N 68°25'29" E
C10	39.27'	25.00'	90°00'00"	35.36'	N 86°46'01" E
C11	39.27'	25.00'	90°00'00"	35.36'	N 05°13'59" W
C12	199.84'	275.00'	46°26'55"	194.54'	N 66°26'29" E
C13	28.49'	75.00'	21°22'38"	28.33'	N 16°46'06" E
C14	25.29'	75.00'	19°19'39"	25.17'	N 84°07'38" E
C15	51.99'	175.00'	16°37'53"	51.82'	N 48°25'31" E

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C16	46.98'	125.00'	19°56'05"	29.32'	N 64°54'41" E
C17	84.25'	125.00'	15°41'23"	24.15'	N 81°54'05" E
C18	53.24'	205.00'	14°52'21"	16.81'	N 45°28'31" E
C19	76.20'	254.00'	16°26'06"	74.89'	N 64°54'14" E
C20	64.28'	225.00'	15°41'23"	64.16'	N 81°54'05" E
C21	22.16'	225.00'	5°38'22"	22.24'	N 44°53'00" E
C22	46.00'	225.00'	8°45'48"	25.95'	N 51°45'48" E
C23	46.98'	225.00'	9°45'59"	25.96'	N 61°48'53" E
C24	46.00'	225.00'	8°45'48"	25.95'	N 71°29'06" E
C25	46.98'	225.00'	9°45'59"	25.96'	N 81°16'15" E
C26	53.36'	225.00'	5°48'59"	13.58'	N 89°51'49" E
C27	196.38'	85.00'	78°39'08"	107.48'	N 38°37'16" W
C28	61.09'	46.00'	87°37'07"	55.26'	S 45°56'23" E
C29	53.34'	35.00'	87°22'07"	48.28'	S 46°25'23" E

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L9	N 48°53'08" W	22.14'

LEGEND

FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.P.M. = FLOOD INSURANCE RATE MAP
● = SET 5/8" STEEL REBAR & CAP MARKED "PRM LB 6575"
▲ = SET NAIL AND DISK STAMPED "PCP 6575"
● = FOUND 5/8" IRON ROD (NO ID.)
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITIES EASEMENT
B.S.L. = BUILDING SETBACK LINE
F.F.E. = FINISHED FLOOR ELEVATION
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE
R/W = RIGHT OF WAY
S.F. = SQUARE FEET
S.W.E. = SIDEWALK EASEMENT
NO. = NUMBER
(R) = RADIAL
ID. = IDENTIFICATION
⊕ = SITE BENCHMARK
——— = SUBJECT PARCEL LINE
——— = ADJOINING PARCEL LINE
– – – = EASEMENT LINE
——— = RIGHT-OF-WAY LINE
–·–·– = SECTION LINE



CERTIFICATE OF CONCURRENCY COMPLIANCE FOR FLETCHER TRACE PHASE 3

This Certificate of Concurrency Compliance ("Certificate") is hereby issued to Fletcher Development, LLC, a Florida Limited Liability Company authorized to transact business in the State of Florida and ("Developer/Owner") by City of Alachua, Florida ("City") this 14th day of October, 2024.

RECITALS

WHEREAS, the Developer/Owner is developing a residential subdivision in the CITY known as Fletcher Trace Phase 3 (the "Project"), legally described in attached Exhibit '1'.

WHEREAS, the Developer/Owner has secured a Subdivider Regulatory Agreement for the Project from the City for the Project (herein "Subdivider Agreement") as part of the City's site specific requirements for applications for Development permits for the subdivision as further set forth in Section 2.4.10(G)(4) of the City's Land Development Regulations (the "LDRs");

WHEREAS, the LDRs provide in Article 2, Section 2.4.14 for the issuance of a Certificate of Concurrency Compliance by the City as to provide a mechanism for reviewing applications for development approval to ensure that no development order is issued unless there is adequate public facility capacity for roads, sanitary sewer, solid waste, stormwater management, potable water, recreation, or public school facilities. This review is part of a regulatory program of the City to ensure that the adopted level of service standard for each public facility is available to serve development concurrent with the impacts of development;

WHEREAS, Section 2.4.14, requires that a project have one or more of the following land development permits in order to be eligible for issuance of a Certificate of Concurrency Compliance;

WHEREAS, the Project is zoned Planned Development- Residential ("PD-R");

WHEREAS, the Project has an approved preliminary plat approval for a residential subdivision for the Project;

WHEREAS, the Project is now ready to proceed to approval of a Final Plat comprised of 37 residential lots;

WHEREAS, the Developer/Owner intends to immediately initiate construction on the Project;

WHEREAS, the Developer/Owner of the Project agrees to submit payment for sewer connection fees as determined in the City's Capital Facilities charges and as set forth in Section

38-139 of the City of Alachua Code of Ordinances, as those fees exist prior to the final inspection of each residential unit;

WHEREAS, the Developer/Owner of the Project further agrees to submit payment for water connection fees as determined in the City's Capital Facilities charges and as set forth in Section 38-139 of the City of Alachua Code of Ordinances, as those fees exist prior to the final inspection of each residential unit; and

WHEREAS, the City has determined that adequate water and wastewater capacity exists to the Project;

WHEREAS, the Developer/Owner acknowledges that this Certificate of Concurrency Compliance is a valid exercise of the City's police powers and is authorized by, among other things, Article VIII, Section 2(b) of the Florida Constitution, Section 163.3161, *et. seq.,* Fla. Stat., Section 163.3202, Fla. Stat., and Section 166.201 Fla. Stat.;

WHEREAS, the Developer/Owner acknowledges that this Certificate of Concurrency Compliance is governed by the City's LDRs and, as such, the Developer/Owner must utilize the administrative procedures contained in the LDRs in the event there is any dispute regarding this Certificate; and

WHEREAS, the Developer/Owner acknowledges that this Certificate of Concurrency Compliance constitutes a regulatory agreement required as part of the process for the issuance of Development permits for the Project and, as such, Developer/Owner has no claim for monetary damages against the City in the event of any dispute regarding this Certificate, Developer/Owner's sole remedy for any dispute in any way relating to this Certificate is an action for declaratory relief, and nothing in this Certificate expressed or implied waives or should be construed to as a waiver or attempted waiver by the City of its sovereign immunity under the Florida Constitution and the laws of the State of Florida;

NOW THEREFORE, BASED UPON THE FOREGOING RECITALS, findings of fact and conclusion of law, the City issues this Certificate of Concurrency Compliance subject to the following conditions of issuance:

1. The above recitals are true and correct and are incorporated into this Certificate of Concurrency Compliance by reference.

2. The City will reserve 9,250 gallons per day (37 lots x 250 gallons per day) of wastewater capacity for the 37 units proposed in the Project. This capacity reservation is intended solely for residential uses to be constructed within the Project as defined by applicable development permits including, but not limited to construction plans and Subdivider Agreement, on file with the City.

3. The City will reserve 10,175 gallons per day (37 lots x 275 gallons per day) of water capacity for the 37 units proposed in the Project. This capacity reservation is intended solely for residential uses to be constructed within the Project as defined

by applicable development permits including, but not limited to construction plans and Subdivider Agreement, on file with the City.

4. The City will reserve the following trips of traffic capacity for the 37 units proposed in Fletcher Trace Phase 3 as defined by applicable development permits, including construction plans and Subdivider Agreement, on file with the City: 176 Average Annual Daily Trips ("AADT") and 19 Peak Hour Trips along CR235 A (from US 441 to CR 235)(Segment 17); 352 Average Annual Daily Trips ("AADT") and 38 Peak Hour Trips along CR235 (from NW 143rd Place to SCL)(Segment 11).

5. The City will reserve .48acres (2.6 persons per household x 37 units x 5 acres per 1,000 persons) of recreation capacity for the 37 units proposed in Fletcher Trace Phase 3 as defined by applicable development permits, including but not limited to the construction plans and Subdivider Agreement, on file with the City.

6. The City will reserve 70.23 tons per year (0.73 tons per capita per year x 2.6 persons per household x 37 units) of solid waste capacity for the 37 units proposed in Fletcher Trace Phase 3 as defined by applicable development permits on file, including but not limited to, construction plans and subdividers agreement, on file with the City.

7. The City will reserve 4 (four) student stations in the Alachua School Concurrency Service Area (ACSA) for elementary schools, 2 (two) student stations in the Alachua SCSA for middle schools, and 3 (three) student stations in the Alachua SCSA for high schools, for the 37 units proposed in Fletcher Trace Phase 3.

8. This Certificate of Concurrency Compliance shall remain in effect for a period of one (1) year from the date of the approval of the Subdivider Agreement between the parties hereto.

9. It is the intent of the City and Developer/Owner that this Certificate of Concurrency Compliance be incorporated into and considered a part of the Subdivider Agreement executed by the Developer/Owner and City for the Project dated the 14th day of October, 2024. Failure to comply with the term of that Subdivider Agreement shall result in the termination of the reservations in this Certificate.

10. This Certificate of Concurrency Compliance shall not be construed to be an absolute guarantee for the reservations should events occur which are outside the control of the City.

THIS CERTIFICATE OF CONCURRENCY COMPLIANCE IS ISSUED this 14th day of October, 2024, and is subject to the terms and findings as stated herein.

Attest: CITY OF ALACHUA

_____ By: _____

William M. DaRoza, City Manager/Clerk/ Land Development Regulations Administrator

The Hon. Gib Coerper, Mayor

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing CERTIFICATE OF CONCURRENCY COMPLIANCE FOR FLETCHER TRACE PHASE 3 was acknowledged before me, **by means of □ physical presence or □ online notarization,** on this _____ day of _____, 2024, by GIB COERPER, who is (personally known to me) OR (who has produced _____ as identification).

_____

Notary Public, State of Florida at Large
Commission No.:
Expiration: [SEAL]

Approved as to form:

_____

Marian B. Rush, City Attorney

SIGNATURES CONTINUE ON NEXT PAGE

Witnesses:

(sign)_____

(print)_____

DEVELOPERS/OWNERS

FLETCHER DEVELOPMENT, LLC
a Florida Limited Liability Company
By:
_____
(sign)

(print)_____

(title)_____

STATE OF FLORIDA

COUNTY OF _____

The foregoing CERTIFICATE OF CONCURRENCY COMPLIANCE FOR Fletcher Trace Phase 3 was acknowledged before me, **by means of □ physical presence or □ online notarization,** on this _____ day of _____, 2024, by _____, who is (personally known to me) OR (who has produced _____as identification).

_____
Notary Public, State of Florida at Large
Commission No.:
Expiration: [SEAL]

Exhibit "D"
Engineer's Certification of Construction Costs for Public Improvements

CHW
Professional Consultants

Project Name: Fletcher Trace Phases 1-3
CHW Project No: 21-0297
Date: 8/26/2024

Phase 3

Item No.	Item	Qty	Unit	Unit Cost	Cost
ROADWAY					
1	Asphaltic Concrete, 1.5" SP 9.5	436	TN	$ 120.00	$ 52,320.00
2	6" Limerock Base (Optional Base Group 4)	3,516	SY	$ 10.00	$ 35,155.56
3	12" Type B Stabilized Subgrade	3,516	SY	$ 5.00	$ 17,577.78
4	Temporary Turn around	956	SY	$ 51.42	$ 49,157.52
5	Concrete Sidewalk	3,000	SY	$ 51.00	$ 153,000.00
6	Concrete Crosswalk	27	SY	$ 92.00	$ 2,484.00
7	Curb Ramps	128	SF	$ 4.50	$ 576.00
8	Detectable Warning	56	SF	$ 30.00	$ 1,680.00
9	Type 'F' Curb and Gutter	2,572	LF	$ 21.00	$ 54,012.00
10	6" Curb	65	LF	$ 21.00	$ 1,365.00
11	Striping and Signage	1	LS	$ 3,500.00	$ 3,500.00
Roadway Subtotal					$ 370,827.85
SANITARY SEWER					
14	8" PVC Wastewater Main	1,178	LF	$ 41.00	$ 48,298.00
15	Sanitary Sewer Laterals 4" PVC w/ CO	1,324	LF	$ 22.69	$ 30,041.56
16	Sanitary Manhole	6	EA	$ 6,000.00	$ 36,000.00
Sanitary Sewer Subtotal					$ 114,339.56
WATER SERVICE					
12	Double Water Connection	8	EA	$ 2,859.55	$ 22,876.40
13	Single Water Connection	21	EA	$ 1,974.54	$ 41,465.34
19	4" PVC Water Service Sleeve	864	LF	$ 25.00	$ 21,600.00
20	Fire Hydrant Assembly	1	EA	$ 8,000.00	$ 8,000.00
21	8" PVC Watermain	2,035	LF	$ 48.00	$ 97,680.00
22	3" Blow-Off Assembly	2	EA	$ 4,475.56	$ 8,951.12
23	8" Gate Valve	6	EA	$ 2,902.34	$ 17,414.04
Water Service Subtotal					$ 217,986.90
DRAINAGE					
26	Storm Water Pipe (15" RCP)	145	LF	$ 50.00	$ 7,250.00
27	Storm Water Pipe (18" RCP)	514	LF	$ 62.00	$ 31,868.00
28	Storm Water Pipe (36" RCP)	338	LF	$ 93.00	$ 31,434.00
29	Storm Water Pipe (24" RCP)	583	LF	$ 141.00	$ 82,203.00
30	Type 'S' Curb Inlet	4	EA	$ 7,000.00	$ 28,000.00
31	Type 'G' Curb Inlet	4	EA	$ 7,574.59	$ 30,298.36
32	Storm Manhole	4	EA	$ 8,500.00	$ 34,000.00
Drainage Subtotal					$ 245,053.36
[illegible]					
Subtotal					$ 948,207.67
Mobilization (10%)					$ 94,820.77
Contingency (10%)					$ 94,820.77
TOTAL					$ 1,137,849.21

The Engineer's probable estimate of cost provided in this document is specifically intended to represent a rough order of magnitude, including all component information for line items aspects of the work, estimated quantities, and applied unit rates. The Engineer's probable estimate of cost is not intended for publication for the use of bidders whatsoever, unless represented as an FDOT Pay Item table on the plans for projects administered accordance with FDOT Standards. For bidding scenarios, the prospective bidders should be advised that they are solely responsible for: identifying and including relevant project scope, calculation of quantities/durations for takeoffs, and determining the appropriate competitive market cost for the work. Additionally, CHW has no control over the cost of labor, materials, equipment, market conditions, or the Contractor's method of determining prices. Therefore, our statements of probable cost provided herein are made on the basis of best judgment as professional consultants familiar with the construction industry. CHW, nor its subconsultants, can offer guarantee that proposals, bids, or construction costs will not vary from our statements of probable cost.

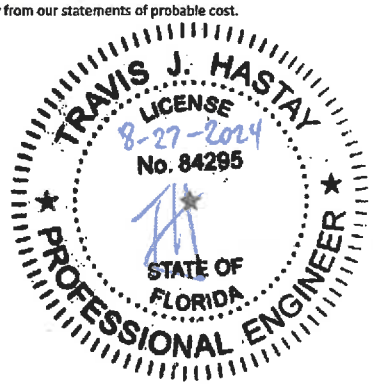


Exhibit "E"
Engineer's Certification of Construction Costs for Private Improvements

Professional Consultants

Project Name: Fletcher Trace Phases 1-3
CHW Project No: 21-0297
Date: 8/26/2024

Phase 3

Item No.	Item	Qty	Unit	Unit Cost	Cost
DEMOLITION/EARTHWORK					
20	Clearing and Grubbing	19	AC	$ 3,800.00	$ 72,200.00
21	Excavation	33,730	CY	$ 3.00	$ 101,190.00
22	Fill (using onsite materials)	26,663	CY	$ 0.50	$ 13,331.50
23	Sod (within ROW and common areas)	17,197	SY	$ 4.50	$ 77,386.50
24	Seed (within lots and bottom of basin)	62,792	SY	$ 0.50	$ 31,396.00
25	Silt Fence	1,932	LF	$ 1.76	$ 3,400.32
26	Tree Barricade	1,713	LF	$ 15.00	$ 25,695.00
Earthwork Subtotal					**$ 324,599.32**
DRAINAGE					
27	36" Mitered End	1	EA	$ 7,252.00	$ 7,252.00
Drainage Subtotal					**$ 7,252.00**
ELECTRIC					
30	Primary Electric Conduit (2")	3,748	LF	$ 8.00	$ 29,984.00
31	Electric Conduit (4")	1,738	LF	$ 15.00	$ 26,070.00
32	Electric Connection Fee	37	EA	$ 200.00	$ 7,400.00
Electric Subtotal					**$ 63,454.00**
Subtotal					**$ 395,305.32**
Mobilization (10%)					**$ 39,530.53**
Contingency (10%)					**$ 39,530.53**
TOTAL					**$ 474,366.38**

The Engineer's probable estimate of cost provided in this document is specifically intended to represent a rough order of magnitude, including all component information for line items aspects of the work, estimated quantities, and applied unit rates. The Engineer's probable estimate of cost is not intended for publication for the use of bidders whatsoever, unless represented as an FDOT Pay Item table on the plans for projects administered accordance with FDOT Standards. For bidding scenarios, the prospective bidders should be advised that they are solely responsible for: identifying and including relevant project scope, calculation of quantities/durations for takeoffs, and determining the appropriate competitive market cost for the work. Additionally, CHW has no control over the cost of labor, materials, equipment, market conditions, or the Contractor's method of determining prices. Therefore, our statements of probable cost provided herein are made on the basis of best judgment as professional consultants familiar with the construction industry. CHW, nor its subconsultants, can offer guarantee that proposals, bids, or construction costs will not vary from our statements of probable cost.

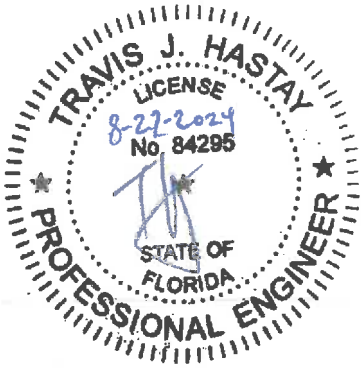
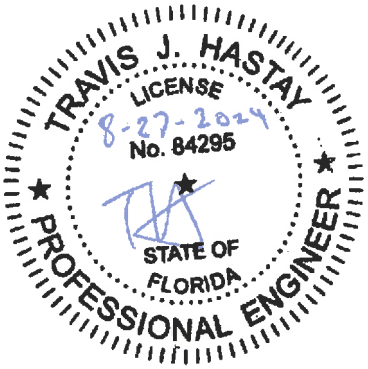


Exhibit "F"
Engineer's Certification of Construction Costs for House Sidewalks

Phase 3 On Lot Sidewalks

Item No.	Item	Qty	Unit	Unit Cost	Cost
1	Concrete Sidewalks and Driveways, 4"	1,249	SY	$ 50.55	$ 63,156.87
				Subtotal	**$ 63,156.87**
				Mobilization (10%)	**$ 6,315.69**
				Contingency (10%)	**$ 6,315.69**
				TOTAL	**$ 75,788.25**

The Engineer's probable estimate of cost provided in this document is specifically intended to represent a rough order of magnitude, including all component information for line items aspects of the work, estimated quantities, and applied unit rates. The Engineer's probable estimate of cost is not intended for publication for the use of bidders whatsoever, unless represented as an FDOT Pay Item table on the plans for projects administered accordance with FDOT Standards. For bidding scenarios, the prospective bidders should be advised that they are solely responsible for: identifying and including relevant project scope, calculation of quantities/durations for takeoffs, and determining the appropriate competitive market cost for the work. Additionally, CHW has no control over the cost of labor, materials, equipment, market conditions, or the Contractor's method of determining prices. Therefore, our statements of probable cost provided herein are made on the basis of best judgment as professional consultants familiar with the construction industry. CHW, nor its subconsultants, can offer guarantee that proposals, bids, or construction costs will not vary from our statements of probable cost.



Traffic Impact Analysis

Fletcher Trace - Phase 3



Date: 5/31/2022
PN#: 21-0297
PM: Brian Snyder, PE

Prepared For: Fletcher Family Companies

Submitted To: Alachua County Public Works, City of Alachua

CHW
11801 Research Drive
Alachua, FL 32615

www.chw-inc.com

CHW Professional Consultants

CONTENTS

1. Executive Summary 3

2. Study Intersections and Segments 4

2.1. Study Intersections 4
2.2. Study Roadway Segments 4

3. Trip Generation 6

4. Data Collection 7

5. Trip Distribution 10

6. Analysis 13

6.1. Intersection Analysis 13
6.2. Turn Lane Warrant Analysis 16
6.3. Roadway Segment Analysis 17

7. Conclusions and Recommendations 18

List of Figures

- Figure 1: Study Intersections
- Figure 2: Existing (Peak Season) Turning Movements
- Figure 3: Background Turning Movements
- Figure 4: Project Trip Turning Movements
- Figure 5: Build-out Turning Movements

List of Tables

- Table 1: Study Roadway Segments Determined
- Table 2: Fletcher Trace Trip Generation
- Table 3: AM Intersection Analysis Summary
- Table 4: PM Intersection Analysis Summary
- Table 5: Future Conditions (2029) Roadway Segment LOS Analysis
-

List of Appendices

- Appendix A: Concept Exhibit
- Appendix B: Methodology Letter
- Appendix C: Turning Movement Counts
- Appendix D: Reserved Trips
- Appendix E: Seasonal Adjustment Factor and Historical Growth Rates
- Appendix F: Background Tables
- Appendix G: Trip Distribution Calculations
- Appendix H: HCS Reports
- Appendix I: Turn Lane Warrant Analysis
- Appendix J: Roadway Segment Analysis

1. EXECUTIVE SUMMARY

CHW Professional Consultants, Inc. (CHW) has prepared the following Traffic Impact Analysis (TIA) for a development proposed on the south side of CR 235, just east of CR 235A, in the City of Alachua, Florida. The development is commonly referred to as Fletcher Trace. The concept plan for the proposed development is provided in **Appendix A**.

The purpose of this study is to identify the transportation impacts of the proposed project on the transportation network and if deficiencies are identified to recommend mitigation strategies to address the deficiencies. This TIA is required by Alachua County, and the City of Alachua. The study is being prepared for Fletcher Family Companies and is in conformance with the methodology letter submitted on May 26, 2022, see **Appendix B**.

The following developments are being proposed at this site, with an anticipated 2029 build-out:

- 344 Dwelling Units – Single-Family Detached Housing
- 128 Dwelling Units – Multifamily Housing (Low-Rise)

The following site access type and locations are being proposed:

- Full access at the CR 235/Proposed North Site Access intersection; and
- Full access at the CR 235/ Proposed South Site Access intersection;

2. STUDY INTERSECTIONS AND SEGMENTS

2.1. Study Intersections

CHW, in coordination with Alachua County, and the City of Alachua and identified the following intersections to be significantly impacted by the proposed development. The study area intersections are provided in **Figure 1**.

- NW 140th Street (CR 235)/CR 2054 (Peggy Road) intersection;
- CR 235A (NW 173rd Street)/CR 2054 (Peggy Road) intersection;
- CR 235/Proposed North Site Access intersection;
- CR 235/ Proposed South Site Access intersection;
- CR 235/CR 235A (NW 173rd Street) intersection; and
- CR 235/NW 78th Avenue (CR 232) intersection.

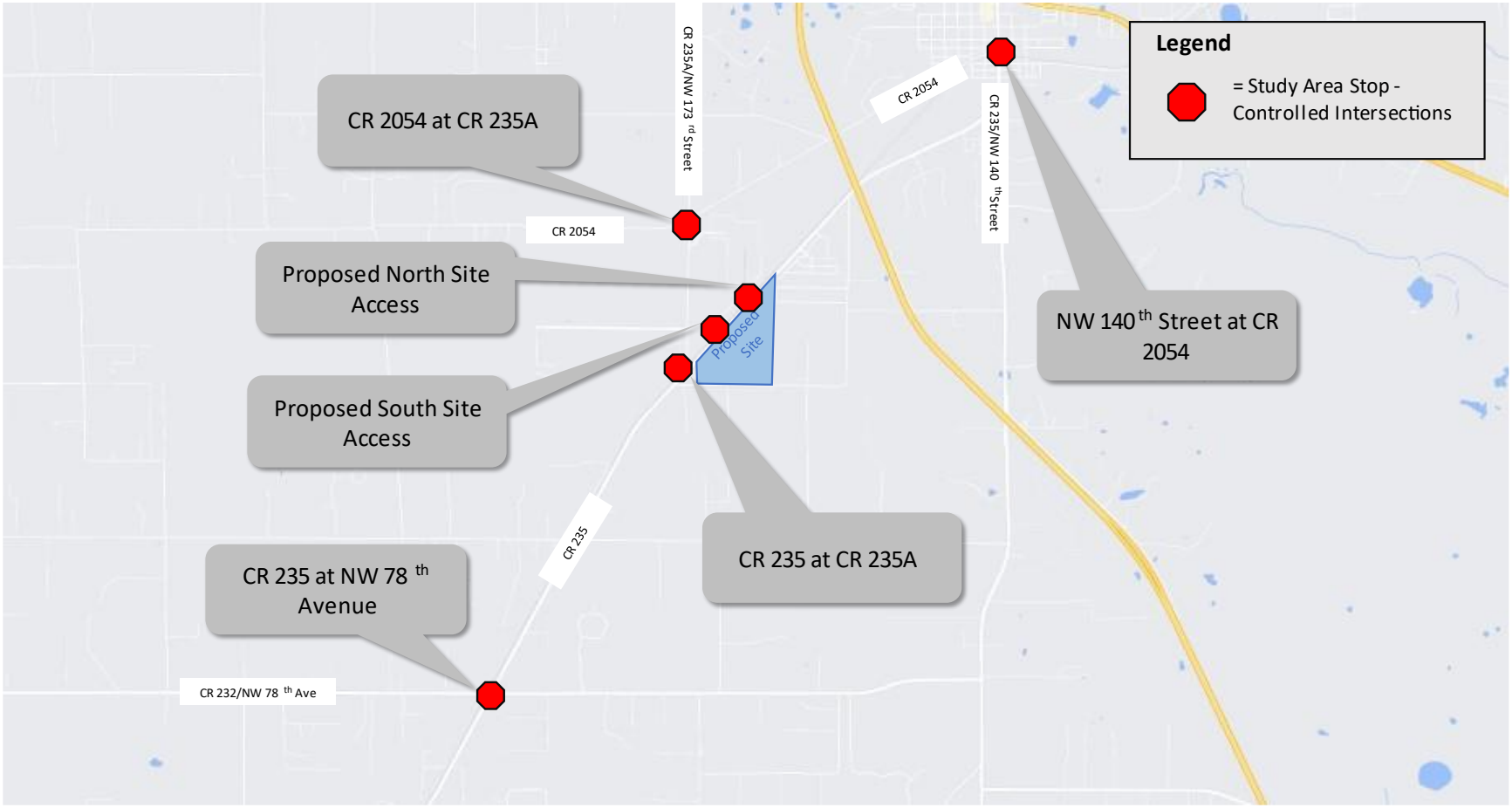
2.2. Study Roadway Segments

CR 235 and CR 235A are 2-lane collector roads adjacent to the project that were evaluated as part of this study. If the anticipated project trip exceed 5% of the maximum service volume (MSV), the roadway was further analyzed to determine whether the build-out condition exceeds the MSV. As demonstrated in **Table 1** CR 235 from NW 143rd Place to South City limit, exceeds 5% of the maximum service volume, so an this roadway segment is studied in Section 6.3.

Table 1: Study Roadway Segments Determination

ROAD NAME	FROM	TO	Comp. Plan MSV[1]	Net New Total Daily Project Trips[2]	Trip Dist %[3]	Net New Total Project Trips	% (Net New Total Projec Trips/MSV)	Include in Study Area (> 5%) - Y/N
CR 235	NW 143RD PLACE	SOUTH CITY LIMIT	15,120		67%	2,707	17.90%	Y
CR 235A	US 441	CR 235	15,120	4,040	9%	364	2.41%	N

Figure 1 | Study Intersections



3. TRIP GENERATION

The Institute of Transportation Engineer's (ITE) Trip Generation Manual, 11th Edition was used to develop the trip generation for the site. The trip generation is provided in **Table 2**.

Table 2 | Fletcher Trace Trip Generation

Fletcher Trace Trip Generation									
Land Use	**ITE LU Code**	**Variable DU**	**Daily**	**AM Peak**			**PM Peak**		
				Total	**In**	**Out**	**Total**	**In**	**Out**
Phase 1									
Single-Family Detached Housing	210	344	3,144	229	60	169	317	200	117
Multifamily Housing (Low-Rise)	220	128	896	63	15	48	76	48	28
Total			*4,040*	*292*	*75*	*217*	*393*	*248*	*145*

4. DATA COLLECTION

Turning movement counts were collected during the AM and PM peak hours on April 19th, 2022, for the following intersections: NW 140th Street/CR 2054 intersection, CR 235A /CR 2054 intersection, CR 235/CR 235A intersection and CR 235 at CR 232/NW 78th Avenue. The raw count data is provided in **Appendix C**.

The count data was adjusted based on the seasonal adjustment factor. **Figure 2** provides the existing (peak season) turning movements at the study intersections.

Reserved trips provided by the City of Alachua were included to the background volumes where applicable, as provided in **Appendix D**.

The project has an anticipated full build-out in 2029. Growth rates were determined based on historical ADT where available to derive the 2029 background volumes. A minimum of 1.0% yearly growth rate was used for roadways with historical growth rates less than 1.0% and 2.0% for roadways with no historical growth rates. **Appendix E** provides the data used to determine the peak season and background traffic volumes. **Appendix F** provides the peak season and background turning movements at all study intersections in tabular form. **Figure 3** illustrates the background conditions for 2029 at all study intersections.

Figure 2 | Existing (Peak Season) Turning Movements

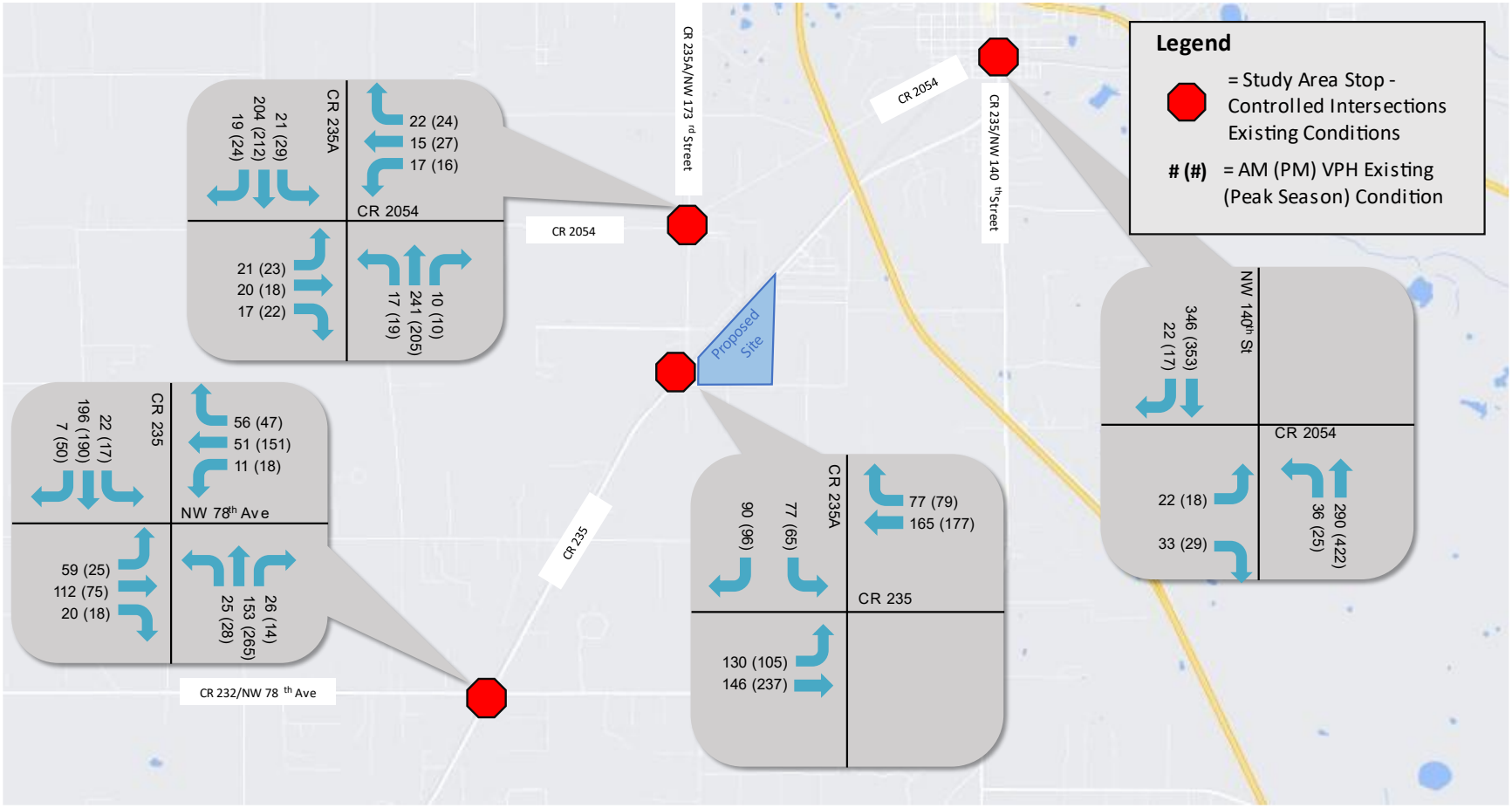
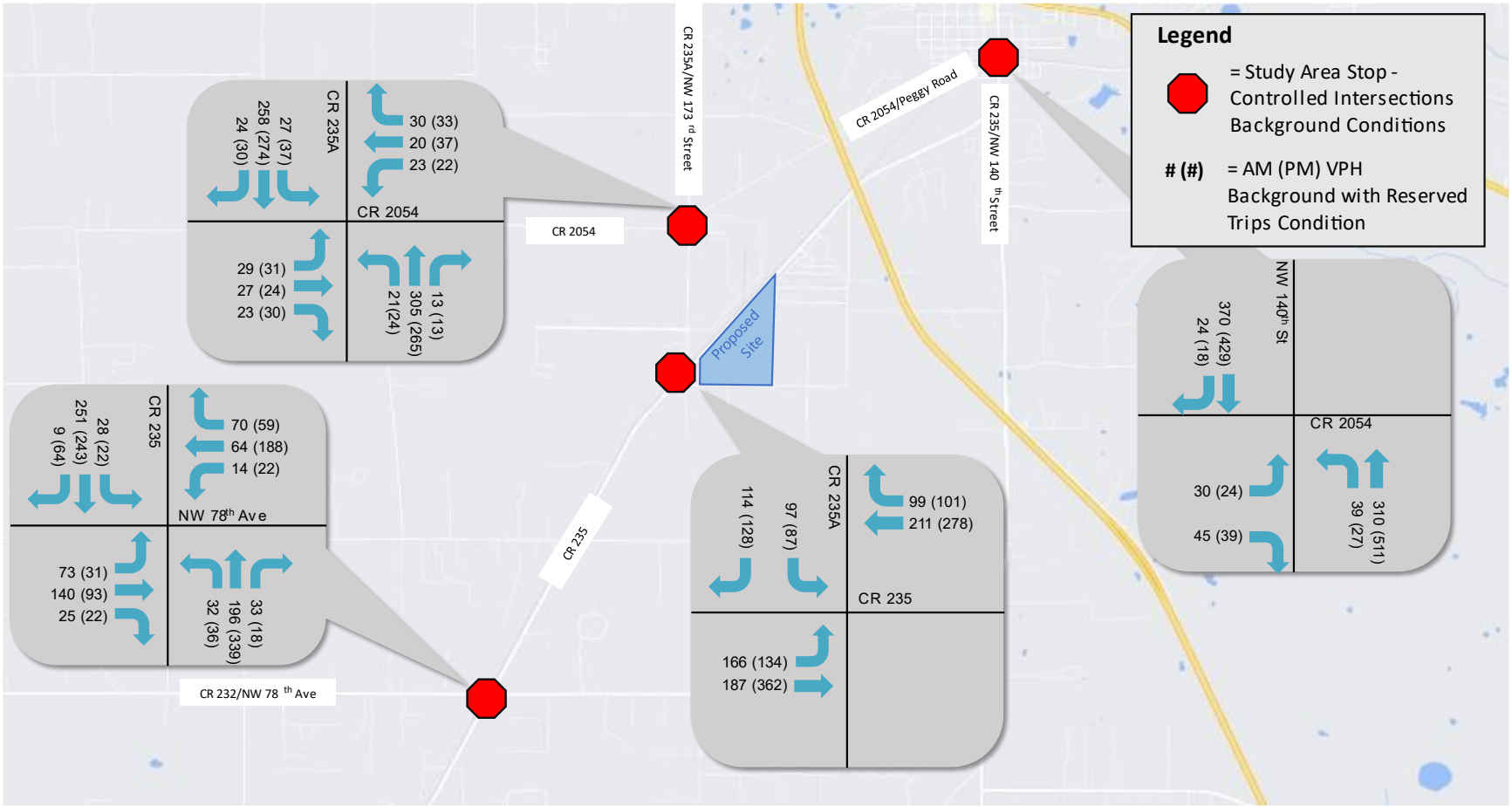


Figure 3 | Background Turning Movements



5. TRIP DISTRIBUTION

The project trip distribution for the Fletcher Trace build-out is expected to mimic the existing patterns of the Savannah Station Phase 1 project trips. A turning movement count was performed during the PM peak two hours of 4:00 to 6:00 PM at the intersection of CR 235 at NW 123rd Avenue, as provided in **Appendix G.** Based on the turning movement counts from Savannah Station Phase 1 the following project trip distribution that was utilized for this study:

- To/from north = 67%
- To/from south = 33%

The trip distribution at all other study area intersections was be based on the turning movement count data from the intersections. For example, at the intersection of CR 235 at CR 235A the project trips will either be to/from the north on CR 235A or to/from the west on CR 235. The trip distribution to/from the north was be calculated as follows, based on the total AM and PM count volumes, as provided in **Appendix G**:

(SBL + WBR) / (EBT + WBT + SBL + WBR)

The project trip distribution at the project's connections on CR 235 are based on the layout of the project site, as shown in **Appendix G**. Approximately 50% of the multi-family housing project trips are expected to use the CR 235/Proposed North site access connection and the remaining multi-family housing trips will use the CR 235/Proposed South site access connection. Approximately 40% of the single-family detached housing will use the CR 235/Proposed North site access connection and the remaining 60% will use the CR 235/Proposed South site access connection.

The project trips are shown in **Figure 4** and the combined background with reserved trips and project trips form the build-out condition illustrated in **Figure 5.**

Figure 4 | Project Trip Turning Movements

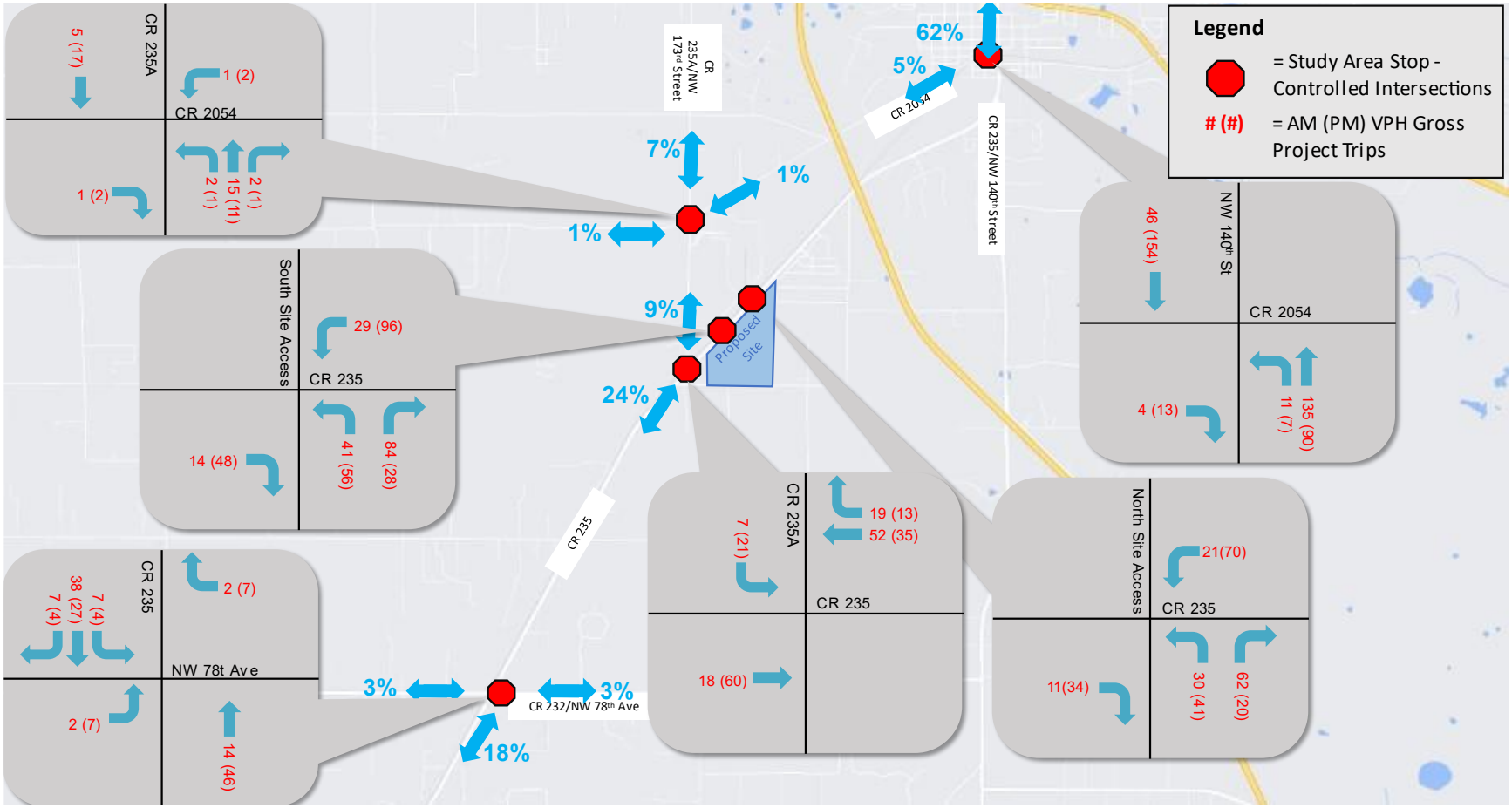
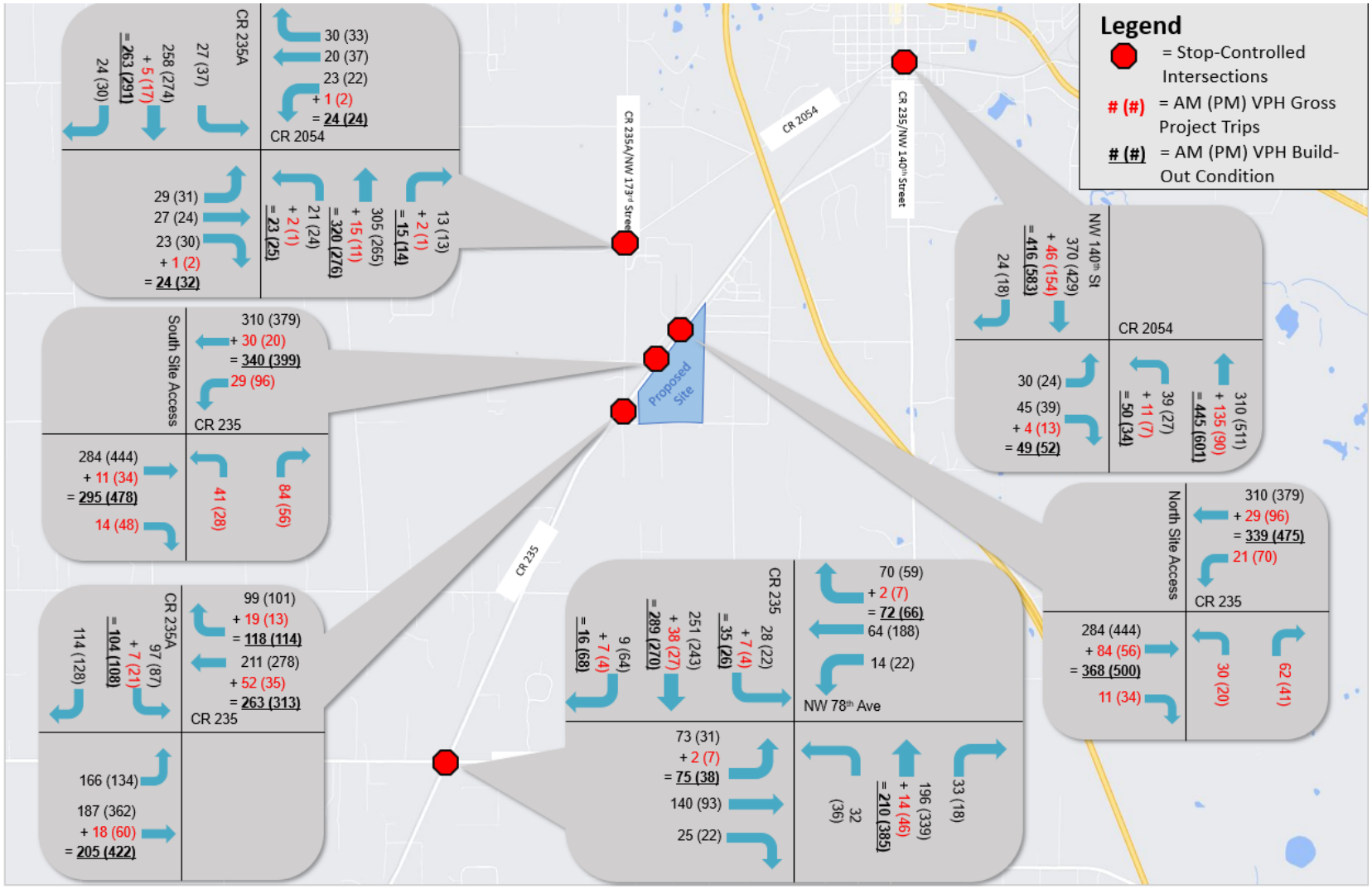


Figure 5 | Build-out Turning Movements



6. ANALYSIS

The analysis is divided into three parts: 1) analysis of intersections within the study area, 2) turn lane warrant analysis, and 3) roadway segment analysis.

6.1. Intersection Analysis

The analysis of the intersection within the study area covered three scenarios, as follows:

- Existing (Peak Season) Conditions;
- Background Conditions ; and
- Build-out Conditions.

All study intersections were analyzed during the AM and PM peak hours. The objectives of the analysis were to identify level of service or operational deficiencies and if necessary, model potential improvement to mitigate deficiencies. Resulting indicators for intersection operational performance include level of service (LOS), delay, volume to capacity (v/c) ratio, and the 95th percentile queue length.

For this analysis Highway Capacity Software 7 (HCS 7) was used to analyze stop sign controlled intersections.

The operational performance of the intersections is provided in **Table 3** and **Table 4**. The HCS reports are provided in **Appendix H**. Intersection deficiencies are highlighted in **Table 3** and **Table 4**. Deficiencies are v/c less than 1.0, 95th percentile queue lengths exceeding storage lengths, and LOS of F for the main street through movements and intersection totals.

Section 6.3 will demonstrate the left-turn lanes are recommended on CR 235 at the site access intersections. Additionally, a right-turn lane is recommended on CR 235 at the south site access and a right-turn taper is recommended at the north site access. These turn-lane improvements are included in the intersection analysis.

Table 3: AM Intersection Analysis Summary														
Intersection	Movement	Avail. Storage (ft)	Existing (Peak Season)				Background (2029)				Build-out (2029)			
			LOS	Delay(s)	v/c	95% Queue (FT)	LOS	Delay(s)	v/c	95% Queue (FT)	LOS	Delay(s)	v/c	95% Queue (FT)
Stop-controlled Intersections														
NW 140th Street/ CR 2054	EBL/R	N/A	B	13.7	0.12	25	B	14.9	0.18	25	C	17.9	0.23	25
	NBL/T	N/A	A	8.4	0.03	25	A	8.5	0.04	25	A	8.7	0.05	25
	Int. Total			1.5				1.9				2.1		
CR 2054/CR 235A	EBL	200	C	15.4	0.06	25	C	20.0	0.12	25	C	20.9	0.12	25
	EBT	N/A	B	14.6	0.06	25	C	17.5	0.09	25	C	18.1	0.10	25
	EBR	40	A	9.6	0.02	25	B	10.1	0.03	25	B	10.1	0.04	25
	WBL/T/R	N/A	B	13.9	0.13	25	C	17.5	0.22	25	C	18.3	0.23	25
	NBL/T/R	N/A	A	7.9	0.01	0	A	8.1	0.02	25	A	8.1	0.02	25
	SBL/T/R	N/A	A	8.0	0.02	25	A	8.3	0.03	25	A	8.3	0.03	25
	Int. Total			3.1				3.9				3.9		
CR 235/Proposed North Site Access	WBL/T	430									A	8.5	0.02	25
	NBL/R	N/A									C	15.2	0.24	25
												1.9		
CR 235/Proposed South Site Access	WBL/T	430									A	8.2	0.03	25
	NBL/R	N/A									B	14.9	0.29	50
												2.6		
CR 235/CR 235A	EBL/T	N/A	A	8.2	0.11	25	A	8.5	0.15	25	A	8.8	0.16	25
	SBL/R	N/A	B	14.8	0.32	50	C	21.6	0.51	75	D	27.8	0.60	100
	Int. Total			5.4				7.1				8.1		
CR 235/NW 78th Avenue	EBL/T/R	N/A	C	21.6	0.50	75	E	48.0	0.80	175	F	73.7	0.92	225
	WBL/T/R	N/A	B	13.7	0.24	25	C	18.3	0.38	50	C	21.1	0.43	75
	NBL/T/R	N/A	A	7.8	0.02	25	A	8.0	0.03	25	A	8.1	0.03	25
	SBL/T/R	N/A	A	7.8	0.02	25	A	7.9	0.02	25	A	8.0	0.03	25
	Int. Total			8.4				15.8				21.5		

Yellow highlight = deficiency occurring without project traffic

Red highlight = deficiency occurs due to added project trips

*NR = Not Reported

Table 4: PM Intersection Analysis Summary

Intersection	Movement	Avail. Storage (ft)	Existing (Peak Season)				Background (2029)				Build-out (2029)			
			LOS	Delay(s)	v/c	95% Queue (FT)	LOS	Delay(s)	v/c	95% Queue (FT)	LOS	Delay(s)	v/c	95% Queue (FT)
Stop-controlled Intersections														
NW 140th Street/ CR 2054	EBL/R	N/A	C	15.3	0.13	25	C	19.2	0.22	25	D	27.9	0.36	50
	NBL/T	N/A	A	8.3	0.03	25	A	8.6	0.03	25	A	9.3	0.04	25
	Int. Total			1.2				1.6				2.2		
CR 2054/CR 235A	EBL	200	C	15.4	0.06	25	C	20.6	0.12	25	C	21.7	0.13	25
	EBT	N/A	B	14.6	0.06	25	C	17.0	0.08	25	C	17.6	0.08	25
	EBR	40	A	9.6	0.02	25	B	10.2	0.04	25	B	10.3	0.05	25
	WBL/T/R	N/A	B	13.9	0.13	25	C	17.8	0.25	25	C	18.8	0.27	50
	NBL/T/R	N/A	A	7.9	0.01	0	A	8.2	0.02	25	A	8.3	0.02	25
	SBL/T/R	N/A	A	8.0	0.02	25	A	8.1	0.03	25	A	8.1	0.03	25
	Int. Total			3.5				4.4				4.5		
CR 235/Proposed North Site Access	WBL/T	430									A	9.2	0.08	25
	NBL/R	N/A									C	18.6	0.20	25
												1.6		
CR 235/Proposed South Site Access	WBL/T	430									A	9.3	0.11	25
	NBL/R	N/A									C	19.4	0.27	50
												2.3		
CR 235/CR 235A	EBL/T	N/A	A	8.1	0.09	25	A	8.7	0.13	25	A	8.9	0.14	25
	SBL/R	N/A	C	15.2	0.33	50	D	31.9	0.65	125	F	64.1	0.87	200
	Int. Total			4.6				7.8				13.9		
CR 235/NW 78th Avenue	EBL/T/R	N/A	C	25.0	0.42	50	F	132.8	1.01	200	F	556.3	1.97	375
	WBL/T/R	N/A	D	26.5	0.60	100	F	86.1	0.98	275	F	142.0	1.15	350
	WBL	N/A												
	WBR	N/A												
	NBL/T/R	N/A	A	7.9	0.02	25	A	8.1	0.03	25	A	8.2	0.03	25
	SBL/T/R	N/A	A	8.0	0.02	0	A	8.3	0.02	25	A	8.4	0.03	25
	Int. Total			10.2				38.0				101.5		

Yellow highlight = deficiency occurring without project traffic

Red highlight = deficiency occurs due to added project trips

*NR = Not Reported

As indicated in **Tables 3** and **Table 4** the following deficiency occurs with the addition of project trips.

The westbound movement at the intersection of CR 235 at NW 78th Avenue has volume exceeding capacity during the PM build-out. The volume of project trips forecasted to make a westbound right turn is low at only 7 vehicles per hour. During the PM background scenario, the westbound movement operates with a v/c near capacity at .98. Therefore, the background volumes and not the project trips are what cause the operational issues at this intersection. No improvements are recommended at this intersection.

6.2. Turn Lane Warrant Analysis

The Alachua County Land Development Code requires deceleration (right-turn) tapers for Class III and IV connections to a two-lane collector or arterial roadway with a design speed of 50 MPH or greater. A right turn lane is required if warranted. This site proposes a Class III connection onto CR 235 which has a design speed of 60 MPH, assuming a design speed 5 MPH over the posted speed of 55 MPH.

A right-turn lane warrant analysis, based on the guidelines of the "FDOT Access Management Guidebook", was used to determine whether a right-turn lane is warranted. The thresholds for warranting a right-turn lane range from 35 - 55 right-turns per hour, per the "FDOT Access Management Guidebook". As illustrated in build-out **Figure 4**, the maximum number of right turning vehicles at the CR 235/Proposed North Site Access intersection is 34 during the PM peak hour and at the CR 235/Proposed South Site Access intersection is 48 during the PM peak hour. Therefore, a northbound right-turn lane at the CR 235/Proposed North Site Access intersection is not warranted and not recommended to support this project however a northbound right turn taper is recommended based on the Alachua County Land Development Code requirements. A northbound right-turn lane at the CR 235/Proposed South Site Access intersection is warranted and recommended to support this project. The results are provided in **Appendix J**.

The Alachua County Unified Land Development Code requires a left-turn lane for developments with 50 or more total peak hour trips connecting to a collector or arterial road. As illustrated in build-out **Figure 4**, the maximum number of left turning vehicles at the CR 235/Proposed North Site Access intersection is 70 during the PM peak hour and at the CR 235/Proposed South Site Access intersection is 96 during the PM peak hour. Therefore, left-turn lanes are recommended at both the CR 235/Proposed North Site

Access intersection and CR 235/Proposed South Site Access intersection based on the Alachua County Land Development Code Requirements.

6.3. Roadway Segment Analysis

The study roadway segments for the future roadway segment conditions analysis were determined where the net new traffic from the proposed project is at least 5% of the maximum service volume (MSV) as provided in **Table 1**.

The future roadway segment conditions analysis was completed for roadway segments within the study area. Historic growth rates were applied to the 2022 AADT. Build-out project trips were added to the background trips and applied to each roadway segment. **Table 5** shows that none of the roadway segments in the study area had build-out volumes that exceeded the daily service volume. Therefore, no roadway segment improvements are recommended.

Table 5 | Future Conditions (2029) Roadway Segment LOS Analysis

ROAD NAME	FROM	TO	Comp. Plan MSV[1]	ADOPTED LOS STANDARD	Ex. Trips - 2022 AADT[1]	Back-ground Trips - 2029 AADT[2]	Reserved Trips-AADT[3]	Net New Total Project Trips	Build-out	Exceeds MSV/ Daily Service Volume - Y/N
CR 235	NW 143RD PLACE	SOUTH CITY LIMIT	15,120	D	6,180	7,815	1,018	2,707	11,540	N

(1) Taken from 2022 City of Alachua Annual Concurrency Status Report
(2) Calculated using Historical Growth Rate
(3) Reserved trips provided by the City of Alachua

7. CONCLUSIONS AND RECOMMENDATIONS

The following transportation improvements are recommended to support the project traffic at this site:

- Install a westbound left-turn lane on CR 235 at the south site access.
- Install a westbound left-turn lane on CR 235 at the north site access.
- Install a full-length eastbound right-turn lane on CR 235 at the south site access.
- Install an eastbound right-turn taper on CR 235 at the north site access.

Appendix B
Methodology Letter

May 26, 2022

Mr. Thomas Strom, PE
Transportation Engineering Manager
Alachua County Public Works
5620 NW 120th Lane
Gainesville, FL 32653

Justin Tabor, AICP
Principal Planner
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616

Re: Fletcher Trace, City of Alachua, FL

Dear Thomas and Justin,

CHW is preparing a Traffic Impact Analysis (TIA) Methodology for the proposed Fletcher Trace development consisting of a single-family detached housing and multifamily housing (low-rise) located northeast of the intersection of CR 235 and NW 173rd Street in the City of Alachua, Florida. The project proposes a two access points from CR 235 to the project site, as illustrated in the concept plan provided in **Attachment A**.

Please review the methodology and either provide comment for the purposes of modification/ clarification or provide acceptance.

Study Area

The study area will consist of the following intersections:

- CR 235/NW 140th Street at CR 2054;
- CR 235A and CR 2054;
- CR 235 at Proposed North Site Access;
- CR 235 at Proposed South Site Access;
- CR 235 and CR 235A/NW 173rd Street; and
- CR 235 at CR 232/NW 78th Avenue.

Land Use and Trip Generation

The trip generation for the site will be based on the Institute of Transportation Engineer's (ITE) Trip Generation Manual, 11th Edition. The estimated trip generation is provided below. The TIA will estimate the trip generation based on the number of dwelling units.

Fletcher Trace Trip Generation									
Land Use	ITE LU Code	Variable DU	Daily	AM Peak			PM Peak		
				Total	In	Out	Total	In	Out
Single-Family Detached Housing	210	344	3,144	229	60	169	317	200	117
Multifamily Housing (Low-Rise)	220	128	896	63	15	48	76	48	28
Total			*4,040*	*292*	*75*	*217*	*393*	*248*	*145*

Data Collection

Turning movement counts during the AM and PM peak two hours, during a single day, will be utilized for analysis. Counts will be collected on a Tuesday, Wednesday, or Thursday. The counts will include pedestrians, bicycles, and trucks, in addition to passenger vehicles.

Turning movement counts will be performed at the following intersection:

- CR 235/NW 140th Street at CR 2054;
- CR 235A and CR 2054;
- CR 235 and CR 235A/NW 173rd Street; and
- CR 235 at CR 232/NW 78th Avenue.

The count data will be adjusted based on the seasonal adjustment factor and by the growth rate to forecast the estimated background traffic of the project build-out year 2029. The growth rate will be determined based on historical ADT where available.

Trip Distribution

The project trip distribution for the Fletcher Trace build-out is expected to mimic the existing patterns of the Savannah Station Phase 1 project trips. A turning movement count was performed during the PM peak two hours of 4:00 to 6:00 PM at the intersection of CR 235 at NW 123rd Avenue, as provided in **Attachment B**. Based on the turning movement count the Savannah Station Phase 1 project trip distribution that will be utilized for the Fletcher Trace TIS is provided below:

- To/from north = 67%
- To/from south = 33%

The trip distribution at all other study area intersections will be based on the turning movement count data from the intersections. For example, at the intersection of CR 235 at CR 235A the project trips will either be to/from the north on CR 235A or to/from the west on CR 235. The trip distribution to/from the north will be calculated as follows, based on the total AM and PM count volumes:

(SBL + WBR) / (EBT + WBT + SBL + WBR)

Analysis

The intersection analysis will be performed at the intersections provided in the study area during the AM and PM peak hours, under the following scenarios:

- Existing (peak season) conditions
- Background conditions
- Build-out conditions
- Build-out with improvements, if applicable

The intersection operation analysis will review the delay, LOS, V/C, and 95th percentile queue length of each intersection movement as well as the intersection as a whole. The non-signalized intersections will be analyzed using HCS 7. The reports will be provided in the appendices.

Left and right turn lane warrant analyses will be performed at the site access intersections. If turn lanes are warranted the turn lane lengths will be calculated.

A roadway segment level of service analysis will be provided for CR 235 and CR 235A in accordance with City of Alachua requirements.

Any needed roadway modifications based on this analysis will be identified and modeled to demonstrate that the improvement mitigates the deficiency.

Report

A draft report, including, as a minimum, the following will be submitted for review and comment.

- Study Area Map
- Existing Conditions
- Trip Generation
- Data Collection
- Trip Distribution
- Analysis
  - AM and PM Intersection LOS, Delay, V/C and 95th Percentile Queue Length Analysis
  - Left and Right Turn Lane Warrants
  - Roadway Segment Analysis
- Conclusion and Recommendations
- Appendices with Supporting Documentation

Following any revisions, based upon staff comments, we will prepare a final signed and sealed report.

Please provide acceptance if you concur with this methodology.

Thank you for your review and consideration.

Sincerely,
CHW



Brian Snyder, P.E.
Project Manager

N:\2021\21-0297\Departments\04_Engineering\04_Traffic\Report\Methodology\220411 Fletcher Trace Methodology.docx

Attachment A
Site Layout

PRELIMINARY PLAT
FOR:

FLETCHER TRACE

ALACHUA COUNTY PARCELS 03905-002-000 AND 03980-002-001

CITY OF ALACHUA, FLORIDA

SECTIONS 21 AND 28, TOWNSHIP 08 SOUTH, RANGE 18 EAST

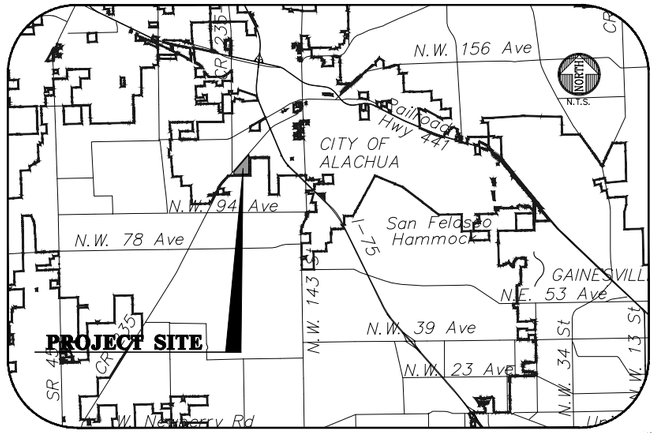
NOT FOR FINAL RECORDING

LEGAL DESCRIPTION: (OFFICIAL RECORDS BOOK 2140, PAGE 1834)

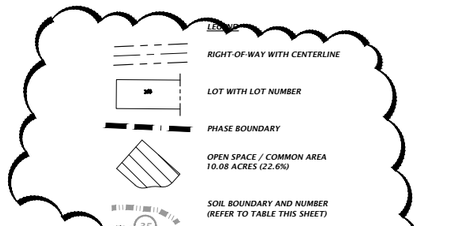
A TRACT OF LAND SITUATED IN SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT AN IRON PIPE AT THE SOUTHWEST CORNER OF THE AFOREMENTIONED SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST FOR THE POINT OF BEGINNING AND RUN N.00°42'43"E., ALONG THE WEST LINE OF SAID SECTION, A DISTANCE OF 402.89 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY); THENCE RUN N.41°53'43"E., ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 4071.41 FEET TO A CONCRETE MONUMENT; THENCE RUN S.01°01'49"W., A DISTANCE OF 827.97 FEET TO A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 28; THENCE RUN S.00°32'41"W., ALONG THE WEST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 2612.87 FEET TO AN IRON PIPE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 28, THENCE RUN N.89°50'54"W., ALONG THE SOUTH LINE OF SAID SECTION 28, A DISTANCE OF 2684.07 FEET TO THE POINT OF BEGINNING, CONTAINING 118.191 ACRES, MORE OR LESS.

SUBJECT TO MAINTAINED RIGHT OF WAY OF COUNTY ROAD N.W. 110TH AVENUE (FORMERLY KNOWN AS COUNTY ROAD NO. N.W 28) ALONG THE SOUTH BOUNDARY THEREOF



VICINITY MAP



SOIL NUMBER	SOIL NAME	HYDROLOGIC SOIL GROUP
3	ARREDONDO FINE SANDS 0 TO 5 PERCENT SLOPES	*
8	MILLHOPPER SAND 0 TO 5 PERCENT SLOPES	*
30	KENDRICK SAND 2 TO 5 PERCENT SLOPES	*
35	GAINESVILLE SAND 0 TO 5 PERCENT SLOPES	*
69	ARREDONDO FINE SAND 5 TO 8 PERCENT SLOPES	*
72	LOCHLOOSA FINE SAND 5 TO 8 PERCENT SLOPES	*

GENERAL NOTES

1. *LAND OWNER:*
   WACO PROPERTIES, INC.
   569 SOUTH EDGEWOOD AVENUE
   JACKSONVILLE, FL - 32205
2. *DEVELOPER(SUBDIVIDER):*
   FLETCHER DEVELOPMENT, LLC.
   4510 NW 6TH PLACE, 3RD FLOOR
   GAINESVILLE, FL - 32607
3. *AGENT OF DEVELOPER/SUBDIVIDER:*
   CHW
   11801 RESEARCH DRIVE
   ALACHUA, FL - 32615
   (352)331-1976
4. *ENGINEER OF RECORD:*
   DANIEL H. YOUNG, P.E.
   CHW
   11801 RESEARCH DRIVE
   ALACHUA, FL 32615
   (352) 331-1976
   DANIELY@CHW-INC.COM
5. *SURVEYOR OF RECORD:*
   AARON H. HICKMAN, PSM
   CHW
   11801 RESEARCH DRIVE
   ALACHUA, FL 32615
   (352) 331-1976
   AARONH@CHW-INC.COM
6. *DATE OF BOUNDARY SURVEY:*
   9/28/2018
7. *WATER SUPPLY:*
   AN 8-INCH POTABLE WATER MAIN RUNS ALONG THE CR 235 RIGHT-OF-WAY, AND A 6-INCH POTABLE WATER MAIN RUNS ALONG NW 157TH STREET. DIRECT CONNECTION IS ANTICIPATED WITHOUT THE NEED FOR JACK AND BORE OF CR 235.
8. *SEWAGE DISPOSAL:*
   A NEW GRAVITY SEWER SYSTEM WILL CONNECT TO THE EXISTING SANITARY LIFT STATION LOCATED ON THE DEVELOPMENT SIDE OF CR 235.
9. *DRAINAGE:*
   STORMWATER MANAGEMENT FACILITIES (SMF) ARE LOCATED THROUGHOUT THE DEVELOPMENT, INCLUDING ALONG CR 235, THE SITE'S LOW AREA, AND THE TOPOGRAPHIC FEATURE ADJACENT TO NW 157TH STREET. THIS PLAN ILLUSTRATES APPROXIMATELY 15% OF THE PROJECT SITE. FINAL SIZE AND LOCATION OF SMFs WILL BE DETERMINED DURING SITE PLAN REVIEW.
10. *ELECTRICAL UTILITY PROVISION:*
    A CITY OF ALACHUA TRANSFORMER IS LOCATED ON THE NORTHEAST CORNER OF THE NEW ENTRANCE OFF CR 235 AND WILL SUPPLY UNDERGROUND ELECTRIC TO THE DEVELOPMENT.
11. *NATURAL FEATURES:*
    N/A
12. *ZONING/LAND USE INFORMATION:*
    ZONING = PUD
    LAND USE = MODERATE DENSITY RESIDENTIAL

SETBACKS:

13. *COVENANTS AND RESTRICTIONS:*
    PROVIDED
14. *ROADWAY TYPE: URBAN CURB AND GUTTER ROADWAY WITH STORM SEWER PIPING AND RENTAL LIGHTING FROM CITY OF ALACHUA.*
15. *UTILITY PROVIDERS:*

WATER:	*CITY OF ALACHUA*
SEWER:	*CITY OF ALACHUA*
ELECTRIC:	*CITY OF ALACHUA*
PHONE / CABLE:	*WINDSTREAM AND COX*

SHEET INDEX

SHEET NUMBER	DESCRIPTION
1	*MASTER PRELIMINARY PLAT*
2-6	*DETAILED PRELIMINARY PLAT*
LS-1	*PRELIMINARY PLAT - LANDSCAPE PLAN*
1 - 6 OF 6	*BOUNDARY AND TOPOGRAPHIC SURVEY*

FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY PANEL NO. "120669 0120 D", EFFECTIVE DATE: JUNE 16, 2006.

11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
WWW.CHW-INC.COM
CHW
Professional Consultants
cert. no. 5075 FLORIDA CA-8078

SCALE: 1"=200'
VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALE ACCORDINGLY

CONSTRUCTION REVISIONS

SUBMITTALS

CLIENT: FLETCHER DEVELOPMENT
PROJECT: FLETCHER TRACE PRELIMINARY PLAT
SHEET TITLE: MASTER PRELIMINARY PLAT

DESIGNED: K MERRITT
DRAWN: N COVAP
QUALITY CONTROL: T HASTAY
PROJECT NUMBER: 21-0297

TRAVIS J. HASTAY
FL PE No. 84295

SHEET NO.: 1

Tech: kurtin Plot Date: May 23,2022 2:50pm Filename: K:\2021\21-0297\Departments\04_Engineering\02_DWGs\Production Files\Preliminary Plat\21-0297 MasterPrePlat FletcherTrace.dwg

Attachment B
Turning Movement Count
CR 235 at NW 123rd Avenue

CR 235 at NW 123rd Avenue
2/3/2021

Trucks

	CR 235 Southbound			CR 235 Northbound			NW 123rd Avenue Westbound		
Start Time	Left	Thru	Ped/Bike	Right	Thru	Ped/Bike	Right	Left	Ped/Bike
4:00 PM	0	5	0	0	7	0	0	0	0
04:15 PM	0	11	0	0	4	0	0	0	0
04:30 PM	2	4	0	0	2	0	0	0	0
04:45 PM	0	6	0	0	2	0	0	0	0
05:00 PM	0	1	0	0	6	0	1	0	0
05:15 PM	0	3	0	0	4	0	0	0	0
05:30 PM	0	1	0	0	3	0	0	0	0
05:45 PM	0	3	0	0	0	0	0	0	0
Peak Hour									
5:00-5:45	0	8	0	0	13	0	1	0	0

Cars

	CR 235 Southbound			CR 235 Northbound			NW 123rd Avenue Westbound		
Start Time	Left	Thru	Ped/Bike	Right	Thru	Ped/Bike	Right	Left	Ped/Bike
4:00 PM	5	47	0	1	18	0	2	1	0
04:15 PM	4	30	0	3	24	0	5	0	0
04:30 PM	7	31	0	2	18	0	6	2	0
04:45 PM	5	39	0	1	18	0	2	1	0
05:00 PM	8	66	0	1	28	0	4	2	0
05:15 PM	9	71	0	4	27	0	2	2	0
05:30 PM	5	56	0	0	19	0	3	2	0
05:45 PM	5	66	0	1	27	0	2	1	0
Peak Hour									
5:00-5:45	27	259	0	6	101	0	11	7	0

Combined

	CR 235 Southbound			CR 235 Northbound			NW 123rd Avenue Westbound		
Start Time	Left	Thru	Ped/Bike	Right	Thru	Ped/Bike	Right	Left	Ped/Bike
4:00 PM	5	52	0	1	25	0	2	1	0
04:15 PM	4	41	0	3	28	0	5	0	0
04:30 PM	9	35	0	2	20	0	6	2	0
04:45 PM	5	45	0	1	20	0	2	1	0
05:00 PM	8	67	0	1	34	0	5	2	0
05:15 PM	9	74	0	4	31	0	2	2	0
05:30 PM	5	57	0	0	22	0	3	2	0
05:45 PM	5	69	0	1	27	0	2	1	0
Peak Hour									
5:00-5:45 PM	27	267	0	6	114	0	12	7	0
Truck %	3%			11%			5%		
Peak Hour Factor	0.89			0.86			0.68		
Int. Total	0.89								

	CR 235 SBL	NW 123rd WBR	Total	
to/from North	27	12	39	67%

	CR 235 NBR	NW 123rd WBL	Total	
to/from South	6	7	13	33%

*** The Truck % in and out of Savannah Station Phase 1 is 2% which is applied to the trips in and out of Savannah Station during the full build-out analysis.**

Appendix C
Turning Movement Counts

NW 78th Avenue (CR 232) at CR 235

DE TRAFFIC

detraffic.com
NW 78th Ave (CR 232) at CR 235
Alachua County, Fl

File Name : cr 235 at nw 78
Site Code : 00000001
Start Date : 4/19/2022
Page No : 1

Groups Printed- Automobiles - Commercial

	CR 235 Southbound				NW 78th Ave (CR 232) Westbound				CR 235 Northbound				NW 78th Ave (CR 232) Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
07:00 AM	2	31	2	35	0	6	16	22	6	33	3	42	10	19	3	32	131
07:15 AM	3	49	1	53	2	5	12	19	4	41	2	47	11	25	2	38	157
07:30 AM	7	57	2	66	0	8	16	24	5	45	5	55	19	36	4	59	204
07:45 AM	4	48	3	55	2	12	13	27	8	39	5	52	13	27	6	46	180
Total	16	185	8	209	4	31	57	92	23	158	15	196	53	107	15	175	672
08:00 AM	5	51	2	58	5	17	17	39	7	33	8	48	18	27	4	49	194
08:15 AM	6	42	0	48	4	15	11	30	5	38	8	51	10	23	6	39	168
08:30 AM	5	36	4	45	4	16	16	36	5	28	8	41	7	25	2	34	156
08:45 AM	4	31	4	39	2	13	13	28	6	24	8	38	7	25	3	35	140
Total	20	160	10	190	15	61	57	133	23	123	32	178	42	100	15	157	658
04:00 PM	3	41	13	57	4	36	6	46	6	52	4	62	8	16	4	28	193
04:15 PM	7	41	12	60	3	31	9	43	6	66	3	75	4	13	6	23	201
04:30 PM	4	52	16	72	2	34	5	41	8	59	4	71	7	17	2	26	210
04:45 PM	2	43	13	58	6	42	11	59	4	55	2	61	5	23	6	34	212
Total	16	177	54	247	15	143	31	189	24	232	13	269	24	69	18	111	816
05:00 PM	7	48	8	63	4	34	17	55	7	88	5	100	5	22	4	31	249
05:15 PM	4	49	13	66	6	43	14	63	9	66	3	78	8	14	6	28	235
05:30 PM	8	41	9	58	5	35	15	55	9	46	2	57	4	13	5	22	192
05:45 PM	4	36	10	50	3	26	5	34	9	49	1	59	4	16	7	27	170
Total	23	174	40	237	18	138	51	207	34	249	11	294	21	65	22	108	846
Grand Total	75	696	112	883	52	373	196	621	104	762	71	937	140	341	70	551	2992
Apprch %	8.5	78.8	12.7		8.4	60.1	31.6		11.1	81.3	7.6		25.4	61.9	12.7		
Total %	2.5	23.3	3.7	29.5	1.7	12.5	6.6	20.8	3.5	25.5	2.4	31.3	4.7	11.4	2.3	18.4	
Automobiles	70	604	106	780	49	366	189	604	103	682	66	851	123	310	57	490	2725
% Automobiles	93.3	86.8	94.6	88.3	94.2	98.1	96.4	97.3	99	89.5	93	90.8	87.9	90.9	81.4	88.9	91.1
Commercial	5	92	6	103	3	7	7	17	1	80	5	86	17	31	13	61	267
% Commercial	6.7	13.2	5.4	11.7	5.8	1.9	3.6	2.7	1	10.5	7	9.2	12.1	9.1	18.6	11.1	8.9

DE TRAFFIC

detraffic.com
NW 78th Ave (CR 232) at CR 235
Alachua County, Fl

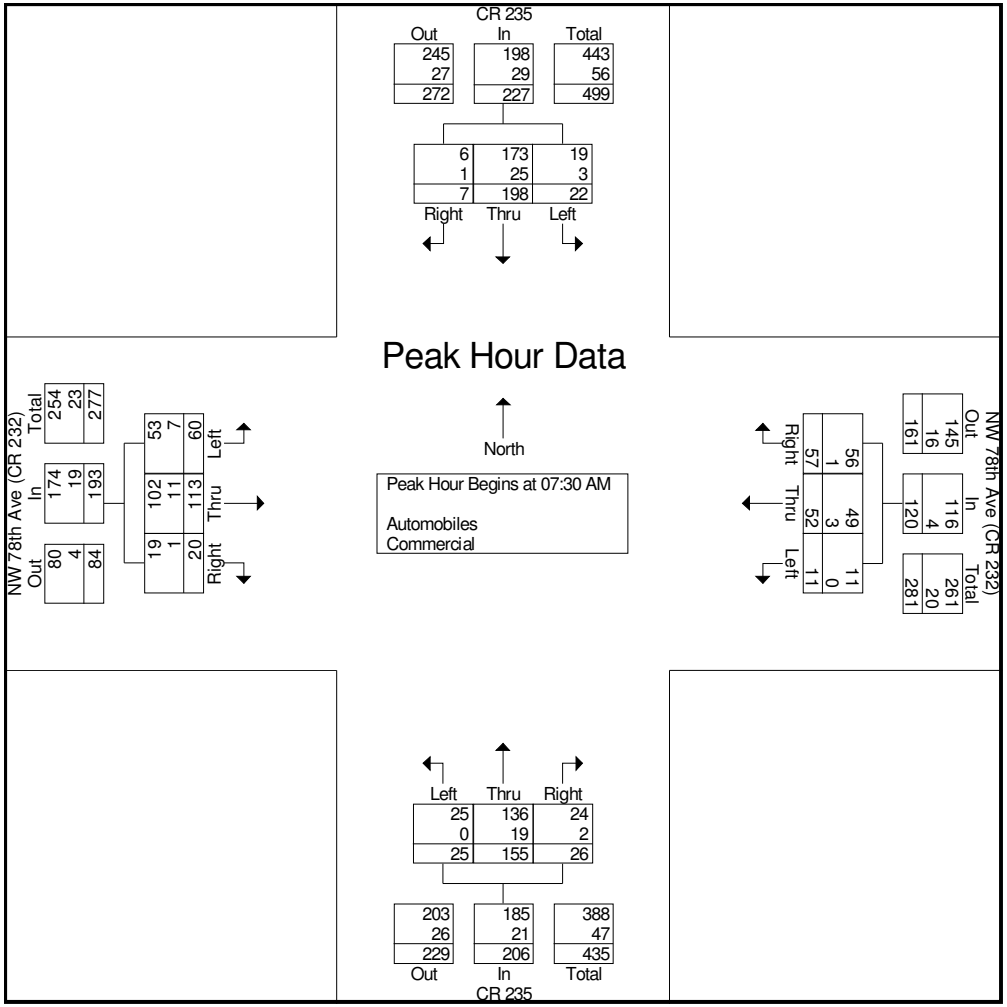
File Name : cr 235 at nw 78
Site Code : 00000001
Start Date : 4/19/2022
Page No : 2

	CR 235 Southbound				NW 78th Ave (CR 232) Westbound				CR 235 Northbound				NW 78th Ave (CR 232) Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:30 AM																	
07:30 AM	7	57	2	66	0	8	16	24	5	45	5	55	19	36	4	59	204
07:45 AM	4	48	3	55	2	12	13	27	8	39	5	52	13	27	6	46	180
08:00 AM	5	51	2	58	5	17	17	39	7	33	8	48	18	27	4	49	194
08:15 AM	6	42	0	48	4	15	11	30	5	38	8	51	10	23	6	39	168
Total Volume	22	198	7	227	11	52	57	120	25	155	26	206	60	113	20	193	746
% App. Total	9.7	87.2	3.1		9.2	43.3	47.5		12.1	75.2	12.6		31.1	58.5	10.4		
PHF	.786	.868	.583	.860	.550	.765	.838	.769	.781	.861	.813	.936	.789	.785	.833	.818	.914
Automobiles	19	173	6	198	11	49	56	116	25	136	24	185	53	102	19	174	673
% Automobiles	86.4	87.4	85.7	87.2	100	94.2	98.2	96.7	100	87.7	92.3	89.8	88.3	90.3	95.0	90.2	90.2
Commercial	3	25	1	29	0	3	1	4	0	19	2	21	7	11	1	19	73
% Commercial	13.6	12.6	14.3	12.8	0	5.8	1.8	3.3	0	12.3	7.7	10.2	11.7	9.7	5.0	9.8	9.8

DE TRAFFIC

detraffic.com
NW 78th Ave (CR 232) at CR 235
Alachua County, Fl

File Name : cr 235 at nw 78
Site Code : 00000001
Start Date : 4/19/2022
Page No : 3



DE TRAFFIC

detraffic.com
NW 78th Ave (CR 232) at CR 235
Alachua County, Fl

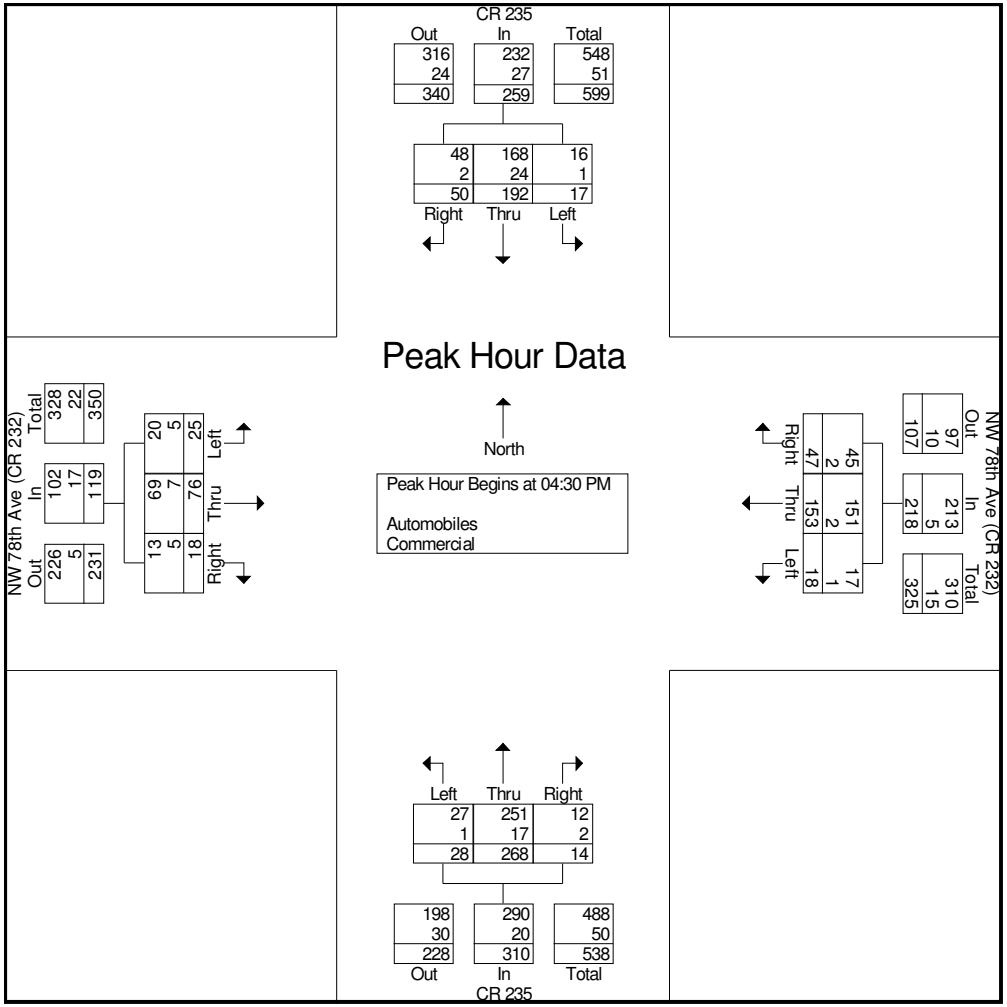
File Name : cr 235 at nw 78
Site Code : 00000001
Start Date : 4/19/2022
Page No : 4

	CR 235 Southbound				NW 78th Ave (CR 232) Westbound				CR 235 Northbound				NW 78th Ave (CR 232) Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:30 PM																	
04:30 PM	4	52	16	72	2	34	5	41	8	59	4	71	7	17	2	26	210
04:45 PM	2	43	13	58	6	42	11	59	4	55	2	61	5	23	6	34	212
05:00 PM	7	48	8	63	4	34	17	55	7	88	5	100	5	22	4	31	249
05:15 PM	4	49	13	66	6	43	14	63	9	66	3	78	8	14	6	28	235
Total Volume	17	192	50	259	18	153	47	218	28	268	14	310	25	76	18	119	906
% App. Total	6.6	74.1	19.3		8.3	70.2	21.6		9	86.5	4.5		21	63.9	15.1		
PHF	.607	.923	.781	.899	.750	.890	.691	.865	.778	.761	.700	.775	.781	.826	.750	.875	.910
Automobiles	16	168	48	232	17	151	45	213	27	251	12	290	20	69	13	102	837
% Automobiles	94.1	87.5	96.0	89.6	94.4	98.7	95.7	97.7	96.4	93.7	85.7	93.5	80.0	90.8	72.2	85.7	92.4
Commercial	1	24	2	27	1	2	2	5	1	17	2	20	5	7	5	17	69
% Commercial	5.9	12.5	4.0	10.4	5.6	1.3	4.3	2.3	3.6	6.3	14.3	6.5	20.0	9.2	27.8	14.3	7.6

DE TRAFFIC

detraffic.com
NW 78th Ave (CR 232) at CR 235
Alachua County, Fl

File Name : cr 235 at nw 78
Site Code : 00000001
Start Date : 4/19/2022
Page No : 5



DE TRAFFIC

detraffic.com
NW 78th Ave (CR 232) at CR 235
Alachua County, Fl

File Name : cr 235 at nw 78
Site Code : 00000001
Start Date : 4/19/2022
Page No : 6

Groups Printed- Automobiles

	CR 235 Southbound					NW 78th Ave (CR 232) Westbound					CR 235 Northbound					NW 78th Ave (CR 232) Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
07:00 AM	2	27	2	0	31	0	6	16	0	22	6	27	3	0	36	9	19	3	0	31	120
07:15 AM	3	44	1	0	48	1	4	11	0	16	4	34	2	0	40	11	24	2	0	37	141
07:30 AM	6	51	2	0	59	0	8	16	0	24	5	41	4	0	50	17	34	4	0	55	188
07:45 AM	4	44	2	0	50	2	11	12	0	25	8	34	5	0	47	13	25	5	0	43	165
Total	15	166	7	0	188	3	29	55	0	87	23	136	14	0	173	50	102	14	0	166	614
					0					0					0					0	
08:00 AM	4	43	2	0	49	5	16	17	0	38	7	27	7	0	41	15	24	4	0	43	171
08:15 AM	5	35	0	0	40	4	14	11	0	29	5	34	8	0	47	8	19	6	0	33	149
08:30 AM	5	29	3	0	37	4	16	16	0	36	5	21	7	0	33	7	24	1	0	32	138
08:45 AM	4	26	4	0	34	2	13	13	0	28	6	19	8	0	33	6	23	3	0	32	127
Total	18	133	9	0	160	15	59	57	0	131	23	101	30	0	154	36	90	14	0	140	585
04:00 PM	3	35	13	0	51	4	36	5	0	45	6	47	4	0	57	6	13	2	0	21	174
04:15 PM	6	37	11	0	54	3	31	9	0	43	6	62	3	0	71	4	11	5	0	20	188
04:30 PM	4	44	16	0	64	2	34	4	0	40	8	54	3	0	65	5	16	2	0	23	192
04:45 PM	2	39	11	0	52	5	41	11	0	57	4	52	2	0	58	5	21	4	0	30	197
Total	15	155	51	0	221	14	142	29	0	185	24	215	12	0	251	20	61	13	0	94	751
					0					0					0					0	
05:00 PM	6	44	8	0	58	4	34	16	0	54	7	84	4	0	95	4	19	3	0	26	233
05:15 PM	4	41	13	0	58	6	42	14	0	62	8	61	3	0	72	6	13	4	0	23	215
05:30 PM	8	34	8	0	50	4	34	13	0	51	9	42	2	0	53	4	11	5	0	20	174
05:45 PM	4	31	10	0	45	3	26	5	0	34	9	43	1	0	53	3	14	4	0	21	153
Total	22	150	39	0	211	17	136	48	0	201	33	230	10	0	273	17	57	16	0	90	775
Grand Total	70	604	106	0	780	49	366	189	0	604	103	682	66	0	851	123	310	57	0	490	2725
Apprch %	9	77.4	13.6	0		8.1	60.6	31.3	0		12.1	80.1	7.8	0		25.1	63.3	11.6	0		
Total %	2.6	22.2	3.9	0	28.6	1.8	13.4	6.9	0	22.2	3.8	25	2.4	0	31.2	4.5	11.4	2.1	0	18	

DE TRAFFIC

detraffic.com
NW 78th Ave (CR 232) at CR 235
Alachua County, Fl

File Name : cr 235 at nw 78
Site Code : 00000001
Start Date : 4/19/2022
Page No : 7

Groups Printed- Commercial

	CR 235 Southbound					NW 78th Ave (CR 232) Westbound					CR 235 Northbound					NW 78th Ave (CR 232) Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
07:00 AM	0	4	0	0	4	0	0	0	0	0	0	6	0	0	6	1	0	0	0	1	11
07:15 AM	0	5	0	0	5	1	1	1	0	3	0	7	0	0	7	0	1	0	0	1	16
07:30 AM	1	6	0	0	7	0	0	0	0	0	0	4	1	0	5	2	2	0	0	4	16
07:45 AM	0	4	1	0	5	0	1	1	0	2	0	5	0	0	5	0	2	1	0	3	15
Total	1	19	1	0	21	1	2	2	0	5	0	22	1	0	23	3	5	1	0	9	58
					0					0					0					0	
08:00 AM	1	8	0	0	9	0	1	0	0	1	0	6	1	0	7	3	3	0	0	6	23
08:15 AM	1	7	0	0	8	0	1	0	0	1	0	4	0	0	4	2	4	0	0	6	19
08:30 AM	0	7	1	0	8	0	0	0	0	0	0	7	1	0	8	0	1	1	0	2	18
08:45 AM	0	5	0	0	5	0	0	0	0	0	0	5	0	0	5	1	2	0	0	3	13
Total	2	27	1	0	30	0	2	0	0	2	0	22	2	0	24	6	10	1	0	17	73
04:00 PM	0	6	0	0	6	0	0	1	0	1	0	5	0	0	5	2	3	2	0	7	19
04:15 PM	1	4	1	0	6	0	0	0	0	0	0	4	0	0	4	0	2	1	0	3	13
04:30 PM	0	8	0	0	8	0	0	1	0	1	0	5	1	0	6	2	1	0	0	3	18
04:45 PM	0	4	2	0	6	1	1	0	0	2	0	3	0	0	3	0	2	2	0	4	15
Total	1	22	3	0	26	1	1	2	0	4	0	17	1	0	18	4	8	5	0	17	65
					0					0					0					0	
05:00 PM	1	4	0	0	5	0	0	1	0	1	0	4	1	0	5	1	3	1	0	5	16
05:15 PM	0	8	0	0	8	0	1	0	0	1	1	5	0	0	6	2	1	2	0	5	20
05:30 PM	0	7	1	0	8	1	1	2	0	4	0	4	0	0	4	0	2	0	0	2	18
05:45 PM	0	5	0	0	5	0	0	0	0	0	0	6	0	0	6	1	2	3	0	6	17
Total	1	24	1	0	26	1	2	3	0	6	1	19	1	0	21	4	8	6	0	18	71
Grand Total	5	92	6	0	103	3	7	7	0	17	1	80	5	0	86	17	31	13	0	61	267
Apprch %	4.9	89.3	5.8	0		17.6	41.2	41.2	0		1.2	93	5.8	0		27.9	50.8	21.3	0		
Total %	1.9	34.5	2.2	0	38.6	1.1	2.6	2.6	0	6.4	0.4	30	1.9	0	32.2	6.4	11.6	4.9	0	22.8	

DE TRAFFIC

detraffic.com
NW 78th Ave (CR 232) at CR 235
Alachua County, Fl

File Name : cr 235 at nw 78
Site Code : 00000001
Start Date : 4/19/2022
Page No : 8

Groups Printed- Peds

	CR 235 Southbound					NW 78th Ave (CR 232) Westbound					CR 235 Northbound					NW 78th Ave (CR 232) Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Grand Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Apprch %	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		
Total %																					

CR 235 at NW 173rd Street (CR 235A)

DE TRAFFIC

detraffic.com
NW 173 St (CR 235A) at CR 235
Alachua County, Fl

File Name : CR 235A at CR 235
Site Code : 00000003
Start Date : 4/19/2022
Page No : 1

Groups Printed- Automobiles - Commercial

	NW 173 St (CR 235A) Southbound				CR 235 Westbound				N/A Northbound				CR 235 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
07:00 AM	11	0	21	32	0	26	13	39	0	0	0	0	24	36	0	60	131
07:15 AM	17	0	24	41	0	37	16	53	0	0	0	0	27	39	0	66	160
07:30 AM	18	0	22	40	0	38	17	55	0	0	0	0	43	45	0	88	183
07:45 AM	17	0	19	36	0	49	20	69	0	0	0	0	36	37	0	73	178
Total	63	0	86	149	0	150	66	216	0	0	0	0	130	157	0	287	652
08:00 AM	18	0	23	41	0	38	18	56	0	0	0	0	24	33	0	57	154
08:15 AM	25	0	27	52	0	42	23	65	0	0	0	0	28	32	0	60	177
08:30 AM	13	0	12	25	0	30	19	49	0	0	0	0	37	25	0	62	136
08:45 AM	14	0	15	29	0	26	20	46	0	0	0	0	25	35	0	60	135
Total	70	0	77	147	0	136	80	216	0	0	0	0	114	125	0	239	602
04:00 PM	17	0	20	37	0	50	12	62	0	0	0	0	22	44	0	66	165
04:15 PM	11	0	27	38	0	49	13	62	0	0	0	0	28	55	0	83	183
04:30 PM	17	0	24	41	0	47	17	64	0	0	0	0	24	63	0	87	192
04:45 PM	17	0	25	42	0	44	19	63	0	0	0	0	24	44	0	68	173
Total	62	0	96	158	0	190	61	251	0	0	0	0	98	206	0	304	713
05:00 PM	19	0	26	45	0	49	21	70	0	0	0	0	28	66	0	94	209
05:15 PM	13	0	22	35	0	39	23	62	0	0	0	0	30	66	0	96	193
05:30 PM	9	0	24	33	0	39	15	54	0	0	0	0	23	56	0	79	166
05:45 PM	7	0	19	26	0	34	11	45	0	0	0	0	14	47	0	61	132
Total	48	0	91	139	0	161	70	231	0	0	0	0	95	235	0	330	700
Grand Total	243	0	350	593	0	637	277	914	0	0	0	0	437	723	0	1160	2667
Apprch %	41	0	59		0	69.7	30.3		0	0	0		37.7	62.3	0		
Total %	9.1	0	13.1	22.2	0	23.9	10.4	34.3	0	0	0	0	16.4	27.1	0	43.5	
Automobiles	233	0	337	570	0	547	250	797	0	0	0	0	384	682	0	1066	2433
% Automobiles	95.9	0	96.3	96.1	0	85.9	90.3	87.2	0	0	0	0	87.9	94.3	0	91.9	91.2
Commercial	10	0	13	23	0	90	27	117	0	0	0	0	53	41	0	94	234
% Commercial	4.1	0	3.7	3.9	0	14.1	9.7	12.8	0	0	0	0	12.1	5.7	0	8.1	8.8

DE TRAFFIC

detraffic.com
NW 173 St (CR 235A) at CR 235
Alachua County, Fl

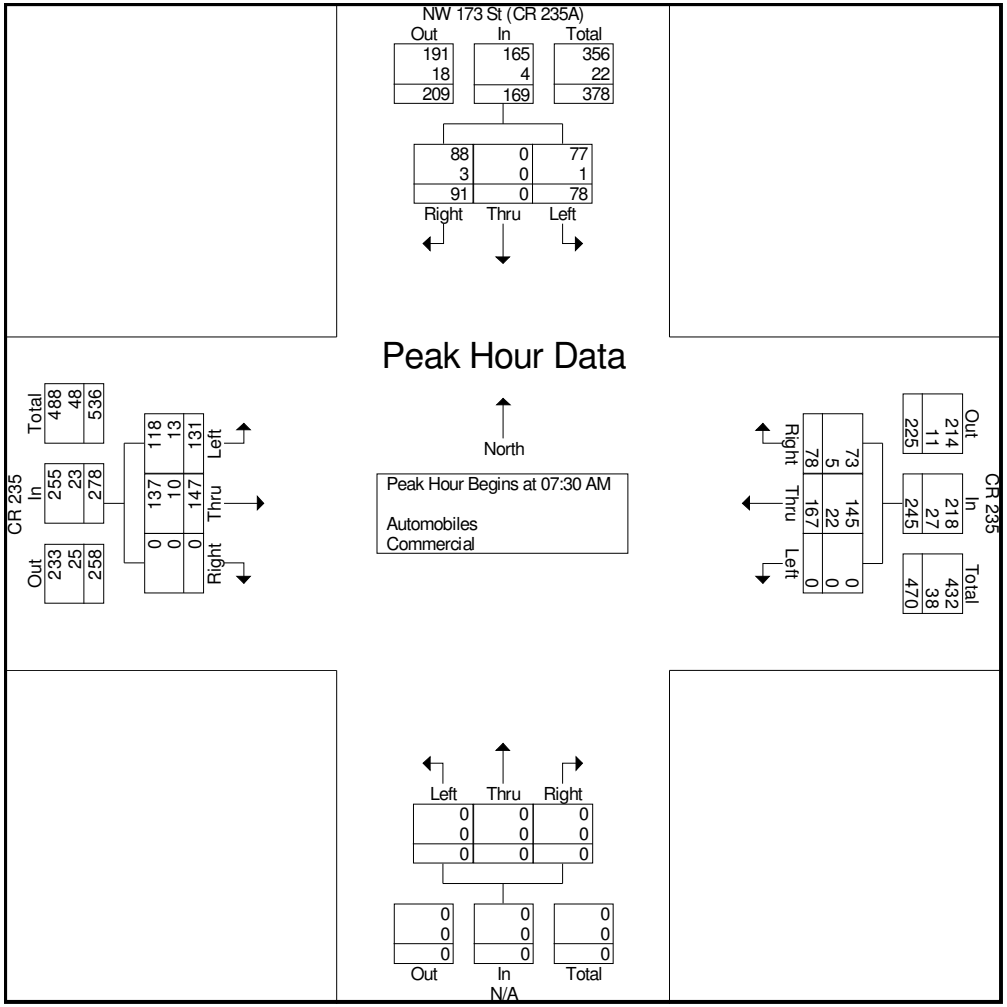
File Name : CR 235A at CR 235
Site Code : 00000003
Start Date : 4/19/2022
Page No : 2

	NW 173 St (CR 235A) Southbound				CR 235 Westbound				N/A Northbound				CR 235 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:30 AM																	
07:30 AM	18	0	22	40	0	38	17	55	0	0	0	0	43	45	0	88	183
07:45 AM	17	0	19	36	0	49	20	69	0	0	0	0	36	37	0	73	178
08:00 AM	18	0	23	41	0	38	18	56	0	0	0	0	24	33	0	57	154
08:15 AM	25	0	27	52	0	42	23	65	0	0	0	0	28	32	0	60	177
Total Volume	78	0	91	169	0	167	78	245	0	0	0	0	131	147	0	278	692
% App. Total	46.2	0	53.8		0	68.2	31.8		0	0	0		47.1	52.9	0		
PHF	.780	.000	.843	.813	.000	.852	.848	.888	.000	.000	.000	.000	.762	.817	.000	.790	.945
Automobiles	77	0	88	165	0	145	73	218	0	0	0	0	118	137	0	255	638
% Automobiles	98.7	0	96.7	97.6	0	86.8	93.6	89.0	0	0	0	0	90.1	93.2	0	91.7	92.2
Commercial	1	0	3	4	0	22	5	27	0	0	0	0	13	10	0	23	54
% Commercial	1.3	0	3.3	2.4	0	13.2	6.4	11.0	0	0	0	0	9.9	6.8	0	8.3	7.8

DE TRAFFIC

detraffic.com
NW 173 St (CR 235A) at CR 235
Alachua County, Fl

File Name : CR 235A at CR 235
Site Code : 00000003
Start Date : 4/19/2022
Page No : 3



DE TRAFFIC

detraffic.com
NW 173 St (CR 235A) at CR 235
Alachua County, Fl

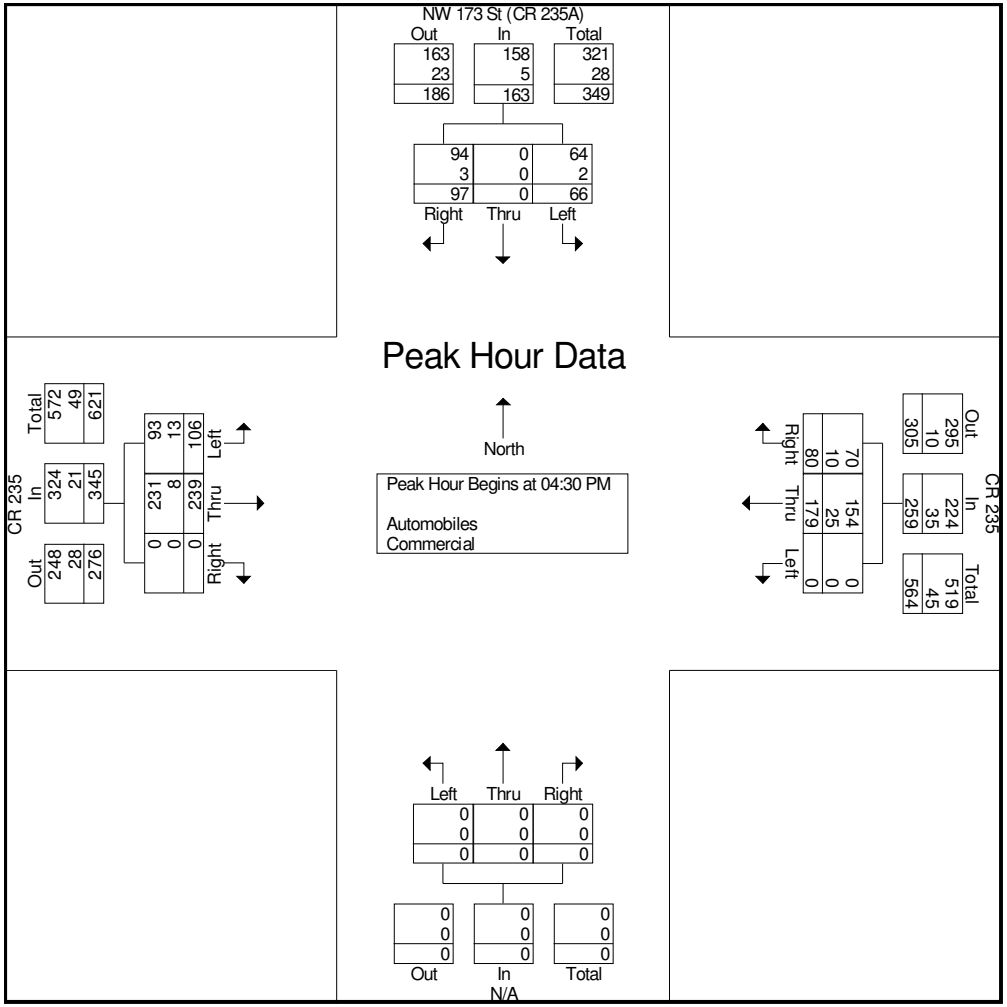
File Name : CR 235A at CR 235
Site Code : 00000003
Start Date : 4/19/2022
Page No : 4

	NW 173 St (CR 235A) Southbound				CR 235 Westbound				N/A Northbound				CR 235 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:30 PM																	
04:30 PM	17	0	24	41	0	47	17	64	0	0	0	0	24	63	0	87	192
04:45 PM	17	0	25	42	0	44	19	63	0	0	0	0	24	44	0	68	173
05:00 PM	19	0	26	45	0	49	21	70	0	0	0	0	28	66	0	94	209
05:15 PM	13	0	22	35	0	39	23	62	0	0	0	0	30	66	0	96	193
Total Volume	66	0	97	163	0	179	80	259	0	0	0	0	106	239	0	345	767
% App. Total	40.5	0	59.5		0	69.1	30.9		0	0	0		30.7	69.3	0		
PHF	.868	.000	.933	.906	.000	.913	.870	.925	.000	.000	.000	.000	.883	.905	.000	.898	.917
Automobiles	64	0	94	158	0	154	70	224	0	0	0	0	93	231	0	324	706
% Automobiles	97.0	0	96.9	96.9	0	86.0	87.5	86.5	0	0	0	0	87.7	96.7	0	93.9	92.0
Commercial	2	0	3	5	0	25	10	35	0	0	0	0	13	8	0	21	61
% Commercial	3.0	0	3.1	3.1	0	14.0	12.5	13.5	0	0	0	0	12.3	3.3	0	6.1	8.0

DE TRAFFIC

detraffic.com
NW 173 St (CR 235A) at CR 235
Alachua County, Fl

File Name : CR 235A at CR 235
Site Code : 00000003
Start Date : 4/19/2022
Page No : 5



DE TRAFFIC

detraffic.com
NW 173 St (CR 235A) at CR 235
Alachua County, Fl

File Name : CR 235A at CR 235
Site Code : 00000003
Start Date : 4/19/2022
Page No : 6

Groups Printed- Automobiles

	NW 173 St (CR 235A) Southbound					CR 235 Westbound					N/A Northbound					CR 235 Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
07:00 AM	11	0	19	0	30	0	24	11	0	35	0	0	0	0	0	19	32	0	0	51	116
07:15 AM	16	0	24	0	40	0	34	16	0	50	0	0	0	0	0	24	37	0	0	61	151
07:30 AM	18	0	21	0	39	0	34	17	0	51	0	0	0	0	0	41	41	0	0	82	172
07:45 AM	17	0	19	0	36	0	43	18	0	61	0	0	0	0	0	34	35	0	0	69	166
Total	62	0	83	0	145	0	135	62	0	197	0	0	0	0	0	118	145	0	0	263	605
					0					0										0	
08:00 AM	18	0	21	0	39	0	34	17	0	51	0	0	0	0	0	19	31	0	0	50	140
08:15 AM	24	0	27	0	51	0	34	21	0	55	0	0	0	0	0	24	30	0	0	54	160
08:30 AM	11	0	11	0	22	0	26	18	0	44	0	0	0	0	0	34	24	0	0	58	124
08:45 AM	13	0	13	0	26	0	21	19	0	40	0	0	0	0	0	23	33	0	0	56	122
Total	66	0	72	0	138	0	115	75	0	190	0	0	0	0	0	100	118	0	0	218	546
04:00 PM	15	0	19	0	34	0	44	10	0	54	0	0	0	0	0	19	41	0	0	60	148
04:15 PM	11	0	26	0	37	0	41	11	0	52	0	0	0	0	0	24	53	0	0	77	166
04:30 PM	16	0	22	0	38	0	43	16	0	59	0	0	0	0	0	19	61	0	0	80	177
04:45 PM	17	0	25	0	42	0	36	17	0	53	0	0	0	0	0	22	42	0	0	64	159
Total	59	0	92	0	151	0	164	54	0	218	0	0	0	0	0	84	197	0	0	281	650
					0					0										0	
05:00 PM	18	0	26	0	44	0	42	18	0	60	0	0	0	0	0	24	65	0	0	89	193
05:15 PM	13	0	21	0	34	0	33	19	0	52	0	0	0	0	0	28	63	0	0	91	177
05:30 PM	8	0	24	0	32	0	31	12	0	43	0	0	0	0	0	19	51	0	0	70	145
05:45 PM	7	0	19	0	26	0	27	10	0	37	0	0	0	0	0	11	43	0	0	54	117
Total	46	0	90	0	136	0	133	59	0	192	0	0	0	0	0	82	222	0	0	304	632
Grand Total	233	0	337	0	570	0	547	250	0	797	0	0	0	0	0	384	682	0	0	1066	2433
Apprch %	40.9	0	59.1	0		0	68.6	31.4	0		0	0	0	0		36	64	0	0		
Total %	9.6	0	13.9	0	23.4	0	22.5	10.3	0	32.8	0	0	0	0	0	15.8	28	0	0	43.8	

DE TRAFFIC

detraffic.com
NW 173 St (CR 235A) at CR 235
Alachua County, Fl

File Name : CR 235A at CR 235
Site Code : 00000003
Start Date : 4/19/2022
Page No : 7

Groups Printed- Commercial

	NW 173 St (CR 235A) Southbound					CR 235 Westbound					N/A Northbound					CR 235 Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
07:00 AM	0	0	2	0	2	0	2	2	0	4	0	0	0	0	0	5	4	0	0	9	15
07:15 AM	1	0	0	0	1	0	3	0	0	3	0	0	0	0	0	3	2	0	0	5	9
07:30 AM	0	0	1	0	1	0	4	0	0	4	0	0	0	0	0	2	4	0	0	6	11
07:45 AM	0	0	0	0	0	0	6	2	0	8	0	0	0	0	0	2	2	0	0	4	12
Total	1	0	3	0	4	0	15	4	0	19	0	0	0	0	0	12	12	0	0	24	47
					0					0										0	
08:00 AM	0	0	2	0	2	0	4	1	0	5	0	0	0	0	0	5	2	0	0	7	14
08:15 AM	1	0	0	0	1	0	8	2	0	10	0	0	0	0	0	4	2	0	0	6	17
08:30 AM	2	0	1	0	3	0	4	1	0	5	0	0	0	0	0	3	1	0	0	4	12
08:45 AM	1	0	2	0	3	0	5	1	0	6	0	0	0	0	0	2	2	0	0	4	13
Total	4	0	5	0	9	0	21	5	0	26	0	0	0	0	0	14	7	0	0	21	56
04:00 PM	2	0	1	0	3	0	6	2	0	8	0	0	0	0	0	3	3	0	0	6	17
04:15 PM	0	0	1	0	1	0	8	2	0	10	0	0	0	0	0	4	2	0	0	6	17
04:30 PM	1	0	2	0	3	0	4	1	0	5	0	0	0	0	0	5	2	0	0	7	15
04:45 PM	0	0	0	0	0	0	8	2	0	10	0	0	0	0	0	2	2	0	0	4	14
Total	3	0	4	0	7	0	26	7	0	33	0	0	0	0	0	14	9	0	0	23	63
					0					0										0	
05:00 PM	1	0	0	0	1	0	7	3	0	10	0	0	0	0	0	4	1	0	0	5	16
05:15 PM	0	0	1	0	1	0	6	4	0	10	0	0	0	0	0	2	3	0	0	5	16
05:30 PM	1	0	0	0	1	0	8	3	0	11	0	0	0	0	0	4	5	0	0	9	21
05:45 PM	0	0	0	0	0	0	7	1	0	8	0	0	0	0	0	3	4	0	0	7	15
Total	2	0	1	0	3	0	28	11	0	39	0	0	0	0	0	13	13	0	0	26	68
Grand Total	10	0	13	0	23	0	90	27	0	117	0	0	0	0	0	53	41	0	0	94	234
Apprch %	43.5	0	56.5	0		0	76.9	23.1	0		0	0	0	0		56.4	43.6	0	0		
Total %	4.3	0	5.6	0	9.8	0	38.5	11.5	0	50	0	0	0	0	0	22.6	17.5	0	0	40.2	

DE TRAFFIC

detraffic.com
NW 173 St (CR 235A) at CR 235
Alachua County, Fl

File Name : CR 235A at CR 235
Site Code : 00000003
Start Date : 4/19/2022
Page No : 8

Groups Printed- Peds

	NW 173 St (CR 235A) Southbound					CR 235 Westbound					N/A Northbound					CR 235 Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Grand Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Apprch %	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		
Total %																					

Peggy Road (CR 2054) at NW 140th Street (CR 235)

DE TRAFFIC

detraffic.com
NW 140 St (CR 235) at Peggy Rd (CR 2054)
Alachua County, Fl

File Name : NW 140 at CR 2054
Site Code : 00000004
Start Date : 4/19/2022
Page No : 1

Groups Printed- Automobiles - Commercial

	NW 140 St (CR 235) Southbound				N/A Westbound				NW 140 St (CR 235) Northbound				Peggy Rd (CR 2054) Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
07:00 AM	0	70	5	75	0	0	0	0	6	53	0	59	4	0	8	12	146
07:15 AM	0	92	6	98	0	0	0	0	4	57	0	61	6	0	6	12	171
07:30 AM	0	104	4	108	0	0	0	0	10	59	0	69	7	0	11	18	195
07:45 AM	0	91	4	95	0	0	0	0	13	52	0	65	5	0	6	11	171
Total	0	357	19	376	0	0	0	0	33	221	0	254	22	0	31	53	683
08:00 AM	0	89	5	94	0	0	0	0	12	65	0	77	6	0	6	12	183
08:15 AM	0	89	6	95	0	0	0	0	9	74	0	83	6	0	8	14	192
08:30 AM	0	95	4	99	0	0	0	0	8	80	0	88	5	0	9	14	201
08:45 AM	0	76	7	83	0	0	0	0	7	74	0	81	5	0	10	15	179
Total	0	349	22	371	0	0	0	0	36	293	0	329	22	0	33	55	755
04:00 PM	0	89	5	94	0	0	0	0	6	89	0	95	6	0	10	16	205
04:15 PM	0	104	3	107	0	0	0	0	4	100	0	104	4	0	5	9	220
04:30 PM	0	95	5	100	0	0	0	0	5	82	0	87	2	0	5	7	194
04:45 PM	0	83	3	86	0	0	0	0	8	95	0	103	6	0	10	16	205
Total	0	371	16	387	0	0	0	0	23	366	0	389	18	0	30	48	824
05:00 PM	0	94	3	97	0	0	0	0	5	139	0	144	5	0	4	9	250
05:15 PM	0	85	6	91	0	0	0	0	7	110	0	117	5	0	10	15	223
05:30 PM	0	72	8	80	0	0	0	0	5	85	0	90	5	0	10	15	185
05:45 PM	0	94	3	97	0	0	0	0	7	89	0	96	6	0	7	13	206
Total	0	345	20	365	0	0	0	0	24	423	0	447	21	0	31	52	864
Grand Total	0	1422	77	1499	0	0	0	0	116	1303	0	1419	83	0	125	208	3126
Apprch %	0	94.9	5.1		0	0	0		8.2	91.8	0		39.9	0	60.1		
Total %	0	45.5	2.5	48	0	0	0	0	3.7	41.7	0	45.4	2.7	0	4	6.7	
Automobiles	0	1270	65	1335	0	0	0	0	112	1179	0	1291	72	0	103	175	2801
% Automobiles	0	89.3	84.4	89.1	0	0	0	0	96.6	90.5	0	91	86.7	0	82.4	84.1	89.6
Commercial	0	152	12	164	0	0	0	0	4	124	0	128	11	0	22	33	325
% Commercial	0	10.7	15.6	10.9	0	0	0	0	3.4	9.5	0	9	13.3	0	17.6	15.9	10.4

DE TRAFFIC

detraffic.com
NW 140 St (CR 235) at Peggy Rd (CR 2054)
Alachua County, Fl

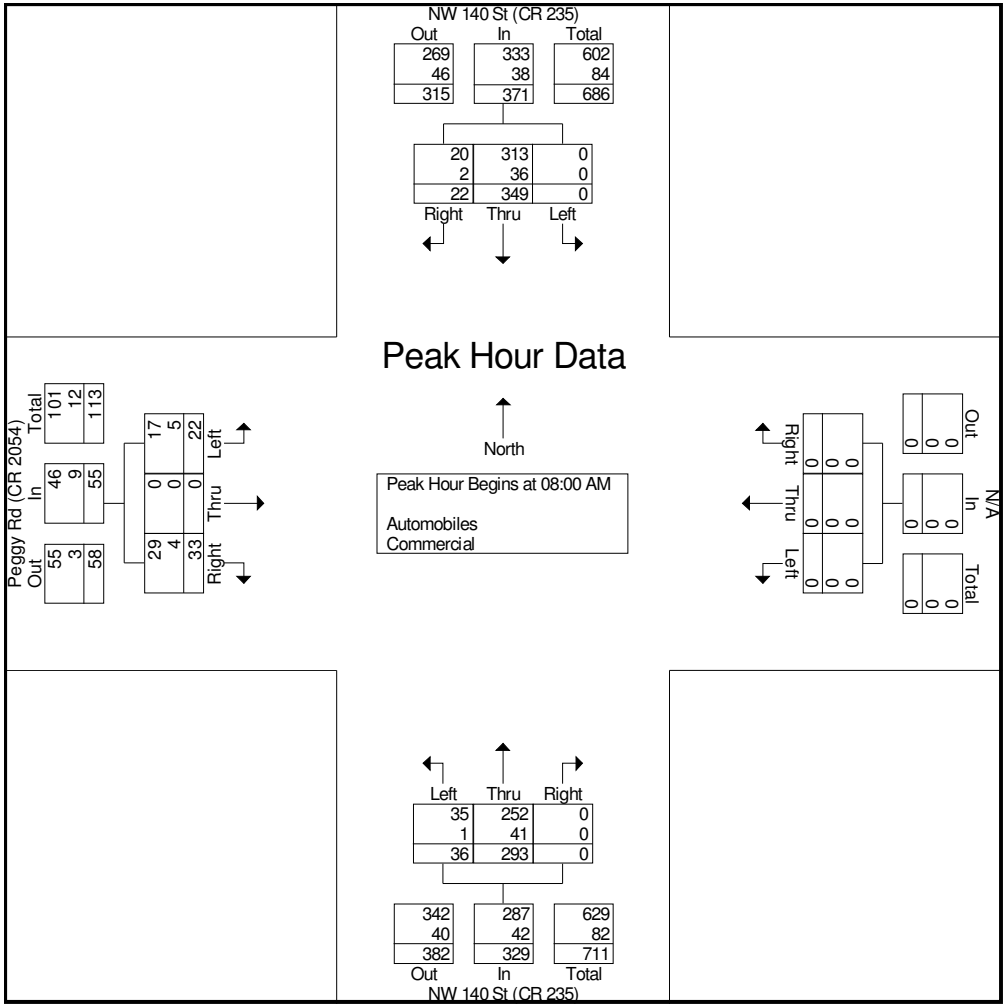
File Name : NW 140 at CR 2054
Site Code : 00000004
Start Date : 4/19/2022
Page No : 2

	NW 140 St (CR 235) Southbound				N/A Westbound				NW 140 St (CR 235) Northbound				Peggy Rd (CR 2054) Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 08:00 AM																	
08:00 AM	0	89	5	94	0	0	0	0	12	65	0	77	6	0	6	12	183
08:15 AM	0	89	6	95	0	0	0	0	9	74	0	83	6	0	8	14	192
08:30 AM	0	95	4	99	0	0	0	0	8	80	0	88	5	0	9	14	201
08:45 AM	0	76	7	83	0	0	0	0	7	74	0	81	5	0	10	15	179
Total Volume	0	349	22	371	0	0	0	0	36	293	0	329	22	0	33	55	755
% App. Total	0	94.1	5.9		0	0	0		10.9	89.1	0		40	0	60		
PHF	.000	.918	.786	.937	.000	.000	.000	.000	.750	.916	.000	.935	.917	.000	.825	.917	.939
Automobiles	0	313	20	333	0	0	0	0	35	252	0	287	17	0	29	46	666
% Automobiles	0	89.7	90.9	89.8	0	0	0	0	97.2	86.0	0	87.2	77.3	0	87.9	83.6	88.2
Commercial	0	36	2	38	0	0	0	0	1	41	0	42	5	0	4	9	89
% Commercial	0	10.3	9.1	10.2	0	0	0	0	2.8	14.0	0	12.8	22.7	0	12.1	16.4	11.8

DE TRAFFIC

detraffic.com
NW 140 St (CR 235) at Peggy Rd (CR 2054)
Alachua County, Fl

File Name : NW 140 at CR 2054
Site Code : 00000004
Start Date : 4/19/2022
Page No : 3



DE TRAFFIC

detraffic.com
NW 140 St (CR 235) at Peggy Rd (CR 2054)
Alachua County, Fl

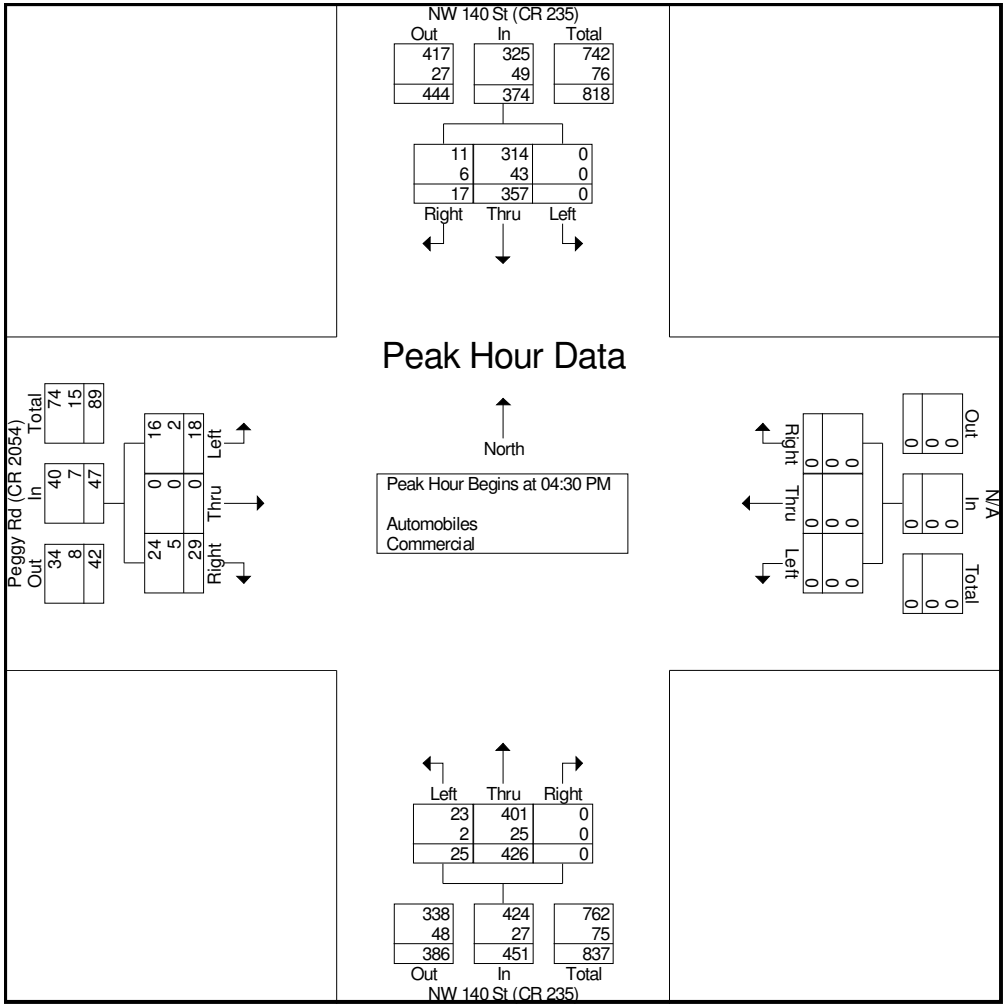
File Name : NW 140 at CR 2054
Site Code : 00000004
Start Date : 4/19/2022
Page No : 4

	NW 140 St (CR 235) Southbound				N/A Westbound				NW 140 St (CR 235) Northbound				Peggy Rd (CR 2054) Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:30 PM																	
04:30 PM	0	95	5	100	0	0	0	0	5	82	0	87	2	0	5	7	194
04:45 PM	0	83	3	86	0	0	0	0	8	95	0	103	6	0	10	16	205
05:00 PM	0	94	3	97	0	0	0	0	5	139	0	144	5	0	4	9	250
05:15 PM	0	85	6	91	0	0	0	0	7	110	0	117	5	0	10	15	223
Total Volume	0	357	17	374	0	0	0	0	25	426	0	451	18	0	29	47	872
% App. Total	0	95.5	4.5		0	0	0		5.5	94.5	0		38.3	0	61.7		
PHF	.000	.939	.708	.935	.000	.000	.000	.000	.781	.766	.000	.783	.750	.000	.725	.734	.872
Automobiles	0	314	11	325	0	0	0	0	23	401	0	424	16	0	24	40	789
% Automobiles	0	88.0	64.7	86.9	0	0	0	0	92.0	94.1	0	94.0	88.9	0	82.8	85.1	90.5
Commercial	0	43	6	49	0	0	0	0	2	25	0	27	2	0	5	7	83
% Commercial	0	12.0	35.3	13.1	0	0	0	0	8.0	5.9	0	6.0	11.1	0	17.2	14.9	9.5

DE TRAFFIC

detraffic.com
NW 140 St (CR 235) at Peggy Rd (CR 2054)
Alachua County, Fl

File Name : NW 140 at CR 2054
Site Code : 00000004
Start Date : 4/19/2022
Page No : 5



DE TRAFFIC

detraffic.com
NW 140 St (CR 235) at Peggy Rd (CR 2054)
Alachua County, Fl

File Name : NW 140 at CR 2054
Site Code : 00000004
Start Date : 4/19/2022
Page No : 6

Groups Printed- Automobiles

	NW 140 St (CR 235) Southbound					N/A Westbound					NW 140 St (CR 235) Northbound					Peggy Rd (CR 2054) Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
07:00 AM	0	61	5	0	66	0	0	0	0	0	6	47	0	0	53	4	0	6	0	10	129
07:15 AM	0	81	5	0	86	0	0	0	0	0	4	53	0	0	57	5	0	4	0	9	152
07:30 AM	0	94	4	0	98	0	0	0	0	0	10	51	0	0	61	5	0	8	0	13	172
07:45 AM	0	82	4	0	86	0	0	0	0	0	13	43	0	0	56	5	0	4	0	9	151
Total	0	318	18	0	336	0	0	0	0	0	33	194	0	0	227	19	0	22	0	41	604
08:00 AM	0	81	5	0	86	0	0	0	0	0	11	54	0	0	65	4	0	4	0	8	159
08:15 AM	0	76	5	0	81	0	0	0	0	0	9	61	0	0	70	6	0	8	0	14	165
08:30 AM	0	87	4	0	91	0	0	0	0	0	8	72	0	0	80	4	0	8	0	12	183
08:45 AM	0	69	6	0	75	0	0	0	0	0	7	65	0	0	72	3	0	9	0	12	159
Total	0	313	20	0	333	0	0	0	0	0	35	252	0	0	287	17	0	29	0	46	666
04:00 PM	0	81	4	0	85	0	0	0	0	0	6	84	0	0	90	6	0	7	0	13	188
04:15 PM	0	94	3	0	97	0	0	0	0	0	4	91	0	0	95	4	0	5	0	9	201
04:30 PM	0	84	3	0	87	0	0	0	0	0	4	76	0	0	80	2	0	4	0	6	173
04:45 PM	0	74	2	0	76	0	0	0	0	0	8	91	0	0	99	5	0	8	0	13	188
Total	0	333	12	0	345	0	0	0	0	0	22	342	0	0	364	17	0	24	0	41	750
05:00 PM	0	81	2	0	83	0	0	0	0	0	4	131	0	0	135	4	0	4	0	8	226
05:15 PM	0	75	4	0	79	0	0	0	0	0	7	103	0	0	110	5	0	8	0	13	202
05:30 PM	0	64	6	0	70	0	0	0	0	0	5	76	0	0	81	4	0	9	0	13	164
05:45 PM	0	86	3	0	89	0	0	0	0	0	6	81	0	0	87	6	0	7	0	13	189
Total	0	306	15	0	321	0	0	0	0	0	22	391	0	0	413	19	0	28	0	47	781
Grand Total	0	1270	65	0	1335	0	0	0	0	0	112	1179	0	0	1291	72	0	103	0	175	2801
Apprch %	0	95.1	4.9	0		0	0	0	0		8.7	91.3	0	0		41.1	0	58.9	0		
Total %	0	45.3	2.3	0	47.7	0	0	0	0	0	4	42.1	0	0	46.1	2.6	0	3.7	0	6.2	

DE TRAFFIC

detraffic.com
NW 140 St (CR 235) at Peggy Rd (CR 2054)
Alachua County, Fl

File Name : NW 140 at CR 2054
Site Code : 00000004
Start Date : 4/19/2022
Page No : 7

Groups Printed- Commercial

	NW 140 St (CR 235) Southbound					N/A Westbound					NW 140 St (CR 235) Northbound					Peggy Rd (CR 2054) Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
07:00 AM	0	9	0	0	9	0	0	0	0	0	0	6	0	0	6	0	0	2	0	2	17
07:15 AM	0	11	1	0	12	0	0	0	0	0	0	4	0	0	4	1	0	2	0	3	19
07:30 AM	0	10	0	0	10	0	0	0	0	0	0	8	0	0	8	2	0	3	0	5	23
07:45 AM	0	9	0	0	9	0	0	0	0	0	0	9	0	0	9	0	0	2	0	2	20
Total	0	39	1	0	40	0	0	0	0	0	0	27	0	0	27	3	0	9	0	12	79
08:00 AM	0	8	0	0	8	0	0	0	0	0	1	11	0	0	12	2	0	2	0	4	24
08:15 AM	0	13	1	0	14	0	0	0	0	0	0	13	0	0	13	0	0	0	0	0	27
08:30 AM	0	8	0	0	8	0	0	0	0	0	0	8	0	0	8	1	0	1	0	2	18
08:45 AM	0	7	1	0	8	0	0	0	0	0	0	9	0	0	9	2	0	1	0	3	20
Total	0	36	2	0	38	0	0	0	0	0	1	41	0	0	42	5	0	4	0	9	89
04:00 PM	0	8	1	0	9	0	0	0	0	0	0	5	0	0	5	0	0	3	0	3	17
04:15 PM	0	10	0	0	10	0	0	0	0	0	0	9	0	0	9	0	0	0	0	0	19
04:30 PM	0	11	2	0	13	0	0	0	0	0	1	6	0	0	7	0	0	1	0	1	21
04:45 PM	0	9	1	0	10	0	0	0	0	0	0	4	0	0	4	1	0	2	0	3	17
Total	0	38	4	0	42	0	0	0	0	0	1	24	0	0	25	1	0	6	0	7	74
05:00 PM	0	13	1	0	14	0	0	0	0	0	1	8	0	0	9	1	0	0	0	1	24
05:15 PM	0	10	2	0	12	0	0	0	0	0	0	7	0	0	7	0	0	2	0	2	21
05:30 PM	0	8	2	0	10	0	0	0	0	0	0	9	0	0	9	1	0	1	0	2	21
05:45 PM	0	8	0	0	8	0	0	0	0	0	1	8	0	0	9	0	0	0	0	0	17
Total	0	39	5	0	44	0	0	0	0	0	2	32	0	0	34	2	0	3	0	5	83
Grand Total	0	152	12	0	164	0	0	0	0	0	4	124	0	0	128	11	0	22	0	33	325
Apprch %	0	92.7	7.3	0		0	0	0	0		3.1	96.9	0	0		33.3	0	66.7	0		
Total %	0	46.8	3.7	0	50.5	0	0	0	0	0	1.2	38.2	0	0	39.4	3.4	0	6.8	0	10.2	

DE TRAFFIC

detraffic.com
NW 140 St (CR 235) at Peggy Rd (CR 2054)
Alachua County, Fl

File Name : NW 140 at CR 2054
Site Code : 00000004
Start Date : 4/19/2022
Page No : 8

Groups Printed- Peds

	NW 140 St (CR 235) Southbound					N/A Westbound					NW 140 St (CR 235) Northbound					Peggy Rd (CR 2054) Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
07:15 AM	0	0	0	4	4	0	0	0	0	0	0	0	0	3	3	0	0	0	0	0	7
07:30 AM	0	0	0	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
07:45 AM	0	0	0	1	1	0	0	0	0	0	0	0	0	2	2	0	0	0	0	0	3
Total	0	0	0	7	7	0	0	0	0	0	0	0	0	5	5	0	0	0	0	0	12
08:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	4	4	0	0	0	0	0	4
08:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2	0	0	0	0	0	2
08:30 AM	0	0	0	2	2	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	3
Total	0	0	0	2	2	0	0	0	0	0	0	0	0	7	7	0	0	0	0	0	9
04:30 PM	0	0	0	1	1	0	0	0	0	0	0	0	0	2	2	0	0	0	0	0	3
04:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	1
Total	0	0	0	1	1	0	0	0	0	0	0	0	0	3	3	0	0	0	0	0	4
05:00 PM	0	0	0	2	2	0	0	0	0	0	0	0	0	2	2	0	0	0	0	0	4
05:15 PM	0	0	0	1	1	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	2
Total	0	0	0	3	3	0	0	0	0	0	0	0	0	3	3	0	0	0	0	0	6
Grand Total	0	0	0	13	13	0	0	0	0	0	0	0	0	18	18	0	0	0	0	0	31
Apprch %	0	0	0	100		0	0	0	0		0	0	0	100		0	0	0	0		
Total %	0	0	0	41.9	41.9	0	0	0	0	0	0	0	0	58.1	58.1	0	0	0	0	0	

	NW 140 St (CR 235) Southbound					N/A Westbound					NW 140 St (CR 235) Northbound					Peggy Rd (CR 2054) Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
07:15 AM	0	0	0	4	4	0	0	0	0	0	0	0	0	3	3	0	0	0	0	0	7
07:30 AM	0	0	0	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
07:45 AM	0	0	0	1	1	0	0	0	0	0	0	0	0	2	2	0	0	0	0	0	3
Total	0	0	0	7	7	0	0	0	0	0	0	0	0	5	5	0	0	0	0	0	12
08:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	4	4	0	0	0	0	0	4
08:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2	0	0	0	0	0	2
08:30 AM	0	0	0	2	2	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	3
Total	0	0	0	2	2	0	0	0	0	0	0	0	0	7	7	0	0	0	0	0	9
04:30 PM	0	0	0	1	1	0	0	0	0	0	0	0	0	2	2	0	0	0	0	0	3
04:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	1
Total	0	0	0	1	1	0	0	0	0	0	0	0	0	3	3	0	0	0	0	0	4
05:00 PM	0	0	0	2	2	0	0	0	0	0	0	0	0	2	2	0	0	0	0	0	4
05:15 PM	0	0	0	1	1	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	2
Total	0	0	0	3	3	0	0	0	0	0	0	0	0	3	3	0	0	0	0	0	6
Grand Total	0	0	0	13	13	0	0	0	0	0	0	0	0	18	18	0	0	0	0	0	31
Apprch %	0	0	0	100		0	0	0	0		0	0	0	100		0	0	0	0		
Total %	0	0	0	41.9	41.9	0	0	0	0	0	0	0	0	58.1	58.1	0	0	0	0	0	

Peggy Road (CR 2054) at NW 173rd Street (CR 235A)

DE TRAFFIC

detraffic.com
NW 173 St (CR 235A) at Peggy Rd (CR 2054)
Alachua County, Fl

File Name : CR 235A at CR 2054
Site Code : 00000002
Start Date : 4/19/2022
Page No : 1

Groups Printed- Automobiles - Commercial

	CR 235A Southbound				Peggy Rd (CR 2054) Westbound				CR 235A Northbound				Peggy Rd (CR 2054) Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
07:00 AM	3	45	4	52	4	2	3	9	3	40	2	45	3	7	1	11	117
07:15 AM	4	67	5	76	2	2	5	9	3	45	1	49	5	3	3	11	145
07:30 AM	7	53	5	65	5	4	5	14	2	61	3	66	5	2	5	12	157
07:45 AM	4	44	5	53	2	3	6	11	5	61	2	68	4	5	5	14	146
Total	18	209	19	246	13	11	19	43	13	207	8	228	17	17	14	48	565
08:00 AM	6	59	2	67	4	3	6	13	4	51	2	57	8	4	4	16	153
08:15 AM	4	50	7	61	6	5	5	16	6	70	3	79	4	9	3	16	172
08:30 AM	6	39	4	49	5	4	2	11	5	60	1	66	5	4	1	10	136
08:45 AM	4	39	3	46	4	3	2	9	3	54	3	60	3	6	2	11	126
Total	20	187	16	223	19	15	15	49	18	235	9	262	20	23	10	53	587
04:00 PM	7	58	5	70	8	6	3	17	5	36	6	47	8	5	5	18	152
04:15 PM	7	41	6	54	3	10	5	18	5	39	2	46	6	1	4	11	129
04:30 PM	4	57	6	67	6	7	5	18	6	49	3	58	3	0	5	8	151
04:45 PM	6	45	4	55	4	8	6	18	4	64	2	70	6	6	6	18	161
Total	24	201	21	246	21	31	19	71	20	188	13	221	23	12	20	55	593
05:00 PM	7	60	8	75	4	6	7	17	5	53	2	60	4	4	5	13	165
05:15 PM	9	50	4	63	3	8	4	15	6	48	2	56	8	3	6	17	151
05:30 PM	7	59	8	74	5	5	7	17	4	42	4	50	5	5	5	15	156
05:45 PM	7	50	7	64	2	6	2	10	6	42	3	51	5	5	4	14	139
Total	30	219	27	276	14	25	20	59	21	185	11	217	22	17	20	59	611
Grand Total	92	816	83	991	67	82	73	222	72	815	41	928	82	69	64	215	2356
Apprch %	9.3	82.3	8.4		30.2	36.9	32.9		7.8	87.8	4.4		38.1	32.1	29.8		
Total %	3.9	34.6	3.5	42.1	2.8	3.5	3.1	9.4	3.1	34.6	1.7	39.4	3.5	2.9	2.7	9.1	
Automobiles	73	674	79	826	58	73	61	192	66	644	38	748	79	65	59	203	1969
% Automobiles	79.3	82.6	95.2	83.4	86.6	89	83.6	86.5	91.7	79	92.7	80.6	96.3	94.2	92.2	94.4	83.6
Commercial	19	142	4	165	9	9	12	30	6	171	3	180	3	4	5	12	387
% Commercial	20.7	17.4	4.8	16.6	13.4	11	16.4	13.5	8.3	21	7.3	19.4	3.7	5.8	7.8	5.6	16.4

DE TRAFFIC

detraffic.com
NW 173 St (CR 235A) at Peggy Rd (CR 2054)
Alachua County, Fl

File Name : CR 235A at CR 2054
Site Code : 00000002
Start Date : 4/19/2022
Page No : 2

	CR 235A Southbound				Peggy Rd (CR 2054) Westbound				CR 235A Northbound				Peggy Rd (CR 2054) Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:30 AM																	
07:30 AM	7	53	5	65	5	4	5	14	2	61	3	66	5	2	5	12	157
07:45 AM	4	44	5	53	2	3	6	11	5	61	2	68	4	5	5	14	146
08:00 AM	6	59	2	67	4	3	6	13	4	51	2	57	8	4	4	16	153
08:15 AM	4	50	7	61	6	5	5	16	6	70	3	79	4	9	3	16	172
Total Volume	21	206	19	246	17	15	22	54	17	243	10	270	21	20	17	58	628
% App. Total	8.5	83.7	7.7		31.5	27.8	40.7		6.3	90	3.7		36.2	34.5	29.3		
PHF	.750	.873	.679	.918	.708	.750	.917	.844	.708	.868	.833	.854	.656	.556	.850	.906	.913
Automobiles	18	170	16	204	15	12	18	45	17	204	8	229	21	19	15	55	533
% Automobiles	85.7	82.5	84.2	82.9	88.2	80.0	81.8	83.3	100	84.0	80.0	84.8	100	95.0	88.2	94.8	84.9
Commercial	3	36	3	42	2	3	4	9	0	39	2	41	0	1	2	3	95
% Commercial	14.3	17.5	15.8	17.1	11.8	20.0	18.2	16.7	0	16.0	20.0	15.2	0	5.0	11.8	5.2	15.1

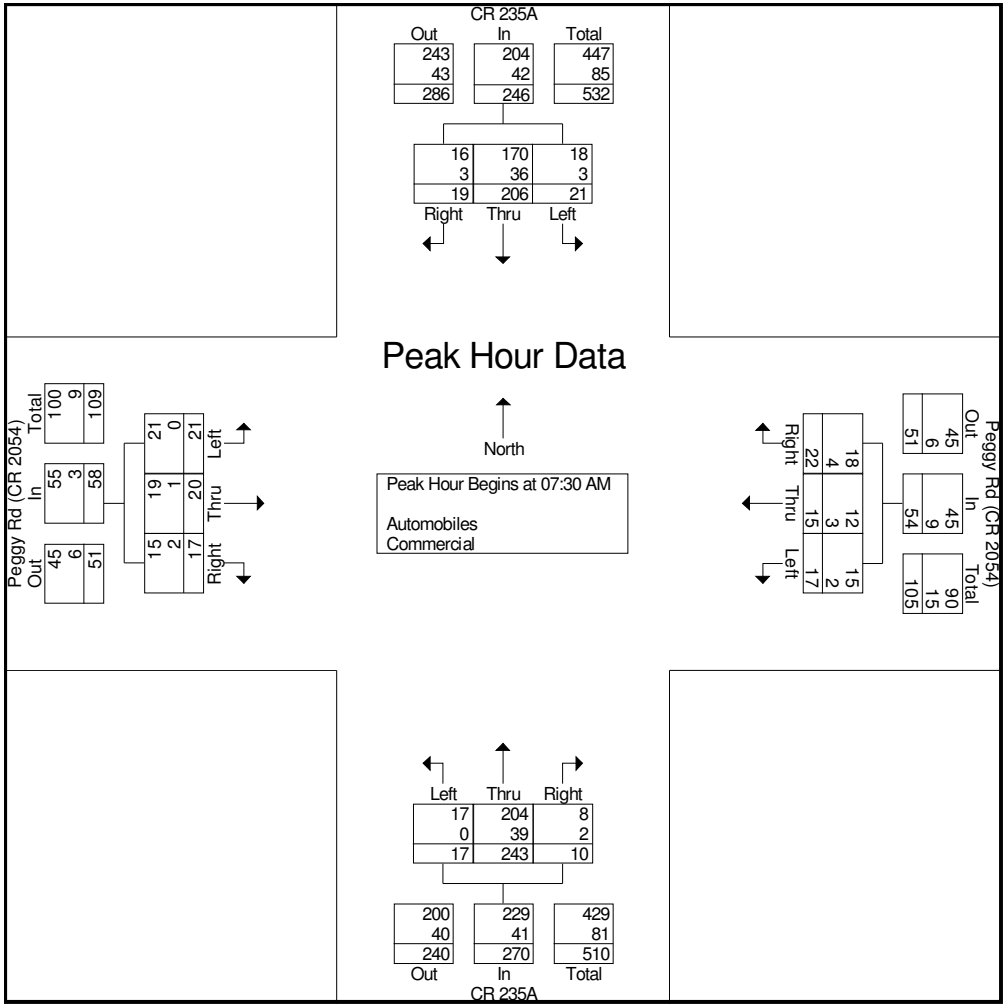
DE TRAFFIC

detraffic.com

NW 173 St (CR 235A) at Peggy Rd (CR 2054)

Alachua County, Fl

File Name : CR 235A at CR 2054
Site Code : 00000002
Start Date : 4/19/2022
Page No : 3



DE TRAFFIC

detraffic.com
NW 173 St (CR 235A) at Peggy Rd (CR 2054)
Alachua County, Fl

File Name : CR 235A at CR 2054
Site Code : 00000002
Start Date : 4/19/2022
Page No : 4

	CR 235A Southbound				Peggy Rd (CR 2054) Westbound				CR 235A Northbound				Peggy Rd (CR 2054) Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:45 PM																	
04:45 PM	6	45	4	55	4	8	6	18	4	64	2	70	6	6	6	18	161
05:00 PM	7	60	8	75	4	6	7	17	5	53	2	60	4	4	5	13	165
05:15 PM	9	50	4	63	3	8	4	15	6	48	2	56	8	3	6	17	151
05:30 PM	7	59	8	74	5	5	7	17	4	42	4	50	5	5	5	15	156
Total Volume	29	214	24	267	16	27	24	67	19	207	10	236	23	18	22	63	633
% App. Total	10.9	80.1	9		23.9	40.3	35.8		8.1	87.7	4.2		36.5	28.6	34.9		
PHF	.806	.892	.750	.890	.800	.844	.857	.931	.792	.809	.625	.843	.719	.750	.917	.875	.959
Automobiles	19	187	24	230	13	24	18	55	18	156	9	183	22	16	20	58	526
% Automobiles	65.5	87.4	100	86.1	81.3	88.9	75.0	82.1	94.7	75.4	90.0	77.5	95.7	88.9	90.9	92.1	83.1
Commercial	10	27	0	37	3	3	6	12	1	51	1	53	1	2	2	5	107
% Commercial	34.5	12.6	0	13.9	18.8	11.1	25.0	17.9	5.3	24.6	10.0	22.5	4.3	11.1	9.1	7.9	16.9

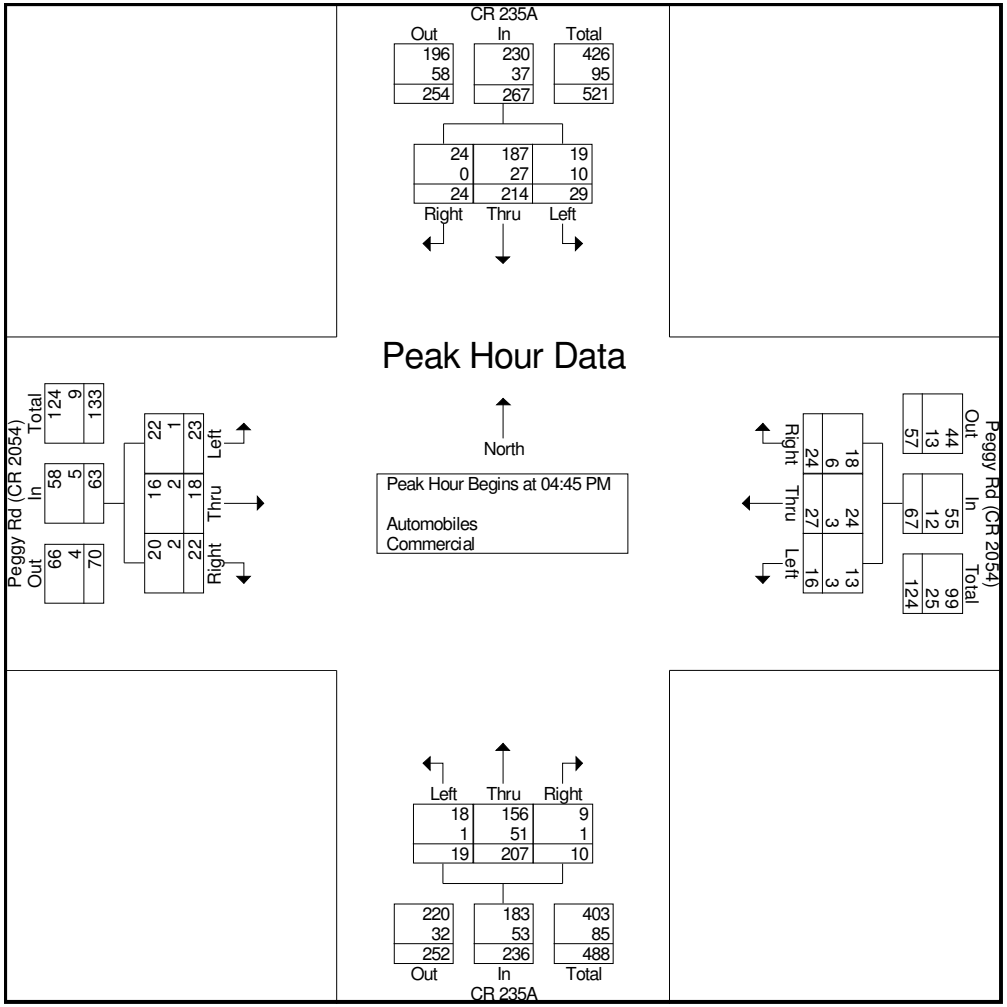
DE TRAFFIC

detraffic.com

NW 173 St (CR 235A) at Peggy Rd (CR 2054)

Alachua County, Fl

File Name : CR 235A at CR 2054
Site Code : 00000002
Start Date : 4/19/2022
Page No : 5



DE TRAFFIC

detraffic.com
NW 173 St (CR 235A) at Peggy Rd (CR 2054)
Alachua County, Fl

File Name : CR 235A at CR 2054
Site Code : 00000002
Start Date : 4/19/2022
Page No : 6

Groups Printed- Automobiles

	CR 235A Southbound					Peggy Rd (CR 2054) Westbound					CR 235A Northbound					Peggy Rd (CR 2054) Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
07:00 AM	3	34	4	0	41	3	2	3	0	8	3	34	2	0	39	3	6	1	0	10	98
07:15 AM	4	51	4	0	59	2	1	4	0	7	2	41	1	0	44	4	3	3	0	10	120
07:30 AM	5	42	5	0	52	4	2	5	0	11	2	53	3	0	58	5	2	4	0	11	132
07:45 AM	4	34	4	0	42	2	3	4	0	9	5	54	1	0	60	4	5	5	0	14	125
Total	16	161	17	0	194	11	8	16	0	35	12	182	7	0	201	16	16	13	0	45	475
08:00 AM	5	51	2	0	58	4	2	5	0	11	4	42	2	0	48	8	4	4	0	16	133
08:15 AM	4	43	5	0	52	5	5	4	0	14	6	55	2	0	63	4	8	2	0	14	143
08:30 AM	5	26	4	0	35	5	4	2	0	11	4	47	1	0	52	5	4	1	0	10	108
08:45 AM	4	29	3	0	36	4	3	2	0	9	3	43	3	0	49	3	6	2	0	11	105
Total	18	149	14	0	181	18	14	13	0	45	17	187	8	0	212	20	22	9	0	51	489
04:00 PM	5	49	5	0	59	7	5	3	0	15	4	26	6	0	36	8	5	5	0	18	128
04:15 PM	7	34	6	0	47	2	9	4	0	15	4	28	2	0	34	5	1	3	0	9	105
04:30 PM	2	51	6	0	59	5	7	5	0	17	6	34	3	0	43	3	0	5	0	8	127
04:45 PM	5	41	4	0	50	4	8	4	0	16	4	51	2	0	57	6	5	6	0	17	140
Total	19	175	21	0	215	18	29	16	0	63	18	139	13	0	170	22	11	19	0	52	500
05:00 PM	5	52	8	0	65	2	4	5	0	11	5	42	1	0	48	4	4	4	0	12	136
05:15 PM	5	43	4	0	52	3	8	4	0	15	5	34	2	0	41	8	3	5	0	16	124
05:30 PM	4	51	8	0	63	4	4	5	0	13	4	29	4	0	37	4	4	5	0	13	126
05:45 PM	6	43	7	0	56	2	6	2	0	10	5	31	3	0	39	5	5	4	0	14	119
Total	20	189	27	0	236	11	22	16	0	49	19	136	10	0	165	21	16	18	0	55	505
Grand Total	73	674	79	0	826	58	73	61	0	192	66	644	38	0	748	79	65	59	0	203	1969
Apprch %	8.8	81.6	9.6	0		30.2	38	31.8	0		8.8	86.1	5.1	0		38.9	32	29.1	0		
Total %	3.7	34.2	4	0	42	2.9	3.7	3.1	0	9.8	3.4	32.7	1.9	0	38	4	3.3	3	0	10.3	

DE TRAFFIC

detraffic.com
NW 173 St (CR 235A) at Peggy Rd (CR 2054)
Alachua County, Fl

File Name : CR 235A at CR 2054
Site Code : 00000002
Start Date : 4/19/2022
Page No : 7

Groups Printed- Commercial

	CR 235A Southbound					Peggy Rd (CR 2054) Westbound					CR 235A Northbound					Peggy Rd (CR 2054) Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
07:00 AM	0	11	0	0	11	1	0	0	0	1	0	6	0	0	6	0	1	0	0	1	19
07:15 AM	0	16	1	0	17	0	1	1	0	2	1	4	0	0	5	1	0	0	0	1	25
07:30 AM	2	11	0	0	13	1	2	0	0	3	0	8	0	0	8	0	0	1	0	1	25
07:45 AM	0	10	1	0	11	0	0	2	0	2	0	7	1	0	8	0	0	0	0	0	21
Total	2	48	2	0	52	2	3	3	0	8	1	25	1	0	27	1	1	1	0	3	90
08:00 AM	1	8	0	0	9	0	1	1	0	2	0	9	0	0	9	0	0	0	0	0	20
08:15 AM	0	7	2	0	9	1	0	1	0	2	0	15	1	0	16	0	1	1	0	2	29
08:30 AM	1	13	0	0	14	0	0	0	0	0	1	13	0	0	14	0	0	0	0	0	28
08:45 AM	0	10	0	0	10	0	0	0	0	0	0	11	0	0	11	0	0	0	0	0	21
Total	2	38	2	0	42	1	1	2	0	4	1	48	1	0	50	0	1	1	0	2	98
04:00 PM	2	9	0	0	11	1	1	0	0	2	1	10	0	0	11	0	0	0	0	0	24
04:15 PM	0	7	0	0	7	1	1	1	0	3	1	11	0	0	12	1	0	1	0	2	24
04:30 PM	2	6	0	0	8	1	0	0	0	1	0	15	0	0	15	0	0	0	0	0	24
04:45 PM	1	4	0	0	5	0	0	2	0	2	0	13	0	0	13	0	1	0	0	1	21
Total	5	26	0	0	31	3	2	3	0	8	2	49	0	0	51	1	1	1	0	3	93
05:00 PM	2	8	0	0	10	2	2	2	0	6	0	11	1	0	12	0	0	1	0	1	29
05:15 PM	4	7	0	0	11	0	0	0	0	0	1	14	0	0	15	0	0	1	0	1	27
05:30 PM	3	8	0	0	11	1	1	2	0	4	0	13	0	0	13	1	1	0	0	2	30
05:45 PM	1	7	0	0	8	0	0	0	0	0	1	11	0	0	12	0	0	0	0	0	20
Total	10	30	0	0	40	3	3	4	0	10	2	49	1	0	52	1	1	2	0	4	106
Grand Total	19	142	4	0	165	9	9	12	0	30	6	171	3	0	180	3	4	5	0	12	387
Apprch %	11.5	86.1	2.4	0		30	30	40	0		3.3	95	1.7	0		25	33.3	41.7	0		
Total %	4.9	36.7	1	0	42.6	2.3	2.3	3.1	0	7.8	1.6	44.2	0.8	0	46.5	0.8	1	1.3	0	3.1	

DE TRAFFIC

detraffic.com
NW 173 St (CR 235A) at Peggy Rd (CR 2054)
Alachua County, Fl

File Name : CR 235A at CR 2054
Site Code : 00000002
Start Date : 4/19/2022
Page No : 8

Groups Printed- Peds

	CR 235A Southbound					Peggy Rd (CR 2054) Westbound					CR 235A Northbound					Peggy Rd (CR 2054) Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Grand Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Apprch %	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		
Total %																					



NB Approach



SB Approach



EB Approach



WB Approach

de traffic	CR 235 at CR 232/NW 78th Ave	Alachua County
	www.de-traffic.com	Project Number: CHW22-03 / Sheet Number: 1
	299 McGregor Rd. DeLand Fl. 32720	



SB Approach



EB Approach



WB Approach

de traffic	CR 235A at CR 235	Alachua County
	www.de-traffic.com	Project Number: CHW22-03 / Sheet Number: 2
	299 McGregor Rd. DeLand Fl. 32720	



NB Approach



SB Approach



EB Approach

de traffic	CR 235/NW 140th St at CR 2054	Alachua County
	www.de-traffic.com	Project Number: CHW22-03 / Sheet Number: 3
	299 McGregor Rd. DeLand Fl. 32720	



NB Approach



SB Approach



EB Approach



WB Approach

de traffic	CR 235A at CR 2054	Alachua County
	www.de-traffic.com	Project Number: CHW22-03 / Sheet Number: 4
	299 McGregor Rd. DeLand Fl. 32720	

Appendix D
Reserved Trips

Table 2a. Traffic Impacts - Final Development Orders

Roadway Segment (FDOT Segment #, CoA Comp Plan #)	Segment Description	AADT/Peak Hour	Comp Plan MSV^^	Existing Traffic*^	Reserved Trips	Available Capacity**	Percentage of Capacity Utilized
Interstate		Min LOS Std: C					
I-75 (32, 1)	From North City Limit to US 441	AADT	91,600	29,500	208	61,892	32.43%
		Peak Hour	8,250	3,098	15	5,137	37.73%
I-75 (31, 2)	From US 441 to the South City Limit	AADT	91,600	55,956	208	35,436	61.31%
		Peak Hour	8,250	5,875	15	2,360	71.39%
State Roads		Min LOS Std: D					
U.S. Hwy 441 (4127, 3)	From MPO Boundary to CR 25A East Intersection	AADT	43,000	20,000	43	22,957	46.61%
		Peak Hour	3,870	1,800	5	2,065	46.64%
U.S. Hwy 441 (106, 4)	From CR 25A East Intersection to SR 235	AADT	45,700	18,230	5,689	21,781	52.34%
		Peak Hour	4,110	1,732	452	1,926	53.14%
U.S. Hwy 441 (107, 5)	From SR 235 to I-75	AADT	39,000	22,581	2,160	14,259	63.44%
		Peak Hour	3,510	2,145	170	1,195	65.95%
U.S. Hwy 441 (4107, 6)	From I-75 to CR 235A	AADT	39,000	27,914	1,927	9,159	76.52%
		Peak Hour	3,510	2,652	154	704	79.94%
U.S. Hwy 441 (14, 7)	From CR 235A to NW 188th Street	AADT	43,000	22,250	1,565	19,185	55.38%
		Peak Hour	3,870	2,114	129	1,627	57.96%
SR 235 (108, 8)	From NW 143rd Place to US 441	AADT	14,400	9,400	5	4,995	65.31%
		Peak Hour	1,290	893	1	396	69.30%
SR 235 (109, 9)	From US 441 to NW 140th Street	AADT	14,400	7,255	90	7,055	51.01%
		Peak Hour	1,290	689	10	591	54.19%
SR 235 (4109/1439, 10)	From NW 140th Street to East City Limit	AADT	14,400	4,500	44	9,856	31.56%
		Peak Hour	1,290	428	7	855	33.72%
County Facilities		Min LOS Std: D					
CR 235 (11)	From NW 143rd Place to South City Limit	AADT	15,120	6,180	1,018	7,922	47.61%
		Peak Hour	1,359	587	110	662	51.30%
CR 241 (12)	From NW SR 235 to North City Limit	AADT	15,120	1,578	0	13,542	10.44%
		Peak Hour	1,359	150	0	1,209	11.03%
CR 241 (13)	From CR 235 to South City Limit	AADT	20,880	6,025	765	14,090	32.52%
		Peak Hour	1,881	572	43	1,266	32.72%
CR 2054 (14)	From SR 235 to West City Limit	AADT	15,120	4,161	35	10,924	27.75%
		Peak Hour	1,359	395	0	964	29.09%
CR 2054 (15)	From SR 235 to US 441	AADT	15,120	2,788	2,115	10,217	32.43%
		Peak Hour	1,359	265	128	966	28.91%
CR 235A (16)	From US 441 to North City Limit	AADT	15,120	1,402	816	12,902	14.67%
		Peak Hour	1,359	133	85	1,141	16.06%
CR 235A (17)	From US 441 to CR 235	AADT	15,120	5,302	112	9,706	35.81%
		Peak Hour	1,359	504	12	843	37.95%

* Florida Department of Transportation, District Two, Level of Service Reporting Tool, accessed April 14, 2022
*** Formula: Comp Plan MSV - (Existing Traffic + Reserved Trips from Development Orders with Concurrency*
^ County Facility AADT counts provided by Alachua County Public Works, April 2022.
^^AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.
Reserved Trips are automatically updated from Table 8 data.

Table 2b. Traffic Impacts - Preliminary & Final Development Orders

Roadway Segment (FDOT Segment #, CoA Comp Plan #)	Segment Description	AADT/Peak Hour	Comp Plan MSV^^	Existing Traffic*^	Project Impact (Projected & Reserved)	Available Capacity**	Percentage of Capacity Utilized
Interstate		Min LOS Std: C					
I-75 (32, 1)	From North City Limit to US 441	AADT	91,600	29,500	208	61,892	32.43%
		Peak Hour	8,250	3,098	15	5,137	37.73%
I-75 (31, 2)	From US 441 to the South City Limit	AADT	91,600	55,956	208	35,436	61.31%
		Peak Hour	8,250	5,875	15	2,360	71.39%
State Roads		Min LOS Std: D					
U.S. Hwy 441 (4127, 3)	From MPO Boundary to CR 25A East Intersection	AADT	43,000	20,000	20,223	2,777	93.54%
		Peak Hour	3,870	1,800	1,490	580	85.01%
U.S. Hwy 441 (106, 4)	From CR 25A East Intersection to SR 235	AADT	45,700	18,230	48,532	(21,062)	146.09%
		Peak Hour	4,110	1,732	3,663	(1,285)	131.27%
U.S. Hwy 441 (107, 5)	From SR 235 to I-75	AADT	39,000	22,581	11,350	5,069	87.00%
		Peak Hour	3,510	2,145	881	484	86.21%
U.S. Hwy 441 (4107, 6)	From I-75 to CR 235A	AADT	39,000	27,914	6,522	4,564	88.30%
		Peak Hour	3,510	2,652	608	250	92.88%
U.S. Hwy 441 (14, 7)	From CR 235A to NW 188th Street	AADT	43,000	22,250	1,565	19,185	55.38%
		Peak Hour	3,870	2,114	129	1,627	57.96%
SR 235 (108, 8)	From NW 143rd Place to US 441	AADT	14,400	9,400	4,864	136	99.06%
		Peak Hour	1,290	893	441	(44)	103.41%
SR 235 (109, 9)	From US 441 to NW 140th Street	AADT	14,400	7,255	2,854	4,291	70.20%
		Peak Hour	1,290	689	237	364	71.78%
SR 235 (4109/1439, 10)	From NW 140th Street to East City Limit	AADT	14,400	4,500	44	9,856	31.56%
		Peak Hour	1,290	428	7	855	33.72%
County Facilities		Min LOS Std: D					
CR 235 (11)	From NW 143rd Place to South City Limit	AADT	15,120	5,672	2,850	6,598	56.36%
		Peak Hour	1,359	539	239	581	57.24%
CR 241 (12)	From NW SR 235 to North City Limit	AADT	15,120	1,481	0	13,639	9.79%
		Peak Hour	1,359	141	0	1,218	10.35%
CR 241 (13)	From CR 235 to South City Limit	AADT	20,880	6,025	7,047	7,808	62.61%
		Peak Hour	1,881	572	567	742	60.57%
CR 2054 (14)	From SR 235 to West City Limit	AADT	15,120	2,930	1,871	10,319	31.75%
		Peak Hour	1,359	278	133	948	30.27%
CR 2054 (15)	From SR 235 to US 441	AADT	15,120	3,425	6,710	4,985	67.03%
		Peak Hour	1,359	325	484	550	59.56%
CR 235A (16)	From US 441 to North City Limit	AADT	15,120	1,380	816	12,924	14.52%
		Peak Hour	1,359	131	85	1,143	15.90%
CR 235A (17)	From US 441 to CR 235	AADT	15,120	5,209	112	9,799	35.19%
		Peak Hour	1,359	495	12	852	37.30%

* Florida Department of Transportation, District Two, Level of Service Reporting Tool, accessed April 14, 2022
*** Formula: Comp Plan MSV - (Existing Traffic + + Projected Trips from Preliminary Development Orders with NO Concurrency Reservation +*
^ County Facility AADT counts provided by Alachua County Public Works, April 2022.
^^AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.
Reserved Trips are automatically updated from Table 8 data.

Appendix E
Seasonal Adjustment Factor and Historical Growth Rates

2019 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 2600 ALACHUA COUNTYWIDE

MOCF: 0.97

WEEK	DATES	SF	PSCF
1	01/01/2019 - 01/05/2019	1.05	1.08
2	01/06/2019 - 01/12/2019	1.04	1.07
3	01/13/2019 - 01/19/2019	1.03	1.06
4	01/20/2019 - 01/26/2019	1.02	1.05
5	01/27/2019 - 02/02/2019	1.01	1.04
6	02/03/2019 - 02/09/2019	0.99	1.02
* 7	02/10/2019 - 02/16/2019	0.98	1.01
* 8	02/17/2019 - 02/23/2019	0.97	1.00
* 9	02/24/2019 - 03/02/2019	0.97	1.00
*10	03/03/2019 - 03/09/2019	0.96	0.99
*11	03/10/2019 - 03/16/2019	0.96	0.99
*12	03/17/2019 - 03/23/2019	0.96	0.99
*13	03/24/2019 - 03/30/2019	0.96	0.99
*14	03/31/2019 - 04/06/2019	0.96	0.99
*15	04/07/2019 - 04/13/2019	0.96	0.99
*16	04/14/2019 - 04/20/2019	0.96	0.99
*17	04/21/2019 - 04/27/2019	0.97	1.00
*18	04/28/2019 - 05/04/2019	0.98	1.01
*19	05/05/2019 - 05/11/2019	0.99	1.02
20	05/12/2019 - 05/18/2019	1.00	1.03
21	05/19/2019 - 05/25/2019	1.00	1.03
22	05/26/2019 - 06/01/2019	1.01	1.04
23	06/02/2019 - 06/08/2019	1.02	1.05
24	06/09/2019 - 06/15/2019	1.03	1.06
25	06/16/2019 - 06/22/2019	1.03	1.06
26	06/23/2019 - 06/29/2019	1.04	1.07
27	06/30/2019 - 07/06/2019	1.04	1.07
28	07/07/2019 - 07/13/2019	1.05	1.08
29	07/14/2019 - 07/20/2019	1.06	1.09
30	07/21/2019 - 07/27/2019	1.04	1.07
31	07/28/2019 - 08/03/2019	1.03	1.06
32	08/04/2019 - 08/10/2019	1.01	1.04
33	08/11/2019 - 08/17/2019	1.00	1.03
34	08/18/2019 - 08/24/2019	0.99	1.02
35	08/25/2019 - 08/31/2019	0.99	1.02
36	09/01/2019 - 09/07/2019	0.99	1.02
37	09/08/2019 - 09/14/2019	0.99	1.02
38	09/15/2019 - 09/21/2019	0.99	1.02
39	09/22/2019 - 09/28/2019	0.99	1.02
40	09/29/2019 - 10/05/2019	0.98	1.01
41	10/06/2019 - 10/12/2019	0.98	1.01
42	10/13/2019 - 10/19/2019	0.98	1.01
43	10/20/2019 - 10/26/2019	0.99	1.02
44	10/27/2019 - 11/02/2019	1.00	1.03
45	11/03/2019 - 11/09/2019	1.01	1.04
46	11/10/2019 - 11/16/2019	1.03	1.06
47	11/17/2019 - 11/23/2019	1.03	1.06
48	11/24/2019 - 11/30/2019	1.04	1.07
49	12/01/2019 - 12/07/2019	1.04	1.07
50	12/08/2019 - 12/14/2019	1.05	1.08
51	12/15/2019 - 12/21/2019	1.05	1.08
52	12/22/2019 - 12/28/2019	1.04	1.07
53	12/29/2019 - 12/31/2019	1.03	1.06

All Intersection Counts were preformed on 4/19/2022

* PEAK SEASON

14-FEB-2020 15:39:21 830UPD 2_2600_PKSEASON.TXT

NW 140th Street (CR 235)

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2020 HISTORICAL AADT REPORT

COUNTY: 26 - ALACHUA

SITE: 5023 - SR 235 350' S. OF SR 20(ALACHUA)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2020	9400 C	N 4700	S 4700	9.50	58.00	14.20
2019	10100 C	N 4800	S 5300	9.50	58.00	13.30
2018	9600 C	N 4600	S 5000	9.50	57.90	11.70
2017	10800 C	N 5400	S 5400	9.50	53.80	12.10
2016	10300 C	N 5000	S 5300	9.50	53.60	11.10
2015	10000 C	N 4900	S 5100	9.50	57.00	9.10
2014	9300 C	N 4600	S 4700	9.50	57.40	9.30
2013	9500 C	N 4700	S 4800	9.50	57.80	8.60
2012	9500 C	N 4700	S 4800	9.50	58.40	9.10
2011	8900 C	N 4400	S 4500	9.50	58.80	8.10
2010	8100 C	N 4100	S 4000	10.13	59.87	9.80
2009	9200 C	N 4600	S 4600	10.04	57.81	7.20
2008	9800 C	N 5000	S 4800	10.17	57.73	12.10
2007	9900 C	N 4900	S 5000	10.22	58.44	9.70
2006	10200 C	N 5100	S 5100	9.98	59.05	13.20
2005	10200 F	N 5100	S 5100	10.10	58.20	17.70

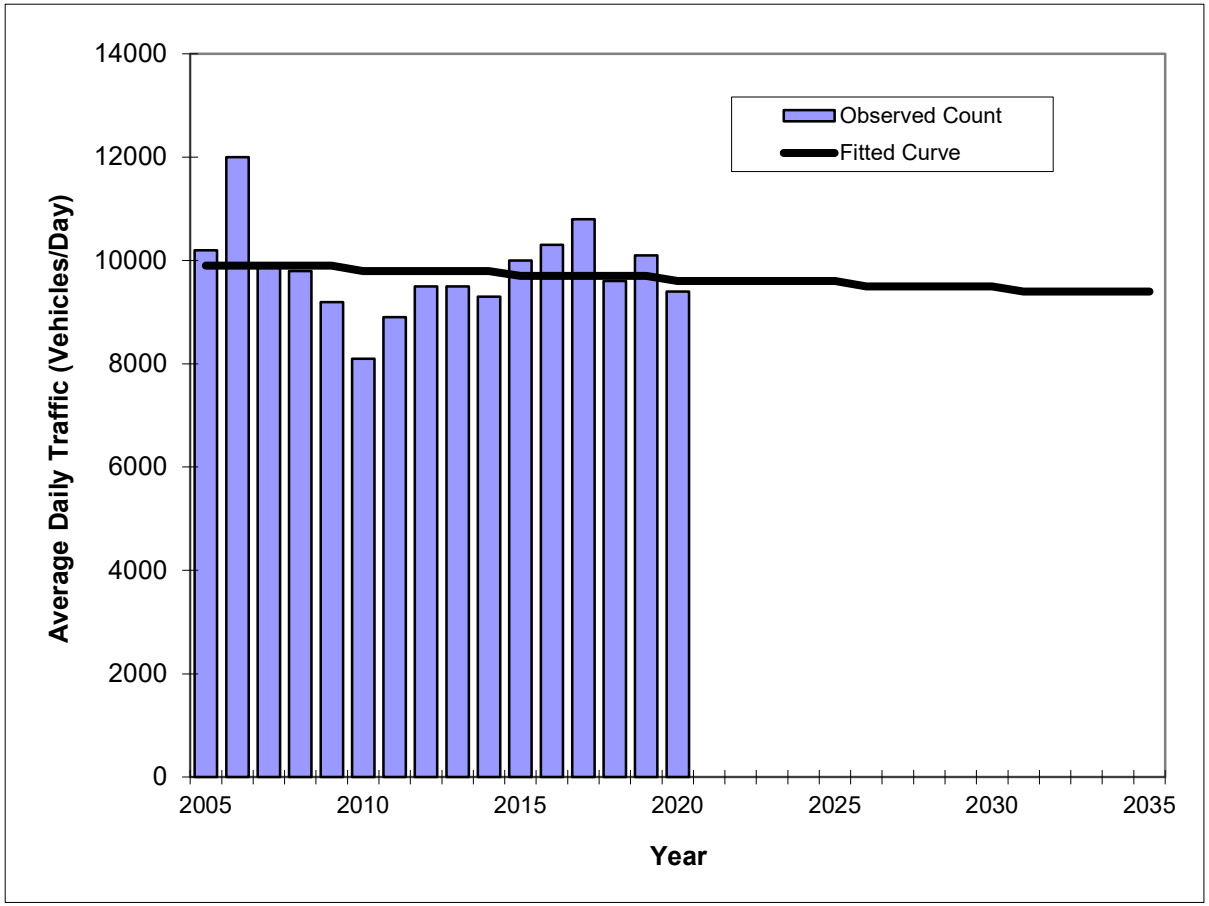
AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Traffic Trends - V03.a

NW 140th ST --

FIN#	429193-1
Location	1

County:	Alachua (26)
Station #:	0435
Highway:	NW 140th ST



Year	Traffic (ADT/AADT) Count*	Trend**
2005	10200	9900
2006	12000	9900
2007	9900	9900
2008	9800	9900
2009	9200	9900
2010	8100	9800
2011	8900	9800
2012	9500	9800
2013	9500	9800
2014	9300	9800
2015	10000	9700
2016	10300	9700
2017	10800	9700
2018	9600	9700
2019	10100	9700
2020	9400	9600
2024 Opening Year Trend		
2024	N/A	9600
2025 Mid-Year Trend		
2025	N/A	9600
2026 Design Year Trend		
2026	N/A	9500
TRANPLAN Forecasts/Trends		

*Axle-Adjusted

** Annual Trend Increase:	-19
Trend R-squared:	1.05%
Trend Annual Historic Growth Rate:	-0.20%
Trend Growth Rate (2020 to Design Year):	-0.17%
Printed:	25-May-22

Straight Line Growth Option

Peggy Road (CR 2054)

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2020 HISTORICAL AADT REPORT

COUNTY: 26 - ALACHUA

SITE: 9109 - NW CR 2054 .1 MI. W. OF SR 235 (HPMS)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2020	1900 S	0	0	9.50	58.00	2.90
2019	2000 F	0	0	9.50	58.00	2.60
2018	2000 C	E 0	W 0	9.50	57.90	2.70
2017	1500 R	E 750	W 750	9.50	53.80	2.60
2016	1400 T	E 700	W 700	9.50	53.60	2.80
2015	1300 S	E 650	W 650	9.50	57.00	2.60
2014	1300 F	E 650	W 650	9.50	57.40	2.40
2013	1300 C	E 650	W 650	9.50	57.80	2.60
2012	1500 F	0	0	9.50	58.40	2.50
2011	1500 C	E 0	W 0	9.50	58.80	2.80

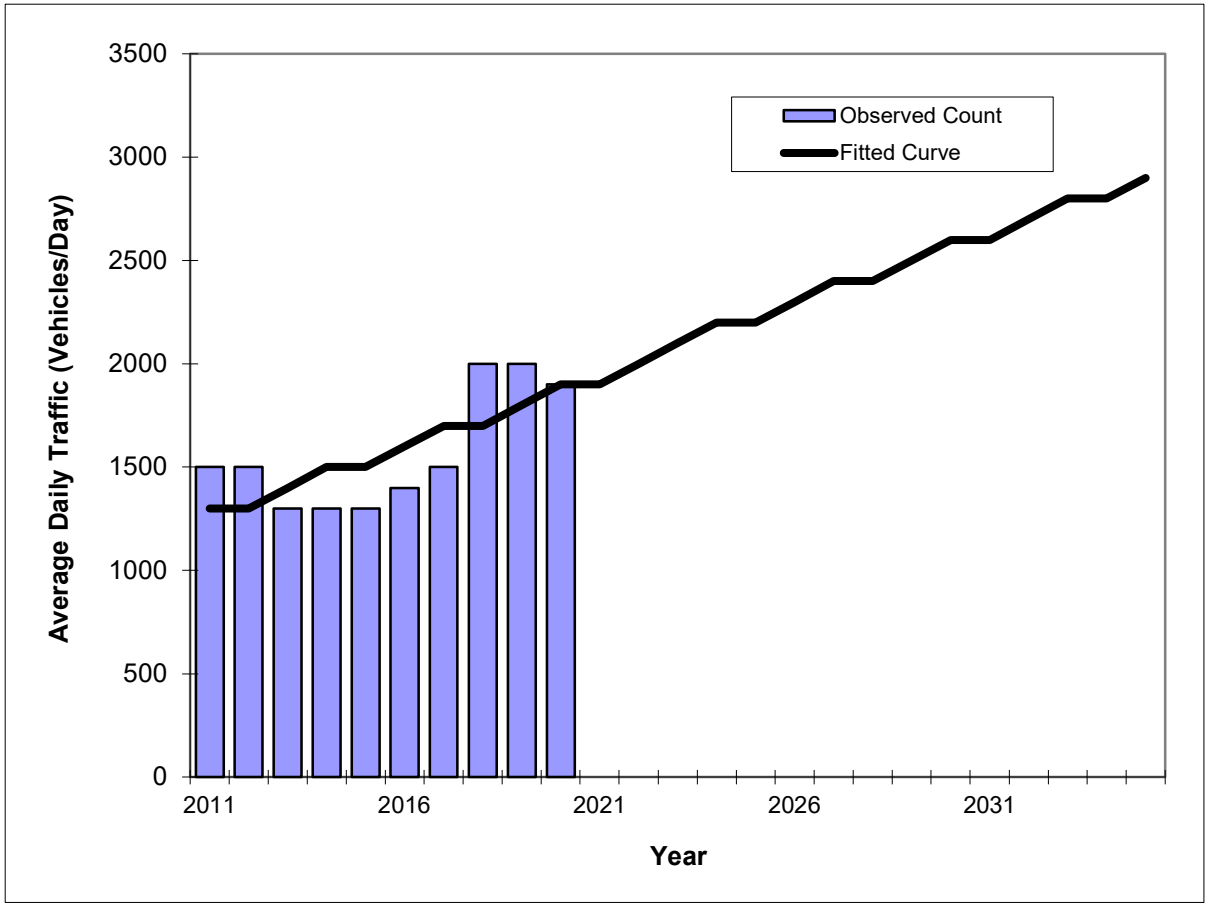
AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Traffic Trends - V03.a

CR 2054 --

FIN#	429193-1
Location	1

County:	Alachua (26)
Station #:	0435
Highway:	CR 2054



** Annual Trend Increase:	68
Trend R-squared:	52.22%
Trend Annual Historic Growth Rate:	5.13%
Trend Growth Rate (2020 to Design Year):	3.51%
Printed:	25-May-22

Straight Line Growth Option

Year	Traffic (ADT/AADT) Count*	Trend**
2011	1500	1300
2012	1500	1300
2013	1300	1400
2014	1300	1500
2015	1300	1500
2016	1400	1600
2017	1500	1700
2018	2000	1700
2019	2000	1800
2020	1900	1900
2024 Opening Year Trend		
2024	N/A	2200
2025 Mid-Year Trend		
2025	N/A	2200
2026 Design Year Trend		
2026	N/A	2300
TRANPLAN Forecasts/Trends		

*Axle-Adjusted

CR 235A

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2020 HISTORICAL AADT REPORT

COUNTY: 26 - ALACHUA

SITE: 0435 - CR 235A .2 MI. S. OF SR 25/US 441

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2020	5000 C	N 2600	S 2400	9.50	58.00	24.20
2019	4800 C	N 2500	S 2300	9.50	58.00	22.60
2018	4700 C	N 2400	S 2300	9.50	57.90	19.20
2017	4600 C	N 2300	S 2300	9.50	53.80	23.40
2016	4200 C	N 2100	S 2100	9.50	53.60	23.70
2015	3400 C	N 1700	S 1700	9.50	57.00	27.00
2014	3600 C	N 1800	S 1800	9.50	57.40	26.50
2013	3300 C	N 1700	S 1600	9.50	57.80	24.50
2012	3300 C	N 1700	S 1600	9.50	58.40	24.40
2011	3500 C	N 1800	S 1700	9.50	58.80	26.10
2010	3800 C	N 1900	S 1900	10.13	59.87	23.80
2009	4000 C	N 2000	S 2000	10.04	57.81	23.70
2008	4000 C	N 2000	S 2000	10.17	57.73	23.00
2007	3600 C	N 1800	S 1800	10.22	58.44	21.40
2006	3200 C	N 1600	S 1600	9.98	59.05	17.00
2005	2500 C	N 1300	S 1200	10.10	58.20	11.80

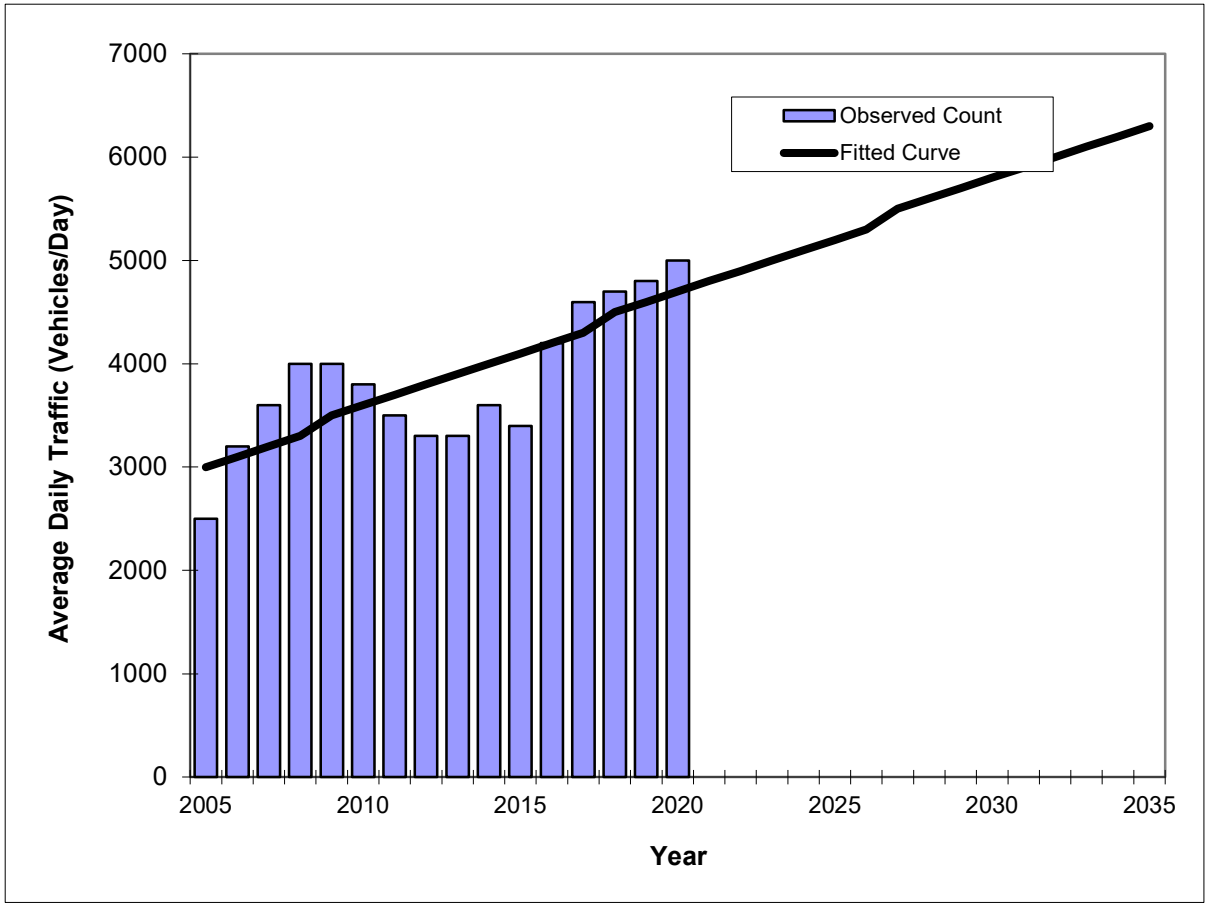
AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Traffic Trends - V03.a

CR 235A --

FIN#	429193-1
Location	1

County:	Alachua (26)
Station #:	0435
Highway:	CR 235A



Year	Traffic (ADT/AADT) Count*	Trend**
2005	2500	3000
2006	3200	3100
2007	3600	3200
2008	4000	3300
2009	4000	3500
2010	3800	3600
2011	3500	3700
2012	3300	3800
2013	3300	3900
2014	3600	4000
2015	3400	4100
2016	4200	4200
2017	4600	4300
2018	4700	4500
2019	4800	4600
2020	5000	4700
2024 Opening Year Trend		
2024	N/A	5100
2025 Mid-Year Trend		
2025	N/A	5200
2026 Design Year Trend		
2026	N/A	5300
TRANPLAN Forecasts/Trends		

**** Annual Trend Increase:**	111
Trend R-squared:	60.05%
Trend Annual Historic Growth Rate:	3.78%
Trend Growth Rate (2020 to Design Year):	2.13%
Printed:	25-May-22

Straight Line Growth Option

***Axle-Adjusted**

CR 235

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2020 HISTORICAL AADT REPORT

COUNTY: 26 - ALACHUA

SITE: 9130 - CR 235 .1 MI. N. OF SR 26 (HPMS)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2020	3200 V	0	0	9.50	58.00	2.90
2019	3300 R	0	0	9.50	58.00	2.60
2018	3300 T	0	0	9.50	57.90	2.70
2017	3200 S	0	0	9.50	53.80	2.60
2016	3100 F	0	0	9.50	53.60	2.80
2015	3000 C	E 0	W 0	9.50	57.00	2.60
2014	2600 T			9.50	57.40	2.40
2013	2600 S	0	0	9.50	57.80	2.60
2012	2600 F	0	0	9.50	58.40	2.50
2011	2600 C	E 0	W 0	9.50	58.80	2.80

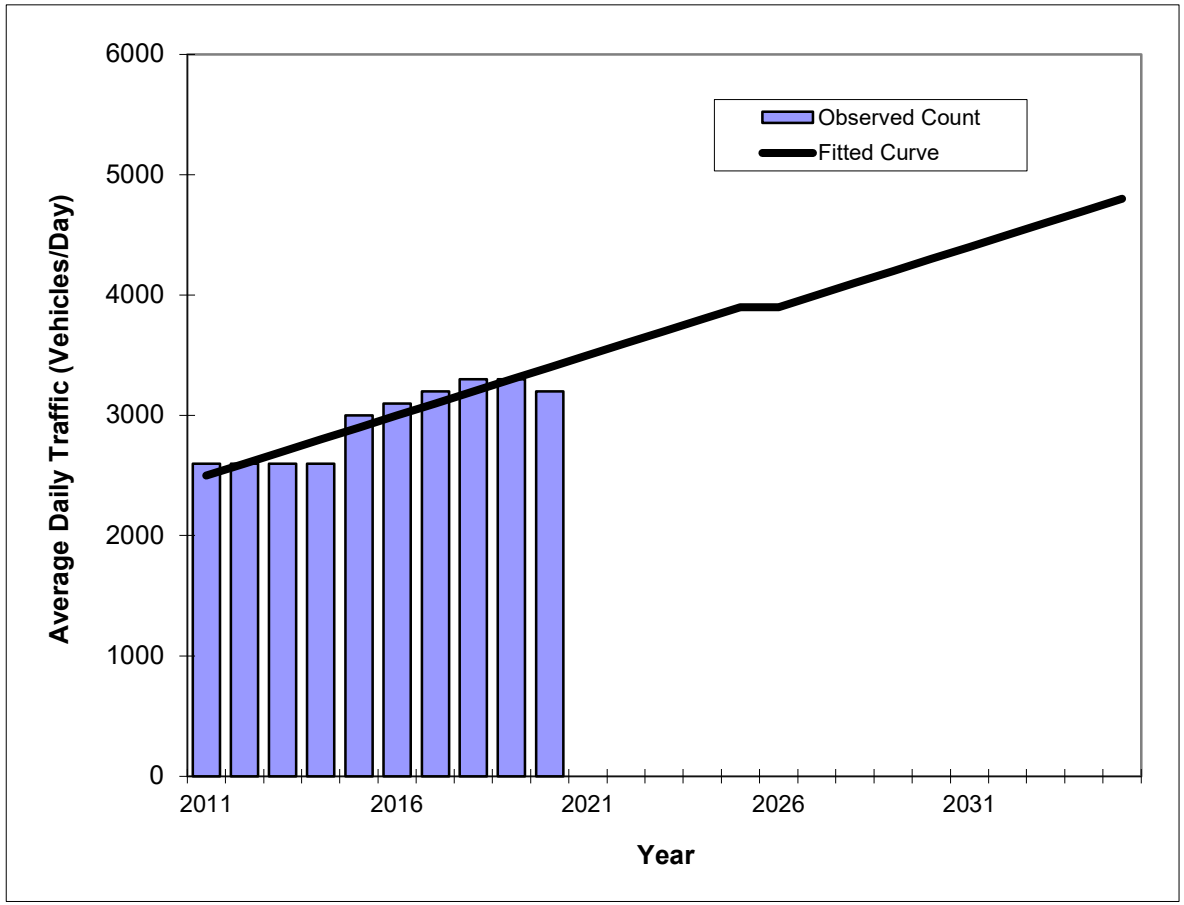
AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Traffic Trends - V03.a

CR 235 --

FIN#	429193-1
Location	1

County:	Alachua (26)
Station #:	0229
Highway:	CR 235



Year	Traffic (ADT/AADT) Count*	Trend**
2011	2600	2500
2012	2600	2600
2013	2600	2700
2014	2600	2800
2015	3000	2900
2016	3100	3000
2017	3200	3100
2018	3300	3200
2019	3300	3300
2020	3200	3400
2024 Opening Year Trend		
2024	N/A	3800
2025 Mid-Year Trend		
2025	N/A	3900
2026 Design Year Trend		
2026	N/A	3900
TRANPLAN Forecasts/Trends		

** Annual Trend Increase:	95
Trend R-squared:	84.40%
Trend Annual Historic Growth Rate:	4.00%
Trend Growth Rate (2020 to Design Year):	2.45%
Printed:	31-May-22
Straight Line Growth Option	

*Axle-Adjusted

NW 78th Ave (CR 232)

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2020 HISTORICAL AADT REPORT

COUNTY: 31 - GILCHRIST

SITE: 9109 - CR 232 .1 MI. E. OF CR 337 (HPMS)

YEAR	AADT	DIRECTION 1		DIRECTION 2		*K FACTOR	D FACTOR	T FACTOR
2020	2500 C	E	0	W	0	9.50	54.20	5.80
2019	2400 R		0		0	9.50	54.30	5.20
2018	2400 T		0		0	9.50	54.80	4.60
2017	2300 S		0		0	9.50	56.20	4.60
2016	2200 F		0		0	9.50	54.40	3.90
2015	2100 C	E	0	W	0	9.50	54.50	4.40
2014	2000 T					9.50	54.80	4.50
2013	2000 S		0		0	9.50	54.80	5.00
2012	2000 F		0		0	9.50	54.30	4.00
2011	2000 C	E	0	W	0	9.50	53.90	4.80

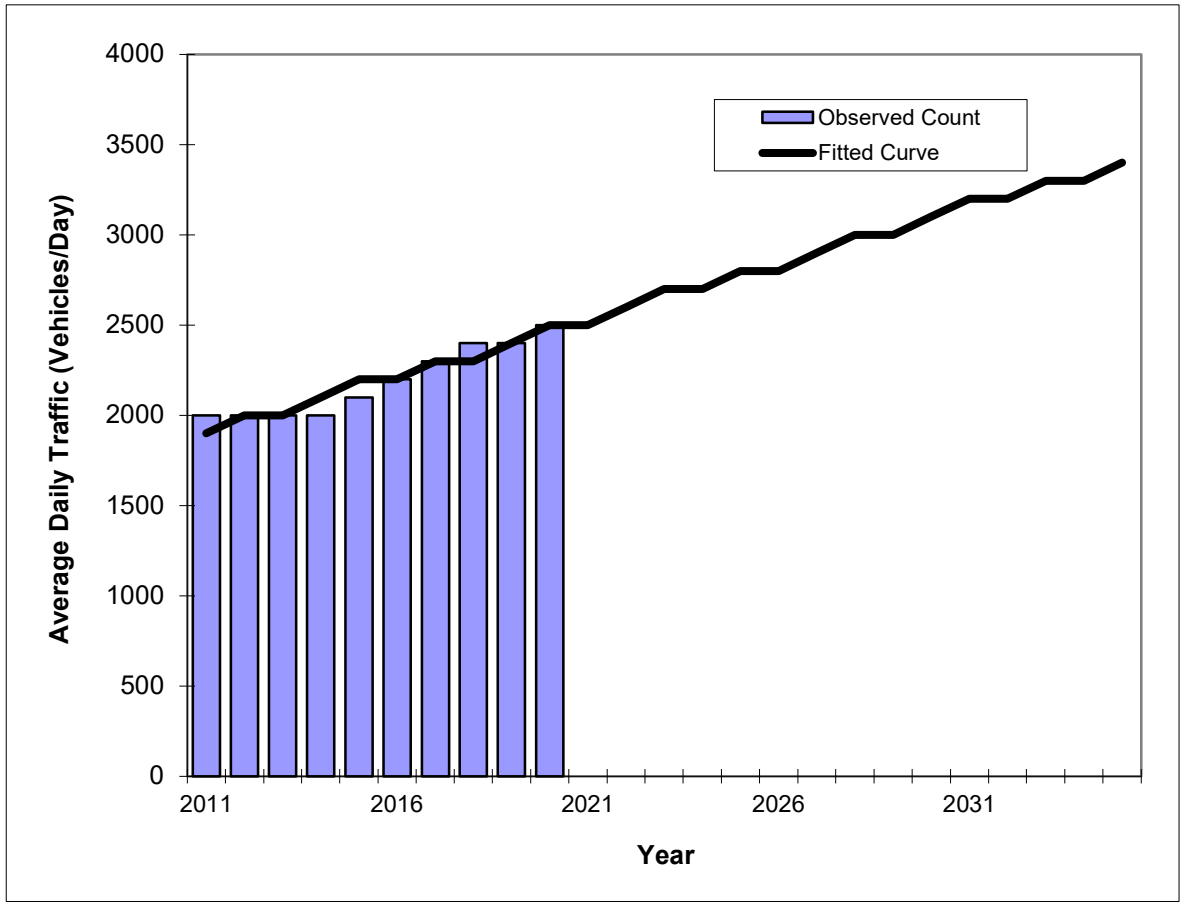
AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Traffic Trends - V03.a

CR 232, NW 78 AVE --

FIN#	429193-1
Location	1

County:	Alachua (26)
Station #:	9109
Highway:	CR 232, NW 78 AVE



Year	Traffic (ADT/AADT) Count*	Trend**
2011	2000	1900
2012	2000	2000
2013	2000	2000
2014	2000	2100
2015	2100	2200
2016	2200	2200
2017	2300	2300
2018	2400	2300
2019	2400	2400
2020	2500	2500
2024 Opening Year Trend		
2024	N/A	2700
2025 Mid-Year Trend		
2025	N/A	2800
2026 Design Year Trend		
2026	N/A	2800
TRANPLAN Forecasts/Trends		

** Annual Trend Increase:	62
Trend R-squared:	92.12%
Trend Annual Historic Growth Rate:	3.51%
Trend Growth Rate (2020 to Design Year):	2.00%
Printed:	31-May-22

Straight Line Growth Option

*Axle-Adjusted

Appendix F
Background Tables

CR 235/NW 140th Street at CR 2054/Peggy Road

Counts collected: 4/19/2022

CR 235/NW 140th Street at CR 2054/Peggy Road - Growth Rate Data			
Peak Season Factor			0.99
Growth Rate			
Approach	Historical Growth Rate	Growth Rate Used	2029 Growth Factor
CR 2054/Peggy Road	5.13%	5.13%	1.359
CR 235/NW 140th Street	-0.20%	1.00%	1.070

PM Peak Hour Background Traffic Volumes - CR 235/NW 140th St at CR 2054/Peggy Road						
Scenario	CR 2054/Peggy Road		CR 235/NW 140th Street		CR 235/NW 140th Street	
	Eastbound		Northbound		Southbound	
	Left	Right	Left	Thru	Thru	Right
Observed Turning Movement Counts	22	33	36	293	349	22
Existing (Peak Season) Turning Movements	22	33	36	290	346	22
Background Volumes	30	45	39	310	370	24
Peak Hour Factor (Int total = 0.94)	0.92		0.94		0.94	
Truck %	16%		13%		10%	
Pedestrian Volumes	0		7		2	

PM Peak Hour Background Traffic Volumes - CR 235/NW 140th St at CR 2054/Peggy Road						
Scenario	CR 2054/Peggy Road		CR 235/NW 140th Street		CR 235/NW 140th Street	
	Eastbound		Northbound		Southbound	
	Left	Right	Left	Thru	Thru	Right
Observed Turning Movement Counts	18	29	25	426	357	17
Existing (Peak Season) Turning Movements	18	29	25	422	353	17
Background Volumes	24	39	27	452	378	18
Reserved Trips	0	0	0	59	51	0
Background Volumes with Reserved Trips	24	39	27	511	429	18
Peak Hour Factor (Int total = 0.87)	0.73		0.78		0.94	
Truck %	15%		6%		13%	
Pedestrian Volumes	0		6		4	

	CR 235 Total	NBT*	SBT*	CR 2054 Total
		0.54	0.46	
Reserved Trips	110	59	51	0

* Trip distribution based on directional distribution along CR 235

CR 2054/Peggy Road at CR 235A/NW 173rd Street

Counts collected: 4/19/2022

CR 2054/Peggy Road at CR 235A/NW 173rd Street - Growth Rate Data			
Peak Season Factor			0.99
Growth Rate			
Approach	Historical Growth Rate	Growth Rate Used	2029 Growth Factor
CR 2054/Peggy Road	5.13%	5.13%	1.359
CR 235A/NW 173rd St.	3.78%	3.78%	1.265

AM Peak Hour Background Traffic Volumes - CR 235A/NW 173rd Street at CR 2054/Peggy Road												
Scenario	CR 2054/Peggy Road			CR 2054/Peggy Road			CR 235A			CR 235A		
	Eastbound			Westbound			Northbound			Southbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Observed Turning Movement Counts	21	20	17	17	15	22	17	243	10	21	206	19
Existing (Peak Season) Turning Movements	21	20	17	17	15	22	17	241	10	21	204	19
Background Volumes	29	27	23	23	20	30	21	305	13	27	258	24
Peak Hour Factor (Int total = 0.91)	0.91			0.84			0.85			0.92		
Truck %	5%			17%			15%			17%		
Pedestrian Volumes	0			0			0			0		

PM Peak Hour Background Traffic Volumes - CR 235A/NW 173rd Street at CR 2054/Peggy Road												
Scenario	CR 2054/Peggy Road			CR 2054/Peggy Road			CR 235A			CR 235A		
	Eastbound			Westbound			Northbound			Southbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Observed Turning Movement Counts	23	18	22	16	27	24	19	207	10	29	214	24
Existing (Peak Season) Turning Movements	23	18	22	16	27	24	19	205	10	29	212	24
Background Volumes	31	24	30	22	37	33	24	259	13	37	268	30
Reserved Trips	0	0	0	0	0	0	0	6	0	0	6	0
Background Volumes with Reserved Trips	31	24	30	22	37	33	24	265	13	37	274	30
Peak Hour Factor (Int total = 0.96)	0.88			0.93			0.84			0.89		
Truck %	8%			18%			23%			14%		
Pedestrian Volumes	0			0			0			0		

	CR 235A Total	NBT*	SBT*	CR 2054 Total
		0.48	0.52	
Reserved Trips	12	6	6	0

* Trip distribution based on directional distribution along CR 235A

CR 235 at CR 235A/NW 173rd Street

Counts collected: 4/19/2022

CR 235 at CR 235A/NW 173rd Street - Growth Rate Data			
Peak Season Factor			0.99
Growth Rate			
Approach	Historical Growth Rate	Growth Rate Used	2029 Growth Factor
CR 235	4.00%	4.00%	1.280
CR 235A/NW 173rd Street	3.78%	3.78%	1.265

AM Peak Hour Background Traffic Volumes - CR 235 at CR 235A/NW 173rd Street						
Scenario	CR 235		CR 235		CR 235A/NW 173rd Street	
	Eastbound		Westbound		Southbound	
	Left	Thru	Thru	Right	Left	Right
Observed Turning Movement Counts	131	147	167	78	78	91
Existing (Peak Season) Turning Movements	130	146	165	77	77	90
Background Volumes	166	187	211	99	97	114
Peak Hour Factor (Int total = 0.95)	0.79		0.89		0.81	
Truck %	8%		11%		2%	
Pedestrian Volumes	0		0		0	

PM Peak Hour Background Traffic Volumes - CR 235 at CR 235A/NW 173rd Street						
Scenario	CR 235		CR 235		CR 235A/NW 173rd Street	
	Eastbound		Westbound		Southbound	
	Left	Thru	Thru	Right	Left	Right
Observed Turning Movement Counts	106	239	179	80	66	97
Existing (Peak Season) Turning Movements	105	237	177	79	65	96
Background Volumes	134	303	227	101	82	121
Reserved Trips	0	59	51	0	5	7
Background Volumes with Reserved Trips	134	362	278	101	87	128
Peak Hour Factor (Int total = 0.92)	0.90		0.93		0.91	
Truck %	6%		14%		3%	
Pedestrian Volumes	0		0		0	

	CR235A Total	SBL*	SBR*	CR235 Total	EBT*	WBT*
		0.40	0.60		0.56	0.44
Reserved Trips	12	5	7	110	59	51

* Trip distribution based on directional distribution along CR 235

Scenario	CR 235	CR 235
	Eastbound	Westbound
	Thru	Thru
Observed Turning Movement Counts	225	245
Existing (Peak Season) Turning Movements	223	242
Background Volumes	284	310
Peak Hour Factor (Int total = 0.84)	0.79	0.89
Truck %	8%	11%
Pedestrian Volumes	0	0

Scenario	CR 235	CR 235
	Eastbound	Westbound
	Thru	Thru
Observed Turning Movement Counts	305	259
Existing (Peak Season) Turning Movements	302	256
Background Volumes	385	328
Reserved Trips	59	51
Background Volumes with Reserved Trips	444	379
Peak Hour Factor (Int total = 0.92)	0.90	0.93
Truck %	6%	14%
Pedestrian Volumes	0	0

CR 235 at NW 78th Avenue/CR 232*

Counts collected: 4/19/2022

CR 235 at CR232/NW 78th Avenue - Growth Rate Data			
Peak Season Factor			0.99
Growth Rate			
Approach	Historical Growth Rate	Growth Rate Used	2029 Growth Factor
CR 235	4.00%	4.00%	1.280
NW 78th Ave/CR 232	3.51%	3.51%	1.246

AM Peak Hour Background Traffic Volumes - CR 235 at NW 78th Avenue/CR232												
Scenario	CR 232/NW 78th Ave			CR 232/NW 78th Ave			CR 235			CR 235		
	Eastbound			Westbound			Northbound			Southbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Observed Turning Movement Counts	60	113	20	11	52	57	25	155	26	22	198	7
Existing (Peak Season) Turning Movements	59	112	20	11	51	56	25	153	26	22	196	7
Background Volumes	73	140	25	14	64	70	32	196	33	28	251	9
Peak Hour Factor (Int total = 0.91)	0.82			0.77			0.94			0.86		
Truck %	10%			3%			10%			13%		
Pedestrian Volumes	0			0			0			0		

PM Peak Hour Background Traffic Volumes - CR 235 at NW 78th Avenue/CR232												
Scenario	CR 232/NW 78th Ave			CR 232/NW 78th Ave			CR 235			CR 235		
	Eastbound			Westbound			Northbound			Southbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Observed Turning Movement Counts	25	76	18	18	153	47	28	268	14	17	192	50
Existing (Peak Season) Turning Movements	25	75	18	18	151	47	28	265	14	17	190	50
Background Volumes	31	93	22	22	188	59	36	339	18	22	243	64
Peak Hour Factor (Int total = 0.91)	0.88			0.87			0.78			0.90		
Truck %	14%			2%			7%			10%		
Pedestrian Volumes	0			0			0			0		

* Intersection lies outside of Alachua city limits, therefore there are no reserved trips are necessary for this intersection

Appendix G
Trip Distribution Calculations

TO/FROM NORTH	67%	
at NW 140th St/CR 2054		
to/from north	92%	62%
to/from west	8%	5%
TO/FROM SOUTH	33%	
at CR 235/NW 173rd		
to/from south	72%	24%
to/from north	28%	9%
at CR 235/NW 78th		
to/from east	14%	3%
to/from west	13%	3%
to/from south	73%	18%
at CR 235A/CR 2054		
to/from north	87%	7%
to/from east	6%	1%
to/from west	7%	1%

CR 235 at NW 123rd Avenue
2/3/2021

Trucks

	CR 235 Southbound			CR 235 Northbound			NW 123rd Avenue Westbound		
Start Time	Left	Thru	Ped/Bike	Right	Thru	Ped/Bike	Right	Left	Ped/Bike
4:00 PM	0	5	0	0	7	0	0	0	0
04:15 PM	0	11	0	0	4	0	0	0	0
04:30 PM	2	4	0	0	2	0	0	0	0
04:45 PM	0	6	0	0	2	0	0	0	0
05:00 PM	0	1	0	0	6	0	1	0	0
05:15 PM	0	3	0	0	4	0	0	0	0
05:30 PM	0	1	0	0	3	0	0	0	0
05:45 PM	0	3	0	0	0	0	0	0	0
Peak Hour									
5:00-5:45	0	8	0	0	13	0	1	0	0

Cars

	CR 235 Southbound			CR 235 Northbound			NW 123rd Avenue Westbound		
Start Time	Left	Thru	Ped/Bike	Right	Thru	Ped/Bike	Right	Left	Ped/Bike
4:00 PM	5	47	0	1	18	0	2	1	0
04:15 PM	4	30	0	3	24	0	5	0	0
04:30 PM	7	31	0	2	18	0	6	2	0
04:45 PM	5	39	0	1	18	0	2	1	0
05:00 PM	8	66	0	1	28	0	4	2	0
05:15 PM	9	71	0	4	27	0	2	2	0
05:30 PM	5	56	0	0	19	0	3	2	0
05:45 PM	5	66	0	1	27	0	2	1	0
Peak Hour									
5:00-5:45	27	259	0	6	101	0	11	7	0

Combined

	CR 235 Southbound			CR 235 Northbound			NW 123rd Avenue Westbound		
Start Time	Left	Thru	Ped/Bike	Right	Thru	Ped/Bike	Right	Left	Ped/Bike
4:00 PM	5	52	0	1	25	0	2	1	0
04:15 PM	4	41	0	3	28	0	5	0	0
04:30 PM	9	35	0	2	20	0	6	2	0
04:45 PM	5	45	0	1	20	0	2	1	0
05:00 PM	8	67	0	1	34	0	5	2	0
05:15 PM	9	74	0	4	31	0	2	2	0
05:30 PM	5	57	0	0	22	0	3	2	0
05:45 PM	5	69	0	1	27	0	2	1	0
Peak Hour									
5:00-5:45 PM	27	267	0	6	114	0	12	7	0
Truck %	3%			11%			5%		
Peak Hour Factor	0.89			0.86			0.68		
Int. Total	0.89								

	CR 235 SBL	NW 123rd WBR	Total	
to/from North	27	12	39	67%

	CR 235 NBR	NW 123rd WBL	Total	
to/from South	6	7	13	33%

*** The Truck % in and out of Savannah Station Phase 1 is 2% which is applied to the trips in and out of Savannah Station during the full build-out analysis.**

NW 140th at CR 2054

	NW 140 St (CR 235) Southbound				N/A Westbound				NW 140 St (CR 235) Northbound				Peggy Rd (CR 2054) Eastbound			
Start Time	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds
7:00:00 AM	0	70	5	0	0	0	0	0	6	53	0	0	4	0	8	0
7:15:00 AM	0	92	6	0	0	0	0	0	4	57	0	0	6	0	6	0
7:30:00 AM	0	104	4	0	0	0	0	0	10	59	0	0	7	0	11	0
7:45:00 AM	0	91	4	0	0	0	0	0	13	52	0	0	5	0	6	0
8:00:00 AM	0	89	5	0	0	0	0	0	12	65	0	0	6	0	6	0
8:15:00 AM	0	89	6	0	0	0	0	0	9	74	0	0	6	0	8	0
8:30:00 AM	0	95	4	0	0	0	0	0	8	80	0	0	5	0	9	0
8:45:00 AM	0	76	7	0	0	0	0	0	7	74	0	0	5	0	10	0
9:00:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:00:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:15:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:30:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:45:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:00:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:15:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:30:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:45:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:00:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:15:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:30:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:45:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00:00 PM	0	89	5	0	0	0	0	0	6	89	0	0	6	0	10	0
4:15:00 PM	0	104	3	0	0	0	0	0	4	100	0	0	4	0	5	0
4:30:00 PM	0	95	5	0	0	0	0	0	5	82	0	0	2	0	5	0
4:45:00 PM	0	83	3	0	0	0	0	0	8	95	0	0	6	0	10	0
5:00:00 PM	0	94	3	0	0	0	0	0	5	139	0	0	5	0	4	0
5:15:00 PM	0	85	6	0	0	0	0	0	7	110	0	0	5	0	10	0
5:30:00 PM	0	72	8	0	0	0	0	0	5	85	0	0	5	0	10	0
5:45:00 PM	0	94	3	0	0	0	0	0	7	89	0	0	6	0	7	0
	0	1422	77	0	0	0	0	0	116	1303	0	0	83	0	125	0

TO/FROM WEST	8%
TO/FROM NORTH	92%

CR 235A at CR 235

	NW 173 St (CR 235A) Southbound				CR 235 Westbound				N/A Northbound				CR 235 Eastbound			
Start Time	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds
7:00:00 AM	11	0	21	0	0	26	13	0	0	0	0	0	24	36	0	0
7:15:00 AM	17	0	24	0	0	37	16	0	0	0	0	0	27	39	0	0
7:30:00 AM	18	0	22	0	0	38	17	0	0	0	0	0	43	45	0	0
7:45:00 AM	17	0	19	0	0	49	20	0	0	0	0	0	36	37	0	0
8:00:00 AM	18	0	23	0	0	38	18	0	0	0	0	0	24	33	0	0
8:15:00 AM	25	0	27	0	0	42	23	0	0	0	0	0	28	32	0	0
8:30:00 AM	13	0	12	0	0	30	19	0	0	0	0	0	37	25	0	0
8:45:00 AM	14	0	15	0	0	26	20	0	0	0	0	0	25	35	0	0
9:00:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:00:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:15:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:30:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:45:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:00:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:15:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:30:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:45:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:00:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:15:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:30:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:45:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00:00 PM	17	0	20	0	0	50	12	0	0	0	0	0	22	44	0	0
4:15:00 PM	11	0	27	0	0	49	13	0	0	0	0	0	28	55	0	0
4:30:00 PM	17	0	24	0	0	47	17	0	0	0	0	0	24	63	0	0
4:45:00 PM	17	0	25	0	0	44	19	0	0	0	0	0	24	44	0	0
5:00:00 PM	19	0	26	0	0	49	21	0	0	0	0	0	28	66	0	0
5:15:00 PM	13	0	22	0	0	39	23	0	0	0	0	0	30	66	0	0
5:30:00 PM	9	0	24	0	0	39	15	0	0	0	0	0	23	56	0	0
5:45:00 PM	7	0	19	0	0	34	11	0	0	0	0	0	14	47	0	0
	243	0	350	0	0	637	277	0	0	0	0	0	437	723	0	0

TO/FROM NORTH	28%
TO/FROM WEST	72%

CR 235 at NW 78th Avenue

	CR 235 Southbound				NW 78th Ave (CR 232) Westbound				CR 235 Northbound				NW 78th Ave (CR 232) Eastbound			
Start Time	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds
7:00:00 AM	2	31	2	0	0	6	16	0	6	33	3	0	10	19	3	0
7:15:00 AM	3	49	1	0	2	5	12	0	4	41	2	0	11	25	2	0
7:30:00 AM	7	57	2	0	0	8	16	0	5	45	5	0	19	36	4	0
7:45:00 AM	4	48	3	0	2	12	13	0	8	39	5	0	13	27	6	0
8:00:00 AM	5	51	2	0	5	17	17	0	7	33	8	0	18	27	4	0
8:15:00 AM	6	42	0	0	4	15	11	0	5	38	8	0	10	23	6	0
8:30:00 AM	5	36	4	0	4	16	16	0	5	28	8	0	7	25	2	0
8:45:00 AM	4	31	4	0	2	13	13	0	6	24	8	0	7	25	3	0
9:00:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:00:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:15:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:30:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:45:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:00:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:15:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:30:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:45:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:00:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:15:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:30:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:45:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00:00 PM	3	41	13	0	4	36	6	0	6	52	4	0	8	16	4	0
4:15:00 PM	7	41	12	0	3	31	9	0	6	66	3	0	4	13	6	0
4:30:00 PM	4	52	16	0	2	34	5	0	8	59	4	0	7	17	2	0
4:45:00 PM	2	43	13	0	6	42	11	0	4	55	2	0	5	23	6	0
5:00:00 PM	7	48	8	0	4	34	17	0	7	88	5	0	5	22	4	0
5:15:00 PM	4	49	13	0	6	43	14	0	9	66	3	0	8	14	6	0
5:30:00 PM	8	41	9	0	5	35	15	0	9	46	2	0	4	13	5	0
5:45:00 PM	4	36	10	0	3	26	5	0	9	49	1	0	4	16	7	0
	75	696	112	0	52	373	196	0	104	762	71	0	140	341	70	0

TO/FROM EAST	14%
TO/FROM WEST	13%
TO/FROM SOUTH	73%

CR 235A at CR 2054

	CR 235A Southbound				Peggy Rd (CR 2054) Westbound				CR 235A Northbound				Peggy Rd (CR 2054) Eastbound			
Start Time	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds
7:00:00 AM	3	45	4	0	4	2	3	0	3	40	2	0	3	7	1	0
7:15:00 AM	4	67	5	0	2	2	5	0	3	45	1	0	5	3	3	0
7:30:00 AM	7	53	5	0	5	4	5	0	2	61	3	0	5	2	5	0
7:45:00 AM	4	44	5	0	2	3	6	0	5	61	2	0	4	5	5	0
8:00:00 AM	6	59	2	0	4	3	6	0	4	51	2	0	8	4	4	0
8:15:00 AM	4	50	7	0	6	5	5	0	6	70	3	0	4	9	3	0
8:30:00 AM	6	39	4	0	5	4	2	0	5	60	1	0	5	4	1	0
8:45:00 AM	4	39	3	0	4	3	2	0	3	54	3	0	3	6	2	0
9:00:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:00:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:15:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:30:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:45:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:00:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:15:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:30:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:45:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:00:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:15:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:30:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:45:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00:00 PM	7	58	5	0	8	6	3	0	5	36	6	0	8	5	5	0
4:15:00 PM	7	41	6	0	3	10	5	0	5	39	2	0	6	1	4	0
4:30:00 PM	4	57	6	0	6	7	5	0	6	49	3	0	3	0	5	0
4:45:00 PM	6	45	4	0	4	8	6	0	4	64	2	0	6	6	6	0
5:00:00 PM	7	60	8	0	4	6	7	0	5	53	2	0	4	4	5	0
5:15:00 PM	9	50	4	0	3	8	4	0	6	48	2	0	8	3	6	0
5:30:00 PM	7	59	8	0	5	5	7	0	4	42	4	0	5	5	5	0
5:45:00 PM	7	50	7	0	2	6	2	0	6	42	3	0	5	5	4	0
	92	816	83	0	67	82	73	0	72	815	41	0	82	69	64	0

TO/FROM EAST	6%
TO/FROM WEST	7%
TO/FROM NORTH	87%

Appendix H
HCS Reports

AM Existing (Peak Season) Conditions

HCS Two-Way Stop-Control Report

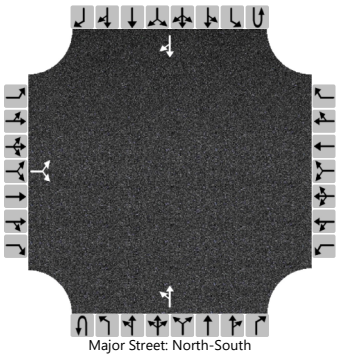
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2022
Time Analyzed	AM Peak
Intersection Orientation	North-South
Project Description	Fletcher Trace - Existing

Site Information

Intersection	NW 140th St at CR 2054
Jurisdiction	Alachua County
East/West Street	CR 2054
North/South Street	NW 140th St
Peak Hour Factor	0.94
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		22		33						36	290				346	22
Percent Heavy Vehicles (%)		16		16						13						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.56		6.36						4.23						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.64		3.44						2.32						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			59							38						
Capacity, c (veh/h)			470							1110						
v/c Ratio			0.12							0.03						
95% Queue Length, Q_{95} (veh)			0.4							0.1						
Control Delay (s/veh)			13.7							8.4	0.3					
Level of Service (LOS)			B							A	A					
Approach Delay (s/veh)		13.7								1.2						
Approach LOS		B								A						

Copyright © 2022 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

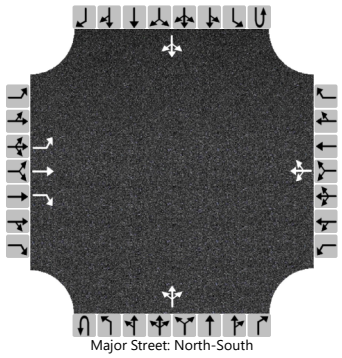
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2022
Time Analyzed	AM Peak
Intersection Orientation	North-South
Project Description	Fletcher Trace - Existing

Site Information

Intersection	CR 2054 @ CR 235A
Jurisdiction	Alachua County
East/West Street	CR 2054
North/South Street	CR 235A
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		1	1	1		0	1	0	0	0	1	0	0	0	1	0
Configuration		L	T	R			LTR				LTR				LTR	
Volume (veh/h)		21	20	17		17	15	22		17	241	10		21	204	19
Percent Heavy Vehicles (%)		5	5	5		17	17	17		15				17		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized	Yes															
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.15	6.55	6.25		7.27	6.67	6.37		4.25				4.27		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.55	4.05	3.35		3.65	4.15	3.45		2.34				2.35		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		23	22	19			59			19				23		
Capacity, c (veh/h)		369	398	797			463			1249				1205		
v/c Ratio		0.06	0.06	0.02			0.13			0.01				0.02		
95% Queue Length, Q_{95} (veh)		0.2	0.2	0.1			0.4			0.0				0.1		
Control Delay (s/veh)		15.4	14.6	9.6			13.9			7.9	0.1	0.1		8.0	0.2	0.2
Level of Service (LOS)		C	B	A			B			A	A	A		A	A	A
Approach Delay (s/veh)	13.4				13.9				0.6				0.9			
Approach LOS	B				B				A				A			

Copyright © 2022 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

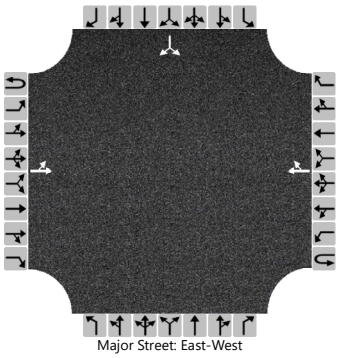
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2022
Time Analyzed	AM Peak
Intersection Orientation	East-West
Project Description	Fletcher Trace - Existing

Site Information

Intersection	CR 235 @ CR 235A/NW 173rd St
Jurisdiction	Alachua County
East/West Street	CR 235
North/South Street	CR 235A/NW 173rd St
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		LT						TR							LR	
Volume (veh/h)		130	146				165	77						77		90
Percent Heavy Vehicles (%)		8												2		2
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.18												6.42		6.22
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.27												3.52		3.32

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		137													176	
Capacity, c (veh/h)		1276													543	
v/c Ratio		0.11													0.32	
95% Queue Length, Q_{95} (veh)		0.4													1.4	
Control Delay (s/veh)		8.2	1.0												14.8	
Level of Service (LOS)		A	A												B	
Approach Delay (s/veh)		4.3												14.8		
Approach LOS		A												B		

Copyright © 2022 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

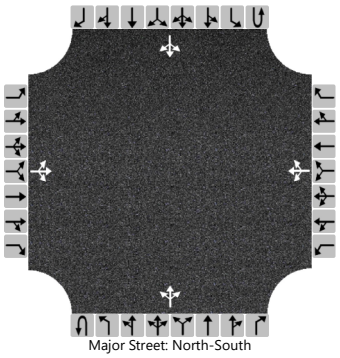
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2022
Time Analyzed	AM Peak
Intersection Orientation	North-South
Project Description	Fletcher Trace - Existing

Site Information

Intersection	NW 78th Avenue/CR 232 @ CR 235
Jurisdiction	Alachua County
East/West Street	NW 78th Avenue/CR 232
North/South Street	CR 235
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	0	1	0	0	0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		59	112	20		11	51	56		25	153	26		22	196	7
Percent Heavy Vehicles (%)		10	10	10		3	3	3		10				13		
Proportion Time Blocked																
Percent Grade (%)		0				0										
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.20	6.60	6.30		7.13	6.53	6.23		4.20				4.23		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.59	4.09	3.39		3.53	4.03	3.33		2.29				2.32		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			210				130			27				24		
Capacity, c (veh/h)			423				543			1300				1313		
v/c Ratio			0.50				0.24			0.02				0.02		
95% Queue Length, Q_{95} (veh)			2.7				0.9			0.1				0.1		
Control Delay (s/veh)			21.6				13.7			7.8	0.2	0.2		7.8	0.2	0.2
Level of Service (LOS)			C				B			A	A	A		A	A	A
Approach Delay (s/veh)		21.6				13.7				1.1				0.9		
Approach LOS		C				B				A				A		

Copyright © 2022 University of Florida. All Rights Reserved.

AM Background (Peak Season) Conditions

HCS Two-Way Stop-Control Report

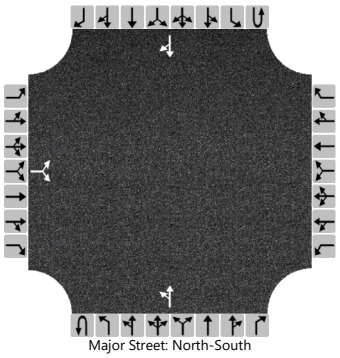
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	AM Peak
Intersection Orientation	North-South
Project Description	Fletcher Trace - Background

Site Information

Intersection	NW 140th St at CR 2054
Jurisdiction	Alachua County
East/West Street	CR 2054
North/South Street	NW 140th St
Peak Hour Factor	0.94
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		30		45						39	310				370	24
Percent Heavy Vehicles (%)		16		16						13						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.56		6.36						4.23						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.64		3.44						2.32						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			80							41						
Capacity, c (veh/h)			443							1083						
v/c Ratio			0.18							0.04						
95% Queue Length, Q_{95} (veh)			0.7							0.1						
Control Delay (s/veh)			14.9							8.5	0.4					
Level of Service (LOS)			B							A	A					
Approach Delay (s/veh)		14.9								1.3						
Approach LOS		B								A						

Copyright © 2022 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

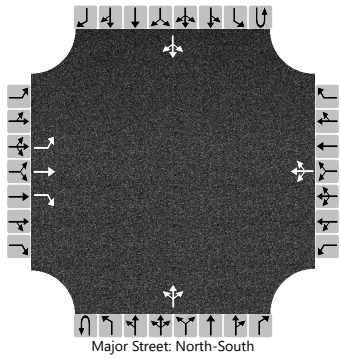
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	AM Peak
Intersection Orientation	North-South
Project Description	Fletcher Trace - Background

Site Information

Intersection	CR 2054 @ CR 235A
Jurisdiction	Alachua County
East/West Street	CR 2054
North/South Street	CR 235A
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		1	1	1		0	1	0	0	0	1	0	0	0	1	0
Configuration		L	T	R			LTR				LTR				LTR	
Volume (veh/h)		29	27	23		23	20	30		21	305	13		27	258	24
Percent Heavy Vehicles (%)		5	5	5		17	17	17		15				17		
Proportion Time Blocked																
Percent Grade (%)		0				0										
Right Turn Channelized		Yes														
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.15	6.55	6.25		7.27	6.67	6.37		4.25				4.27		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.55	4.05	3.35		3.65	4.15	3.45		2.34				2.35		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		32	30	25			80			23				30		
Capacity, c (veh/h)		271	317	736			369			1180				1131		
v/c Ratio		0.12	0.09	0.03			0.22			0.02				0.03		
95% Queue Length, Q_{95} (veh)		0.4	0.3	0.1			0.8			0.1				0.1		
Control Delay (s/veh)		20.0	17.5	10.1			17.5			8.1	0.2	0.2		8.3	0.3	0.3
Level of Service (LOS)		C	C	B			C			A	A	A		A	A	A
Approach Delay (s/veh)		16.3				17.5				0.7				1.0		
Approach LOS		C				C				A				A		

Copyright © 2022 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

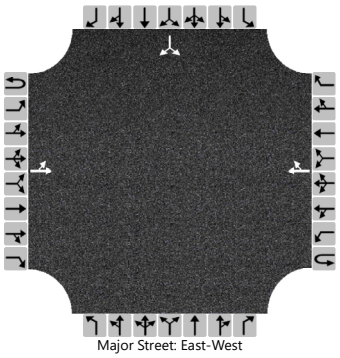
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	AM Peak
Intersection Orientation	East-West
Project Description	Fletcher Trace - Background

Site Information

Intersection	CR 235 @ CR 235A/NW 173rd St
Jurisdiction	Alachua County
East/West Street	CR 235
North/South Street	CR 235A/NW 173rd St
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		LT						TR							LR	
Volume (veh/h)		166	187				211	99						97		114
Percent Heavy Vehicles (%)		8												2		2
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.18												6.42		6.22
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.27												3.52		3.32

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		175													222	
Capacity, c (veh/h)		1200													434	
v/c Ratio		0.15													0.51	
95% Queue Length, Q_{95} (veh)		0.5													2.8	
Control Delay (s/veh)		8.5	1.4												21.6	
Level of Service (LOS)		A	A												C	
Approach Delay (s/veh)	4.7												21.6			
Approach LOS	A												C			

Copyright © 2022 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

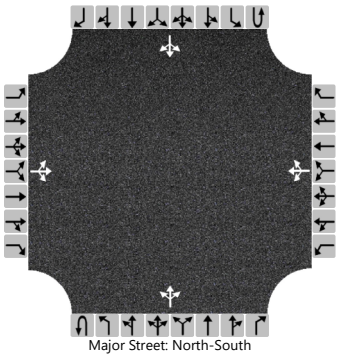
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	AM Peak
Intersection Orientation	North-South
Project Description	Fletcher Trace - Background

Site Information

Intersection	NW 78th Avenue/CR 232 @ CR 235
Jurisdiction	Alachua County
East/West Street	NW 78th Avenue/CR 232
North/South Street	CR 235
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	0	1	0	0	0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		73	140	25		14	64	70		32	196	33		28	251	9
Percent Heavy Vehicles (%)		10	10	10		3	3	3		10				13		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.20	6.60	6.30		7.13	6.53	6.23		4.20				4.23		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.59	4.09	3.39		3.53	4.03	3.33		2.29				2.32		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			262				163			35				31		
Capacity, c (veh/h)			328				432			1232				1252		
v/c Ratio			0.80				0.38			0.03				0.02		
95% Queue Length, Q_{95} (veh)			6.6				1.7			0.1				0.1		
Control Delay (s/veh)			48.0				18.3			8.0	0.3	0.3		7.9	0.2	0.2
Level of Service (LOS)			E				C			A	A	A		A	A	A
Approach Delay (s/veh)	48.0				18.3				1.2				1.0			
Approach LOS	E				C				A				A			

Copyright © 2022 University of Florida. All Rights Reserved.

AM Buildout (Peak Season) Conditions

HCS Two-Way Stop-Control Report

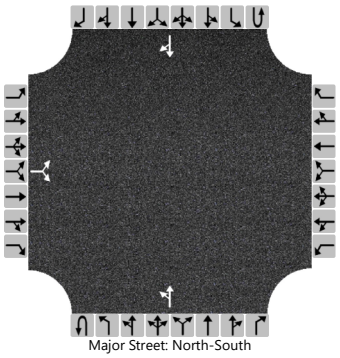
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	AM Peak
Intersection Orientation	North-South
Project Description	Fletcher Trace - Buildout

Site Information

Intersection	NW 140th St at CR 2054
Jurisdiction	Alachua County
East/West Street	CR 2054
North/South Street	NW 140th St
Peak Hour Factor	0.94
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		30		49						50	445				416	24
Percent Heavy Vehicles (%)		16		16						13						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.56		6.36						4.23						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.64		3.44						2.32						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			84							53						
Capacity, c (veh/h)			362							1038						
v/c Ratio			0.23							0.05						
95% Queue Length, Q_{95} (veh)			0.9							0.2						
Control Delay (s/veh)			17.9							8.7	0.6					
Level of Service (LOS)			C							A	A					
Approach Delay (s/veh)		17.9								1.4						
Approach LOS		C								A						

Copyright © 2022 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

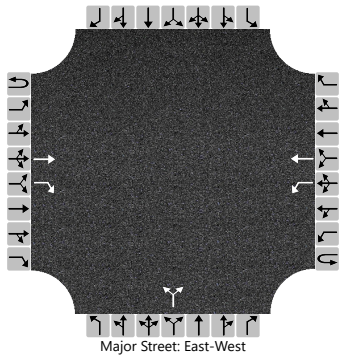
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	AM Peak
Intersection Orientation	East-West
Project Description	Fletcher Trace - Buildout

Site Information

Intersection	CR 235 @ North Site Access
Jurisdiction	Alachua County
East/West Street	CR 235
North/South Street	North Site Access
Peak Hour Factor	0.84
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	1	0	1	1	0		0	1	0		0	0	0
Configuration			T	R		L	T				LR					
Volume (veh/h)			368	11		21	339			30		62				
Percent Heavy Vehicles (%)						11				2		2				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized			No													
Median Type | Storage			Undivided													

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.21				6.42		6.22				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.30				3.52		3.32				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						25					110					
Capacity, c (veh/h)						1063					463					
v/c Ratio						0.02					0.24					
95% Queue Length, Q_{95} (veh)						0.1					0.9					
Control Delay (s/veh)						8.5					15.2					
Level of Service (LOS)						A					C					
Approach Delay (s/veh)						0.5				15.2						
Approach LOS						A				C						

Copyright © 2022 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

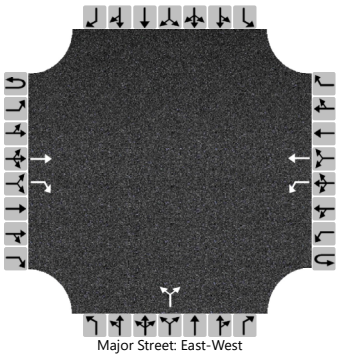
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	AM Peak
Intersection Orientation	East-West
Project Description	Fletcher Trace - Buildout

Site Information

Intersection	CR 235 @ South Site Access
Jurisdiction	Alachua County
East/West Street	CR 235
North/South Street	South Access
Peak Hour Factor	0.84
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	1	0	1	1	0		0	1	0		0	0	0
Configuration			T	R		L	T				LR					
Volume (veh/h)			295	14		29	340			41		84				
Percent Heavy Vehicles (%)						11				2		2				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized			No													
Median Type | Storage						Undivided										

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.21				6.42		6.22				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.30				3.52		3.32				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						35					149					
Capacity, c (veh/h)						1143					511					
v/c Ratio						0.03					0.29					
95% Queue Length, Q_{95} (veh)						0.1					1.2					
Control Delay (s/veh)						8.2					14.9					
Level of Service (LOS)						A					B					
Approach Delay (s/veh)						0.6				14.9						
Approach LOS						A				B						

Copyright © 2022 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

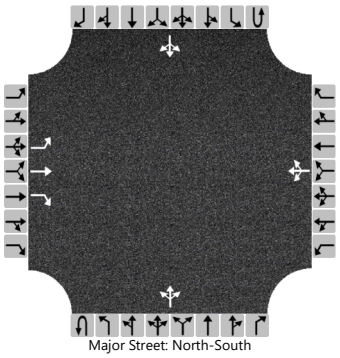
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	AM Peak
Intersection Orientation	North-South
Project Description	Fletcher Trace - Buildout

Site Information

Intersection	CR 2054 @ CR 235A
Jurisdiction	Alachua County
East/West Street	CR 2054
North/South Street	CR 235A
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		1	1	1		0	1	0	0	0	1	0	0	0	1	0
Configuration		L	T	R			LTR				LTR				LTR	
Volume (veh/h)		29	27	24		24	20	30		23	320	15		27	263	24
Percent Heavy Vehicles (%)		5	5	5		17	17	17		15				17		
Proportion Time Blocked																
Percent Grade (%)		0				0										
Right Turn Channelized		Yes														
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.15	6.55	6.25		7.27	6.67	6.37		4.25				4.27		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.55	4.05	3.35		3.65	4.15	3.45		2.34				2.35		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		32	30	26			81			25				30		
Capacity, c (veh/h)		259	304	730			352			1175				1112		
v/c Ratio		0.12	0.10	0.04			0.23			0.02				0.03		
95% Queue Length, Q_{95} (veh)		0.4	0.3	0.1			0.9			0.1				0.1		
Control Delay (s/veh)		20.9	18.1	10.1			18.3			8.1	0.2	0.2		8.3	0.3	0.3
Level of Service (LOS)		C	C	B			C			A	A	A		A	A	A
Approach Delay (s/veh)		16.7				18.3				0.7				1.0		
Approach LOS		C				C				A				A		

Copyright © 2022 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

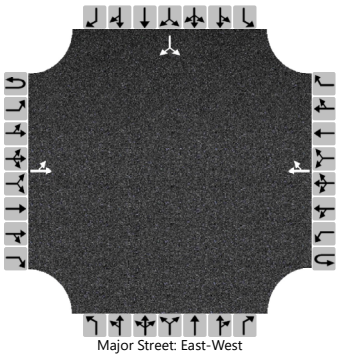
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	AM Peak
Intersection Orientation	East-West
Project Description	Fletcher Trace - Buildout

Site Information

Intersection	CR 235 @ CR 235A/NW 173rd St
Jurisdiction	Alachua County
East/West Street	CR 235
North/South Street	CR 235A/NW 173rd St
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		LT						TR							LR	
Volume (veh/h)		166	205				263	118						104		114
Percent Heavy Vehicles (%)		8												2		2
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.18												6.42		6.22
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.27												3.52		3.32

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		175													229	
Capacity, c (veh/h)		1126													380	
v/c Ratio		0.16													0.60	
95% Queue Length, Q_{95} (veh)		0.5													3.8	
Control Delay (s/veh)		8.8	1.5												27.8	
Level of Service (LOS)		A	A												D	
Approach Delay (s/veh)		4.8												27.8		
Approach LOS		A												D		

Copyright © 2022 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

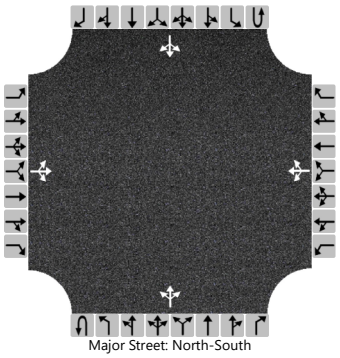
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	AM Peak
Intersection Orientation	North-South
Project Description	Fletcher Trace - Buildout

Site Information

Intersection	NW 78th Avenue/CR 232 @ CR 235
Jurisdiction	Alachua County
East/West Street	NW 78th Avenue/CR 232
North/South Street	CR 235
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	0	1	0	0	0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		75	140	25		14	64	72		32	210	33		35	289	16
Percent Heavy Vehicles (%)		10	10	10		3	3	3		10				13		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.20	6.60	6.30		7.13	6.53	6.23		4.20				4.23		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.59	4.09	3.39		3.53	4.03	3.33		2.29				2.32		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			264				165			35				38		
Capacity, c (veh/h)			287				387			1181				1236		
v/c Ratio			0.92				0.43			0.03				0.03		
95% Queue Length, Q_{95} (veh)			8.6				2.1			0.1				0.1		
Control Delay (s/veh)			73.7				21.1			8.1	0.3	0.3		8.0	0.3	0.3
Level of Service (LOS)			F				C			A	A	A		A	A	A
Approach Delay (s/veh)	73.7				21.1				1.2				1.1			
Approach LOS	F				C				A				A			

Copyright © 2022 University of Florida. All Rights Reserved.

PM Existing (Peak Season) Conditions

HCS Two-Way Stop-Control Report

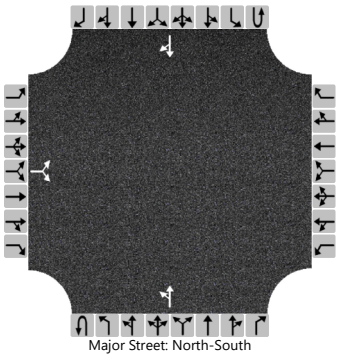
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2022
Time Analyzed	PM Peak
Intersection Orientation	North-South
Project Description	Fletcher Trace - Existing

Site Information

Intersection	NW 140th St at CR 2054
Jurisdiction	Alachua County
East/West Street	CR 2054
North/South Street	NW 140th St
Peak Hour Factor	0.87
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		18		29						25	422				353	17
Percent Heavy Vehicles (%)		15		15						6						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.55		6.35						4.16						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.64		3.44						2.25						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			54							29						
Capacity, c (veh/h)			403							1113						
v/c Ratio			0.13							0.03						
95% Queue Length, Q_{95} (veh)			0.5							0.1						
Control Delay (s/veh)			15.3							8.3	0.3					
Level of Service (LOS)			C							A	A					
Approach Delay (s/veh)		15.3								0.7						
Approach LOS		C								A						

Copyright © 2022 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

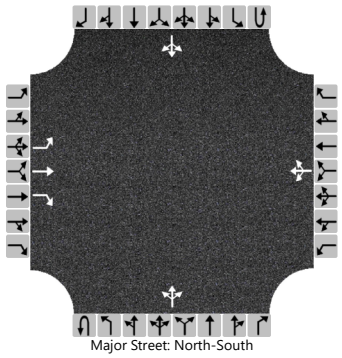
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2022
Time Analyzed	AM Peak
Intersection Orientation	North-South
Project Description	Fletcher Trace - Existing

Site Information

Intersection	CR 2054 @ CR 235A
Jurisdiction	Alachua County
East/West Street	CR 2054
North/South Street	CR 235A
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		1	1	1		0	1	0	0	0	1	0	0	0	1	0
Configuration		L	T	R			LTR				LTR				LTR	
Volume (veh/h)		21	20	17		17	15	22		17	241	10		21	204	19
Percent Heavy Vehicles (%)		5	5	5		17	17	17		15				17		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized	Yes															
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.15	6.55	6.25		7.27	6.67	6.37		4.25				4.27		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.55	4.05	3.35		3.65	4.15	3.45		2.34				2.35		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		23	22	19			59			19				23		
Capacity, c (veh/h)		369	398	797			463			1249				1205		
v/c Ratio		0.06	0.06	0.02			0.13			0.01				0.02		
95% Queue Length, Q_{95} (veh)		0.2	0.2	0.1			0.4			0.0				0.1		
Control Delay (s/veh)		15.4	14.6	9.6			13.9			7.9	0.1	0.1		8.0	0.2	0.2
Level of Service (LOS)		C	B	A			B			A	A	A		A	A	A
Approach Delay (s/veh)	13.4				13.9				0.6				0.9			
Approach LOS	B				B				A				A			

Copyright © 2022 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

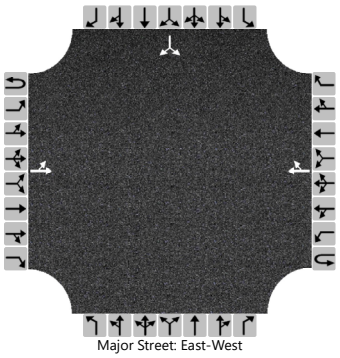
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2022
Time Analyzed	PM Peak
Intersection Orientation	East-West
Project Description	Fletcher Trace - Existing

Site Information

Intersection	CR 235 @ CR 235A/NW 173rd St
Jurisdiction	Alachua County
East/West Street	CR 235
North/South Street	CR 235A/NW 173rd St
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		LT						TR							LR	
Volume (veh/h)		105	237				177	79						65		96
Percent Heavy Vehicles (%)		6												3		3
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.16												6.43		6.23
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.25												3.53		3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		114													175	
Capacity, c (veh/h)		1262													528	
v/c Ratio		0.09													0.33	
95% Queue Length, Q_{95} (veh)		0.3													1.4	
Control Delay (s/veh)		8.1	0.9												15.2	
Level of Service (LOS)		A	A												C	
Approach Delay (s/veh)		3.1												15.2		
Approach LOS		A												C		

Copyright © 2022 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

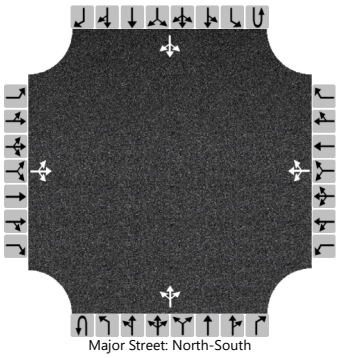
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2022
Time Analyzed	PM Peak
Intersection Orientation	North-South
Project Description	Fletcher Trace - Existing

Site Information

Intersection	NW 78th Avenue/CR 232 @ CR 235
Jurisdiction	Alachua County
East/West Street	NW 78th Avenue/CR 232
North/South Street	CR 235
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	0	1	0	0	0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		25	75	18		18	151	47		28	265	14		17	190	50
Percent Heavy Vehicles (%)		14	14	14		2	2	2		7				10		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.24	6.64	6.34		7.12	6.52	6.22		4.17				4.20		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.63	4.13	3.43		3.52	4.02	3.32		2.26				2.29		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			130				237			31				19		
Capacity, c (veh/h)			308				398			1272				1210		
v/c Ratio			0.42				0.60			0.02				0.02		
95% Queue Length, Q_{95} (veh)			2.0				3.7			0.1				0.0		
Control Delay (s/veh)			25.0				26.5			7.9	0.2	0.2		8.0	0.1	0.1
Level of Service (LOS)			C				D			A	A	A		A	A	A
Approach Delay (s/veh)	25.0				26.5				0.9				0.7			
Approach LOS	C				D				A				A			

Copyright © 2022 University of Florida. All Rights Reserved.

PM Background (Peak Season) Conditions

HCS Two-Way Stop-Control Report

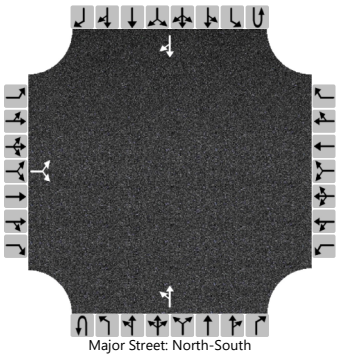
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	PM Peak
Intersection Orientation	North-South
Project Description	Fletcher Trace - Background

Site Information

Intersection	NW 140th St at CR 2054
Jurisdiction	Alachua County
East/West Street	CR 2054
North/South Street	NW 140th St
Peak Hour Factor	0.87
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		24		39						27	511				429	18
Percent Heavy Vehicles (%)		15		15						6						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.55		6.35						4.16						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.64		3.44						2.25						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			72							31						
Capacity, c (veh/h)			325							1032						
v/c Ratio			0.22							0.03						
95% Queue Length, Q_{95} (veh)			0.8							0.1						
Control Delay (s/veh)			19.2							8.6	0.4					
Level of Service (LOS)			C							A	A					
Approach Delay (s/veh)		19.2								0.8						
Approach LOS		C								A						

Copyright © 2022 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

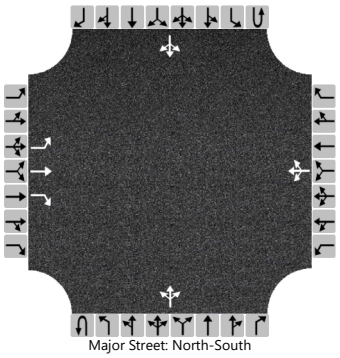
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	PM Peak
Intersection Orientation	North-South
Project Description	Fletcher Trace - Background

Site Information

Intersection	CR 2054 @ CR 235A
Jurisdiction	Alachua County
East/West Street	CR 2054
North/South Street	CR 235A
Peak Hour Factor	0.96
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		1	1	1		0	1	0	0	0	1	0	0	0	1	0
Configuration		L	T	R			LTR				LTR				LTR	
Volume (veh/h)		31	24	30		22	37	33		24	265	13		37	274	30
Percent Heavy Vehicles (%)		8	8	8		18	18	18		23				14		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized	Yes															
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.18	6.58	6.28		7.28	6.68	6.38		4.33				4.24		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.57	4.07	3.37		3.66	4.16	3.46		2.41				2.33		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		32	25	31			96			25				39		
Capacity, c (veh/h)		263	325	725			377			1134				1207		
v/c Ratio		0.12	0.08	0.04			0.25			0.02				0.03		
95% Queue Length, Q_{95} (veh)		0.4	0.2	0.1			1.0			0.1				0.1		
Control Delay (s/veh)		20.6	17.0	10.2			17.8			8.2	0.2	0.2		8.1	0.3	0.3
Level of Service (LOS)		C	C	B			C			A	A	A		A	A	A
Approach Delay (s/veh)	15.9				17.8				0.9				1.2			
Approach LOS	C				C				A				A			

Copyright © 2022 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

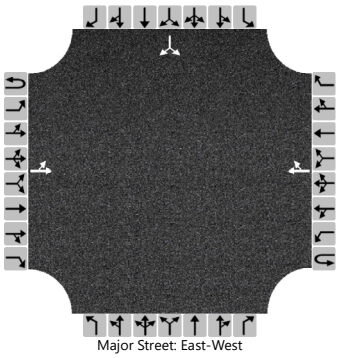
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	PM Peak
Intersection Orientation	East-West
Project Description	Fletcher Trace - Background

Site Information

Intersection	CR 235 @ CR 235A/NW 173rd St
Jurisdiction	Alachua County
East/West Street	CR 235
North/South Street	CR 235A/NW 173rd St
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		LT						TR							LR	
Volume (veh/h)		134	362				278	101						87		128
Percent Heavy Vehicles (%)		6												3		3
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.16												6.43		6.23
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.25												3.53		3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		146													234	
Capacity, c (veh/h)		1126													359	
v/c Ratio		0.13													0.65	
95% Queue Length, Q_{95} (veh)		0.4													4.4	
Control Delay (s/veh)		8.7	1.4												31.9	
Level of Service (LOS)		A	A												D	
Approach Delay (s/veh)	3.4												31.9			
Approach LOS	A												D			

Copyright © 2022 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

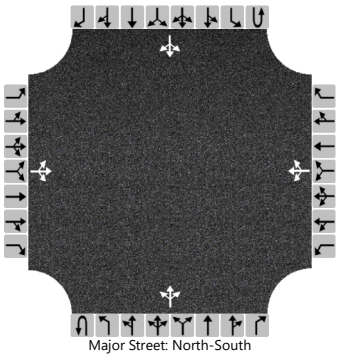
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	PM Peak
Intersection Orientation	North-South
Project Description	Fletcher Trace - Background

Site Information

Intersection	NW 78th Avenue/CR 232 @ CR 235
Jurisdiction	Alachua County
East/West Street	NW 78th Avenue/CR 232
North/South Street	CR 235
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	0	1	0	0	0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		31	93	22		22	188	59		36	339	18		22	243	64
Percent Heavy Vehicles (%)		14	14	14		2	2	2		7				10		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.24	6.64	6.34		7.12	6.52	6.22		4.17				4.20		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.63	4.13	3.43		3.52	4.02	3.32		2.26				2.29		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			160				296			40				24		
Capacity, c (veh/h)			158				301			1194				1124		
v/c Ratio			1.01				0.98			0.03				0.02		
95% Queue Length, Q_{95} (veh)			7.9				10.2			0.1				0.1		
Control Delay (s/veh)			132.8				86.1			8.1	0.3	0.3		8.3	0.2	0.2
Level of Service (LOS)			F				F			A	A	A		A	A	A
Approach Delay (s/veh)	132.8				86.1				1.1				0.8			
Approach LOS	F				F				A				A			

Copyright © 2022 University of Florida. All Rights Reserved.

PM Buildout (Peak Season) Conditions

HCS Two-Way Stop-Control Report

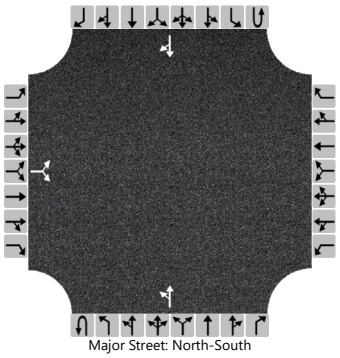
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	PM Peak
Intersection Orientation	North-South
Project Description	Fletcher Trace - Buildout

Site Information

Intersection	NW 140th St at CR 2054
Jurisdiction	Alachua County
East/West Street	CR 2054
North/South Street	NW 140th St
Peak Hour Factor	0.87
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		24		52						34	601				583	18
Percent Heavy Vehicles (%)		15		15						6						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.55		6.35						4.16						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.64		3.44						2.25						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			87							39						
Capacity, c (veh/h)			243							886						
v/c Ratio			0.36							0.04						
95% Queue Length, Q_{95} (veh)			1.6							0.1						
Control Delay (s/veh)			27.9							9.3	0.7					
Level of Service (LOS)			D							A	A					
Approach Delay (s/veh)		27.9								1.1						
Approach LOS		D								A						

Copyright © 2022 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

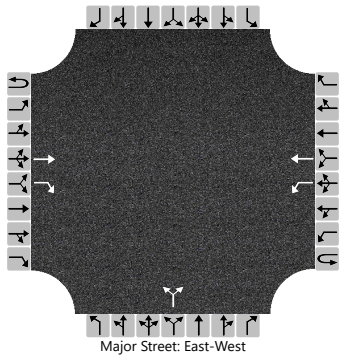
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	PM Peak
Intersection Orientation	East-West
Project Description	Fletcher Trace - Buildout

Site Information

Intersection	CR 235 @ North Site Access
Jurisdiction	Alachua County
East/West Street	CR 235
North/South Street	North Site Access
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	1	0	1	1	0		0	1	0		0	0	0
Configuration			T	R		L	T				LR					
Volume (veh/h)			500	34		70	475			20		41				
Percent Heavy Vehicles (%)						14				2		2				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized			No													
Median Type | Storage			Undivided													

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.24				6.42		6.22				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.33				3.52		3.32				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						76					66					
Capacity, c (veh/h)						937					331					
v/c Ratio						0.08					0.20					
95% Queue Length, Q_{95} (veh)						0.3					0.7					
Control Delay (s/veh)						9.2					18.6					
Level of Service (LOS)						A					C					
Approach Delay (s/veh)						1.2				18.6						
Approach LOS						A				C						

Copyright © 2022 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

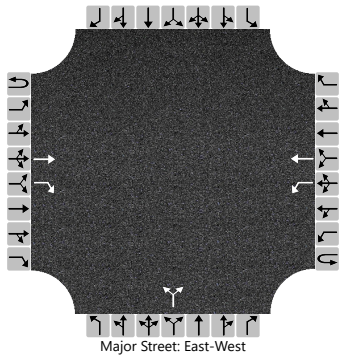
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	PM Peak
Intersection Orientation	East-West
Project Description	Fletcher Trace - Buildout

Site Information

Intersection	CR 235 @ South Site Access
Jurisdiction	Alachua County
East/West Street	CR 235
North/South Street	South Site Access
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	1	0	1	1	0		0	1	0		0	0	0
Configuration			T	R		L	T				LR					
Volume (veh/h)			478	48		96	399			28		56				
Percent Heavy Vehicles (%)						14				2		2				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized			No													
Median Type | Storage				Undivided												

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.24				6.42		6.22				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.33				3.52		3.32				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						104					91					
Capacity, c (veh/h)						944					341					
v/c Ratio						0.11					0.27					
95% Queue Length, Q_{95} (veh)						0.4					1.1					
Control Delay (s/veh)						9.3					19.4					
Level of Service (LOS)						A					C					
Approach Delay (s/veh)						1.8				19.4						
Approach LOS						A				C						

Copyright © 2022 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

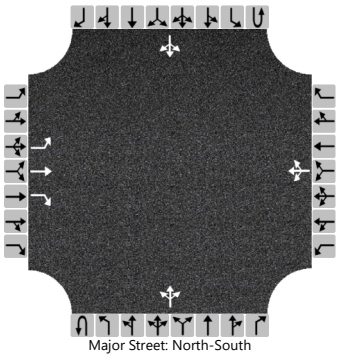
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	PM Peak
Intersection Orientation	North-South
Project Description	Fletcher Trace - Buildout

Site Information

Intersection	CR 2054 @ CR 235A
Jurisdiction	Alachua County
East/West Street	CR 2054
North/South Street	CR 235A
Peak Hour Factor	0.96
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		1	1	1		0	1	0	0	0	1	0	0	0	1	0
Configuration		L	T	R			LTR				LTR				LTR	
Volume (veh/h)		31	24	32		24	37	33		25	276	14		37	291	30
Percent Heavy Vehicles (%)		8	8	8		18	18	18		23				14		
Proportion Time Blocked																
Percent Grade (%)		0				0										
Right Turn Channelized		Yes														
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.18	6.58	6.28		7.28	6.68	6.38		4.33				4.24		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.57	4.07	3.37		3.66	4.16	3.46		2.41				2.33		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		32	25	33			98			26				39		
Capacity, c (veh/h)		248	311	708			358			1116				1194		
v/c Ratio		0.13	0.08	0.05			0.27			0.02				0.03		
95% Queue Length, Q_{95} (veh)		0.4	0.3	0.1			1.1			0.1				0.1		
Control Delay (s/veh)		21.7	17.6	10.3			18.8			8.3	0.2	0.2		8.1	0.3	0.3
Level of Service (LOS)		C	C	B			C			A	A	A		A	A	A
Approach Delay (s/veh)		16.4				18.8				0.9				1.1		
Approach LOS		C				C				A				A		

Copyright © 2022 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

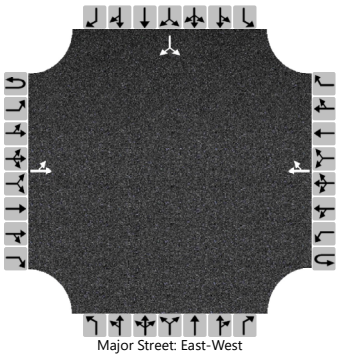
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	PM Peak
Intersection Orientation	East-West
Project Description	Fletcher Trace - Buildout

Site Information

Intersection	CR 235 @ CR 235A/NW 173rd St
Jurisdiction	Alachua County
East/West Street	CR 235
North/South Street	CR 235A/NW 173rd St
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		LT						TR							LR	
Volume (veh/h)		134	422				313	114						108		128
Percent Heavy Vehicles (%)		6												3		3
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.16												6.43		6.23
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.25												3.53		3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		146													257	
Capacity, c (veh/h)		1076													293	
v/c Ratio		0.14													0.87	
95% Queue Length, Q_{95} (veh)		0.5													7.8	
Control Delay (s/veh)		8.9	1.6												64.1	
Level of Service (LOS)		A	A												F	
Approach Delay (s/veh)		3.4												64.1		
Approach LOS		A												F		

Copyright © 2022 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

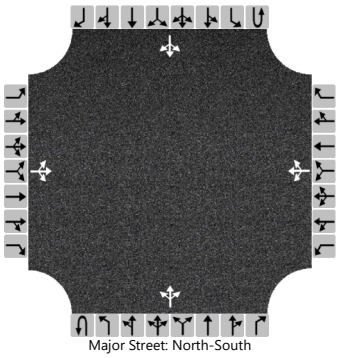
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	PM Peak
Intersection Orientation	North-South
Project Description	Fletcher Trace - Buildout

Site Information

Intersection	NW 78th Avenue/CR 232 @ CR 235
Jurisdiction	Alachua County
East/West Street	NW 78th Avenue/CR 232
North/South Street	CR 235
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	0	1	0	0	0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		38	93	22		22	188	66		36	385	18		26	270	68
Percent Heavy Vehicles (%)		14	14	14		2	2	2		7				10		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.24	6.64	6.34		7.12	6.52	6.22		4.17				4.20		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.63	4.13	3.43		3.52	4.02	3.32		2.26				2.29		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			168				303			40				29		
Capacity, c (veh/h)			85				264			1160				1076		
v/c Ratio			1.97				1.15			0.03				0.03		
95% Queue Length, Q_{95} (veh)			14.6				13.4			0.1				0.1		
Control Delay (s/veh)			556.3				142.0			8.2	0.4	0.4		8.4	0.3	0.3
Level of Service (LOS)			F				F			A	A	A		A	A	A
Approach Delay (s/veh)	556.3				142.0				1.0				0.9			
Approach LOS	F				F				A				A			

Copyright © 2022 University of Florida. All Rights Reserved.

Appendix J
Roadway Segment Analysis

Table 4.1
Transportation Public Facilities Impacts

Roadway Segment (FDOT Segment #, CoA Comp Plan #)	Segment Description	AADT/ Peak Hour	Comp Plan MSV^^	Existing Traffic*^	Reserved Trips	Available Capacity**	Percentage of Capacity Utilized
Interstate		Min LOS Standard: C					
I-75 (32, 1)	From North City Limit to US 441	AADT	91,600	29,500	208	61,892	32.43%
		Peak Hour	8,250	3,098	15	5,137	37.73%
I-75 (31, 2)	From US 441 to the South City Limit	AADT	91,600	55,956	208	35,436	61.31%
		Peak Hour	8,250	5,875	15	2,360	71.39%
State Roads		Min LOS Standard: D					
U.S. Hwy 441 (4127, 3)	From MPO Boundary to CR 25A East Intersection	AADT	43,000	20,000	43	22,957	46.61%
		Peak Hour	3,870	1,800	5	2,065	46.64%
U.S. Hwy 441 (106, 4)	From CR 25A East Intersection to SR 235	AADT	45,700	18,230	5,689	21,781	52.34%
		Peak Hour	4,110	1,732	452	1,926	53.14%
U.S. Hwy 441 (107, 5)	From SR 235 to I-75	AADT	39,000	22,581	2,160	14,259	63.44%
		Peak Hour	3,510	2,145	170	1,195	65.95%
U.S. Hwy 441 (4107, 6)	From I-75 to CR 235A	AADT	39,000	27,914	1,927	9,159	76.52%
		Peak Hour	3,510	2,652	154	704	79.94%
U.S. Hwy 441 (14, 7)	From CR 235A to NW 188th Street	AADT	43,000	22,250	1,565	19,185	55.38%
		Peak Hour	3,870	2,114	129	1,627	57.96%
SR 235 (108, 8)	From NW 143rd Place to US 441	AADT	14,400	9,400	5	4,995	65.31%
		Peak Hour	1,290	893	1	396	69.30%
SR 235 (109, 9)	From US 441 to NW 140th Street	AADT	14,400	7,255	90	7,055	51.01%
		Peak Hour	1,290	689	10	591	54.19%
SR 235 (4109/1439, 10)	From NW 140th Street to East City Limit	AADT	14,400	4,500	44	9,856	31.56%
		Peak Hour	1,290	428	7	855	33.72%
County Facilities		Min LOS Standard: D					
CR 235 (11)	From NW 143rd Place to South City Limit	AADT	15,120	6,180	1,018	7,922	47.61%
		Peak Hour	1,359	587	110	662	51.30%
CR 241 (12)	From NW SR 235 to North City Limit	AADT	15,120	1,578	0	13,542	10.44%
		Peak Hour	1,359	150	0	1,209	11.03%
CR 241 (13)	From CR 235 to South City Limit	AADT	20,880	6,025	765	14,090	32.52%
		Peak Hour	1,881	572	43	1,266	32.72%
CR 2054 (14)	From SR 235 to West City Limit	AADT	15,120	4,161	35	10,924	27.75%
		Peak Hour	1,359	395	0	964	29.09%
CR 2054 (15)	From SR 235 to US 441	AADT	15,120	2,788	2,115	10,217	32.43%
		Peak Hour	1,359	265	128	966	28.91%
CR 235A (16)	From US 441 to North City Limit	AADT	15,120	1,402	816	12,902	14.67%
		Peak Hour	1,359	133	85	1,141	16.06%
CR 235A (17)	From US 441 to CR 235	AADT	15,120	5,302	112	9,706	35.81%
		Peak Hour	1,359	504	12	843	37.95%

* Florida Department of Transportation, District Two, Level of Service Reporting Tool 2019, accessed April 7, 2021.
** Formula: Comp Plan MSV - (Existing Traffic + Reserved Trips from Development Orders with Concurrency Reservation.)
^ County Facility AADT counts provided by Alachua County Public Works, April 2022.
^^ AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.

Appendix I
Turn Lane Warrant Analysis

When Not to Consider Exclusive Right-Turn Lanes

- Dense or built-out corridors with limited space
- Right-turn lane that would negatively impact pedestrians or bicyclists
- Vehicular movements from driveways or median openings that cross the right-turn lane resulting in multiple threat crashes
- Context classifications C2T, C4, C5, or C6

When Exclusive Right-Turn Lanes are Beneficial

There are instances when adding an exclusive right-turn lane for unsignalized driveways are beneficial to traffic operations and safety. ***Table 27*** provides some guidance for this situation based on the speed limit of the roadway and how many right turns occur per hour. Locations where the Auto and Truck Modal Emphasis is "High" may be appropriate for consideration of Exclusive Right Turn Lanes.

Table 27 – Recommended Guidelines for Exclusive Right-Turn Lanes to Unsignalized Driveway[10]

Roadway Posted Speed Limit	Number of Right Turns Per Hour
45 mph or less	80 – 125[1]
Over 45 mph	35 – 55[2]
Note: A posted speed limit of 45 mph may be used with these thresholds if the operating speeds are known to be over 45 mph during the time of peak right turn demand.	
Note on traffic projections: Projecting turning volumes is, at best, a knowledgeable estimate. Keep this in mind especially if the projections of right turns are close to meeting the guidelines. In that case, consider requiring the turn lane.	
[1] The lower threshold of 80 right-turn vehicles per hour would be most used for higher volume (greater than 600 vehicles per hour, per lane in one direction on the major roadway) or two-lane roads where lateral movement is restricted. The 125 right-turn vehicles per hour upper threshold would be most appropriate on lower volume roadways, multilane highways, or driveways with a large entry radius (50 feet or greater).	
[2] The lower threshold of 35 right-turn vehicles per hour would be most appropriately used on higher volume two-lane roadways where lateral movement is restricted. The 55 right-turn vehicles per hour upper threshold would be most appropriate on lower volume roadways, multilane highways, or driveways with large entry radius (50 feet or greater).	

Source: NCHRP Report 420 (Impacts of Access Management Techniques)

CR 235/North Site Access
EBR
AM(PM)
11(34)

CR 235/South Site Access
EBR
AM(PM)
14(48)

These recommendations are primarily based on the research done in NCHRP Report 420, Impacts of Access Management Techniques, Chapter 4 – Unsignalized Access Spacing (Technique 1B), and Use of Speed Differential as a Measure to Evaluate the Need for Right-Turn Deceleration Lane at Unsignalized Intersections.

In the *NCHRP Report 420*, the observed high-speed roads, 30 to 40 right-turn vehicles per hour caused evasive maneuvers on 5 - 10 percent of the following through vehicles. For lower speed roadways, 80 to 110 right-turn vehicles caused 15 - 20 percent of the following through vehicles to make evasive maneuvers. The choice of acceptable percentages of through vehicles impacted is a decision based on reasonable expectations of the different roadways.

In this study, by modeling speed differentials, a better understanding of the impacts of through volume and driveway radius was discovered.

[10] May not be appropriate for signalized locations where signal phasing plays an important role in determining the need for right turn lanes.

REQUEST FOR PROPOSALS FIRE STATION HVAC REPLACEMENT

The City of High Springs seeks Request for Proposals from State of Florida licensed and insured HVAC contractors for the replacement of one existing HVAC split system, associated ductwork, and controls to improve building humidity control and ventilation, including incidental electrical power, roofing, and general trades scopes of work, as shown on the attached Construction Documents dated 12/03/2024. Contractors with experience working in critical facilities such as Fire/EMS stations, police stations, emergency operations centers, and/or hospitals are preferred.

To be considered, the Firm or Individual must submit an original and three (3) copies of the RFP in a sealed envelope or package, clearly marked with the Firm's or individual's name and address, and the words "RFP No. (2025-01) Fire Station HVAC Replacement".

RFP's will be received by hand delivery, overnight mail, or mail to:

City of High Springs
Attention: City Clerk's Office
23718 W US HWY 27
High Springs, FL32643

Qualification packet must be submitted to the Office of the City Clerk by 4:00 pm, on February 18, 2025.

LATE SUBMITTALS RECEIVED AFTER THE AFOREMENTIONED DEADLINE DATE, EITHER BY MAIL OR OTHERWISE, WILL NOT BE CONSIDERED AND WILL BE RETURNED UNOPENED. THE TIME OF RECEIPT WILL BE DETERMINED BY THE TIME RECEIVED IN THE CITY OF HIGH SPRINGS CITY HALL—CITY CLERK'S OFFICE. IT IS THE SOLE RESPONSIBILITY OF THE FIRM OR INDIVIDUAL FOR ASSURING THAT THE RFP IS RECEIVED BY THE DESIGNATED DATE. NO FAXED, ELECTRONIC, OR ORAL RFP WILL BE ACCEPTED.

THE CITY RESERVES THE RIGHT TO ACCEPT OR REJECT ANY/OR ALL SUBMISSIONS, TO ACCEPT ALL OR ANY PART OF THE SUBMISSION, TO WAIVE IRREGULARITIES AND TECHNICALITIES, AND TO REQUEST RESUBMISSION, IF IT IS DEEMED IN THE BEST INTEREST OF THE CITY.

RFP SCHEDULE

The City's schedule (timetable) for this Solicitation is as follows:

Advertising.....(January 30, 2025)

Deadline for Questions.....(February 10, 2025)

Proposal Due Date.....(February 18, 2025)

City Commission Meeting.....(February 27, 2025)

ACCEPTANCE AND REJECTIONS

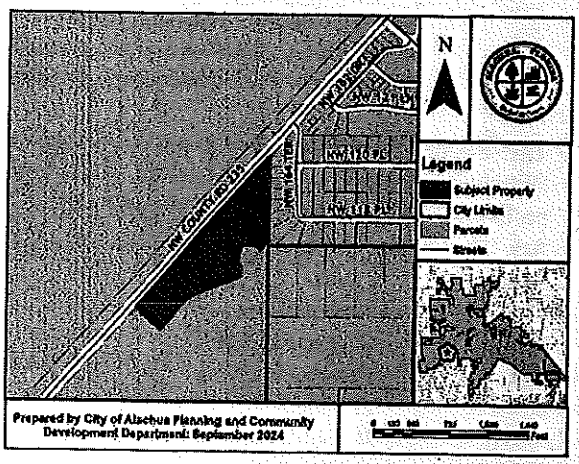
The City reserves the right to reject any or all submissions with or without cause; to waive any or all irregularities with regard to the specification and to select the Respondent offering the greatest benefit to the City. Questions, clarification, or further information regarding the RFP may be obtained at the City Clerk's Office. The City reserves the right to delay or modify the above dates and timeline as needed.

(Published: Alachua County Today - January 30, 2025)

City of ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on February 10, 2025 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Aaron Hickman, PSM, of CHW, LLC applicant and agent, for Waco Properties, Inc., property owner, for consideration of the Final Plat for Fletcher Trace Phase 3. The final plat proposes to subdivide a ±17.66-acre subject property into a total of 37 lots with associated common areas and road right-of-way. The subject property is located east of CR 235, and west of Pilot Forest subdivision, Tax Parcel Number 03980-002-001; Future Land Use Map (FLUM) Designation: Moderate Density Residential; Zoning: Planned Development – Residential (PD-R).



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - January 30, 2025)

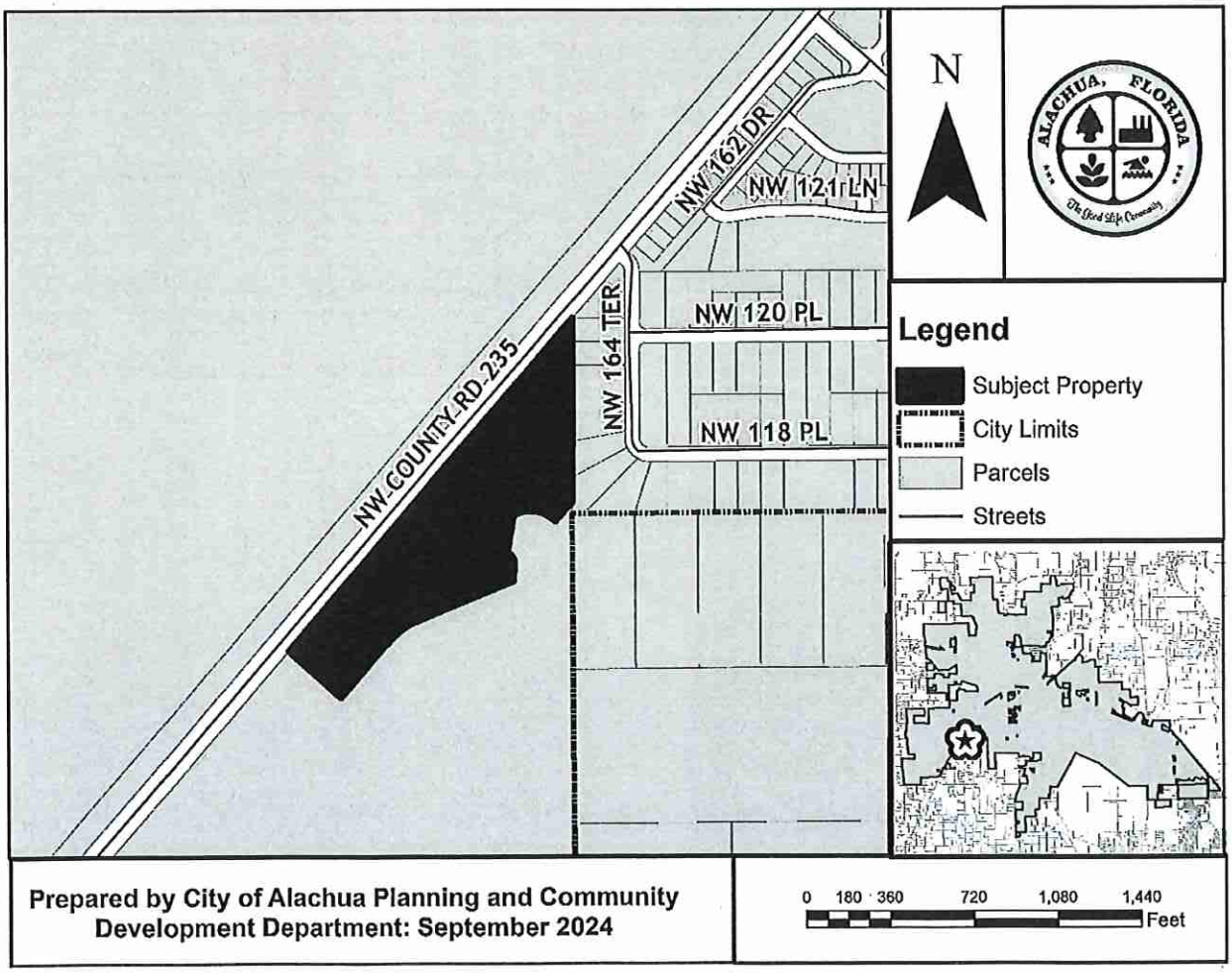
City of ALACHUA
the good life community

MAILED
JAN 2 3 2025

NOTICE OF PUBLIC HEARING BEFORE THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on February 10, 2025 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following:

A request by Aaron Hickman, PSM, of CHW, LLC applicant and agent, for Waco Properties, Inc., property owner, for consideration of the Final Plat for Fletcher Trace Phase 3. The final plat proposes to subdivide a ±17.66-acre subject property into a total of 37 lots with associated common areas and road right-of-way. The subject property is located east of CR 235, and west of Pilot Forest subdivision, Tax Parcel Number 03980-002-001; Future Land Use Map (FLUM) Designation: Moderate Density Residential; Zoning: Planned Development – Residential (PD-R).



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written

City of ALACHUA
the good life community

MAILED
JAN 23 2025

comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

AVERY 5960 | Easy Peel Address Labels Bend along line to expose Pop-up Edge | Go to avery.com/templates Use Avery template 5160

03980-002-000
BAUGH SOUTHEAST COOPERATIVE INC
SYSCO CORPORATION
ATTN TAX DEPARTMENT 1390 ENCLAVE
HOUSTON, TX 77077

03980-002-001
WACO OF ALABAMA INC
PO BOX 6937
JACKSONVILLE, FL 32236

03980-003-001
MCDONALD & MCDONALD
15824 OPEN SKY WAY
COLORADO SPRINGS, CO 80908

MAILED
JAN 23 2025

03980-003-002
CAICEDO EDGAR H & FRANCI
12012 NW 164TH TER
ALACHUA, FL 32615

03980-003-003
WAITHE SEAN L & ASHLEY M
12004 NW 164TH TER
ALACHUA, FL 32615

03980-003-004
ESKRIDGE MARTY R
14705 MAIN ST
ALACHUA, FL 32615

03980-003-005
KEDEM CECIL KAY & JACOB
11920 NW 164TH TER
ALACHUA, FL 32615

03980-003-006
PARRIS R SCOTT
11914 NW 164TH TER
ALACHUA, FL 32615

03980-003-007
POGUE ANGELA MARIE
11908 NW 164TH TER
ALACHUA, FL 32615

03980-003-008
FREDERICK JULIE
11902 NW 164TH TER
ALACHUA, FL 32615

03980-003-009
GRISHAM DIANNE M
16337 NW 118TH PL
ALACHUA, FL 32615

03980-003-010
BERG JEFFERY E & RENEE D
16329 NW 118TH PL
ALACHUA, FL 32615

03980-003-052
BOYETTE BETTY L LIFE ESTATE
16326 NW 118TH PL
ALACHUA, FL 32615

03980-003-053
WIGGLESWORTH ERNEST BARTOW JR
11923 NW 164TH TER
ALACHUA, FL 32615

03980-003-054
MOORE WENDY SANDRA
12017 NW 164TH TER
ALACHUA, FL 32615

03980-010-022
STEWART WILLIAM O & JOSIE P
16324 NW 120TH PL
ALACHUA, FL 32615

03980-020-000
SAVANNAH STATION OWNERS ASSOCI
4510 NW 6TH PL 3RD FLOOR
GAINESVILLE, FL 32607

03981-004-005
SULAK KENNETH J & MARSHA J
16328 NW 110TH AVE
ALACHUA, FL 32615

03981-004-006
STREIT WOLFGANG J
16414 NW 110TH AVE
ALACHUA, FL 32615

03981-004-007
STREIT WOLFGANG J
16414 NW 110TH AVE
ALACHUA, FL 32615

03981-005-001
HOLDER CAITLYN ELISE
11306 NW 161ST ST
ALACHUA, FL 32615

03981-005-002
HARRELL VAUGHN R
11218 NW 161ST ST
ALACHUA, FL 32615

03981-006-000
ROSS DONNA M
11418 NW 161ST ST
ALACHUA, FL 32615

03981-007-000
LEWIS SHEREE WILSON
16008 NW 118TH PL
ALACHUA, FL 32615

03981-008-000
WEAVER WILLIAM R & BEVERLY GAIL
8461 SW 129TH TERRACE RD
DUNNELLON, FL 34432

03983-011-000
WACO PROPERTIES INC
569 EDGEWOOD AVE SOUTH
JACKSONVILLE, FL 32205

03984-000-000
GAVIGAN & GAVIGAN
25348 CARNOUSTIE DR
SORRENTO, FL 32776

03997-005-000
PADGETT CAROLYN S
10714 NW 173RD ST
ALACHUA, FL 32615

03997-006-000
MORALES DANIEL J & SHELLEY H
PO BOX 1195
ALACHUA, FL 32616

04008-001-001
AUGSPURG JASON R & JANET R
16825 NW 110TH AVE
ALACHUA, FL 32615

Étiquettes d'adresse Easy Peel | Allez à avery.com/templates Utilisez le Gabarit Avery 5160

AVERY 5960

Easy Peel Address Labels
Bend along line to expose Pop-up Edge

Go to avery.com/templates
Use Avery Template 5160

04008-003-000
BRANDON-TURNER & TURNER TRUSTI
17011 NW 110TH AVE
ALACHUA, FL 32615

04008-003-001
VINCENT & VINCENT TRUSTEES
16919 NW 110TH AVE
ALACHUA, FL 32615

04008-003-005
BRODSKAYA & LERNER
4830 NORTH RIDGEWAY AVE # 2
CHICAGO, IL 60625

04008-003-051
BRODSKAYA & LERNER
4830 NORTH RIDGEWAY AVE # 2
CHICAGO, IL 60625

04008-003-052
BRODSKAYA & LERNER
4830 NORTH RIDGEWAY AVE # 2
CHICAGO, IL 60625

04008-004-000
CRUSE & CRUSE & STORMANT
PO BOX 126
ALACHUA, FL 32616

04008-005-000
CLARK CODY THOMAS & RUTH CHANC
16357 NW 110TH AVE
ALACHUA, FL 32615

04008-005-004
JOHNS TIMOTHY CALVIN & SHANNON
16333 NW 110TH AVE
ALACHUA, FL 32615

04008-005-005
LEISTNER & ZSCHAECK W/H
16817 NW 110TH AVE
ALACHUA, FL 32615

92060-517-900
CSX TRANSPORTATION INC
500 WATER ST TAX DEPARTMENT J-910
JACKSONVILLE, FL 32202

MAILED
JAN 23 2025

Étiquettes d'adresse Easy Peel

AVERY 5960

Easy Peel Address Labels
Bend Label to Expose Pop-up Edge

Go to avery.com/templates
Use Avery Template 5160

Michele L. Lieberman
12 SE 1st Street
Gainesville, FL 32601

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Jean Calderwood
14095 NW 174th Ave
Alachua, FL 32615

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Lynn Horton
19005 NW 138th Avenue
Alachua, FL 32615

Linda Dixon, AICP
PO Box 115050
Gainesville, FL 32611

Joseph & Phyllis Strickland
14103 NW 156th Place
Alachua, FL 32615

Stephen Hofstetter
AC EPD
14 NE 1st St
Gainesville, FL 32601

MAILED
JAN 23 2025

Étiquettes d'adresse Easy Peel

Allez à avery.ca/gabarits

AFFIDAVIT FOR POSTED LAND USE SIGN

I ANN MULLINS, POSTED THE LAND USE
(Name)
SIGN ON 1/27/25 FOR THE Fletcher Trace Phase 3
(Date) (State type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

_____
(Signature)

Three(3)
(Number of signs)

SUBDIVIDERS AGREEMENT

THIS SUBDIVIDERS AGREEMENT for Fletcher Trace Phase 3 (the "Agreement") is made by and between Fletcher Development, LLC a Florida limited liability company, whose principal address is 4510 NW 6th Place, 3rd Floor, Gainesville, FL 32607 (the "Developer") and the City of Alachua, a Florida municipal corporation (the "City"), whose principal address is 15100 NW 142 Terrace, Alachua, FL 32615, as of the date signed by the last party below (the "Effective Date").

R E C I T A L S

WHEREAS, the Developer is developing a residential subdivision in the City known as Fletcher Trace Phase 3, including certain Improvements as described in Paragraph 3 below (the "Project"), located on the real property legally described in attached Exhibit "A" (the "Property") and further described in the Final Plat for Fletcher Trace Phase 3 (the "Final Plat"), a copy of which is attached hereto as Exhibit "B" and incorporated herein by this reference; and

WHEREAS, the Developer wishes to enter into a Subdividers Agreement with City as part of the City's site-specific regulations for applications for development orders for the subdivision of land as further set forth and required in Section 2.4.10(G)(6) of the City's Land Development Regulations (the "LDRs"); and

WHEREAS, the Developer acknowledges that this Agreement is a valid exercise of the City's police powers and it is authorized by, among other things, Article VIII, Section 2(b) of the Florida Constitution, Section 163.3161, et. seq., Fla. Stat., Section 163.3202, Fla. Stat., and Section 166.021, Fla. Stat.; and

WHEREAS, the Developer acknowledges that this Agreement is governed by the City's LDRs and, as such, the Developer must utilize the administrative procedures contained in the LDRs in the event there is any dispute regarding or in any way arising out of this Agreement; and

WHEREAS, the Developer acknowledges that this Agreement is a regulatory agreement required as part of the process for the issuance of Development permits for the Project and, as such, Developer shall not have and waives any claim for monetary damages against the City in the event of any dispute regarding or in any way arising out of this Agreement.

NOW THEREFORE, in consideration of the foregoing recitals, the Developer and City (who may hereinafter be referred to collectively as the "parties" or individually as a "party") hereby covenant, stipulate and agree as follows:

1. **Recitals:** The above information and recitals are true and correct and are incorporated as material terms of this Agreement by reference.

2. **Certificate of Concurrency Compliance:** The City agrees to reserve public facilities for the Project as set forth in the Certificate of Concurrency Compliance attached hereto as Exhibit "C" and incorporated herein by reference.

3. **Construction:** The Developer shall construct, at Developer's sole expense, the improvements (the "Improvements") described in the Construction Plans prepared by the Project's Engineer of Record (the "Plans"), which were filed with the City by the Developer and have been reviewed and approved by the City in accordance with Section 2.4.10(G)(4) of the LDRs. The Improvements shall be constructed in accordance with the Plans and the requirements for Major Subdivisions as set forth in the City's LDRs. The Improvements consist of:

a. Certain "Private Improvements," which shall not be conveyed to the City and shall remain under private ownership and control. The Private Improvements are described in the Plans and the Final Plat. Developer agrees to proceed with the construction of the Private Improvements in a diligent manner to be fully and finally completed, as evidenced by the City's issuance of a Certification of Completion, on or before April 13, 2026.

b. Certain "Public Improvements," which upon completion shall be offered for dedication and acceptance by the City as provided in Section 14 hereof. The Public Improvements are described in the Final Plat. Developer agrees to proceed with the construction of the Public Improvements in a diligent manner to be fully and finally completed, as evidenced by the City's issuance of a Certification of Completion, on or before April 13, 2026.

c. The Improvements do not include those sidewalks depicted on the Construction Plans which abut or are immediately adjacent to a residential lot depicted on the Plat (hereinafter referred to as "House Sidewalk" or "House Sidewalks"). Such House Sidewalks shall be subject to the specific provisions governing construction, completion, conveyance (if applicable), and construction/maintenance guarantees described in this Agreement.

d. Some of the Improvements may be constructed and completed (as evidenced by the City's issuance of a Certification of Completion) after recording of the Final Plat. Specifically, the following Improvements, hereinafter referred to as the "Post Final Plat Improvements," may be completed after recording of the Final Plat: 6" limerock base, curb and gutter, 1.5" type SP9.5 asphaltic concrete, public and common area sidewalks, and street lighting, as depicted on the approved Construction Plans. Those Post Final Plat Improvements that will be offered for dedication and acceptance by the City following completion shall hereinafter be referred to as the "Post Final Plat Public Improvements," and those Post Final Plat Improvements that shall remain under private ownership and control following completion shall hereinafter be referred to as the "Post Final Plat Private Improvements."

All of the Improvements, with the exception of the Post Final Plat Improvements, shall be constructed and completed (as evidenced by the City's issuance of a Certification of Completion) prior to recording of the Final Plat.

4. **Drainage:** Drainage facilities for the Property shall be maintained in accordance with the approved Plans for the Project at the sole expense of the Developer.

5. **Fire Flow:** The Developer specifically acknowledges and agrees that future development and buildings constructed within the Project shall comply with the fire flow standards as set forth in the Florida Fire Prevention Code (the "FFPC"), which is adopted as part of the Florida Building Code (the "FBC"), as amended and effective at the time of such future development. It is the Developer's sole responsibility to comply with these fire flow standards. Nothing in this Agreement, including, but not limited to, the Plans and or the Certificate of Concurrency Compliance for the Project, attached hereto as Exhibit "C" in any way impacts or waives the requirement for future development and buildings within the Project from complying with the FFPC and FBC, as amended and effective at the time of such future development.

6. **Conveyance:** The Developer shall convey all of the required Public Improvements to the City. However, the parties acknowledge and agree that the Public Improvements shall not be accepted by the City, nor shall the City have any maintenance responsibility for same, unless and until: (1) the Public Improvements have been completed (as evidenced by the issuance of a Certification of Completion), (2) the Warranty Period (as hereinafter defined) has concluded and the Public Improvements have passed all inspections and the Public Services Director has made the determinations required pursuant to Section 14 hereof, and (3) the City Commission of the City of Alachua (the "City Commission") officially accepts the Public Improvements. Acceptance of public House Sidewalks shall be as set forth in Paragraph 16 below.

7. **Compliance:** The Developer warrants that it will construct all of the Improvements in accordance with the approved Plans and the Final Plat for the Project, the LDRs, and all applicable regulations, ordinances, laws, rules and the terms of this Agreement.

8. **Recording of Final Plat:**

The Final Plat for the Project shall be recorded by the Developer in the Public Records of Alachua County, Florida, within 545 days of its approval by the City Commission, provided the requirements of this Paragraph have been satisfied. The Final Plat shall not be released by the City for recording nor recorded until all of the Improvements, with the exception of the Post Final Plat Improvements, are fully and finally completed, as evidenced by the City's issuance of a Certification of Completion for same. Failure to record the Final Plat within 545 days of its approval by the City Commission shall render the Final Plat null, void, and of no further force and effect. Provided, upon Developer's application to the City and showing of good cause, the City Commission may, in its sole discretion, provide for an extension of not more than an additional 365 days. The Developer shall provide the City with a certified copy of the recorded Final Plat within one (1) business day of the recording of the Final Plat. The City shall record this Agreement within five (5) business days of the Effective Date. The Developer shall pay all costs associated with the recording of this Agreement.

9. **Surety Devices for Public Improvements:**

In order to comply with Sections 2.4.10(G)(5)-(8), 7.4.1, and 7.8.1 of the LDRs, the Developer warrants and agrees to provide the City with surety instruments for all Public Improvements as follows:

a. Public Improvements Maintenance Guarantee. Upon the City's completion of inspection but prior to issuing a Certificate of Completion for the Public Improvements, Developer shall provide the City with a "Public Improvements Maintenance Guarantee" in a form approved by the City in the amount of $113,784.92, which represents 10% of the Engineer's Certification of Construction Costs for Public Improvements [$1,137,849.21] set forth in Exhibit "D", which Public Improvements Maintenance Guarantee shall be in full force effect until Developer obtains a passing inspection for such Public Improvements following expiration of the Warranty Period (as hereinafter defined) pursuant to Section 2.4.10(G)(7)-(8) of the LDRs and Section 14 of this Agreement. The City shall release and return the Public Improvements Maintenance Guarantee upon the City Commission's acceptance of the Public Improvements, consistent with Section 2.4.10(G)(8)(b) of the LDRs and Section 14 of this Agreement, less any applicable reductions or drawdowns.

b. Post Final Plat Public Improvements Performance Guarantee. Prior to release and recordation of the Final Plat, Developer shall provide the City with a Cash Deposit, Lender Guarantee, Irrevocable Letter of Credit, Performance Bond, or other acceptable security (the "Post Final Plat Public Improvements Surety Instrument") in a form approved by the City in the amount of 120% of the Engineer's Certification of Construction Costs for such Post Final Plat Public Improvements that have not yet been completed, to guarantee the satisfactory construction of all such Post Final Plat Public Improvements. The City shall release and return the Post Final Plat Public Improvements Surety Instrument, less any applicable reductions or drawdowns, upon: (1) A Public Improvements Maintenance Guarantee consistent with the requirements of Section 9.a. being filed with the City for such Post Final Plat Improvements, and (2) the City's issuance of a Certification of Completion for the Post Final Plat Public Improvements.

10. **Surety Devices for Private Improvements:** In order to comply with Sections 2.4.10(G)(5)-(8), 6.10, and 7.8.1 of the LDRs, the Developer warrants and agrees to provide the City with surety instruments for all Private Improvements as follows:

a. Private Improvements Maintenance Guarantee. Upon the City's completion of inspections but prior to issuing a Certificate of Completion for the Private Improvements, Developer shall provide the City with a Private Improvements Maintenance Guarantee in a form approved by the City in the amount of

$47,436.64, which represents 10% of the Engineer's Certification of Construction Costs for Private Improvements set forth [$474,366.38] in Exhibit "E", which Private Improvements Maintenance Guarantee shall be in full force and effect until Developer obtains a passing inspection for such Private Improvements following expiration of the Warranty Period (as hereinafter defined) pursuant to Section 2.4.10(G)(7)-(8) of the LDRs and Section 14 of this Agreement. The City shall release and return the Private Improvements Maintenance Guarantee upon the Developer having obtained a passing inspection for such Private Improvements following expiration of the Warranty Period, pursuant to Section 2.4.10(G)(7)-(8) of the LDRs and Section 14 of this Agreement, less any applicable reductions or drawdowns.

b. Post Final Plat Private Improvements Performance Guarantee. Prior to release and recordation of the Final Plat, Developer shall provide the City with a Cash Deposit, Lender Guarantee, Irrevocable Letter of Credit, Performance Bond, or other acceptable security (the "Post Final Plat Private Improvements Surety Instrument") in a form approved by the City in the amount of 120% of the Engineer's Certification of Construction Costs for any Post Final Plat Private Improvements that have not yet been completed, to guarantee the satisfactory construction of all such Post Final Plat Private Improvements. The City shall release and return the Post Final Plat Private Improvements Surety Instrument, less any applicable reductions or drawdowns, upon: (1) A Private Improvements Maintenance Guarantee consistent with the requirements of Section 9.a. being filed with the City for such Post Final Plat Improvements, and (2) the City's issuance of a Certification of Completion for the Post Final Plat Private Improvements.

c. The surety for all Improvements (public and private) may be consolidated in the same surety instrument.

11. **Inspections:** Upon the City's approval of the Plans and Final Plat, the Developer may commence construction of the Improvements. During the construction period, the Project's Engineer of Record, or Professional Engineer with a Professional Engineering Services Agreement with the City of Alachua shall perform Construction and Engineering Inspection Services (the "CEI Services") and shall prepare and provide to the City inspection reports at the following benchmarks:

a. Inspection of Underground Stormwater System: at beginning of process; during 2 pipe laying activities; during 3 random backfilling operations; and inspection of the completed system by visual and TV camera.
b. Inspections of sewer system: at the beginning of work; during 3 random manhole placements; 3 random pipe placements; 3 backfilling operations; and inspection of the completed system with TV camera.
c. Inspection of water system: at the beginning of work; during all taps or city connections; 3 random pipe placements; 3 backfilling operations; and inspection of the completed system including disinfection and pressure testing.

d. Inspection of the electrical conduit: at the beginning of work; during all city connections; 3 random pipe placements, 3 backfilling operations; and inspection of completed system.
e. Inspection of Stormwater Management basin: at the rough grade stage, outfall placement; final grassing and inspection of completed system.
f. Inspection of pavement: at sub grade of all roads for line and grade and yielding; lime rock base for placement and finish; asphalt inspections at the beginning of operations; at least 3 random quality control checks during placement, asphalt inspection; and inspection of completed pavement. If necessary, a thin asphalt coat shall be added to any areas of the streets in order to provide a smooth graded finish, in particular, around curbs.

The Project's Engineer of Record or the Professional Engineer performing CEI Services shall submit the inspection reports to the City. The inspection reports shall show any discrepancies and shall note the correction of each discrepancy in a subsequent report. The Developer shall provide each inspection report to the City's Public Services Department with a copy to the City's Department of Planning and Community Development within three (3) business days of each inspection. The City may, in its sole discretion, demand in writing the immediate correction of any discrepancies contained on any of the inspection reports within a reasonable period set forth in the written demand. If the correction is not completed in the timeframe in the demand, the City is authorized to make a demand on the Improvements Surety Instrument for the amount needed in order to correct the discrepancy.

Upon completion of the Improvements, the Developer shall have the Project's Engineer of Record, or the Professional Engineer performing the CEI Services, conduct a final inspection and compile a final punch list. Upon the Project's Engineer of Record or the Professional Engineer performing the CEI Services providing a final report to the Developer and the City indicating that all of the deficiencies noted in any inspection report and on the final punch list have been completed and the Improvements are in working order and in accordance with the Plans and LDRs, the LDR Administrator or designee shall thereafter perform a final inspection and provide Developer with a list specifying all defects, deficiencies, and necessary repairs within 60 days of receipt of the final report. Upon completion of any and all repairs and a certification by the Project's Engineer of Record or the Professional Engineer performing the CEI Services that the Improvements have been completed in accordance with the requirements of this Agreement, the Plans, and the LDRs, the City shall issue a Certification of Completion and the Project's Engineer of Record or the Professional Engineer performing the CEI Services shall submit a certified cost of construction for the completed Improvements.

12. **No Transfer of Title Prior to Recording of Final Plat; Completion of Improvements Required Prior to Final Inspection:**

a. No transfer of title or sale of any lots for the Property that is subject to the Final Plat shall occur until the Final Plat has been recorded in accordance with this Agreement.

b. In the event the Developer conveys any interest, legal or equitable, to any portion of the Property, notice is hereby given that the City shall not conduct a final inspection on

any dwelling, nor issue any certificate of occupancy, nor will the City provide permanent City utility services until the Improvements required in this Agreement have been fully and finally completed in accordance with this Agreement. Developer acknowledges and agrees that there is no reasonable business backed expectation that any purchasers of lots or dwellings will be able to occupy or inhabit dwellings in the Project until full and final completion of the Improvements.

13. **Warranty Period:** In accordance with Sections 6.10.4 and 7.8.1 of the LDRs, the Developer warrants all Improvements for a period of one-year from the City's issuance of a Certification of Completion for such Improvements (the "Warranty Period"). Should the City, in the City's sole discretion, determine repairs are needed to the Improvements during the Warranty Period, the City shall provide notice to the Developer and the repairs shall be made within thirty (30) days of such written notice. In the event the Project's Engineer of Record certifies that a requested repair will take more than thirty days to complete, the repair shall be completed in the amount of time determined by the City's Public Services Director, in their sole discretion. The Developer shall be responsible for making all repairs to Improvements, at Developer's sole expense, so long as notice is sent to the Developer within the Warranty Period. The Warranty Period shall be automatically extended until the completion of all requested repairs. Failure of the Developer to complete the repairs within thirty days from the notice (or such time as the Public Services Director may authorize) shall constitute a breach of this Agreement.

14. **Inspections Following Warranty Period; Responsibility for Maintenance:** After the Warranty Period, the Developer shall submit a final certification prepared by the Developer's Engineer of Record that all of the Improvements have been completed and constructed in accordance with the Plans and applicable regulations and are functional and in good working order. The City shall not be bound to accept the Public Improvements for public maintenance or operation until the Public Services Director has determined that the Public Improvements were constructed in accordance with the LDRs, the City of Alachua Requirements for Design and Construction, applicable Florida Department of Transportation standards, and all other applicable laws, rules, and regulations and the City Commission has accepted the Public Improvements. Within 60 days of the Public Services Director's approval, the City Commission shall formally accept maintenance of the Public Improvements. The maintenance of all Private Improvements shall be the sole responsibility of the Developer and its successors, which shall include any homeowner's or property owner's association whose purpose includes the maintenance of such improvements.

15. **Maintenance of Landscape Improvements within City Rights of Way:** The Developer agrees to construct, install and maintain all landscape improvements located within the right-of-way as shown in the approved Plans for the Project at its sole cost and expense. Should the developer or successor fail to install or maintain the landscape improvements in accordance with the approved Plans, the City may provide written notice to the Developer or its successor, specifying the nature of the deficiency. Within 30 days following receipt of such notice, the Developer or successor shall cause the appropriate repairs or cure to be effected. In the event damage or failure to maintain results in a situation where public safety is at risk, the City may, in its sole discretion, effect repairs to the Improvements without the need of prior notice to the Developer or its successor. The City will promptly bill the Developer, its successors or assigns.

If the bill is not paid within 30 days, it shall be a default hereunder and the City shall have the right, but not the obligation, to make a claim under the maintenance bond or other remedies at law.

16. **Construction, Installation, and Surety Devices for House Sidewalks:** The Construction, completion deadlines, and surety devices for House Sidewalks shall be as follows:

a. Construction Deadline: The Developer shall complete the construction and installation of the House Sidewalks in accordance with the Plans. The construction of all of the House Sidewalks shall be completed on or before April 13, 2028. If Developer has not completed all of the House Sidewalks by April 13, 2028, the City shall have the right, but not the obligation, to make a demand on the House Sidewalks Common Law Performance Bond described within Paragraph 16.b. below, for completing as many of the remaining sidewalks as possible with funds derived from such House Sidewalk Common Law Performance Bond. The City shall not, however, have any obligation to expend any money other than the proceeds from the House Sidewalk Common Law Performance Bond to construct sidewalks in the Project.

b. Surety Devices: In order to comply with Sections 2.4.10(G)(5)-(8), 6.10, 7.4.1, and 7.8.1 of the LDRs, the Developer or successor shall provide the City with a House Sidewalks Common Law Performance Bond, in a form acceptable to the City, as the surety instrument to guarantee the satisfactory completion of the House Sidewalks as required in this Agreement. The amount of the House Sidewalk Common Law Performance Bond shall be $90,945.90 ($75,788.25 x 120% of the certified estimated cost of completion in attached Exhibit "F"). Upon the satisfactory completion and inspection of the House Sidewalks, but not the acceptance, the Developer or successor shall provide the City with a House Sidewalk Common Law Maintenance Bond in the amount of $7,578.83 ($75,788.25 x 10%) for the one-year maintenance period. The City will then release and return the House Sidewalk Common Law Performance Bond.

c. Final Approval and Acceptance: Within one (1) year of the completion of all of the House Sidewalks, the City's Public Services Department will do a final inspection and notify the Developer or successor in writing of any deficiencies, in the City's sole discretion. The Developer or successor shall have thirty (30) days to cure any such deficiencies. If the Developer or successor does not cure these deficiencies within thirty (30) days, the City shall be authorized to have the work done and make a demand on the House Sidewalks Common Law Maintenance Bond to pay for the remedial work. Once all deficiencies are remedied to the satisfaction of the City, the House Sidewalks shall be submitted to the City Commission for acceptance. After the City Commission's acceptance of the House Sidewalks, the House Sidewalks Common Law Maintenance Bond will be released and returned to the Developer or successor, less any applicable reductions or drawdowns.

d. The Developer shall have complete and exclusive liability for all claims and shall indemnify the City for all claims, including but not limited to claims for bodily injury and damages, in any way related to or arising out of the construction, completion or non-completion of the House Sidewalks undertaken by the Developer until the City Commission has officially accepted the House Sidewalks.

17. **Non-Interest-Bearing Account:** All cash deposits made by Developer to the City under this Agreement shall be separately segregated on the books of the City and deposited into a non-interest-bearing bank account.

18. **No Inordinate Burden on Land:** The Developer acknowledges and agrees that the requirements under this Agreement in no way inordinately burdens any existing use of the Property or vested right to specific use of the Property described in Exhibit "A" and set forth in the Final Plat for the Project, attached hereto as Exhibit "B".

19. **Withholding Permits:** The City may, in its sole discretion, withhold any and all inspections, permits, and/or certificates for the Project if such action is deemed necessary by the City to secure the Developer's compliance with the terms of this Agreement.

20. **Compliance with Other Laws:** Nothing contained in this Agreement shall relieve the Developer or its successor or assigns from obtaining any local, regional, state or federal permits or complying with any ordinances, laws, rules, or regulations applicable to the development of the Project.

21. **Police Powers:** In the event the Developer, the Developer's agents, contractor, subcontractors, or anyone else acting on behalf of the Developer or the Developer's contractor or subcontractors may be liable or responsible, fails to comply with any applicable ordinance, law, rule or regulation and such failure tends to or does pose an imminent threat or danger to life or of great bodily injury to any person working on the job or to any member of the general public, the City, in its sole discretion through its City Manager or designee, has the right to exercise its police powers and to stop work on the Project until appropriate corrective measures are taken, without limiting any other remedies available to the City.

22. **Indemnity:** The Developer shall indemnify and hold harmless the City of Alachua, its officers, agents, employees, attorneys, or anyone's action directly or indirectly on behalf of the City, from and against all claims, damages, losses, and expenses, including reasonable attorney's fees, arising out of or resulting from a loss in performance of work, down-time of equipment, or any claim that may arise from bodily injury, sickness, disease or death, or the injury to or destruction of tangible property, including the loss of use resulting therefrom, caused in whole or in part by a negligent or wrongful act or omission on the part of the Developer, Developer's agent, contractor, subcontractors, or anyone directly or indirectly employed or working on behalf of the Developer for whose acts the Developer or its agent, contractors, or subcontractors may be liable or responsible. The Developer further agrees that the Developer shall not insulate itself from liability or responsibility to the City for a default in or failure to perform any of the terms of this Agreement, or from responsibility under this indemnification clause by employment of independent contractors or subcontractors or other entities. The Developer shall remain liable to the City notwithstanding any attempt by the Developer to pass any responsibility set forth herein to its contract, subcontractors, or other agent or employee.

23. **Payments:** Any payments due from the Developer to the City shall be made either by bank check or cashier's check payable to the City of Alachua, Florida, and provided to the City at the address provided in the Paragraph pertaining to Notices below.

24. **Agreement Runs with Land:** This Agreement shall be recorded in the Public Records of Alachua County, Florida and shall run with the Property.

25. **Default by Developer:** Should Developer fail to complete the Improvements within the timeframes provided in Paragraph 8, the City shall not release the Final Plat for recording and may also pursue any other remedies allowed by law or equity. The City's rights to declare a default are cumulative and the City's failure to declare a default at any time shall not waive its right to declare a future default.

Should Developer fail to complete the House Sidewalks within the timeframes provided in Paragraph 16, the City shall be entitled to make immediate demand on any surety or guarantee provided by Developer hereunder, and also be entitled to any other remedies allowed by law or equity.

26. **Notices:** Except as otherwise provided in this Agreement, any notice, request, or approval, from either party to the other party must be in writing and sent by certified mail, return receipt requested, or by personal delivery. Such notice will be deemed to have been received when either deposited in the United States Postal Service mailbox or personally delivered with a signed proof of delivery. For purposes of notice, the parties and their respective representatives and addresses are:

City:	City of Alachua **Attn: City Manager / LDR Administrator**
Via Hand Delivery:	15100 NW 142nd Terrace Alachua, FL 32615
Via U.S. Mail:	Post Office Box 9 Alachua, FL 32616
Developer:	Fletcher Development, LLC
Via Hand Delivery:	4510 NW 6th Place 3rd Floor Gainesville, FL 3260
Via U.S. Mail:	4510 NW 6th Place 3rd Floor Gainesville, FL 3260
With copy to:	[Address]

27. **Binding Effect:** The City and Developer each bind the other and their respective successors and assigns to all of the terms, conditions, covenants and provisions of this Agreement.

28. **Severability:** If any provision of this Agreement is declared void by a court of law, all other provisions will remain in full force and effect.

29. **Not Assignable without Approval:** This Agreement shall not be assignable by the Developer without the written approval of the City Commission.

30. **Enforcement:** The failure of either City or Developer to exercise any right under this Agreement shall not waive such right in the event of any future default or non-compliance with this Agreement.

31. **Jurisdiction and Venue:** This Agreement is governed in accordance with the laws of the State of Florida. Venue for any action regarding this Agreement shall be in the Circuit Court in Alachua County, Florida.

32. **Amendment:** This Agreement may only be amended by mutual written agreement by the City and the Developer with prior approval of the City Commission.

33. **Legal Advice:** The Developer and the City have each had the advice of their respective attorneys before entering into this Agreement, including all exhibits hereto.

34. **Joint Preparation:** This Agreement has been drafted with participation of the City and the Developer and shall not be construed against either the City or Developer on account of draftsmanship.

35. **Captions and Headings:** Paragraph headings are for convenience only and shall not be used to construe or interpret this Agreement.

36. **Time of Essence:** Time is of the essence in complying with each and every term and condition of this Agreement.

37. **Entire Agreement:** This Agreement constitutes the entire agreement of the City and the Developer and supersedes all prior written or oral agreements, understanding or representations.

38. **Exclusive Remedy:** In the event of any question or dispute arising out of or related to this Agreement, the sole and exclusive remedy of the Developer against the City, after Developer exhausts all administrative remedies in the City's LDRs, shall be an action for declaratory judgment. Developer specifically waives all other remedies it may have against the City. In no event shall Developer have a cause of action for monetary damages against the City for anything in any way related to or arising out of this Agreement.

39. **Sovereign Immunity:** The City does not waive its sovereign immunity in entering into this Agreement. Nothing herein, expressed or implied, waives or should be construed to be a waiver or an attempt to waive the sovereign immunity of the City under the Florida Constitution and the laws of the State of Florida.

40. **No Future Representations:** The City's approval of this Subdividers Agreement does not in any way imply, represent, require or guarantee that the City will approve the application for any other phase of the development of the Project.

IN WITNESS WHEREOF, City and Developer have hereunto set their hands and seals the day and year last written below.

WITNESSES

_____
(Witness No. 1 - Signature)

_____
(Witness No. 1 - Printed)

_____
(Witness No. 1 – Address)

_____
(Witness No. 2 - Signature)

_____
(Witness No. 2 - Printed)

_____
(Witness No. 2 – Address)

DEVELOPER

_____
By: _____
Its: _____
Date: 1/24/25

STATE OF _____
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____ 20____ by [Developer Signatory], as [Title] of [Developer], ☐ who is personally known to me or ☐ who has produced _____ _____ as identification.

_____
Signature of Notary Public
Printed Name of Notary: _____
Commission Number: _____
Commission Expiration: _____

(Notary Stamp)

ATTEST:

CITY OF ALACHUA

_____
William M. DaRoza, City Manager/Clerk

_____
Gib Coerper, Mayor

Approved as to Form:

_____
Marian B. Rush, City Attorney

STATE OF _____
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____ 20___ by Gib Coerper, as Mayor of the City of Alachua, ☐ who is personally known to me or ☐ who has produced _____ _____ as identification.

_____
Signature of Notary Public
Printed Name of Notary: _____
Commission Number: _____
Commission Expiration: _____

(Notary Stamp)

Exhibit "A"
Property

LEGAL DESCRIPTION

21-0297

CHW
Professional Consultants

DATE: DECEMBER 28, 2023
PROJECT NAME: FLETCHER TRACE
PROJECT NO: 21-0297
DESCRIPTION FOR: PHASE 3

A TRACT OF LAND BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2140, PAGE 1834, OF THE PUBLIC RECORDS OF ALACHUA COUNTY FLORIDA, SITUATED IN THE WEST HALF (W 1/2) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, OF SAID ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF AFOREMENTIONED SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE NORTH 0°04'14" WEST, ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 403.02 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY); THENCE NORTH 41°06'51" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 2192.97 FEET TO THE **POINT OF BEGINNING**; THENCE, CONTINUE ALONG SAID RIGHT OF WAY LINE, NORTH 41°06'51" EAST, A DISTANCE OF 1878.44 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF AFOREMENTIONED SECTION 28; THENCE SOUTH 01°14'54" WEST, ALONG SAID WEST LINE, A DISTANCE OF 827.97 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 28; THENCE SOUTH 00°14'12" EAST, ALONG THE WEST LINE OF SAID SOUTHEASTER QUARTER (SE 1/4) OF SECTION 28, A DISTANCE OF 282.21 FEET; THENCE, DEPARTING SAID WEST LINE, THE FOLLOWING NINE (9) COURSES; (1) SOUTH 64°41'49" WEST, A DISTANCE OF 69.19 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 185.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 48°50'21" WEST, 169.54 FEET; (2) THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 54°32'38", AN ARC LENGTH OF 176.11 FEET TO THE END OF SAID CURVE; (3) SOUTH 16°03'45" WEST, A DISTANCE OF 160.87 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 45°14'11" EAST, 35.36 FEET; (4) THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET TO THE END OF SAID CURVE; (5) SOUTH 00°14'11" EAST, A DISTANCE OF 85.00 FEET; (6) SOUTH 89°45'49" WEST, A DISTANCE OF 420.66 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 235.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 65°26'20" WEST, 193.60 FEET; (7) THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 48°38'58", AN

ARC LENGTH OF 199.54 FEET TO THE END OF SAID CURVE; (8) SOUTH 41°06'51" WEST, A DISTANCE OF 311.05 FEET; (9) NORTH 48°53'09" WEST, A DISTANCE OF 295.00 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT CONTAINING 17.66 ACRES OF LAND, MORE OR LESS.

ALL AS SHOWN ON THE MAP ATTACHED HEREWITH AND MADE A PART HEREOF

Exhibit "B"
Final Plat

FLETCHER TRACE - PHASE 3

LOCATED IN THE WEST HALF (W 1/2) OF
SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

CHW Professional Consultants
11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1999 FLORIDA CA-5075

PLAT BOOK__,PAGE __
SHEET ONE OF TWO

DESCRIPTION

A TRACT OF LAND BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2440, PAGE 1824, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA SITUATED IN THE WEST HALF (W 1/2) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF AFOREMENTIONED SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, THENCE NORTH 89°34'16" WEST, ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 491.10 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY); THENCE NORTH 41°46'51" EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 2352.87 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUE ALONG SAID RIGHT OF WAY LINE NORTH 41°46'51" EAST, A DISTANCE OF 1870.34 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF AFOREMENTIONED SECTION 28; THENCE SOUTH 01°14'54" WEST, ALONG SAID WEST LINE, A DISTANCE OF 297.37 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 28; THENCE SOUTH 89°34'16" EAST, ALONG THE WEST LINE OF SAID SOUTHEASTERLY QUARTER (SE 1/4) OF SECTION 28, A DISTANCE OF 2637.73 FEET; THENCE, DEPARTING SAID WEST LINE THE FOLLOWING NINE (9) COURSES; (1) SOUTH 84°21'49" WEST, A DISTANCE OF 68.19 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST; HAVING A RADIUS OF 180.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 48°16'21" WEST 189.84 FEET; (2) THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 64°17'39", AN ARC LENGTH OF 176.11 FEET TO THE END OF SAID CURVE; (3) SOUTH 16°02'46" WEST, A DISTANCE OF 190.87 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTHWEST; HAVING A RADIUS OF 25.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 41°59'13" EAST 35.74 FEET; (4) THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 99°09'09", AN ARC LENGTH OF 34.27 FEET TO THE END OF SAID CURVE; (5) SOUTH 00°14'11" EAST, A DISTANCE OF 46.95 FEET; (6) SOUTH 41°46'49" WEST, A DISTANCE OF 420.48 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST; HAVING A RADIUS OF 208.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 63°36'29" WEST 189.83 FEET; (7) THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 68°36'56", AN ARC LENGTH OF 199.94 FEET TO THE END OF SAID CURVE; (8) SOUTH 41°56'51" WEST, A DISTANCE OF 511.86 FEET; (9) NORTH 48°03'09" WEST, A DISTANCE OF 296.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 17.58 ACRES OF LAND, MORE OR LESS.

SURVEYOR'S NOTES

1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 1983), YIELDING A BEARING OF N 89°34'16" W FOR THE WEST LINE OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FL.
2. VERTICAL DATUM SHOWN HEREON IS DERIVED FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BENCHMARK USED WAS A NATIONAL GEODETIC SURVEY BENCHMARK NUMBER DS78, WITH A PUBLISHED ELEVATION OF 156.40' (NAVD 88).
3. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1' IN 10,000'.
4. BUILDING SETBACKS (UNLESS SHOWN OTHERWISE)
   - FRONT = 15'
   - REAR = 5'
   - SIDE = 5'
   - STREET FACING GARAGE = 18'
5. THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 540, COMMUNITY PANEL NO. 12001C0120 D, EFFECTIVE DATE: JUNE 16, 2006.
6. THE COMMON AREAS, OPEN SPACE, AND STORM WATER MANAGEMENT AREAS SHOWN HEREON, WILL BE CONVEYED TO THE OWNERS ASSOCIATION AND ARE IDENTIFIED FOR MAINTENANCE IN THE HOMEOWNERS ASSOCIATION DOCUMENTS. THE OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF TREES PLANTED IN RIGHTS-OF-WAY AND COMMON AREAS IN CONFORMANCE WITH SUBDIVIDERS AGREEMENT AND SECTION 3.8.1. OF THE CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS.
7. LOT CORNERS AND PERMANENT CONTROL POINTS SHALL BE SET PER 177.091 (9) AND (9) FLORIDA STATUTES.
8. THIS SURVEY IS A TOTAL OF TWO (2) SHEETS. EACH SHEET IS INCOMPLETE WITHOUT THE OTHERS. SEE SHEET ONE (1) FOR OVERALL PLAT BOUNDARY. SEE SHEET (2) FOR DETAIL INFORMATION FOR LOTS SEVENTY FIVE (75) THRU ONE HUNDRED & ELEVEN (111).

LEGEND

FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
● = SET 5/8" STEEL REBAR & CAP MARKED "PRM LB 5675"
▲ = SET NAIL AND DISK STAMPED "PCP 5675"
⊕ = FOUND 5/8" IRON ROD (NO ID.)
⊡ = FOUND 4" x 4" CONCRETE MONUMENT WITH NO ID (UNLESS NOTED OTHERWISE)
PRM = PERMANENT REFERENCE MONUMENT
P.U.E. = PUBLIC UTILITIES EASEMENT
B.S.L. = BUILDING SETBACK LINE
FFE = FINISHED FLOOR ELEVATION
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE
R/W = RIGHT OF WAY
S.F. = SQUARE FEET
SEC 28-8S-18E = SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST

FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 540, COMMUNITY PANEL NO. 12001C0120 D, EFFECTIVE DATE: JUNE 16, 2006.

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 SUPPLANTED 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.

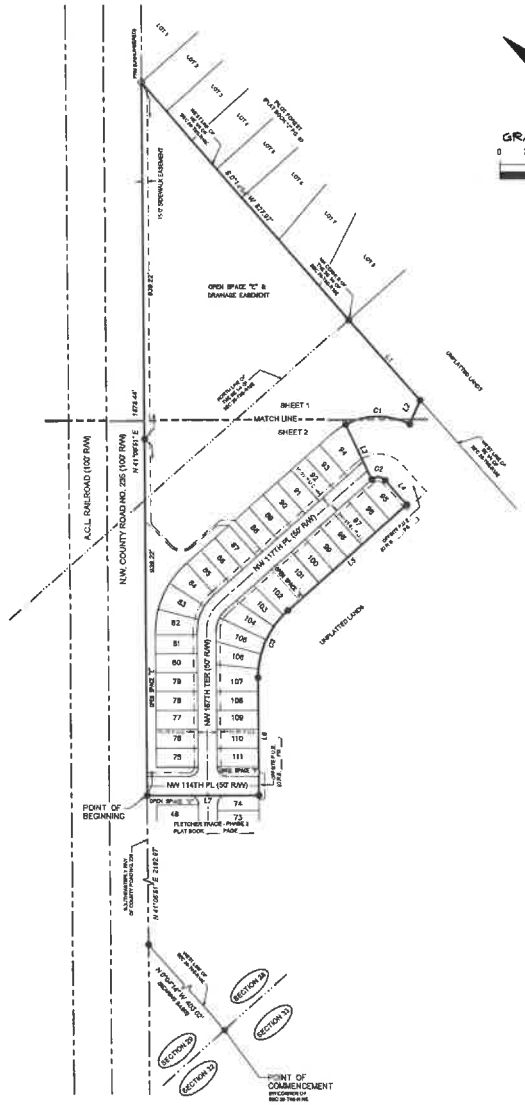
ALL PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICE OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL [illegible]

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 01°14'12" E	297.37'
L2	S 64°47'49" W	60.19
L3	S 16°02'46" W	190.87'
L4	S 01°14'11" E	46.95
L5	S 48°46'49" W	420.48'
L6	S 41°56'51" W	511.86'
L7	N 48°03'09" W	296.00'

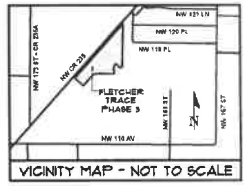
CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	176.11'	180.00	64°17'39"	189.84	N 48°16'21" W
C2	34.27'	25.00'	99°09'09"	30.24'	S 41°59'13" E
C3	199.94'	208.00'	68°36'56"	195.83	S 63°36'29" W

SITE BENCHMARK TABLE				
NAME	DESCRIPTION	ELEVATION	NORTHING	EASTING
BM1	5/8" STEEL ROD & CAP "LB 7764 LIBERTY"	87.96'	962647.74	2695115.16
BM2	5/8" STEEL ROD & CAP "LB 7764 LIBERTY"	95.80'	964648.71	2697126.78
BM3	5/8" STEEL ROD & CAP "LB 7764 LIBERTY"	89.57'	961129.58	2696681.22

*NOTE: ALL SITE BENCHMARKS ARE OFFSITE, LOCATED ALONG THE SOUTHERLY RIGHT OF WAY LINE OF N.W. COUNTY ROAD NO. 235.



GRAPHIC SCALE
0 75 150 300
SCALE: 1" = 150'



OWNER'S CERTIFICATION AND DEDICATION

WACO PROPERTIES, INC., DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE LANDS DESCRIBED HEREON, AND HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN AS "FLETCHER TRACE - PHASE 3", AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE PLAT OF WAYS AS SHOWN HEREON, AND DOES HEREBY DEDICATE THE USE OF DRAINAGE EASEMENTS TO THE PUBLIC FOR THE RIGHT TO DISCHARGE ITS STORM WATER. THE OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM BUILT IN THE RIGHT OF WAY AND DOES HEREBY DEDICATE TO THE PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON SHALL BE PRACTICABLE USED TO PUBLIC SERVICE VEHICLES, AND DOES HEREBY DEDICATE TO THE PUBLIC TO REVIEW THE OVERALL EASEMENTS AS SHOWN HEREON FOR THE PURPOSE OF PEDESTRIAN ACCESS.

WITNESS _____ SIGNATURE _____

WITNESS _____ PRINT NAME & TITLE _____

ACKNOWLEDGEMENT (STATE OF FLORIDA, COUNTY OF ALACHUA)

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME _____ KNOWN TO ME TO BE THE PERSON HEREIN DESCRIBED AND DID ACKNOWLEDGED THAT HE EXECUTED THIS INSTRUMENT AS HIS FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____ A.D. 20__.

NOTARY PUBLIC-STATE OF FLORIDA _____

COMMISSION EXPIRES _____

COMMISSION NO.: _____

CERTIFICATE OF APPROVAL BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

THIS IS TO CERTIFY THAT ON _____ THE FOREGOING PLAT WAS APPROVED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.

MAYOR _____

ATTEST _____

CITY MANAGER _____ FILED FOR RECORD ON _____

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR THE CITY OF ALACHUA, FLORIDA

EXAMINED ON _____

AND APPROVED AS TO ITS LEGAL FORM AND SUFFICIENCY BY:

CITY ATTORNEY _____

RECEIVED AND FILED

RECEIVED AND FILED FOR RECORD ON THIS _____ DAY OF _____ A.D. 20__.

CLERK OF THE COURT _____

BY _____ DATE _____

CERTIFICATE OF APPROVAL BY PROFESSIONAL SURVEYOR & MAPPER

IT IS HEREBY CERTIFIED, THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE PLATTING REQUIREMENTS PURSUANT TO CHAPTER 177, PART II - PLATTING OF THE FLORIDA STATUTES AND THAT THIS PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS. IF SAID CHAPTER, HOWEVER MY REVIEW AND CERTIFICATION DOES NOT INCLUDE COMPUTATION OR FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS.

EXAMINED ON _____

AND APPROVED BY _____
PROFESSIONAL SURVEYOR AND MAPPER

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT THIS PLAT ENTITLED "FLETCHER TRACE - PHASE 3" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE OF THE DESCRIBED LANDS UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THIS PLAT AND SURVEY COMPLIES WITH ALL REQUIREMENTS AS SET FORTH IN CHAPTER 177 PART II PLATTING OF THE FLORIDA STATUTES.

DATE _____

CHAD A. COLSON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 5162
CHW PROFESSIONAL CONSULTANTS, LLC
FLORIDA LICENSED BUSINESS NUMBER LB 8376
11801 RESEARCH DRIVE, ALACHUA, FL 32615

FLETCHER TRACE - PHASE 3

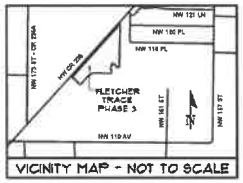
LOCATED IN THE WEST HALF (W 1/2) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

CHW Professional Consultants
7801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 2000 FLORIDA CA-5075

PLAT BOOK__, PAGE __
SHEET TWO OF TWO

SURVEYOR'S NOTES

1. HORIZONTAL DATUM SHOWN HEREON IS DERIVED FROM THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 1983), HOLDING A BEARING OF N 0° 04'14" W FOR THE WEST LINE OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FL.
2. VERTICAL DATUM SHOWN HEREON IS DERIVED FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BENCHMARK USED WAS A NATIONAL GEODETIC SURVEY BENCHMARK NUMBER PY36, WITH A PUBLISHED ELEVATION OF 110.03 FEET (NAVD 88).
3. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1' IN 10,000'.
4. BUILDING SETBACKS (UNLESS SHOWN OTHERWISE)
   FRONT = 15'
   REAR = 5'
   SIDE = 5
   STREET FACING GARAGES = 18'
5. THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.P.M. PANEL NO. 129 OF 640, COMMUNITY PANEL NO. 12086C 0129 D, EFFECTIVE DATE: JUNE 16, 2006.
6. ALL PLATTED 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.
7. THE COMMON AREAS, OPEN SPACE, AND STORM WATER MANAGEMENT AREAS SHOWN HEREON, WILL BE CONVEYED TO THE OWNER'S ASSOCIATION AND ARE IDENTIFIED FOR MAINTENANCE IN THE HOMEOWNERS ASSOCIATION DOCUMENTS. THE OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF TREES PLANTED IN RIGHTS-OF-WAY AND COMMON AREAS IN CONFORMANCE WITH SUBDIVIDER'S AGREEMENT AND SECTION 7.8.1 OF THE CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS.
8. LOT CORNERS AND PERMANENT CONTROL POINTS SHALL BE SET PER 177.091 (8) AND (9) FLORIDA STATUTES.
9. ALL LINES ARE NON-RADIAL UNLESS NOTED OTHERWISE.
10. THIS SURVEY IS A TOTAL OF TWO (2) SHEETS. EACH SHEET IS INCOMPLETE WITHOUT THE OTHERS. SEE SHEET ONE (1) FOR OVERALL PLAT BOUNDARY. SEE SHEET (2) FOR DETAIL INFORMATION FOR LOTS SEVENTY FIVE (75) THRU ONE HUNDRED & ELEVEN (111).



VICINITY MAP - NOT TO SCALE

GRAPHIC SCALE
0 25 50 100
SCALE: 1" = 50'

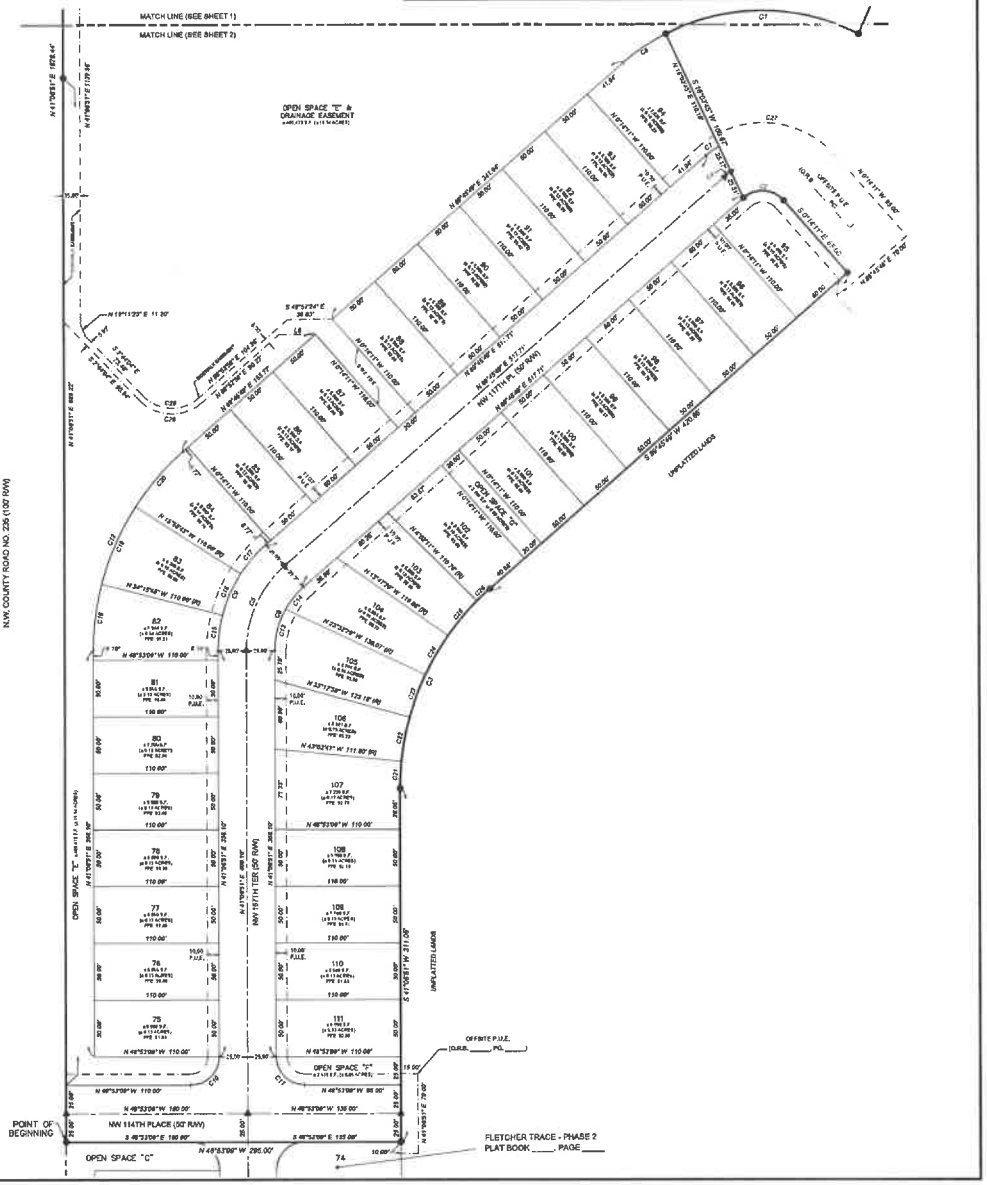
CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	176.11'	186.00'	54°32'36"	169.54'	N 48°58'31" W
C2	39.27'	25.00'	90°00'00"	35.36'	S 85°14'11" E
C3	199.34'	275.00'	46°36'08"	193.89'	S 85°26'29" W
C4	7.18'	50.00'	8°13'56"	7.18'	N 84°19'12" W
C5	84.81'	100.00'	48°36'08"	82.36'	N 85°26'29" E
C6	48.61'	186.00'	14°57'52"	48.47'	N 83°10'25" W
C7	14.31'	75.00'	10°55'53"	14.29'	N 80°14'14" W
C8	53.68'	75.00'	40°58'58"	52.55'	N 65°13'39" E
C9	186.14'	125.00'	85°20'00"	169.56'	N 55°25'29" E
C10	39.27'	25.00'	90°00'00"	35.36'	N 86°45'51" E
C11	39.27'	25.00'	90°00'00"	35.36'	N 05°14'09" W
C12	199.84'	275.00'	46°26'55"	194.49'	N 86°26'29" E
C13	28.49'	75.00'	21°22'38"	28.33'	N 55°46'06" E
C14	75.29'	75.00'	57°31'39"	72.15'	N 89°57'38" E
C15	51.99'	175.00'	17°01'13"	51.82'	N 48°25'31" E

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C16	46.98'	125.00'	19°56'05"	29.32'	N 64°54'41" E
C17	84.25'	125.00'	19°43'23"	24.15'	N 81°54'05" E
C18	53.24'	205.00'	14°52'21"	16.81'	N 45°28'31" E
C19	76.20'	254.00'	16°26'06"	74.89'	N 64°54'14" E
C20	64.28'	225.00'	15°41'22"	64.16'	N 81°55'05" E
C21	22.16'	238.00'	5°20'22"	22.84'	N 44°53'00" E
C22	46.00'	238.00'	8°45'48"	23.00'	N 51°45'48" E
C23	46.00'	238.00'	8°45'48"	23.00'	N 60°31'36" E
C24	46.00'	238.00'	8°45'48"	23.00'	N 69°17'24" E
C25	46.00'	238.00'	8°45'48"	23.00'	N 78°03'12" E
C26	15.00'	275.00'	3°07'50"	15.00'	N 87°51'48" E
C27	196.38'	85.00'	79°20'08"	107.48'	N 38°37'16" W
C28	61.09'	40.00'	87°32'07"	55.26'	S 45°26'22" E
C29	62.34'	36.00'	99°12'07"	49.28'	S 46°26'22" E

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L8	N 48°53'08" W	22.14'

LEGEND

FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.P.M. = FLOOD INSURANCE RATE MAP
⊙ = SET 5/8" STEEL REBAR & CAP MARKED "PRM LB 6575"
▲ = SET NAIL AND DISK STAMPED "PCP 6575"
● = FOUND 5/8" IRON ROD (NO ID.)
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITIES EASEMENT
B.S.L. = BUILDING SETBACK LINE
F.F.E. = FINISHED FLOOR ELEVATION
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE
R/W = RIGHT OF WAY
S.F. = SQUARE FEET
S.W.E. = SIDEWALK EASEMENT
NO. = NUMBER
(R) = RADIAL
ID. = IDENTIFICATION
⊕ = SITE BENCHMARK
——— = SUBJECT PARCEL LINE
——— = ADJOINING PARCEL LINE
– – – = EASEMENT LINE
——— = RIGHT-OF-WAY LINE
–·–·– = SECTION LINE



CERTIFICATE OF CONCURRENCY COMPLIANCE FOR FLETCHER TRACE PHASE 3

This Certificate of Concurrency Compliance ("Certificate") is hereby issued to Fletcher Development, LLC, a Florida Limited Liability Company authorized to transact business in the State of Florida and ("Developer/Owner") by City of Alachua, Florida ("City") this 14th day of October, 2024.

RECITALS

WHEREAS, the Developer/Owner is developing a residential subdivision in the CITY known as Fletcher Trace Phase 3 (the "Project"), legally described in attached Exhibit '1'.

WHEREAS, the Developer/Owner has secured a Subdivider Regulatory Agreement for the Project from the City for the Project (herein "Subdivider Agreement") as part of the City's site specific requirements for applications for Development permits for the subdivision as further set forth in Section 2.4.10(G)(4) of the City's Land Development Regulations (the "LDRs");

WHEREAS, the LDRs provide in Article 2, Section 2.4.14 for the issuance of a Certificate of Concurrency Compliance by the City as to provide a mechanism for reviewing applications for development approval to ensure that no development order is issued unless there is adequate public facility capacity for roads, sanitary sewer, solid waste, stormwater management, potable water, recreation, or public school facilities. This review is part of a regulatory program of the City to ensure that the adopted level of service standard for each public facility is available to serve development concurrent with the impacts of development;

WHEREAS, Section 2.4.14, requires that a project have one or more of the following land development permits in order to be eligible for issuance of a Certificate of Concurrency Compliance;

WHEREAS, the Project is zoned Planned Development- Residential ("PD-R");

WHEREAS, the Project has an approved preliminary plat approval for a residential subdivision for the Project;

WHEREAS, the Project is now ready to proceed to approval of a Final Plat comprised of 37 residential lots;

WHEREAS, the Developer/Owner intends to immediately initiate construction on the Project;

WHEREAS, the Developer/Owner of the Project agrees to submit payment for sewer connection fees as determined in the City's Capital Facilities charges and as set forth in Section

38-139 of the City of Alachua Code of Ordinances, as those fees exist prior to the final inspection of each residential unit;

WHEREAS, the Developer/Owner of the Project further agrees to submit payment for water connection fees as determined in the City's Capital Facilities charges and as set forth in Section 38-139 of the City of Alachua Code of Ordinances, as those fees exist prior to the final inspection of each residential unit; and

WHEREAS, the City has determined that adequate water and wastewater capacity exists to the Project;

WHEREAS, the Developer/Owner acknowledges that this Certificate of Concurrency Compliance is a valid exercise of the City's police powers and is authorized by, among other things, Article VIII, Section 2(b) of the Florida Constitution, Section 163.3161, *et. seq.,* Fla. Stat., Section 163.3202, Fla. Stat., and Section 166.201 Fla. Stat.;

WHEREAS, the Developer/Owner acknowledges that this Certificate of Concurrency Compliance is governed by the City's LDRs and, as such, the Developer/Owner must utilize the administrative procedures contained in the LDRs in the event there is any dispute regarding this Certificate; and

WHEREAS, the Developer/Owner acknowledges that this Certificate of Concurrency Compliance constitutes a regulatory agreement required as part of the process for the issuance of Development permits for the Project and, as such, Developer/Owner has no claim for monetary damages against the City in the event of any dispute regarding this Certificate, Developer/Owner's sole remedy for any dispute in any way relating to this Certificate is an action for declaratory relief, and nothing in this Certificate expressed or implied waives or should be construed to as a waiver or attempted waiver by the City of its sovereign immunity under the Florida Constitution and the laws of the State of Florida;

NOW THEREFORE, BASED UPON THE FOREGOING RECITALS, findings of fact and conclusion of law, the City issues this Certificate of Concurrency Compliance subject to the following conditions of issuance:

1. The above recitals are true and correct and are incorporated into this Certificate of Concurrency Compliance by reference.

2. The City will reserve 9,250 gallons per day (37 lots x 250 gallons per day) of wastewater capacity for the 37 units proposed in the Project. This capacity reservation is intended solely for residential uses to be constructed within the Project as defined by applicable development permits including, but not limited to construction plans and Subdivider Agreement, on file with the City.

3. The City will reserve 10,175 gallons per day (37 lots x 275 gallons per day) of water capacity for the 37 units proposed in the Project. This capacity reservation is intended solely for residential uses to be constructed within the Project as defined

by applicable development permits including, but not limited to construction plans and Subdivider Agreement, on file with the City.

4. The City will reserve the following trips of traffic capacity for the 37 units proposed in Fletcher Trace Phase 3 as defined by applicable development permits, including construction plans and Subdivider Agreement, on file with the City: 176 Average Annual Daily Trips ("AADT") and 19 Peak Hour Trips along CR235 A (from US 441 to CR 235)(Segment 17); 352 Average Annual Daily Trips ("AADT") and 38 Peak Hour Trips along CR235 (from NW 143rd Place to SCL)(Segment 11).

5. The City will reserve .48acres (2.6 persons per household x 37 units x 5 acres per 1,000 persons) of recreation capacity for the 37 units proposed in Fletcher Trace Phase 3 as defined by applicable development permits, including but not limited to the construction plans and Subdivider Agreement, on file with the City.

6. The City will reserve 70.23 tons per year (0.73 tons per capita per year x 2.6 persons per household x 37 units) of solid waste capacity for the 37 units proposed in Fletcher Trace Phase 3 as defined by applicable development permits on file, including but not limited to, construction plans and subdividers agreement, on file with the City.

7. The City will reserve 4 (four) student stations in the Alachua School Concurrency Service Area (ACSA) for elementary schools, 2 (two) student stations in the Alachua SCSA for middle schools, and 3 (three) student stations in the Alachua SCSA for high schools, for the 37 units proposed in Fletcher Trace Phase 3.

8. This Certificate of Concurrency Compliance shall remain in effect for a period of one (1) year from the date of the approval of the Subdivider Agreement between the parties hereto.

9. It is the intent of the City and Developer/Owner that this Certificate of Concurrency Compliance be incorporated into and considered a part of the Subdivider Agreement executed by the Developer/Owner and City for the Project dated the 14th day of October, 2024. Failure to comply with the term of that Subdivider Agreement shall result in the termination of the reservations in this Certificate.

10. This Certificate of Concurrency Compliance shall not be construed to be an absolute guarantee for the reservations should events occur which are outside the control of the City.

THIS CERTIFICATE OF CONCURRENCY COMPLIANCE IS ISSUED this 14th day of October, 2024, and is subject to the terms and findings as stated herein.

Attest: CITY OF ALACHUA

_____ By: _____

William M. DaRoza, City Manager/Clerk/ The Hon. Gib Coerper, Mayor
Land Development Regulations Administrator

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing CERTIFICATE OF CONCURRENCY COMPLIANCE FOR FLETCHER TRACE PHASE 3 was acknowledged before me, **by means of □ physical presence or □ online notarization,** on this _____ day of _____, 2024, by GIB COERPER, who is (personally known to me) OR (who has produced _____ as identification).

_____

Notary Public, State of Florida at Large
Commission No.:
Expiration: [SEAL]

Approved as to form:

_____

Marian B. Rush, City Attorney

SIGNATURES CONTINUE ON NEXT PAGE

Witnesses:

(sign)_____

(print)_____

DEVELOPERS/OWNERS

FLETCHER DEVELOPMENT, LLC
a Florida Limited Liability Company
By: _____
(sign)

(print)_____

(title)_____

STATE OF FLORIDA

COUNTY OF _____

The foregoing CERTIFICATE OF CONCURRENCY COMPLIANCE FOR Fletcher Trace Phase 3 was acknowledged before me, **by means of □ physical presence or □ online notarization,** on this _____ day of _____, 2024, by _____, who is (personally known to me) OR (who has produced _____as identification).

_____
Notary Public, State of Florida at Large
Commission No.:
Expiration: [SEAL]

Exhibit "D"
Engineer's Certification of Construction Costs for Public Improvements

CHW
Professional Consultants

Project Name: Fletcher Trace Phases 1-3
CHW Project No: 21-0297
Date: 8/26/2024

Phase 3

Item No.	Item	Qty	Unit	Unit Cost	Cost
ROADWAY					
1	Asphaltic Concrete, 1.5" SP 9.5	436	TN	$ 120.00	$ 52,320.00
2	6" Limerock Base (Optional Base Group 4)	3,516	SY	$ 10.00	$ 35,155.56
3	12" Type B Stabilized Subgrade	3,516	SY	$ 5.00	$ 17,577.78
4	Temporary Turn around	956	SY	$ 51.42	$ 49,157.52
5	Concrete Sidewalk	3,000	SY	$ 51.00	$ 153,000.00
6	Concrete Crosswalk	27	SY	$ 92.00	$ 2,484.00
7	Curb Ramps	128	SF	$ 4.50	$ 576.00
8	Detectable Warning	56	SF	$ 30.00	$ 1,680.00
9	Type 'F' Curb and Gutter	2,572	LF	$ 21.00	$ 54,012.00
10	6" Curb	65	LF	$ 21.00	$ 1,365.00
11	Striping and Signage	1	LS	$ 3,500.00	$ 3,500.00
Roadway Subtotal					$ 370,827.85
SANITARY SEWER					
14	8" PVC Wastewater Main	1,178	LF	$ 41.00	$ 48,298.00
15	Sanitary Sewer Laterals 4" PVC w/ CO	1,324	LF	$ 22.69	$ 30,041.56
16	Sanitary Manhole	6	EA	$ 6,000.00	$ 36,000.00
Sanitary Sewer Subtotal					$ 114,339.56
WATER SERVICE					
12	Double Water Connection	8	EA	$ 2,859.55	$ 22,876.40
13	Single Water Connection	21	EA	$ 1,974.54	$ 41,465.34
19	4" PVC Water Service Sleeve	864	LF	$ 25.00	$ 21,600.00
20	Fire Hydrant Assembly	1	EA	$ 8,000.00	$ 8,000.00
21	8" PVC Watermain	2,035	LF	$ 48.00	$ 97,680.00
22	3" Blow-Off Assembly	2	EA	$ 4,475.56	$ 8,951.12
23	8" Gate Valve	6	EA	$ 2,902.34	$ 17,414.04
Water Service Subtotal					$ 217,986.90
DRAINAGE					
26	Storm Water Pipe (15" RCP)	145	LF	$ 50.00	$ 7,250.00
27	Storm Water Pipe (18" RCP)	514	LF	$ 62.00	$ 31,868.00
28	Storm Water Pipe (36" RCP)	338	LF	$ 93.00	$ 31,434.00
29	Storm Water Pipe (24" RCP)	583	LF	$ 141.00	$ 82,203.00
30	Type 'S' Curb Inlet	4	EA	$ 7,000.00	$ 28,000.00
31	Type 'G' Curb Inlet	4	EA	$ 7,574.59	$ 30,298.36
32	Storm Manhole	4	EA	$ 8,500.00	$ 34,000.00
Drainage Subtotal					$ 245,053.36
[illegible]					
Subtotal					$ 948,207.67
Mobilization (10%)					$ 94,820.77
Contingency (10%)					$ 94,820.77
TOTAL					$ 1,137,849.21

The Engineer's probable estimate of cost provided in this document is specifically intended to represent a rough order of magnitude, including all component information for line items aspects of the work, estimated quantities, and applied unit rates. The Engineer's probable estimate of cost is not intended for publication for the use of bidders whatsoever, unless represented as an FDOT Pay Item table on the plans for projects administered accordance with FDOT Standards. For bidding scenarios, the prospective bidders should be advised that they are solely responsible for: identifying and including relevant project scope, calculation of quantities/durations for takeoffs, and determining the appropriate competitive market cost for the work. Additionally, CHW has no control over the cost of labor, materials, equipment, market conditions, or the Contractor's method of determining prices. Therefore, our statements of probable cost provided herein are made on the basis of best judgment as professional consultants familiar with the construction industry. CHW, nor its subconsultants, can offer guarantee that proposals, bids, or construction costs will not vary from our statements of probable cost.

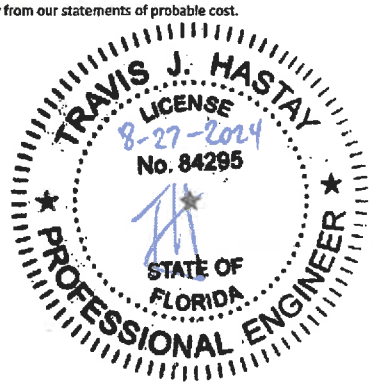


Exhibit "E"
Engineer's Certification of Construction Costs for Private Improvements

CHW
Professional Consultants

Project Name: Fletcher Trace Phases 1-3
CHW Project No: 21-0297
Date: 8/26/2024

Phase 3

Item No.	Item	Qty	Unit	Unit Cost	Cost
DEMOLITION/EARTHWORK					
20	Clearing and Grubbing	19	AC	$ 3,800.00	$ 72,200.00
21	Excavation	33,730	CY	$ 3.00	$ 101,190.00
22	Fill (using onsite materials)	26,663	CY	$ 0.50	$ 13,331.50
23	Sod (within ROW and common areas)	17,197	SY	$ 4.50	$ 77,386.50
24	Seed (within lots and bottom of basin)	62,792	SY	$ 0.50	$ 31,396.00
25	Silt Fence	1,932	LF	$ 1.76	$ 3,400.32
26	Tree Barricade	1,713	LF	$ 15.00	$ 25,695.00
Earthwork Subtotal					**$ 324,599.32**
DRAINAGE					
27	36" Mitered End	1	EA	$ 7,252.00	$ 7,252.00
Drainage Subtotal					**$ 7,252.00**
ELECTRIC					
30	Primary Electric Conduit (2")	3,748	LF	$ 8.00	$ 29,984.00
31	Electric Conduit (4")	1,738	LF	$ 15.00	$ 26,070.00
32	Electric Connection Fee	37	EA	$ 200.00	$ 7,400.00
Electric Subtotal					**$ 63,454.00**
Subtotal					**$ 395,305.32**
Mobilization (10%)					**$ 39,530.53**
Contingency (10%)					**$ 39,530.53**
TOTAL					**$ 474,366.38**

The Engineer's probable estimate of cost provided in this document is specifically intended to represent a rough order of magnitude, including all component information for line items aspects of the work, estimated quantities, and applied unit rates. The Engineer's probable estimate of cost is not intended for publication for the use of bidders whatsoever, unless represented as an FDOT Pay Item table on the plans for projects administered accordance with FDOT Standards. For bidding scenarios, the prospective bidders should be advised that they are solely responsible for: identifying and including relevant project scope, calculation of quantities/durations for takeoffs, and determining the appropriate competitive market cost for the work. Additionally, CHW has no control over the cost of labor, materials, equipment, market conditions, or the Contractor's method of determining prices. Therefore, our statements of probable cost provided herein are made on the basis of best judgment as professional consultants familiar with the construction industry. CHW, nor its subconsultants, can offer guarantee that proposals, bids, or construction costs will not vary from our statements of probable cost.

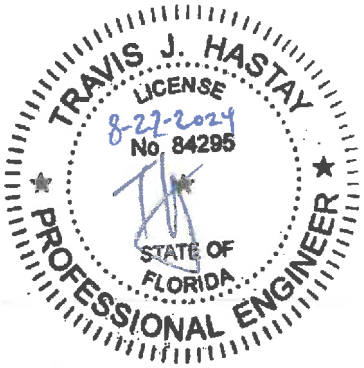
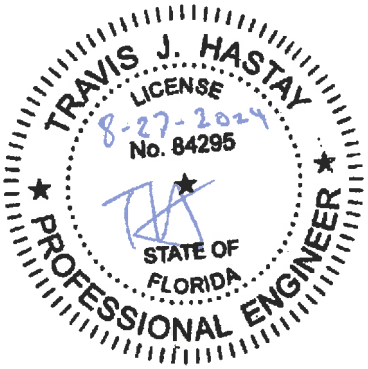


Exhibit "F"
Engineer's Certification of Construction Costs for House Sidewalks

Phase 3 On Lot Sidewalks

Item No.	Item	Qty	Unit	Unit Cost	Cost
1	Concrete Sidewalks and Driveways, 4"	1,249	SY	$ 50.55	$ 63,156.87
				Subtotal	**$ 63,156.87**
				Mobilization (10%)	**$ 6,315.69**
				Contingency (10%)	**$ 6,315.69**
				TOTAL	**$ 75,788.25**

The Engineer's probable estimate of cost provided in this document is specifically intended to represent a rough order of magnitude, including all component information for line items aspects of the work, estimated quantities, and applied unit rates. The Engineer's probable estimate of cost is not intended for publication for the use of bidders whatsoever, unless represented as an FDOT Pay Item table on the plans for projects administered accordance with FDOT Standards. For bidding scenarios, the prospective bidders should be advised that they are solely responsible for: identifying and including relevant project scope, calculation of quantities/durations for takeoffs, and determining the appropriate competitive market cost for the work. Additionally, CHW has no control over the cost of labor, materials, equipment, market conditions, or the Contractor's method of determining prices. Therefore, our statements of probable cost provided herein are made on the basis of best judgment as professional consultants familiar with the construction industry. CHW, nor its subconsultants, can offer guarantee that proposals, bids, or construction costs will not vary from our statements of probable cost.



RESOLUTION 25-03

A RESOLUTION OF THE CITY OF ALACHUA, FLORIDA; AUTHORIZING THE USE OF GENERAL FUND - SPECIAL EXPENSE CONTINGENCY IN THE AMOUNT OF $159,981; TRANSFERRING $159,981 TO THE SOLID WASTE DISPOSAL BUDGET; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Mayor of the City of Alachua declared a local state of emergency to mitigate the threat of Hurricane Helene effective as of September 24, 2024; and,

WHEREAS, on September 26, 2024 the City of Alachua felt the effects of Hurricane Helene; and,

WHEREAS, the City of Alachua invoked use of its Disaster Response and Debris Management Plan with Waste Pro of Florida, Inc. to dispose of Hurricane Helene storm debris; and,

WHEREAS, current expenses to dispose of Hurricane Helene storm debris in Fiscal Year 2024-2025 amount to $159,981.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF ALACHUA COMMISSION:

1. The Finance and Administrative Services Director is directed to transfer one hundred fifty-nine thousand nine hundred and eighty-one dollars ($159,981) from the General Fund – Special Expense Contingency budget to the Solid Waste Disposal budget as reflected in the budget amendment attached hereto as Exhibit A.

2. That this resolution shall take effect immediately upon its adoption.

DULY ADOPTED in regular session, this 10th day of February, 2025.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

_____
Gib Coerper, Mayor

SEAL

ATTEST:

_____
Mike DaRoza, City Manager/Clerk

CITY OF ALACHUA
BUDGET AMENDMENT / BUDGET TRANSFER

#	FUND NAME	DEPARTMENT NAME	ACCOUNT NAME	ACCOUNT NUMBER	REVENUES (+/-)	EXPENSES (+/-)
1	General Fund	Special Expense	Contingency	001-590.0400-509.9099		(159,981.00)
2	General Fund	Solid Waste	Contractual Svcs - Storm Debris	001-534.7640-503.3406		159,981.00
3						
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
				AMENDMENT/TRANSFER TOTALS	0.00	0.00
				COMBINED TOTAL		0.00

NOTE: TO INCREASE REVENUE OR EXPENSE = POSITIVE NUMBER, TO DECREASE REVENUE OR EXPENSE = NEGATIVE NUMBER.

USE WHOLE DOLLARS ONLY.

Purpose: Appropriate budget pursuant to Resolution 25-03.

APPROVED BY: _____

FINANCE AND ADMINISTRATIVE SERVICES DIRECTOR — DATE

APPROVED BY: _____

CITY MANAGER — DATE

Commission Agenda Item

MEETING DATE: February 10, 2025

SUBJECT: Mutual Aid Agreement for Combined Operational Assistance and Voluntary Cooperation between the Alachua County Sheriff's Office and the City of Alachua.

PREPARED BY: Jesse Sandusky

RECOMMENDED ACTION:
Authorize the Mayor, Chief of Police and City Attorney to execute the Mutual Aid Agreement with the Alachua County Sheriff's Office

Summary

General Counsel for the Alachua County Sheriff's Office submitted the proposed Mutual Aid Agreement - Combined Operational Assistance and Voluntary Cooperation between the Alachua County Sheriff and the City of Alachua for consideration. The Term for this proposed agreement will extend to January 11th, 2029, and permits the parties to, "...enter into a combined mutual aid agreement for law enforcement service which: (1) Permits voluntary cooperation and assistance of a routine law enforcement nature across jurisdictional lines, and; (2) Provides for rendering of assistance in a law enforcement emergency as defined in section 252.34, F.S."

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

Quality of LIfe
Strengthen Community Service
Community Enhancement

ATTACHMENTS

1. Mutual Aid - Combined Operational Assistance ASO-COA

ALACHUA COUNTY SHERIFF AND CITY OF ALACHUA COMBINED OPERATIONAL ASSISTANCE AND VOLUNTARY COOPERATION

MUTUAL AID AGREEMENT

THIS AGREEMENT, by and between CHAD D. SCOTT, Sheriff of Alachua County, hereinafter referred to as "Sheriff," and the **CITY OF ALACHUA** Police Department, hereinafter referred to as "APD,"

W I T N E S S E T H:

WHEREAS, the subscribed law enforcement agencies are so located in relation to each other that it is to the advantage of each to receive and extend mutual aid in the form of law enforcement services and resources to adequately respond to intensive situations including but not limited to emergencies as defined under section 252.34, F.S. as well as continuing, multi-jurisdictional law enforcement problems, so as to protect the public peace and safety, and preserve the lives and property of the people; and

WHEREAS, the Sheriff and Alachua have the authority under section 23.1225, F.S. et seq., the Florida Mutual Aid Act, to enter into a combined mutual aid agreement for law enforcement service which:

(1) Permits voluntary cooperation and assistance of a routine law enforcement nature across jurisdictional lines, and;

(2) Provides for rendering of assistance in a law enforcement emergency as defined in section 252.34, F.S.,

NOW, THEREFORE, the parties agree as follows:

SECTION I: PROVISIONS FOR VOLUNTARY COOPERATION

Each of the aforesaid law enforcement agencies hereby approve and enter into this Agreement whereby each of the agencies may request and render law enforcement assistance to the other in dealing with any violation of Florida Statutes to include, but not limited to, investigating homicides, sex

offenses, robberies, assaults, burglaries, disturbances, arson, motor vehicle thefts, other criminal or suspected criminal activity, and backup services during patrol activities.

SECTION II: PROVISIONS FOR OPERATIONAL ASSISTANCE

Each of the aforesaid law enforcement agencies hereby approve and enter into this Agreement whereby each of the agencies may request and render law enforcement assistance to the other to include, but not necessarily limited to, dealing with civil disturbances, large protest demonstrations, aircraft disasters, fires, natural or manmade disasters, sporting events, concerts, parades, escapes from detention facilities, incidents requiring utilization of specialized units, and other major law enforcement problems and emergencies as defined in s. 252.34, F.A.

SECTION III: PROCEDURE FOR REQUESTING ASSISTANCE

3.1 In the event that the Sheriff is in need of APD's assistance within any area of Alachua County, an authorized representative of the Sheriff shall notify the APD's designee. The APD's authorized agency representative shall evaluate the situation and the APD's available resources, consult with his/her supervisors if necessary, and will respond/render assistance in a manner he/she deems appropriate. The Sheriff or his designee may determine who is authorized to lend assistance, for how long such assistance is authorized and for what purpose such authority is granted. This authority may be granted either verbally or in writing as the particular situation dictates.

3.2 In the event that APD is in need of the Sheriff's assistance within APD's territorial jurisdiction, an authorized representative of the APD shall notify the Sheriff or his designee. The Sheriff or authorized agency representative shall evaluate the situation and the agency's available resources, consult with his/her supervisor if necessary and will respond/render assistance in a manner he/she deems appropriate.

3.3 Should a sworn APD officer be in the unincorporated area of Alachua County for matters of a routine nature, such as traveling through the jurisdiction on routine business, attending a meeting, or transporting a prisoner, and a violation of Florida Statutes occurs in the presence of said officer, representing his/her respective agency, he/she shall be empowered to render enforcement assistance and act in accordance with law. Should enforcement action be taken, said officer shall immediately notify

the Sheriff or his designee and upon the latter's arrival, turn the situation over to the Sheriff's representative and offer any assistance requested, including but not limited to a follow-up written report documenting the event and the actions taken. This provision so prescribed in this paragraph is not intended to grant general authority to conduct investigations, serve warrants and/or subpoenas, but is intended to address critical, life-threatening or public safety situations, prevent bodily injury to citizens, or secure apprehension of criminals whom the law enforcement officer may encounter.

3.4 In the event that it is necessary for APD to take any planned law enforcement related action within the unincorporated areas of Alachua County, an authorized representative of APD shall notify the Sheriff or his designee prior to taking such action. The Sheriff or his authorized representative shall evaluate the situation and ACSO's available resources, consult with his/her supervisors if necessary and will respond/render assistance in a manner he/she deems appropriate. No APD officer shall be empowered under this paragraph to operate in the unincorporated areas of Alachua County without prior request and approval of the Sheriff or his designee as heretofore provided. The Sheriff's decision in these matters shall be final.

SECTION IV: COMMAND AND SUPERVISORY RESPONSIBILITY

4.1 The personnel and equipment that are assigned by the assisting agency head shall be under the immediate command of a supervising officer designated by the assisting agency head. Such supervising officer shall be under the direct supervision and command of the agency head or his/her designee of the department requesting assistance.

4.2 Supervising officers rendering assistance pursuant to 3.4 shall be under the command of the Sheriff or his designee.

4.3 Whenever a deputy sheriff or APD police officer is rendering assistance pursuant to this Agreement, the deputy sheriff or APD police officer shall abide by and be subject to the rules and regulations, personnel policies, general orders and standard operating procedures of his/her own employing agency. If any such rule, regulation, personnel policy, general order or standard operating procedure is contradicted, contravened or otherwise in conflict with a direct order of a supervising deputy sheriff/officer of the requesting agency, then such rule, regulation, personnel policy, general order or standard operating procedure shall control and shall supersede the direct order.

SECTION V: LIABILITY

Each party engaging in any mutual cooperation and assistance, pursuant to this agreement, agrees with respect to any suit or claim for damages resulting from any and all acts, omissions, or conduct of such party's own employees occurring while engaging in rendering aid pursuant to this agreement to assume full responsibility for same, subject to provisions of section 768.28, F.S., where applicable, and provided such party shall have control of the defense of any suit or claim to which said assumption or responsibility applies.

SECTION VI: POWERS, PRIVILEGES, IMMUNITIES AND COSTS

6.1. APD officers, when actually engaging in mutual cooperation and assistance outside of their normal jurisdictional limits but inside this state, under the terms of this agreement, shall, pursuant to the provisions of section 23.127(1), F.S. have the same powers, duties, rights, privileges and immunities as if the employee was performing duties inside the City of Alachua. Any APD officer acting within the unincorporated areas of Alachua County, without the request or approval of the Sheriff or his designee, shall not be covered by this Agreement.

6.2. Each party agrees to furnish necessary equipment, resources and facilities and to render services to the other party to the agreement; provided however, that no party shall be required to deplete unreasonably its own equipment, resources, facilities, and services in furnishing mutual aid.

6.3. The agency that furnishes equipment pursuant to this part must bear the cost of loss or damage to that equipment and must pay any expense incurred in the operation and maintenance of that equipment.

6.4. The agency furnishing aid pursuant to this section shall compensate its appointees/employees during the time such aid is rendered and shall defray the actual travel and maintenance expenses of its employees while they are rendering such aid, including any amounts paid or due for compensation due to personal injury or death while such employees are engaged in rendering such aid.

6.5. The privileges and immunities from liability, exemption from laws, ordinances and rules, and all pension, insurance, relief, disability, workers' compensation, salary, death and other benefits that apply to the activity of any employee of an agency when performing the employee's duties within the

territorial limits of the employee's agency apply to the employee to the same degree, manner, and extent while engaged in the performance of the employee's duties extraterritorially under the provisions of this mutual aid agreement. The provisions of this section shall apply with equal effect to paid, volunteer, and reserve employees.

6.6. Nothing herein shall prevent the requesting agency from requesting supplemental appropriations from the governing authority having budgeting jurisdiction to reimburse the assisting agency for any actual costs or expenses incurred by the assisting agency performing hereunder.

SECTION VII: INSURANCE

Each party shall carry liability insurance in an amount which is at least adequate to cover the risk to which that party may be exposed. Should the insurance coverage, however provided, of any party be canceled or undergo material change, that party shall notify the other party of such change within ten (10) days of receipt of notice or actual knowledge of such change.

SECTION VIII: SHERIFF, DESIGNEE OR AUTHORIZED AGENCY REPRESENTATIVE

7.1. The Sheriff and his designee or authorized agency representative as pertains to this Agreement shall be the following persons:

i. Sheriff
ii. Undersheriff
iii. Major
iv. Captain
v. Shift or Watch Commander

7.2. The APD's designee or authorized agency representative as it pertains to this Agreement shall be the following persons:

i. Chief
ii. Deputy Chief
iii. Lieutenant
iv. Sergeant

SECTION IX: EFFECTIVE DATE

This Agreement shall take effect upon approval and execution by the hereinafter named officials. This Agreement shall continue in full force and effect through January 11, 2029, unless terminated prior thereto by any or both parties hereto.

SECTION X: CANCELLATION

Any party may withdraw from participation in this agreement upon delivery or written notice to the other party.

WHEREFORE, the parties hereto cause these presents to be signed by their duly authorized officers as of the date first above written.

ALACHUA COUNTY SHERIFF

Chad Scott 11/8/25

Chad D. Scott, Sheriff Date

Approved as to Form and Legality:

Michael Becker

Michael L. Becker
General Counsel

CITY OF ALACHUA

Gib Coerper, Mayor Date

RECOMMENDED:

Jesse Sandusky
Chief of Police
Alachua Police Department

Approved as to Form:

City Attorney

Commission Agenda Item

MEETING DATE: February 10, 2025

SUBJECT: Mutual Aid Agreement for Voluntary Cooperation for Traffic Control between the Alachua County Sheriff and the City of Alachua.

PREPARED BY: Jesse Sandusky

RECOMMENDED ACTION:

Authorize the Mayor, Chief of Police and City Attorney to execute the Mutual Aid Agreement for Traffic Control with the Alachua County Sheriff's Office.

Summary

General Counsel for the Alachua County Sheriff's Office submitted the proposed Voluntary Cooperation Mutual Aid Agreement for Traffic Control between the Alachua County Sheriff and the City of Alachua for consideration. The term for this proposed agreement will extend through and including January 11, 2029, and provides for Alachua Police Department officers to enforce Florida traffic laws and conduct crash investigations on specified roadways located outside the City's corporate boundaries, but still within Alachua County.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

Quality of LIfe
Community Enhancement
Strengthen Community Service

ATTACHMENTS

1. Mutual AId Traffic Control ASO-COA

ALACHUA COUNTY SHERIFF AND CITY OF ALACHUA VOLUNTARY COOPERATION MUTUAL AID AGREEMENT FOR TRAFFIC CONTROL

THIS AGREEMENT, by and between CHAD D. SCOTT, Sheriff of Alachua County, Florida, hereinafter referred to as "Sheriff," and the **CITY OF ALACHUA** by and for its Police Department, hereinafter referred to as "APD," is entered into this _____ day of _____, 2025.

WITNESSETH:

WHEREAS, the City of Alachua has a number of boundaries that intersect various major roadways which lie within the County; and

WHEREAS, there are continuing traffic problems on said roadways; and

WHEREAS, APD personnel have no authority outside the boundaries of the City of Alachua; and

WHEREAS, the Sheriff and the APD agree that a cooperative effort between the two agencies will be mutually advantageous and will allow for a smoother flow of traffic on these roadways;

NOW, THEREFORE, the Sheriff and the APD agree as follows:

1. Should an APD sworn law enforcement officer be outside the boundaries of the City of Alachua, but still within Alachua County for matters of a routine nature, such as traveling through the jurisdiction on routine business, attending a meeting, going to or from work, or responding to a call, said officer shall have authority to enforce the traffic laws of this state and conduct crash investigations on the following roadways:

US 441	**FROM NW 188th ST to 8910 NW 13 ST**	**4 LANE HIGHWAY**
CR 235A	**FROM US 441 TO SR 93 NORTH**	**2 LANE ROADWAY**
CR 235A	**FROM US 441 TO CR 235 SOUTH**	**2 LANE ROADWAY**
CR 241	**FROM INTERSECTION OF CR 235/241 SOUTH TO MILLHOPPER ROAD**	**2 LANE ROADWAY**
CR 235	**FROM US 441 NORTH TO NW 121 TER**	**2 LANE ROADWAY**

CR 241	**FROM INTERSECTION OF CR 235/241 NORTH TO NW 199 AVE**	**2 LANE ROADWAY**
CR 25A	**FROM US 441 TO CR 237 ENTERING FROM N.B. OR S.B.**	**2 LANE ROADWAY**

2. APD personnel performing traffic enforcement and crash investigations shall be under the immediate command of a supervising officer with the City of Alachua. Should enforcement action be taken pursuant to this Agreement, said officer shall notify the Sheriff. In the event a deputy responds, the investigation will be turned over to the Sheriff. The APD officer will complete a report indicating his/her involvement and will ensure a copy of the report is sent to the Sheriff.

3. The Sheriff and the APD agree to furnish personnel, equipment and other resources to each other in furtherance of performing the functions heretofore stated, provided, however, that no party shall be required to deplete unreasonably its own personnel, equipment or other resources in furnishing such mutual aid.

4. Whenever the aforementioned APD personnel are rendering aid outside the boundaries of the City of Alachua, but still within Alachua County, and pursuant to this agreement, such personnel shall have the same powers, duties, rights, privileges, and immunities as if they were performing their duties within the jurisdiction of their employing agency.

5. The agency which furnishes any equipment pursuant to this agreement shall bear all loss or damage such equipment may sustain and shall pay any expense incurred in the operation and maintenance thereof. Furthermore, the agency furnishing aid pursuant to this agreement shall retain full responsibility for the compensation of its personnel during the time of rendering such aid, including but not limited to salary, retirement, insurance and any amounts paid or due for compensation of its personnel during the time of rendering such aid, including but not limited to salary, retirement, insurance and any amounts paid or due for compensation due to personal injury or death while such personnel are engaged in rendering such aid. The agency furnishing aid pursuant to this agreement shall also provide law enforcement liability insurance with adequate coverage being applicable whenever and wherever its personnel are rendering aid.

6. Nothing in this Voluntary Cooperation Agreement shall be construed so as to require any individual or entity acting or failing to act pursuant to this agreement to perform or not perform any act or thing which would be in contravention of any requirement or provision of any applicable rule, regulation, ordinance, statute or law.

7. This agreement is not intended to provide any extension of authority to any member of the City of Alachua Police Department not assigned to the traffic control detail.

8. This agreement shall be in effect from the date above first written through and including January 11, 2029, unless sooner terminated. This agreement may be renewed or extended by written agreement only.

9. Either party to this agreement may withdraw from this agreement by giving written notice thereof to the other party. Upon receipt of such notice, this agreement shall be terminated.

WHEREFORE, the parties hereto cause these presents to be signed by their duly authorized officers as of the date first above written.

ALACHUA COUNTY SHERIFF

11/4/25
Chad D. Scott, Sheriff Date

Approved as to Form and Legality:

Michael L. Becker, General Counsel
Alachua County Sheriff's Office

CITY OF ALACHUA

Gib Coerper, Mayor Date

RECOMMENDED:

Jesse Sandusky
Chief of Police

Approved as to Form:

Marian Rush, City Attorney

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: February 10, 2025
SUBJECT: Approval of the January 27, 2025, City Commission Meeting Minutes
PREPARED BY: LeAnne Williams, Deputy City Clerk
RECOMMENDED ACTION:
Approve the January 27, 2025, City Commission Meeting Minutes

Summary

Approval of the January 27, 2025, City Commission Meeting Minutes

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

ATTACHMENTS

1. 25.01.27.M.CCM

Regular City Commission Meeting Minutes
January 27, 2025 at 6:00 PM

Mayor Gib Coerper
Vice Mayor Edward Potts
Commissioner Shirley Green Brown
Commissioner Jennifer Ringersen
Commissioner Dayna Williams

City Manager Mike DaRoza
City Attorney Marian Rush

Meeting Location: James A. Lewis City Commission Chambers
15100 NW 142 Terrace
Alachua, FL 32615

CITIZENS PRESENT: Ralph Williams
STAFF ATTENDING: Diane Amendola, Robert Bonetti, Kyler Burk, Tara Malone, Damon Messina, Donna Smith, Rodolfo Valladares, LeAnne Williams, Tyler Williams, David Wisener

City Commission Meeting

Notice given pursuant to Section 286.0105, Florida Statutes. In order to appeal any decision made at this meeting, you will need a verbatim record of the proceedings. It will be your responsibility to ensure such a record is made.

CALL TO ORDER

Led by Mayor Gib Coerper.

INVOCATION

Led by Pastor Ralph Williams, Newberry Church of the Nazarene.

PLEDGE TO THE FLAG

Led by Mayor Coerper.

APPROVAL OF THE AGENDA

Commissioner Jennifer Ringersen moved to approve the agenda; seconded by Commissioner Dayna Williams.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed by unanimous consent.

APPROVE READING OF PROPOSED ORDINANCES AND RESOLUTIONS BY TITLE ONLY

Vice Mayor Edward Potts moved to approve the reading of proposed ordinances and resolutions by title only; seconded by Commissioner Ringersen.

Passed by unanimous consent.

I. SPECIAL PRESENTATIONS

A) 2025 ELECTION PROCLAMATION

Deputy City Clerk LeAnne Williams introduced the presentation.

Mayor Coerper read the proclamation.

Commissioner Williams pointed out a scrivener's error.

B) FISCAL ANALYSIS REPORT FOR FY 2024-2025 THROUGH NOVEMBER 30, 2024

Senior Accountant Tyler Williams provided the presentation.

II. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

(Please Limit to 3 Minutes. Any citizen who is unable to speak at this time will have an opportunity to speak at the end of the meeting)

Mayor Coerper opened the floor for comments.

There were no comments.

III. COMMITTEE REPORTS/COMMITTEE APPOINTMENTS/CITY ANNOUNCEMENTS

IV. PUBLIC HEARINGS AND ORDINANCES
(Presentations, other than the applicant, please limit to 3 Minutes)

V. AGENDA ITEMS

VI. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA
(Please Limit to 3 Minutes. Any citizen who did not speak during the Citizen Comments period at the beginning of the meeting may do so at this time.)

Mayor Coerper opened the floor for comments.

There were no comments.

VII. COMMENTS FROM CITY MANAGER AND CITY ATTORNEY

City Manager Mike DaRoza thanked Pastor Williams for the invocation. He stated he attended:

- Alachua Chamber of Commerce Summit Breakfast
- Alachua Chamber of Commerce Gala
- 20th Annual Martin Luther King, Jr. Day Celebration

He announced the City of Alachua would be celebrating its 120th anniversary, and an event was planned for March 1, 2025, at Legacy Park.

City Attorney Marian Rush reflected on the 100th anniversary of the City of Alachua.

VIII. COMMISSION COMMENTS/DISCUSSION

Commissioner Williams thanked Lynn Hayes and the Martin Luther King, Jr. Day Celebration committee and congratulated them on a successful event. She stated she attended:

- Alachua Chamber of Commerce Gala

She noted that Benny E. Keith's new facility would have a groundbreaking on Wednesday, January 29, 2025.

Commissioner Shirley Green Brown thanked:

- Pastor Williams for the invocation.
- The Martin Luther King, Jr. Day Celebration committee, Lynn Hayes, Carol Richardson, and Damon Messina on their memorable and successful event.

She stated she attended:

- Alachua Chamber of Commerce Summit Breakfast
- Alachua Chamber of Commerce Gala

She announced Friends of the Library would have the African American Read-In on February 23, 2025, at the Alachua Library Branch.

Commissioner Ringersen thanked Pastor Williams for the invocation. She congratulated the Martin Luther King, Jr. Day Celebration committee on their successful event

Vice Mayor Potts thanked Pastor Williams for the invocation.
He stated he attended:

- Alachua Chamber of Commerce Summit Breakfast
- Sportsfest Committee Awards

Mayor Coerper stated he attended:

- Alachua Chamber of Commerce Gala
- 20th Annual Martin Luther King, Jr. Day Celebration
- Children's Trust farewell celebration for Liz Cayson.

He thanked the Legacy Park employees for a successful week full of events.

ADJOURN

Commissioner Ringersen moved to adjourn; seconded by Vice Mayor Potts.

Passed by unanimous consent.

CONSENT AGENDA

Consent Agenda items represent routine City operations and business. These items are approved at the beginning of the Regular City Commission meeting upon approval of the meeting agenda.

A) APPROVE MEETING MINUTES FOR OCTOBER 21, 2024

B) APPROVAL OF THE NOVEMBER 18, 2024, CITY COMMISSION MEETING MINUTES

C) APPROVAL OF THE DECEMBER 9, 2024, CITY COMMISSION MEETING MINUTES

D) APPROVAL OF THE JANUARY 13, 2025, CITY COMMISSION MEETING MINUTES

E) KIMLEY-HORN PROFESSIONAL SERVICES AGREEMENT

F) ENGINEERING SERVICES FOR THE EXPANSION OF THE LEGACY SUBSTATION

ATTEST:

_____
Mike DaRoza, City Manager/Clerk

CITY COMMISSION OF THE CITY OF ALACHUA, FLORDIA:

_____
Gib Coerper, Mayor