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 24, 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) A.L. MEBANE MIDDLE SCHOOL STUDENT ARTIST APPRECIATION

B) CAYDEN PARKER, EDNA M. HART KEEPER OF THE DREAM AWARD WINNER & INAUGURAL ALUMNI SCHOLARSHIP RECIPIENT

C) FISCAL ANALYSIS REPORT FOR FY 2024-2025 THROUGH JANUARY 31, 2025

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

IV. PUBLIC HEARINGS AND ORDINANCES

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

A) FLETCHER TRACE PHASE 1 FINAL PLAT (PSP24-0007): A REQUEST BY AARON HICKMAN, PSM, OF CHW, INC, APPLICANT AND AGENT 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).

B) FLETCHER TRACE PHASE 2 FINAL PLAT (PSP24-0008): A REQUEST BY AARON HICKMAN, PSM, OF CHW, INC, APPLICANT AND AGENT 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).

C) FLETCHER TRACE PHASE 3 FINAL PLAT (PSP24-0009): A REQUEST BY AARON HICKMAN, PSM, OF CHW, INC, APPLICANT AND AGENT 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

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) APPROVAL OF THE FEBRUARY 10, 2025, CITY COMMISSION MEETING MINUTES

Commission Agenda
Item

MEETING DATE: February 24, 2025
SUBJECT: A.L. Mebane Middle School Student Artist Appreciation
PREPARED BY: Diane Amendola, Assistant Deputy City Clerk
RECOMMENDED ACTION:
Mayor Coerper and Ms. Laura Dampier to present the certificates to the student artists.

Summary

In recognition of the student artists, we are presenting art certificates to the students of Mebane Middle School whose artwork was featured on display in the foyer of City Hall.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

ATTACHMENTS

None

Commission Agenda
Item

MEETING DATE: February 24, 2025

SUBJECT: Cayden Parker, Edna M. Hart Keeper of the Dream Award Winner & Inaugural Alumni Scholarship Recipient

PREPARED BY: LeAnne Williams, Deputy City Clerk

RECOMMENDED ACTION:

Receive the presentation and present the certificate.

Summary

Cayden Parker has distinguished himself by receiving the Edna M. Hart Keeper of the Dream Award and the Inaugural Alumni Scholarship. Tonight we will hear from Cayden regarding the challenges he faced and his plans for the future.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

ATTACHMENTS

1. Cert of Recognition

CERTIFICATE OF RECOGNITION

AWARDED TO

Cayden Parker

BY

THE CITY OF ALACHUA

On receiving the Edna M. Hart Keeper of the Dream Award and the Inaugural Alumni Scholarship,

This Commission recognizes the dedication and endurance required to attain such prestigious awards.

On behalf of the City Commission of the City of Alachua, Florida

We Congratulate you!

Awarded on this 24th day of February 2025

Gib Coerper, Mayor

Commission Agenda
Item

MEETING DATE: February 24, 2025
SUBJECT: Fiscal Analysis Report for FY 2024-2025 through January 31, 2025
PREPARED BY: Tyler Williams
RECOMMENDED ACTION:
Receive the presentation.

Summary

The Finance & Administrative Services Department periodically prepares fiscal analysis reports for the purpose of conveying the City's general fiscal operating condition to the City Commission and the residents of the City of Alachua.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

ATTACHMENTS

1. Presentation 20250131
2. 20250131 Fiscal Analysis

CITY OF ALACHUA

FISCAL ANALYSIS REPORT

FISCAL YEAR 2024-2025

THROUGH JANUARY 31, 2025

FEBRUARY 24, 2025

Key Terms

- **Fiscal year: period beginning October 1, 2024 and ending September 30, 2025.**
- **Amended budget: budget including all changes since the beginning of the fiscal year.**
- **Period benchmark: percentage of fiscal year that has transpired - 33.3%.**
- **Encumbrances: Funds committed for future expenses.**

ALL FUNDS SUMMARY

	FY 24/25 AMENDED BUDGET	PERCENT OF TOTAL BUDGET
GENERAL FUND	20,647,082	30.65%
SPECIAL REVENUE FUNDS	4,774,616	7.09%
DEBT SERVICE FUND	797,657	1.18%
CAPITAL PROJECTS FUNDS	40,414	0.06%
ENTERPRISE FUNDS	36,859,984	54.72%
INTERNAL SERVICE FUND	4,243,960	6.30%
	67,363,713	**100.00%**

General Fund

- **Primary Revenue Source: Taxes**

- **Programs Funded:**
  - City Commission
  - City Manager (City Manager, Special Expense)
  - City Attorney
  - Finance & Admin. Svcs. (Finance, Grants, Purchasing, Facilities, Information & Tech.)
  - Human Resources (Human Resources, Deputy City Clerk)
  - Community Planning & Development (Planning, Codes, Building Inspections)
  - Compliance & Risk Management
  - Residential Waste Collection
  - Public Works
  - Police
  - Recreation & Culture

General Fund

- **Sources of Funding (71%) –**
  - Current Revenues: $ 10.4M (50%)
  - Budgeted Balances: $ 4.4M (21%)
- **Uses of Funding (48%) –**
  - Expenses: $ 6.9M (33%)
  - Encumbrances: $ 3.0M (15%)

Special Revenue Funds

- **Primary Revenue Source: Intergovernmental Revenue and Taxes**

- **Programs Funded:**
  - Law Enforcement Training
  - Tree Bank
  - APD Explorers
  - T K Basin
  - Infrastructure Surtax
  - Wild Spaces Public Places
  - Donation
  - Community Redevelopment Agency (CRA)

Special Revenue Funds

- **Sources of Funding (74%) –**
  - Current Revenues: $ 1.3M (28%)
  - Budgeted Balances: $ 2.2M (46%)
- **Uses of Funding (14%) –**
  - Expenses: $ 276K (6%)
  - Encumbrances: $ 399K (8%)

Debt Service Fund

- **Primary Revenue Source: Inter-fund Transfers**

- **Programs Funded:**
  - **Series 2016 Debt Payments**

Debt Service Fund

- **Sources of Funding (100%) –**
  - Current Revenues: $ 797K (100%)
  - Budgeted Balances: $ 1K (0%)
- **Uses of Funding (78%) –**
  - Expenses: $ 622K (78%)
  - Encumbrances: $ ------ (0%)

Capital Projects Funds

- **Primary Revenue Source: Intergovernmental Revenue**

- **Programs Funded:**
  - **Heritage Oaks**
  - **CDBG – Neighborhood Revitalization**

Capital Projects Funds

- **Sources of Funding (100%) –**
  - Current Revenues: $ 0K (0%)
  - Budgeted Balances: $ 40K (100%)
- **Uses of Funding (89%) –**
  - Expenses: $ 36K (89%)
  - Encumbrances: $ 0K (0%)

Enterprise Funds

- **Primary Revenue Source: Charges for Services**

- **Programs Funded:**
  - **Electric**
  - **Water**
  - **Waste Water**
  - **Mosquito**

Enterprise Funds

- **Sources of Funding (53%) –**
  - Current Revenues: $ 8.4M (23%)
  - Budgeted Balances: $ 10.9M (30%)
- **Uses of Funding (40%) –**
  - Expenses: $ 9.0M (24%)
  - Encumbrances: $ 5.8M (16%)

Internal Service Fund

- **Primary Revenue Source: Charges for Services**

- **Programs Funded:**
  - **Utility Operations**
  - **Utility Billing**
  - **Utility Administration**
  - **Warehouse Operations**
  - **Human Resources**
  - **Information & Technology**
  - **Water Distribution/Collection**

Internal Service Fund

- **Sources of Funding (89%) –**
  - Current Revenues: $ 4.2M (44%)
  - Balances: $ 1.9M (45%)
- **Uses of Funding (31%) –**
  - Expenses: $ 1.3M (30%)
  - Encumbrances: $ 71K (1%)

ALL FUNDS SUMMARY

- **Amended FY 24/25 Budget = $ 67,363,713**

- **Sources of Funding (62%) –**
  - Current Revenues: $ 6.4M (33%)
  - Budgeted Balances: $ 19.5M (29%)

- **Uses of Funding (41%) –**
  - Expenses: $ 23.9M (36%)
  - Encumbrances: $ 3.5M (5%)

Investments / Cash Holdings

- **Investment portfolio total = $ 1,767,284.66**
  - State Board of Administration (SBA) = $ 1.2M
  - Money Market Account = $ 521K
  - Certificate of Deposit = $ 30K

- **Cash holdings total = $ 34,636,888.08**
  - Operating Account = $ 28.2M
  - CRA Account = $ 1.2M
  - Customer Deposit Accounts = $ 2.2M
  - Series 2016 Repayment Account = $ 34K
  - SRF Money Market account = $ 156K
  - ARPA Account = $ 2.8M
  - Other Accounts = $ 25K

CONCLUSION

- **Revenues and Expenses**
- **Audit Wrapping Up**

FINANCE AND ADMINISTRATIVE SERVICES
FISCAL ANALYSIS
FY 2024-2025
THROUGH JANUARY 31, 2025

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INTRODUCTION TO FISCAL ANALYSIS REPORT

Purpose

The fiscal analysis report is used to report the operating condition of the City, and where applicable, identify potential trends and, if necessary, recommend options for corrective action. The report first looks at all City Funds, and then looks at the major fund types (General Fund, Enterprise Funds, etc.). This report is merely a snapshot that fairly represents the City's financial position at a given point in time. While materially accurate, these are unaudited figures.

Defining Revenue

Revenues are the financial resources available to the City. The City of Alachua has a variety of revenue sources. These revenue sources include taxes, permits and fees, charges for services, fines and forfeitures, grants, and other miscellaneous revenues.

Defining Expenditure

Expenditures constitute a use of financial resources. There are four basic types of expenditures: personal services, operating, capital and debt. Personal services include all salary and salary related expenditures. Operating expenditures include the day-to-day expenses such as supplies, utilities, and equipment purchases. Capital expenditures include construction of roads, parks, buildings and the purchase of land. Debt is the expense related to principal and interest on long-term bonds and notes issued by the City. Expenditure figures within this report include encumbrances. Encumbrances are expenditure commitments that have not yet been actually incurred.

Defining Expenditure Function

Expenditure functions are expenditure classifications according to the principal purposes for which expenditures are made. Examples are general government, public safety, economic environment, physical environment, transportation, and culture/recreation.

Defining Fund Balance

Fund balances are the funds carried over from the previous fiscal year. The City has a variety of uses for fund balance including reserve for future capital projects, for emergencies and catastrophes, for certain bond issues, and for other contingencies and expenditures.

Conclusion

The report gives a more comprehensive view by fund type of the financial operations of the City. The Finance and Administrative Services Department welcomes any feedback you may have.

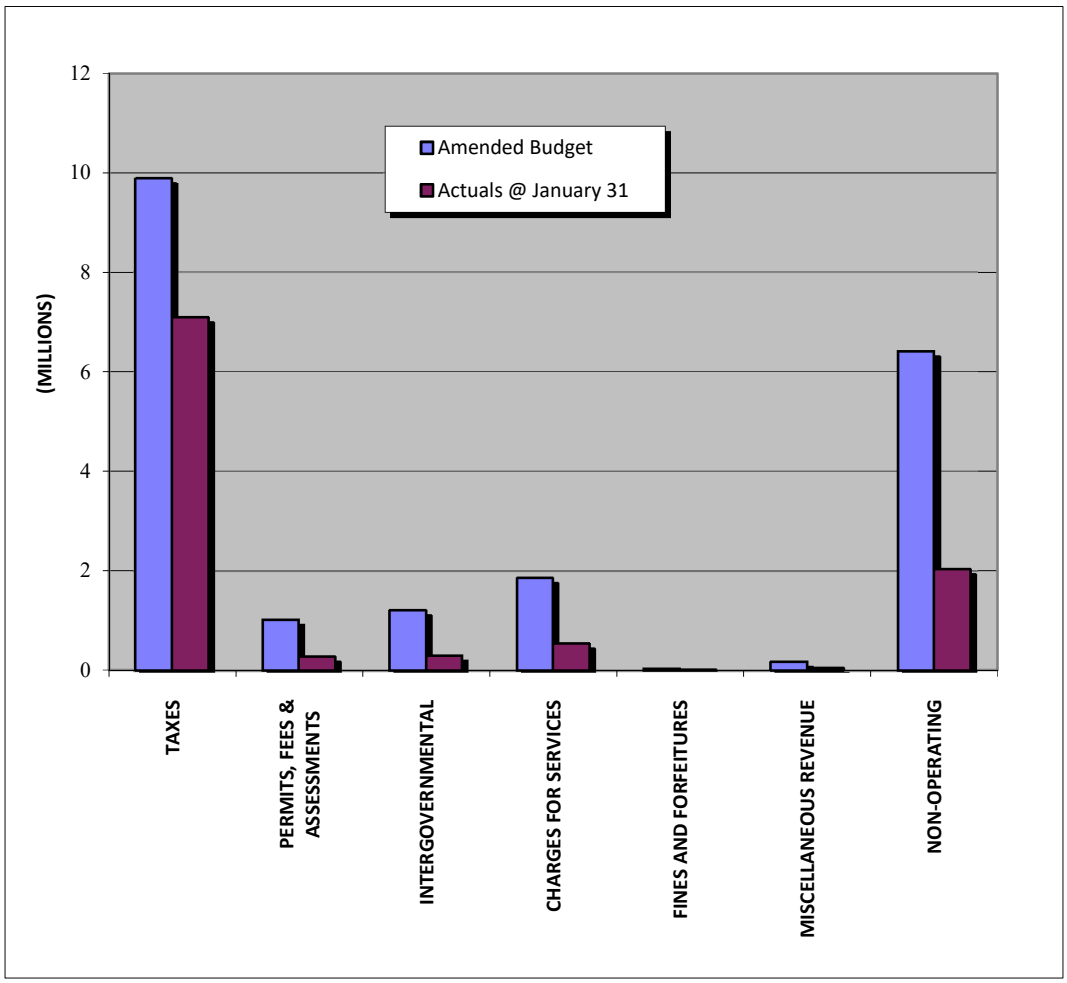
CITY OF ALACHUA **GENERAL FUND**
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING JANUARY 31, 2025

FUND 001 - GENERAL FUND: The General Fund is the general operating fund for the Alachua City Commission. This fund is used to account for all financial resources, except those required to be accounted for separately. These resources provide funding for programs such as Fire Services, Recreation Services, General Government Administration, Capital Improvement Projects, Law Enforcement and Planning Services to all residents of the City of Alachua.

	FY 24/25 APPROVED BUDGET	FY 24/25 AMENDED BUDGET	YEAR TO DATE FY 24/25	PERCENT OF BUDGET COLLECTED OR EXPENDED
REVENUES:				
TAXES	9,882,225	9,882,225	7,106,056	72%
PERMITS, FEES & ASSESSMENTS	1,035,000	1,035,000	288,673	28%
INTERGOVERNMENTAL	1,213,334	1,213,334	313,946	26%
CHARGES FOR SERVICES	1,866,202	1,866,202	550,316	29%
FINES AND FORFEITURES	47,000	47,000	15,128	32%
MISCELLANEOUS REVENUE	187,200	187,200	53,717	29%
NON-OPERATING	6,416,121	6,416,121	2,036,087	32%
	20,647,082	20,647,082	10,363,923	50%
EXPENSES:				
GENERAL GOVERNMENT	8,135,052	8,135,052	3,732,271	46%
PUBLIC SAFETY	6,447,405	6,447,405	2,831,400	44%
ECONOMIC ENVIRONMENT	0	0	0	0%
PHYSICAL ENVIRONMENT	1,230,030	1,230,030	1,188,169	97%
TRANSPORTATION	3,426,503	3,426,503	1,556,464	45%
HUMAN SERVICES	0	0	0	0%
CULTURE & RECREATION	1,408,092	1,408,092	598,209	42%
	20,647,082	20,647,082	9,906,513	48%
MAJOR EXPENDITURE CATEGORIES:				
PERSONAL SERVICES	10,370,935	10,370,935	3,494,276	34%
OPERATING EXPENDITURES	4,819,975	4,819,975	3,063,217	64%
CAPITAL OUTLAY	3,684,586	3,684,586	2,058,433	56%
DEBT SERVICE	0	0	0	0%
GRANTS & AIDS	284,000	284,000	203,000	71%
NON-OPERATING	1,487,586	1,487,586	1,087,587	73%
POWER COSTS	0	0	0	0%
	20,647,082	20,647,082	9,906,513	48%

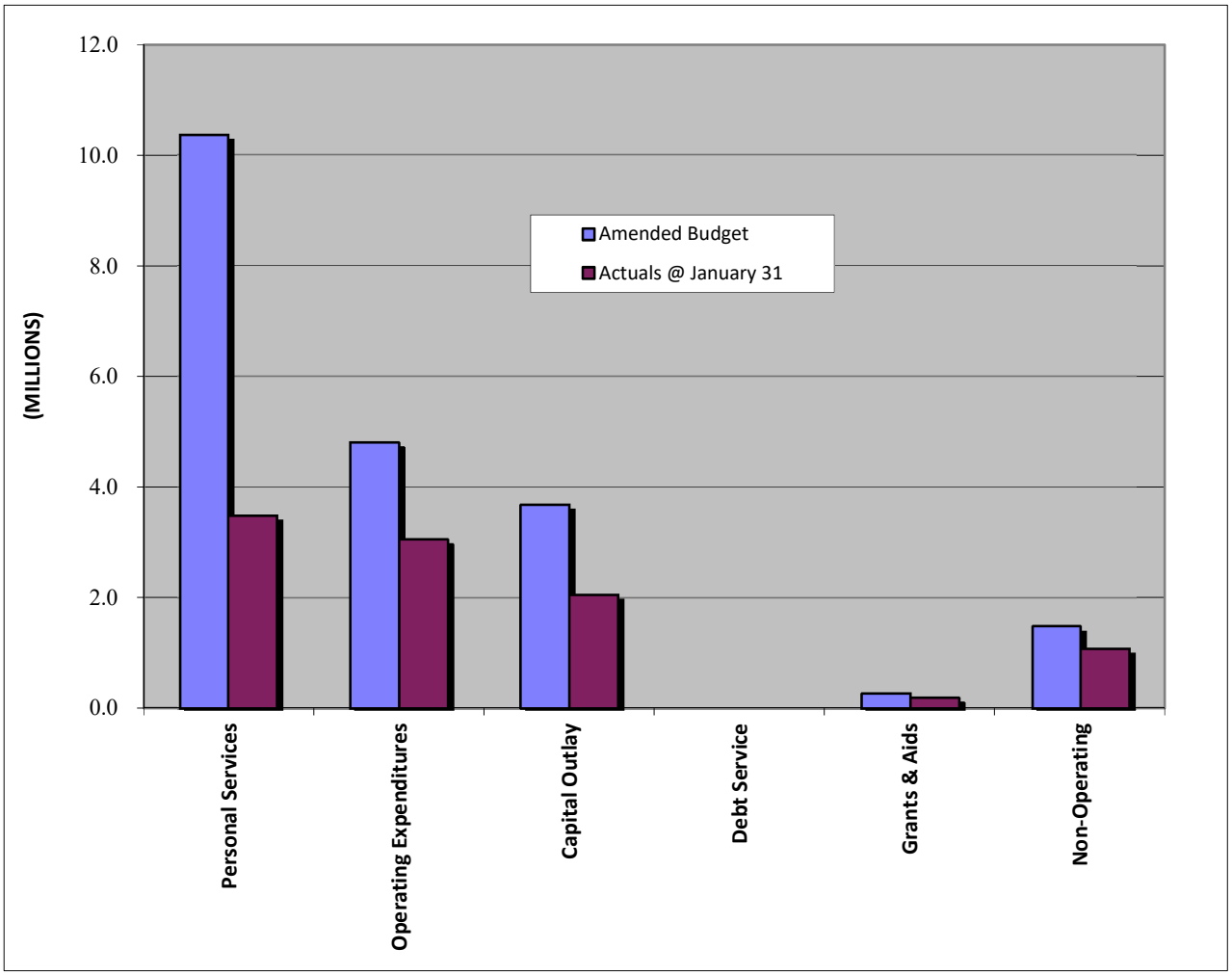
Revenues by Major Category
General Fund

As of January 31, 2025, the City of Alachua has collected 50% of budgeted General Fund revenues. Tax collections are at 72%. These revenues include property taxes, local option fuel taxes, utility taxes, and communication services taxes and account for approx. $10.0M, or just under half, of the General Fund annual budgeted revenues. Permits, Fees & Assessments are at 28%. The Intergovernmental Revenues are at 26%. Charges for Services are at 29%, Fines & Forfeitures are at 32%, Miscellaneous Revenues are at 29% and Non-Operating Revenues are at 32%.



Expenditures by Major Category
General Fund

Overall, General Fund expenditure categories were at 48%. Personal Services are at 34% with Operating Expenditures at 64%. The Capital Outlay category is at 56%, Grants & Aids are 71% and Non-Operating expenditures are at 73%. Encumbrances for legal and residential waste collection account for 11% of the expense line total ($1.0M).



CITY OF ALACHUA **GENERAL FUND REVENUES**

FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING JANUARY 31, 2025

REVENUE SOURCE	FY 24/25 APPROVED BUDGET	FY 24/25 AMENDED BUDGET	YEAR TO DATE FY 24/25	PERCENT COLLECTED
TAXES				
AD VALOREM TAXES	7,667,200	7,667,200	6,469,010	84%
LOCAL OPTION FUEL TAXES	328,025	328,025	91,538	28%
UTILITY SERVICES TAXES	1,500,000	1,500,000	412,580	28%
COMMUNICATIONS SERVICES TAXES	337,000	337,000	82,935	25%
LOCAL BUSINESS TAXES	50,000	50,000	49,993	100%
SUBTOTAL	**9,882,225**	**9,882,225**	**7,106,056**	**72%**
PERMITS, FEES AND ASSESSMENTS				
BUILDING PERMITS	550,000	550,000	176,899	32%
FRANCHISE FEES	485,000	485,000	111,774	23%
SUBTOTAL	**1,035,000**	**1,035,000**	**288,673**	**28%**
INTERGOVERNMENTAL REVENUE				
STATE-SHARED REVENUES	1,213,334	1,213,334	313,946	26%
GRANTS	0	0	0	0%
SUBTOTAL	**1,213,334**	**1,213,334**	**313,946**	**26%**
CHARGES FOR SERVICES				
GENERAL GOVERNMENT	93,150	93,150	34,097	37%
PUBLIC SAFETY	334,874	334,874	74,893	22%
PHYSICAL ENVIRONMENT	1,267,200	1,267,200	417,971	33%
TRANSPORTATION	51,978	51,978	0	0%
CULTURE & RECREATION	119,000	119,000	23,355	20%
OTHER CHARGES FOR SVCS	0	0	0	0%
SUBTOTAL	**1,866,202**	**1,866,202**	**550,316**	**29%**
FINES & FORFEITURES				
FINES & FORFEITURES	47,000	47,000	15,029	32%
OTHER FINES & FORFEITURES	0	0	99	NA+
SUBTOTAL	**47,000**	**47,000**	**15,128**	**32%**
MISCELLANEOUS REVENUE				
INTEREST EARNINGS	160,000	160,000	39,992	25%
RENTS & ROYALTIES	0	0	0	0%
OTHER MISCELLANEOUS REVENUE	27,200	27,200	13,725	50%
SUBTOTAL	**187,200**	**187,200**	**53,717**	**29%**
NON-OPERATING				
CONTRIBUTIONS FROM ENTERPRISE	2,000,000	2,000,000	2,000,000	100%
OPERATING TRANSFERS IN	36,088	36,088	36,087	100%
FUND BALANCE & UNDER COLLECTION	4,380,033	4,380,033	0	0%
SUBTOTAL	**6,416,121**	**6,416,121**	**2,036,087**	**32%**
GENERAL FUND	**20,647,082**	**20,647,082**	**10,363,923**	**50%**

CITY OF ALACHUA **GENERAL FUND EXPENDITURES**
FINANCE DEPARTMENT ANALYSIS **BY MAJOR CATEGORY**
FOR THE PERIOD ENDING JANUARY 31, 2025

DEPARTMENT/DIVISION	FY 24/25 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
CITY COMMISSION						
PERSONAL SERVICES	129,019	39,602	31%	0	0%	31%
OPERATING EXPENDITURES	30,002	15,534	52%	0	0%	52%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**159,021**	**55,136**	**35%**	**0**	**0%**	**35%**
CITY MANAGER'S OFFICE						
PERSONAL SERVICES	854,653	292,611	34%	0	0%	34%
OPERATING EXPENDITURES	65,692	15,860	24%	2,609	4%	28%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
GRANTS & AIDS	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**920,345**	**308,471**	**34%**	**2,609**	**0%**	**34%**
DEPUTY CITY CLERK						
PERSONAL SERVICES	178,295	61,448	34%	0	0%	34%
OPERATING EXPENDITURES	87,238	38,419	44%	0	0%	44%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**265,533**	**99,867**	**38%**	**0**	**0%**	**38%**
CITY ATTORNEY						
OPERATING EXPENDITURES	321,059	83,782	26%	160,935	50%	76%
TOTAL EXPENDITURES	**321,059**	**83,782**	**26%**	**160,935**	**50%**	**76%**
INFORMATION & TECHNOLOGY SERVICES						
PERSONAL SERVICES	245,238	78,260	32%	0	0%	32%
OPERATING EXPENDITURES	170,068	50,668	30%	15,807	9%	39%
CAPITAL OUTLAY	125,000	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**540,306**	**128,928**	**24%**	**15,807**	**3%**	**27%**
FINANCE						
PERSONAL SERVICES	658,168	227,358	35%	0	0%	35%
OPERATING EXPENDITURES	119,416	60,861	51%	13,550	11%	62%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**777,584**	**288,219**	**37%**	**13,550**	**2%**	**39%**

CITY OF ALACHUA | **GENERAL FUND EXPENDITURES**
FINANCE DEPARTMENT ANALYSIS | **BY MAJOR CATEGORY**
FOR THE PERIOD ENDING JANUARY 31, 2025

DEPARTMENT/DIVISION	FY 24/25 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
HUMAN RESOURCES						
PERSONAL SERVICES	301,365	102,059	34%	0	0%	34%
OPERATING EXPENDITURES	76,512	16,495	22%	3,250	4%	26%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**377,877**	**118,554**	**31%**	**3,250**	**1%**	**32%**
FACILITIES MAINTENANCE						
PERSONAL SERVICES	712,042	226,036	32%	0	0%	32%
OPERATING EXPENDITURES	262,932	91,982	35%	43,883	17%	52%
CAPITAL OUTLAY	367,898	85,211	23%	122,246	33%	56%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**1,342,872**	**403,229**	**30%**	**166,129**	**12%**	**42%**
GRANTS & CONTRACTS						
PERSONAL SERVICES	0	0	0%	0	0%	0%
OPERATING EXPENDITURES	73,890	5,781	8%	10,215	14%	22%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**73,890**	**5,781**	**8%**	**10,215**	**14%**	**22%**
CP&D-PLANNING & DEVELOPMENT						
PERSONAL SERVICES	650,464	207,154	32%	0	0%	32%
OPERATING EXPENDITURES	119,956	19,639	16%	21,530	18%	34%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**770,420**	**226,793**	**29%**	**21,530**	**3%**	**32%**
COMPLIANCE & RISK MANAGEMENT						
PERSONAL SERVICES	476,342	149,217	31%	0	0%	31%
OPERATING EXPENDITURES	50,693	13,986	28%	0	0%	28%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**527,035**	**163,203**	**31%**	**0**	**0%**	**31%**
CP&D-BEAUTIFICATION BOARD						
OPERATING EXPENDITURES	37,000	2,493	7%	14,500	39%	46%
TOTAL EXPENDITURES	**37,000**	**2,493**	**7%**	**14,500**	**39%**	**46%**

CITY OF ALACHUA **GENERAL FUND EXPENDITURES**
FINANCE DEPARTMENT ANALYSIS **BY MAJOR CATEGORY**
FOR THE PERIOD ENDING JANUARY 31, 2025

DEPARTMENT/DIVISION	FY 24/25 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
SPECIAL EXPENSE						
PERSONAL SERVICES	14,074	0	0%	0	0%	0%
OPERATING EXPENDITURES	138,450	26,112	19%	48,000	35%	54%
CAPITAL OUTLAY	98,000	0	0%	74,591	0%	0%
GRANTS & AIDS	284,000	203,000	71%	0	0%	71%
NON-OPERATING	1,487,586	1,087,587	73%	0	0%	73%
TOTAL EXPENDITURES	**2,022,110**	**1,316,699**	**65%**	**122,591**	**6%**	**71%**
PS-SOLID WASTE DISPOSAL						
OPERATING EXPENDITURES	1,230,030	299,396	24%	888,773	72%	97%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**1,230,030**	**299,396**	**24%**	**888,773**	**72%**	**97%**
PS-PUBLIC WORKS						
PERSONAL SERVICES	748,804	220,043	29%	0	0%	29%
OPERATING EXPENDITURES	441,626	61,167	14%	74,881	17%	31%
CAPITAL OUTLAY	2,236,073	455,965	20%	744,408	33%	54%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**3,426,503**	**737,175**	**22%**	**819,289**	**24%**	**45%**
BUILDING INSPECTIONS						
PERSONAL SERVICES	436,605	64,383	15%	0	0%	15%
OPERATING EXPENDITURES	73,625	48,299	66%	56,612	77%	142%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**510,230**	**112,682**	**22%**	**56,612**	**11%**	**33%**
APD-PATROL & ADMIN						
PERSONAL SERVICES	3,776,903	1,492,154	40%	0	0%	40%
OPERATING EXPENDITURES	746,199	218,379	29%	238,593	32%	61%
CAPITAL OUTLAY	857,615	251,991	29%	316,494	37%	66%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**5,380,717**	**1,962,524**	**36%**	**555,087**	**10%**	**47%**

CITY OF ALACHUA **GENERAL FUND EXPENDITURES**
FINANCE DEPARTMENT ANALYSIS **BY MAJOR CATEGORY**
FOR THE PERIOD ENDING JANUARY 31, 2025

DEPARTMENT/DIVISION	FY 24/25 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
APD-COMMUNICATIONS						
PERSONAL SERVICES	479,972	127,164	26%	0	0%	26%
OPERATING EXPENDITURES	24,486	4,697	19%	0	0%	19%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**504,458**	**131,861**	**26%**	**0**	**0%**	**26%**
APD-SCHOOL CROSSING GUARDS						
OPERATING EXPENDITURES	47,000	12,634	27%	0	0%	27%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**47,000**	**12,634**	**27%**	**0**	**0%**	**27%**
APD-EXPLORERS PROGRAM						
OPERATING EXPENDITURES	2,000	0	0%	0	0%	0%
TOTAL EXPENDITURES	**2,000**	**0**	**0%**	**0**	**0%**	**0%**
APD-RESERVE PROGRAM						
OPERATING EXPENDITURES	3,000	0	0%	0	0%	0%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**3,000**	**0**	**0%**	**0**	**0%**	**0%**
RECREATION & CULTURE						
PERSONAL SERVICES	708,991	206,787	29%	0	0%	29%
OPERATING EXPENDITURES	699,101	230,363	33%	153,532	22%	55%
CAPITAL OUTLAY	0	7,527	NA-	0	0%	NA-
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**1,408,092**	**444,677**	**32%**	**153,532**	**11%**	**42%**
GENERAL FUND	**20,647,082**	**6,902,104**	**33%**	**3,004,409**	**15%**	**48%**

CITY OF ALACHUA **SPECIAL REVENUE FUNDS**
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING JANUARY 31, 2025

FUND VARIOUS - SPECIAL REVENUE FUNDS: Special Revenue Funds are used to account for the proceeds of specific revenue sources that are designated for specified purposes or are restricted in use.

	FY 24/25 APPROVED BUDGET	FY 24/25 AMENDED BUDGET	YEAR TO DATE FY 24/25	PERCENT OF BUDGET COLLECTED OR EXPENDED
REVENUES:				
TAXES	1,527,428	1,527,428	308,433	20%
PERMITS, FEES & ASSESSMENTS	9,800	9,800	7,238	74%
INTERGOVERNMENTAL REVENUE	705,820	705,820	713,551	101%
CHARGES FOR SERVICES	0	0	0	0%
FINES AND FORFEITURES	4,900	4,900	1,112	23%
MISCELLANEOUS REVENUE	48,350	48,350	15,544	32%
NON-OPERATING	2,478,318	2,478,318	290,930	12%
	4,774,616	4,774,616	1,336,808	28%
EXPENSES:				
GENERAL GOVERNMENT	2,733,491	2,733,491	27,459	1%
PUBLIC SAFETY	13,315	13,315	0	0%
ECONOMIC ENVIRONMENT	1,041,399	1,041,399	276,596	27%
PHYSICAL ENVIRONMENT	27,000	27,000	10,652	39%
TRANSPORTATION	0	0	0	0%
HUMAN SERVICES	0	0	0	0%
CULTURE & RECREATION	959,411	959,411	359,614	37%
	4,774,616	4,774,616	674,321	14%
MAJOR EXPENDITURE CATEGORIES:				
PERSONAL SERVICES	100,167	100,167	37,040	37%
OPERATING EXPENDITURES	739,806	739,806	289,081	39%
CAPITAL OUTLAY	3,879,643	3,879,643	348,200	9%
DEBT SERVICE	0	0	0	0%
GRANTS & AIDS	25,000	25,000	0	0%
NON-OPERATING	30,000	30,000	0	0%
	4,774,616	4,774,616	674,321	14%

CITY OF ALACHUA **SPECIAL REVENUE FUNDS REVENUES**

FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING JANUARY 31, 2025

REVENUE SOURCE	FY 24/25 APPROVED BUDGET	FY 24/25 AMENDED BUDGET	RECEIVED TO DATE FY 24/25	PERCENT COLLECTED
TAXES				
DISCRETIONARY SALES SURTAX	1,527,428	1,527,428	308,433	20%
SUBTOTAL	**1,527,428**	**1,527,428**	**308,433**	**20%**
PERMITS, FEES AND ASSESSMENTS				
OTHER CHARGES AND FEES	0	0	0	0%
SPECIAL ASSESSMENTS	9,800	9,800	7,238	74%
SUBTOTAL	**9,800**	**9,800**	**7,238**	**74%**
INTERGOVERNMENTAL REVENUE				
FEDERAL GRANTS	0	0	0	0%
STATE GRANTS	0	0	0	0%
GRANTS FROM OTHER LOCAL UNITS	333,333	333,333	341,063	102%
PAYMENTS FROM LOCAL UNITS (FOR CRA)	372,487	372,487	372,488	100%
SUBTOTAL	**705,820**	**705,820**	**713,551**	**101%**
CHARGES FOR SERVICES				
CULTURE & RECREATION	0	0	0	0%
OTHER MISCELLANEOUS CHARGES	0	0	0	0%
SUBTOTAL	**0**	**0**	**0**	**0%**
FINES AND FORFEITURES				
ADDT'L CRT COSTS-$2 FOR LEO TRAINING	4,900	4,900	1,112	23%
SUBTOTAL	**4,900**	**4,900**	**1,112**	**23%**
MISCELLANEOUS REVENUE				
INTEREST INCOME	23,350	23,350	9,269	40%
RENTALS AND LEASES	25,000	25,000	6,275	25%
CONTRIBUTIONS AND DONATIONS	0	0	0	0%
OTHER MISCELLANEOUS REVENUE	0	0	0	0%
SUBTOTAL	**48,350**	**48,350**	**15,544**	**32%**
NON-OPERATING				
DEBT PROCEEDS	0	0	0	0%
TRANSFER IN	290,929	290,929	290,930	100%
USE OF FUND BALANCE/UNDERCOLLECTION	2,187,389	2,187,389	0	0%
SUBTOTAL	**2,478,318**	**2,478,318**	**290,930**	**12%**
SPECIAL REVENUE FUNDS	**4,774,616**	**4,774,616**	**1,336,808**	**28%**

CITY OF ALACHUA
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING JANUARY 31, 2025

SPECIAL REVENUE FUNDS EXPENDITURES
BY MAJOR CATEGORY

SPECIAL REVENUE FUND	FY 24/25 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
ADDT'L COURT COST-$2 FOR LEO TRAINING FUND						
OPERATING EXPENDITURES	9,000	0	0%	0	0%	0%
TOTAL EXPENDITURES	**9,000**	**0**	**0%**	**0**	**0%**	**0%**
TREE BANK FUND						
OPERATING EXPENDITURES	350,444	27,459	8%	0	0%	8%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**350,444**	**27,459**	**8%**	**0**	**0%**	**8%**
EXPLORER SPECIAL REVENUE FUND						
OPERATING EXPENDITURES	4,315	0	0%	0	0%	0%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**4,315**	**0**	**0%**	**0**	**0%**	**0%**
TK BASIN SPECIAL ASSESSMENT						
OPERATING EXPENDITURES	17,000	3,551	21%	7,101	42%	63%
NON OPERATING	10,000	0	0%	0	0%	0%
TOTAL EXPENDITURES	**27,000**	**3,551**	**13%**	**7,101**	**26%**	**39%**
INFRASTRUCTURE SURTAX FUND						
OPERATING EXPENDITURES	0	0	0%	0	0%	0%
CAPITAL OUTLAY	2,383,047	0	0%	0	0%	0%
TOTAL EXPENDITURES	**2,383,047**	**0**	**0%**	**0**	**0%**	**0%**
WILD SPACES PUBLIC PLACES FUND						
OPERATING EXPENDITURES	0	6,049	NA-	13,500	NA-	NA-
CAPITAL OUTLAY	957,946	101,065	11%	239,000	25%	35%
TOTAL EXPENDITURES	**957,946**	**107,114**	**11%**	**252,500**	**26%**	**38%**
DONATION FUND						
OPERATING EXPENDITURES	1,465	0	0%	0	0%	0%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**1,465**	**0**	**0%**	**0**	**0%**	**0%**

CITY OF ALACHUA
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING JANUARY 31, 2025

SPECIAL REVENUE FUNDS EXPENDITURES
BY MAJOR CATEGORY

SPECIAL REVENUE FUND	FY 24/25 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
CRA FUND						
PERSONAL SERVICES	100,167	37,040	37%	0	0%	37%
OPERATING EXPENDITURES	357,582	99,246	28%	132,175	37%	65%
CAPITAL OUTLAY	538,650	1,260	0%	6,875	1%	2%
DEBT SERVICE	0	0	0%	0	0%	0%
AIDS TO PRIVATE ORGANIZATIONS	25,000	0	0%	0	0%	0%
NON OPERATING	20,000	0	0%	0	0%	0%
TOTAL EXPENDITURES	**1,041,399**	**137,546**	**13%**	**139,050**	**13%**	**27%**
SPECIAL REVENUE FUNDS	**4,774,616**	**275,670**	**6%**	**398,651**	**8%**	**14%**

CITY OF ALACHUA **DEBT SERVICE FUND**
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING JANUARY 31, 2025

FUND 070 - DEBT SERVICE FUND: The Debt Service Fund is used to account for the accumulation of resources for, and the payment of the City's general long-term debt, interest, and other related debt service charges. Debt obligations related to the Enterprise funds are accounted for in those specific funds.

	FY 24/25 APPROVED BUDGET	FY 24/25 AMENDED BUDGET	YEAR TO DATE FY 24/25	PERCENT OF BUDGET COLLECTED OR EXPENDED
REVENUES:				
TAXES	0	0	0	0%
PERMITS, FEES & ASSESSMENTS	0	0	0	0%
INTERGOVERNMENTAL	0	0	0	0%
CHARGES FOR SERVICES	0	0	0	0%
FINES AND FORFEITURES	0	0	0	0%
MISCELLANEOUS REVENUE	0	0	2	NA+
NON-OPERATING	797,657	797,657	796,657	100%
	797,657	797,657	796,659	100%
EXPENSES:				
GENERAL GOVERNMENT	797,657	797,657	622,086	78%
PUBLIC SAFETY	0	0	0	0%
ECONOMIC ENVIRONMENT	0	0	0	0%
PHYSICAL ENVIRONMENT	0	0	0	0%
TRANSPORTATION	0	0	0	0%
HUMAN SERVICES	0	0	0	0%
CULTURE & RECREATION	0	0	0	0%
	797,657	797,657	622,086	78%
MAJOR EXPENDITURE CATEGORIES:				
PERSONAL SERVICES	0	0	0	0%
OPERATING EXPENDITURES	0	0	0	0%
CAPITAL OUTLAY	0	0	0	0%
DEBT SERVICE	797,657	797,657	622,086	78%
GRANTS & AIDS	0	0	0	0%
NON-OPERATING	0	0	0	0%
POWER COSTS	0	0	0	0%
	797,657	797,657	622,086	78%

CITY OF ALACHUA **DEBT SERVICE FUND REVENUES**
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING JANUARY 31, 2025

REVENUE SOURCE	FY 24/25 APPROVED BUDGET	FY 24/25 AMENDED BUDGET	YEAR TO DATE FY 24/25	PERCENT COLLECTED
MISCELLANEOUS REVENUE				
INTEREST EARNINGS	0	0	2	NA+
OTHER MISCELLANEOUS REVENUE	0	0	0	0%
SUBTOTAL	**0**	**0**	**2**	NA+
NON OPERATING				
DEBT PROCEEDS	0	0	0	0%
TRANSFER IN-GF	796,657	796,657	796,657	100%
FUND BALANCE & UNDER COLLECTION	1,000	1,000	0	0%
SUBTOTAL	**797,657**	**797,657**	**796,657**	**100%**
DEBT SERVICE FUND	**797,657**	**797,657**	**796,659**	**100%**

CITY OF ALACHUA **DEBT SERVICE FUND EXPENDITURES**
FINANCE DEPARTMENT ANALYSIS **BY MAJOR CATEGORY**
FOR THE PERIOD ENDING JANUARY 31, 2025

DEBT OBLIGATION	FY 24/25 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
OTHER DEBT COSTS						
DEBT SERVICE	1,000	0	0%	0	0%	0%
SERIES 2016 CAPITAL IMPROVEMENT						
DEBT SERVICE	796,657	622,086	78%	0	0%	78%
TOTAL EXPENDITURES	**796,657**	**622,086**	**78%**	**0**	**0%**	**78%**
DEBT SERVICE FUND	**797,657**	**622,086**	**78%**	**0**	**0%**	**78%**

CITY OF ALACHUA **CAPITAL PROJECTS FUNDS**
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING JANUARY 31, 2025

FUND 3XX - CAPITAL PROJECTS FUNDS: Capital Project Funds are used to account for financial resources to be used for the acquisition, construction, or improvement of major capital facilities (other than those financed by the Enterprise Funds or Special Assessments).

	FY 24/25 APPROVED BUDGET	FY 24/25 AMENDED BUDGET	YEAR TO DATE FY 24/25	PERCENT OF BUDGET COLLECTED OR EXPENDED
REVENUES:				
TAXES	0	0	0	0%
PERMITS, FEES & ASSESSMENTS	0	0	0	0%
INTERGOVERNMENTAL REVENUE	0	0	0	0%
CHARGES FOR SERVICES	0	0	0	0%
FINES AND FORFEITURES	0	0	0	0%
MISCELLANEOUS REVENUE	0	0	0	0%
NON-OPERATING	40,414	40,414	0	0%
	40,414	40,414	0	0%
EXPENSES:				
GENERAL GOVERNMENT	0	0	0	0%
PUBLIC SAFETY	0	0	0	0%
ECONOMIC ENVIRONMENT	0	0	0	0%
PHYSICAL ENVIRONMENT	4,326	4,326	0	0%
TRANSPORTATION	36,088	36,088	36,087	100%
HUMAN SERVICES	0	0	0	0%
CULTURE & RECREATION	0	0	0	0%
	40,414	40,414	36,087	89%
MAJOR EXPENDITURE CATEGORIES:				
PERSONAL SERVICES	0	0	0	0%
OPERATING EXPENDITURES	4,326	4,326	0	0%
CAPITAL OUTLAY	0	0	0	0%
DEBT SERVICE	0	0	0	0%
GRANTS & AIDS	0	0	0	0%
NON-OPERATING	36,088	36,088	36,087	100%
POWER COSTS	0	0	0	0%
	40,414	40,414	36,087	89%

CITY OF ALACHUA **CAPITAL PROJECTS FUNDS REVENUES**

FINANCE DEPARTMENT ANALYSIS

FOR THE PERIOD ENDING JANUARY 31, 2025

REVENUE SOURCE	FY 24/25 APPROVED BUDGET	FY 24/25 AMENDED BUDGET	RECEIVED TO DATE FY 24/25	PERCENT COLLECTED
TAXES				
DISCRETIONARY SALES SURTAX	0	0	0	0%
SUBTOTAL	**0**	**0**	**0**	**0%**
INTERGOVERNMENTAL REVENUE				
FEDERAL GRANTS	0	0	0	0%
STATE GRANTS	0	0	0	0%
GRANTS FROM OTHER LOCAL UNITS	0	0	0	0%
SUBTOTAL	**0**	**0**	**0**	**0%**
MISCELLANEOUS REVENUE				
INTEREST INCOME	0	0	0	0%
OTHER MISCELLANEOUS REVENUE	0	0	0	0%
SUBTOTAL	**0**	**0**	**0**	**0%**
NON-OPERATING				
DEBT PROCEEDS	0	0	0	0%
TRANSFERS IN	0	0	0	0%
USE OF FUND BALANCE	40,414	40,414	0	0%
SUBTOTAL	**40,414**	**40,414**	**0**	**0%**
CAPITAL PROJECTS FUNDS	**40,414**	**40,414**	**0**	**0%**

CITY OF ALACHUA **CAPITAL PROJECTS FUNDS EXPENDITURES**
FINANCE DEPARTMENT ANALYSIS **BY MAJOR CATEGORY**
FOR THE PERIOD ENDING JANUARY 31, 2025

CAPITAL PROJECT	FY 24/25 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
HERITAGE OAKS						
OPERATING EXPENSES	4,326	0	0%	0	0%	0%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**4,326**	**0**	**0%**	**0**	**0%**	**0%**
CDBG - NEIGHBORHOOD REVITALIZATION						
OPERATING EXPENDITURES	0	0	0%	0	0%	0%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	36,088	36,087	100%	0	0%	100%
TOTAL EXPENDITURES	**36,088**	**36,087**	**100%**	**0**	**0%**	**100%**
CAPITAL PROJECT FUNDS	**40,414**	**36,087**	**89%**	**0**	**0%**	**89%**

FUND 010, 020, 030, 042 - ENTERPRISE FUNDS: Enterprise funds are used to account for operations that are financed and operated in a manner similar to private business enterprises in which the intent of the governing body is that all costs of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges. The City's Electric, Water, Wastewater, and Mosquito Control services reside in Enterprise funds.

	FY 24/25 APPROVED BUDGET	FY 24/25 AMENDED BUDGET	YEAR TO DATE FY 24/25	PERCENT OF BUDGET COLLECTED OR EXPENDED
REVENUES:				
TAXES	0	0	0	0%
PERMITS, FEES & ASSESSMENTS	0	0	0	0%
INTERGOVERNMENTAL REVENUE	0	0	417,373	NA+
CHARGES FOR SERVICES	22,627,288	22,627,288	7,210,851	32%
FINES AND FORFEITURES	0	0	0	0%
MISCELLANEOUS REVENUE	558,800	558,800	771,803	138%
NON-OPERATING	13,673,896	13,673,896	0	0%
	36,859,984	36,859,984	8,400,027	23%
EXPENSES:				
GENERAL GOVERNMENT	0	0	0	0%
PUBLIC SAFETY	0	0	0	0%
ECONOMIC ENVIRONMENT	0	0	0	0%
PHYSICAL ENVIRONMENT	36,859,984	36,859,984	14,802,940	40%
TRANSPORTATION	0	0	0	0%
HUMAN SERVICES	0	0	0	0%
CULTURE & RECREATION	0	0	0	0%
	36,859,984	36,859,984	14,802,940	40%
MAJOR EXPENDITURE CATEGORIES:				
PERSONAL SERVICES	2,948,108	2,948,108	899,967	31%
OPERATING EXPENDITURES	2,711,702	2,711,702	1,078,935	40%
CAPITAL OUTLAY	14,431,061	14,431,061	6,837,264	47%
DEBT SERVICE	791,308	791,308	512,545	65%
GRANTS AND AIDS	0	0	6,136	0%
NON-OPERATING	7,572,805	7,572,805	3,854,863	51%
POWER COSTS	8,405,000	8,405,000	1,613,230	19%
	36,859,984	36,859,984	14,802,940	40%

CITY OF ALACHUA **ENTERPRISE FUNDS REVENUES**
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING JANUARY 31, 2025

REVENUE SOURCE	FY 24/25 APPROVED BUDGET	FY 24/25 AMENDED BUDGET	RECEIVED TO DATE FY 24/25	PERCENT COLLECTED
INTERGOVERNMENTAL REVENUE				
STATE GRANTS	0	0	21,000	NA+
FEDERAL GRANTS	0	0	396,373	NA+
SUBTOTAL	**0**	**0**	**417,373**	**NA+**
CHARGES FOR SERVICES				
PHYSICAL ENVIRONMENT-ELECTRIC	16,460,061	16,460,061	4,535,714	28%
PHYSICAL ENVIRONMENT-WATER	2,563,527	2,563,527	1,141,733	45%
PHYSICAL ENVIRONMENT-WASTEWATER	3,538,700	3,538,700	1,511,435	43%
PHYSICAL ENVIRONMENT-MOSQUITO	65,000	65,000	21,969	34%
SUBTOTAL	**22,627,288**	**22,627,288**	**7,210,851**	**32%**
MISCELLANEOUS REVENUE				
INTEREST EARNINGS	93,000	93,000	47,139	51%
RENTS & ROYALTIES	32,000	32,000	0	0%
OTHER MISCELLANEOUS REVENUE	433,800	433,800	724,664	167%
SUBTOTAL	**558,800**	**558,800**	**771,803**	**138%**
NON-OPERATING				
DEBT PROCEEDS	0	0	0	0%
TRANSFERS IN	2,736,625	2,736,625	0	0%
FUND BALANCE & UNDER COLLECTION	10,937,271	10,937,271	0	0%
SUBTOTAL	**13,673,896**	**13,673,896**	**0**	**0%**
ENTERPRISE FUNDS	**36,859,984**	**36,859,984**	**8,400,027**	**23%**

CITY OF ALACHUA
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING JANUARY 31, 2025

ENTERPRISE FUNDS EXPENDITURES
BY MAJOR CATEGORY

DEPARTMENT/DIVISION	FY 24/25 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
ELECTRIC UTILITY						
PERSONAL SERVICES	1,911,783	576,536	30%	0	0%	30%
OPERATING EXPENDITURES	930,013	323,570	35%	184,490	20%	55%
CAPITAL OUTLAY	4,774,483	552,990	12%	427,144	9%	21%
DEBT SERVICE	0	0	0%	0	0%	0%
GRANTS & AIDS	0	6,136	NA-	0	0%	NA-
NON-OPERATING	5,831,705	2,795,080	48%	0	0%	48%
POWER COSTS	8,405,000	1,613,230	19%	0	0%	19%
TOTAL EXPENDITURES	**21,852,984**	**5,867,542**	**27%**	**611,634**	**3%**	**30%**
WATER UTILITY						
PERSONAL SERVICES	338,682	92,165	27%	0	0%	27%
OPERATING EXPENDITURES	545,250	102,249	19%	38,365	7%	26%
CAPITAL OUTLAY	6,799,538	606,664	9%	4,768,610	70%	79%
DEBT SERVICE	166,982	141,937	85%	0	0%	85%
NON-OPERATING	1,012,634	456,317	45%	0	0%	45%
TOTAL EXPENDITURES	**8,863,086**	**1,399,332**	**16%**	**4,806,975**	**54%**	**70%**
WASTEWATER UTILITY						
PERSONAL SERVICES	685,493	229,923	34%	0	0%	34%
OPERATING EXPENDITURES	1,194,681	244,506	20%	184,074	15%	36%
CAPITAL OUTLAY	2,857,040	323,796	11%	158,060	6%	17%
DEBT SERVICE	624,326	370,608	59%	0	0%	59%
NON-OPERATING	680,357	580,357	85%	0	0%	85%
TOTAL EXPENDITURES	**6,041,897**	**1,749,190**	**29%**	**342,134**	**6%**	**35%**
MOSQUITO CONTROL						
PERSONAL SERVICES	12,150	1,343	11%	0	0%	11%
OPERATING EXPENDITURES	41,758	1,681	4%	0	0%	4%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	48,109	23,109	48%	0	0%	48%
TOTAL EXPENDITURES	**102,017**	**26,133**	**26%**	**0**	**0%**	**26%**
ENTERPRISE FUNDS	**36,859,984**	**9,042,197**	**25%**	**5,760,743**	**16%**	**40%**

CITY OF ALACHUA **INTERNAL SERVICE FUND**
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING JANUARY 31, 2025

FUND 700 - INTERNAL SERVICE FUND: The Internal Service Fund is used to account for the provision of goods or services by Utility Administration, Utility Operations, Utility Billing, Warehouse Operations, and postage services for the City's utility system and other departments.

	FY 24/25 APPROVED BUDGET	FY 24/25 AMENDED BUDGET	YEAR TO DATE FY 24/25	PERCENT OF BUDGET COLLECTED OR EXPENDED
REVENUES:				
TAXES	0	0	0	0%
PERMITS, FEES & ASSESSMENTS	0	0	220	NA+
INTERGOVERNMENTAL REVENUE	0	0	0	0%
CHARGES FOR SERVICES	0	0	0	0%
FINES AND FORFEITURES	0	0	0	0%
MISCELLANEOUS REVENUE	12,000	12,000	7,975	66%
NON-OPERATING	4,231,960	4,231,960	1,854,863	44%
	4,243,960	4,243,960	1,863,058	44%
EXPENSES:				
GENERAL GOVERNMENT	3,367,184	3,367,184	1,122,822	33%
PUBLIC SAFETY	0	0	0	0%
ECONOMIC ENVIRONMENT	0	0	0	0%
PHYSICAL ENVIRONMENT	876,776	876,776	212,148	24%
TRANSPORTATION	0	0	0	0%
HUMAN SERVICES	0	0	0	0%
CULTURE & RECREATION	0	0	0	0%
	4,243,960	4,243,960	1,334,970	31%
MAJOR EXPENDITURE CATEGORIES:				
PERSONAL SERVICES	2,707,844	2,707,844	825,186	30%
OPERATING EXPENDITURES	1,021,209	1,021,209	253,866	25%
CAPITAL OUTLAY	95,000	95,000	37,347	39%
DEBT SERVICE	279,907	279,907	218,571	78%
GRANTS & AIDS	0	0	0	0%
NON-OPERATING	140,000	140,000	0	0%
POWER COSTS	0	0	0	0%
	4,243,960	4,243,960	1,334,970	31%

CITY OF ALACHUA **INTERNAL SERVICE FUND REVENUES**
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING JANUARY 31, 2025

REVENUE SOURCE	FY 24/25 APPROVED BUDGET	FY 24/25 AMENDED BUDGET	YEAR TO DATE FY 24/25	PERCENT COLLECTED
PERMITS, FEES & ASSESSMENTS				
OTHER LICENSES, FEES, AND PERMITS	0	0	220	NA+
SUBTOTAL	**0**	**0**	**220**	**NA+**
INTERGOVERNMENTAL REVENUE				
OTHER FEDERAL GRANTS	0	0	0	0%
SUBTOTAL	**0**	**0**	**0**	**0%**
CHARGES FOR SERVICES				
OTHER MISCELLANEOUS CHARGES	0	0	0	0%
SUBTOTAL	**0**	**0**	**0**	**0%**
MISCELLANEOUS REVENUE				
INTEREST EARNINGS	12,000	12,000	7,975	66%
RENTS & ROYALTIES	0	0	0	0%
OTHER MISCELLANEOUS REVENUE	0	0	0	0%
SUBTOTAL	**12,000**	**12,000**	**7,975**	**66%**
NON-OPERATING				
CONTRIBUTIONS FROM ENTERPRISE	0	0	0	0%
SERIES 2016 DEBT PROCEEDS	0	0	0	0%
INTERFUND TRANSFER	2,311,180	2,311,180	1,854,863	80%
FUND BALANCE & UNDER COLLECTION	1,920,780	1,920,780	0	0%
SUBTOTAL	**4,231,960**	**4,231,960**	**1,854,863**	**44%**
INTERNAL SERVICE FUND	**4,243,960**	**4,243,960**	**1,863,058**	**44%**

CITY OF ALACHUA — **INTERNAL SERVICE FUND EXPENDITURES**
FINANCE DEPARTMENT ANALYSIS — **BY MAJOR CATEGORY**
FOR THE PERIOD ENDING JANUARY 31, 2025

DEPARTMENT/DIVISION	FY 24/25 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
FAS / UTILITY OPERATIONS						
PERSONAL SERVICES	368,803	137,993	37%	0	0%	37%
OPERATING EXPENDITURES	122,127	44,235	36%	50	0%	36%
CAPITAL OUTLAY	50,000	0	0%	37,347	75%	75%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**540,930**	**182,228**	**34%**	**37,397**	**7%**	**41%**
FAS / UTILITY BILLING						
PERSONAL SERVICES	425,958	139,320	33%	0	0%	33%
OPERATING EXPENDITURES	178,589	57,561	32%	7,250	4%	36%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**604,547**	**196,881**	**33%**	**7,250**	**1%**	**34%**
PUBLIC SERVICES / UTILITY ADMINISTRATION						
PERSONAL SERVICES	1,184,336	314,110	27%	0	0%	27%
OPERATING EXPENDITURES	289,819	59,916	21%	18,315	6%	27%
CAPITAL OUTLAY	45,000	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**1,519,155**	**374,026**	**25%**	**18,315**	**1%**	**26%**
PUBLIC SERVICES-WAREHOUSE OPERATIONS						
PERSONAL SERVICES	145,447	55,519	38%	0	0%	38%
OPERATING EXPENDITURES	38,670	4,582	12%	0	0%	12%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**184,117**	**60,101**	**33%**	**0**	**0%**	**33%**
ISF - HUMAN RESOURCES						
PERSONAL SERVICES	46,709	15,708	34%	0	0%	34%
OPERATING EXPENDITURES	777	389	50%	0	0%	50%
TOTAL EXPENDITURES	**47,486**	**16,097**	**34%**	**0**	**0%**	**34%**
ISF - FAS / INFORMATION						
PERSONAL SERVICES	37,042	11,739	32%	0	0%	32%
OPERATING EXPENDITURES	14,000	217	2%	0	0%	2%
TOTAL EXPENDITURES	**51,042**	**11,956**	**23%**	**0**	**0%**	**23%**

CITY OF ALACHUA **INTERNAL SERVICE FUND EXPENDITURES**
FINANCE DEPARTMENT ANALYSIS **BY MAJOR CATEGORY**
FOR THE PERIOD ENDING JANUARY 31, 2025

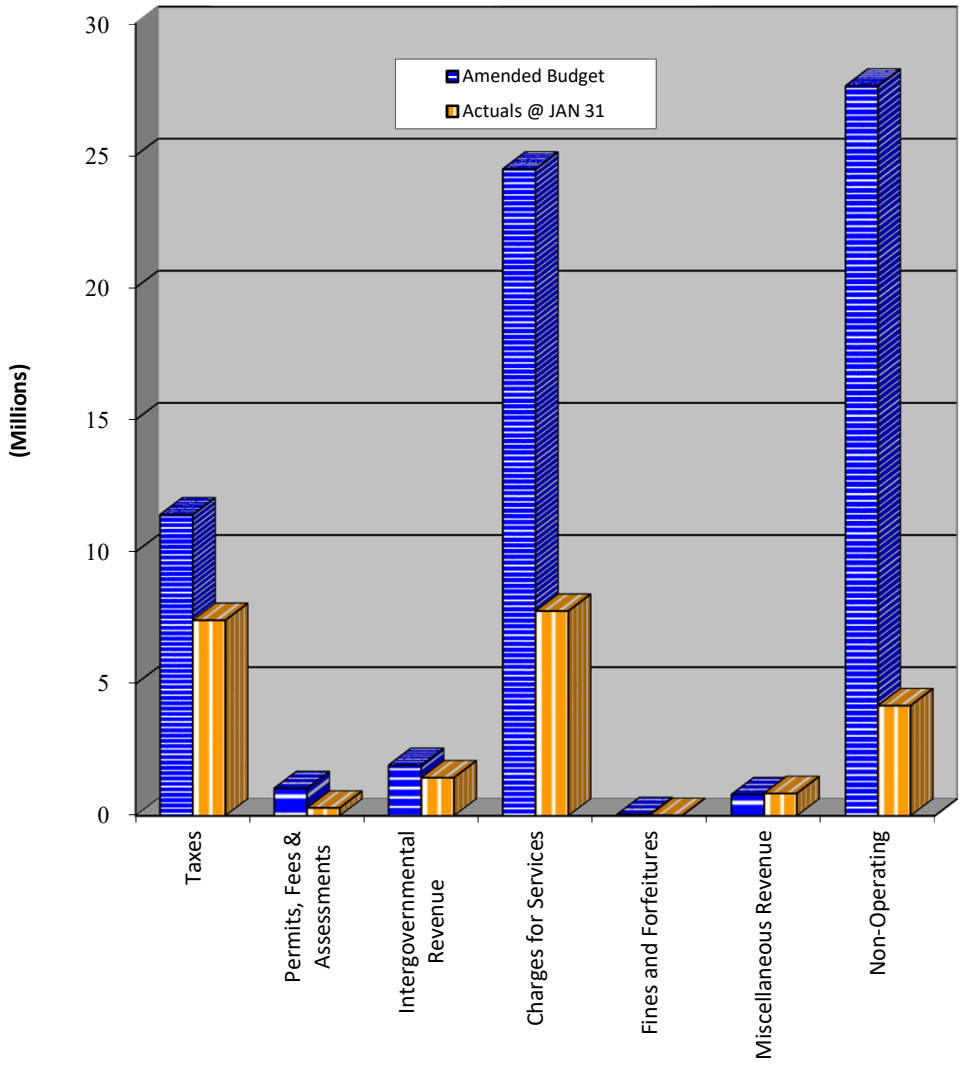
DEPARTMENT/DIVISION	FY 24/25 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
PUBLIC SERVICES-WATER DISTRIBUTION/COLLECTION						
PERSONAL SERVICES	499,549	150,797	30%	0	0%	30%
OPERATING EXPENDITURES	377,227	53,636	14%	7,715	2%	16%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**876,776**	**204,433**	**23%**	**7,715**	**1%**	**24%**
DEBT SERVICE FUND - SERIES 2016						
DEBT SERVICE	279,907	218,571	78%	0	0%	78%
TOTAL EXPENDITURES	**279,907**	**218,571**	**78%**	**0**	**0%**	**78%**
INTERNAL SERVICE FUND RESERVES						
NON-OPERATING	140,000	0	0%	0	0%	0%
TOTAL EXPENDITURES	**140,000**	**0**	**0%**	**0**	**0%**	**0%**
INTERNAL SERVICE FUND	**4,243,960**	**1,264,293**	**30%**	**70,677**	**2%**	**31%**

CITY OF ALACHUA **ALL CITY FUNDS**
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING JANUARY 31, 2025

	FY 24/25 APPROVED BUDGET	FY 24/25 AMENDED BUDGET	YEAR TO DATE FY 24/25	PERCENT OF BUDGET COLLECTED OR EXPENDED
REVENUES:				
TAXES	11,409,653	11,409,653	7,414,489	65%
PERMITS, FEES & ASSESSMENTS	1,044,800	1,044,800	296,131	28%
INTERGOVERNMENTAL	1,919,154	1,919,154	1,444,870	75%
CHARGES FOR SERVICES	24,493,490	24,493,490	7,761,167	32%
FINES AND FORFEITURES	51,900	51,900	16,240	31%
MISCELLANEOUS REVENUE	806,350	806,350	849,041	105%
NON-OPERATING	27,638,366	27,638,366	4,978,537	18%
	67,363,713	67,363,713	22,760,475	34%
EXPENSES:				
GENERAL GOVERNMENT	15,033,384	15,033,384	5,504,638	44%
PUBLIC SAFETY	6,460,720	6,460,720	2,831,400	44%
ECONOMIC ENVIRONMENT	1,041,399	1,041,399	276,596	27%
PHYSICAL ENVIRONMENT	38,998,116	38,998,116	16,213,909	42%
TRANSPORTATION	3,462,591	3,462,591	1,592,551	46%
HUMAN SERVICES	0	0	0	0%
CULTURE & RECREATION	2,367,503	2,367,503	957,823	40%
	67,363,713	67,363,713	27,376,917	41%
MAJOR EXPENDITURE CATEGORIES:				
PERSONAL SERVICES	16,127,054	16,127,054	5,256,469	33%
OPERATING EXPENDITURES	9,297,018	9,297,018	4,685,099	50%
CAPITAL OUTLAY	22,090,290	22,090,290	9,281,244	42%
DEBT SERVICE	1,868,872	1,868,872	1,353,202	72%
GRANTS & AIDS	309,000	309,000	209,136	68%
NON-OPERATING	9,266,479	9,266,479	4,978,537	54%
POWER COSTS	8,405,000	8,405,000	1,613,230	19%
	67,363,713	67,363,713	27,376,917	41%

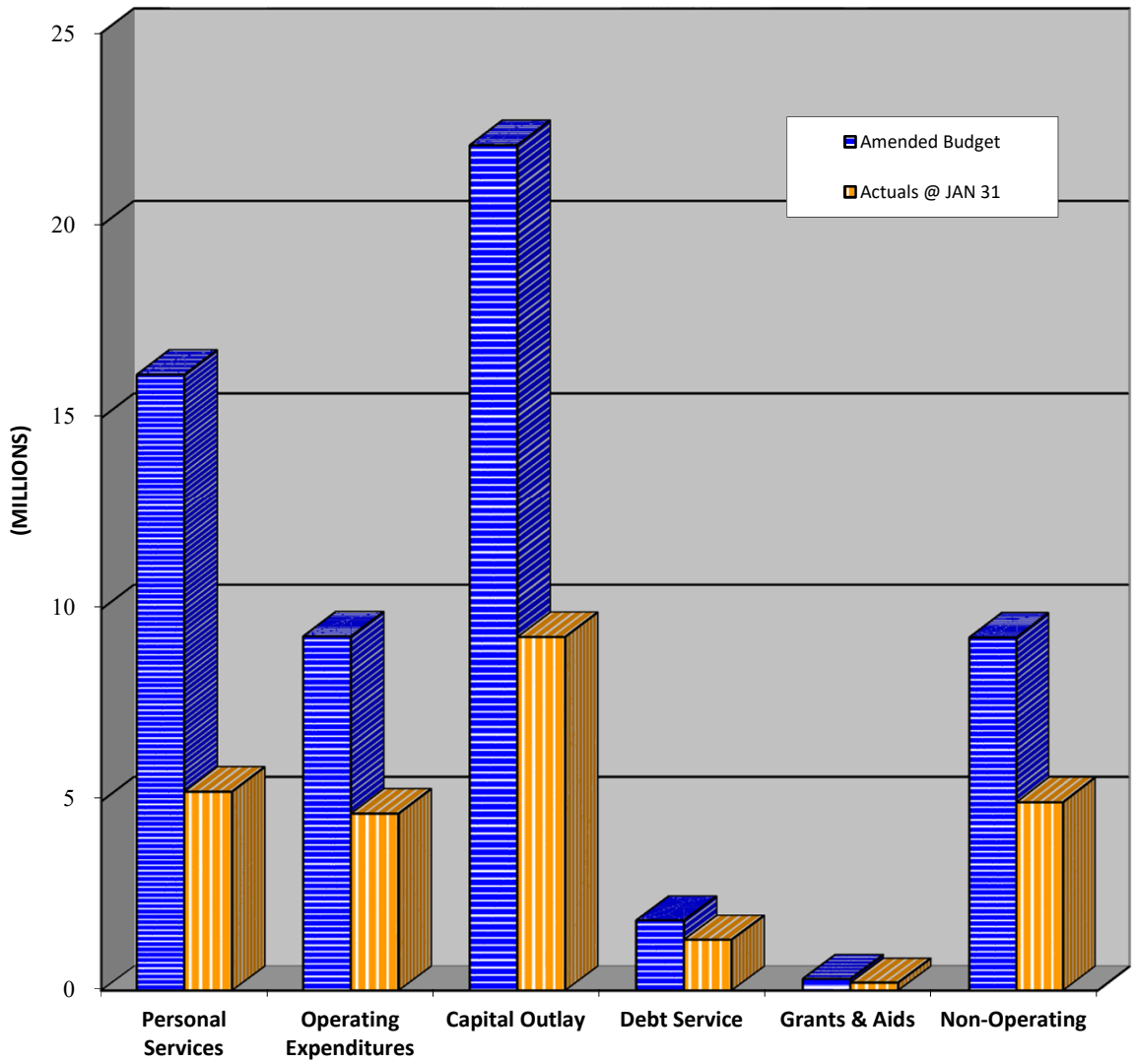
Revenues by Major Category
All City Funds

The City of Alachua's overall revenues are at 33% of budget for the fiscal year. Taxes are at 65% of budget. These include ad valorem property taxes and public utility taxes. Other revenue sources are: Permits, Fees and Assessments (28%); Intergovernmental Revenue (75%); Charges for Services (32%); Fines and Forfeitures (31%); Miscellaneous Revenue (105%); and Non-Operating Revenue (15%).



Expenditures by Major Category
All City Funds

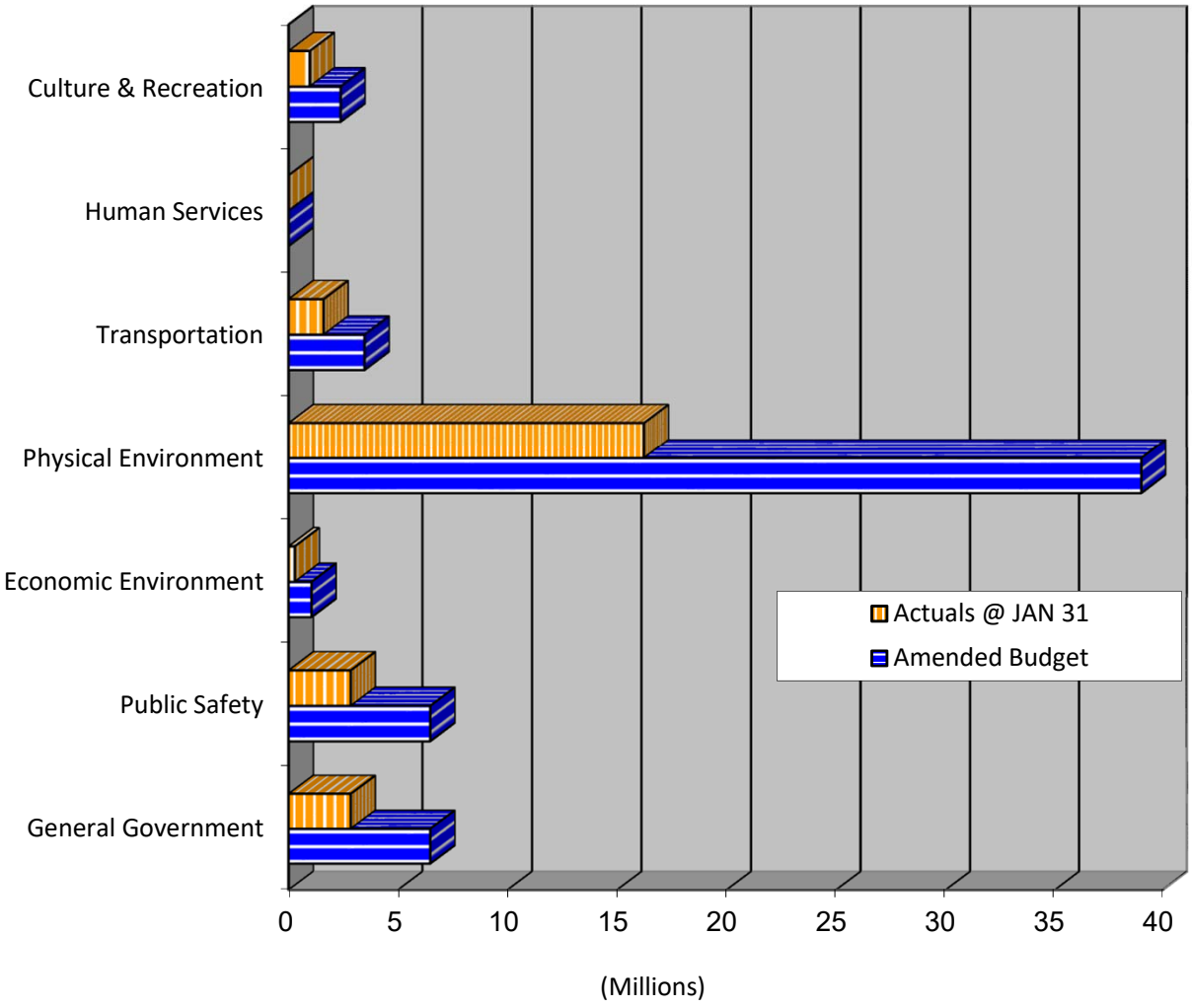
Overall, City expenditures and encumbrances are at 41% of budget for the period. The Personal Services category is at 33% of budget for the fiscal year. The Operating Expenditures category is at 50%, with encumbrances for legal and residential waste collection services of $1.0M. Capital Outlay is at 42%, Debt Service is 72%, Grants & Aids is 68% and Non-Operating Expenditures are at 54%. Encumbrances for future expenditures account for 5.2% (aprox. $3.5M) of the budget total.



* Encumbered activity are purchase orders that are reserved for payment, but have not been paid as of the report date.

Budget Performance by Function
All City Funds

Overall, expenditures are at 41% of budget with General Government expenses at 44%, Public Safety at 44%, Economic Environment at 27%, Physical Environment at 42% (Enterprise Funds, Water Collection and Distribution & residential waste collection services), Transportation at 46%, Human Services at 0%, and Culture & Recreation at 40%.



INVESTMENTS AND CASH

Purpose

The purpose of this section is to report the City's cash and investment holdings at the end of each month. These funds are managed in accordance with the City's Investment Policies, which are designed to ensure the prudent management of public funds, the availability of operating and capital funds when needed, and an investment return competitive with comparable funds and financial market indices.

Investment Objectives

The foremost objective of the City's investment program is the safety of the principal of those funds within the portfolios. The portfolio is managed in a manner that funds are available to meet reasonably anticipated cash flow requirements in an orderly manner. The portfolio is designed with the objective of attaining a market rate of return throughout budgetary and economic cycles, taking into account the investment risk constraints and liquidity needs. However, return on investment is insignificant in comparison to the safety and liquidity objectives described above. The City's core investments are limited to relatively low risk investment instruments in anticipation of earning fair return relative to the risk being assumed.

Defining Principal

Principal, when dealing with investments, can be defined as the original amount invested in a security.

Defining of Portfolio

A portfolio can be defined as various investment instruments possessed by an individual or organization.

Defining Rate of Return on Investment

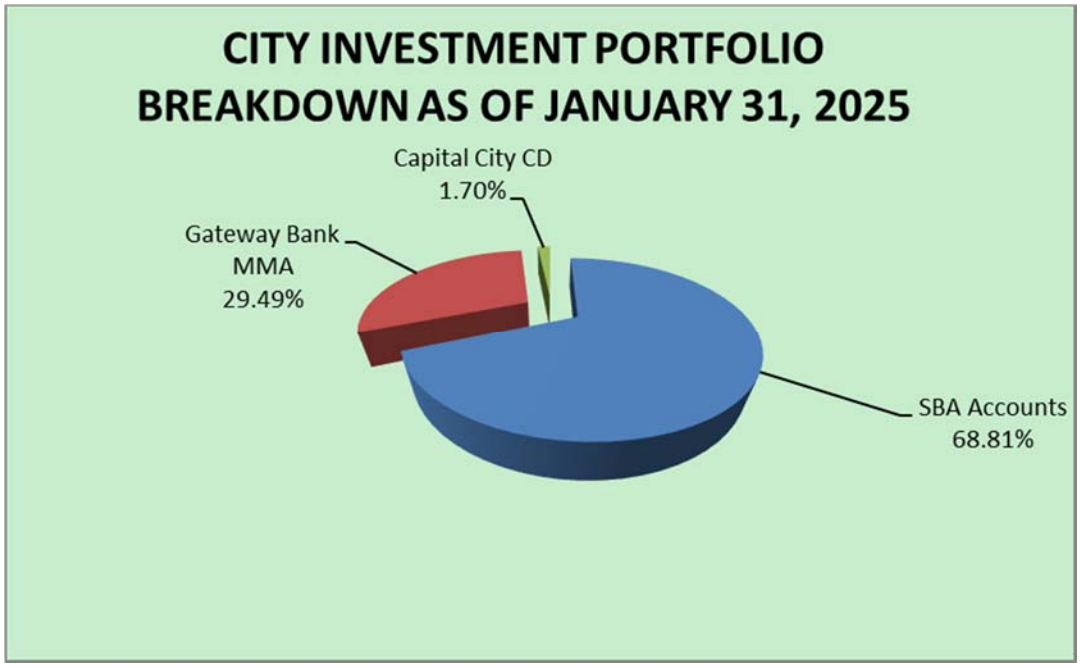
The Rate of Return on Investment refers to the benefits (the profits) to an investor or organization relative to the cost of the initial investment. It is similar to the rate of profit as a measure of profitability.

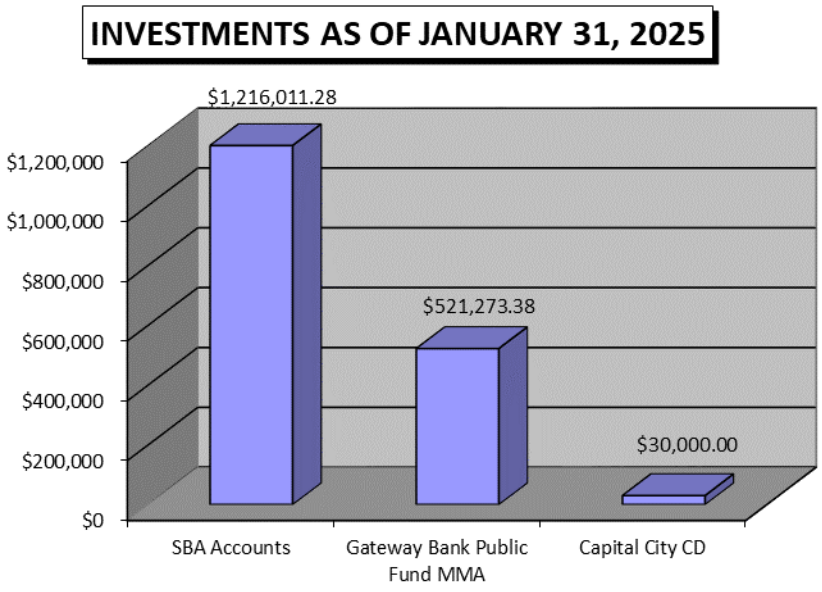
Conclusion

The City's cash and investments are pursuant to Section 218.415, Florida Statutes as well as the City's own adopted Investment Policy. To ensure that the City's funds are effectively managed, the Finance Director and other appropriate staff shall annually complete eight (8) hours of continuing professional education in subjects or courses of study related to investment practices and products.

INVESTMENTS AND CASH

As of January 31, 2025, the City's investment portfolio totaled **$1,767,284.66.** The portfolio consists of: two State Board of Administration Investment Pool (SBA) accounts, one money market account and a certificate of deposit account. The graphs below illustrate the breakdown, by percentage, of each investment.





INVESTMENTS AND CASH

As of January 31, 2025, the City had cash holdings in several accounts with Capital City Bank, South State Bank (formerly CenterState Bank) and Renasant Bank (formerly Alarion & Heritage) that totaled **$34,636,888.08.** Each bank account has a specific purpose. The accounts are listed as follows:

- Main Operating account: This account is for the City's daily deposits (utility payments, grant revenue, etc.) and expenses (vendor payments, debt service payments, etc.).
- Payroll account: This account is for payroll-related expenses (salaries payable).
- Community Redevelopment Agency (CRA) account: This account is for deposits and expenses related to CRA activities.
- Police Forfeiture account: This account is for fines and forfeiture funds received by the Alachua Police Department. Expenditures from this account will not be permitted without Commission approval.
- Series 2016 Repayment: This account is intended to be utilized to make the annual Series 2016 Debt payments.
- Restricted Deposit account: This account is for utility customer deposits only.
- Explorer account: This account is for deposits and expenses related to Police Explorer activities.
- Heritage Oaks account: This account is for funds related to the completion of improvements to the Heritage Oaks subdivision Phase I.
- SRF Repayment Money Market account: This account is for the repayment of the State Revolving Fund (SRF) loan related to the construction of the waste water facility.
- ARPA Account: This account is for funds received from the Federal Government through the American Rescue Plan Act. Funds are intended to be used to make necessary investments in water infrastructure.

The bank account balances as of the end of the report period are as follows:

Bank Account	January Balance	Percentage of Total
Operating Account	$28,243,877.83	81.54%
Payroll Account	$7,861.99	0.02%
CRA Account	$1,234,097.71	3.56%
Police Forfeiture Account	$3,390.32	0.01%
Series 2016 Repayment Account	$34,397.73	0.10%
Deposit Account	$2,185,942.50	6.31%
Explorer Account	$9,115.29	0.03%
Heritage Oaks Account	$4,325.46	0.01%
SRF Repayment Account	$155,582.13	0.45%
ARPA Account	$2,758,297.12	7.96%
TOTAL	**$34,636,888.08**	100.00%

Commission Agenda **Item**

MEETING DATE: February 24, 2025

SUBJECT: Fletcher Trace Phase 1 Final Plat (PSP24-0007): A request by Aaron Hickman, PSM, of CHW, Inc, applicant and agent 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 Fletcher Development, LLC., 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

COMMISSION GOALS

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

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

NV5

11801 Research Drive
Alachua, Florida 32615
(352)331-1976
www.NV5.com

LB-8246

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).

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.

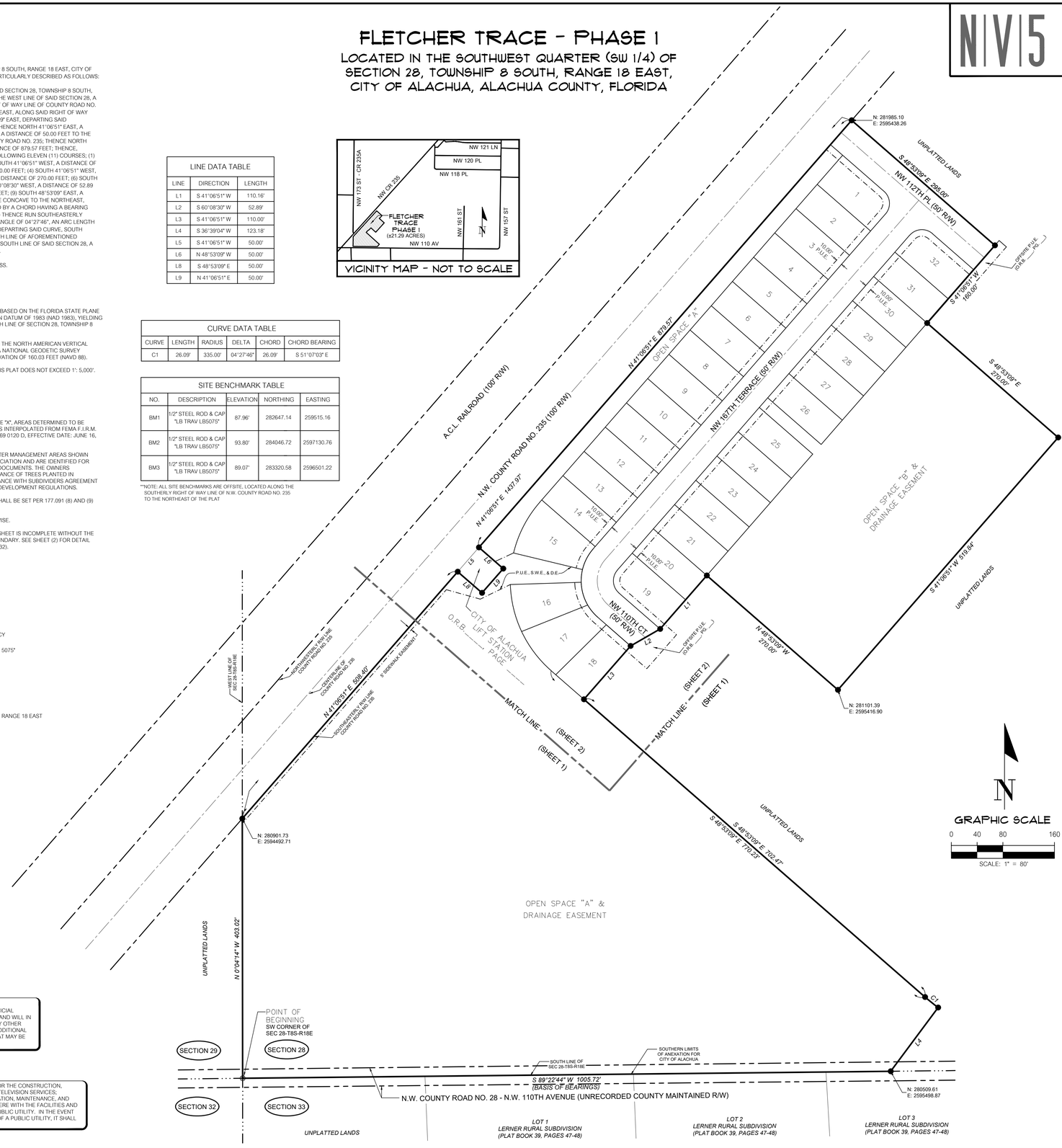
LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 41°06'51" W	110.16'
L2	S 60°08'30" W	52.89'
L3	S 41°06'51" W	110.00'
L4	S 36°39'04" W	123.18'
L5	S 41°06'51" W	50.00'
L6	N 48°53'09" W	50.00'
L8	S 48°53'09" E	50.00'
L9	N 41°06'51" E	50.00'

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

VICINITY MAP - NOT TO SCALE



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

OWNER'S CERTIFICATION AND DEDICATION

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, 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 _____ BLAKE FLETCHER, MANAGING MEMBER

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. 2025

_____
NOTARY PUBLIC-STATE OF FLORIDA

COMMISSION EXPIRES:_____

COMMISSION NO.:_____

MORTGAGEE'S APPROVAL

D.R. HORTON, INC. AS HOLDER OF THAT CERTAIN MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK 5198, PAGE 2796 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 _____ ADDRESS: _____

WITNESS _____ BY: _____

TITLE: _____

ACKNOWLEDGEMENT (STATE OF FLORIDA, COUNTY OF ALACHUA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS _____ BY _____ OF D.R. HORTON, INC. , A DELAWARE CORPORATION, ON BEHALF OF THE CORPORATION. HE/SHE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

_____
SIGNATURE

_____
PRINT NAME:

_____
TITLE:

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. 2025

_____
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

AARON H. HICKMAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 6791
NV5, INC.
FLORIDA LICENSED BUSINESS NUMBER LB 8246
11801 RESEARCH DRIVE, ALACHUA, FL 32615

Tech: Aaront Plot Date: Feb 11,2025 12:33pm Filename: N:\2021\21-0397\Department\01_Survey\PLATS\PHASE 1\PLAT\21-0397 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

NV5

11801 Research Drive
Alachua, Florida 32615
(352)331-1976
www.NV5.com

LB-8246

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), 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.
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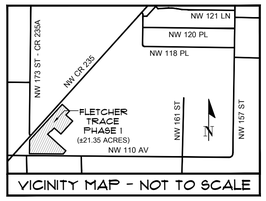
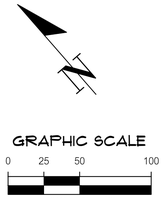


VICINITY MAP - NOT TO SCALE



LINE DATA TABLE		
LINE	DIRECTION	LENGTH
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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
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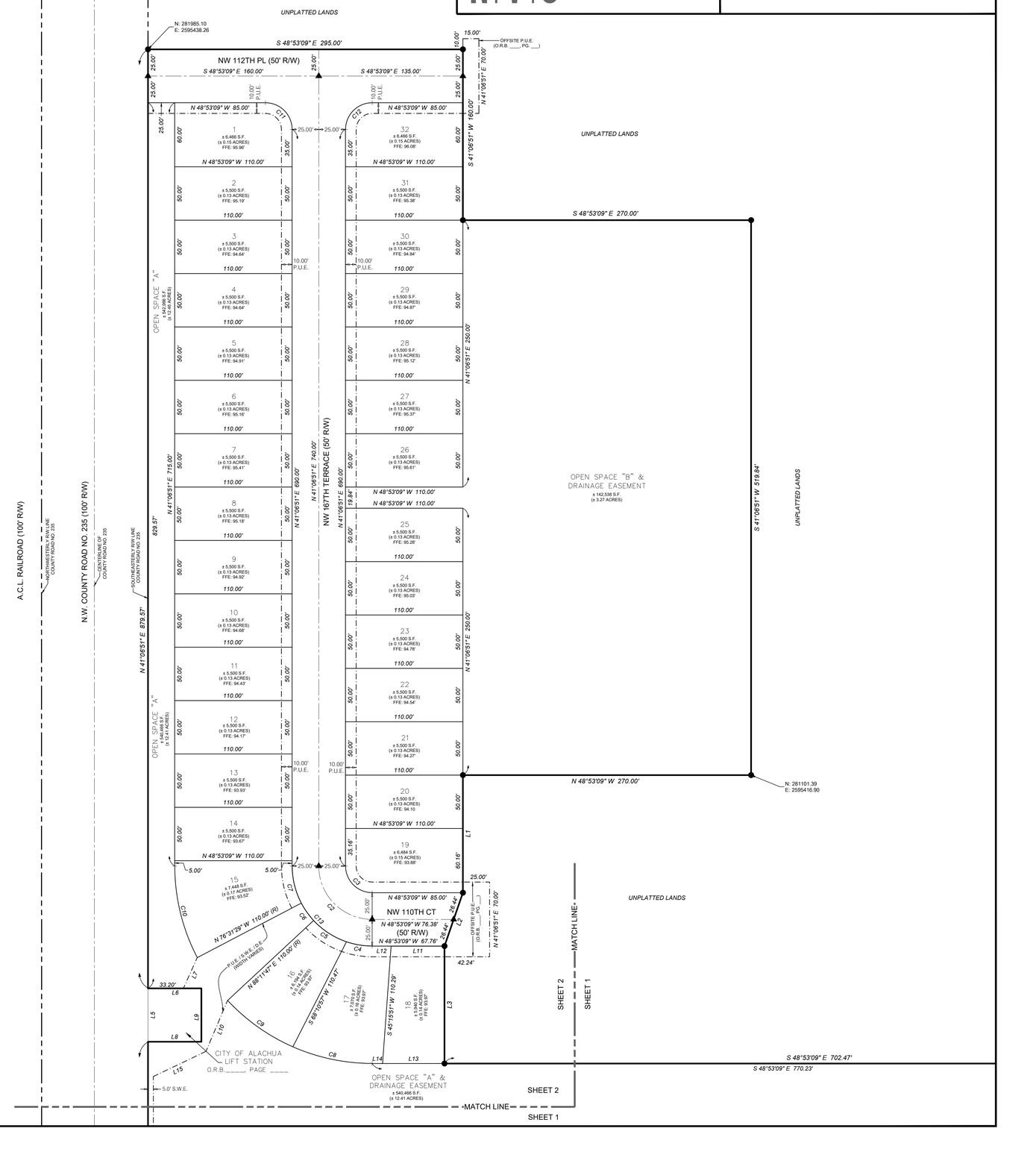


Tech: Aaron Plot Date: Feb 11, 2025 1:53pm Filename: N:\2021\21-0297\Department\01_Survey\PLATS\PHASE 1\PLAT\21-0297 FLETCHER TRACE - PHASE 1.dwg

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

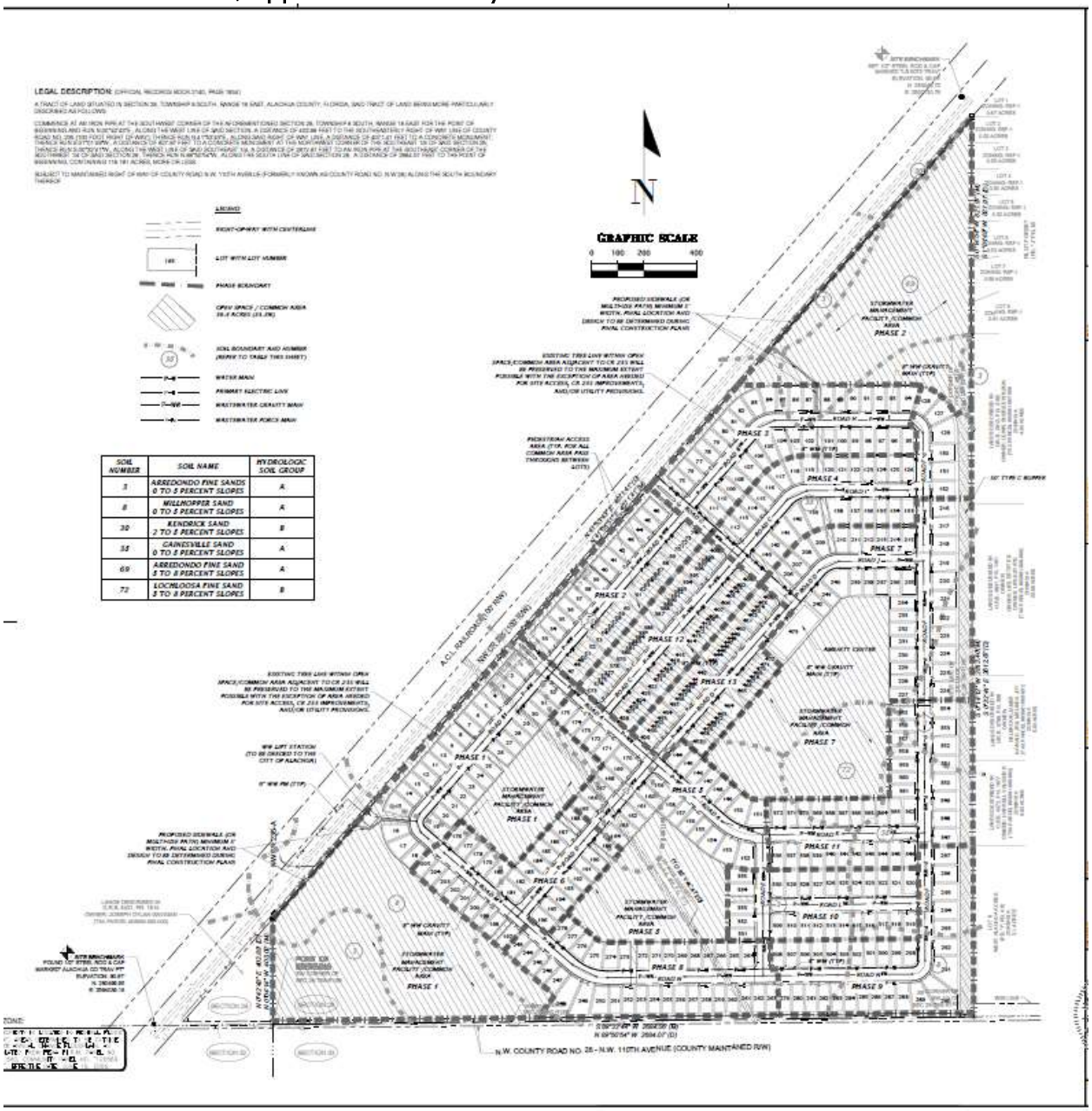
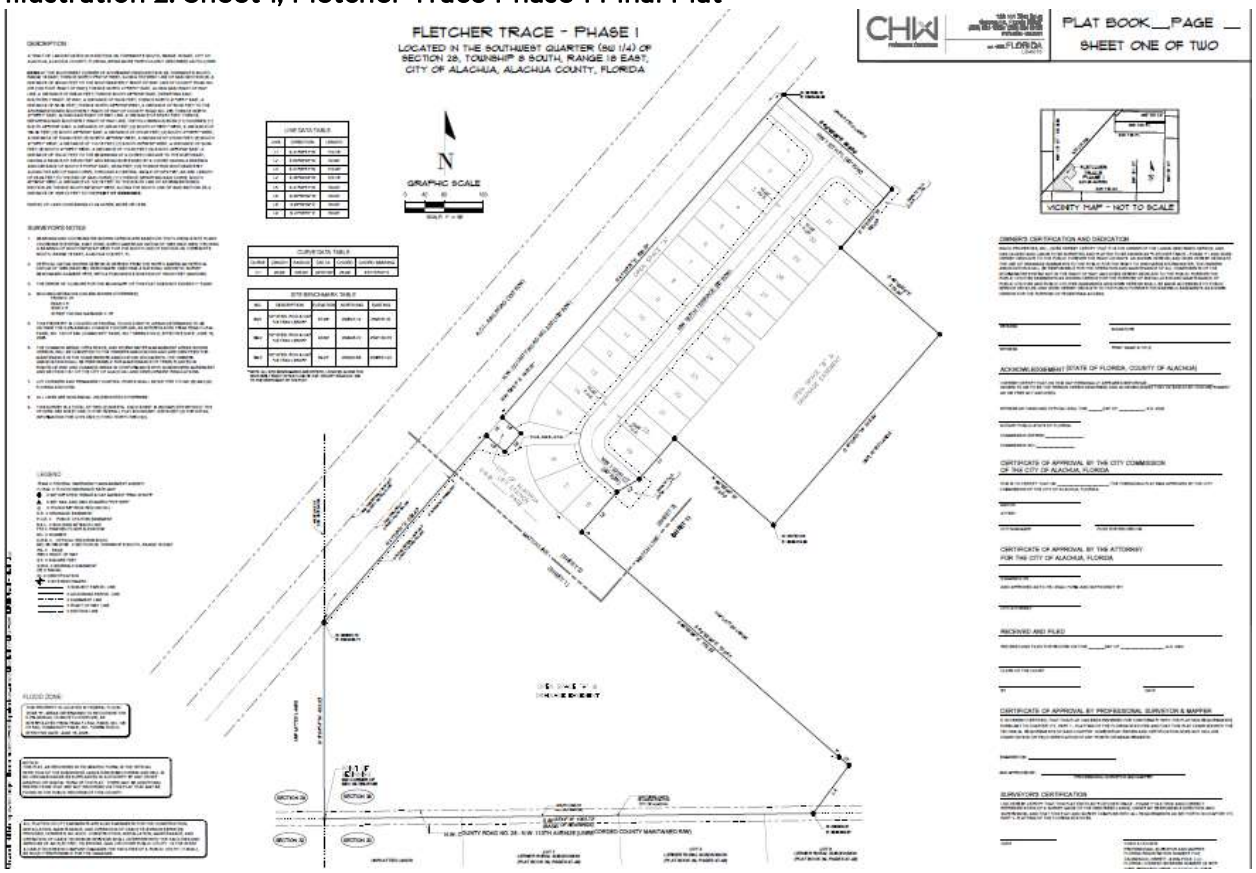


Illustration 2. Sheet 1, Fletcher Trace Phase 1 Final Plat



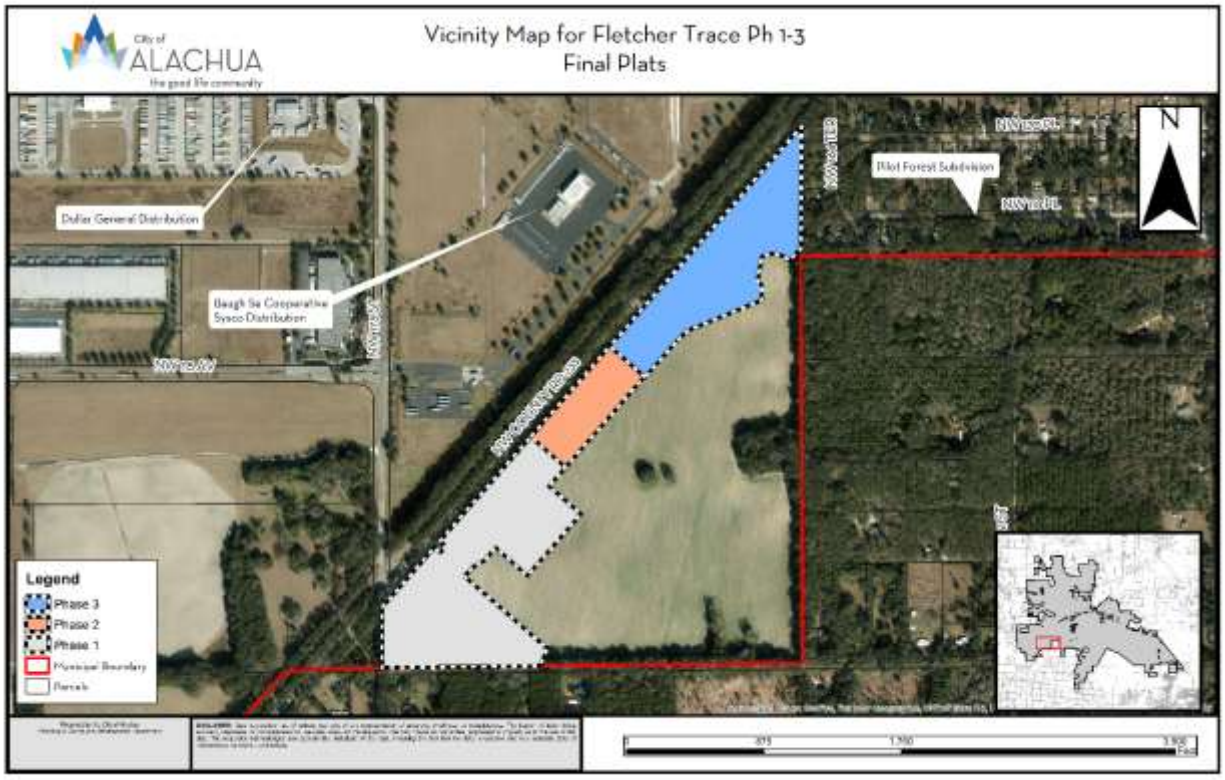
SURROUNDING USES

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

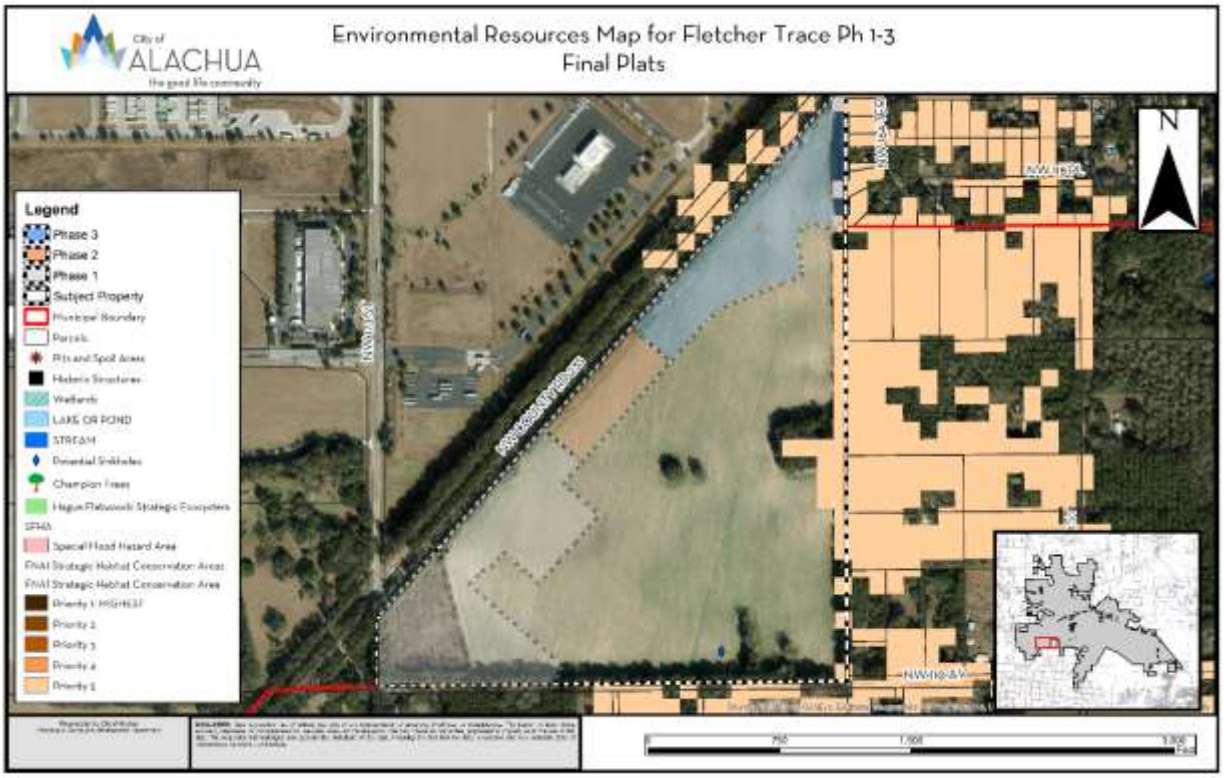
The City shall protect and preserve wetland values and functions from adverse, human caused, physical and hydrologic disturbances.

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)

- [✔] 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).

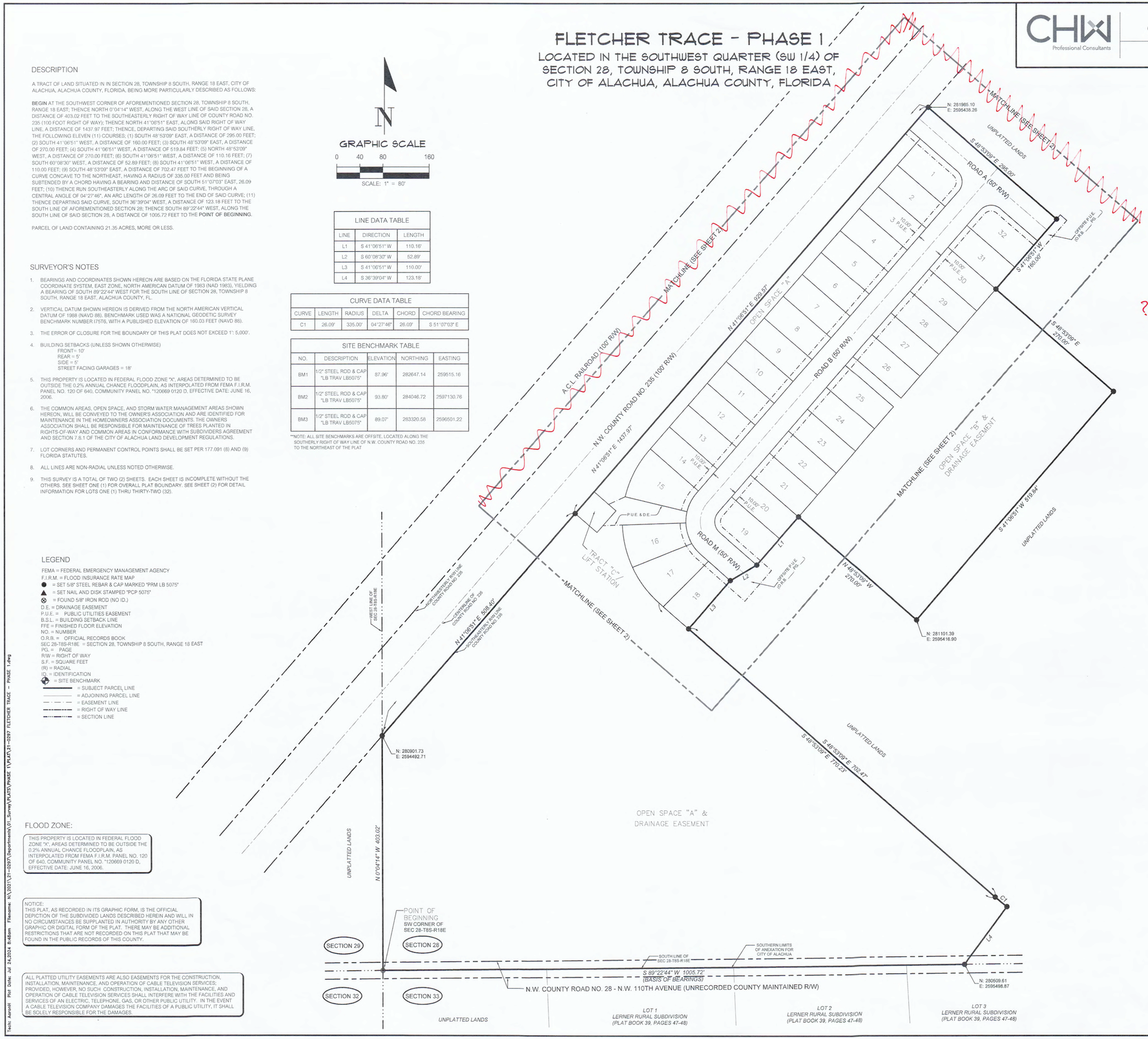
GRAPHIC SCALE
0 40 80 160
SCALE: 1" = 80'

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

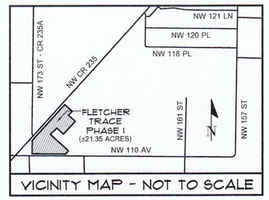
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
● = SET 5/8" STEEL REBAR & CAP MARKED "PRM LB 5075"
▲ = SET NAIL AND DISK STAMPED "PCP 5075"
⊗ = FOUND 5/8" IRON ROD (NO ID.)
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITIES EASEMENT
B.S.L. = BUILDING SETBACK LINE
FFE = 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

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\Deptfmnts\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.
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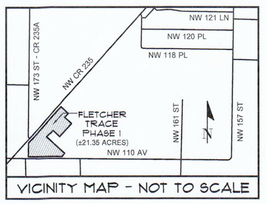
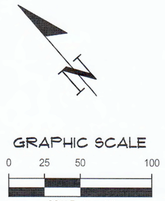


VICINITY MAP - NOT TO SCALE



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"
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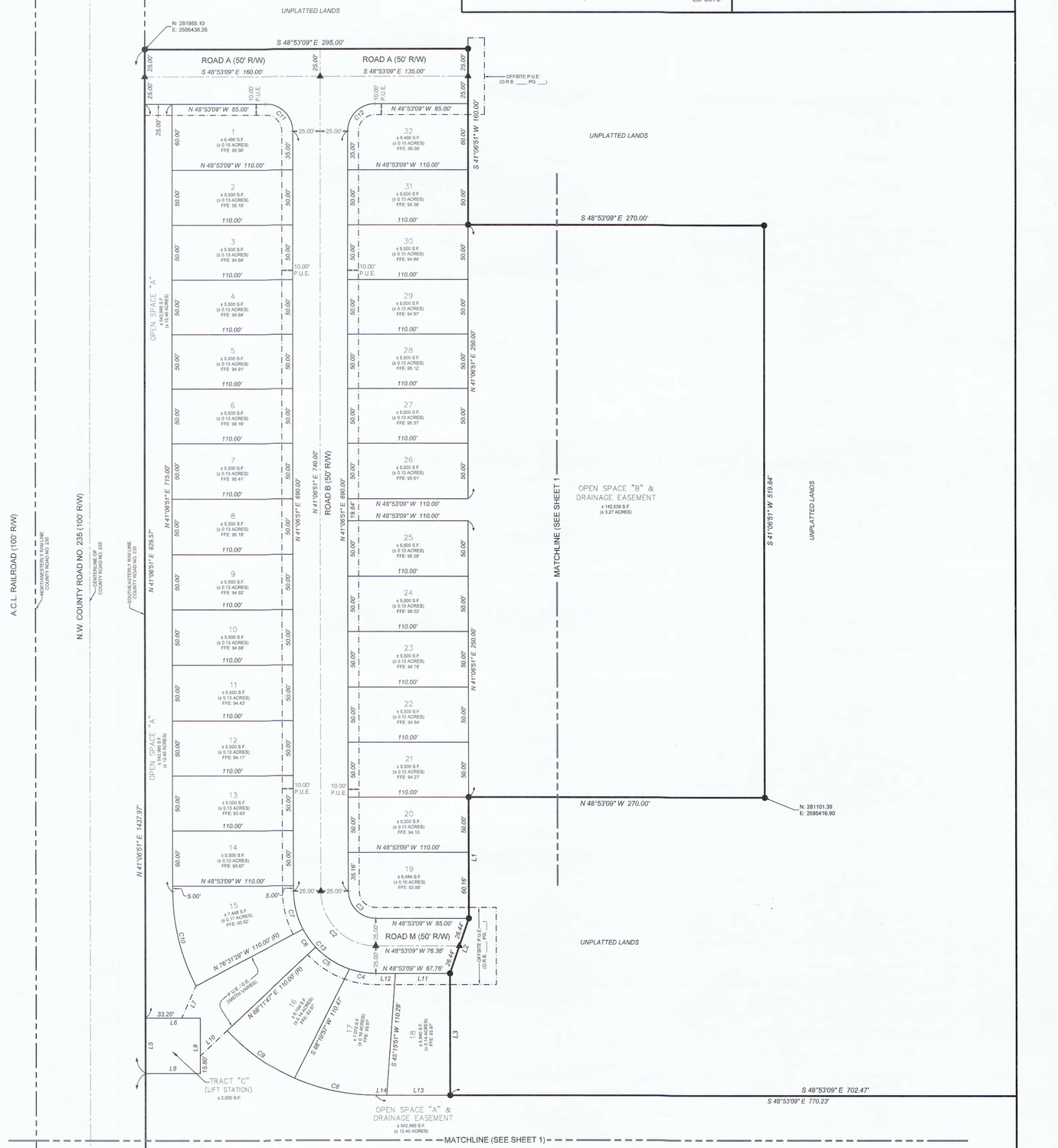

Tech: Asmolt Plot Date: Jul 24,2024 8:48am Filename: H:\2021\21-0397\Department's\01_Survey\PLATS\PHASE 1\PLAT\21-0397 FLETCHER TRACE - PHASE 1.dwg

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'
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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				
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**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

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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.

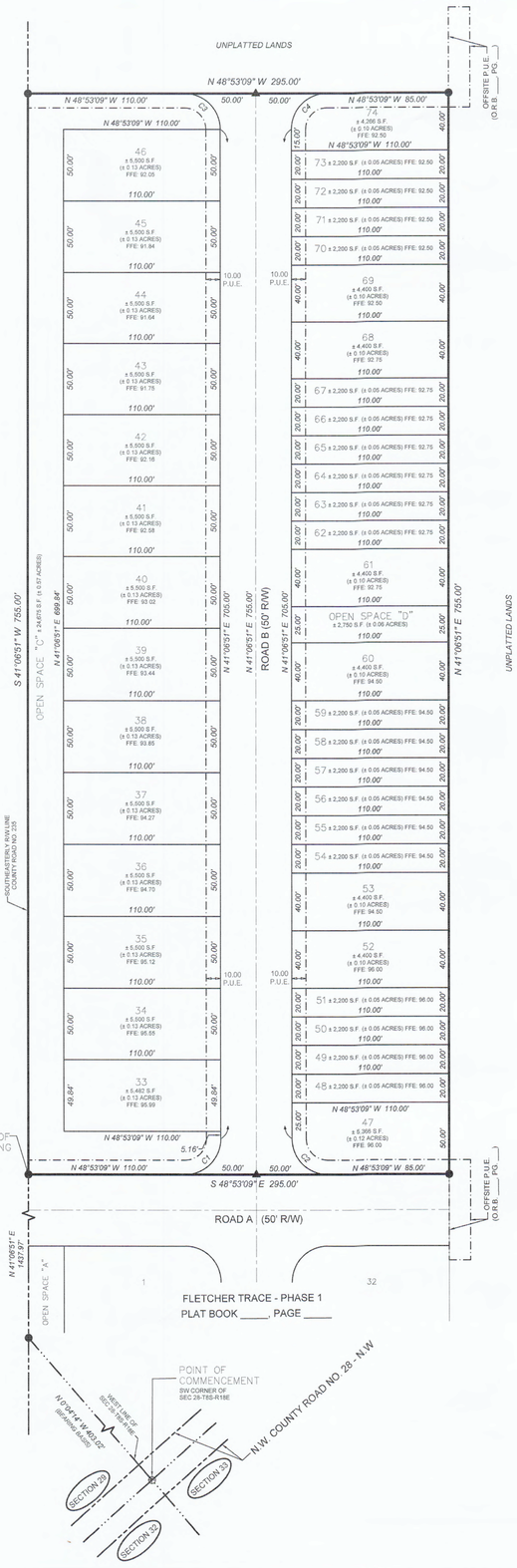
ALL PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES 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

NORTHEASTERLY R/W LINE COUNTY ROAD NO. 235



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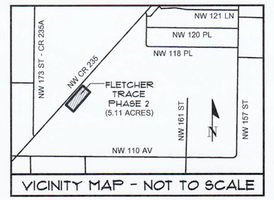
www.chw-inc.com
est. 1988 FLORIDA CA-5075

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

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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"
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P.U.E. = PUBLIC UTILITIES EASEMENT
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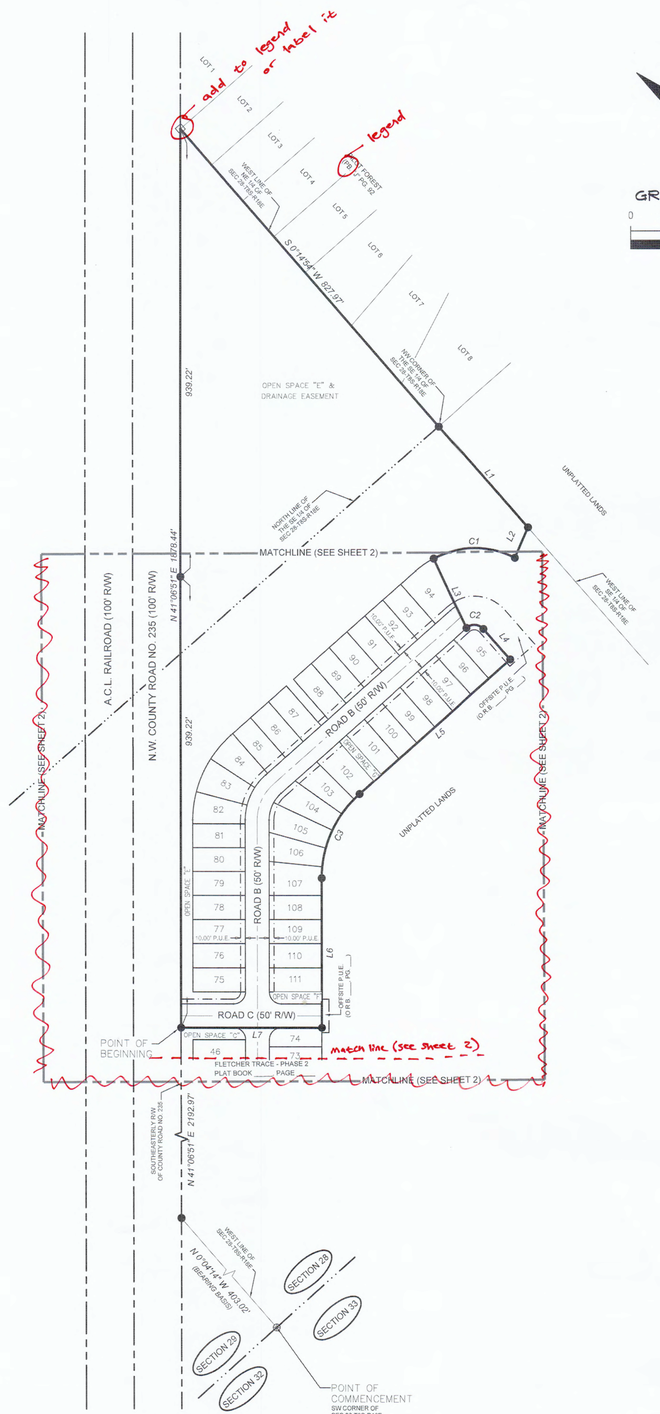
LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 0°14'12" E	282.21'
L2	S 64°41'49" W	69.19'
L3	S 16°03'45" W	160.87'
L4	S 0°14'11" E	85.00'
L5	S 89°45'49" W	420.66'
L6	S 41°06'51" W	311.05'
L7	N 48°53'09" W	295.00'

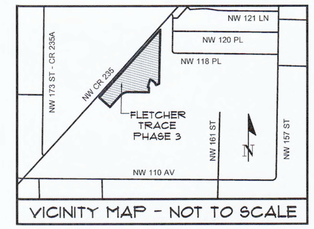
CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	176.11'	185.00'	54°32'38"	169.54'	N 48°50'21" W
C2	39.27'	25.00'	90°00'00"	35.36'	S 45°14'11" E
C3	199.54'	235.00'	48°38'58"	193.60'	S 65°26'20" W

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

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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

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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'
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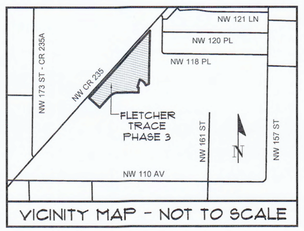
8. LOT CORNERS AND PERMANENT CONTROL POINTS SHALL BE SET PER 177.091 (8) AND (9) FLORIDA STATUTES.
9. ALL LINES ARE NON-RADIAL UNLESS NOTED OTHERWISE.
10. THIS SURVEY IS A TOTAL OF TWO (2) SHEETS. EACH SHEET IS INCOMPLETE WITHOUT THE OTHERS. SEE SHEET ONE (1) FOR OVERALL PLAT BOUNDARY. SEE SHEET (2) 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\01_Survey\PLATS\PHASE 3\PLAT\21-025 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.

Bearing reference needed on a well 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 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. 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'

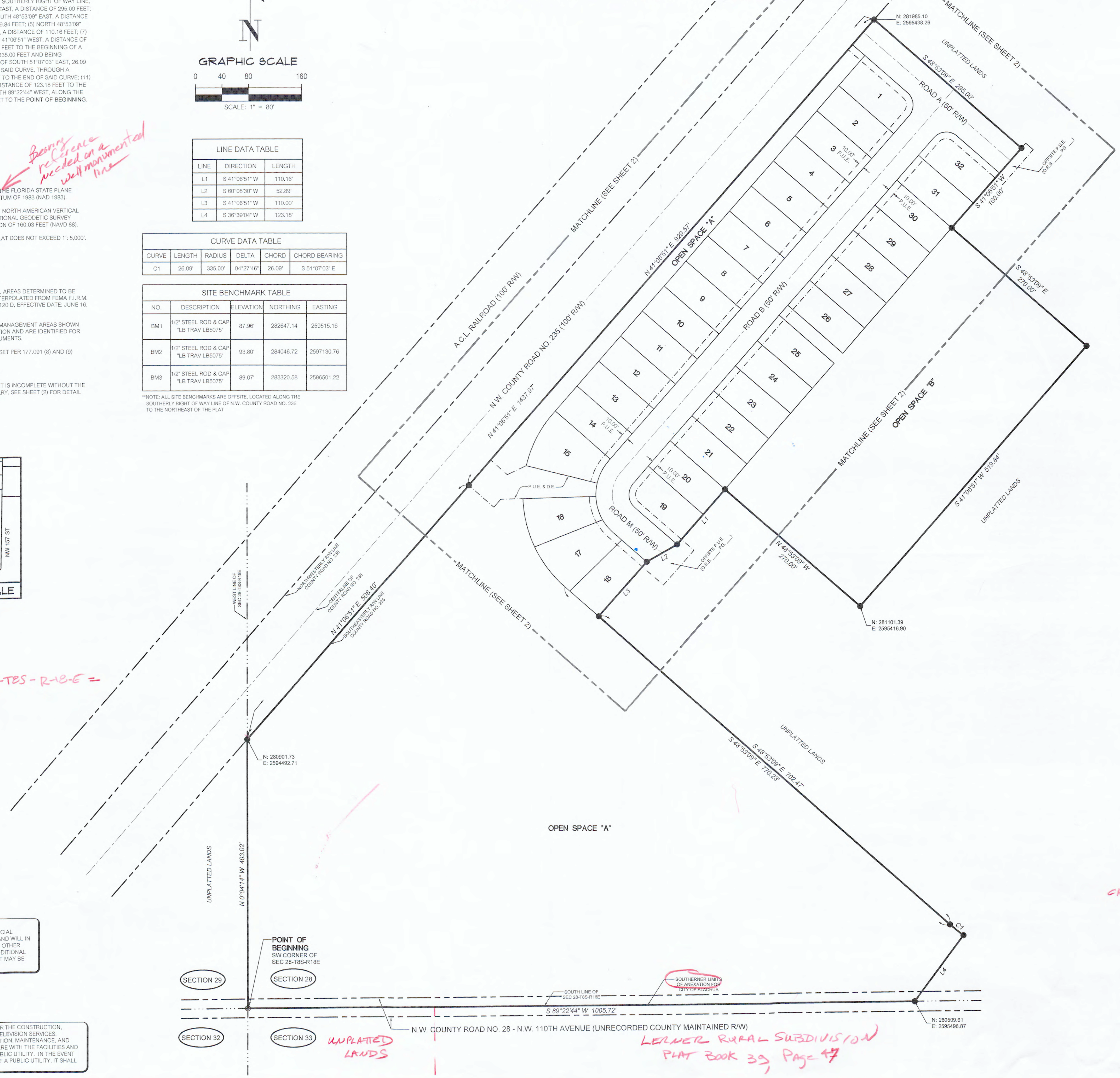
CURVE DATA TABLE

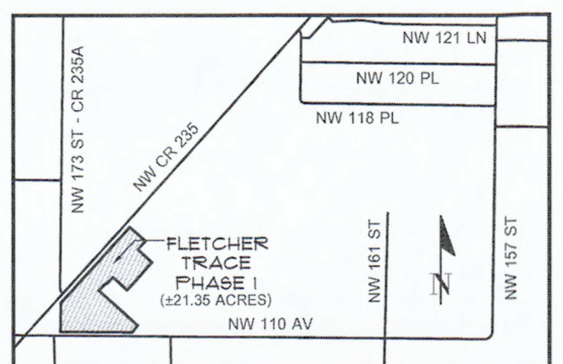
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	26.09'	335.00'	04°27'46"	26.09'	S 51°07'03" E

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





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"
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(R) = RADIAL
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= SITE BENCHMARK
= SUBJECT PARCEL LINE
= ADJOINING PARCEL LINE
= EASEMENT LINE
= RIGHT OF WAY LINE
= SECTION LINE

SEC 28-T8S-R-18-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. "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.

Tech: nickd Plot Date: Mar 05,2024 3:01pm Filename: C:\AcadResources\Temp\AcPublish_2220\21-0297 FLETCHER TRACE - PHASE 1.dwg

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

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

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 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~~ CHAPTER 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 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
LB NO.
ADDRESS

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

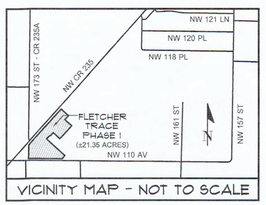
FLETCHER TRACE - PHASE 1

LOCATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

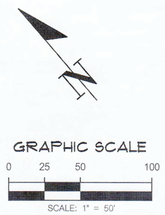
SURVEYOR'S NOTES

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

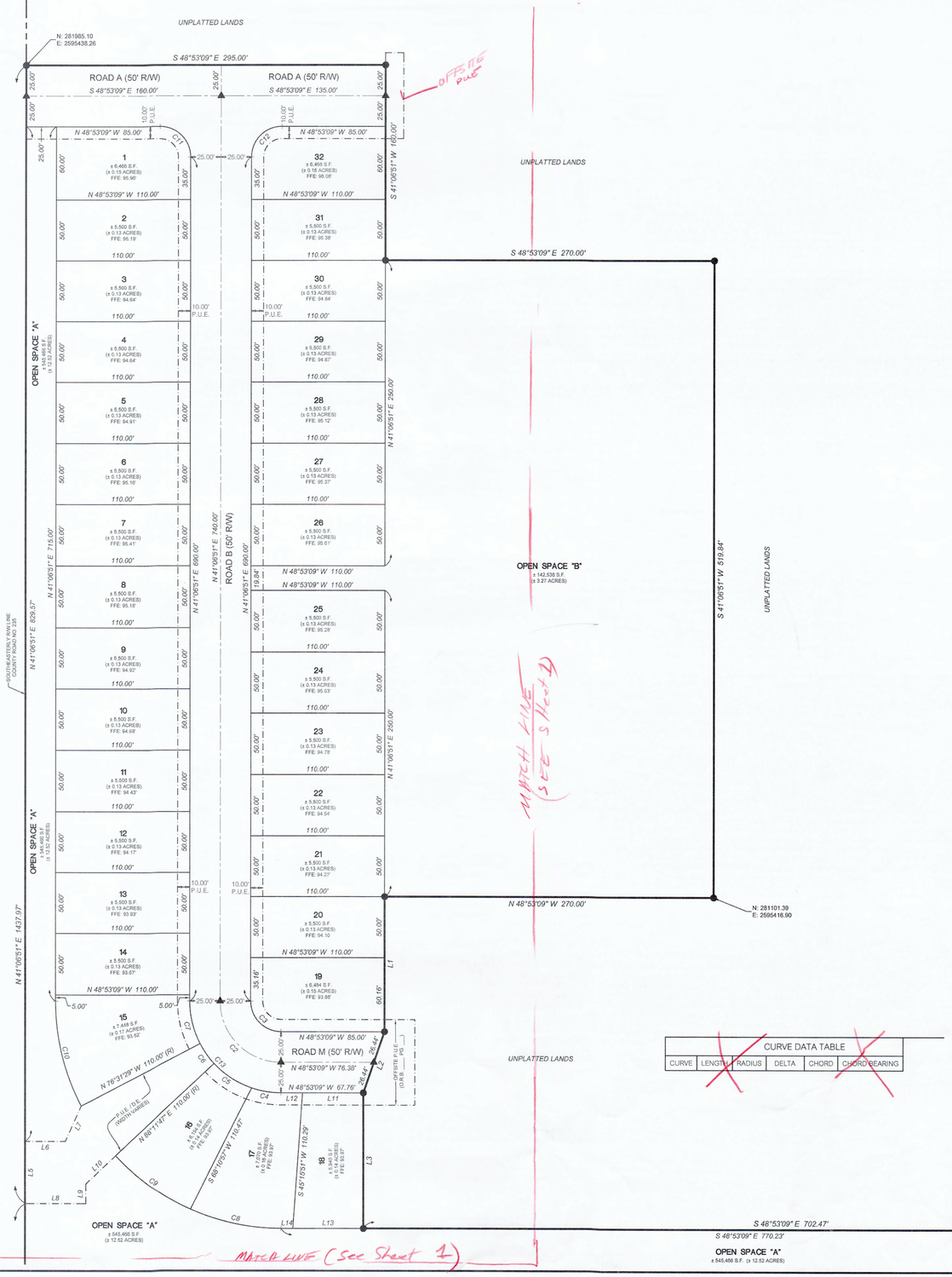


LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 41°06'51" W	110.16'
L2	S 60°08'30" W	52.89'
L3	S 41°06'51" W	110.00'
L4	S 36°39'04" W	123.18'
L5	S 41°06'51" W	50.00'
L6	S 48°53'09" E	33.20'
L7	S 65°17'45" W	31.52'
L8	N 48°53'09" W	50.00'
L9	N 41°06'51" E	15.80'
L10	N 88°11'47" E	33.48'
L11	N 48°53'09" W	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 "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_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.

Used 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.

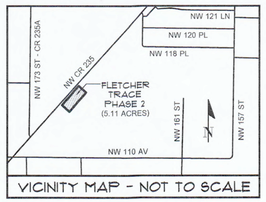
SITE BENCHMARK TABLE

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

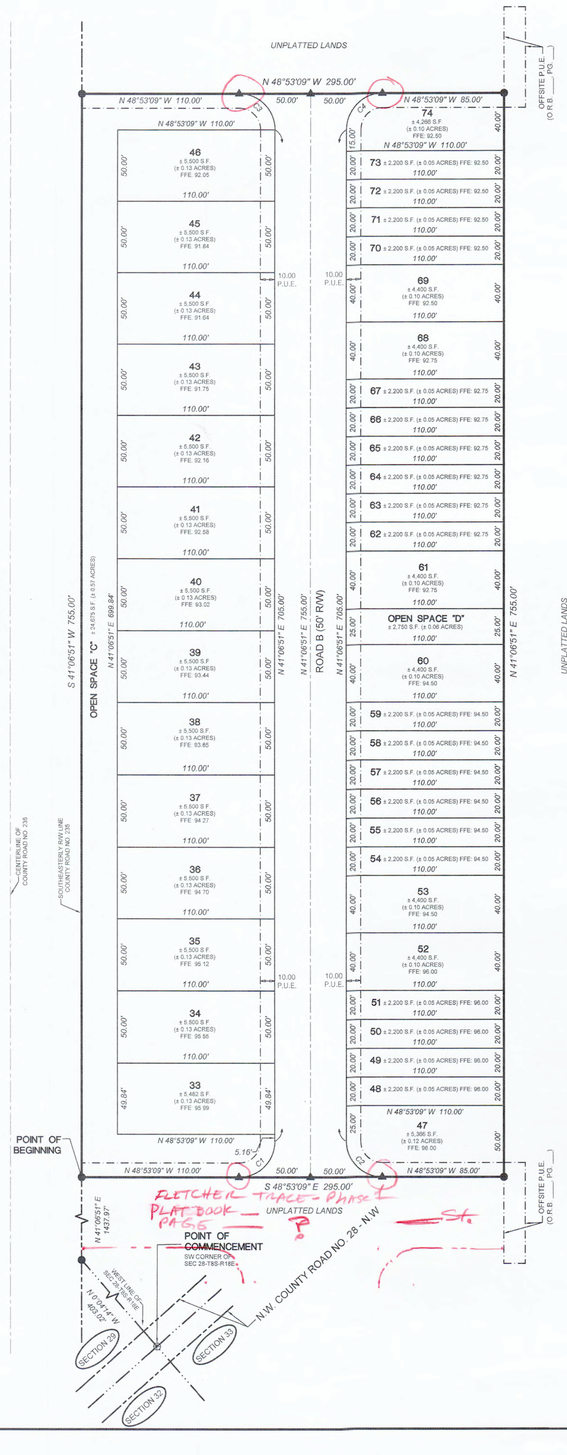
GRAPHIC SCALE
0 25 50 100
SCALE: 1" = 50'

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\21-0257\Department\01_Survey\PLATS\PHASE 2\PLAT\21-0257 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

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:

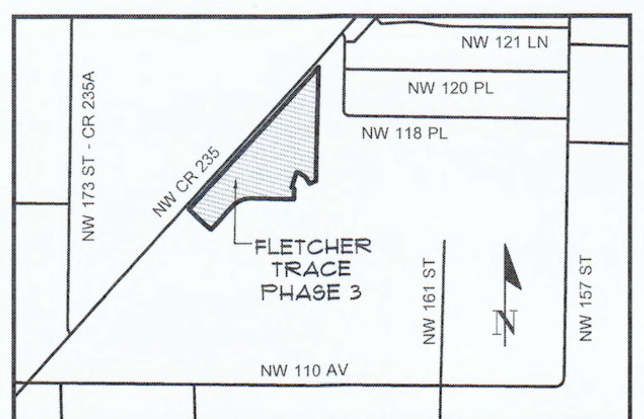
COMMENCE AT THE SOUTHWEST CORNER OF AFOREMENTIONED SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE NORTH 0°04'14" WEST, ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 403.02 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY); THENCE NORTH 41°06'51" EAST, 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.

Need a bearing reference of well established & monumented line

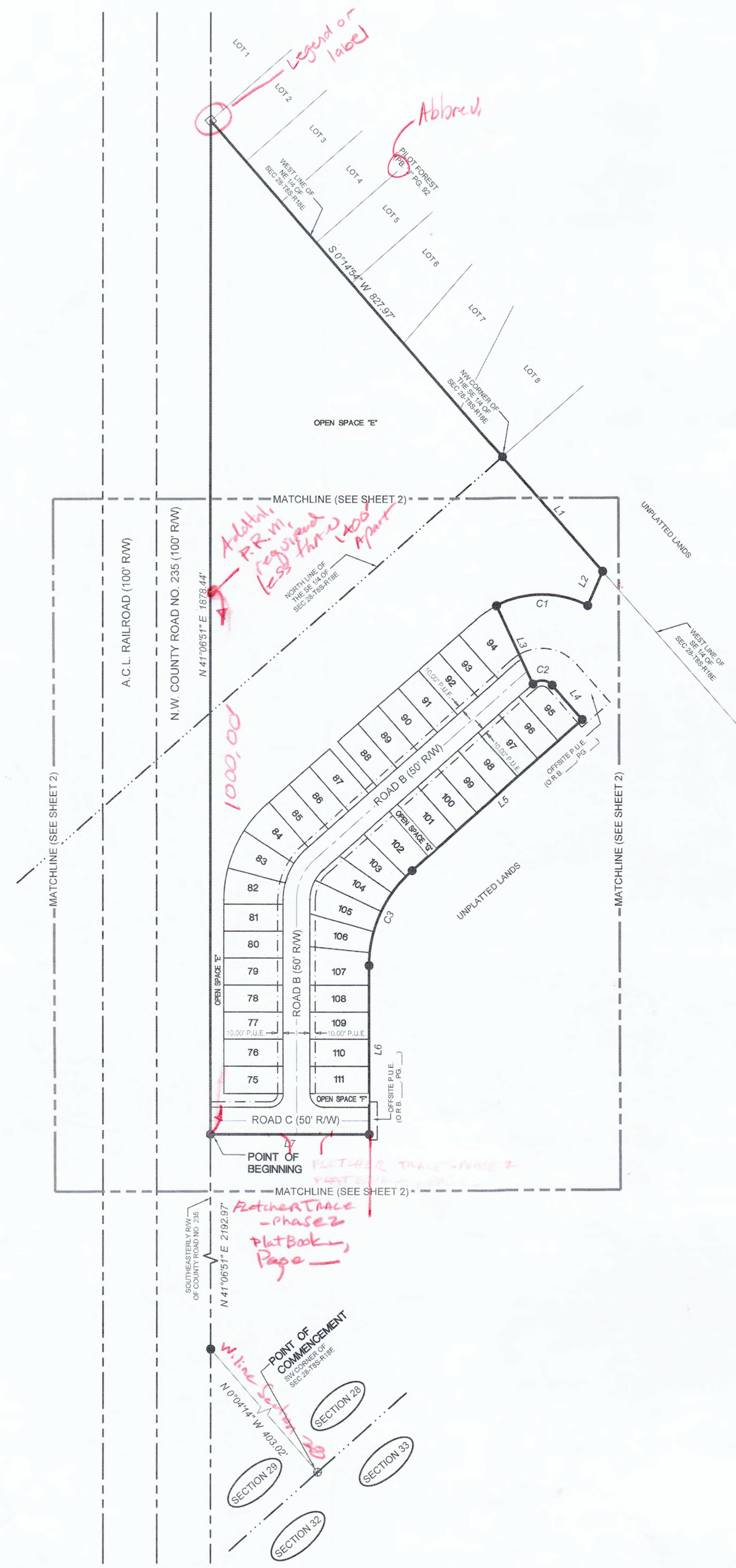
SURVEYOR'S NOTES

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 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.



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

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 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: nickd Plot Date: Mar 06,2024 8:48am Filename: C:\AcadResources\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.
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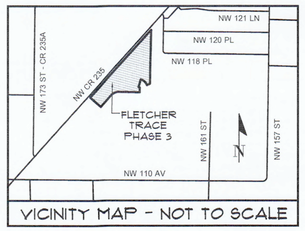
8. CORNERS AND PERMANENT CONTROL POINTS SHALL BE SET PER 177.091 (8) AND (9) FLORIDA STATUTES.
9. ALL LINES ARE NON-RADIAL UNLESS NOTED OTHERWISE.
10. THIS SURVEY IS A TOTAL OF TWO (2) SHEETS. EACH SHEET IS INCOMPLETE WITHOUT THE OTHERS. SEE SHEET ONE (1) FOR OVERALL PLAT BOUNDARY. SEE SHEET (2) FOR 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:\AcadResources\Temp\AcPublish_22\R\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

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).

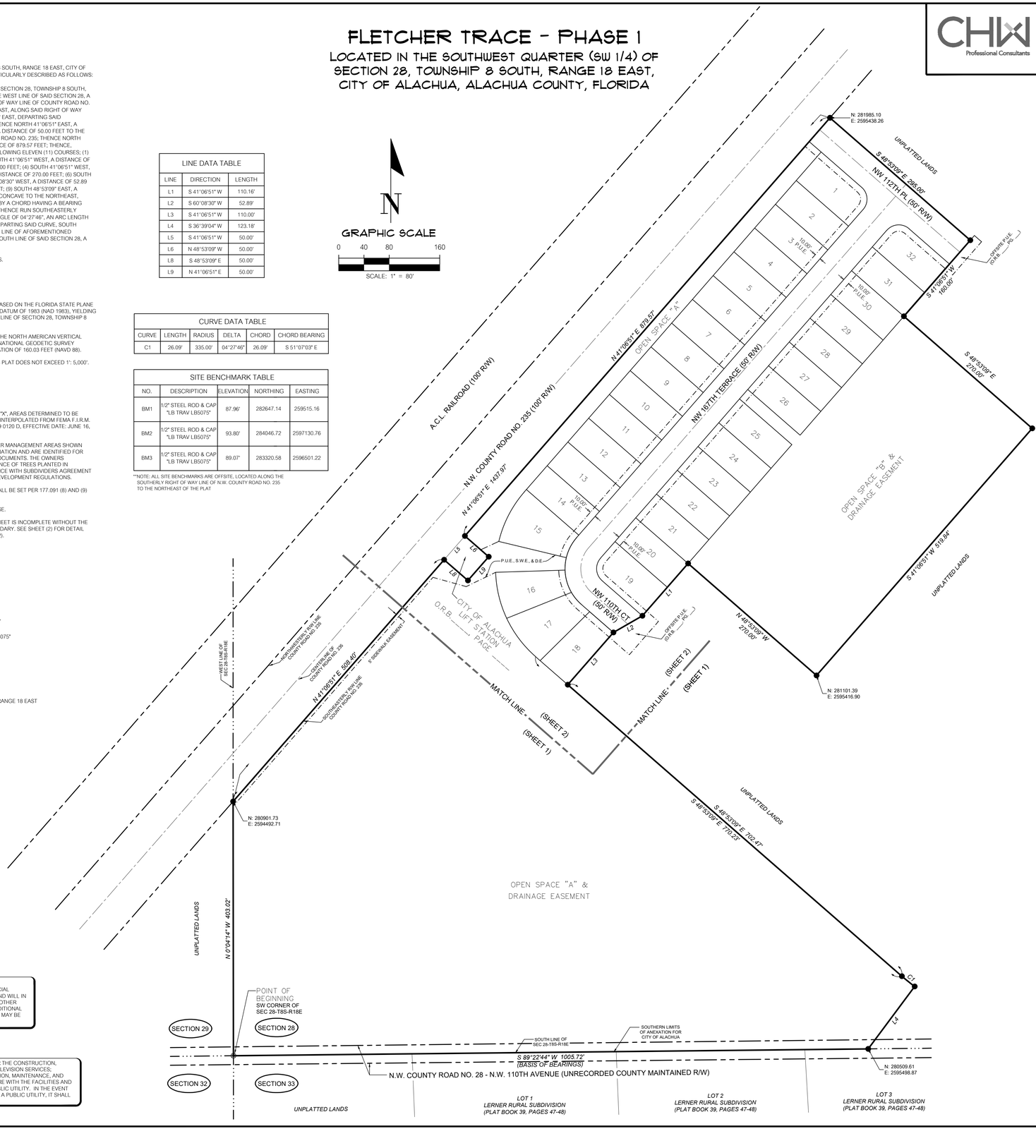
LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 41°06'51" W	110.16'
L2	S 60°08'30" W	52.89'
L3	S 41°06'51" W	110.00'
L4	S 36°39'04" W	123.18'
L5	S 41°06'51" W	50.00'
L6	N 48°53'09" W	50.00'
L8	S 48°53'09" E	50.00'
L9	N 41°06'51" E	50.00'

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

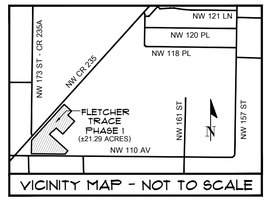
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
● = SET 5/8" STEEL REBAR & CAP MARKED "PRM LB 5075"
▲ = SET NAIL AND DISK STAMPED "PCP 5075"
⊗ = FOUND 5/8" IRON ROD (NO ID.)
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITIES EASEMENT
B.S.L. = BUILDING SETBACK LINE
FFE = 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.



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 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

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

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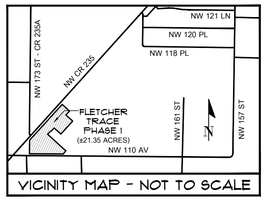
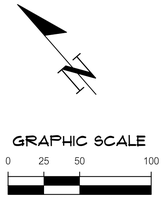


VICINITY MAP - NOT TO SCALE

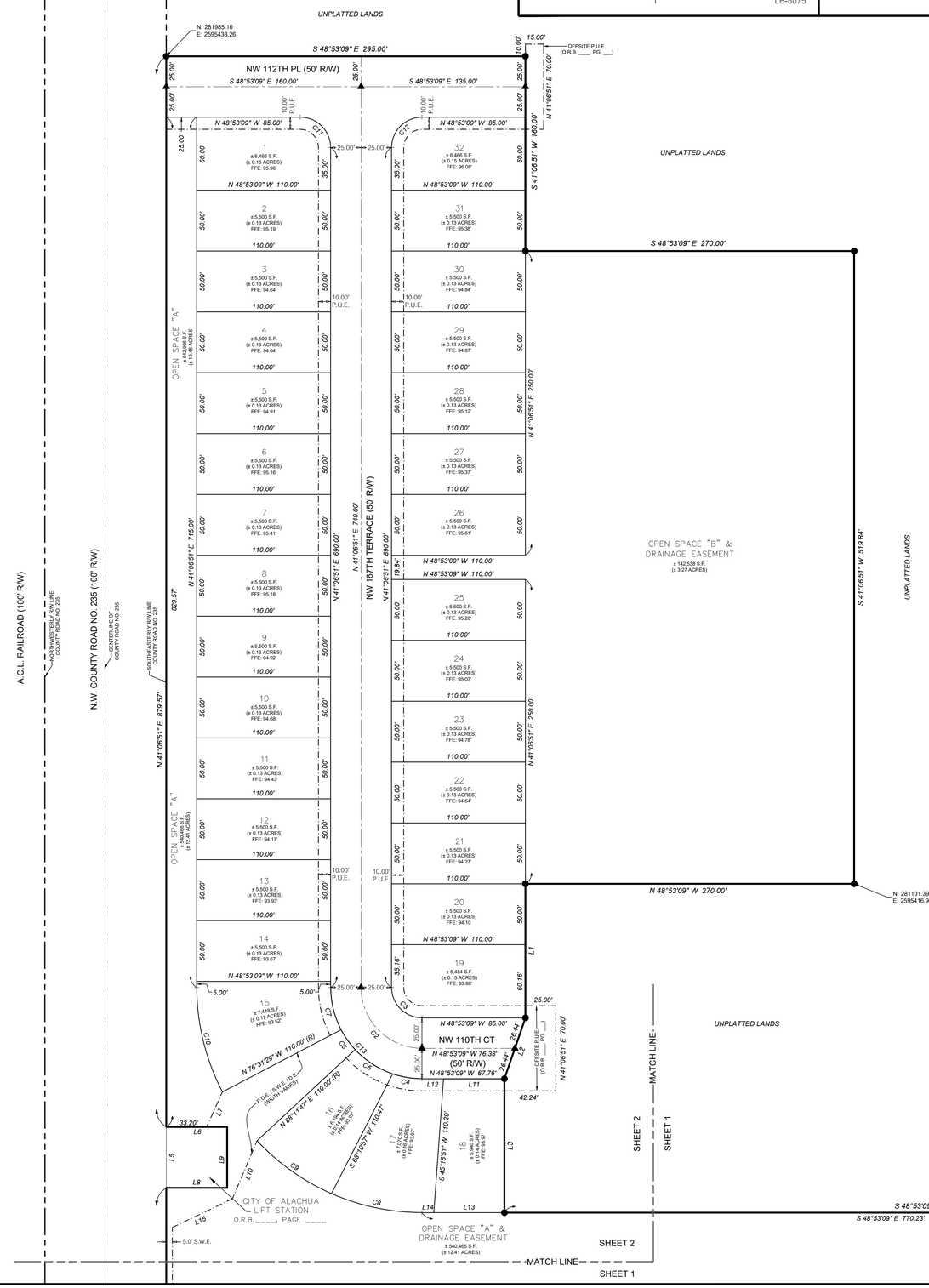


LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 41°06'51" W	110.16'
L2	S 60°08'30" W	52.89'
L3	S 41°06'51" W	110.00'
L4	S 36°39'04" W	123.18'
L5	S 41°06'51" W	50.00'
L6	S 48°53'09" E	50.00'
L7	S 65°17'45" W	31.52'
L8	N 48°53'09" W	50.00'
L9	N 41°06'51" E	50.00'
L10	N 64°06'07" E	51.73'
L11	N 48°53'09" W	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: AaronM Plot Date: Sep 04,2024 2:02pm Filename: K:\2021\21-029\Department\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

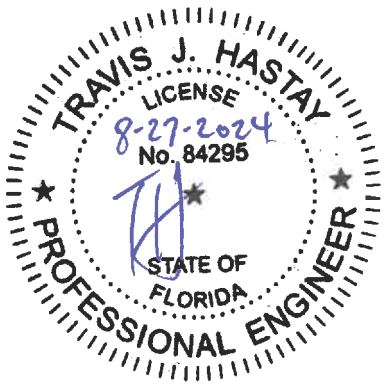
_____
Witness

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**

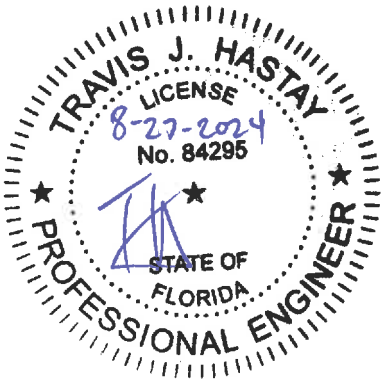
The Engineer's probable estimate of cost provided in this document is specifically intended to represent a rough order of magnitude, including all component information for line items aspects of the work, estimated quantities, and applied unit rates. The Engineer's probable estimate of cost is not intended 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**

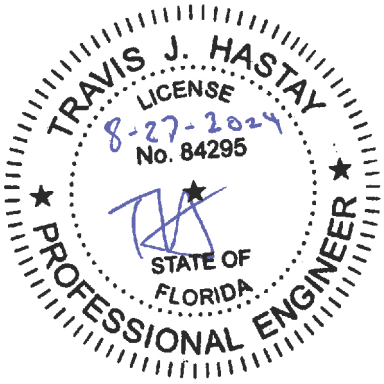
The Engineer's probable estimate of cost provided in this document is specifically intended to represent a rough order of magnitude, including all component information for line items aspects of the work, estimated quantities, and applied unit rates. The Engineer's probable estimate of cost is not intended 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**.

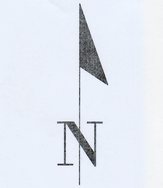
SUBJECT TO THE MAINTAINED RIGHT OF WAY OF COUNTY ROAD N.W. 110TH AVENUE (FORMERLY KNOWN AS COUNTY ROAD N.W. 28), ALONG THE SOUTH BOUNDARY THEREOF.

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:

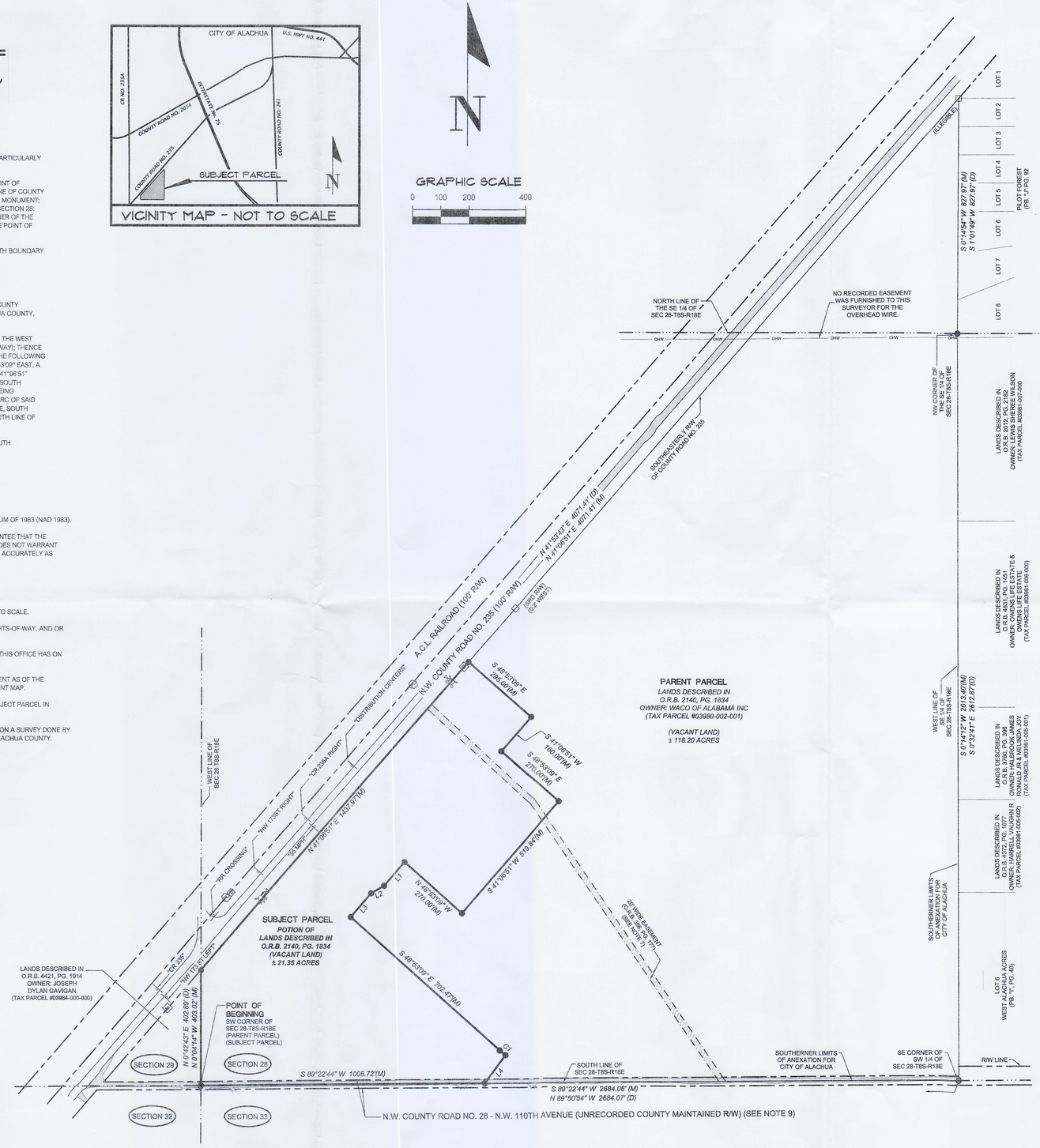
(D) = DATA BASED ON FURNISHED DESCRIPTION
(M) = DATA BASED ON FIELD MEASUREMENTS
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
S.F. = SQUARE FEET
R/W = RIGHT OF WAY
ID. = IDENTIFICATION
SEC 28 = SECTION TWENTY EIGHT
T8S = TOWNSHIP EIGHT SOUTH
R18E = RANGE EIGHTEEN EAST
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
X = 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.
ORIGINAL DRAWING
KEEP 1" SCALE BAR WHEN PLOTTING

CERTIFIED TO:

FLETCHER DEVELOPMENT, LLC A FLORIDA LIMITED LIABILITY COMPANY
FIRST AMERICAN TITLE INSURANCE COMPANY
DARRYL J. TOMPKINS, P.A.

TECHNICIAN:	SURVEY DATE:
NAD	12-14-2023
CREW CHIEF:	REVISION DATE:
RQ	N/A
DRAWN BY:	PROJECT NO.
CAC	21-0297
CHECKED BY:	FIELD BOOK & PG.
CAC	617 / 75

CHARLES A. COLSON
STATE OF ILLINOIS
062-073142
Professional Surveyor & Mapper
COLSON FIRM LICENSED BUSINESS 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

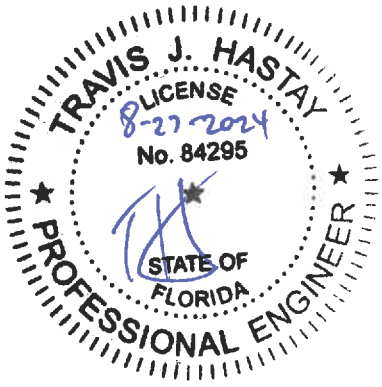
Techs: nlckd Plot Date: Mar 20,2024 10:31:nm Filename: N:\2021\21-0297\Department\01_Survey\PLATS\PHASE 1\BOUNDARY\21-0297 BOUNDARY (PHASE 1).dwg

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**

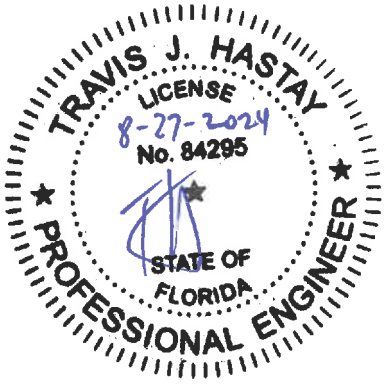


CHW
Professional Consultants

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.



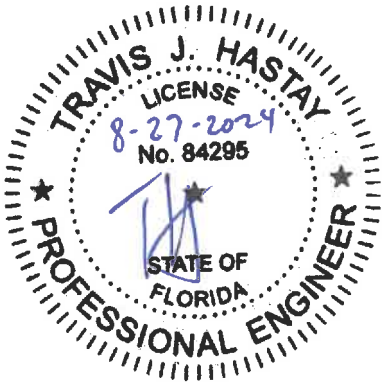
CHW
Professional Consultants

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.



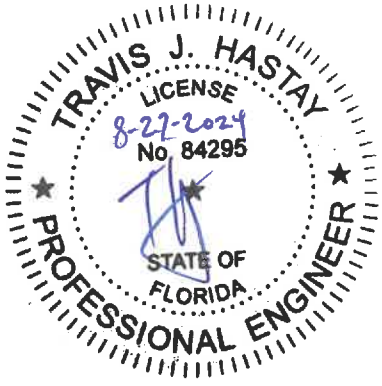
CHW
Professional Consultants

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**

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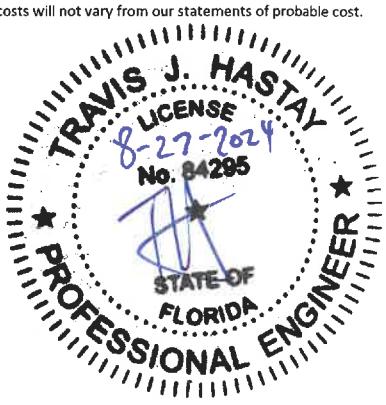

CHW
Professional Consultants

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**

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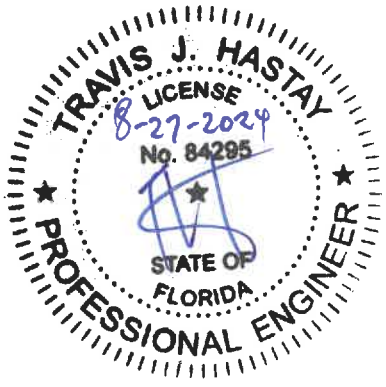

CHW
Professional Consultants

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**

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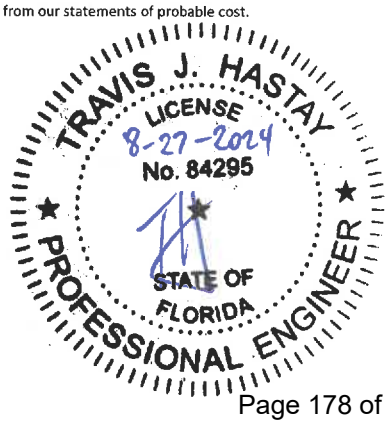

City of Alachua

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:

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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'

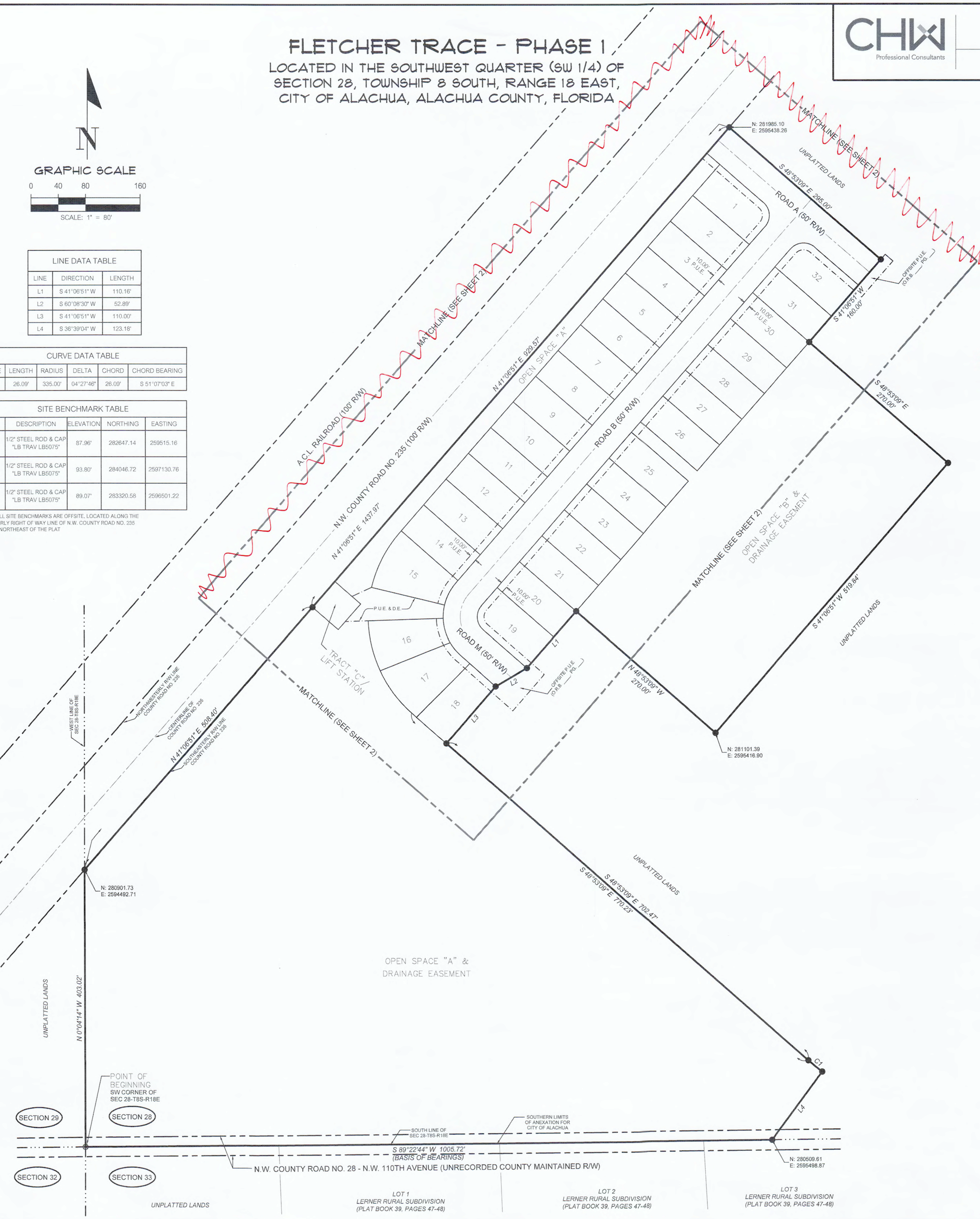
CURVE DATA TABLE

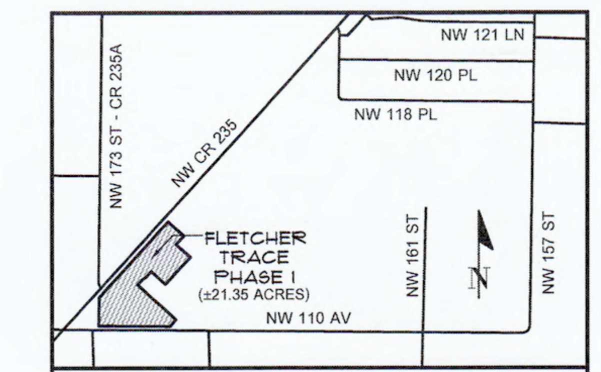
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	26.09'	335.00'	04°27'46"	26.09'	S 51°07'03" E

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





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
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.

Tech: AaronH Plot Date: Jul 24,2024 8:48am Filename: N:\2021\21-0297\Departments\01_Survey\PLATS\PHASE 1\PLAT\21-0297 FLETCHER TRACE - PHASE 1.dwg

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

FLETCHER TRACE - PHASE 1

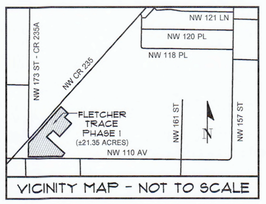
LOCATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

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

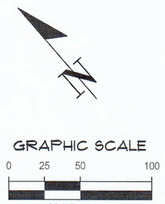
PLAT BOOK__,PAGE __
SHEET TWO OF TWO

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
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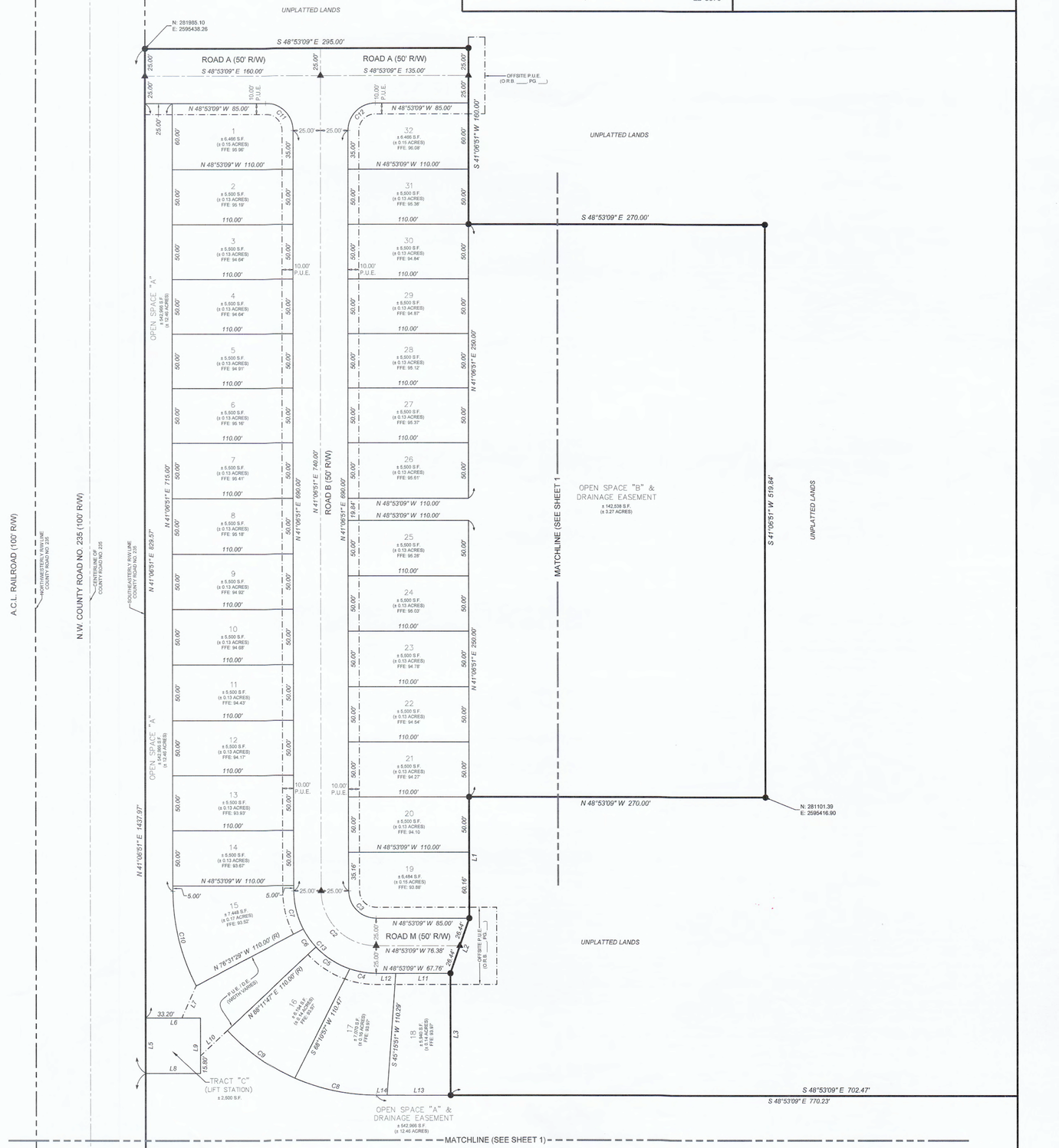

Tech: Asmolt Plot Date: Jul 24,2024 8:48am Filename: H:\2021\21-0397\Department's\01_Survey\PLATS\PHASE 1\PLAT\21-0397 FLETCHER TRACE - PHASE 1.dwg

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
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**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					
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C1	39.27'	25.00'	90°00'00"	35.36'	N 86°06'51" E
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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"
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PG. = PAGE
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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.

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A.C.L. RAILROAD (100' R/W)

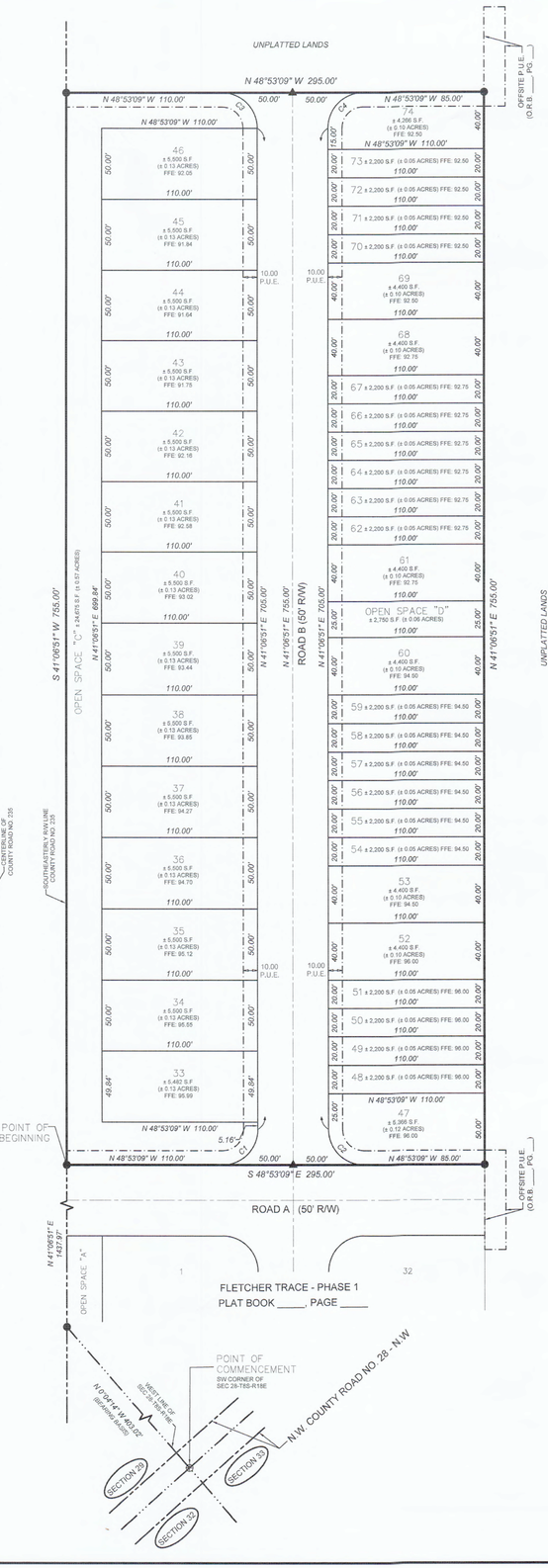
N.W. COUNTY ROAD NO. 235 (100' R/W)

NORTHWESTERLY R/W LINE OF THE A.C.L. RAILROAD LINE

NORTHEASTERLY R/W LINE COUNTY ROAD NO. 235

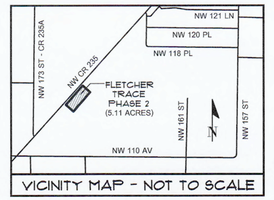
CENTER LINE OF COUNTY ROAD NO. 235

SOUTHEASTERLY R/W LINE COUNTY ROAD NO. 235



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 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°38'55", 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.

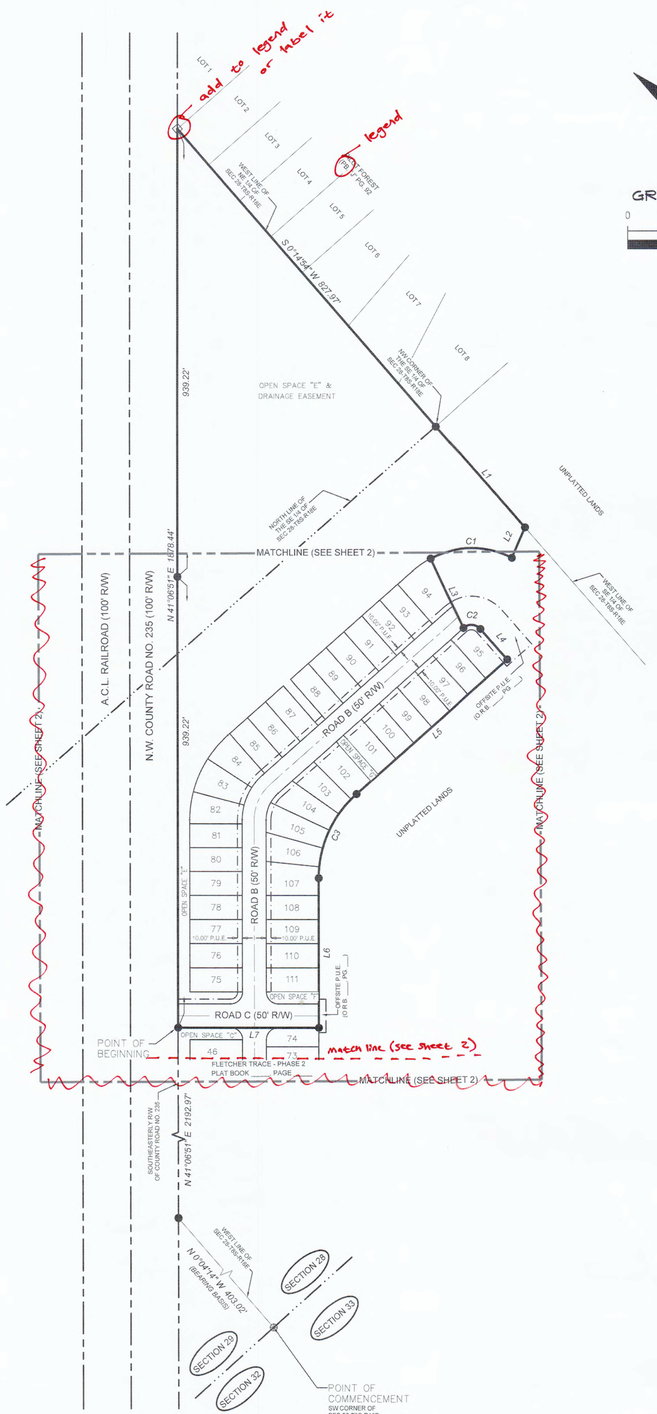
ALL PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES 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'

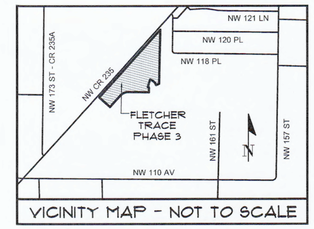
CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	176.11'	185.00'	54°32'38"	169.54'	N 48°50'21" W
C2	39.27'	25.00'	90°00'00"	35.36'	S 45°14'11" E
C3	199.54'	235.00'	48°38'55"	193.60'	S 65°26'20" W

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

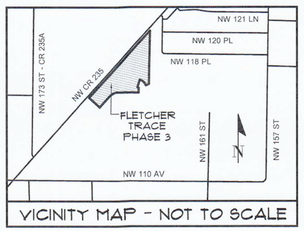
PLAT BOOK __, PAGE __
SHEET TWO OF TWO

FLETCHER TRACE - PHASE 3

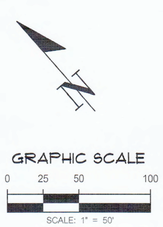
LOCATED IN THE WEST HALF (W 1/2) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

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



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: N:\2021\21-025\Department\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.

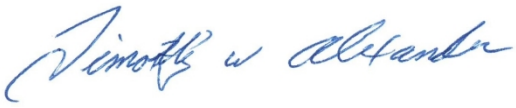
24. Prior to the sale of any lot or parcel, the permittee must record Declarations of Covenants and Restrictions that include a restriction on the real property pursuant to section 704.06, F.S.; prohibiting all construction including clearing, dredging, or filling, except that which is specifically authorized 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

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

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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.

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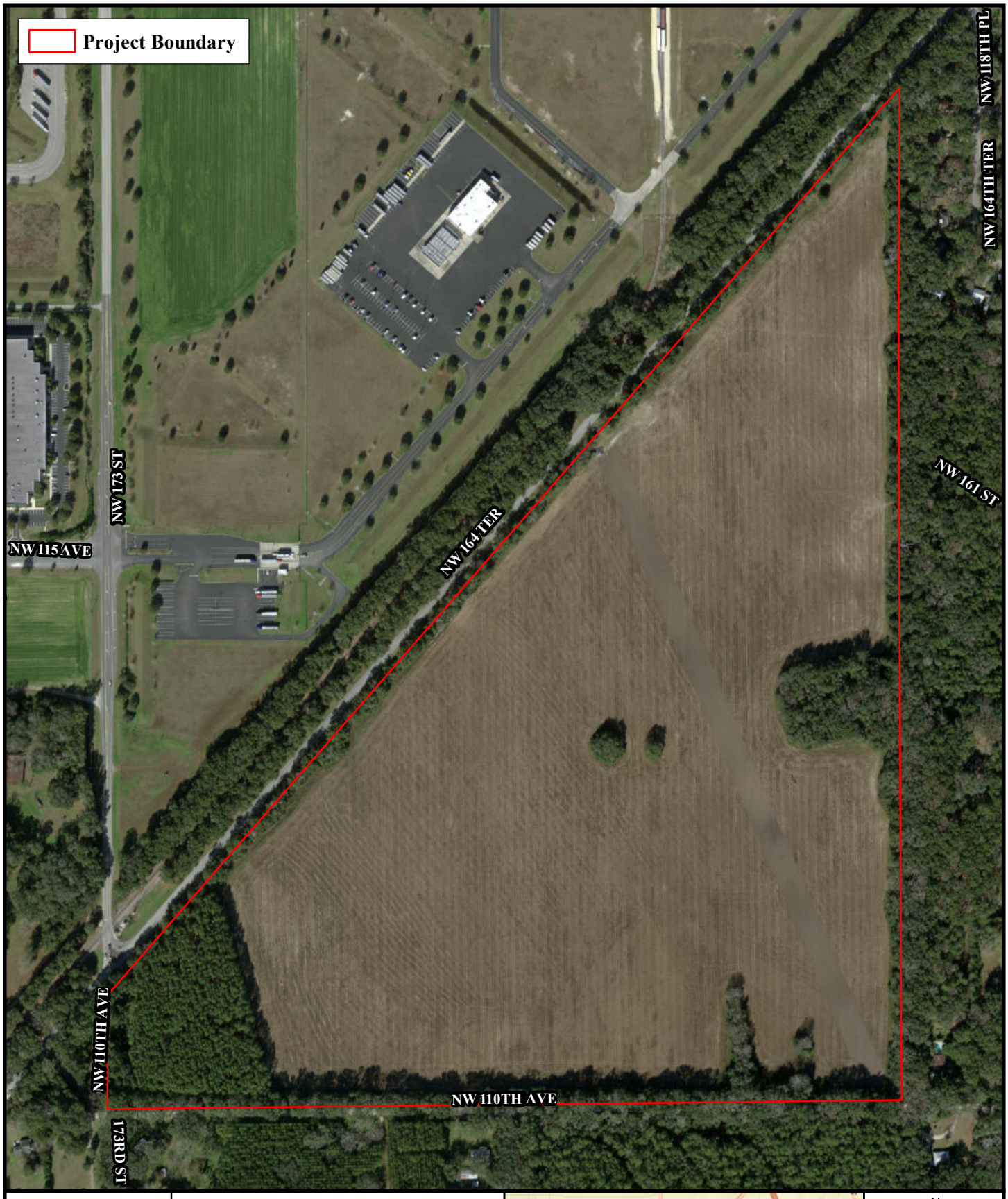
U.S. Fish and Wildlife Survey Critical Habitat Designations. Online resources available from http://criticalhabitat.fws.gov/.



Feet
0 450
1 in = 450 feet

FLETCHER TRACE SUBDIVISION PROJECT
FLETCHER FAMILY COMPANIES

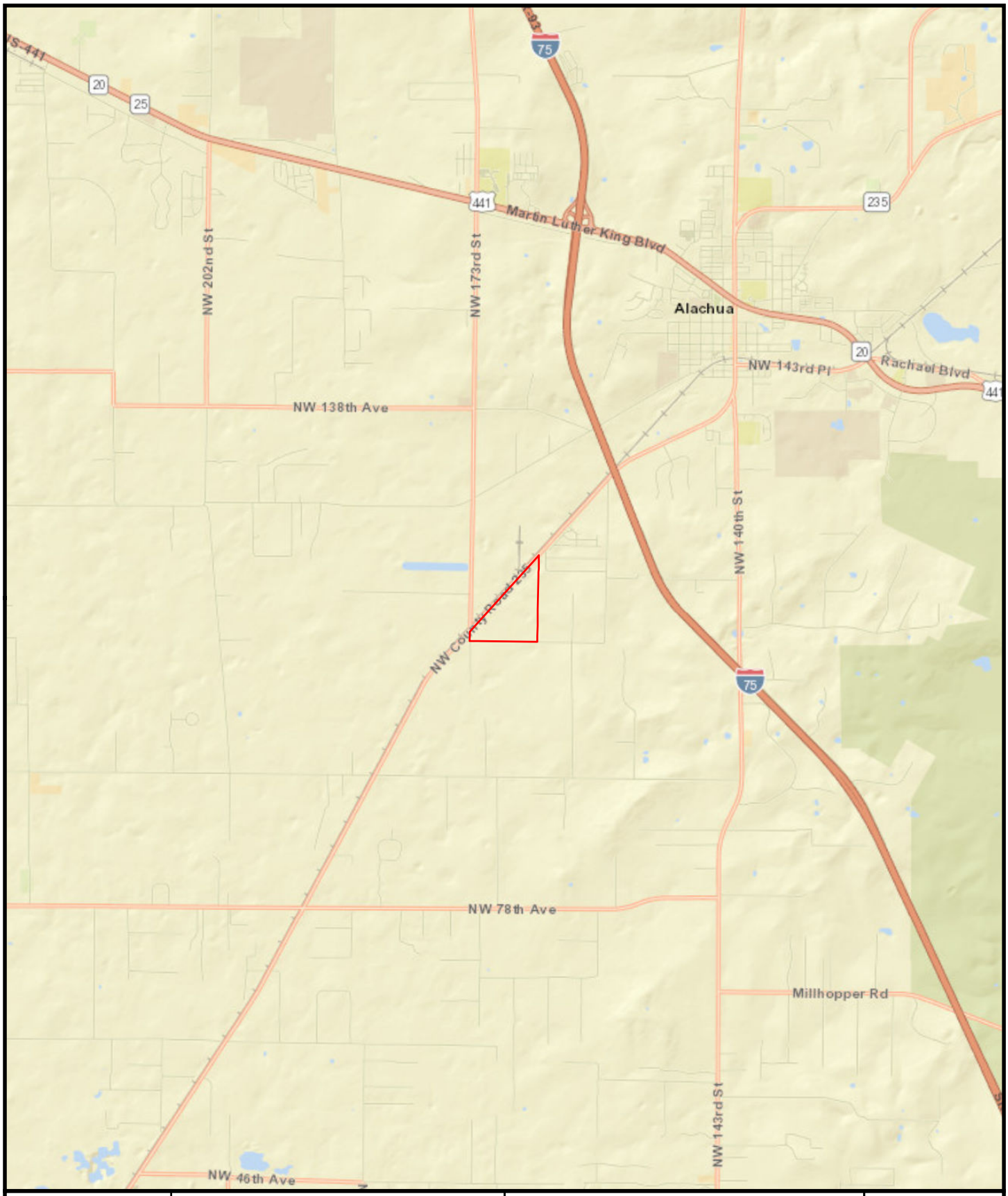
ALACHUA COUNTY, FLORIDA

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

FLETCHER TRACE SUBDIVISION PROJECT
FLETCHER FAMILY COMPANIES

ALACHUA COUNTY, FLORIDA

Project Boundary

N
W E
S

LOCATION MAP

FLATWOODS Consulting Group

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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
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QUAD MAP

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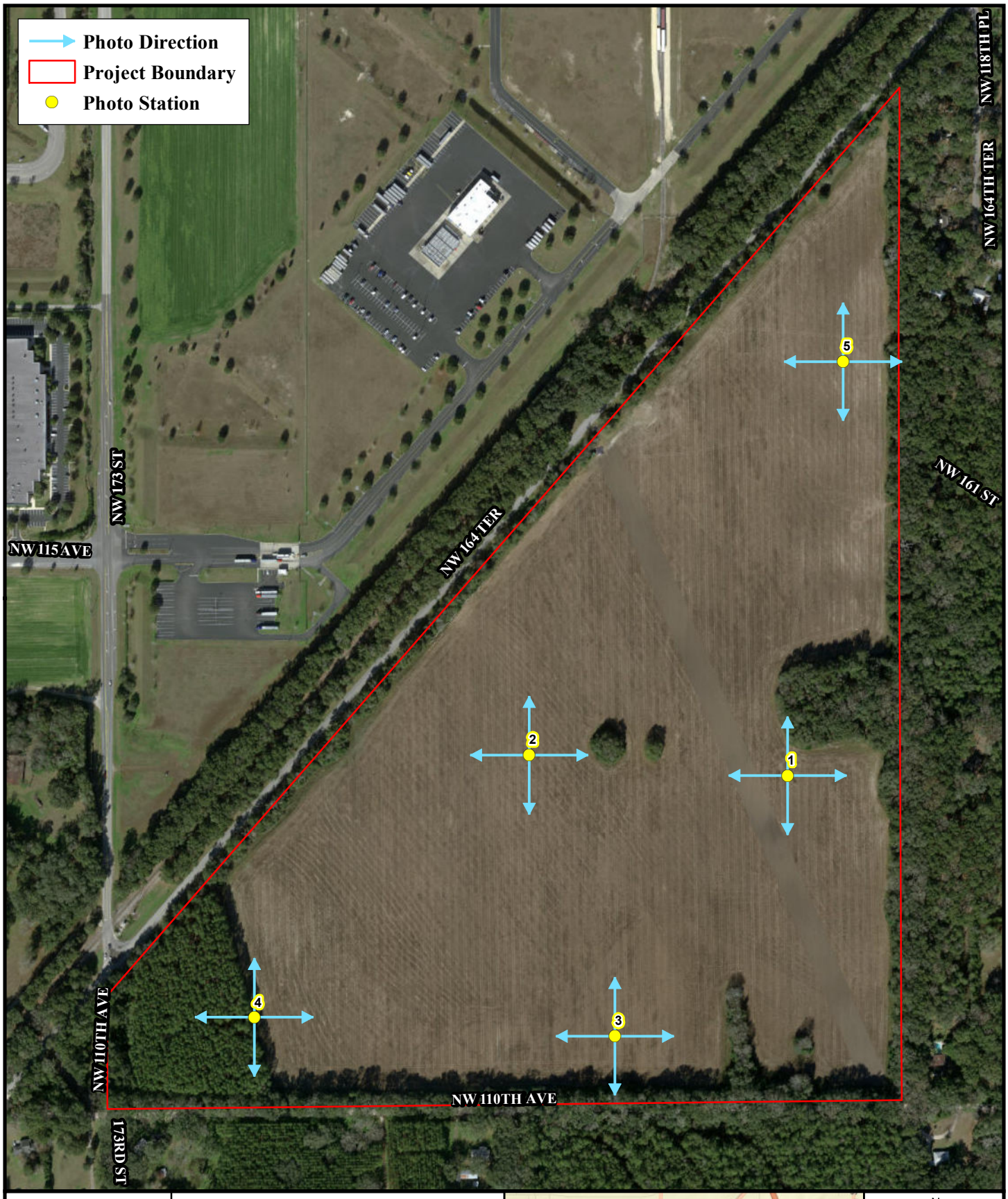

Feet
0 450
1 in = 450 feet

FLETCHER TRACE SUBDIVISION PROJECT
FLETCHER FAMILY COMPANIES

ALACHUA COUNTY, FLORIDA

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PHOTO STATION MAP

FLATWOODS Consulting Group

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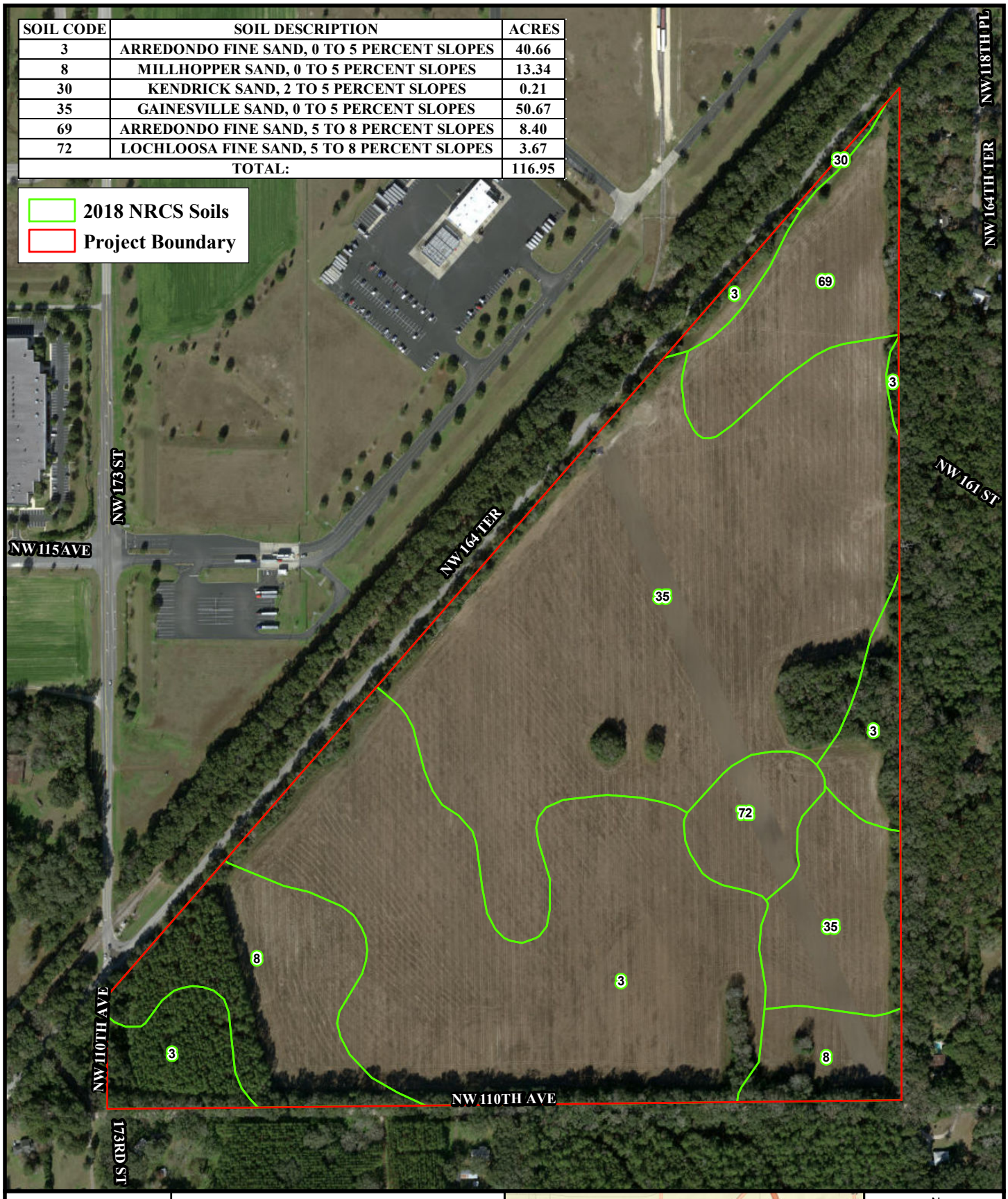
SOIL CODE	SOIL DESCRIPTION	ACRES
3	ARREDONDO FINE SAND, 0 TO 5 PERCENT SLOPES	40.66
8	MILLHOPPER SAND, 0 TO 5 PERCENT SLOPES	13.34
30	KENDRICK SAND, 2 TO 5 PERCENT SLOPES	0.21
35	GAINESVILLE SAND, 0 TO 5 PERCENT SLOPES	50.67
69	ARREDONDO FINE SAND, 5 TO 8 PERCENT SLOPES	8.40
72	LOCHLOOSA FINE SAND, 5 TO 8 PERCENT SLOPES	3.67
TOTAL:		116.95



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1 in = 450 feet

FLETCHER TRACE SUBDIVISION PROJECT
FLETCHER FAMILY COMPANIES

ALACHUA COUNTY, FLORIDA

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SOIL MAP

FLATWOODS Consulting Group

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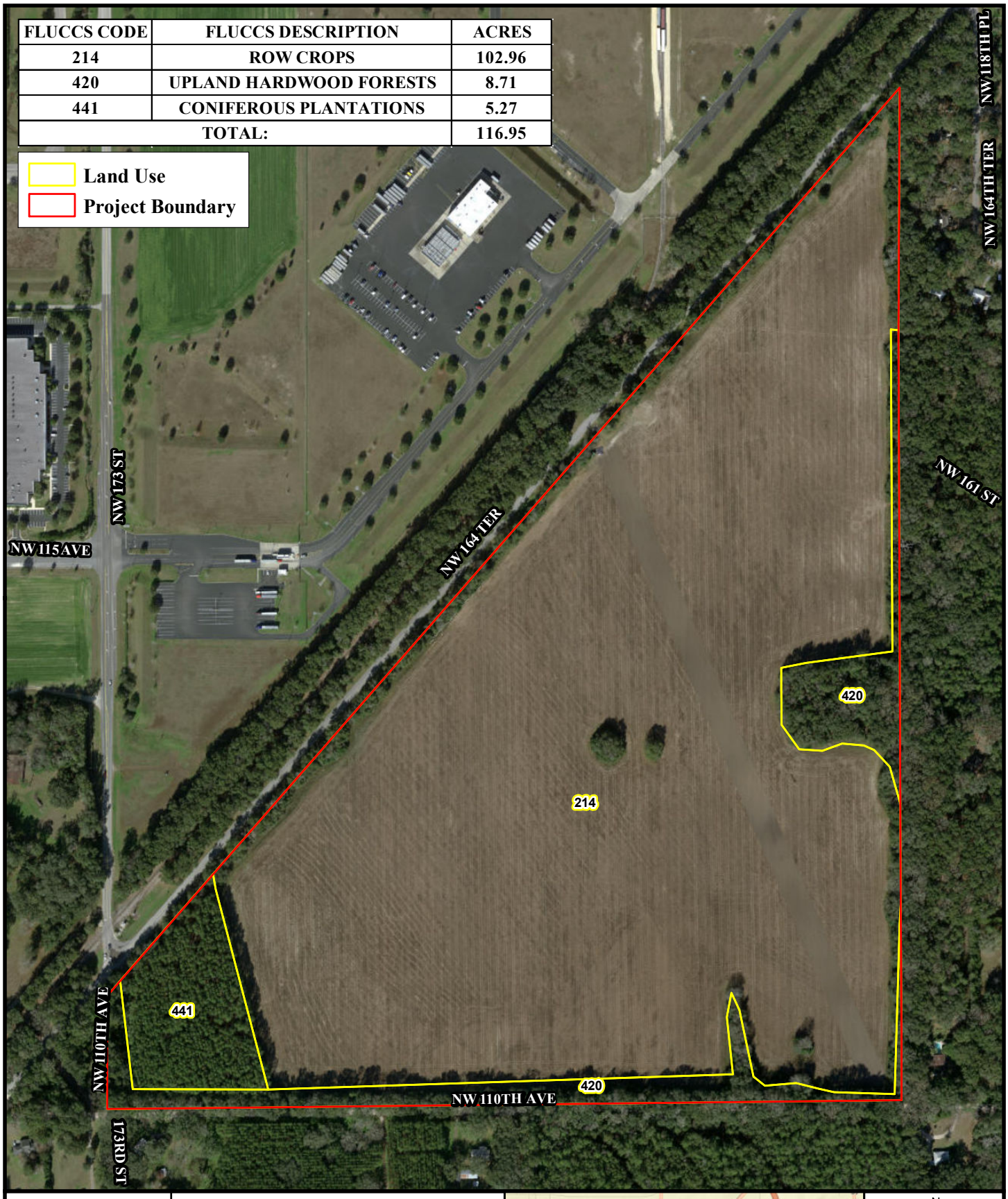
FLUCCS CODE	FLUCCS DESCRIPTION	ACRES
214	ROW CROPS	102.96
420	UPLAND HARDWOOD FORESTS	8.71
441	CONIFEROUS PLANTATIONS	5.27
TOTAL:		116.95

Land Use
Project Boundary



Feet
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1 in = 450 feet

FLATWOODS Consulting Group

FLETCHER TRACE SUBDIVISION PROJECT
FLETCHER FAMILY COMPANIES

ALACHUA COUNTY, FLORIDA

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LAND USE MAP

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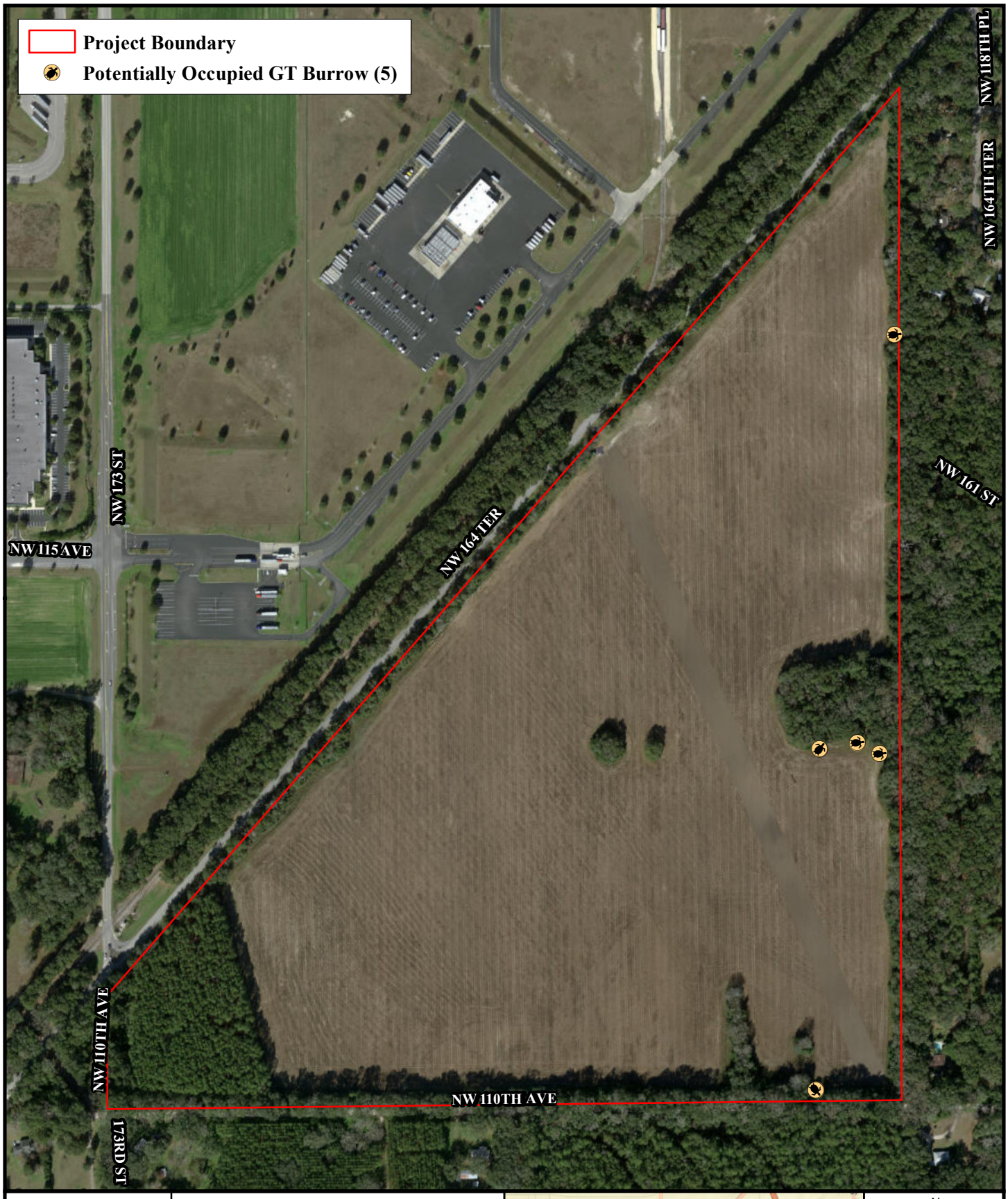

Feet
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1 in = 450 feet

FLETCHER TRACE SUBDIVISION PROJECT
FLETCHER FAMILY COMPANIES

ALACHUA COUNTY, FLORIDA

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ECOLOGICAL SURVEY MAP

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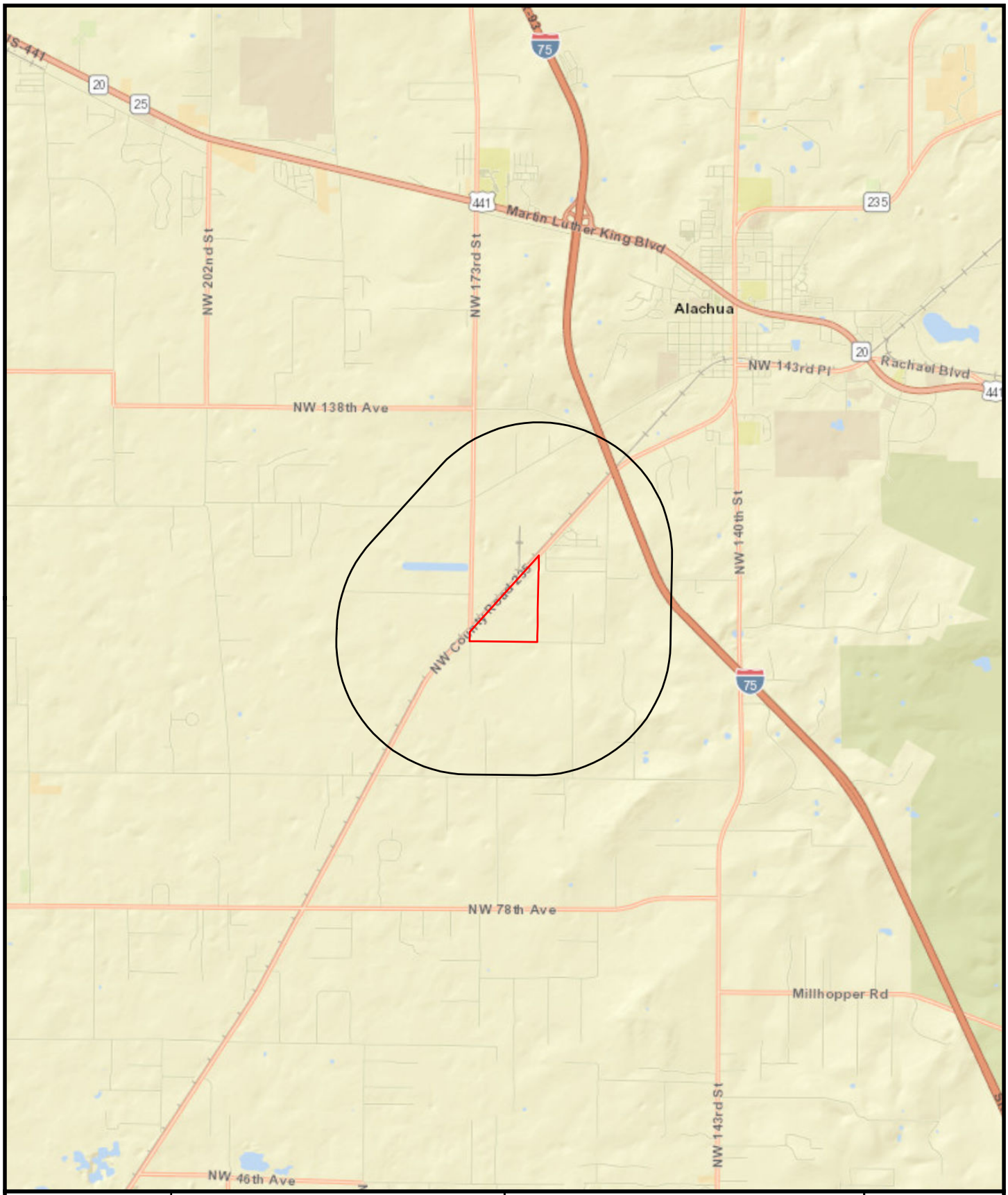

Miles
0 1
1 in = 1 miles

FLATWOODS Consulting Group

FLETCHER TRACE SUBDIVISION PROJECT
FLETCHER FAMILY COMPANIES

ALACHUA COUNTY, FLORIDA

1 Mile Buffer
Project Boundary

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FNAI/FWC MAP

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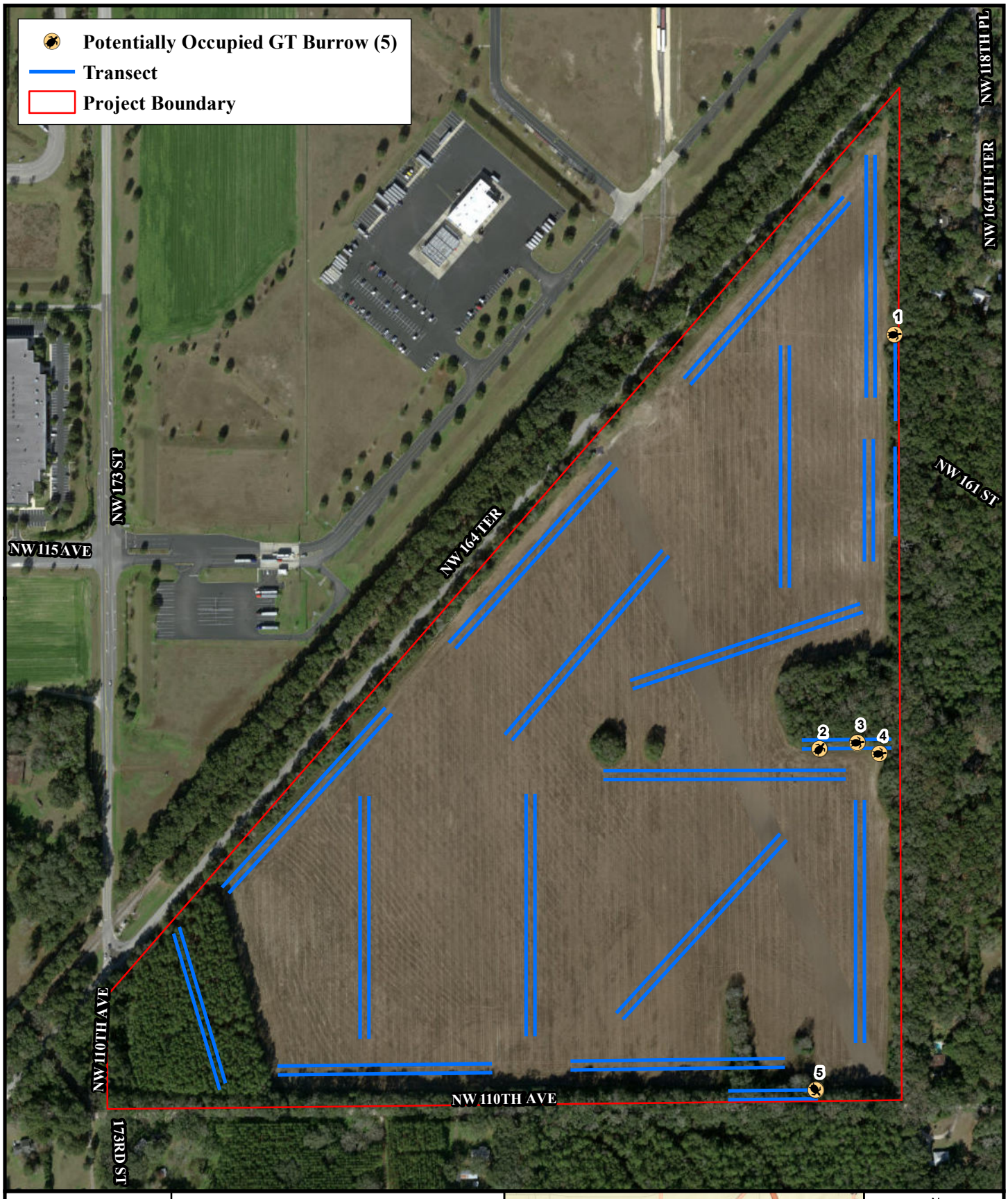

Feet
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1 in = 450 feet

FLATWOODS Consulting Group

FLETCHER TRACE SUBDIVISION PROJECT
FLETCHER FAMILY COMPANIES

ALACHUA COUNTY, FLORIDA

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15% GOPHER TORTOISE SURVEY MAP

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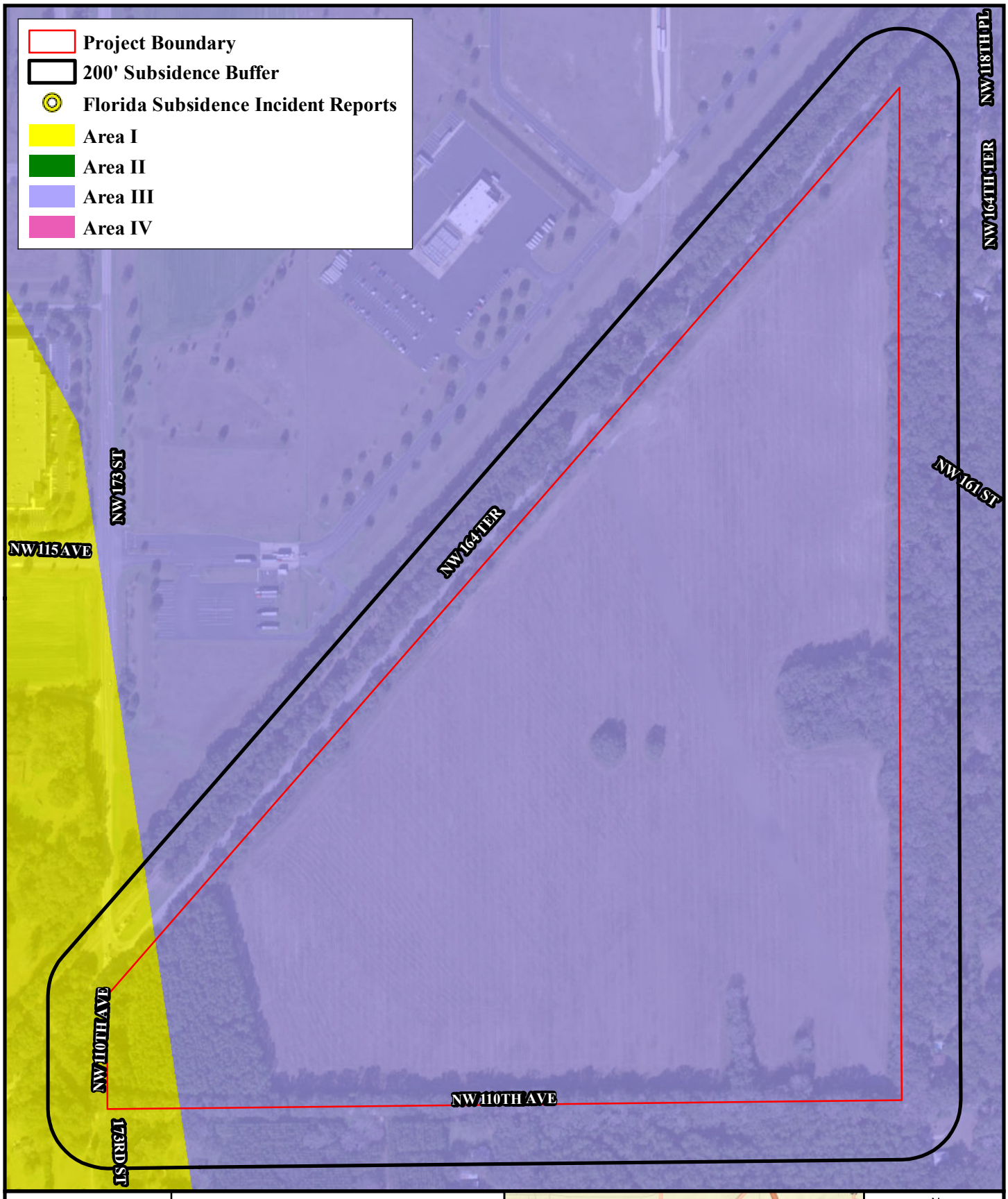

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1 in = 450 feet

FLATWOODS Consulting Group

FLETCHER TRACE SUBDIVISION PROJECT
FLETCHER FAMILY COMPANIES

ALACHUA COUNTY, FLORIDA

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SUBSIDENCE MAP

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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

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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)

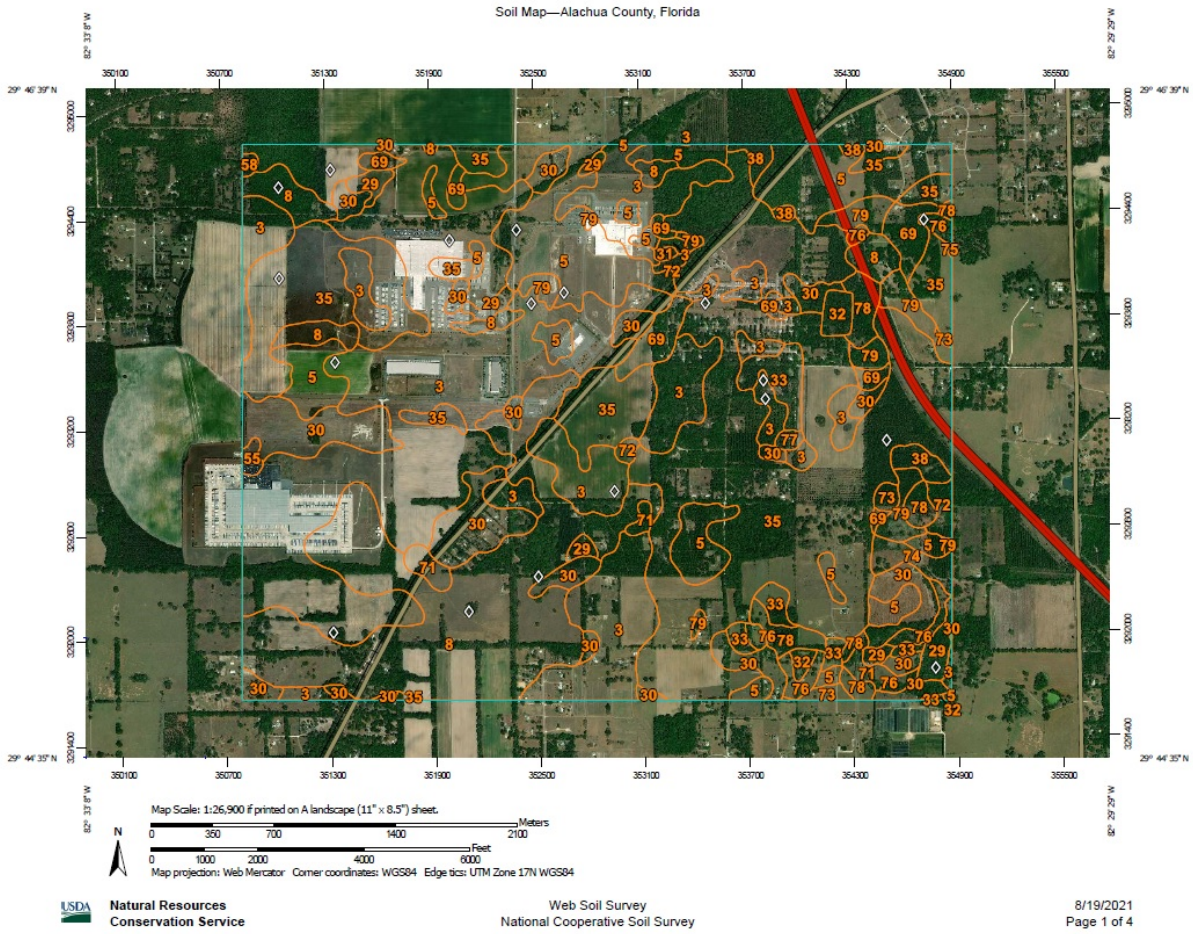
1. Base elevation of effective or mobilized aquifer (average depth of confining layer) equal to greater than 30 feet bls.
2. Unsaturated vertical infiltration rate of 3.5 feet per day.
3. Horizontal hydraulic conductivity equal to 5 feet per day.
4. Specific yield (fillable porosity) of 20 percent.
5. 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.

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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.

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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.

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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.

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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.

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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.

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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
1.5			
		AU 2	(SP) Brown SAND
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
1.5			
		AU 2	(SP) Pale brown and orange SAND
5.0			Bottom of borehole at 5.0 feet.

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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.

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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.

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Gainesville, Florida 32608
Telephone: (352) 377-3233
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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*
4			*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			
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.

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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.

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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
		AU 2	(SP) Pale brown and gray SAND
4			
5			5.0
			Bottom of borehole at 5.0 feet.

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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
4			4.0
		AU 2	(SC) Brown clayey SAND *%PASS-200 = 29* *MC = 18*
5			5.0
			Bottom of borehole at 5.0 feet.

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5.2 Standard Penetration Test Soil Boring Logs

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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)	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 gray and brown SAND with silt									20 40 60 80
			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.									

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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.									

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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	AU 2							
		(SC) Brown clayey SAND									
10		▽									
			11.5	AU 3							
		(SC/CL) Gray and brown very clayey SAND									
15			15								
		Bottom of borehole at 15.0 feet.									

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Gainesville, Florida 32608
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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.									

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Gainesville, Florida 32608
Telephone: (352) 377-3233
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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.									

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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.									

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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.									

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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	6	AU 1							
5		(SC) Orange and gray clayey SAND	11.5	AU 2							
10		(CL/CH) Gray sandy CLAY	15	AU 3							
15		Bottom of borehole at 15.0 feet.									

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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.									

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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 ▲ (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.									

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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.									

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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.									

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Gainesville, Florida 32608
Telephone: (352) 377-3233
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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.									

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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.									

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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.									

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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.									

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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 ▲ (20 40 60 80)
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.									

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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.									

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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.									

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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.									

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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.									

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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											
				SPT 7	6-8-10 (18)						
30			30								
		Bottom of borehole at 30.0 feet.									

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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.									

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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							
5		(SP-SM) Brown SAND with silt k_h = 6.8 ft/day ▽	8	AP 2					7.5	5.8	
10		(SC/CL) Gray, brown, and orange very clayey SAND	11	AU 3							
15		(SC/CL) Gray and brown very clayey SAND	15	AU 4							
		Bottom of borehole at 15.0 feet.									

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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.									

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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.									

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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.									

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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.									

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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.									

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GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

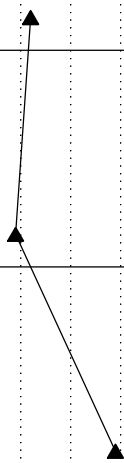
BORING NUMBER P-28

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)	MATERIAL DESCRIPTION	CONTACT DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS (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.			

LIQUID LIMIT, % | PLASTIC LIMIT, % | PLASTICITY INDEX | PERCENT PASS NO. 200 SIEVE | MOISTURE CONTENT, %

▲ SPT N VALUE ▲
20 40 60 80



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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.									

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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.									

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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

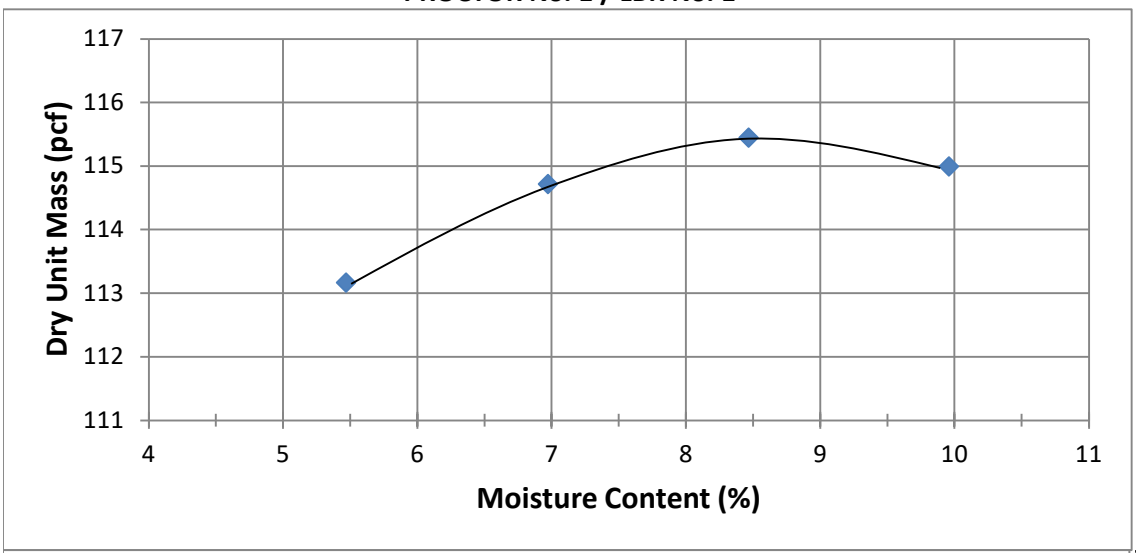
Boring Number	Depth (ft)	Soil Description	Natural Moisture Content (%)	Liquid Limit	Plastic Limit	Plasticity Index	Percent Passing No. 200 Sieve	Organic Content (%)	Hydraulic Conductivity (ft/day)	Unified Soil Classification
A-2	6.5-7	Pale gray very clayey SAND	24	45	19	26	46			SC/CL
R-16	3-3.5	Gray 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

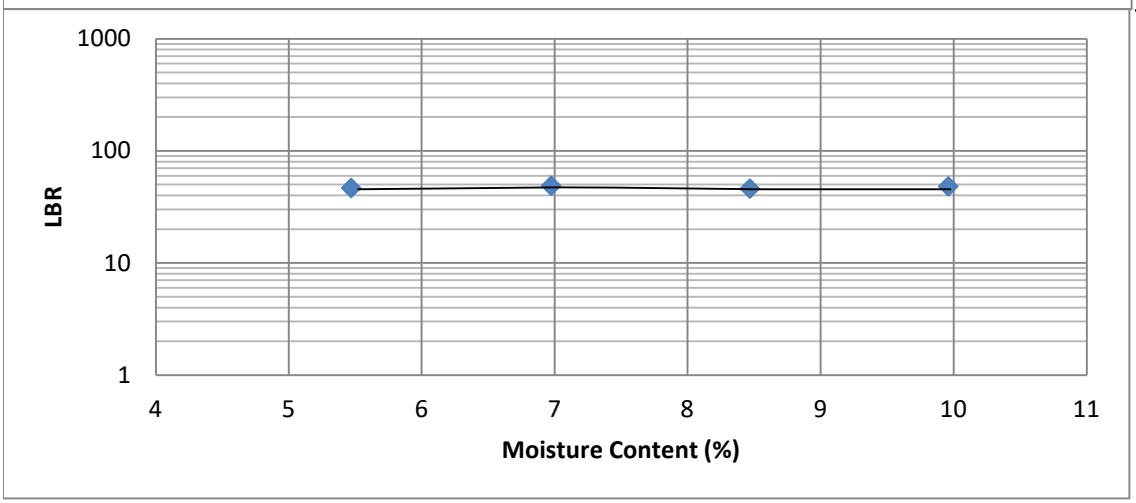
GSE Engineering & Consulting, Inc.

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

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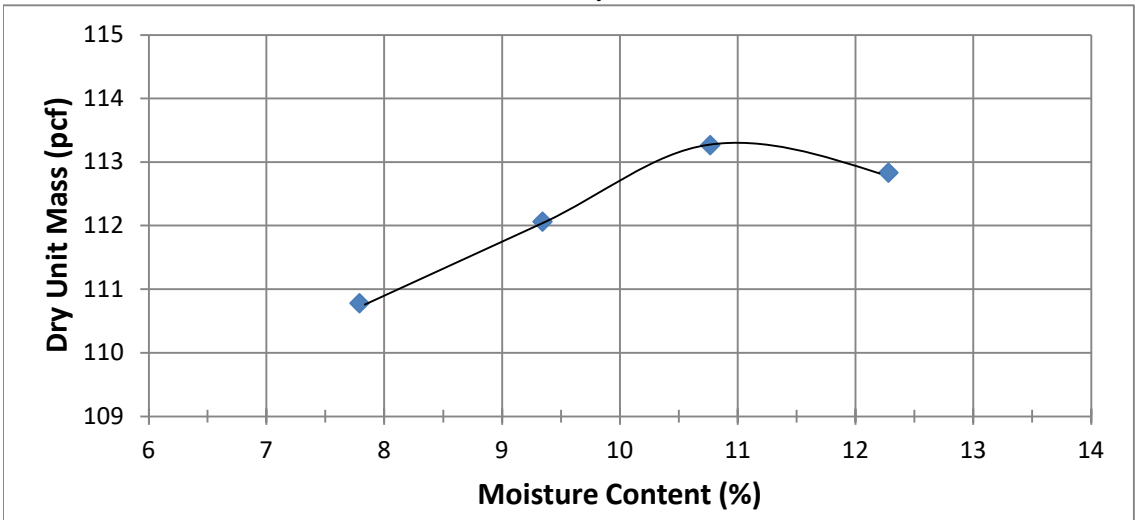
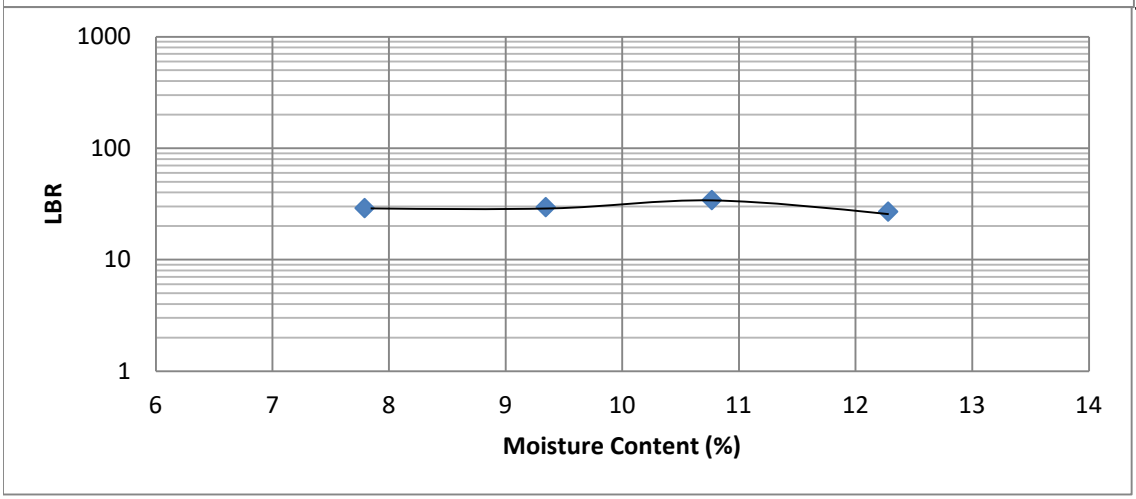
GSE Engineering & Consulting, Inc.

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

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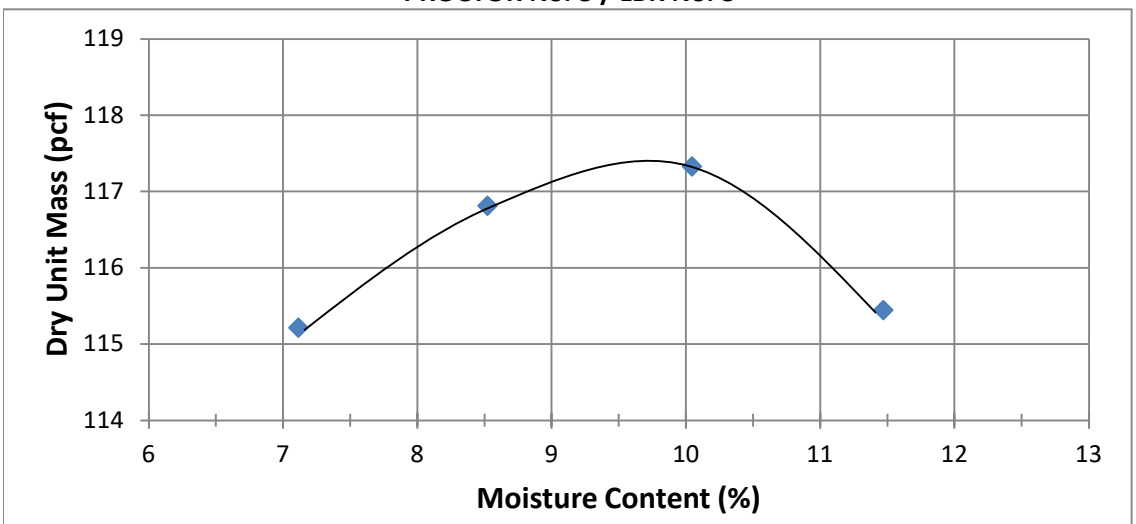
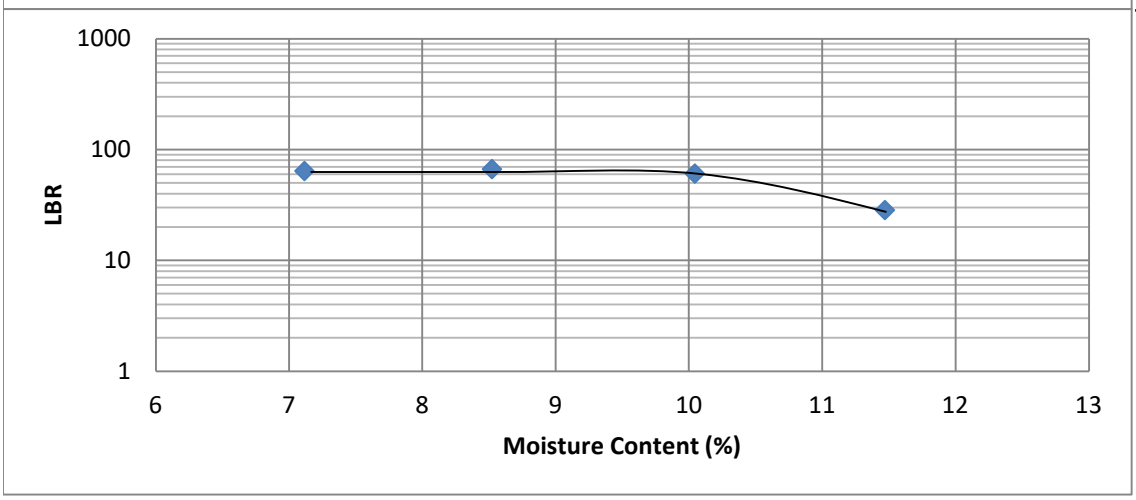
GSE Engineering & Consulting, Inc.

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

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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

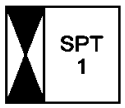
CORRELATION OF PENETRATION RESISTANCE WITH RELATIVE DENSITY AND CONSISTENCY

	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

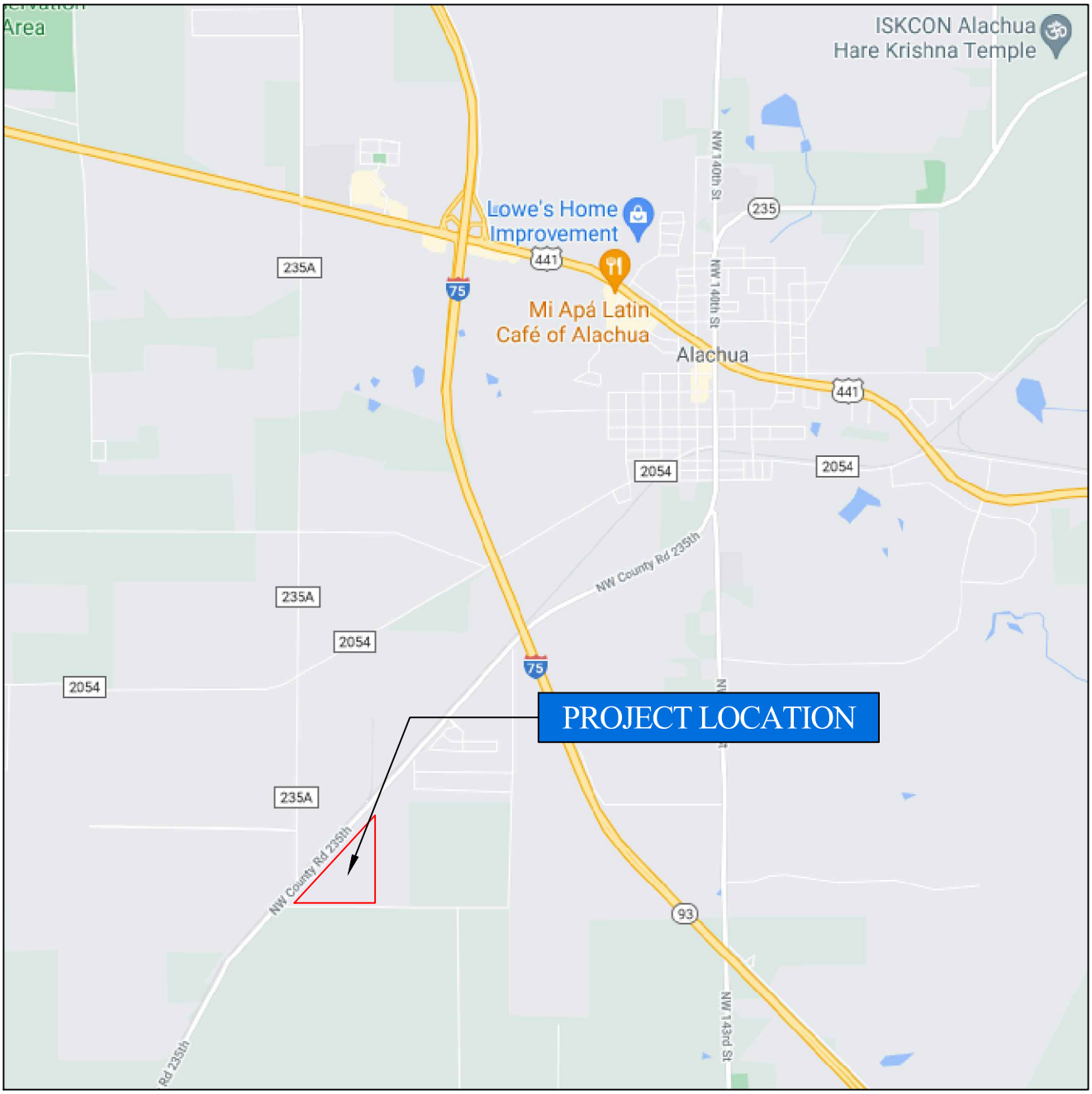
The analysis and recommendations submitted in this report are based upon the data obtained from soil borings performed at the locations indicated on Figure 2. This report does not reflect any variations that may occur between these borings.

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

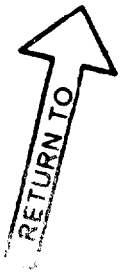
15.00
2275.00

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"

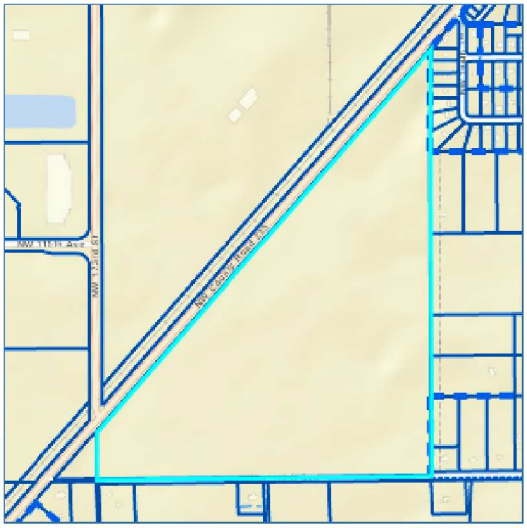
LEGAL DESCRIPTION

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) 331-8476
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°52'09" 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 479.57 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 180.00 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 119.16 FEET; (7) SOUTH 48°53'09" 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 302.17 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 230.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 81°07'03" EAST, 29.09 FEET; (10) THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°27'46", AN ARC LENGTH OF 29.09 FEET TO THE END OF SAID CURVE; (11) THENCE DEPARTING SAID CURVE, SOUTH 50°39'04" WEST, A DISTANCE OF 121.18 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 87176 WITH A PUBLISHED ELEVATION OF 100.03 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 440, COMMUNITY PANEL NO. 12001C 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.
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).

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 440, COMMUNITY PANEL NO. "12001C 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 41°06'51" W	119.16'
L2	S 60°06'50" W	52.89'
L3	S 41°06'51" W	110.00'
L4	S 50°39'04" W	121.18'
L5	S 41°06'51" W	10.00'
L6	N 48°53'09" W	50.00'
L7	S 48°53'09" E	50.00'
L8	N 41°06'51" E	10.00'

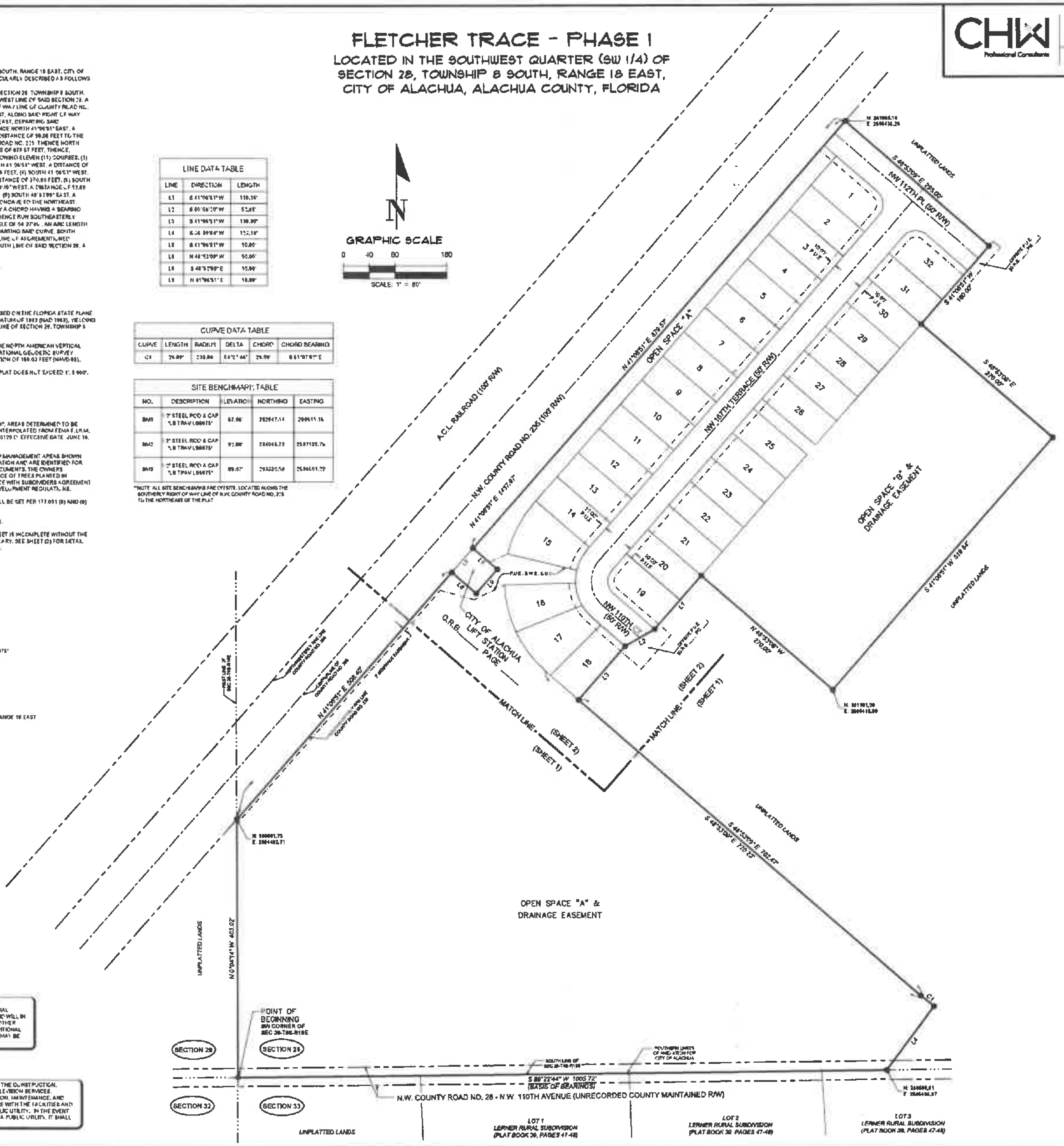
CURVE DATA TABLE

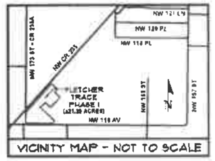
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	29.09'	230.00	04°27'46"	29.09'	S 81°07'03" E

SITE BENCHMARK TABLE

NO.	DESCRIPTION	ELEVATION	NORTHING	EASTING
BM1	2" STEEL ROD & CAP "LB TRAV LB6075"	87.96'	282947.14	2596615.16
BM2	2" STEEL ROD & CAP "LB TRAV LB6075"	97.00'	284046.73	2597120.76
BM3	2" STEEL ROD & CAP "LB TRAV LB6075"	89.07'	283220.50	2596601.32

*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





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-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 ______

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 ACKNOWLEDGE 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 ______

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 PLATTED 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 ______

CHARLES ... PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NUMBER 7142 CAUSSEAUX, HEWETT & WALPOLE, LLC. FLORIDA LICENSED BUSINESS NUMBER 5075 ... ALACHUA, FL 32615

FLETCHER TRACE - PHASE 1

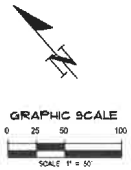
LOCATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

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 PERPETUITY AND COMMON AREAS IN COMPLIANCE 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).

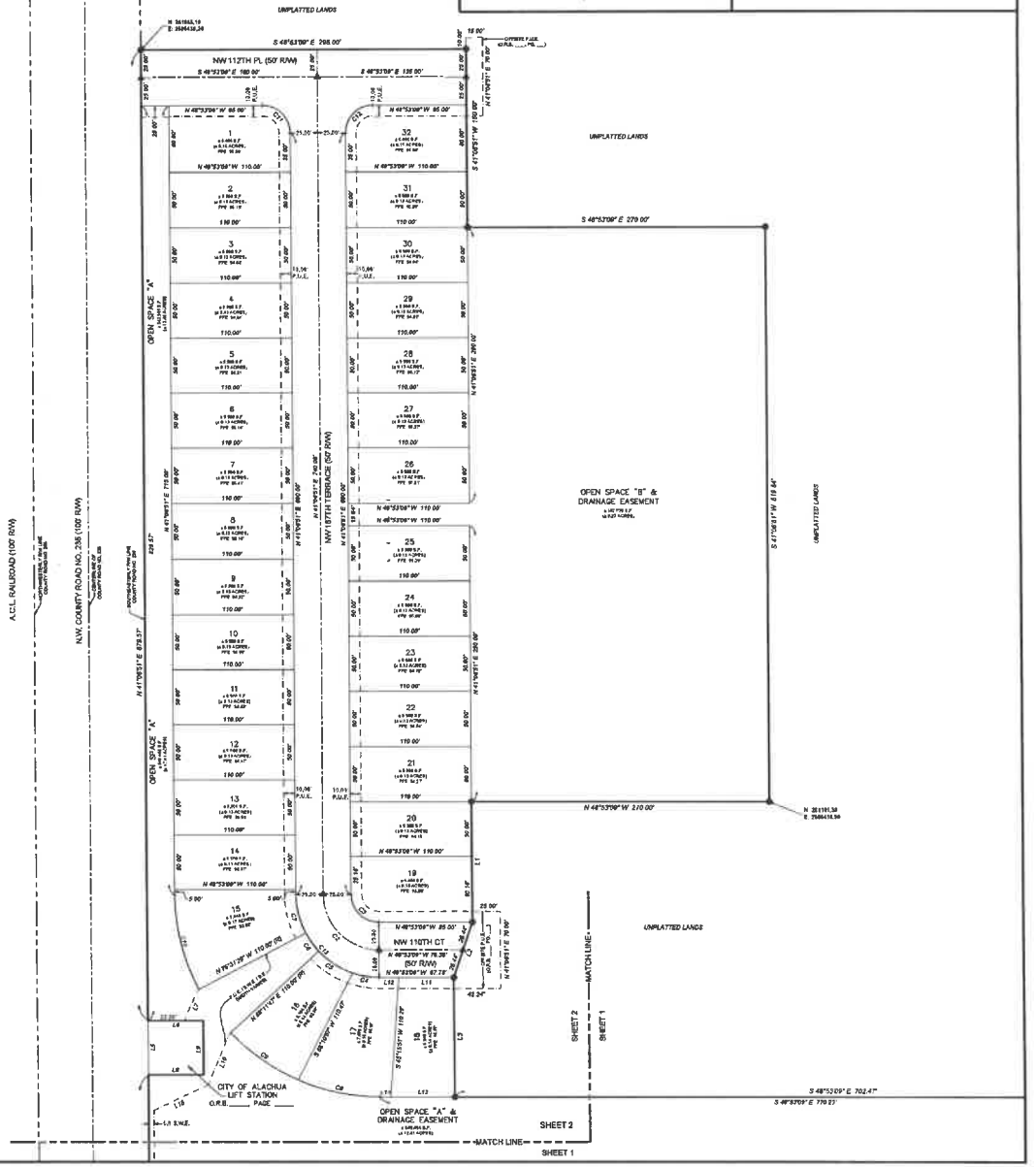


LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 41°39'51" W	110.15'
L2	S 48°53'09" E	50.39'
L3	S 41°06'51" W	110.84'
L4	S 36°39'44" W	121.18'
L5	S 41°06'51" W	50.00'
L6	S 48°53'09" E	56.39'
L7	S 85°17'08" W	31.83'
L8	N 48°53'09" W	96.00'
L9	N 41°06'51" E	96.00'
L10	N 54°36'00" E	51.22'
L11	N 48°53'09" W	56.59'
L12	N 48°53'09" W	17.74'
L13	S 48°53'09" E	57.96'
L14	S 48°53'09" E	9.76'
L15	S 74°22'09" E	54.91'

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	19.14'	99.00'	99°16'09"	19.11'	N 5°43'09" W
C2	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°38'28" E
C6	28.99'	75.00'	15°18'44"	28.84'	S 54°59'09" W
C7	36.19'	75.00'	27°39'13"	35.85'	S 83°17'44" W
C8	28.51'	105.00'	15°33'43"	15.85'	S 27°30'18" E
C9	79.51'	105.00'	43°22'53"	74.85'	S 11°19'56" E
C10	89.24'	105.00'	37°59'19"	87.62'	S 21°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 6675"
▲ = SET NAIL AND DISK STAMPED "COD 6675"
◎ = FLUSH 1/2" BRASS ROD (N.G.S.)
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/ 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 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.

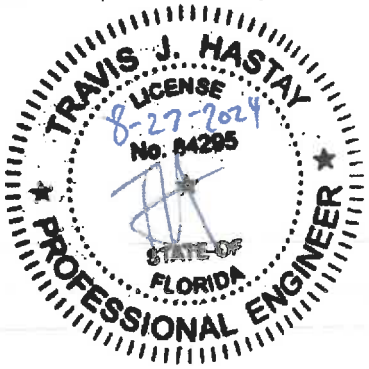


Exhibit "E"
Engineer's Certification of Construction Costs for Private Improvements

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.

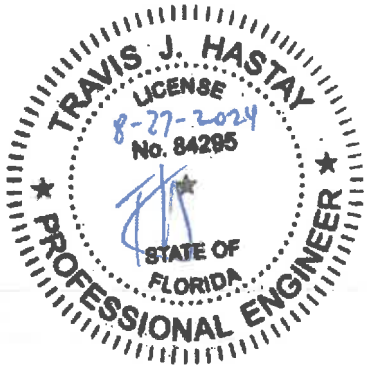
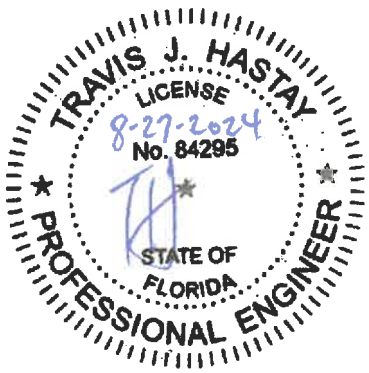


Exhibit "F"
Engineer's Certification of Construction Costs for House Sidewalks

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.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, ROTATED AS SHOWN HEREON 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 1578, WITH A PUBLISHED ELEVATION OF 149.61' 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 STORMWATER MANAGEMENT AREAS SHOWN HEREON, WILL BE CONVEYED TO THE OWNERS ASSOCIATION AND ARE IDENTIFIED FOR MAINTENANCE BY THE HOA/OWNERS 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 TRAVIS LB7019"	87.96'	2826431.34	2696115.16
BM2	5/8" STEEL ROD & CAP "LB TRAVIS LB7019"	90.60'	2826466.72	2696179.76
BM3	5/8" STEEL ROD & CAP "LB TRAVIS LB7019"	89.81'	2826230.98	2696991.23

*NOTE: ALL SITE BENCHMARKS ARE OFFSITE LOCATED ALONG THE SOUTHERLY RIGHT OF WAY LINE OF N.W. 202ND 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 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

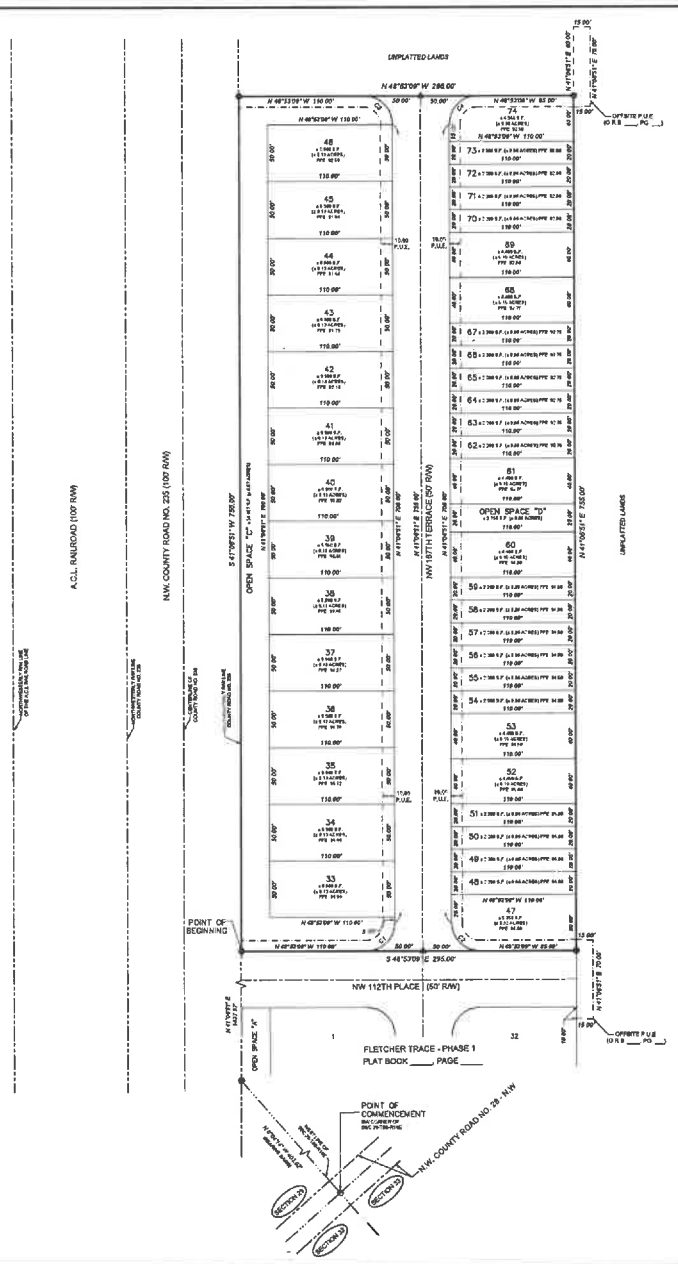
GRAPHIC SCALE
0 25 50 100
SCALE: 1" = 50'

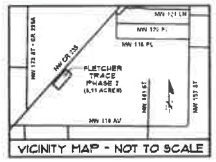
FLOOD ZONE

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 ANY 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

WHO, 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 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 DESCRIBED HEREIN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS HIS FREE ACT AND DEED.

GIVEN UNDER 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 _____ PRINT NAME & TITLE _____

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 SURVEYOR AND MAPPER FOR COMPLIANCE WITH THE PLATTING REQUIREMENTS PURSUANT TO CHAPTER 177, PART II - PLATTING OF THE FLORIDA STATUTES AND THAT THE PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF SAID CHAPTER. HOWEVER, THE 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 OF THE REAL PROPERTY 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 6162
LAURSEN - HEWETT & WHITE, PLLC
FLORIDA LIMITED LIABILITY BUSINESS NUMBER LB 3678
11801 RESEARCH DRIVE, ALACHUA, FL 32615

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.

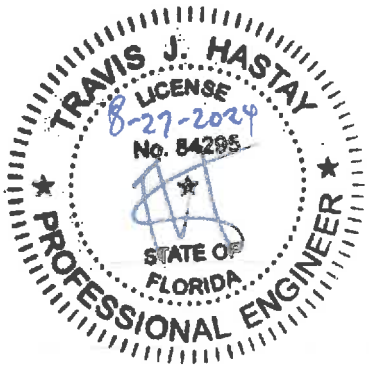


Exhibit "E"
Engineer's Certification of Construction Costs for Private Improvements

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

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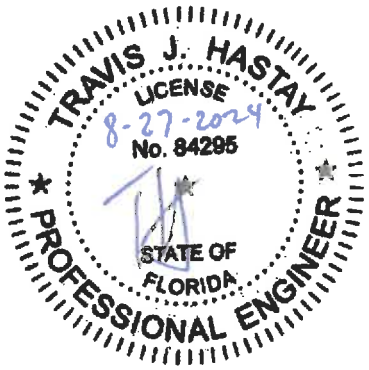
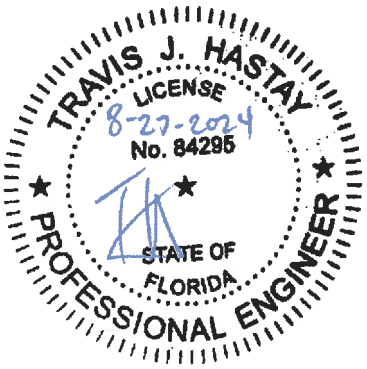


Exhibit "F"
Engineer's Certification of Construction Costs for House Sidewalks

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

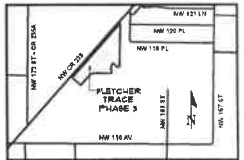
Exhibit "B"
Final Plat

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. 1986 FLORIDA
CA-5075

PLAT BOOK ___, PAGE ___
SHEET ONE OF TWO



VICINITY MAP - NOT TO SCALE

DESCRIPTION

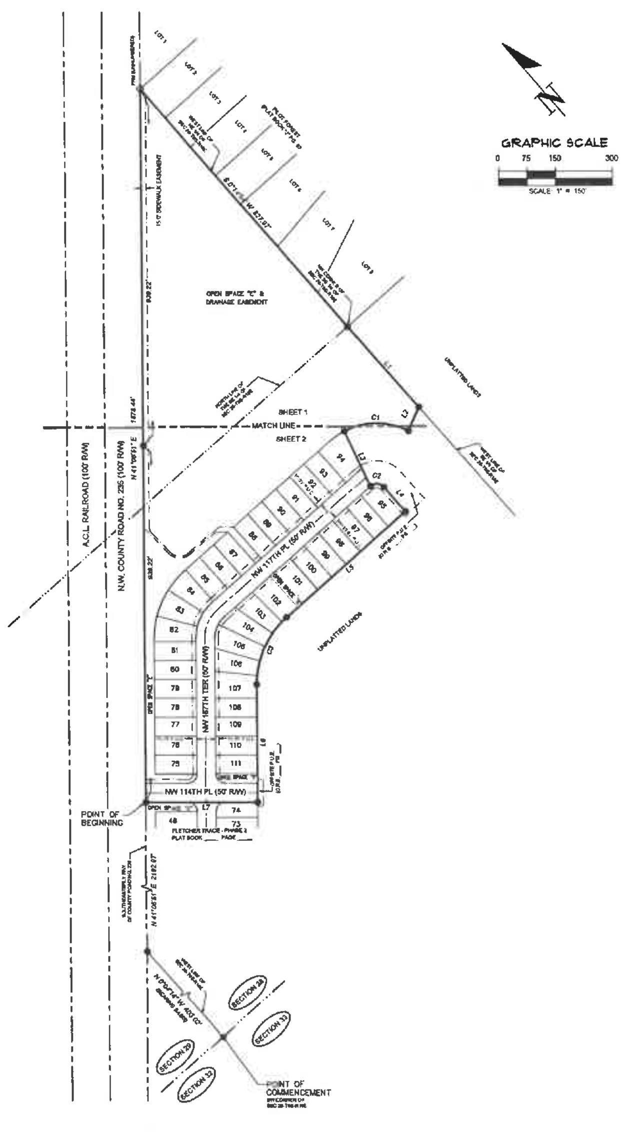
A TRACT OF LAND BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2140, PAGE 1831 OF THE PUBLIC RECORDS OF ALACHUA COUNTY FLORIDA SITUATED IN THE WEST HALF (W 1/2) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, OF SAID ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED 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 2182.87 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 827.87 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 SOUTHEAST QUARTER (SE 1/4) OF SECTION 28, A DISTANCE OF 292.21 FEET; THENCE, DEPARTING SAID WEST LINE, THE FOLLOWING NINE (9) COURSES: (1) SOUTH 84°41'49" WEST, A DISTANCE OF 49.19 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 166.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 46°50'21" WEST, 169.84 FEET; (2) THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 64°22'20", AN ARC LENGTH OF 178.11 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 95.00 FEET; (6) SOUTH 89°45'49" WEST, A DISTANCE OF 420.80 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°26'29" 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 311.06 FEET; (9) NORTH 48°53'09" WEST, A DISTANCE OF 296.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 17.84 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 [illegible], WITH A PUBLISHED ELEVATION OF 156.90 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 = 20'
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. "12001C 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

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 0°14'12" E	292.21'
L2	S 84°41'49" W	49.19
L3	S 16°03'45" W	160.87'
L4	S 0°14'11" E	95.00
L5	S 89°45'49" W	420.80'
L6	S 41°06'51" W	311.06'
L7	N 48°53'09" W	296.00'

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	178.11'	166.00	64°22'20"	169.84	N 46°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°26'29" W

SITE BENCHMARK TABLE				
NAME	DESCRIPTION	ELEVATION	NORTHING	EASTING
BM1	1/2" STEEL ROD & CAP "LB TRAV LB5075"	87.96'	262647.14	2595515.16
BM2	1/2" STEEL ROD & CAP "LB TRAV LB5075"	95.80'	[illegible]	2597120.74
BM3	1/2" STEEL ROD & CAP "LB TRAV LB5075"	99.07'	263129.58	2596001.22

*NOTE: ALL SITE BENCHMARKS ARE OFFSITE, LOCATED ALONG THE SOUTHERLY RIGHT OF WAY LINE OF N.W. COUNTY ROAD NO. 235

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. "12001C 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 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 PURPOSE OF 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 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 I - 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 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 I - PLATTING OF THE FLORIDA STATUTES.

DATE ________

CHAD A. OLSON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 7142
CAUSSEAUX, HEWETT & WALPOLE, LLC
FLORIDA LICENSED BUSINESS NUMBER LB 5075
11801 RESEARCH DRIVE, ALACHUA, FL 32615

FLETCHER TRACE - PHASE 3

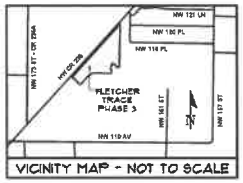
LOCATED IN THE WEST HALF (W 1/2) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

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 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'

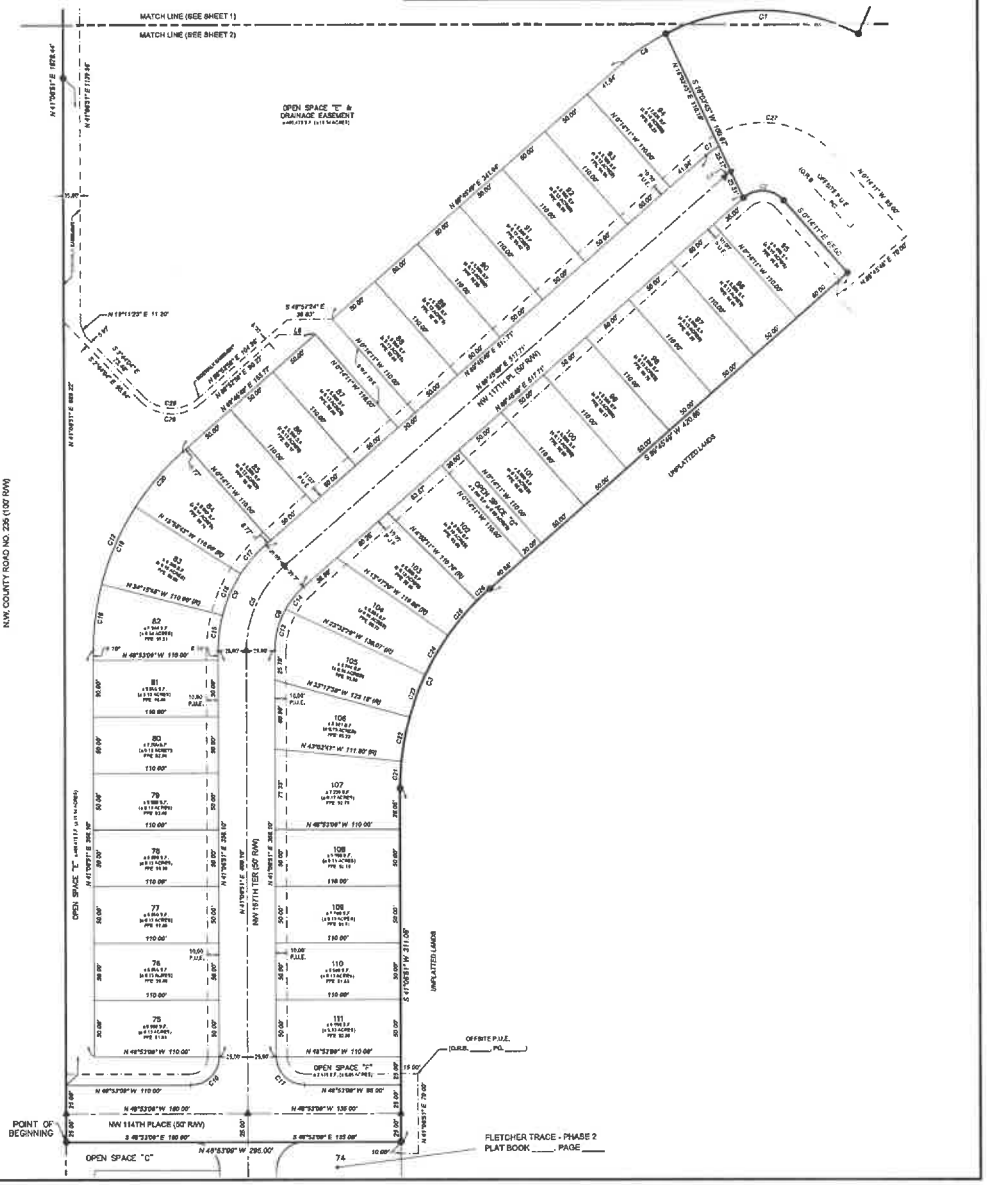
CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	176.11'	186.00'	54°32'36"	169.54'	N 48°58'31" W
C2	39.27'	25.00'	90°00'00"	35.36'	S 85°14'11" E
C3	199.34'	275.00'	46°36'08"	193.89'	S 85°26'29" W
C4	7.18'	50.00'	8°13'56"	7.18'	N 84°19'13" W
C5	84.81'	100.00'	48°36'08"	82.36'	N 85°26'29" 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 81°16'14" W
C8	53.68'	75.00'	40°58'58"	52.55'	N 68°26'39" E
C9	186.14'	186.00'	57°20'58"	178.46'	N 57°26'39" 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 03°14'09" W
C12	199.84'	275.00'	41°38'05"	195.49'	N 68°26'29" E
C13	28.49'	75.00'	21°45'38"	28.32'	N 10°46'06" E
C14	29.29'	75.00'	22°22'38"	29.11'	N 32°07'25" E
C15	51.99'	175.00'	17°01'13"	51.82'	N 48°15'31" E

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C16	46.98'	125.00'	21°32'05"	29.02'	N 64°54'41" E
C17	84.25'	125.00'	38°37'23"	24.15'	N 81°54'05" E
C18	53.24'	205.00'	14°52'21"	53.11'	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"	22.24'	N 44°53'00" E
C22	46.00'	238.00'	9°45'49"	25.95'	N 51°49'48" E
C23	46.00'	238.00'	9°45'49"	25.95'	N 61°35'37" E
C24	46.00'	238.00'	9°45'49"	25.95'	N 71°25'26" E
C25	46.00'	238.00'	9°45'49"	25.95'	N 81°15'15" E
C26	15.36'	238.00'	3°41'59"	15.36'	N 87°51'49" E
C27	196.36'	25.00'	75°02'08"	107.48'	N 38°27'16" W
C28	61.09'	46.00'	87°37'07"	55.26'	S 45°26'23" E
C29	53.34'	35.00'	87°19'47"	48.28'	S 44°39'27" 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
FFE = FINISHED FLOOR ELEVATION
O.R.B. = OFFICIAL RECORDS BLOCK
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.

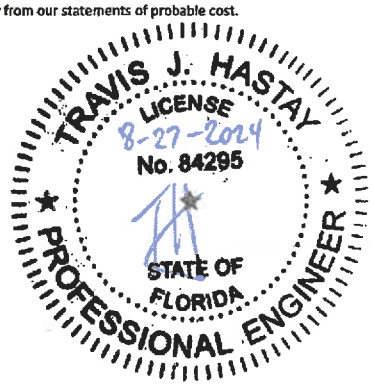


Exhibit "E"
Engineer's Certification of Construction Costs for Private Improvements

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.

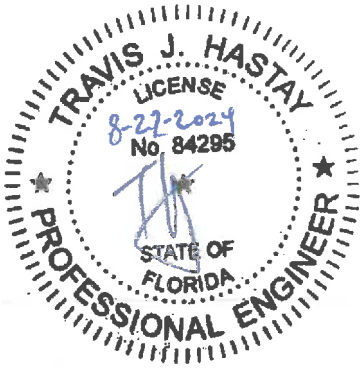
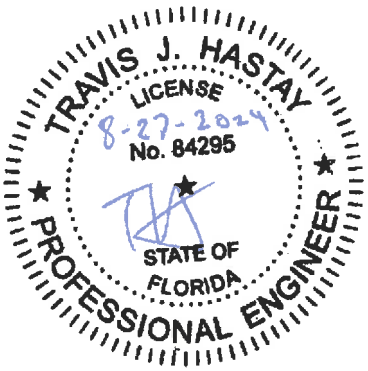


Exhibit "F"
Engineer's Certification of Construction Costs for House Sidewalks

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 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

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- Appendix D: Reserved Trips
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- Appendix F: Background Tables
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- 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.

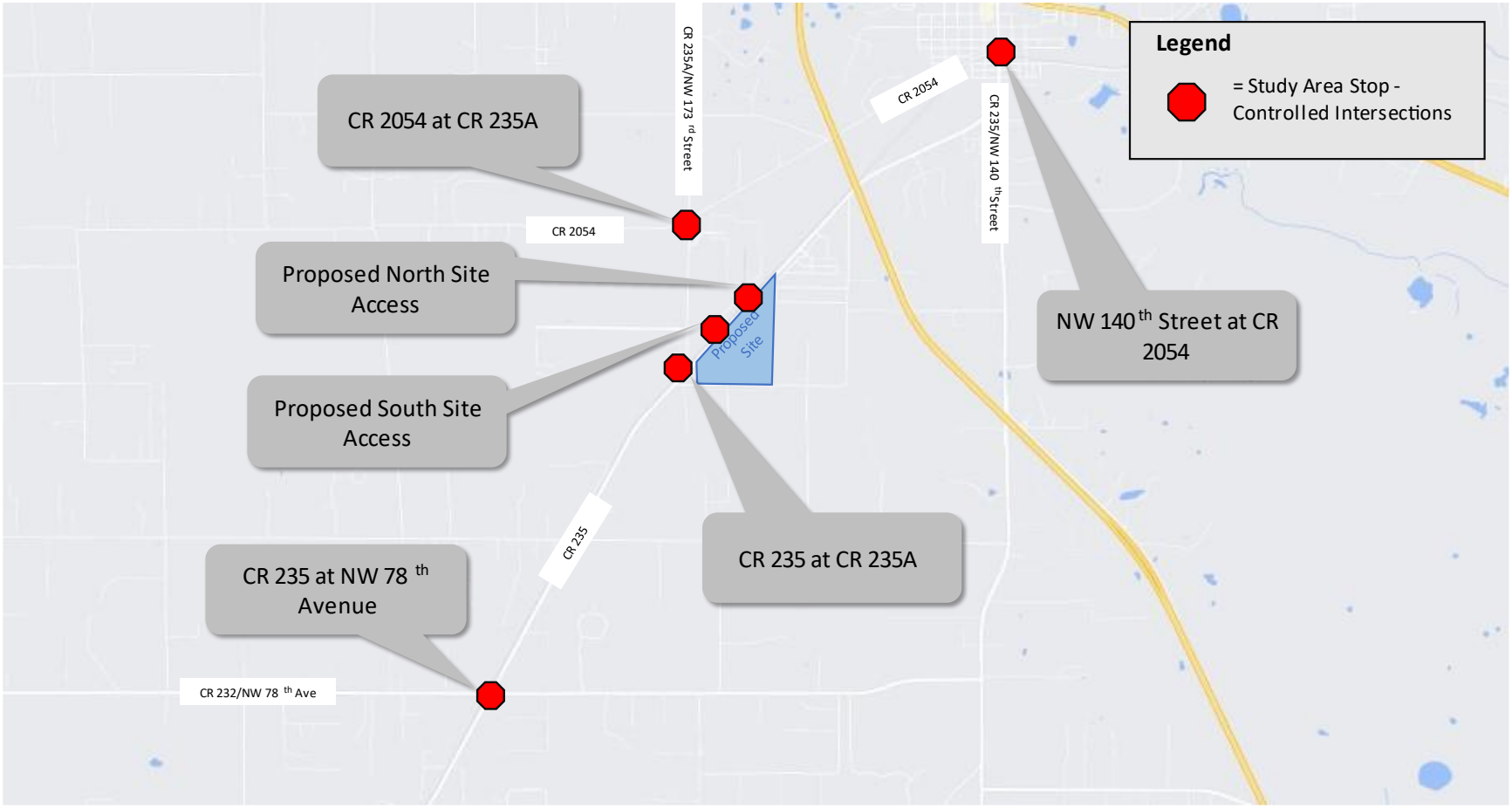
2.2. Study Roadway Segments

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

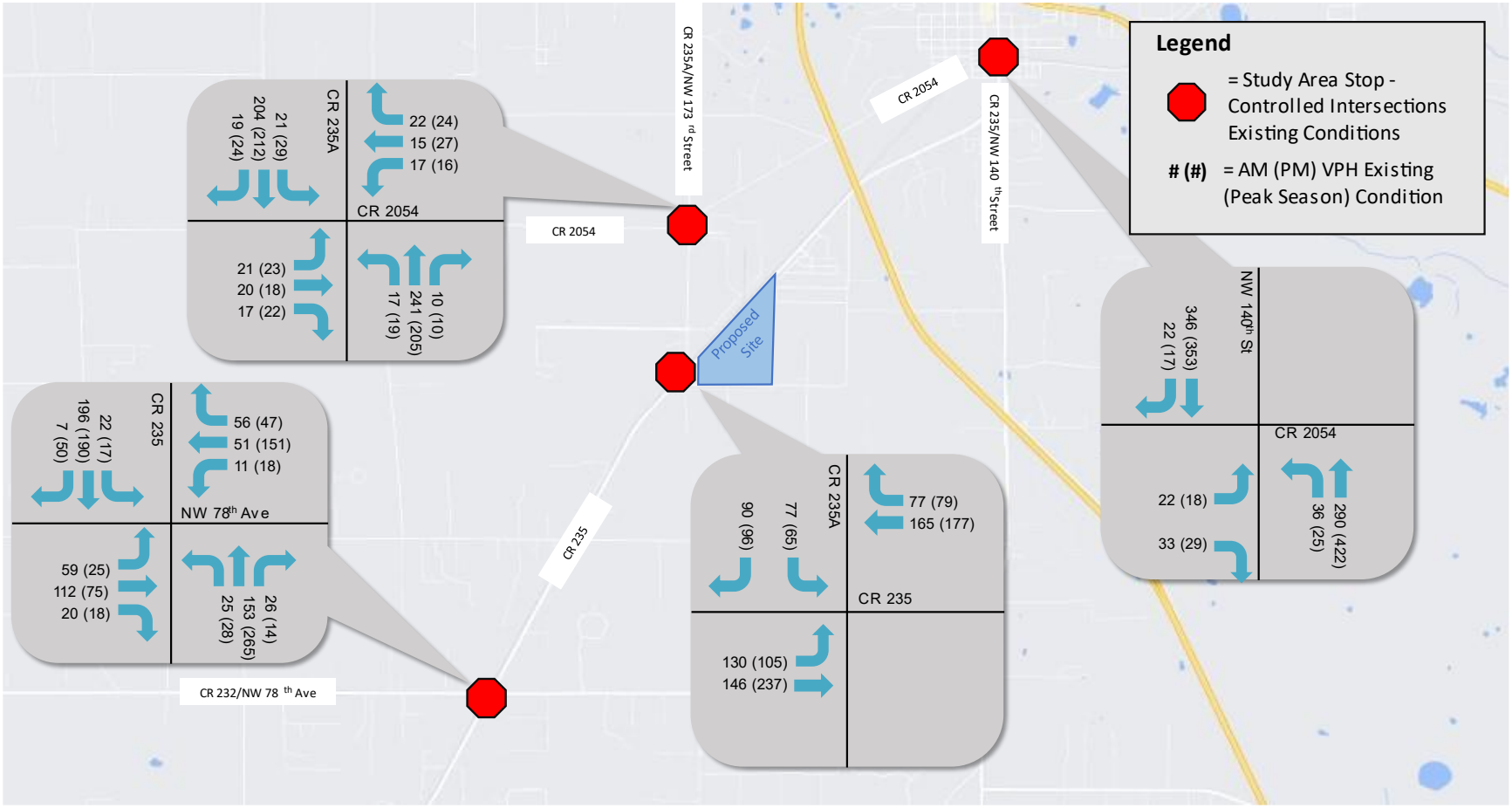
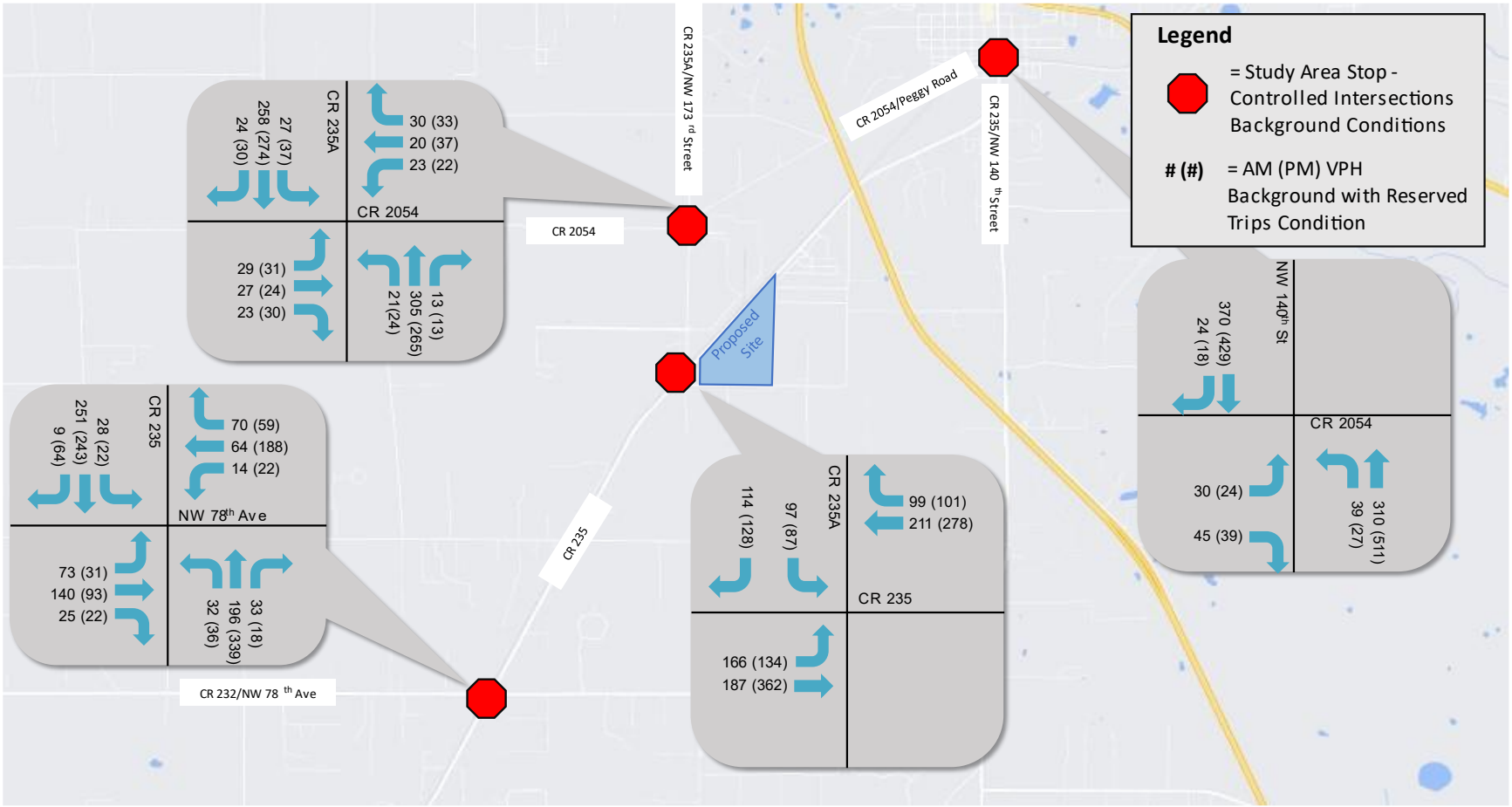


Figure 3 | Background Turning Movements



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

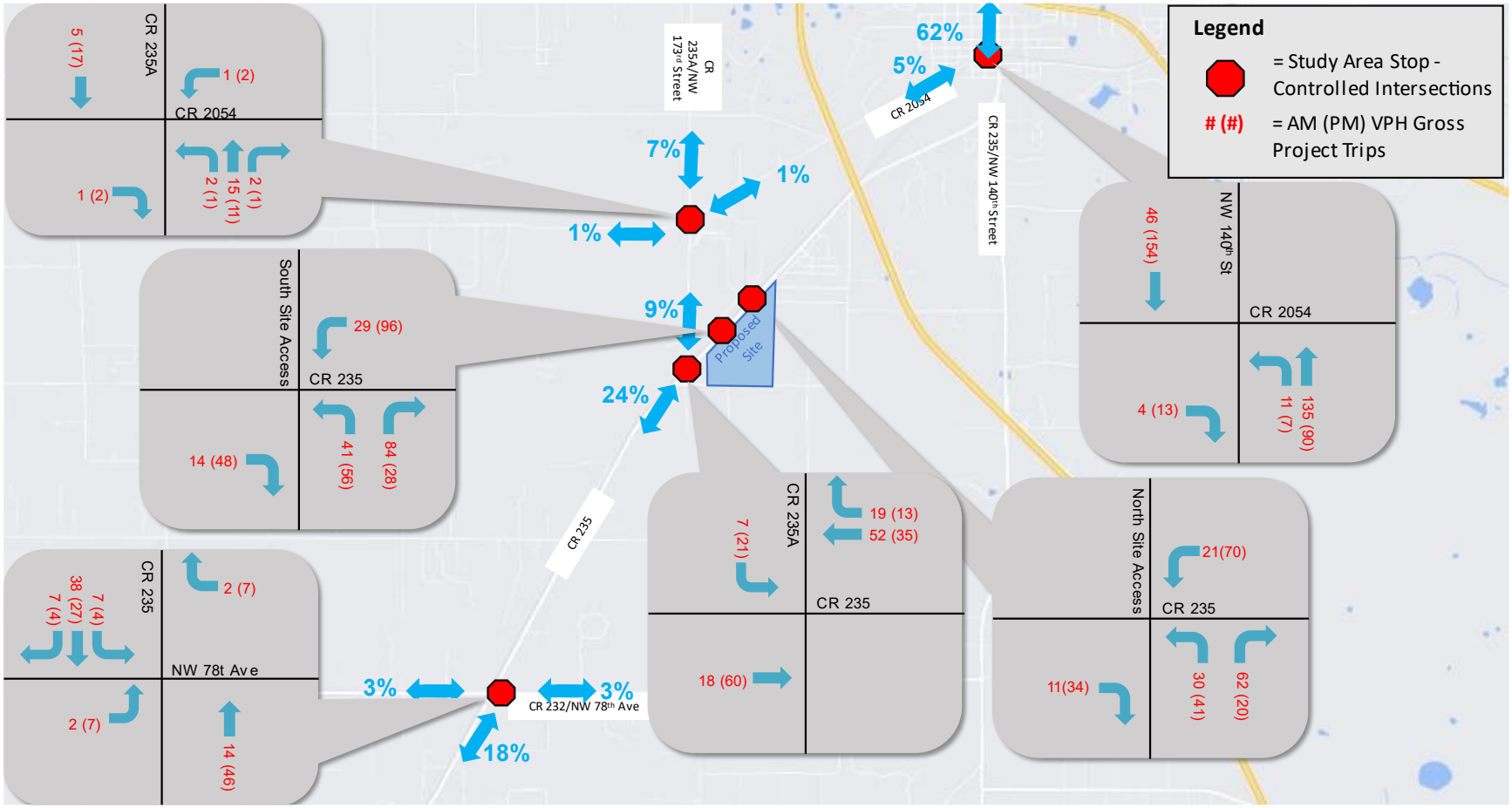
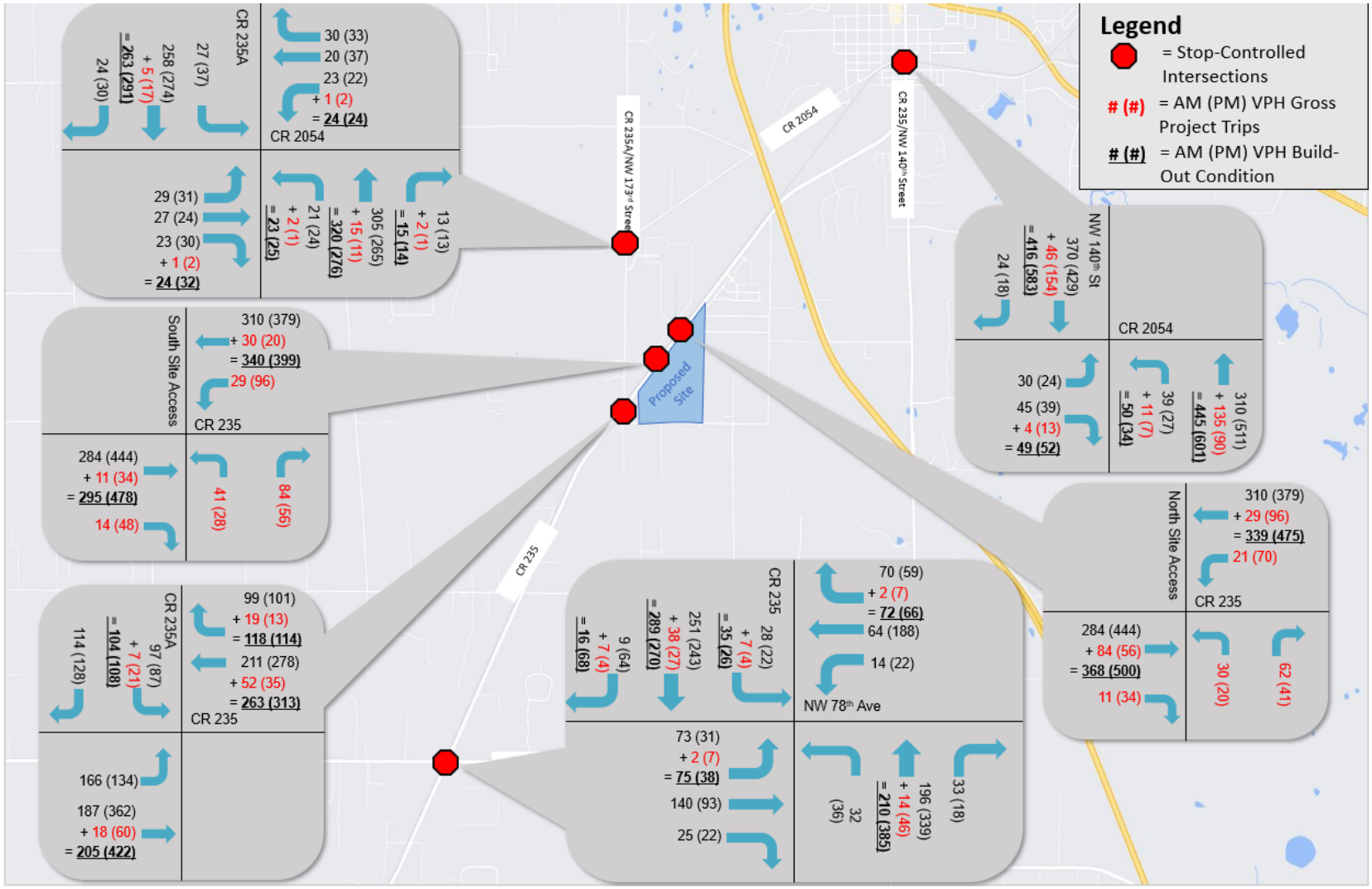


Figure 5 | Build-out Turning Movements



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

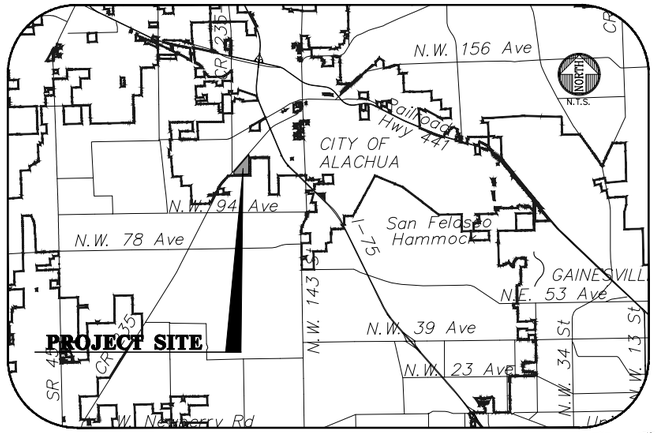
NOT FOR FINAL RECORDING

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

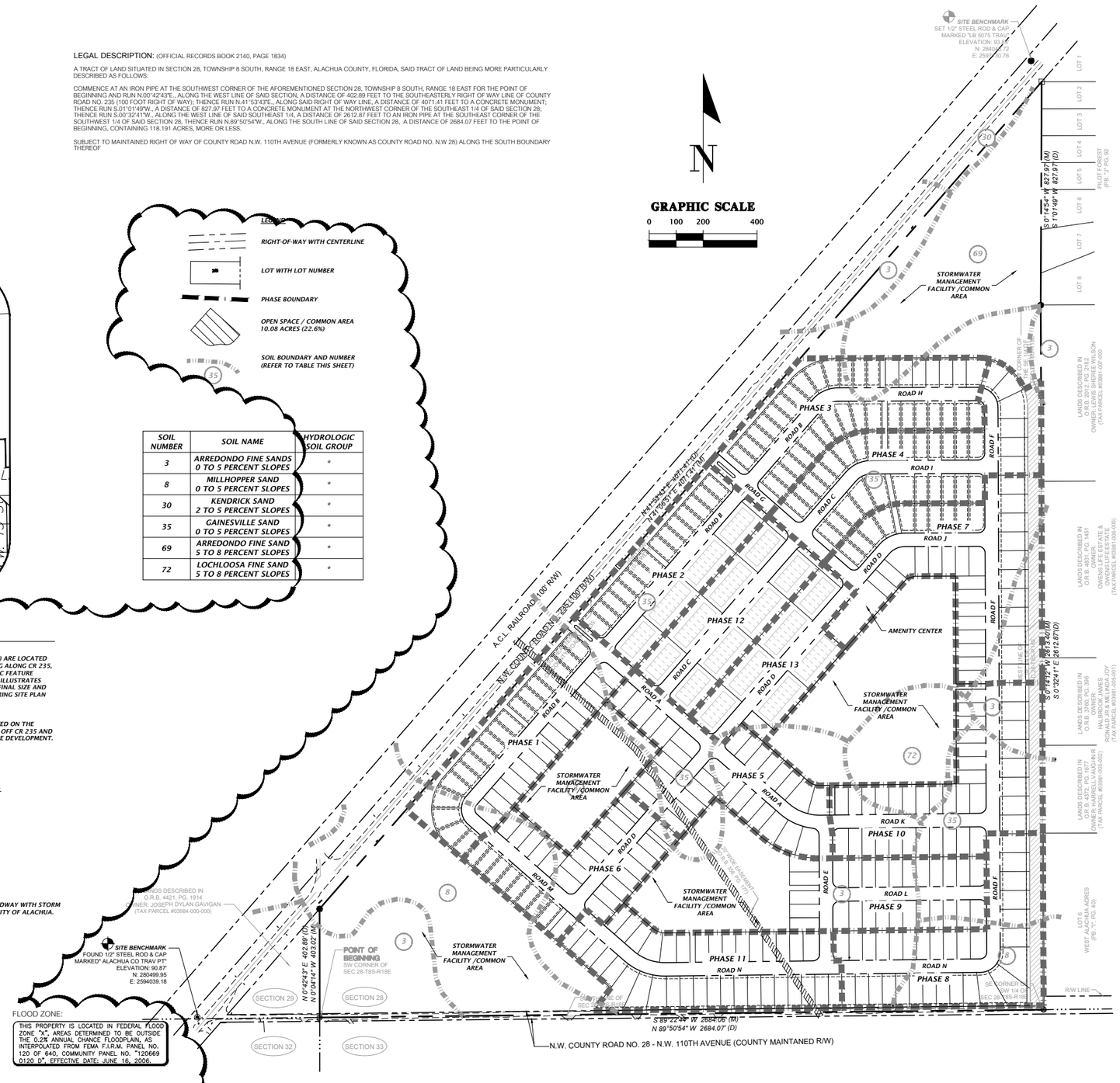
1. LAND OWNER:
   WACO PROPERTIES, INC.
   569 SOUTH EDGEWOOD AVENUE
   JACKSONVILLE, FL - 32205
2. DEVELOPER(SUBDIVIDER):
   FLETCHER DEVELOPMENT, LLC.
   4510 NW 6TH PLACE, 3RD FLOOR
   GAINESVILLE, FL - 32607
3. AGENT OF DEVELOPER/SUBDIVIDER:
   CHW
   11801 RESEARCH DRIVE
   ALACHUA, FL - 32615
   (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



CHW
Professional Consultants
11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
cert. no. 3988 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

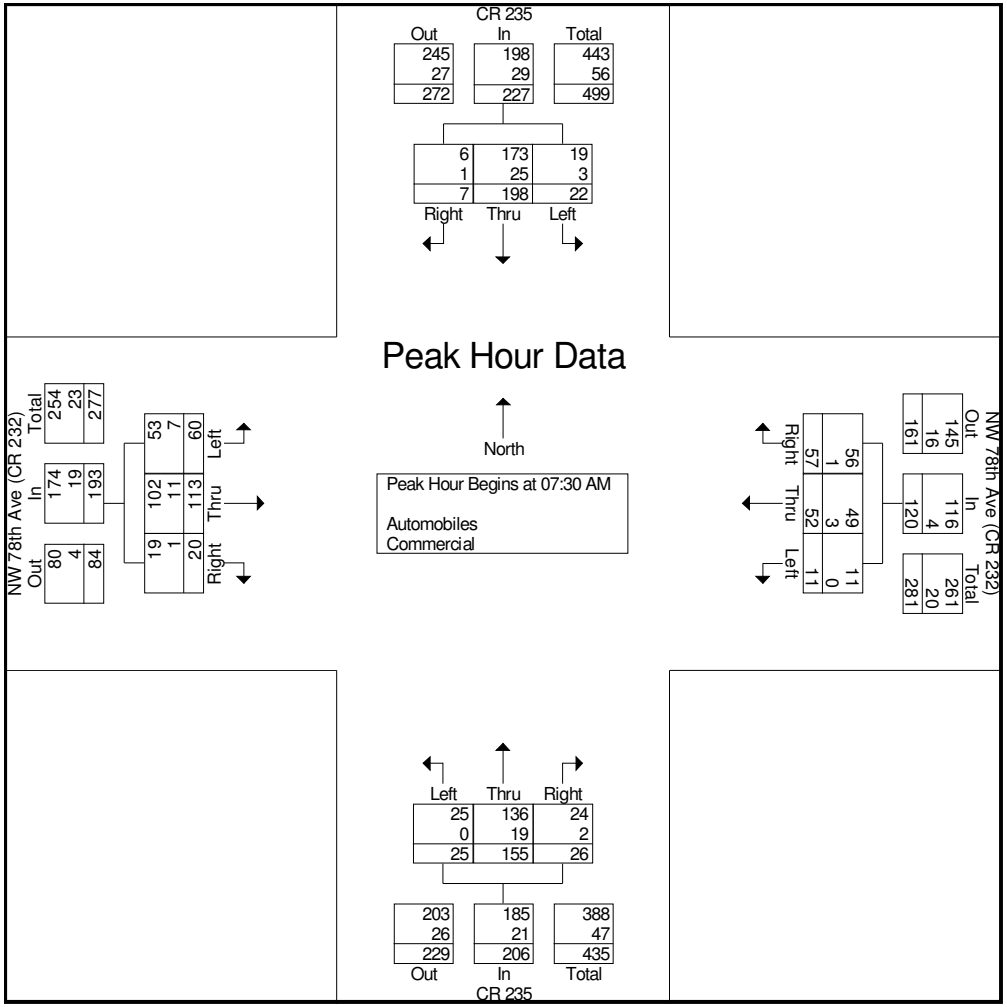
File Name : cr 235 at nw 78
Site Code : 00000001
Start Date : 4/19/2022
Page No : 2

	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

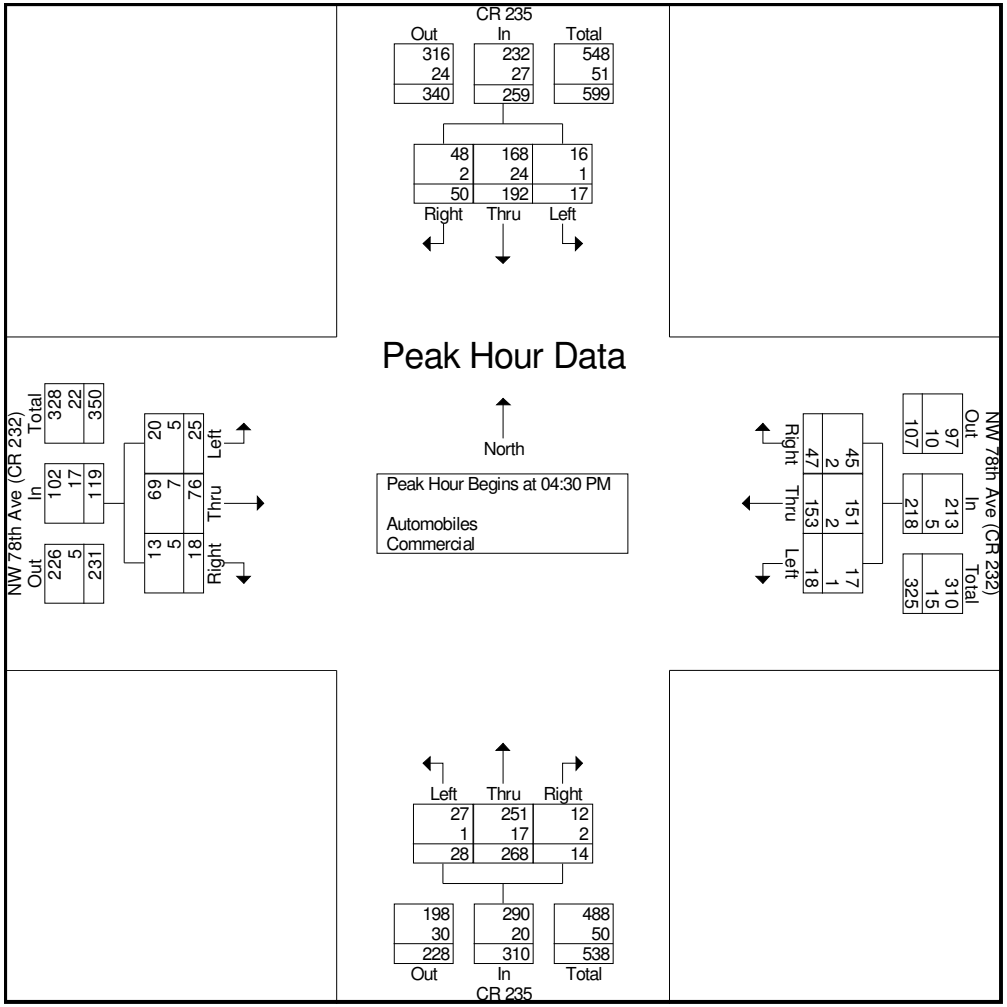
File Name : cr 235 at nw 78
Site Code : 00000001
Start Date : 4/19/2022
Page No : 4

	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

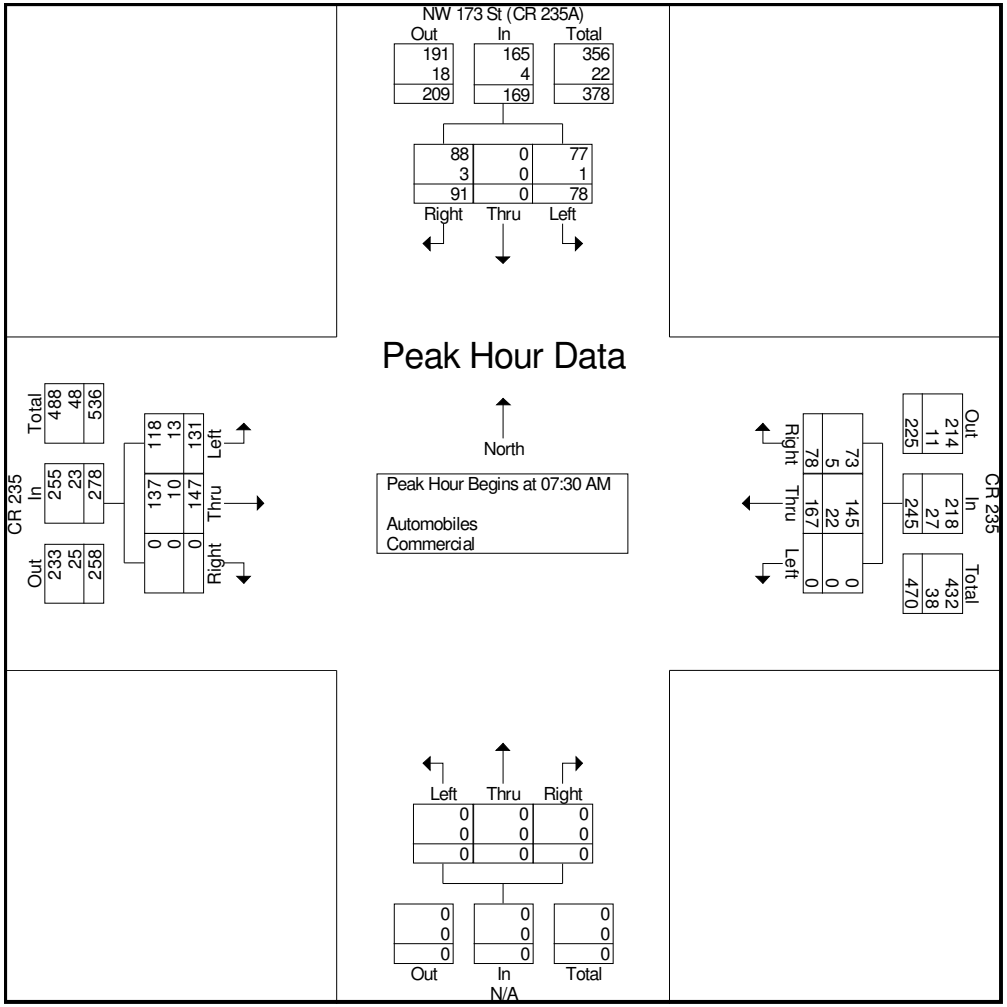
File Name : CR 235A at CR 235
Site Code : 00000003
Start Date : 4/19/2022
Page No : 2

	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

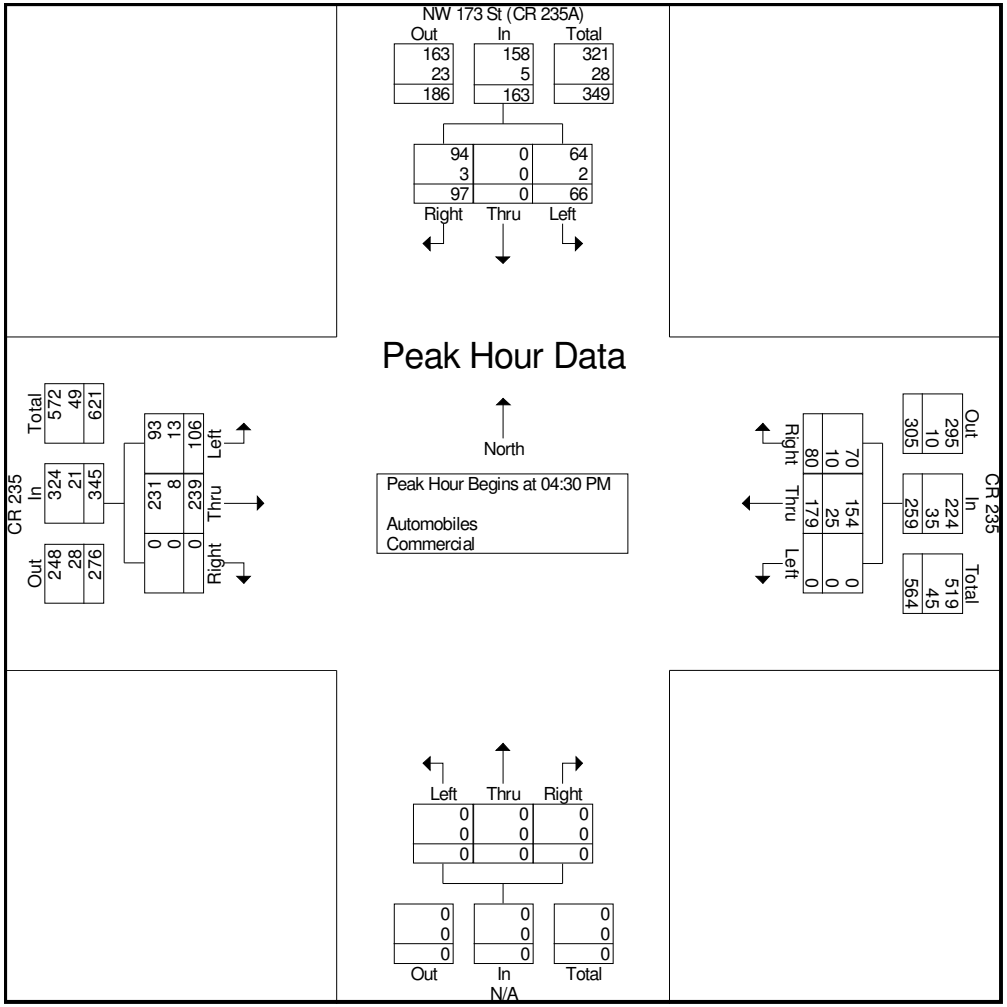
File Name : CR 235A at CR 235
Site Code : 00000003
Start Date : 4/19/2022
Page No : 4

	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

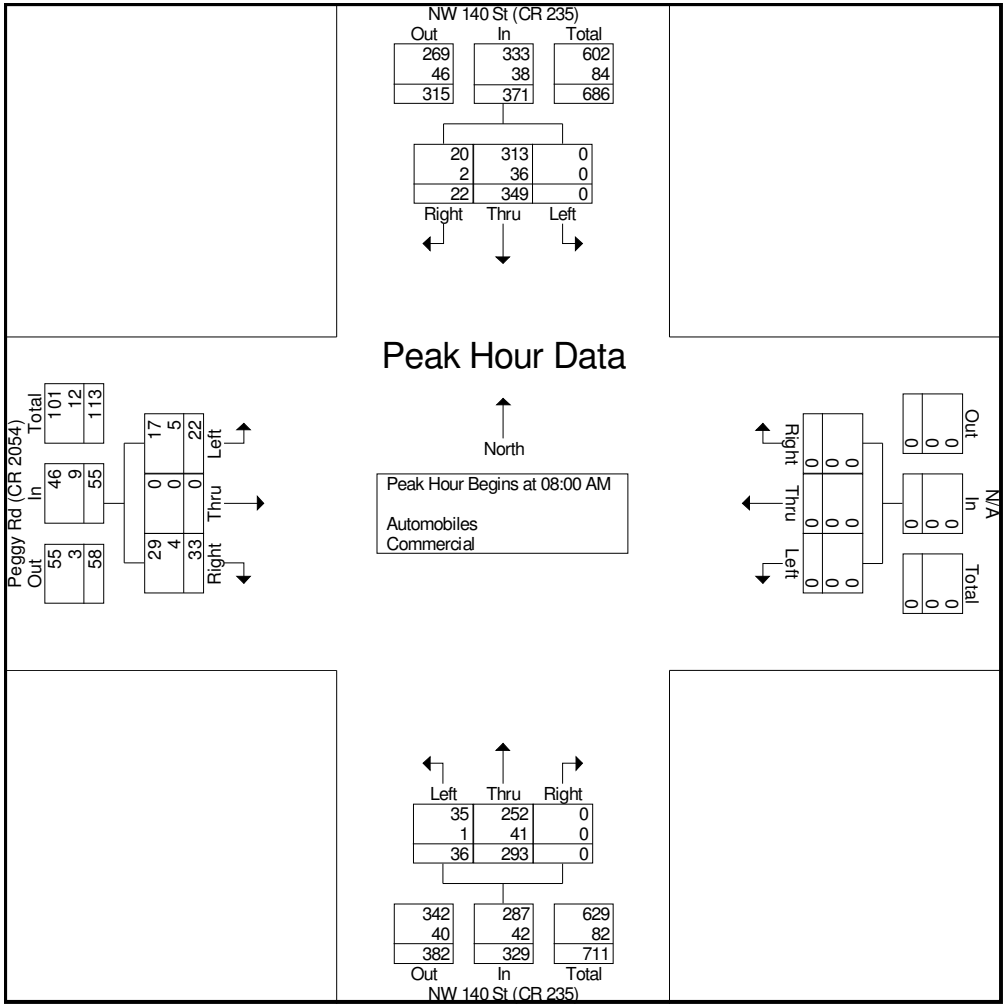
DE TRAFFIC

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
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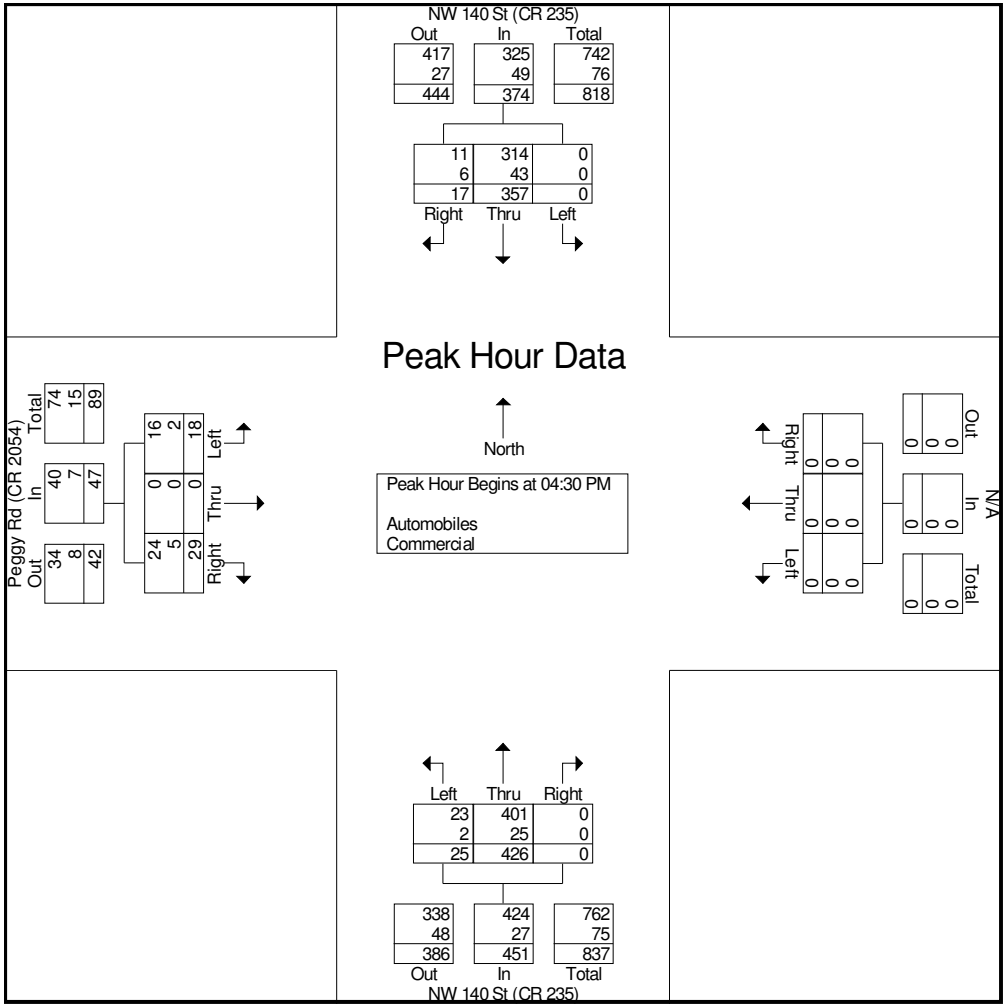


DE TRAFFIC

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
08:00 AM - 08:30 AM	2		7	0
04:30 PM - 05:15 PM	4		6	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

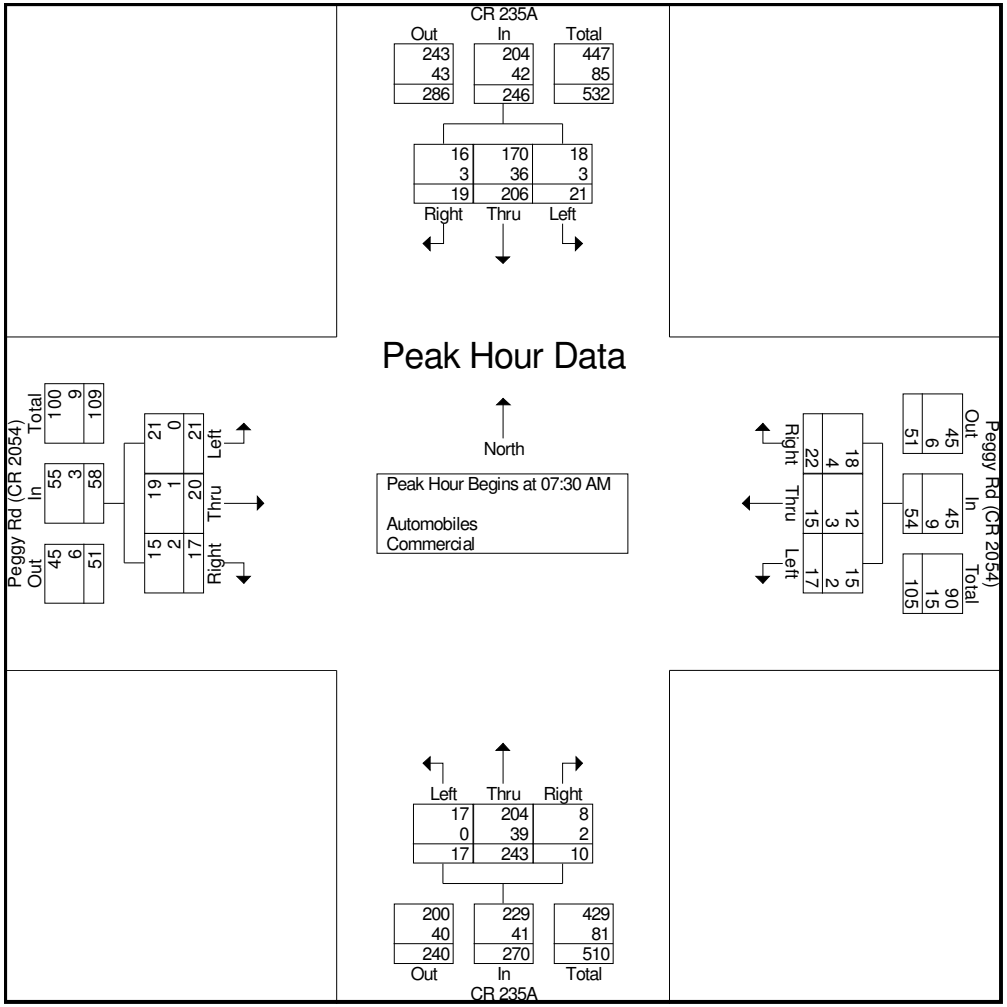
DE TRAFFIC

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

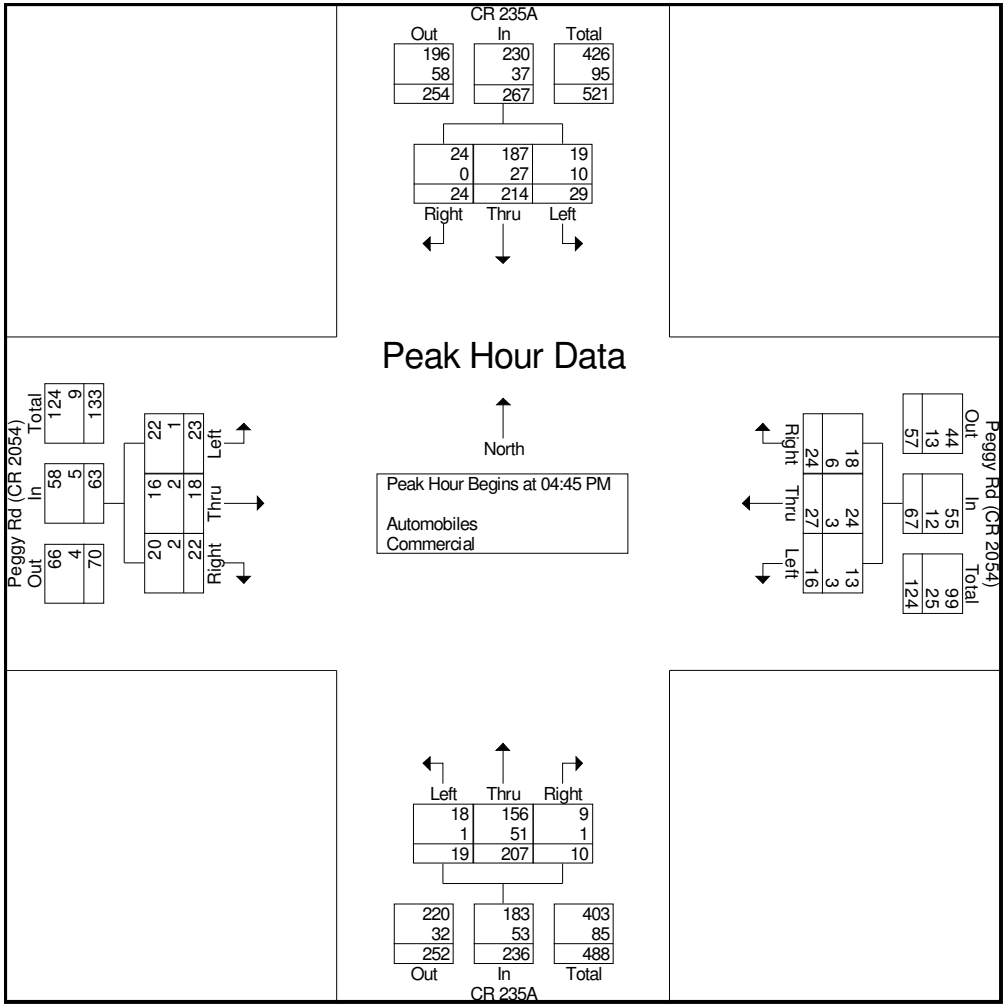
DE TRAFFIC

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

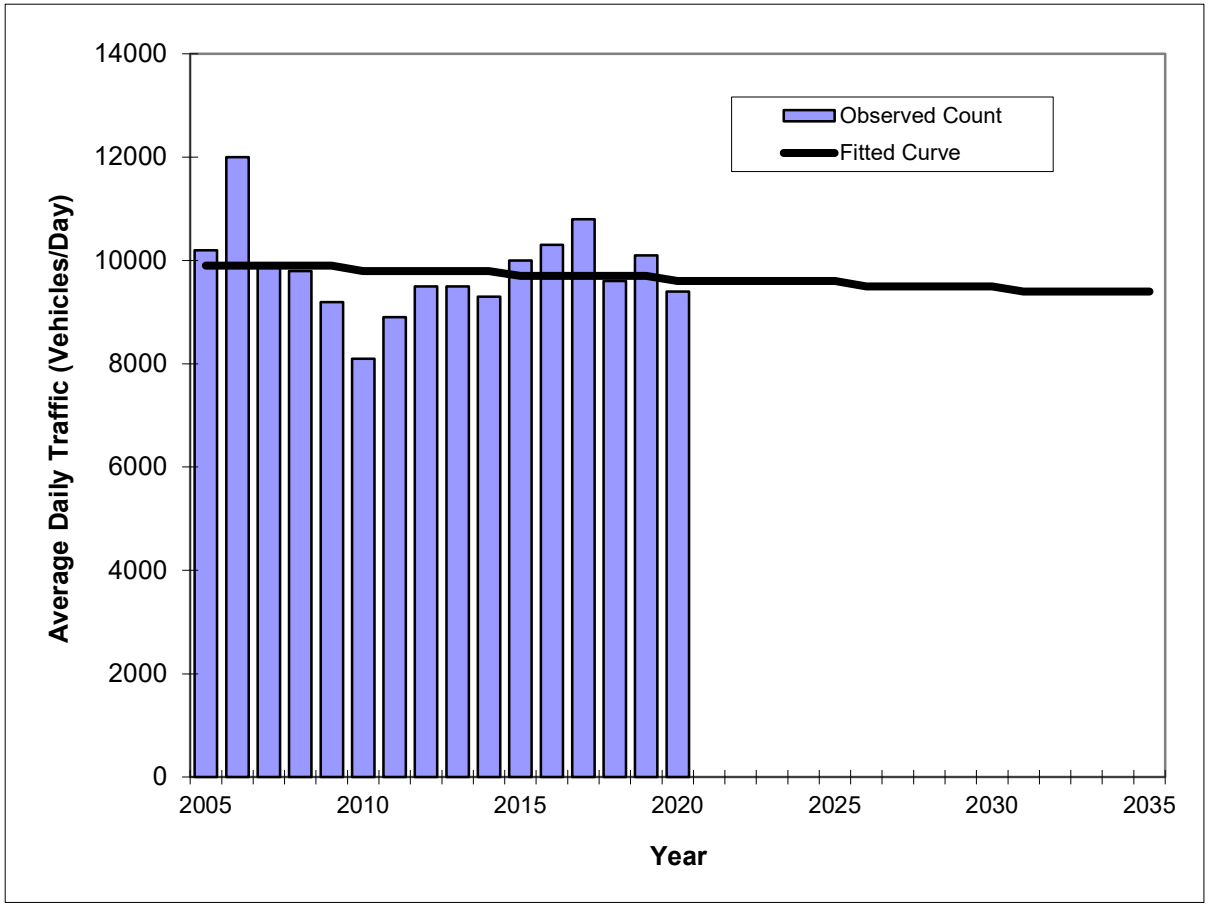
AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

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

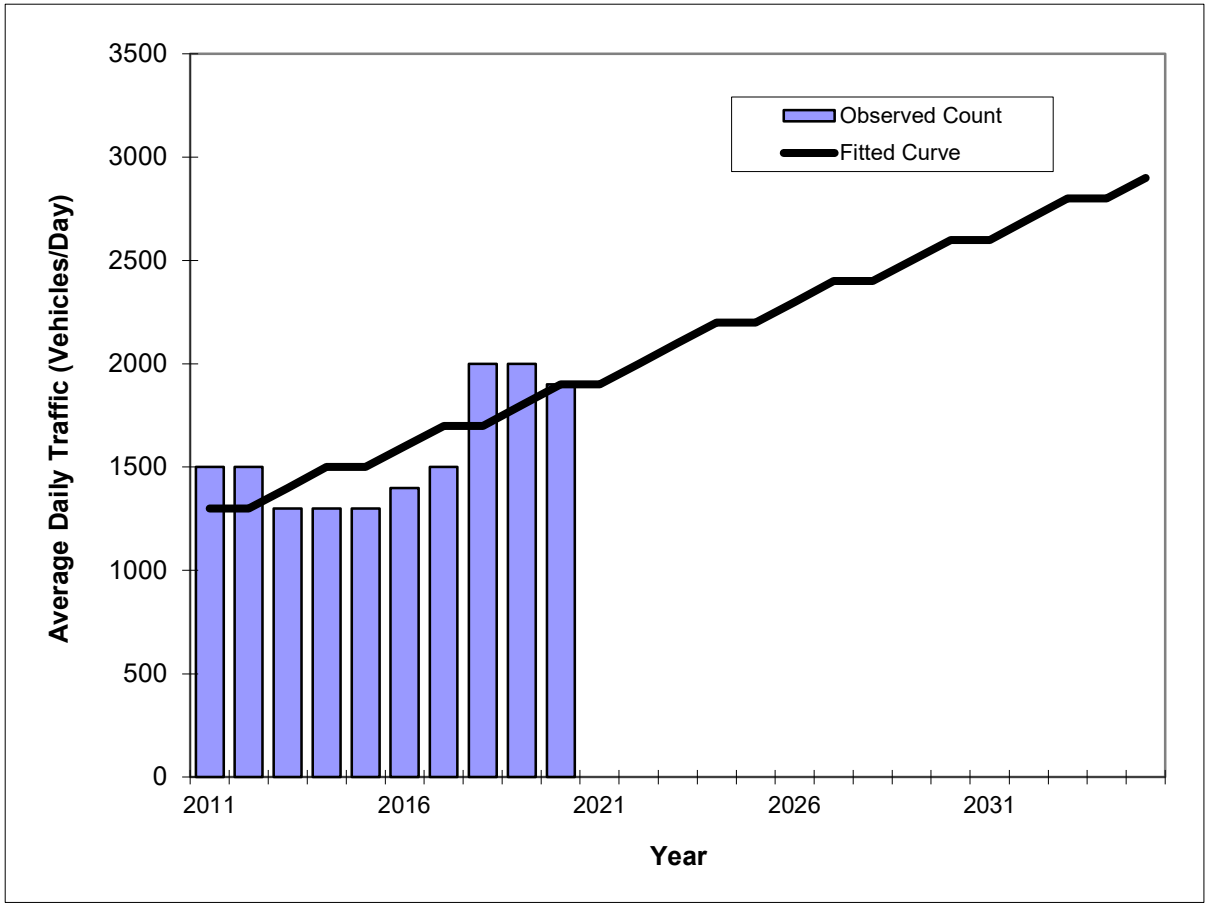
AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

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

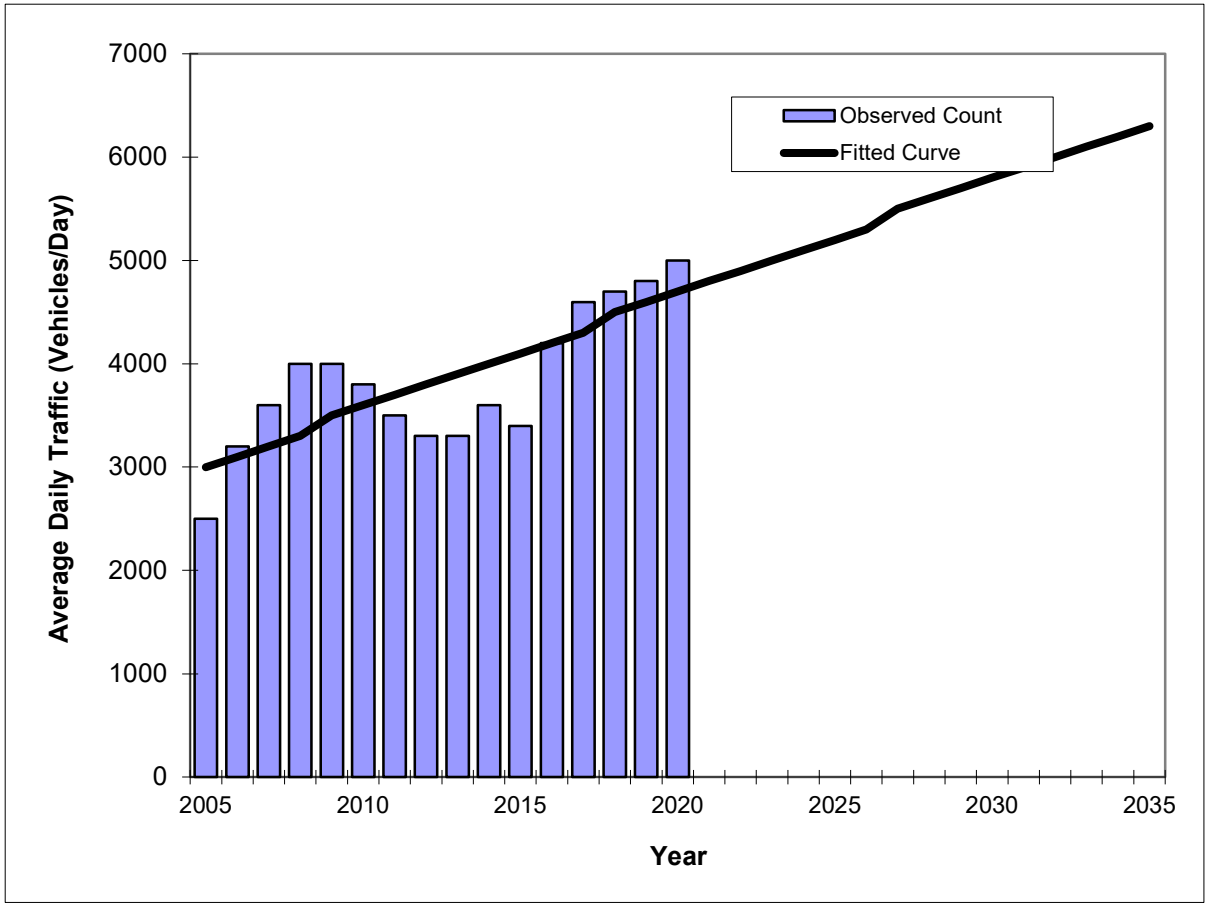
AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

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

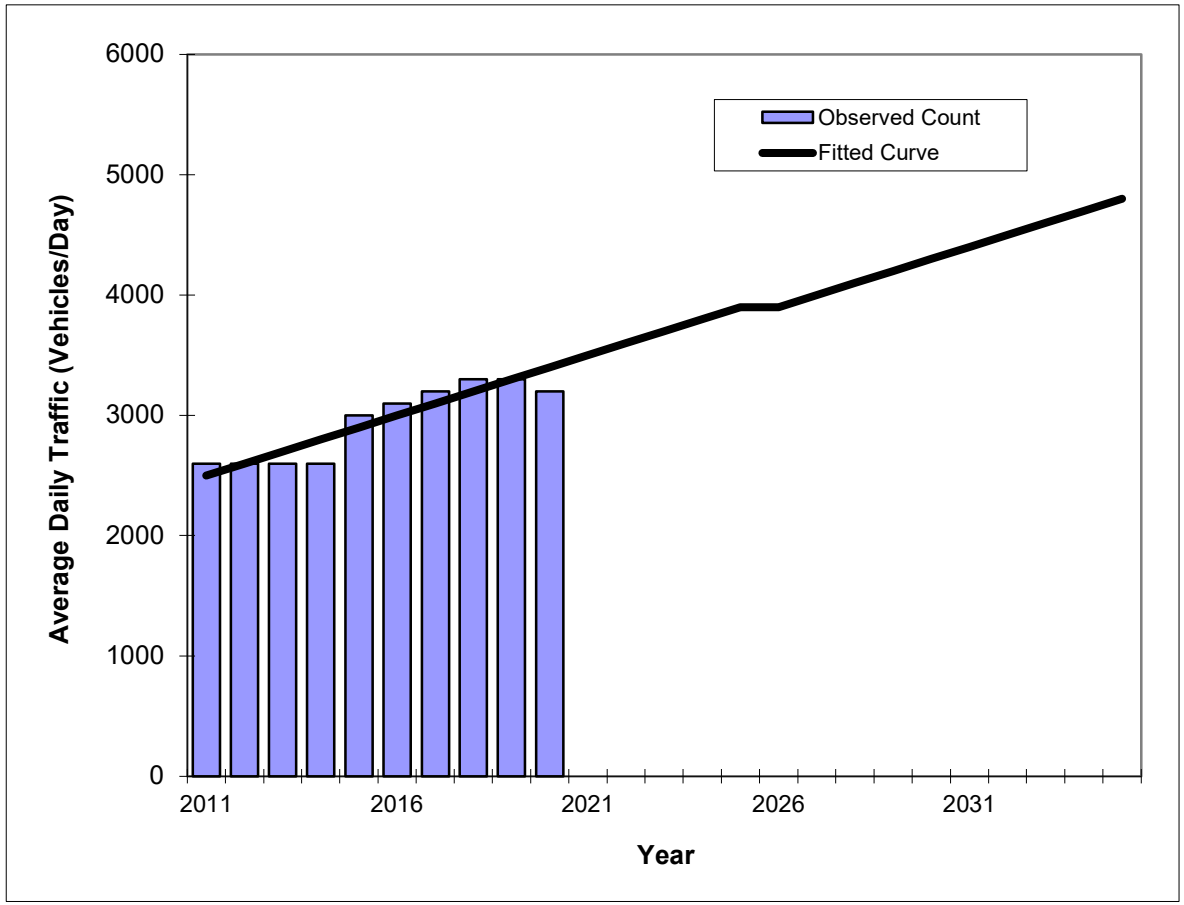
AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

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		

*Axle-Adjusted

** 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	

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

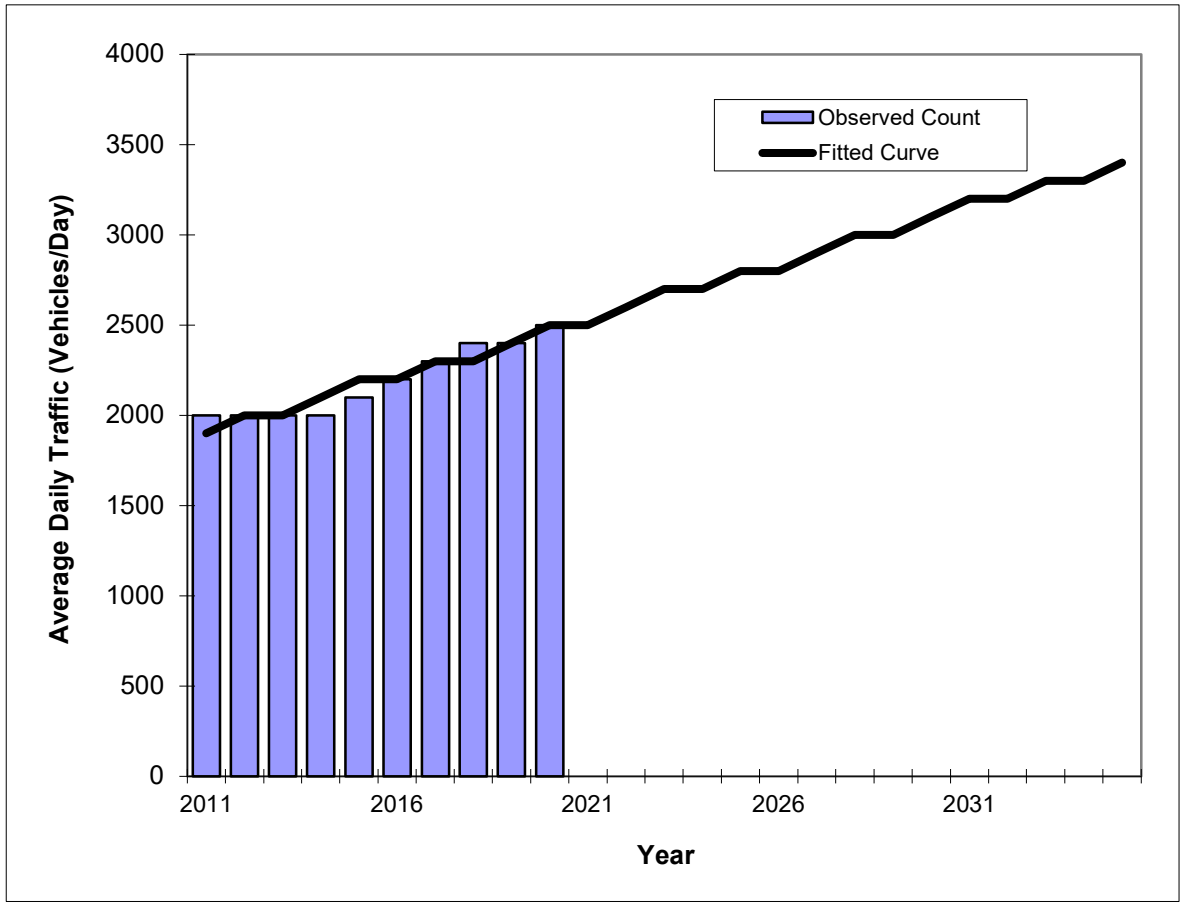
AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

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

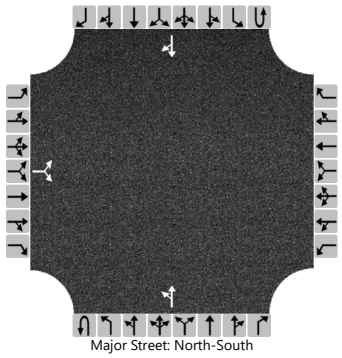
General Information

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						

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HCS Two-Way Stop-Control Report

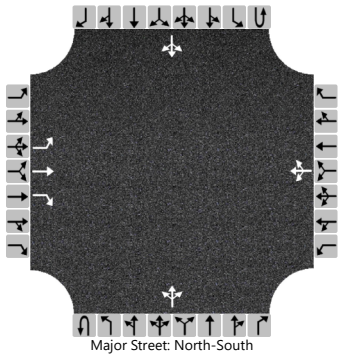
General Information

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			

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HCS Two-Way Stop-Control Report

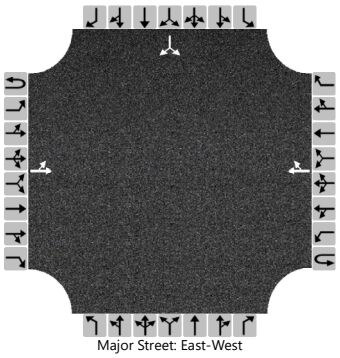
General Information

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


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)		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		

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HCS Two-Way Stop-Control Report

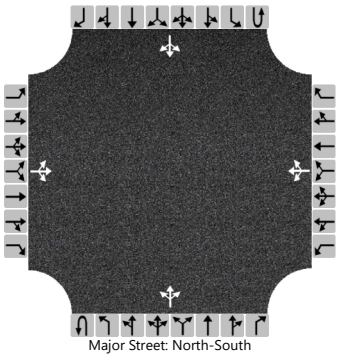
General Information

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			

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AM Background (Peak Season) Conditions

HCS Two-Way Stop-Control Report

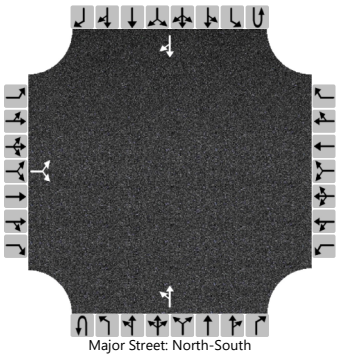
General Information

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						

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HCS Two-Way Stop-Control Report

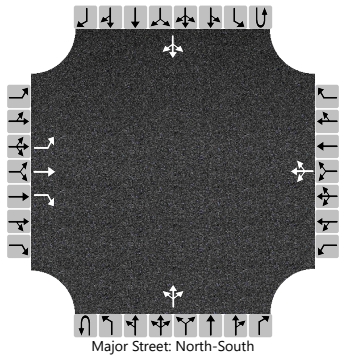
General Information

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		

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HCS Two-Way Stop-Control Report

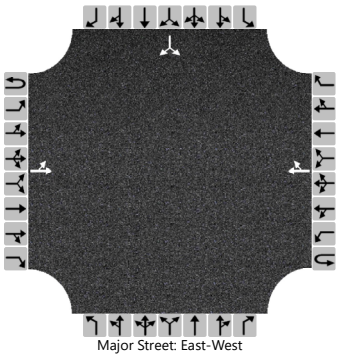
General Information

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			

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HCS Two-Way Stop-Control Report

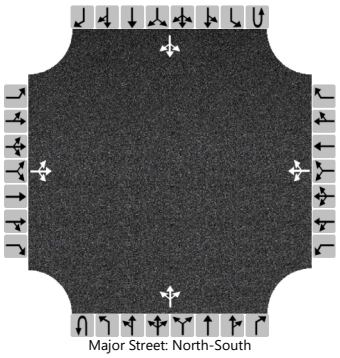
General Information

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			

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AM Buildout (Peak Season) Conditions

HCS Two-Way Stop-Control Report

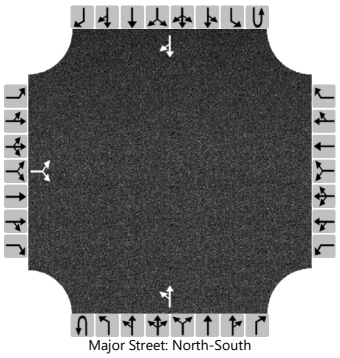
General Information

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						

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HCS Two-Way Stop-Control Report

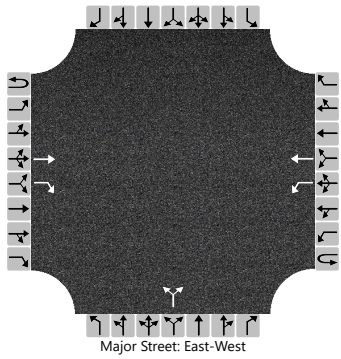
General Information

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						

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HCS Two-Way Stop-Control Report

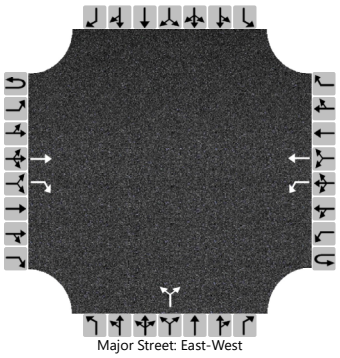
General Information

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						

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HCS Two-Way Stop-Control Report

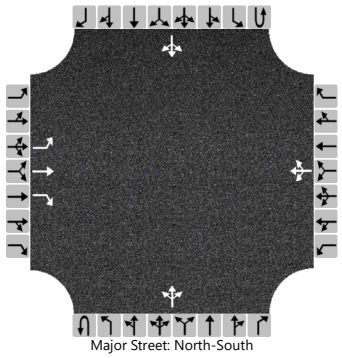
General Information

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			

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HCS Two-Way Stop-Control Report

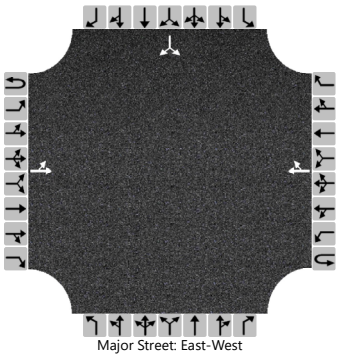
General Information

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



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		

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HCS Two-Way Stop-Control Report

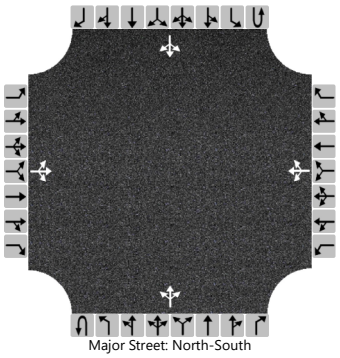
General Information

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			

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PM Existing (Peak Season) Conditions

HCS Two-Way Stop-Control Report

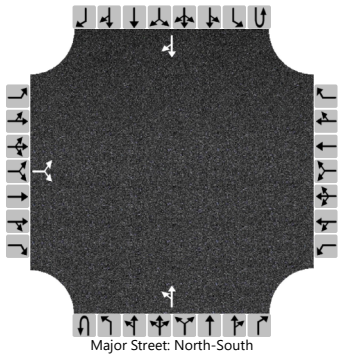
General Information

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						

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HCS Two-Way Stop-Control Report

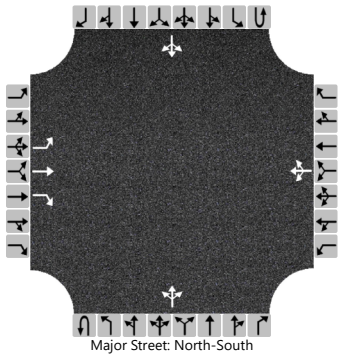
General Information

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			

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HCS Two-Way Stop-Control Report

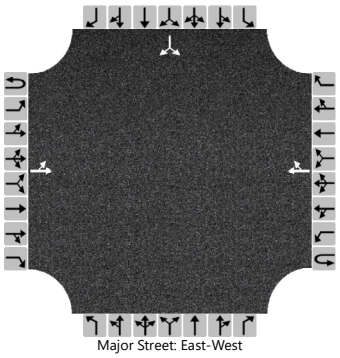
General Information

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		

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HCS Two-Way Stop-Control Report

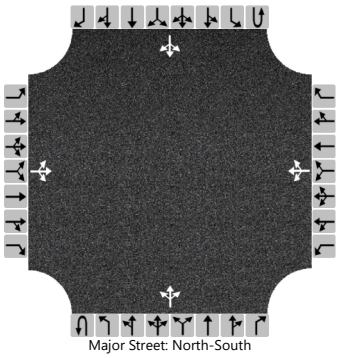
General Information

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			

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PM Background (Peak Season) Conditions

HCS Two-Way Stop-Control Report

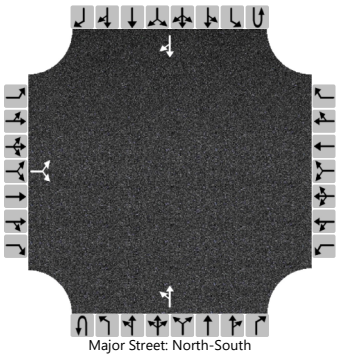
General Information

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						

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HCS Two-Way Stop-Control Report

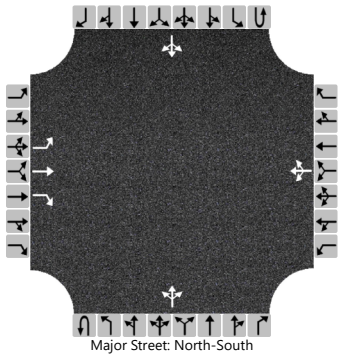
General Information

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			

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HCS Two-Way Stop-Control Report

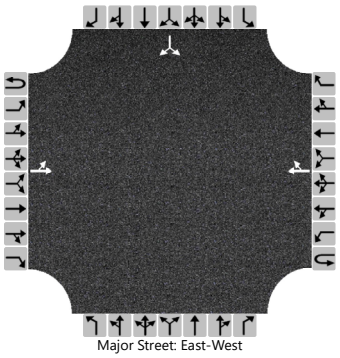
General Information

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			

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HCS Two-Way Stop-Control Report

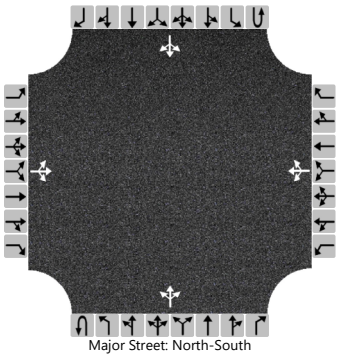
General Information

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			

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PM Buildout (Peak Season) Conditions

HCS Two-Way Stop-Control Report

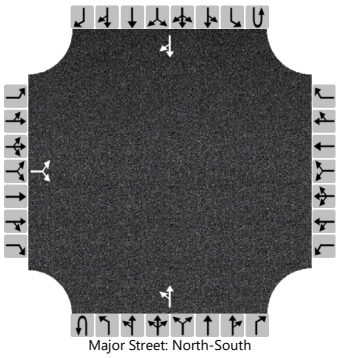
General Information

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						

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HCS Two-Way Stop-Control Report

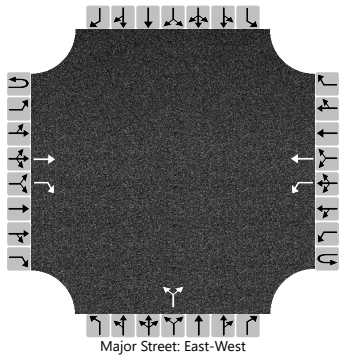
General Information

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						

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HCS Two-Way Stop-Control Report

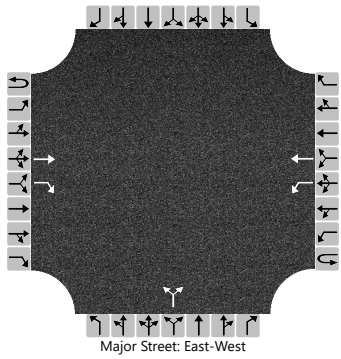
General Information

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						

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HCS Two-Way Stop-Control Report

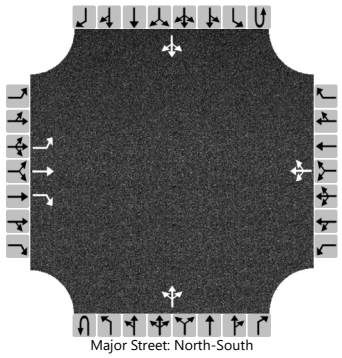
General Information

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			

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HCS Two-Way Stop-Control Report

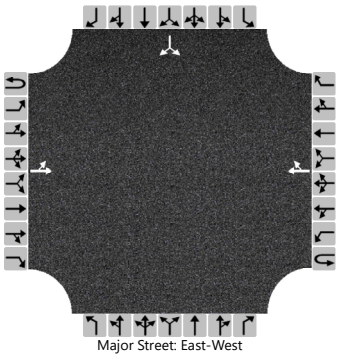
General Information

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		

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HCS Two-Way Stop-Control Report

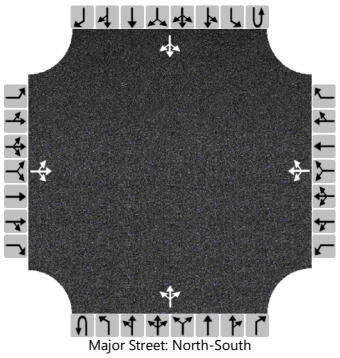
General Information

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		

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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.

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.

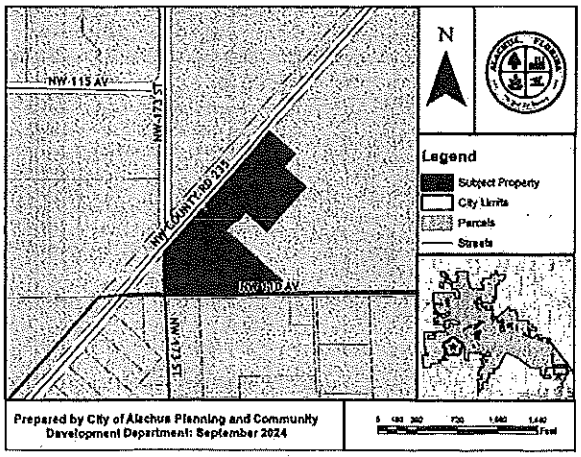
■ **Saturdays: The Newberry Farmers Market**, sponsored by the Main Street Organization. This market runs every Saturday from 8 – 12 p.m. and is located in downtown Newberry on the corner of Newberry Road and 254th Street. For further information, contact the Main Street Organization at newberrymainstreet.com

■ **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

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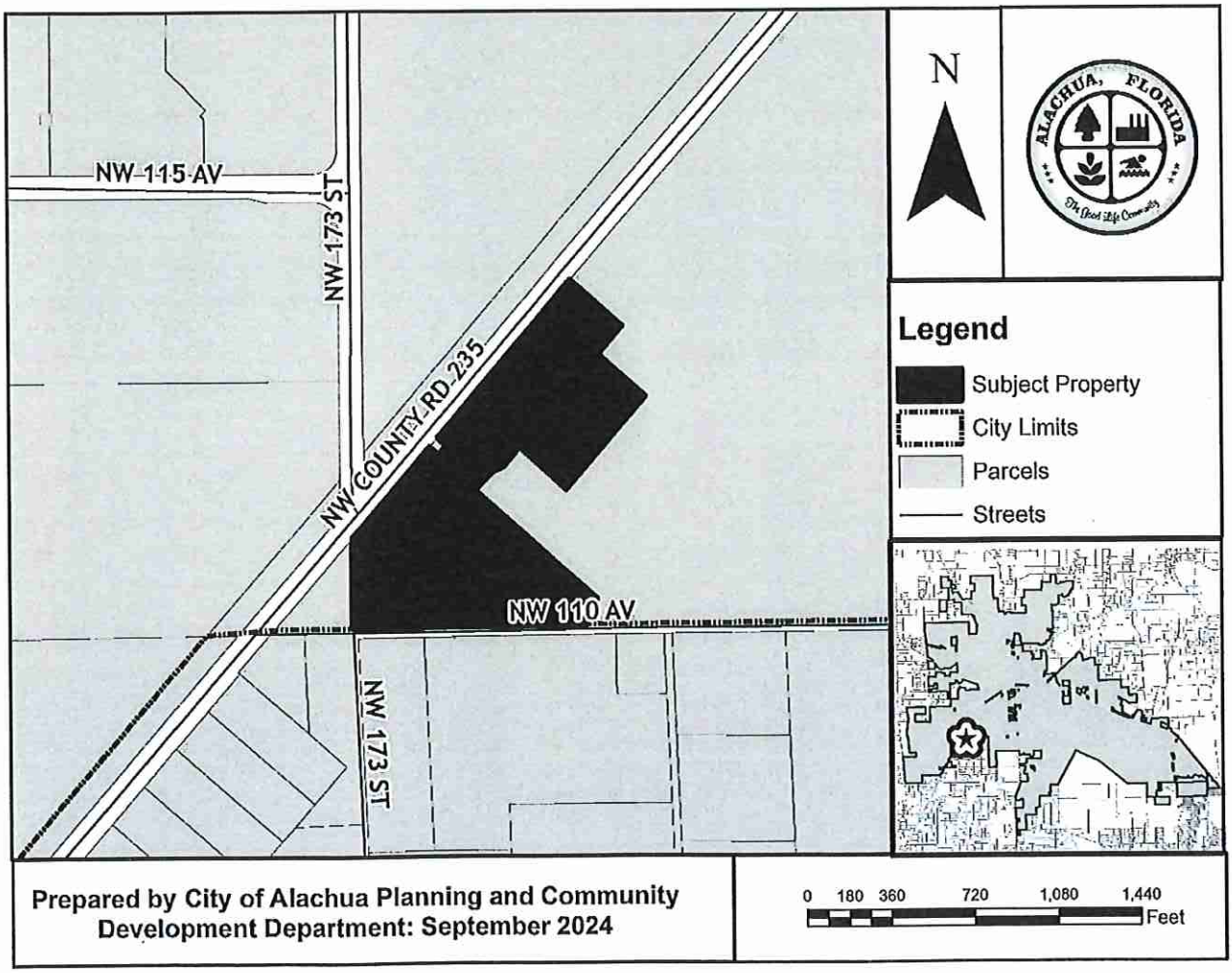

At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100

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.

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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

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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

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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

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Michele L. Lieberman
12 SE 1st Street
Gainesville, FL 32601

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Linda Dixon, AICP
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

Jean Calderwood
14095 NW 174th Ave
Alachua, FL 32615

Lynn Horton
19005 NW 138th Avenue
Alachua, FL 32615

Stephen Hofsletter
AC EPP
14 NE 1st St
Gainesville, FL 32601

MAILED
JAN 23 2025

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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

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
est. 1998 FLORIDA LB-5075

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 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 180.00 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 00°06'20" WEST, A DISTANCE OF 52.01 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 220.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 51°07'02" EAST, 25.09 FEET; (10) THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°27'46", AN ARC LENGTH OF 25.09 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 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), 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 [illegible] WITH A PUBLISHED ELEVATION OF 100.03 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 = 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 640, COMMUNITY PANEL NO. 12001C 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.
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).

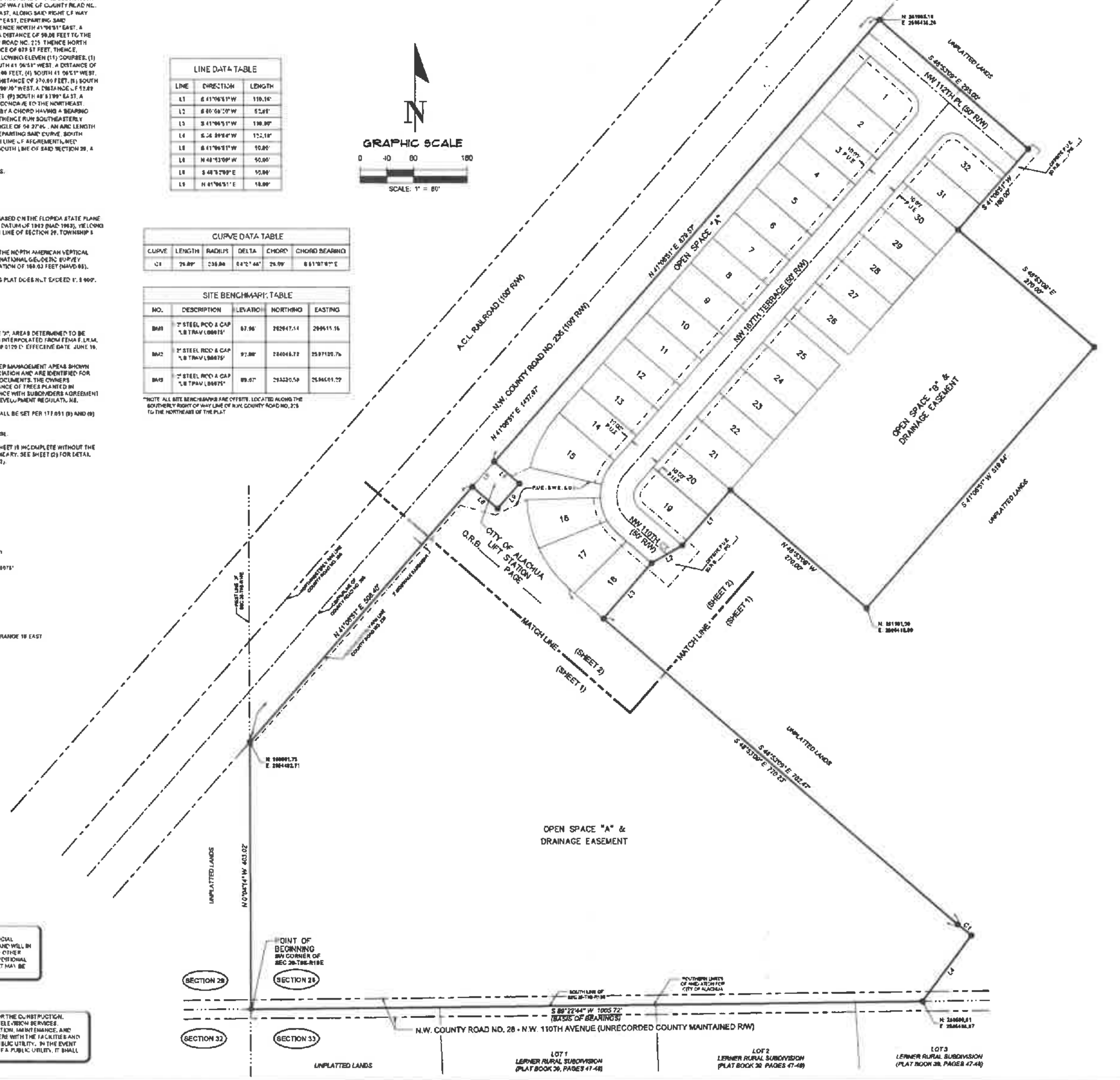
LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 41°06'51" W	110.16'
L2	S 00°06'20" W	52.01'
L3	S 41°06'51" W	110.00'
L4	S 36°39'04" W	123.18'
L5	S 41°06'51" W	50.00'
L6	N 48°53'09" W	50.00'
L8	S 48°53'09" E	50.00'
L9	N 41°06'51" E	50.00'

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	25.09'	220.00	04°27'46"	25.09'	S 51°07'02" E

SITE BENCHMARK TABLE				
NO.	DESCRIPTION	ELEVATION	NORTHING	EASTING
BM1	2" STEEL ROD & CAP "LB TRAV LB6075"	87.96'	282947.14	2596615.16
BM2	2" STEEL ROD & CAP "LB TRAV LB6075"	97.00'	284046.73	2597120.76
BM3	2" STEEL ROD & CAP "LB TRAV LB6075"	89.07'	283320.59	2596601.77

*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

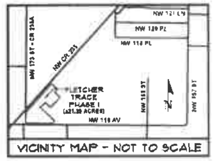
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
● = SET 5/8" STEEL REBAR & CAP MARKED "PRM LB 6075"
▲ = SET NAIL AND DISK STAMPED "PCP 6075"
● = FOUND 5/8" IRON ROD (NO ID.)
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITIES EASEMENT
B.S.L. = BUILDING SETBACK LINE
FFE = 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. 12001C 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.



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 I", AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE RIGHTS-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 SIDEWALK EASEMENTS AS SHOWN HEREON FOR THE PURPOSE OF PEDESTRIAN 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 ACKNOWLEDGE 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

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 PLATTED MEASUREMENTS.

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 REQUIREMENTS AS SET FORTH IN CHAPTER 177 PART 1 - PLATTING OF THE FLORIDA STATUTES.

DATE

CHARLES [illegible]
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 7142
CAUSSEAUX, HEWETT & WALPOLE, LLC.
FLORIDA LICENSED BUSINESS NUMBER LB 5075
[illegible] ALACHUA, FL [illegible]

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

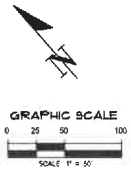
CHW Professional Consultants
132 NW 76th Drive
Gainesville, Florida 32607
(352) 331-1976 / (352) 331-2476
www.chw-inc.com
lic. no. FLORIDA FB-5075

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



LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 41°39'51" W	110.15'
L2	S 85°58'20" W	50.39'
L3	S 41°39'51" W	110.84'
L4	S 36°39'54" W	121.18'
L5	S 41°39'51" 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	56.00'
L9	N 41°39'51" E	56.00'
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°27'29" E	54.91'

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	19.14'	19.00'	99°19'09"	18.21'	N 5°43'58" W
C2	29.23'	75.00'	89°30'58"	26.34'	S 82°53'08" E
C3	24.51'	75.00'	18°43'24"	24.40'	S 28°31'31" E
C4	37.32'	75.00'	28°31'13"	36.94'	S 31°39'25" E
C5	28.99'	75.00'	15°18'44"	18.84'	S 54°59'09" W
C6	36.19'	75.00'	27°39'13"	35.83'	S 81°17'41" W
C7	38.51'	105.00'	21°41'43"	15.85'	S 27°30'16" E
C8	75.51'	105.00'	41°12'13"	74.05'	S 11°19'58" E
C9	69.34'	105.00'	37°50'19"	68.10'	S 21°14'41" W
C10	39.27'	25.00'	90°00'00"	35.35'	N 3°53'09" W
C11	39.27'	25.00'	90°00'00"	35.35'	N 86°06'51" E
C12	39.27'	25.00'	90°00'00"	35.35'	S 48°53'09" E
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
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S.F. = SQUARE FEET
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NO. = NUMBER
(R) = RADIAL
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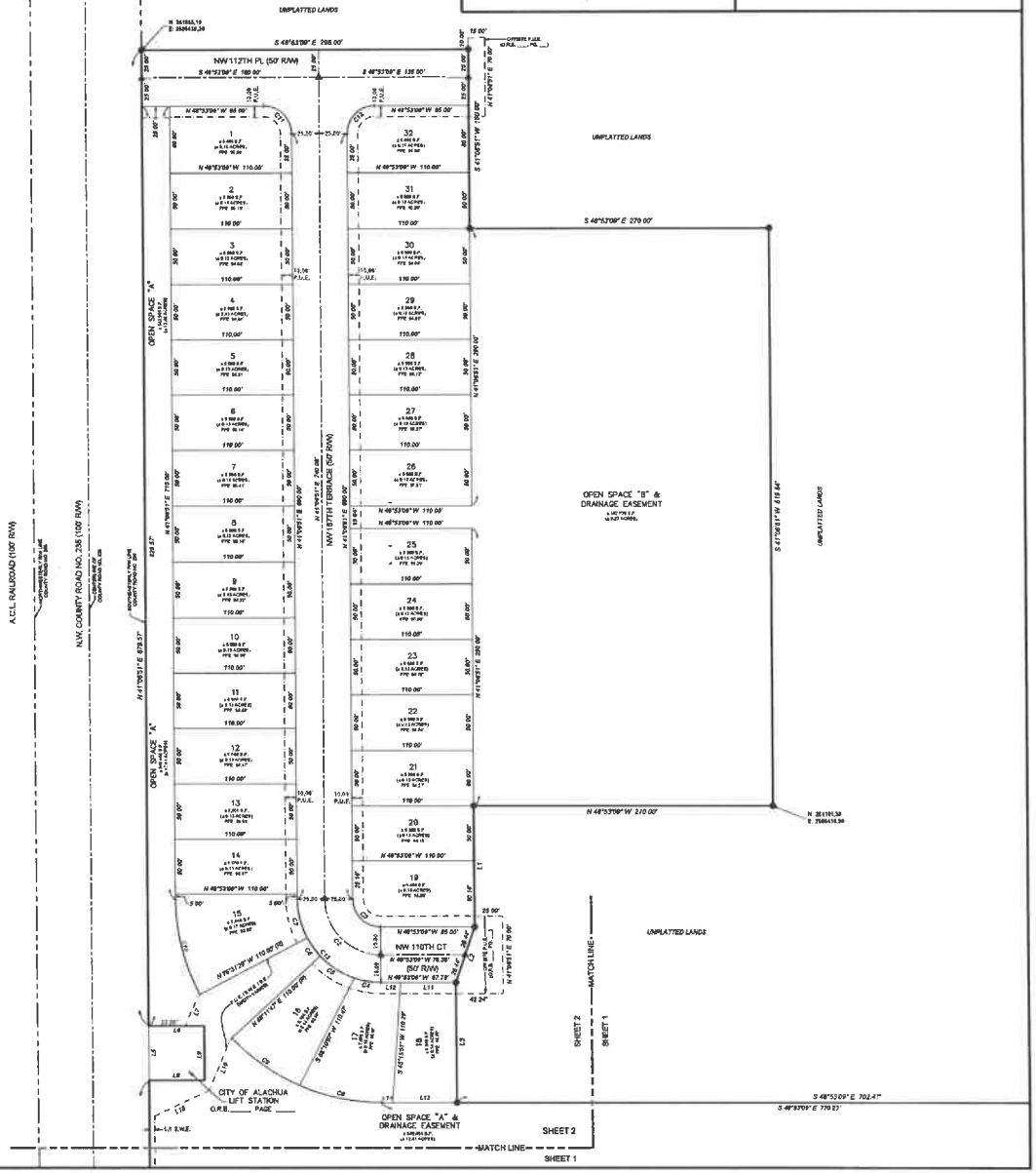
——— = SUBJECT PARCEL LINE
——— = ADJOINING PARCEL LINE
– – – = EASEMENT LINE
———— = RIGHT-OF-WAY LINE
—·—·— = SECTION LINE



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/ 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 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.

TRAVIS J. HASTAY
LICENSE
No. 84295
8-27-2024
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 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

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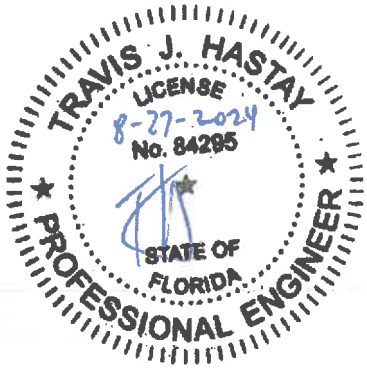
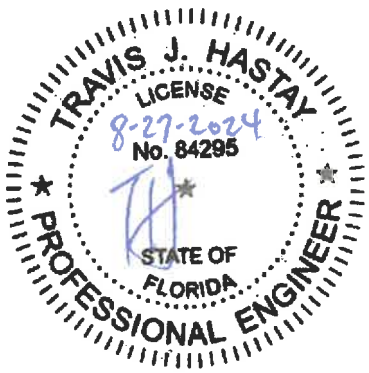


Exhibit "F"
Engineer's Certification of Construction Costs for House Sidewalks

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-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 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 295.00 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 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°54'19" 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 I 578, 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. 128 OF 640, COMMUNITY PANEL NO. "12001C 0128 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 TO, MAINTAINED 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 LOCATED ALONG THE SOUTHERLY RIGHT OF WAY LINE OF NW 188TH TERRACE ROAD, AS SHOWN 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

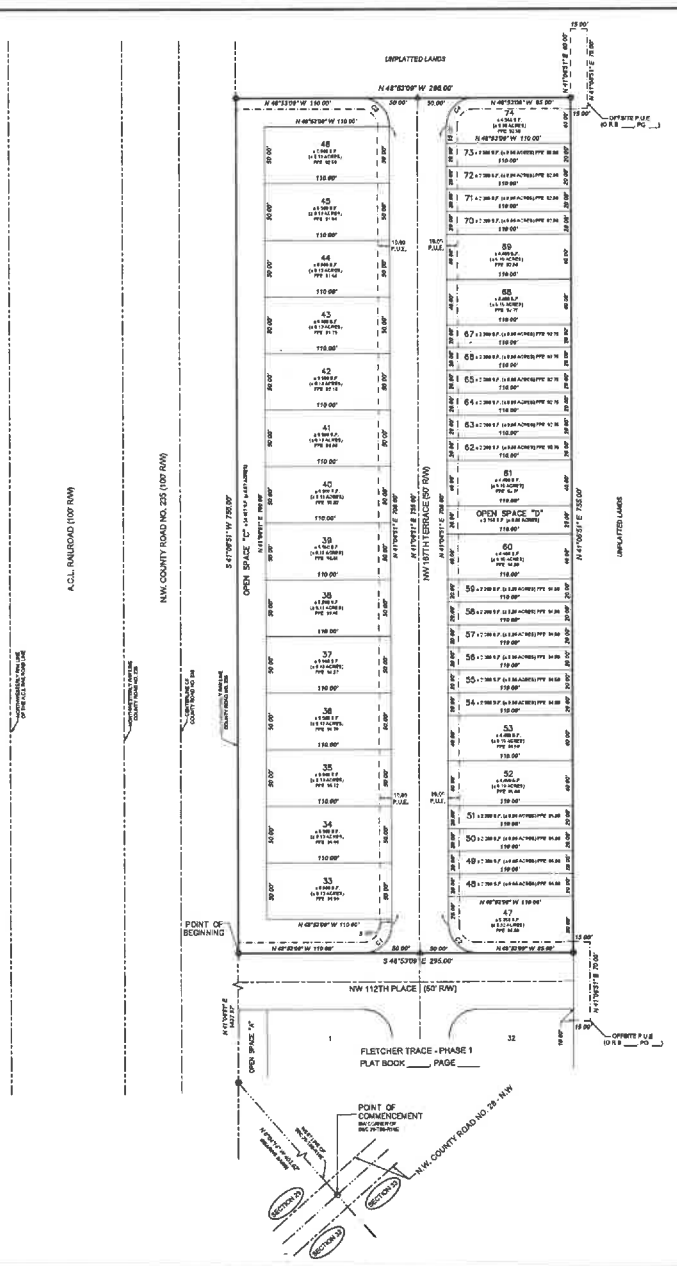
GRAPHIC SCALE
0 25 50 100
SCALE: 1" = 50'

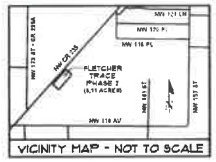
FLOOD ZONE

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. 128 OF 640, COMMUNITY PANEL NO. "12001C 0128 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 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 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 AND HE 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 _____ 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 _____, 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, AND THE PLATTING REQUIREMENTS PURSUANT TO CHAPTER 177 PART II - PLATTING OF THE FLORIDA STATUTES AND THAT THE PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF SAID CHAPTER. HOWEVER, THE 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 7162
LAUSEN + HEWETT A WHOLLY OWNED SUBSIDIARY OF CHW, LLC
FLORIDA LICENSED BUSINESS NUMBER LB 5015
11801 RESEARCH DRIVE, ALACHUA, FL 32615

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.

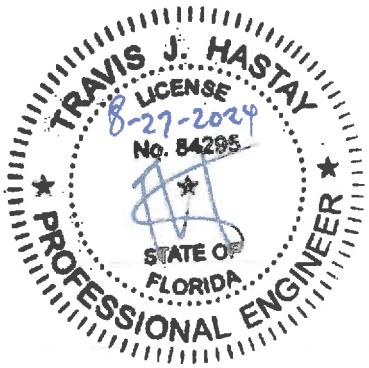


Exhibit "E"
Engineer's Certification of Construction Costs for Private Improvements

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.

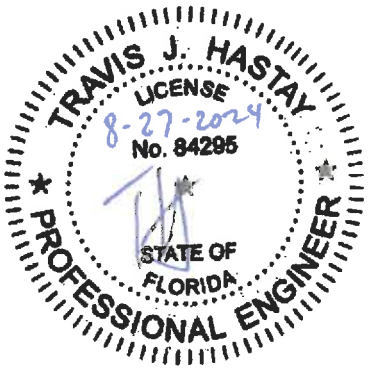
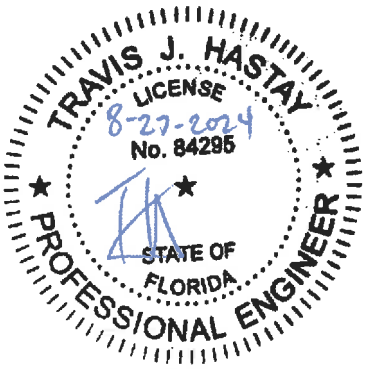


Exhibit "F"
Engineer's Certification of Construction Costs for House Sidewalks

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. 1986 FLORIDA
CA-5075

PLAT BOOK ___, PAGE ___
SHEET ONE OF TWO

DESCRIPTION

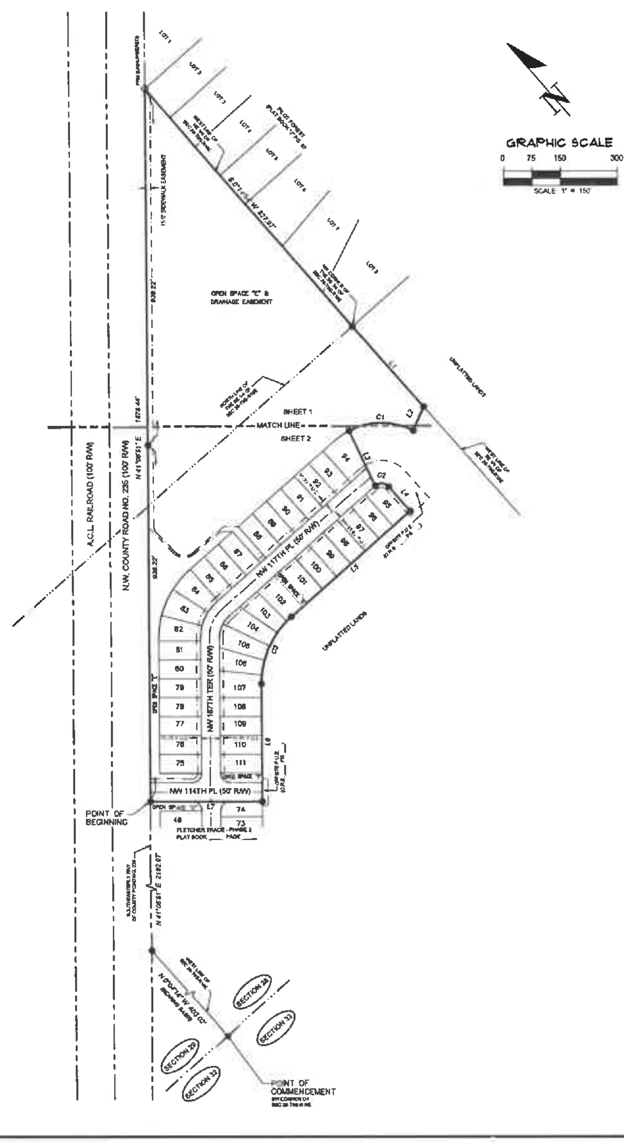
A TRACT OF LAND BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2140, PAGE 1824 OF THE PUBLIC RECORDS OF ALACHUA COUNTY FLORIDA SITUATED IN THE WEST HALF (W 1/2) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, OF SAID ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF AFOREMENTIONED SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, THENCE NORTH 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 2182.87 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 827.87 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 SOUTHEAST QUARTER (SE 1/4) OF SECTION 28, A DISTANCE OF 292.21 FEET; THENCE, DEPARTING SAID WEST LINE, THE FOLLOWING NINE (9) COURSES: (1) SOUTH 84°41'49" WEST, A DISTANCE OF 60.19 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 166.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 46°50'21" WEST, 169.84 FEET; (2) THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 64°[illegible], AN ARC LENGTH OF 178.11 FEET TO THE END OF SAID CURVE; (3) SOUTH 16°03'45" WEST, A DISTANCE OF 150.87 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 65.00 FEET; (6) SOUTH 89°45'49" WEST, A DISTANCE OF 429.80 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°26'29" 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 199.84 FEET TO THE END OF SAID CURVE; (8) SOUTH 41°06'51" WEST, A DISTANCE OF 311.06 FEET; (9) NORTH 48°53'09" WEST, A DISTANCE OF 295.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 17.84 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 [illegible], WITH A PUBLISHED ELEVATION OF [illegible] 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 = 20'
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 840, COMMUNITY PANEL NO. 12001C0120 D, EFFECTIVE DATE JUNE 16, 2006.
6. THE COMMON AREAS, OPEN SPACE, AND STORMWATER 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.
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 840, 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 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°10'12" E	292.21'
L2	S 84°41'49" W	60.19'
L3	S 16°03'45" W	150.87'
L4	S 0°14'11" E	65.00'
L5	S 89°45'49" W	429.80'
L6	S 41°06'51" W	311.06'
L7	N 48°53'09" W	295.00'

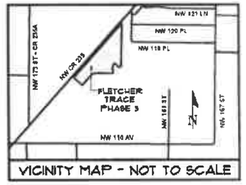
CURVE DATA TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	178.11'	166.00'	64°23'28"	169.84'	N 46°50'21" W
C2	39.27'	25.00'	90°00'00"	35.36'	S 45°14'11" E
C3	199.84'	235.00'	48°38'58"	193.60'	S 65°26'29" W

SITE BENCHMARK TABLE

NAME	DESCRIPTION	ELEVATION	NORTHING	EASTING
BM1	1/2" STEEL ROD & CAP "LB TRAV LB5075"	87.96'	262647.14	2605115.16
BM2	1/2" STEEL ROD & CAP "LB TRAV LB5075"	95.80'	264848.77	2587129.74
BM3	1/2" STEEL ROD & CAP "LB TRAV LB5075"	99.07'	261129.58	2586681.22

*NOTE: ALL SITE BENCHMARKS ARE OFFSITE, LOCATED ALONG THE SOUTHERLY RIGHT OF WAY LINE OF N.W. COUNTY ROAD NO. 235



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 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 EASEMENTS AS SHOWN HEREON FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON SHALL REMAIN 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 I - 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 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 I - PLATTING OF THE FLORIDA STATUTES.

DATE ________

CHAD A. COLSON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER [illegible]
CAUSSEAUX, HEWETT, & WALPOLE, INC.
FLORIDA LICENSED BUSINESS NUMBER LB 5075
11801 RESEARCH DRIVE, ALACHUA, FL 32615

FLETCHER TRACE - PHASE 3

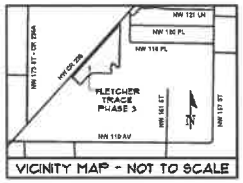
LOCATED IN THE WEST HALF (W 1/2) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

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. 12001C0129 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'

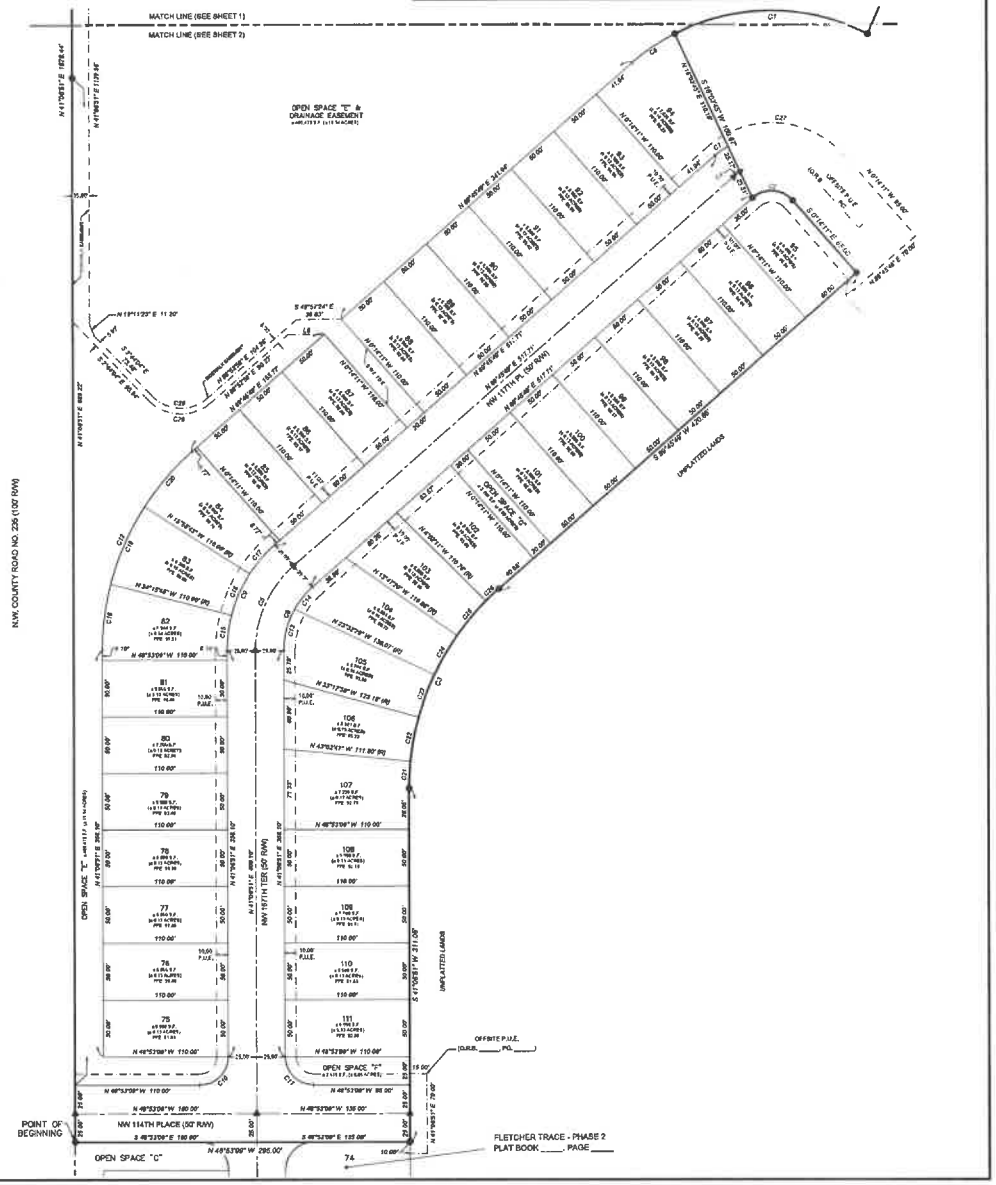
CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	176.11'	186.00'	54°32'36"	169.54'	N 48°58'31" W
C2	39.27'	25.00'	90°00'00"	35.36'	S 45°14'11" E
C3	199.34'	275.00'	46°36'08"	193.89'	S 61°26'26" W
C4	7.18'	50.00'	8°13'56"	7.18'	N 84°19'12" W
C5	84.81'	100.00'	48°36'08"	82.36'	N 65°26'26" E
C6	48.61'	186.00'	14°57'52"	48.47'	N 83°16'26" W
C7	14.21'	75.00'	10°51'02"	14.19'	N 81°46'14" W
C8	53.68'	75.00'	40°58'58"	52.55'	N 66°26'29" E
C9	186.14'	186.00'	48°38'58"	180.56'	N 66°26'29" E
C10	39.27'	25.00'	90°00'00"	35.36'	N 89°45'49" W
C11	39.27'	25.00'	90°00'00"	35.36'	N 00°14'09" W
C12	199.84'	275.00'	46°26'55"	194.49'	N 66°26'29" E
C13	28.49'	75.00'	21°45'38"	28.32'	N 55°49'06" E
C14	29.29'	75.00'	22°22'38"	29.11'	N 33°07'38" E
C15	51.99'	175.00'	17°01'02"	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	53.26'	225.00'	14°37'21"	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°59'05" E
C21	22.16'	225.00'	5°52'22"	22.24'	N 44°52'02" E
C22	46.00'	225.00'	5°45'00"	23.00'	N 51°48'43" E
C23	46.00'	225.00'	5°45'00"	23.00'	N 57°33'43" E
C24	46.00'	225.00'	5°45'00"	23.00'	N 63°18'43" E
C25	46.00'	225.00'	5°45'00"	23.00'	N 69°03'43" E
C26	15.00'	225.00'	3°49'00"	15.00'	N 72°51'43" 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"	49.25'	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 6678"
● = 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.

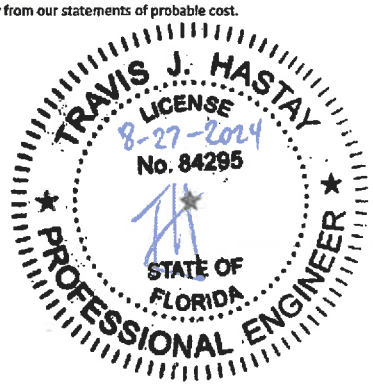


Exhibit "E"
Engineer's Certification of Construction Costs for Private Improvements

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.

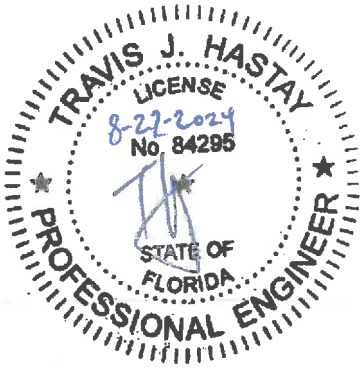
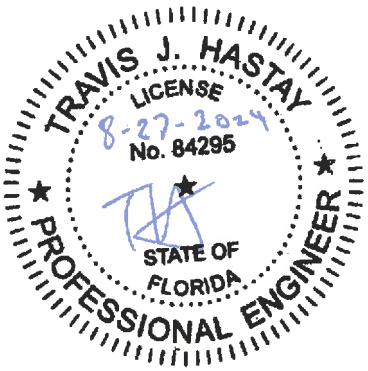


Exhibit "F"
Engineer's Certification of Construction Costs for House Sidewalks

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.



Commission Agenda
Item

MEETING DATE: February 24, 2025

SUBJECT: Fletcher Trace Phase 2 Final Plat (PSP24-0008): A request by Aaron Hickman, PSM, of CHW, Inc, applicant and agent 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 Fletcher Development, LLC., 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

COMMISSION GOALS

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

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

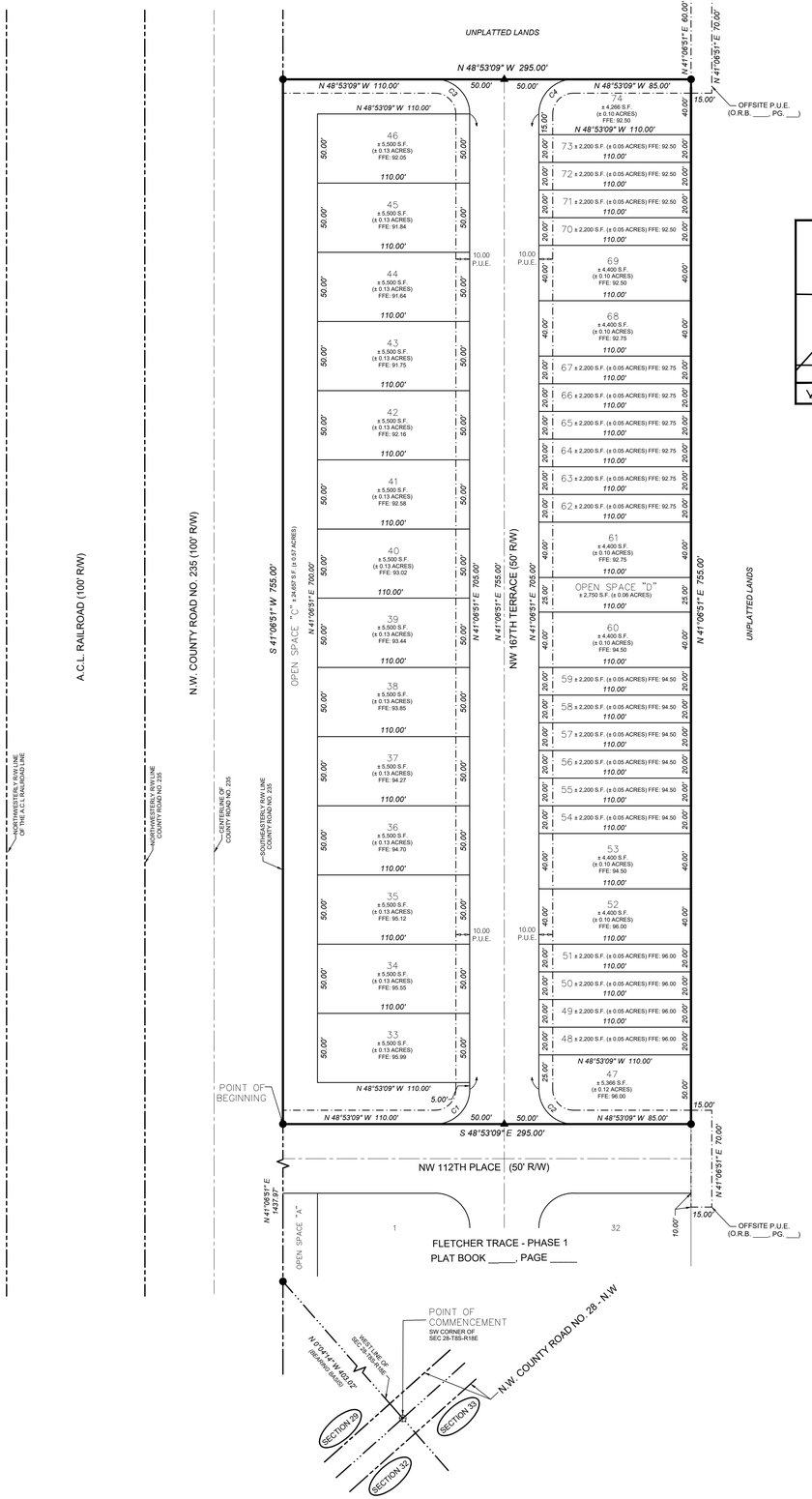
GRAPHIC SCALE
0 25 50 100
SCALE: 1" = 50'

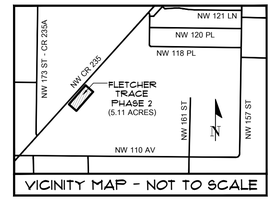
FLOOD ZONE:

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.





N|V|5
11801 Research Drive
Alachua, Florida 32615
(352)331-1976
www.NV5.com
LB-8246

PLAT BOOK ___, PAGE ___
SHEET ONE OF ONE

OWNER'S CERTIFICATION AND DEDICATION

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, 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 _____ BLAKE FLETCHER, MANAGING MEMBER

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. 2025

_____
NOTARY PUBLIC-STATE OF FLORIDA

COMMISSION EXPIRES:_____

COMMISSION NO.:_____

MORTGAGEE'S APPROVAL

D.R. HORTON, INC. AS HOLDER OF THAT CERTAIN MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK 5198, PAGE 2796 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 _____ ADDRESS: _____

WITNESS _____ BY: _____

TITLE: _____

ACKNOWLEDGEMENT (STATE OF FLORIDA, COUNTY OF ALACHUA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS _____ BY _____ OF D.R. HORTON, INC., A DELAWARE CORPORATION, ON BEHALF OF THE CORPORATION. HE/SHE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

_____
SIGNATURE

_____
PRINT NAME:

_____
TITLE:

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. 2025

_____
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

AARON H. HICKMAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 6791
NV5, INC.
FLORIDA LICENSED BUSINESS NUMBER LB 8246
11801 RESEARCH DRIVE, ALACHUA, FL 32615

Tech: Acrott Plot Date: Feb 11,2025 1:36pm Filename: N:\2021\21-0297\Departments\01_Survey\Plat\5_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.

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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

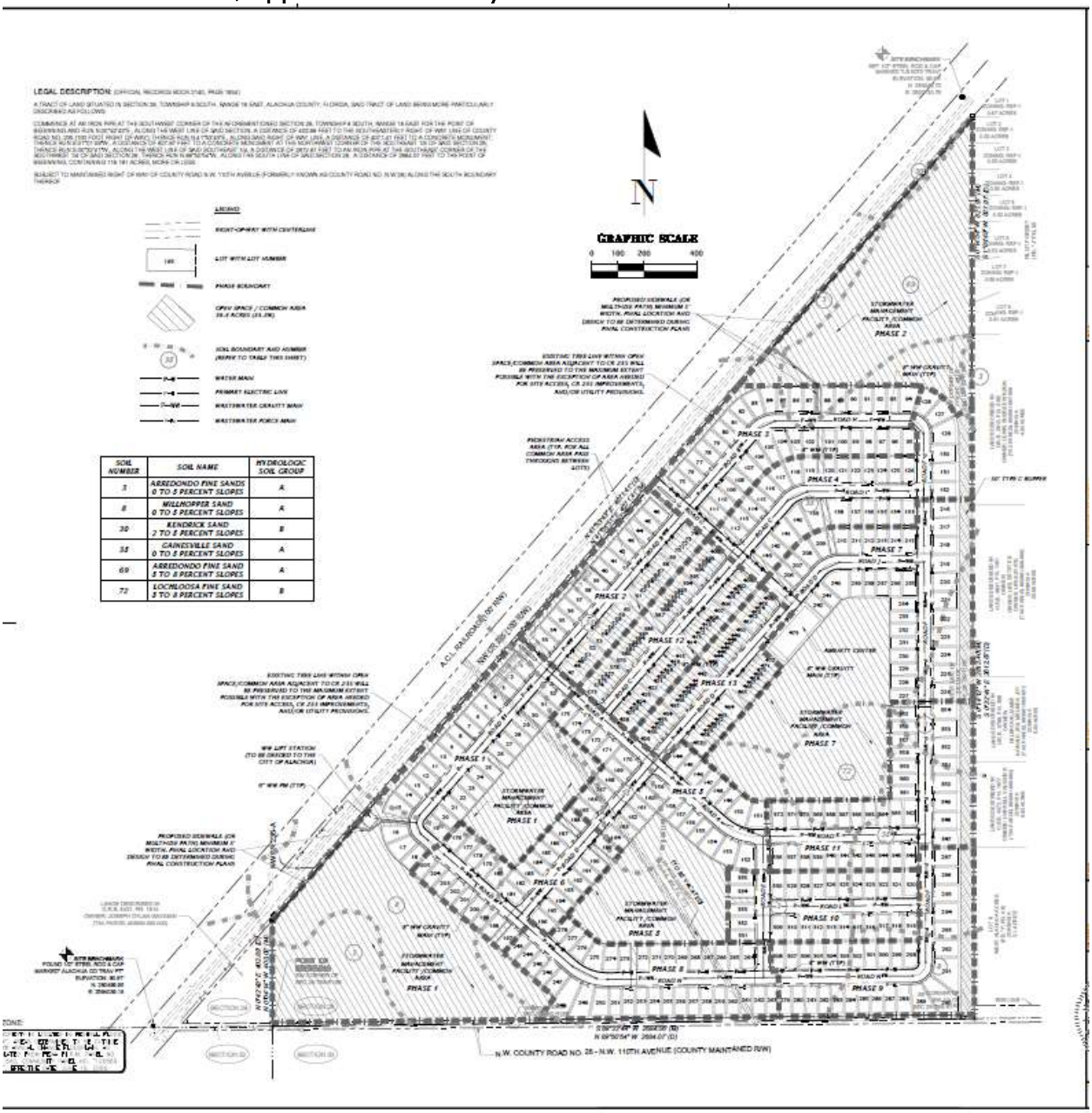
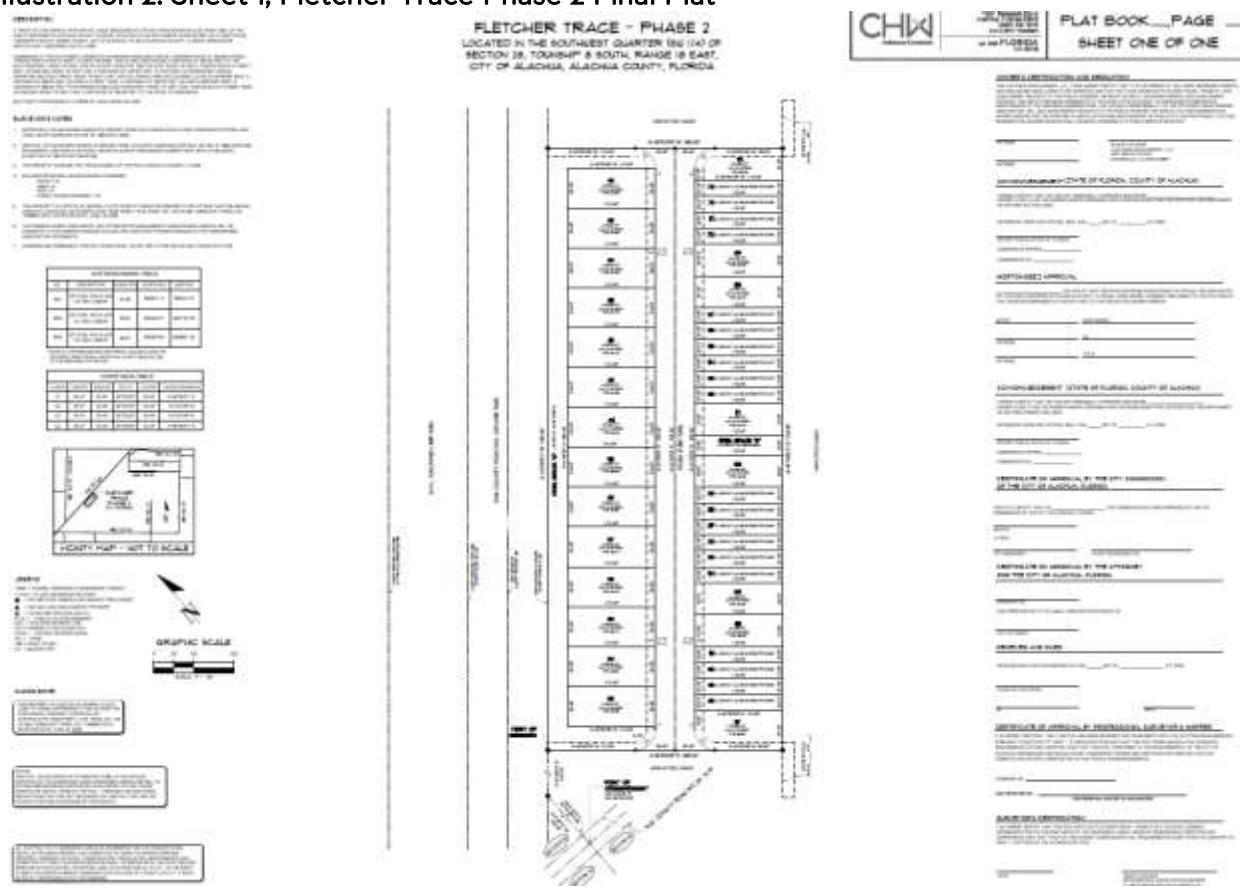


Illustration 2. Sheet 1, Fletcher Trace Phase 2 Final Plat



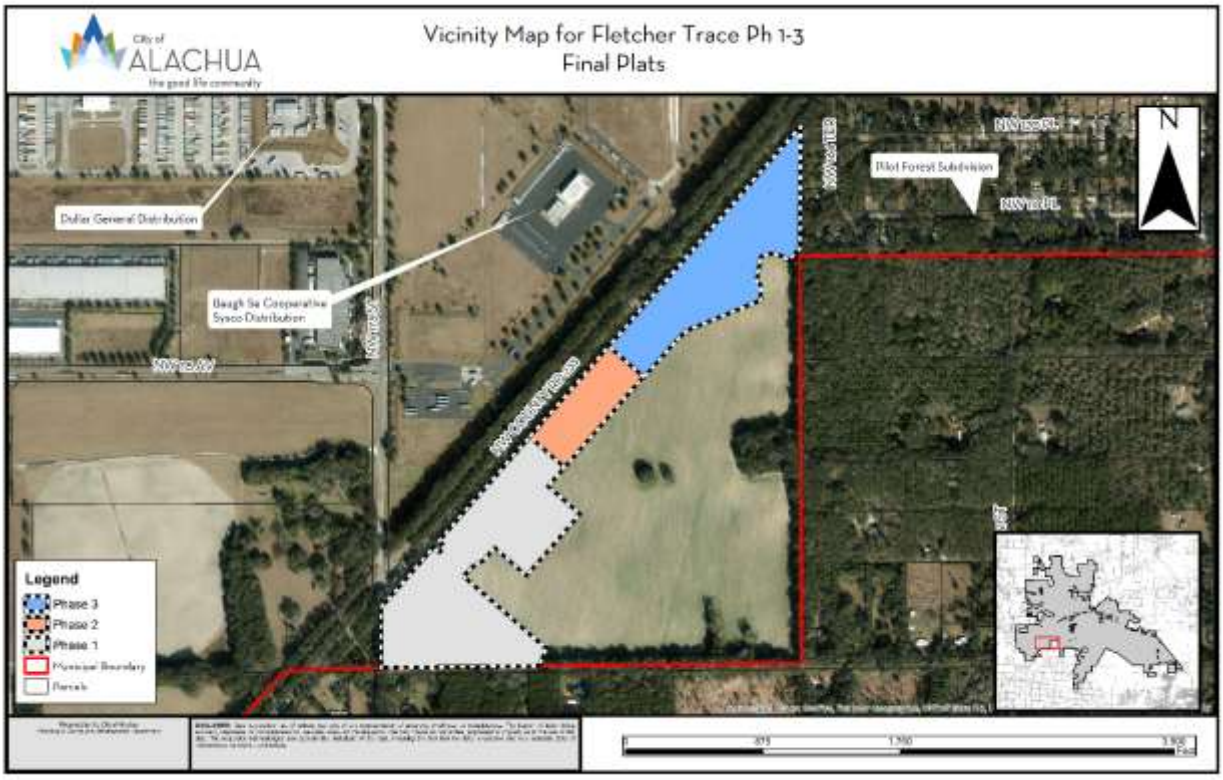
SURROUNDING USES

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

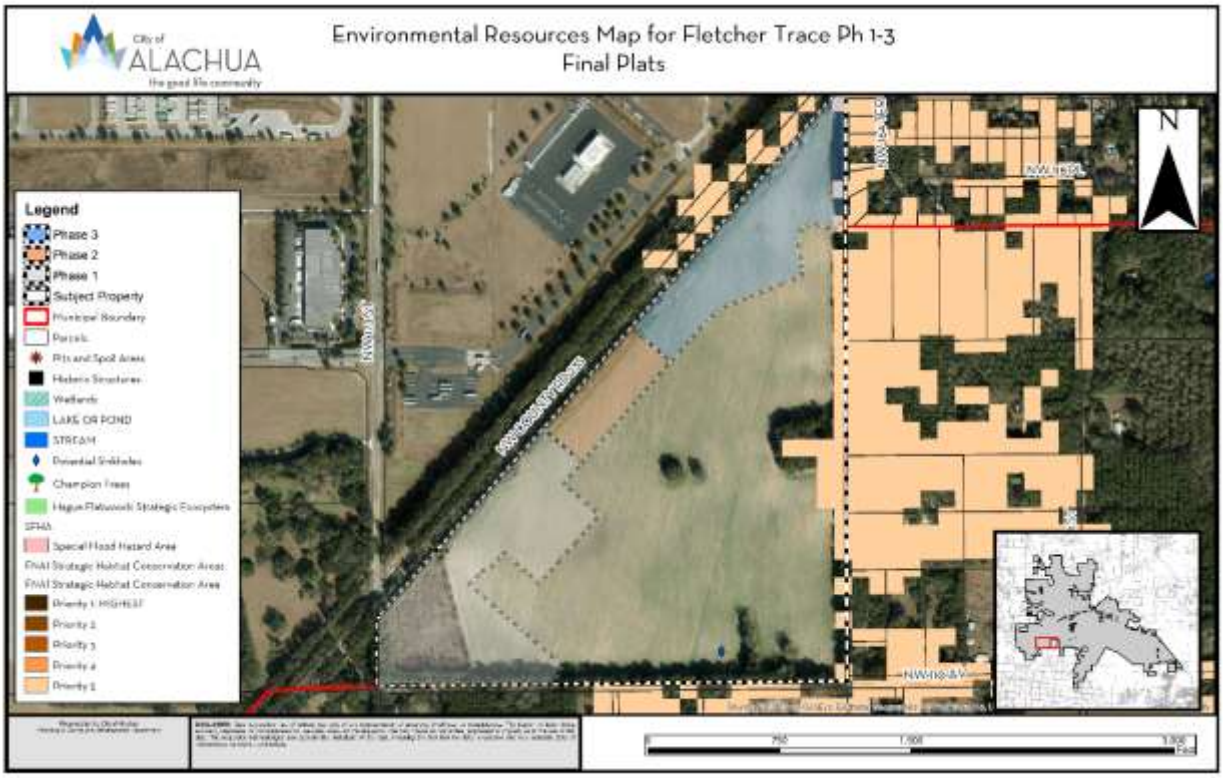
The City shall protect and preserve wetland values and functions from adverse, human caused, physical and hydrologic disturbances.

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
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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:\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'

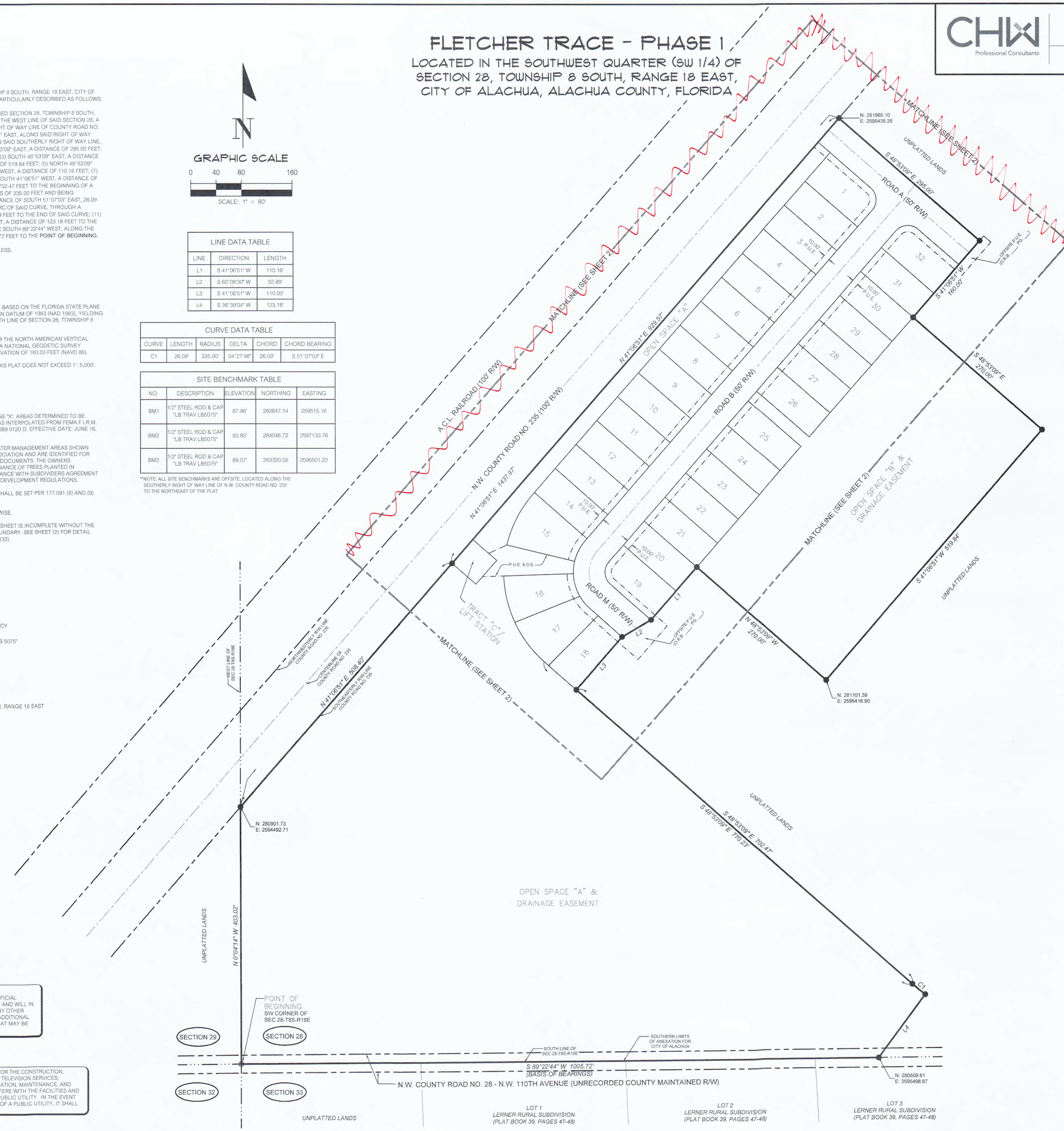
CURVE DATA TABLE

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:
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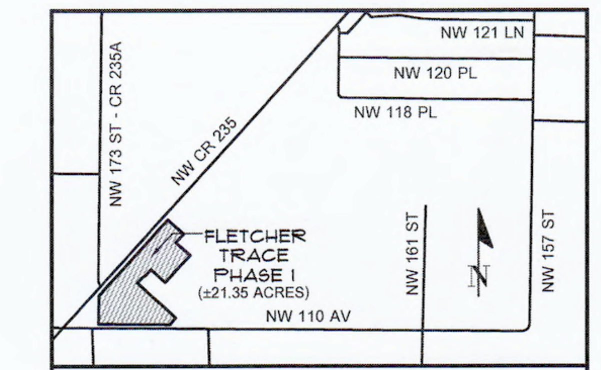
Tech: AaronH Plot Date: Jul 24,2024 8:48am Filename: N:\2021\21-0297\Departments\01_Survey\PLATS\PHASE 1\PLAT\21-0297 FLETCHER TRACE - PHASE 1.dwg



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 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

FLETCHER TRACE - PHASE 1

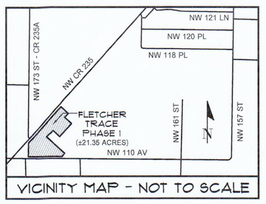
LOCATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

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

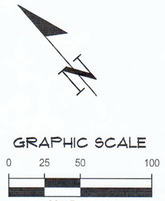
PLAT BOOK__,PAGE __
SHEET TWO OF TWO

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
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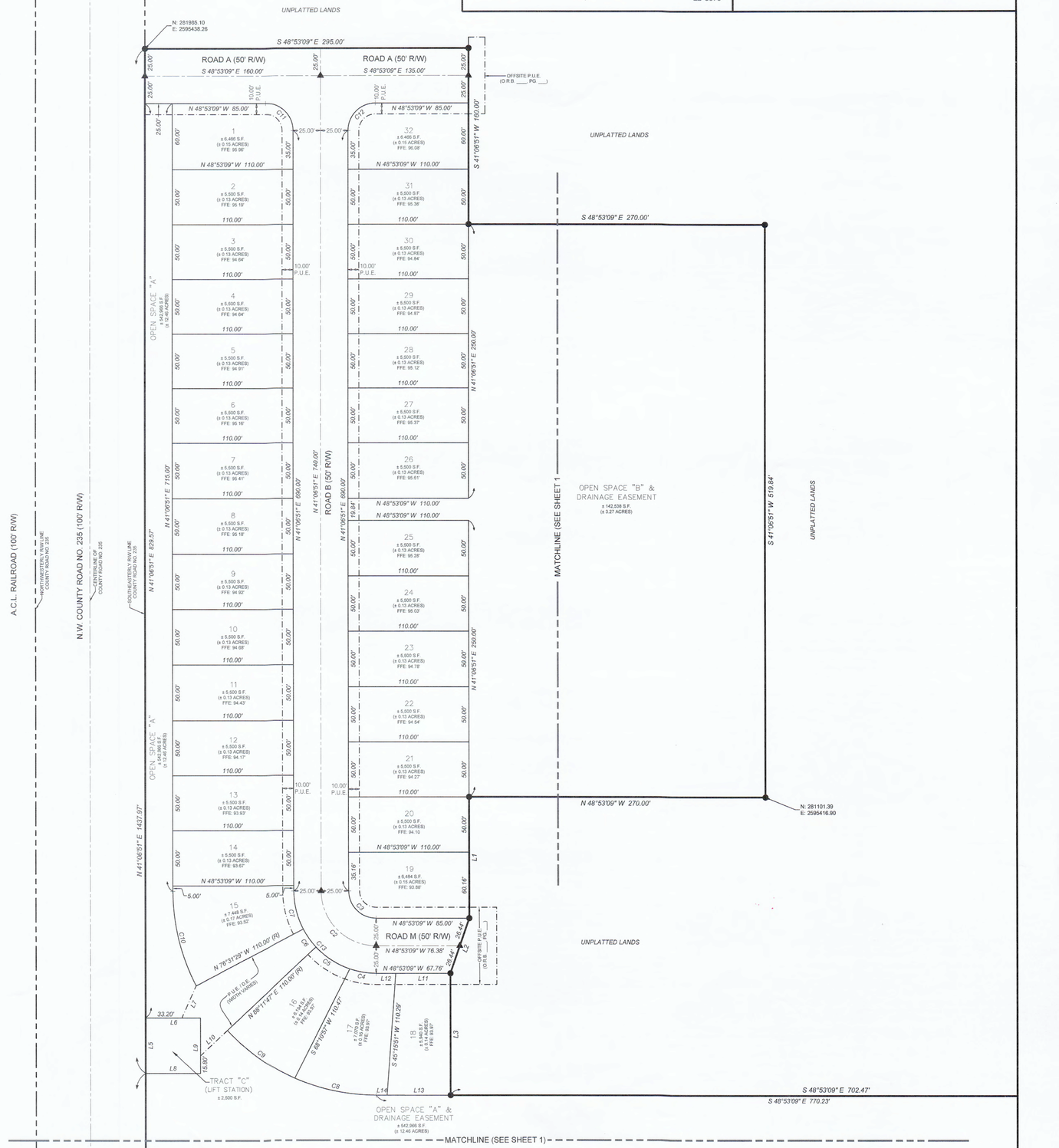

Tech: Asmolt Plot Date: Jul 24,2024 8:48am Filename: H:\2021\21-0397\Department's\01_Survey\PLATS\PHASE 1\PLAT\21-0397 FLETCHER TRACE - PHASE 1.dwg

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.
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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'
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   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.
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7. LOT CORNERS AND PERMANENT CONTROL POINTS SHALL BE SET PER 177.091 (8) AND (9) FLORIDA STATUTES.

SITE BENCHMARK TABLE				
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**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

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CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
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LEGEND

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PG. = PAGE
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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:

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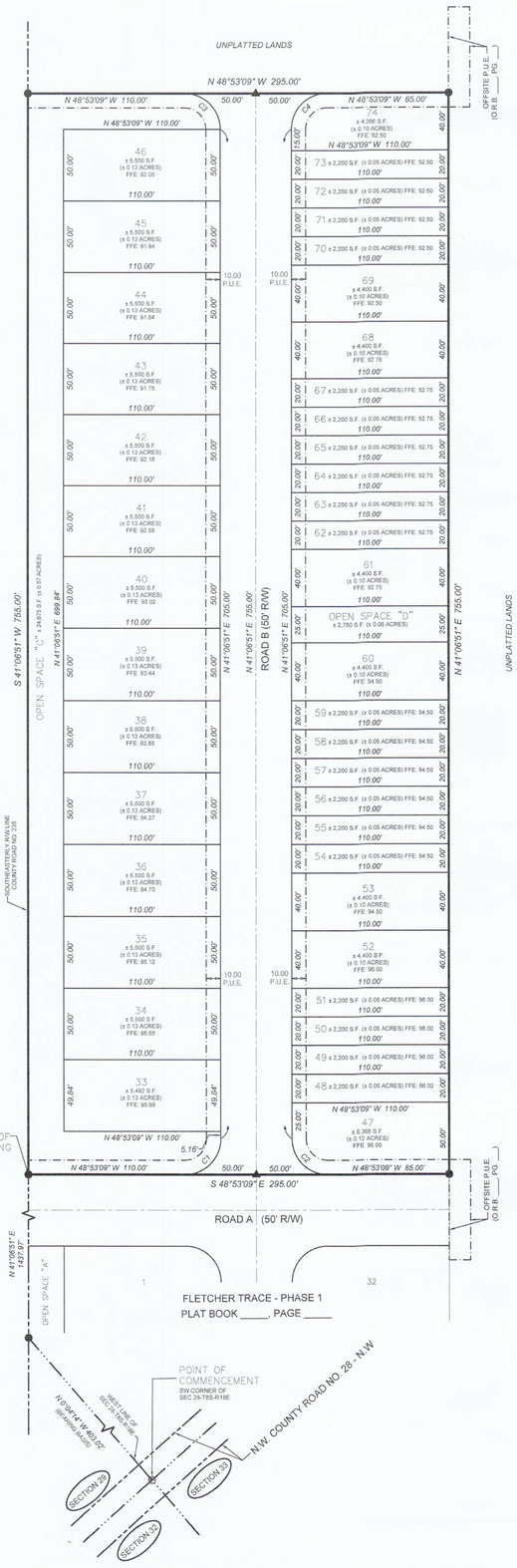
A.C.L. RAILROAD (100' R/W)

N.W. COUNTY ROAD NO. 235 (100' R/W)

NORTHWESTERLY R/W LINE OF THE A.C.L. RAILROAD LINE

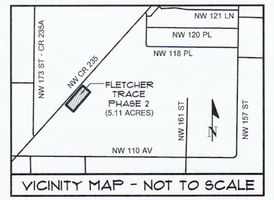
NORTHEASTERLY R/W LINE COUNTY ROAD NO. 235



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 177.081, 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

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 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°38'55", 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.

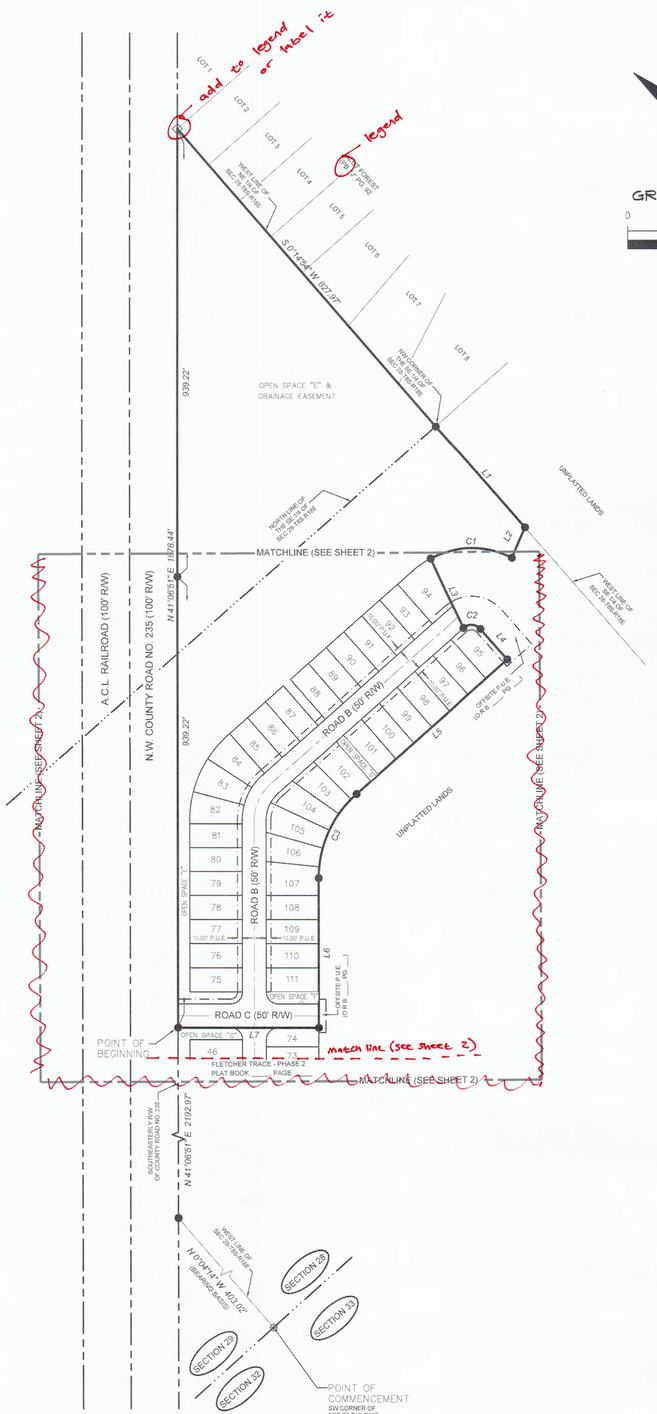
ALL PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES 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
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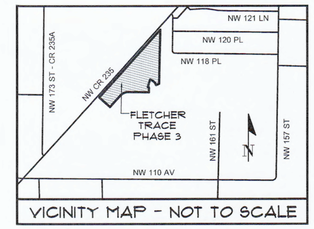
SCALE: 1" = 150'



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

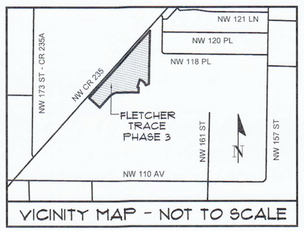
LOCATED IN THE WEST HALF (W 1/2) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

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: Aaronk Plot Date: Jul 24,2024 8:53am Filename: H:\2021_21-025\7.Department\01_Survey\PLATS\PHASE 3\PLAT\21-025 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

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. 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).

Bearing reference needed on a well monumented line

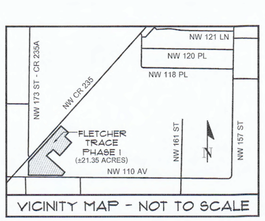
GRAPHIC SCALE
0 40 80 160
SCALE: 1" = 80'

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

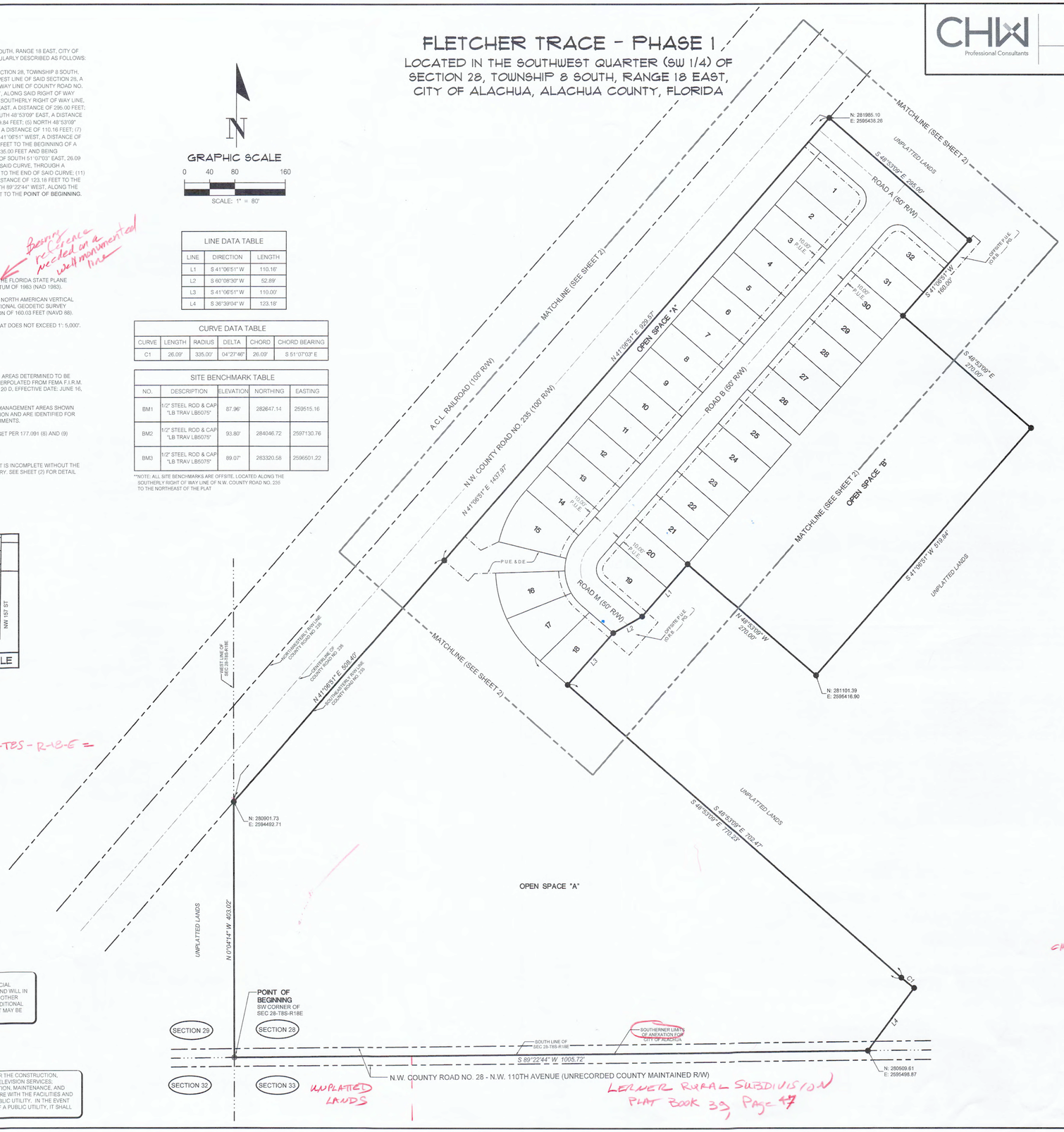
SEC 28-TBS-R18E =

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

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

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   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.
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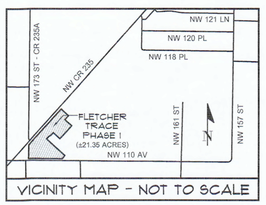
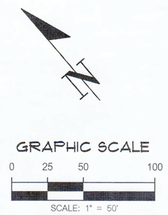
10. THIS SURVEY IS A TOTAL OF TWO (2) SHEETS. EACH SHEET IS INCOMPLETE WITHOUT THE OTHERS. SEE SHEET ONE (1) FOR OVERALL PLAT BOUNDARY. SEE SHEET (2) FOR DETAIL INFORMATION FOR LOTS ONE (1) THRU THIRTY-TWO (32).



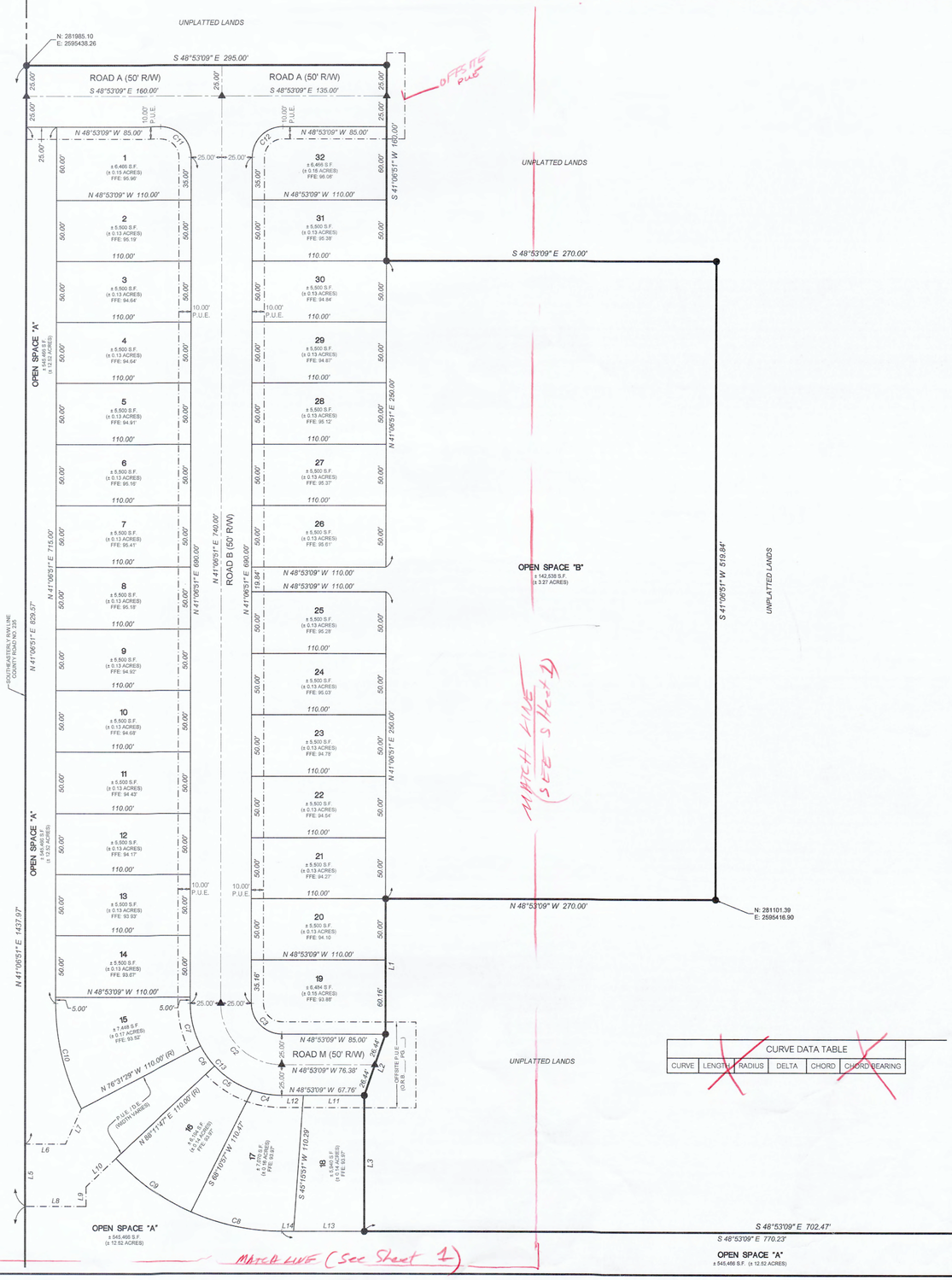


LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 41°06'51" W	110.16'
L2	S 60°08'30" W	52.89'
L3	S 41°06'51" W	110.00'
L4	S 36°39'04" W	123.18'
L5	S 41°06'51" W	50.00'
L6	S 48°53'09" E	33.20'
L7	S 65°17'45" W	31.52'
L8	N 48°53'09" W	50.00'
L9	N 41°06'51" E	15.80'
L10	N 88°11'47" E	33.48'
L11	N 48°53'09" W	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 "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\31-0257 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.

Used 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.

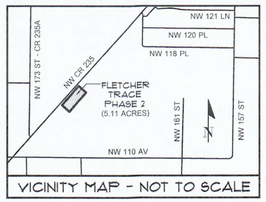
SITE BENCHMARK TABLE

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

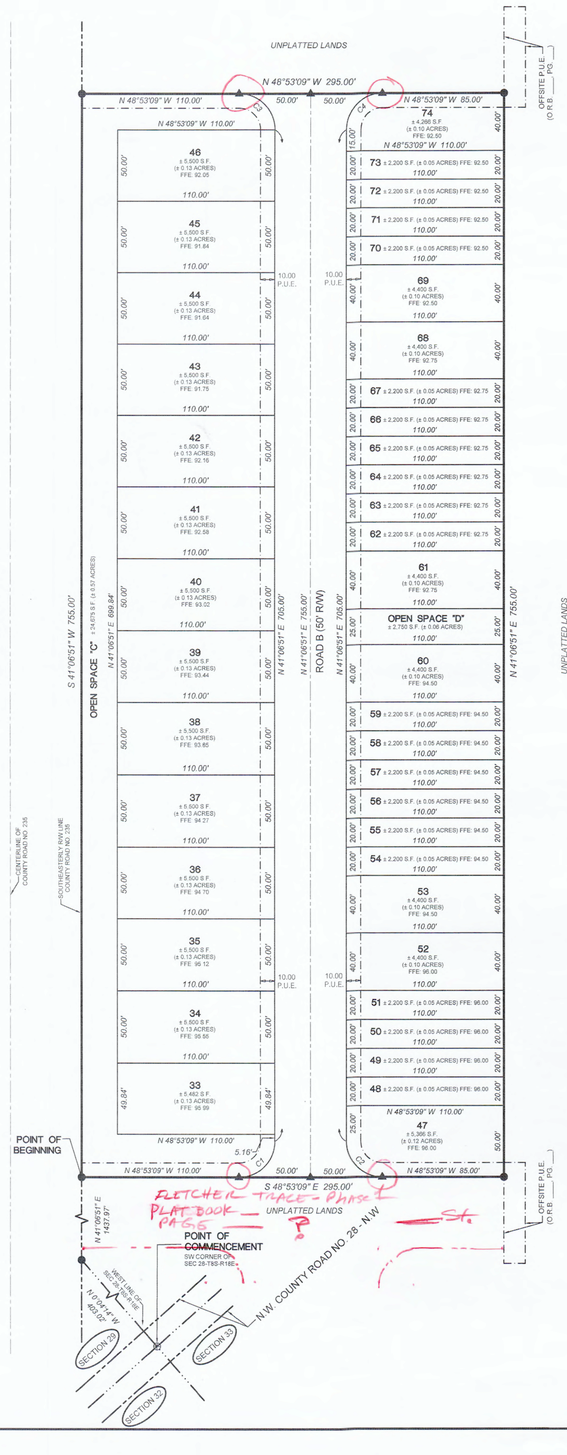
GRAPHIC SCALE
0 25 50 100
SCALE: 1" = 50'

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:_____

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 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:

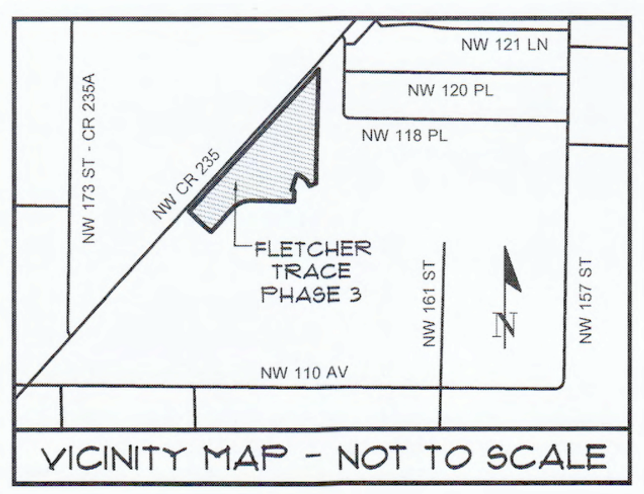
COMMENCE AT THE SOUTHWEST CORNER OF AFOREMENTIONED SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE NORTH 0°04'14" WEST, ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 403.02 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY); THENCE NORTH 41°06'51" EAST, 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°14'54" 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.

Need a bearing reference of well established & a monumented line

SURVEYOR'S NOTES

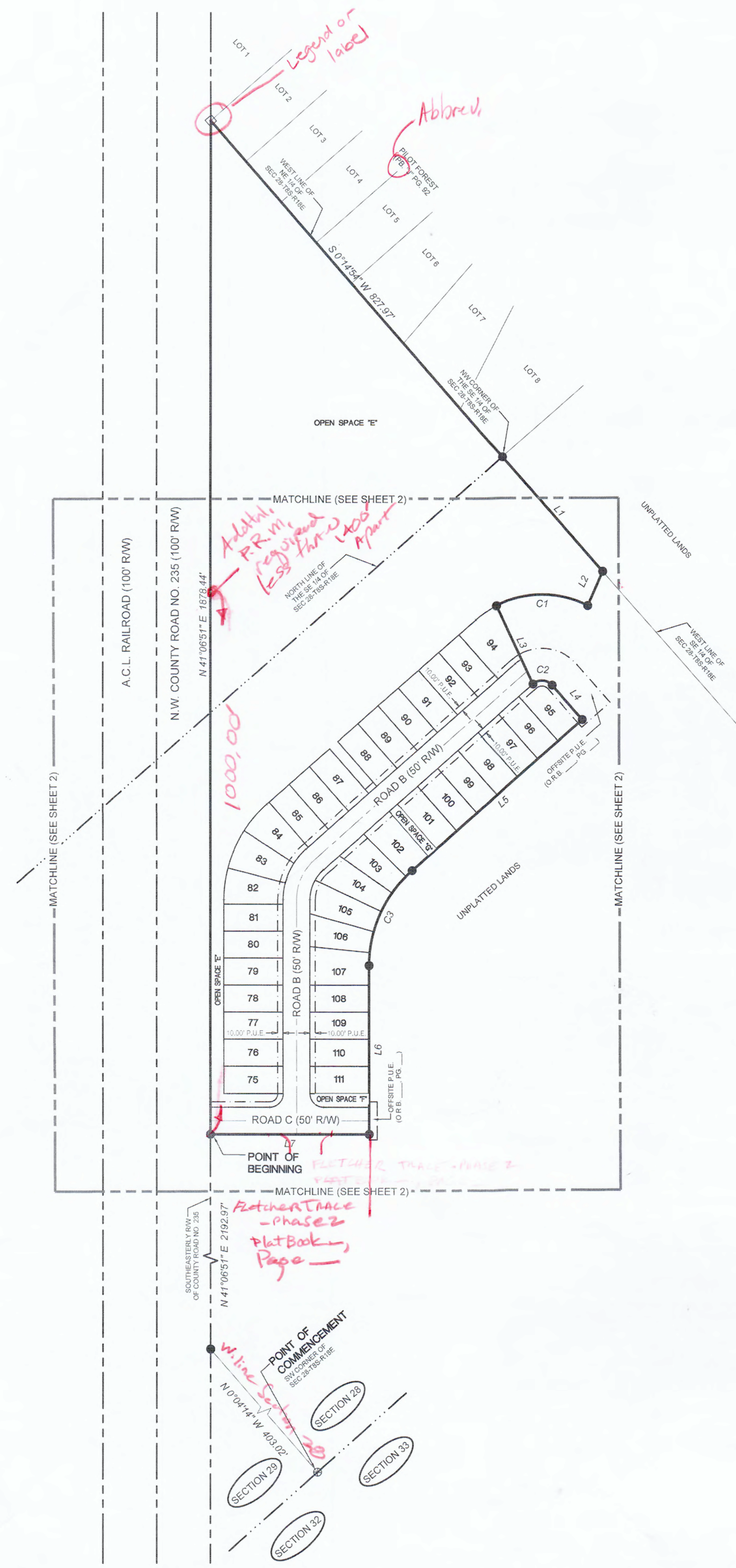
1. HORIZONTAL DATUM SHOWN HEREON IS DERIVED FROM THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 1983).
2. VERTICAL DATUM SHOWN HEREON IS DERIVED FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BENCHMARK USED WAS A NATIONAL GEODETIC SURVEY BENCHMARK NUMBER 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.



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

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'

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

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.

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

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.

Tech: nickd Plot Date: Mar 06,2024 8:48am Filename: C:\AcadResources\Temp\AcPublish_2220\21-0297 FLETCHER TRACE - PHASE 3.dwg

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 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 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

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).
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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.
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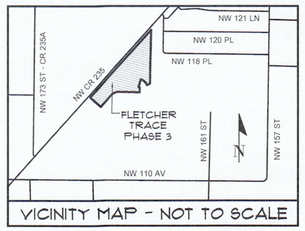
8. CORNERS AND PERMANENT CONTROL POINTS SHALL BE SET PER 177.091 (8) AND (9) FLORIDA STATUTES.
9. ALL LINES ARE NON-RADIAL UNLESS NOTED OTHERWISE.
10. THIS SURVEY IS A TOTAL OF TWO (2) SHEETS. EACH SHEET IS INCOMPLETE WITHOUT THE OTHERS. SEE SHEET ONE (1) FOR OVERALL PLAT BOUNDARY. SEE SHEET (2) FOR DETAIL INFORMATION FOR LOTS ONE (1) THRU THIRTY-TWO (32).



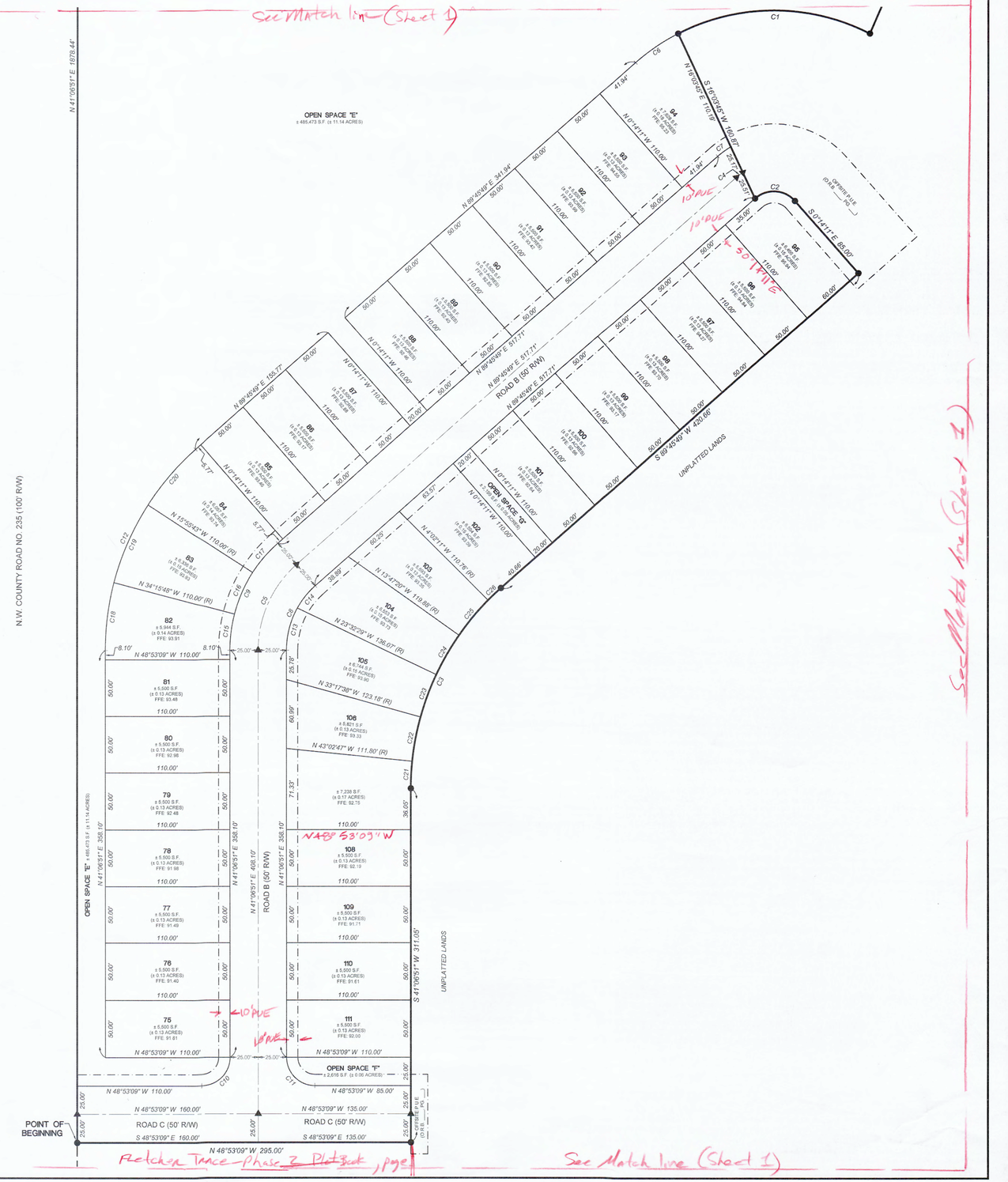
VICINITY MAP - NOT TO SCALE

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 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

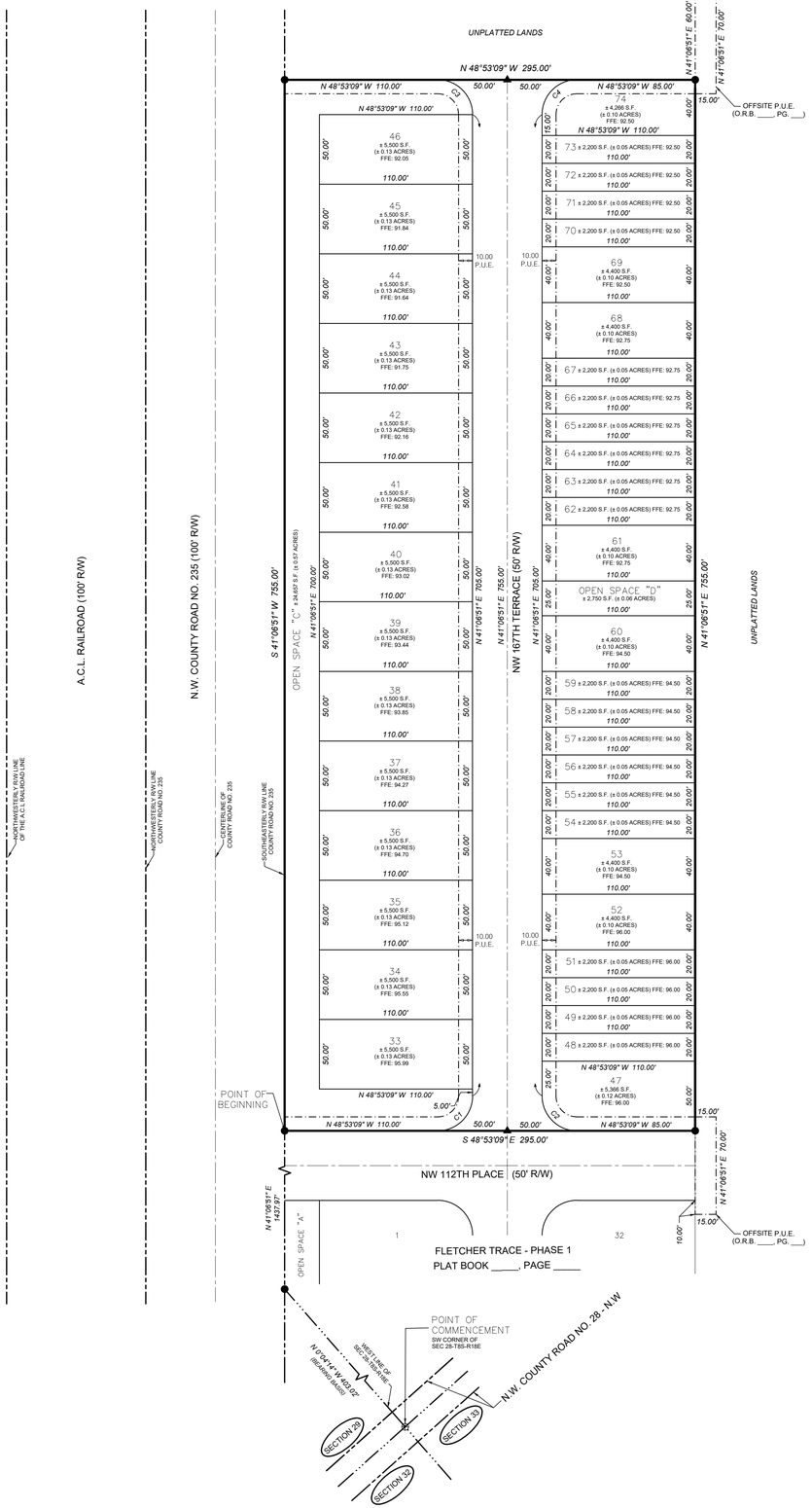
GRAPHIC SCALE
0 25 50 100
SCALE: 1" = 50'

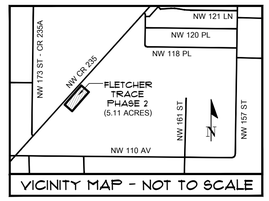
FLOOD ZONE:

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\Plat\PHASE 2\PLAT\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:

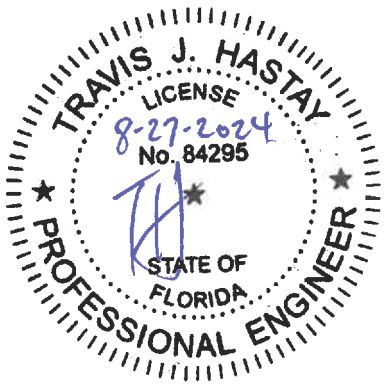
Printed Name:

*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

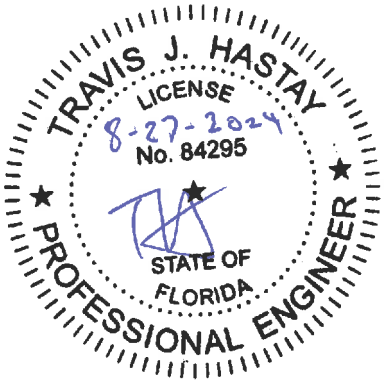
Item No.	Item	Qty	Unit	Unit Cost	Cost
1	Concrete Sidewalks and Driveways, 4"	835	SY	$ 50.55	$ 42,207.63
				Subtotal	**$ 42,207.63**
				Mobilization (10%)	**$ 4,220.76**
				Contingency (10%)	**$ 4,220.76**
				TOTAL	**$ 50,649.16**

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)
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.

VICINITY MAP - NOT TO SCALE

GRAPHIC SCALE
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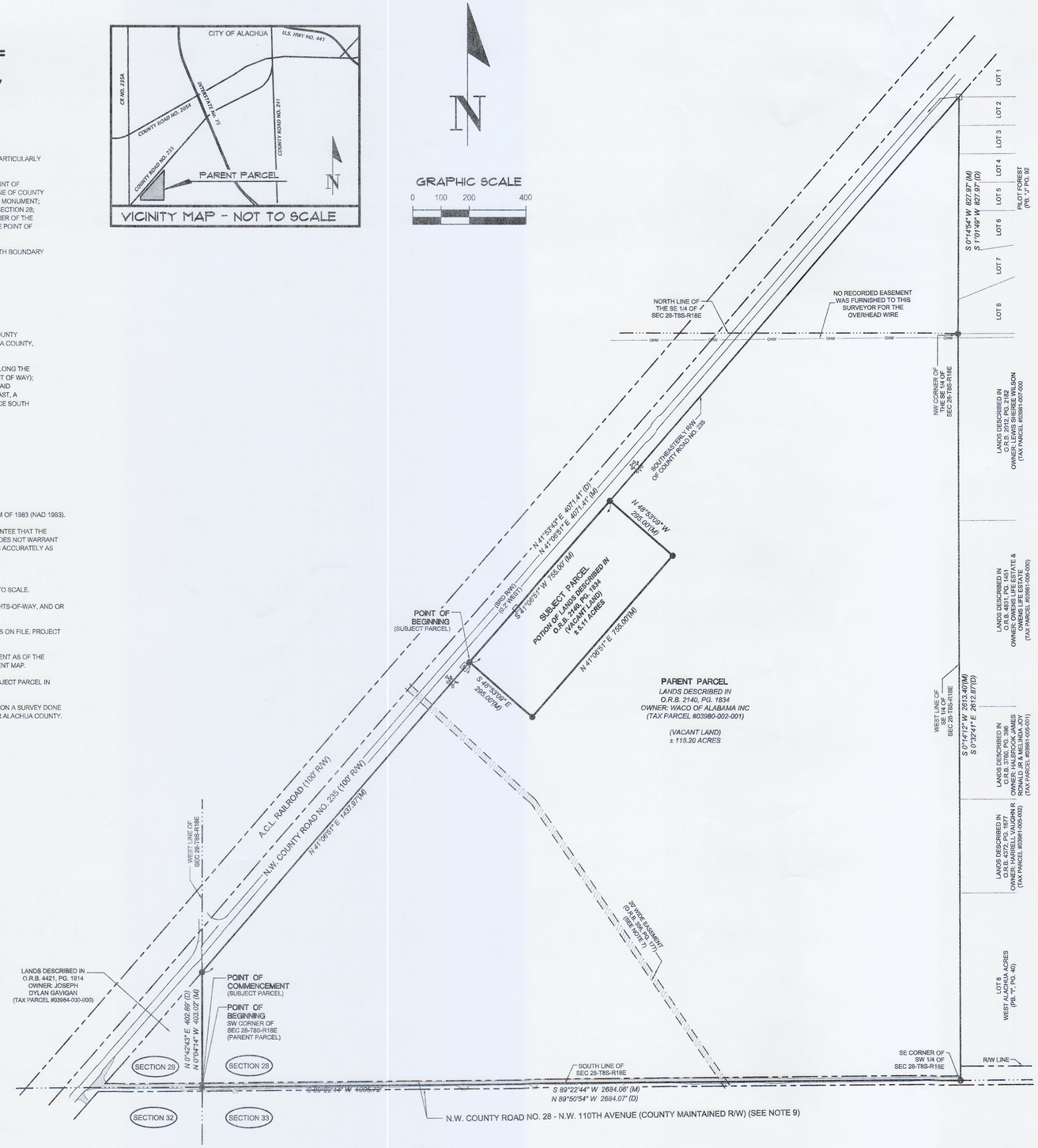

11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1968 FLORIDA CA-5075
CHW Professional Consultants

SCALE: 1" = 200'
IF PRINT SCALE IS NOT 1" BAR WHEN PLOTTED 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.

TECHNICIAN:	SURVEY DATE:
RAM, LD, BA, MS, MW	12-14-2023
DRN. CHK'D:	REVISION DATE:
RG	N/A
CHECKED BY:	PROJECT NO:
CAC	21-0297
FIELD BOOK & PG:	
617 / 75	

SHEET NO.: 1 OF 1

This map prepared by:
CHAD A. COLSON
Professional Surveyor & Mapper Fla. License No. 7142
COLSON, PSM
No. 7142
STATE OF FLORIDA
Professional Surveyor & Mapper

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

Tech: nicki 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

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**

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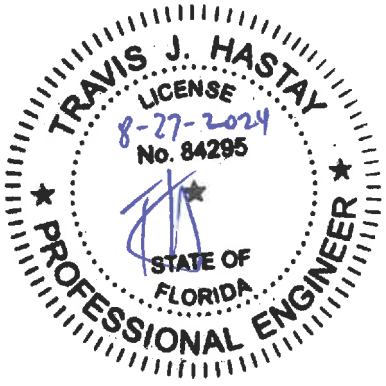

CHW
Professional Consultants

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**

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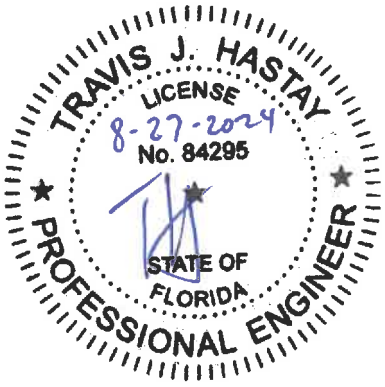

CHW
Professional Consultants

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**

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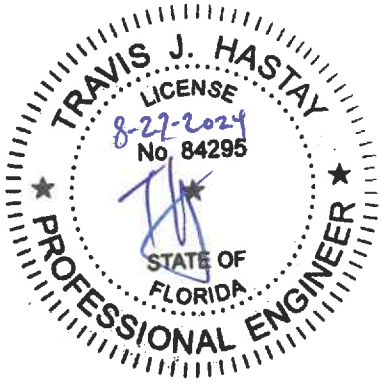

CHW
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Project Name: Fletcher Trace Phases 1-3
CHW Project No: 21-0297
Date: 8/26/2024

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**

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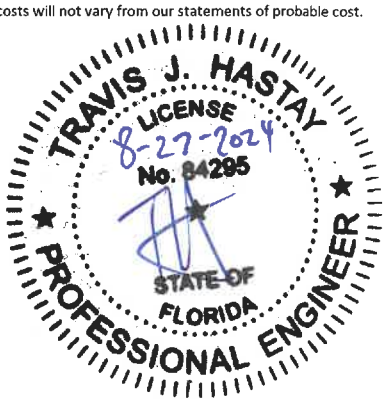

CHW
Professional Consultants

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**

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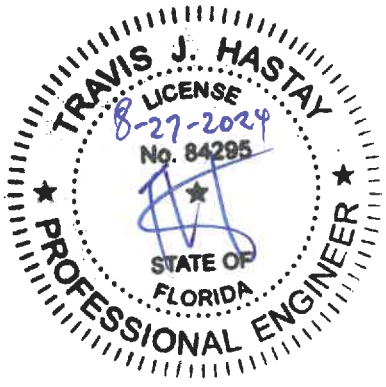

CHW
Professional Consultants

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**

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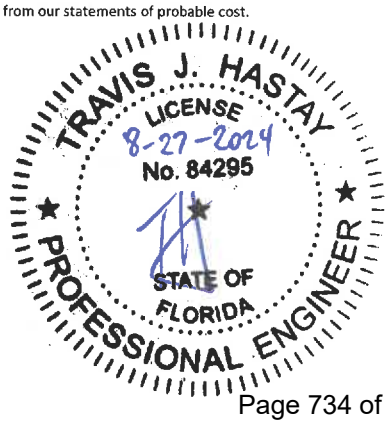


City of Alachua

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

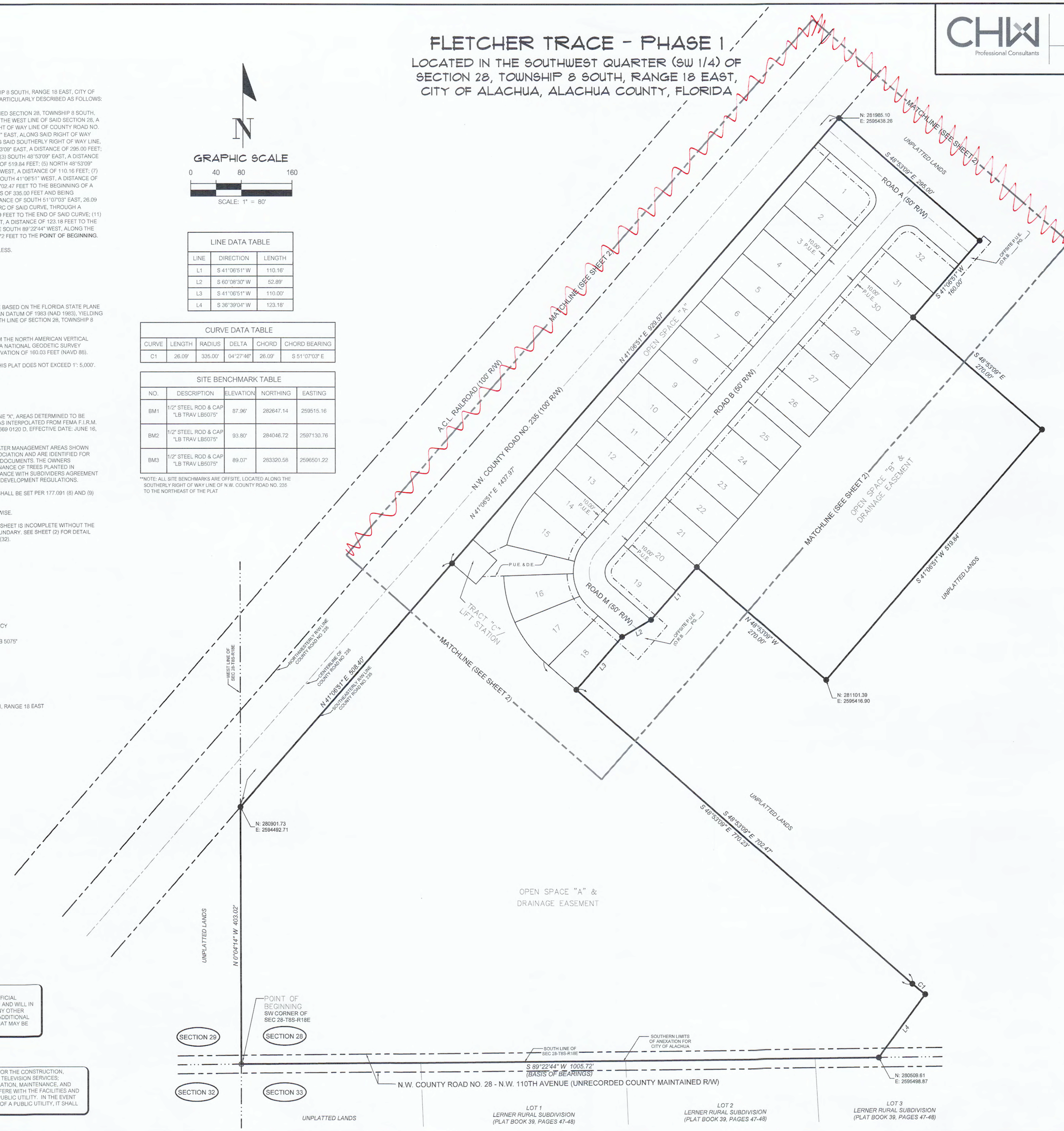
A TRACT OF LAND SITUATED IN IN SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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).



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

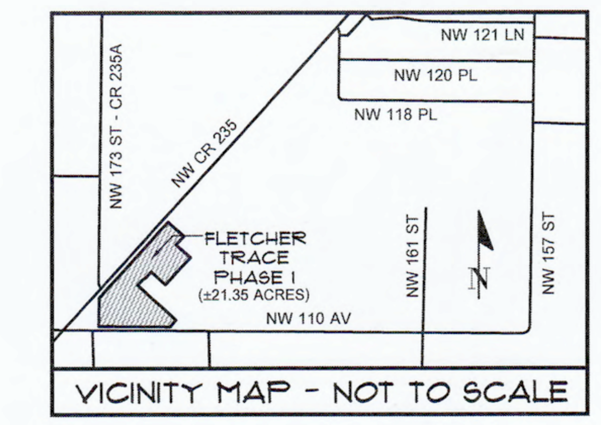
FLOOD ZONE:

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.

Tech: AaronH Plot Date: Jul 24,2024 8:48am Filename: N:\2021\21-0297\Departments\01_Survey\PLATS\PHASE 1\PLAT\21-0297 FLETCHER TRACE - PHASE 1.dwg



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

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

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3. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1': 5,000'.
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   FRONT= 10'
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   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.
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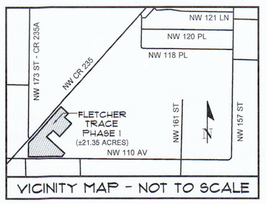
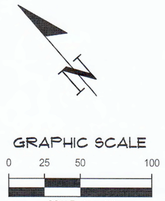


VICINITY MAP - NOT TO SCALE

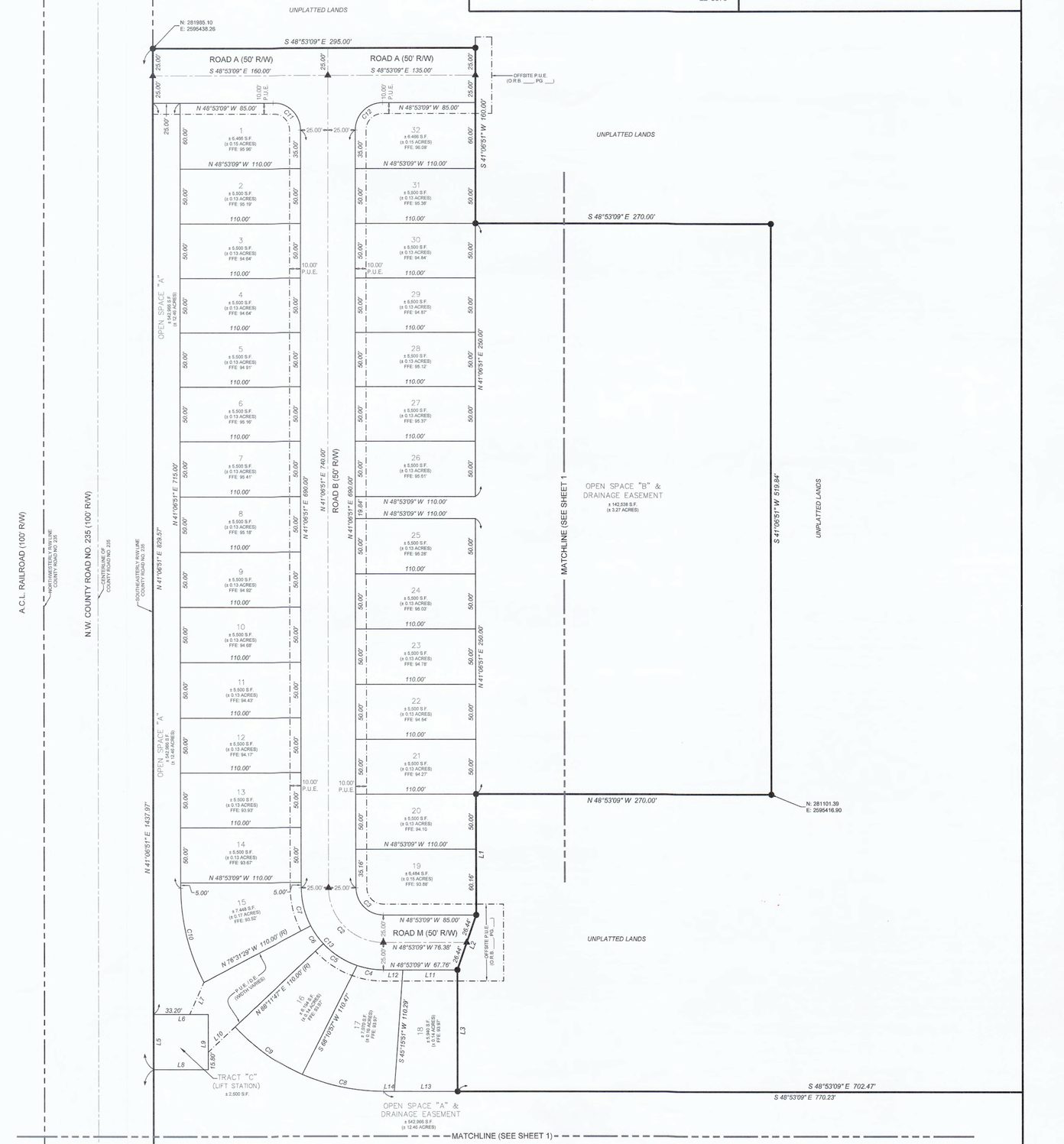


LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 41°06'51" W	110.16'
L2	S 60°08'30" W	52.89'
L3	S 41°06'51" W	110.00'
L4	S 36°39'04" W	123.18'
L5	S 41°06'51" W	50.00'
L6	S 48°53'09" E	50.00'
L7	S 65°17'45" W	31.52'
L8	N 48°53'09" W	50.00'
L9	N 41°06'51" E	50.00'
L10	N 88°11'47" E	33.48'
L11	N 48°53'09" W	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\21-0397\Department's\01_Survey\PLATS\PHASE 1\PLAT\21-0397 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.

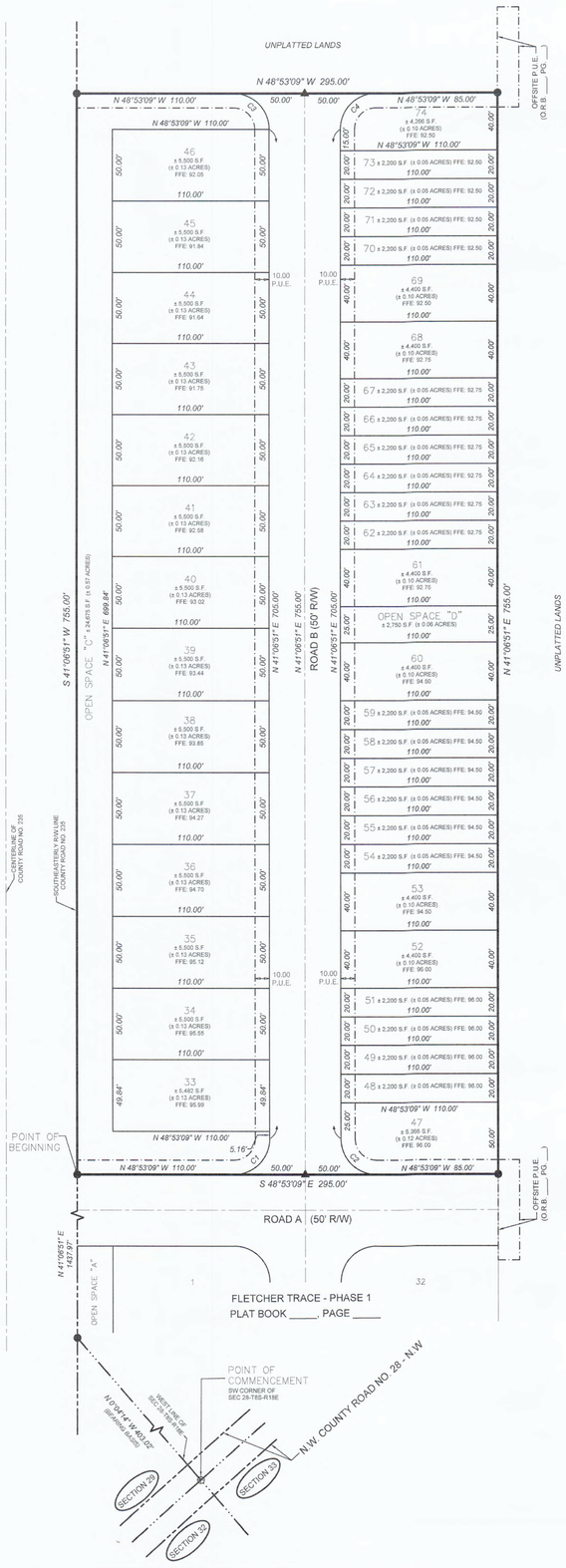
ALL PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES 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)

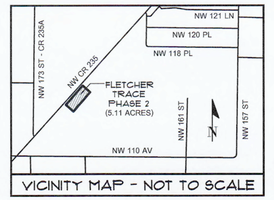
NORTHWESTERLY R/W LINE OF THE A.C.L. RAILROAD LINE

NORTHEASTERLY R/W LINE COUNTY ROAD NO. 235



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 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°38'55", 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.

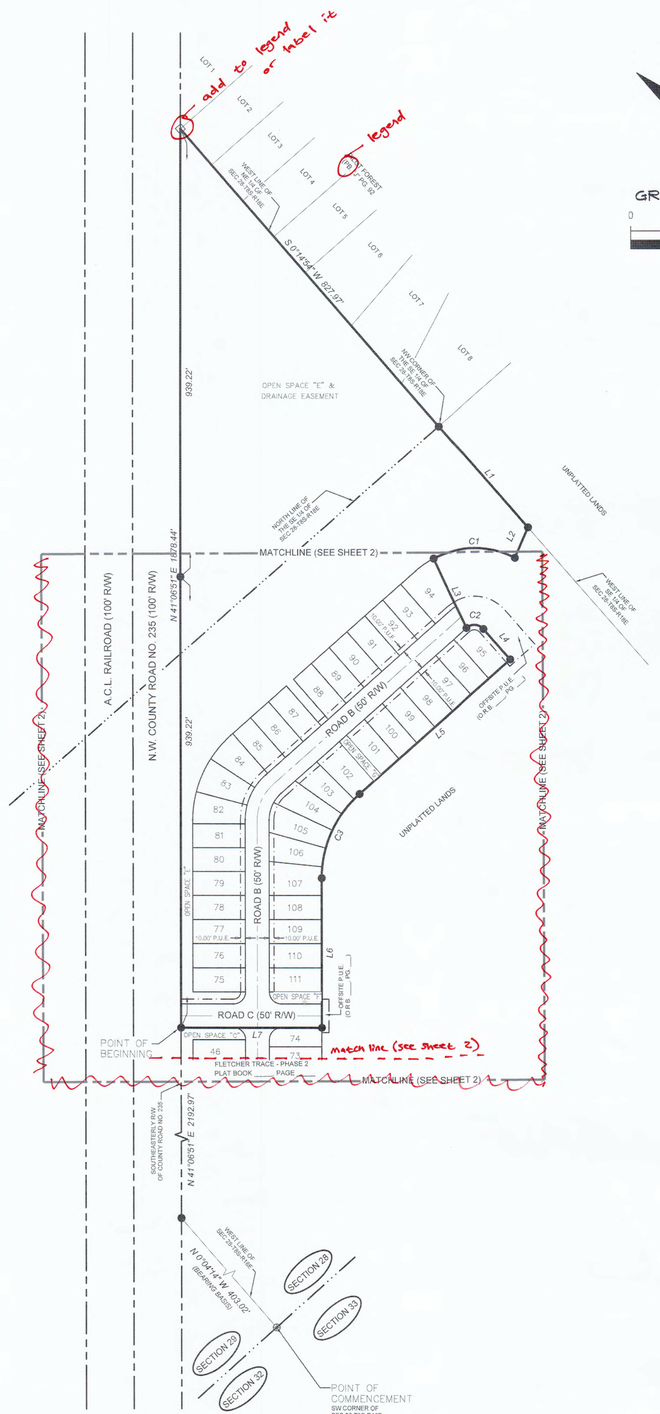
ALL PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES 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'

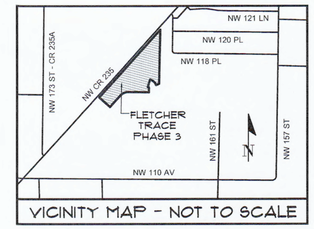
CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	176.11'	185.00'	54°32'38"	169.54'	N 48°50'21" W
C2	39.27'	25.00'	90°00'00"	35.36'	S 45°14'11" E
C3	199.54'	235.00'	48°38'55"	193.60'	S 65°26'20" W

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'



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

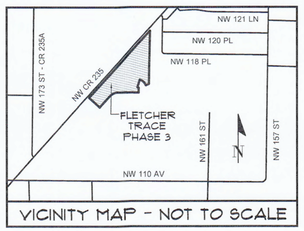
LOCATED IN THE WEST HALF (W 1/2) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

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

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

SUWANNEE RIVER
WATER MANAGEMENT DISTRICT

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.

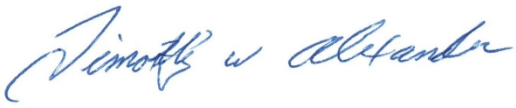
24. Prior to the sale of any lot or parcel, the permittee must record Declarations of Covenants and Restrictions that include a restriction on the real property pursuant to section 704.06, F.S.; prohibiting all construction including clearing, dredging, or filling, except that which is specifically authorized 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

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

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TABLES

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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.

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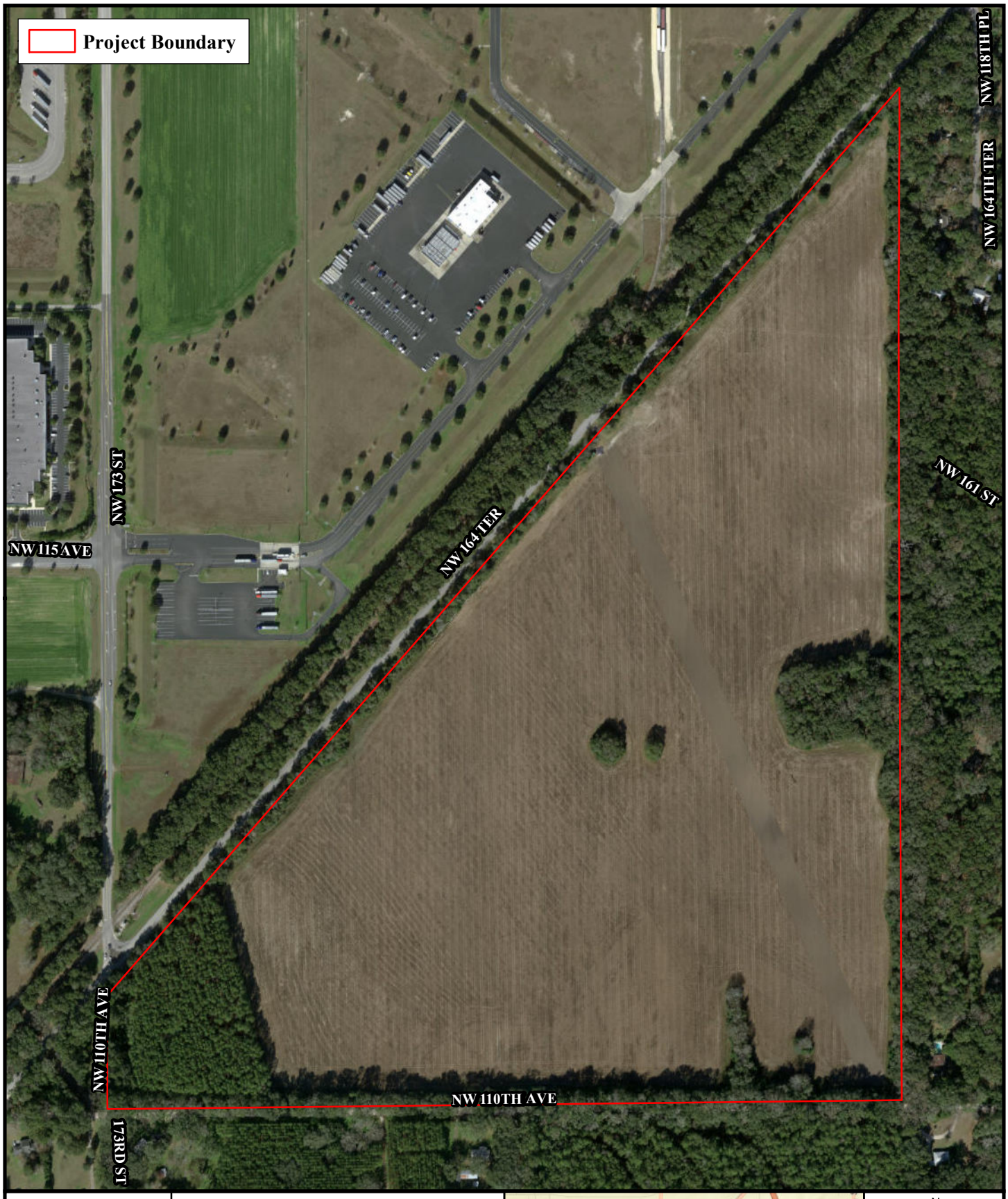

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FLETCHER TRACE SUBDIVISION PROJECT
FLETCHER FAMILY COMPANIES

ALACHUA COUNTY, FLORIDA

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AERIAL MAP

FLATWOODS Consulting Group

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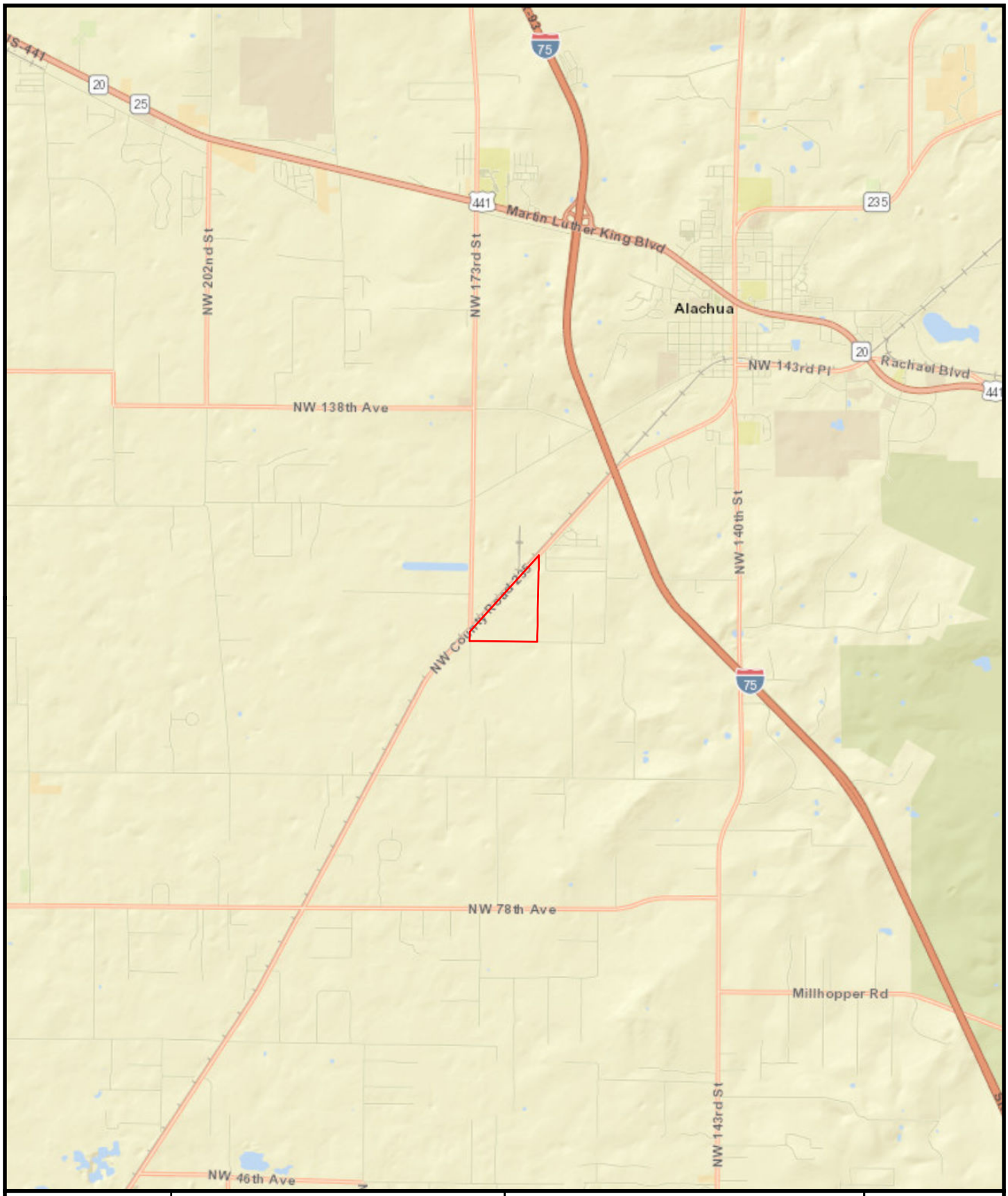

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FLETCHER TRACE SUBDIVISION PROJECT
FLETCHER FAMILY COMPANIES

ALACHUA COUNTY, FLORIDA

Project Boundary

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LOCATION MAP

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SECTION	TOWNSHIP	RANGE
28	8S	18E

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FLETCHER TRACE SUBDIVISION PROJECT
FLETCHER FAMILY COMPANIES

ALACHUA COUNTY, FLORIDA

Project Boundary

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QUAD MAP

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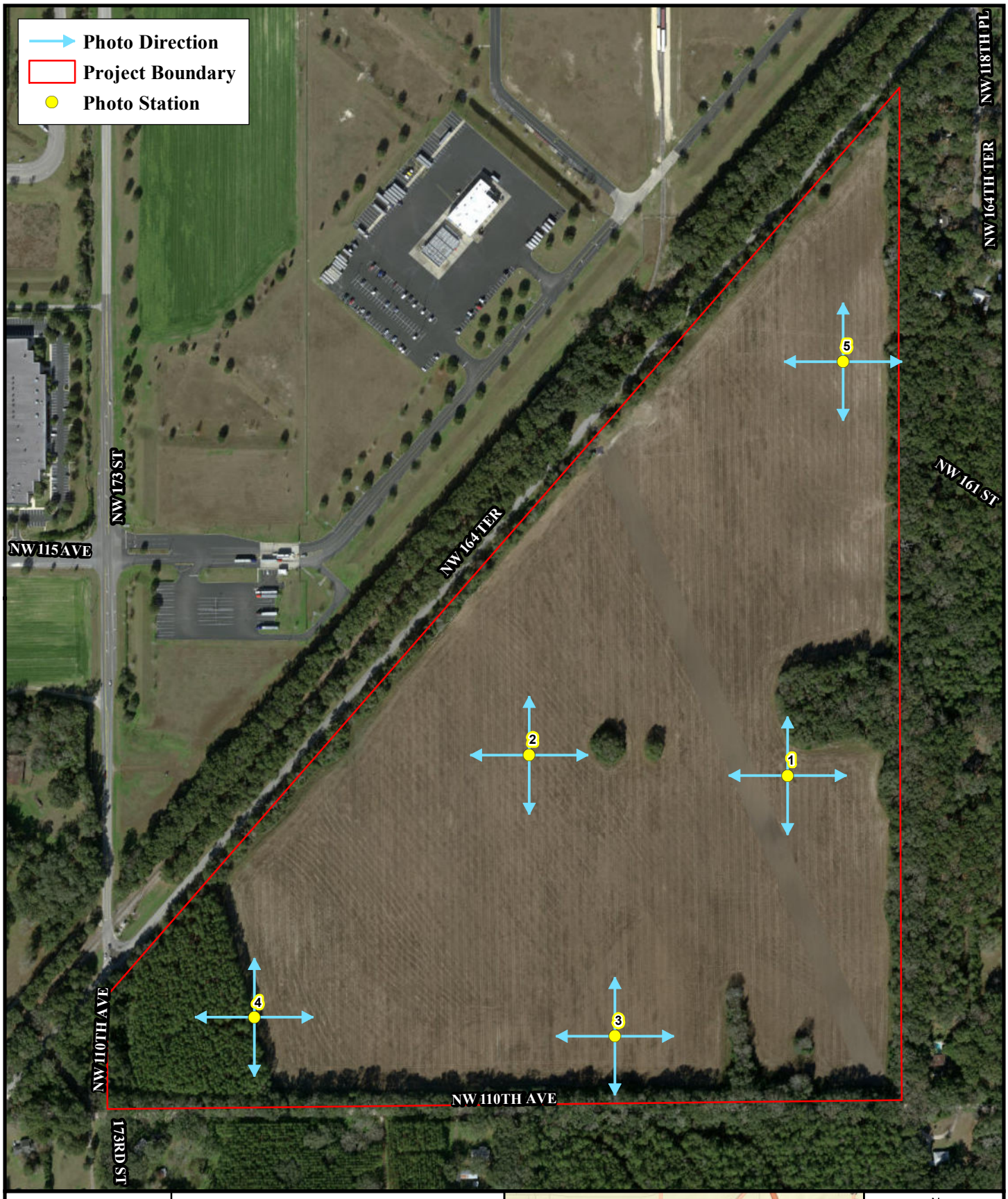

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FLETCHER FAMILY COMPANIES

ALACHUA COUNTY, FLORIDA

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PHOTO STATION MAP

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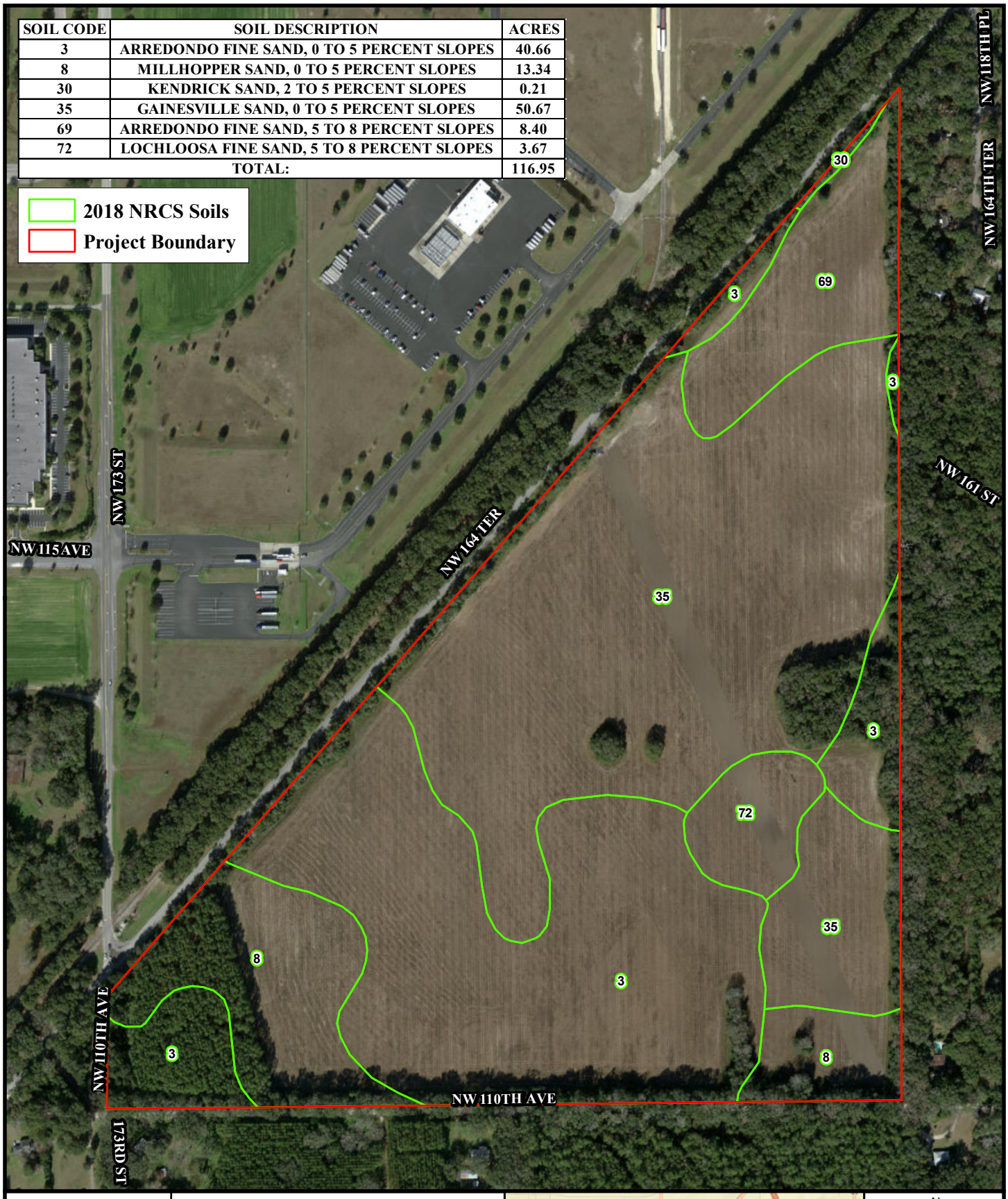
SOIL CODE	SOIL DESCRIPTION	ACRES
3	ARREDONDO FINE SAND, 0 TO 5 PERCENT SLOPES	40.66
8	MILLHOPPER SAND, 0 TO 5 PERCENT SLOPES	13.34
30	KENDRICK SAND, 2 TO 5 PERCENT SLOPES	0.21
35	GAINESVILLE SAND, 0 TO 5 PERCENT SLOPES	50.67
69	ARREDONDO FINE SAND, 5 TO 8 PERCENT SLOPES	8.40
72	LOCHLOOSA FINE SAND, 5 TO 8 PERCENT SLOPES	3.67
TOTAL:		116.95



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FLETCHER TRACE SUBDIVISION PROJECT
FLETCHER FAMILY COMPANIES

ALACHUA COUNTY, FLORIDA

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SOIL MAP

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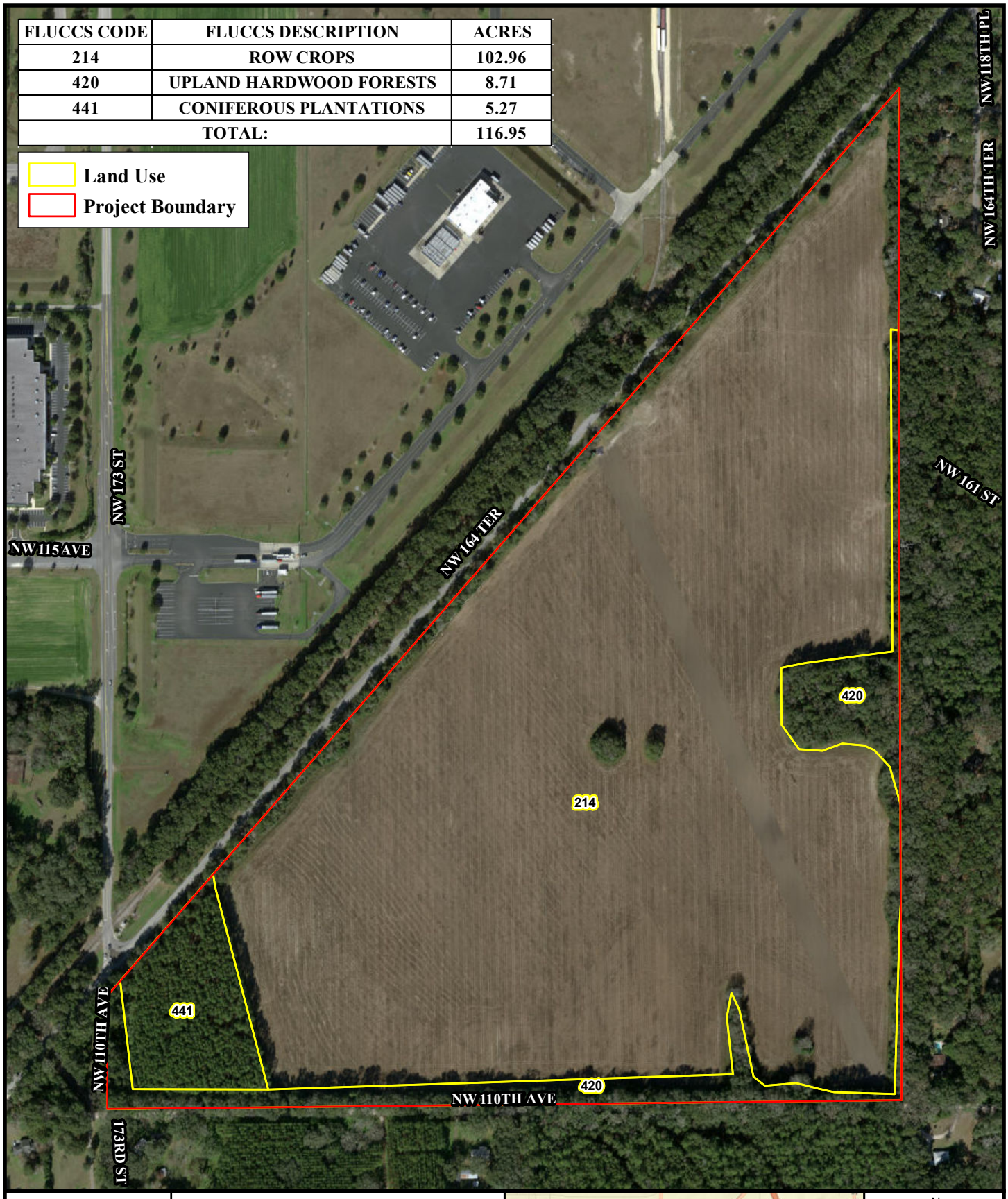
FLUCCS CODE	FLUCCS DESCRIPTION	ACRES
214	ROW CROPS	102.96
420	UPLAND HARDWOOD FORESTS	8.71
441	CONIFEROUS PLANTATIONS	5.27
TOTAL:		116.95



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FLETCHER TRACE SUBDIVISION PROJECT
FLETCHER FAMILY COMPANIES

ALACHUA COUNTY, FLORIDA

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LAND USE MAP

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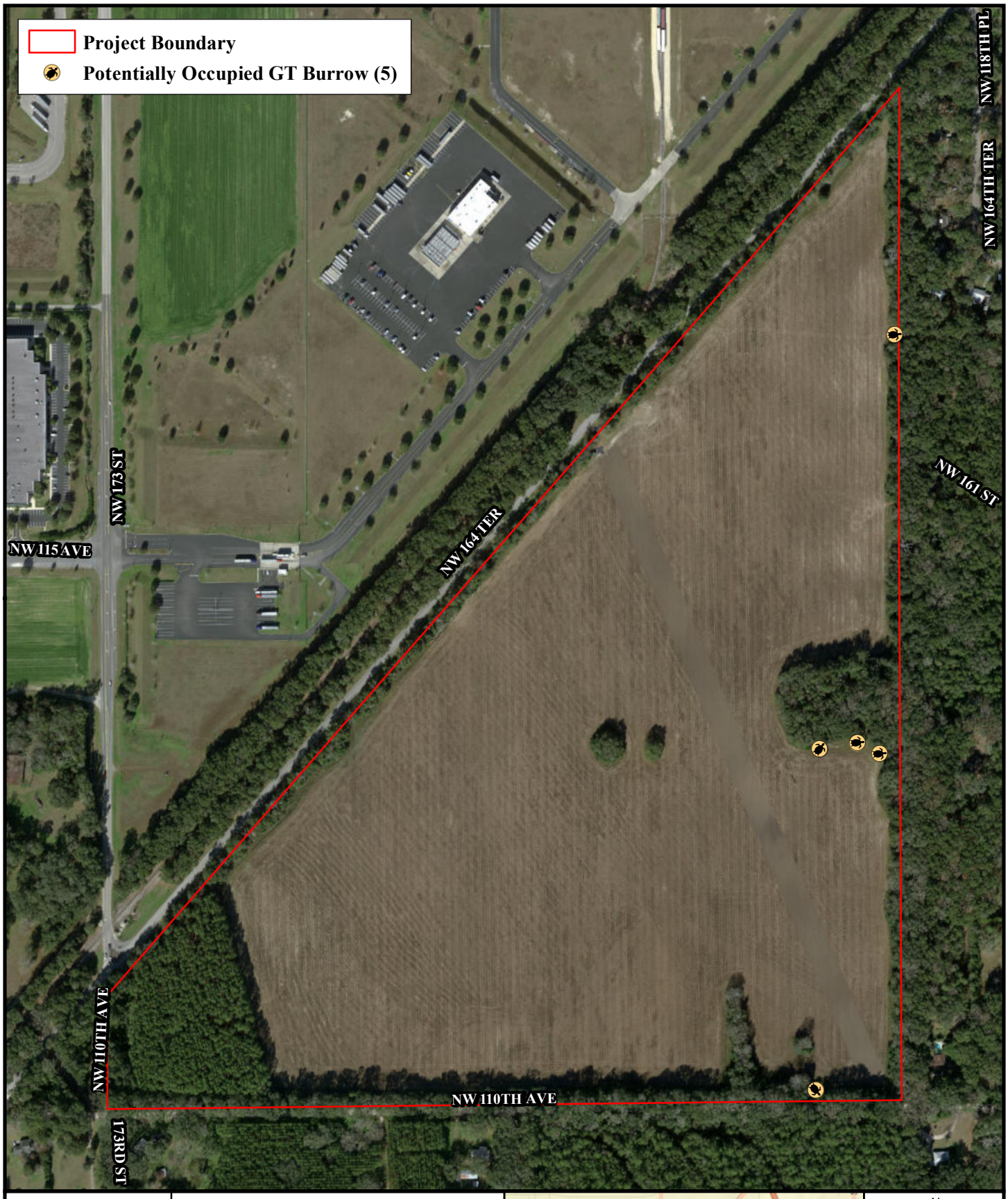

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FLETCHER TRACE SUBDIVISION PROJECT
FLETCHER FAMILY COMPANIES

ALACHUA COUNTY, FLORIDA

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ECOLOGICAL SURVEY MAP

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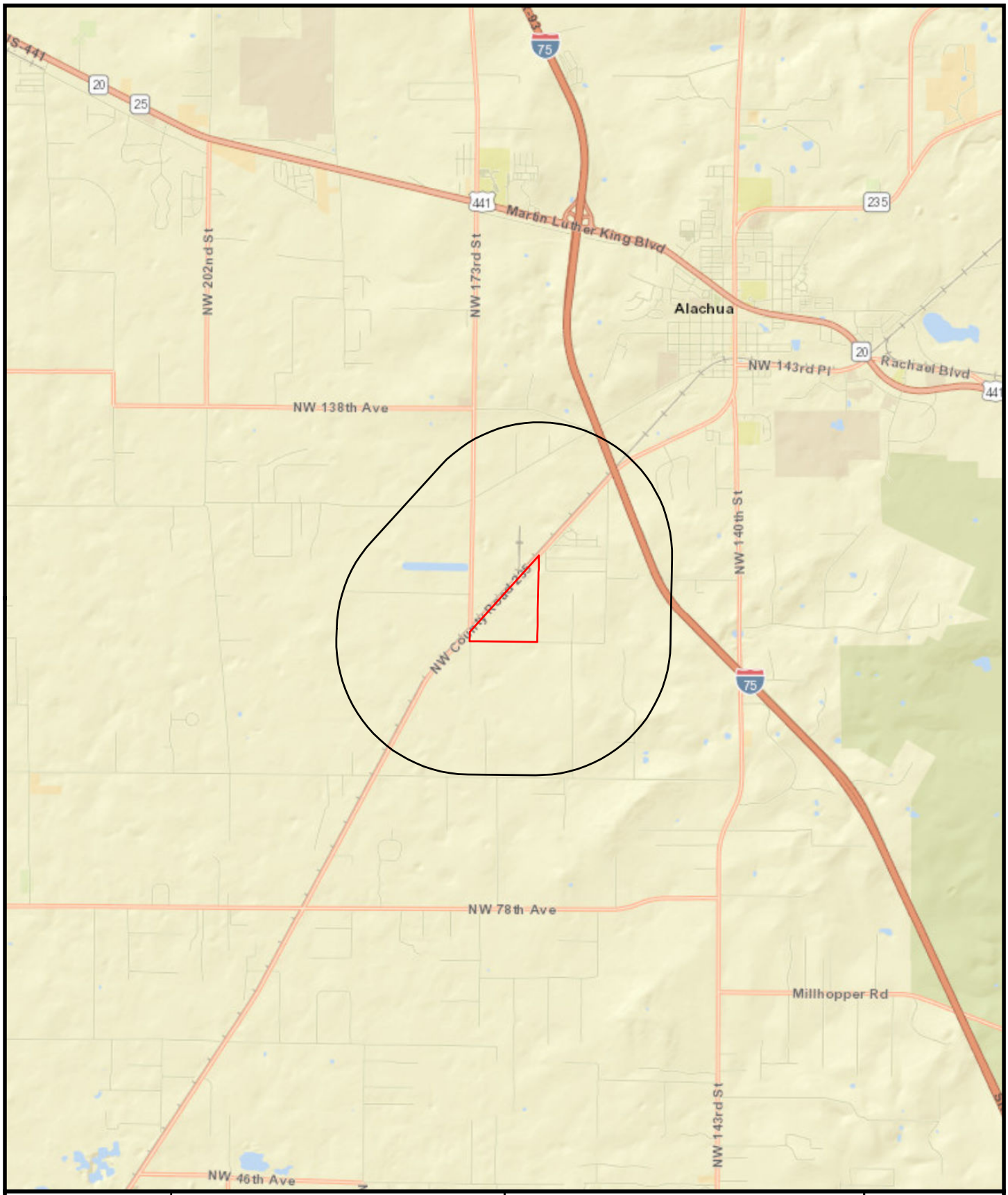

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FLETCHER TRACE SUBDIVISION PROJECT
FLETCHER FAMILY COMPANIES

ALACHUA COUNTY, FLORIDA

1 Mile Buffer
Project Boundary

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FNAI/FWC MAP

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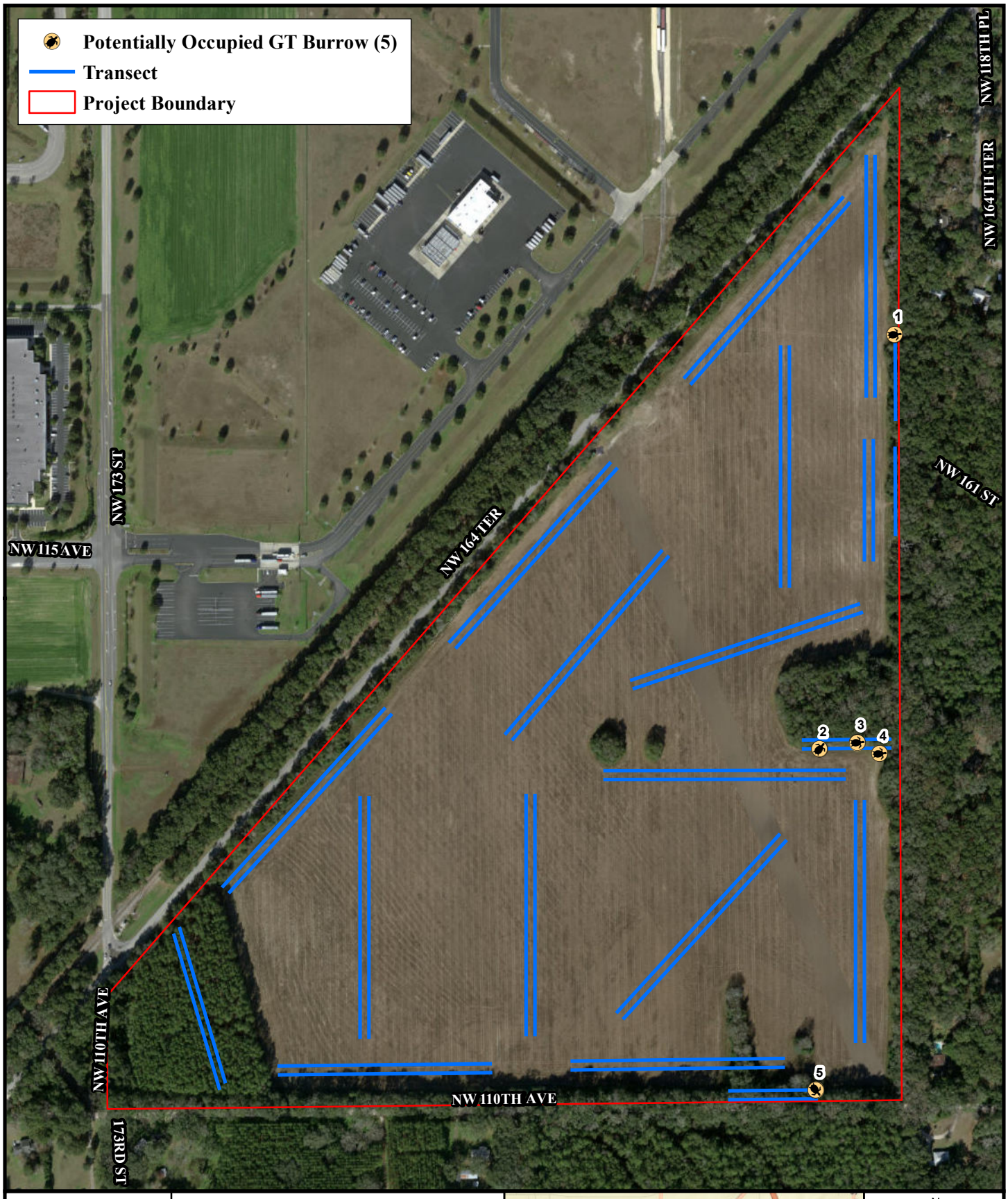

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FLETCHER TRACE SUBDIVISION PROJECT
FLETCHER FAMILY COMPANIES

ALACHUA COUNTY, FLORIDA

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15% GOPHER TORTOISE SURVEY MAP

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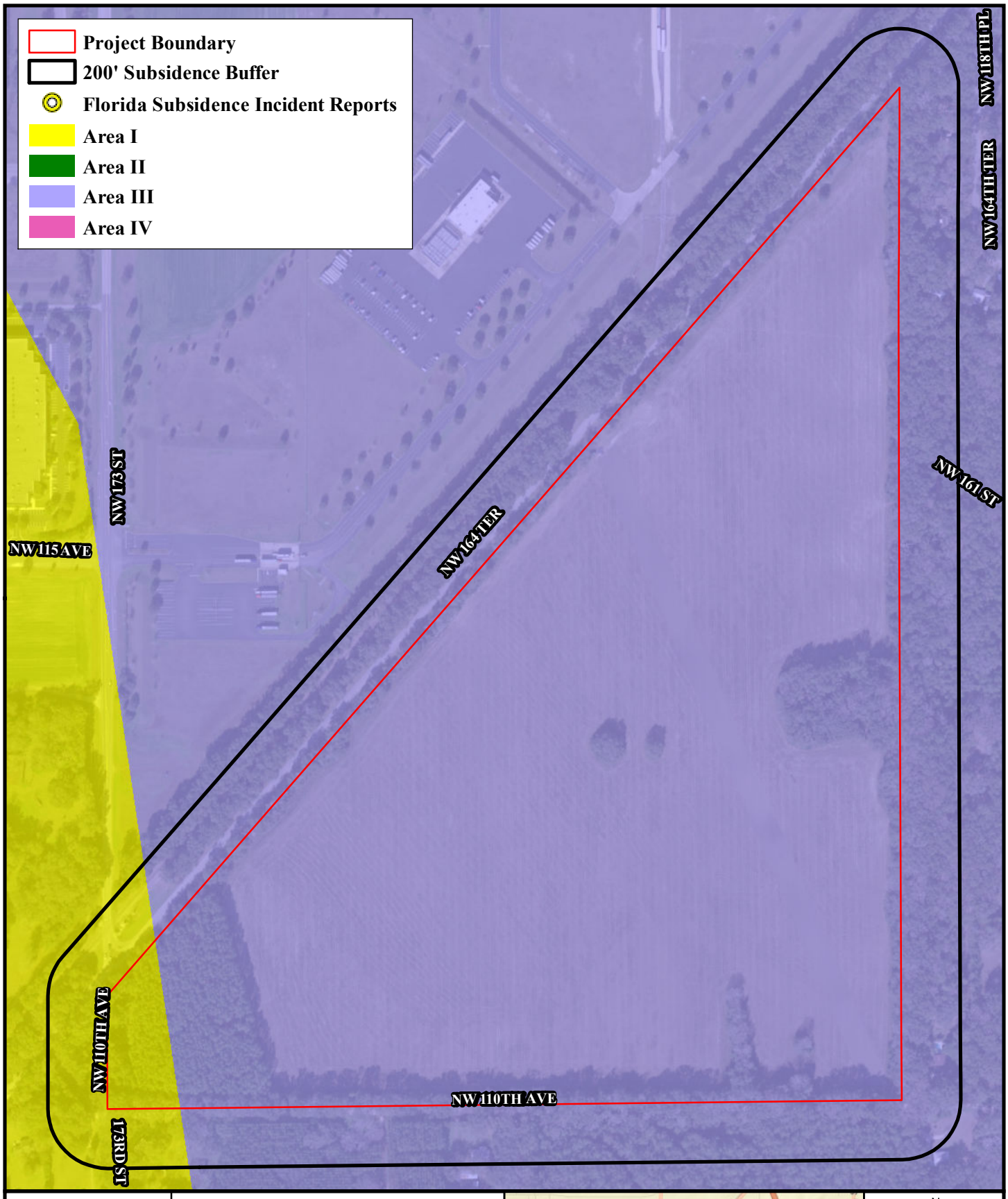

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FLETCHER TRACE SUBDIVISION PROJECT
FLETCHER FAMILY COMPANIES

ALACHUA COUNTY, FLORIDA

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SUBSIDENCE MAP

FLATWOODS Consulting Group

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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
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GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
(352) 377-3233 Phone ◆ (352) 377-0335 Fax
www.gseengineering.com

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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)

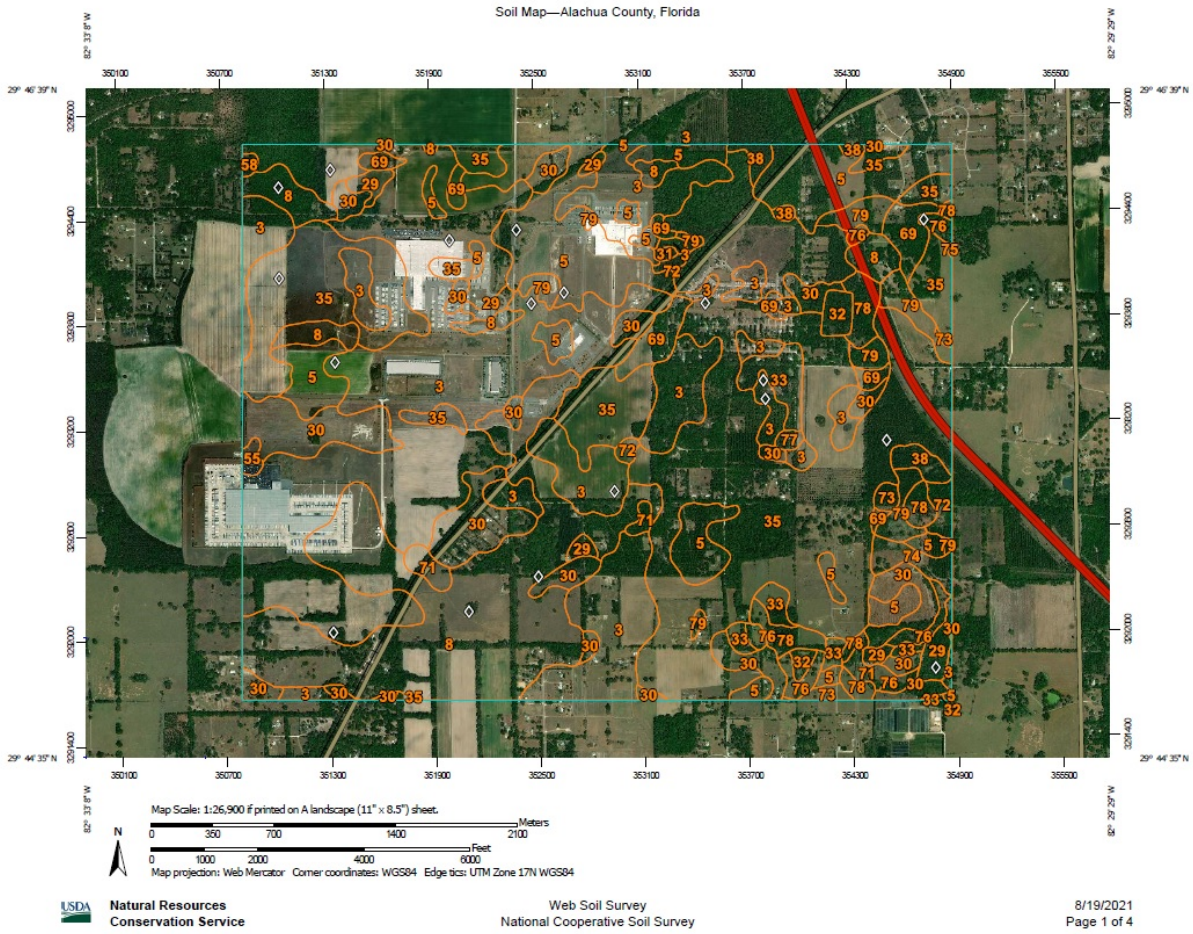
1. Base elevation of effective or mobilized aquifer (average depth of confining layer) equal to greater than 30 feet bls.
2. Unsaturated vertical infiltration rate of 3.5 feet per day.
3. Horizontal hydraulic conductivity equal to 5 feet per day.
4. Specific yield (fillable porosity) of 20 percent.
5. 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

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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.

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5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

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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.

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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
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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.

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GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

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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.

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GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

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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.

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GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

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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.

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5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

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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.

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GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

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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.

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5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

CLIENT The Fletcher Family Companies
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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
1			
2			2.0
		AU 2	(SC) Brown clayey SAND
			%PASS-200 = 25
3			*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			
		AU 1	(SP-SM) Brown and gray SAND with silt
1			
2			2.5
		AU 2	(SP-SC) Brown and orange SAND with clay
3			
4			
5			5.0
			Bottom of borehole at 5.0 feet.

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5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

CLIENT The Fletcher Family Companies
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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
		AU 2	(SP) Pale brown and gray SAND
4			
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)

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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			
1		AU 1	(SP-SM) Brown SAND with sand
2			
3			
4			4.0
5		AU 2	(SC) Brown clayey SAND *%PASS-200 = 29* *MC = 18*
			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

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Gainesville, Florida 32608
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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)	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 gray and brown SAND with silt									20 40 60 80
			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.									

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

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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.									

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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		AP 1					4.9	5.2	
5			5.5	AU 2							
		(SC) Brown clayey SAND									
10		▽	11.5								
		(SC/CL) Gray and brown very clayey SAND		AU 3							
15			15								
		Bottom of borehole at 15.0 feet.									

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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		AU 2					40	23	
5			6.5								
		(SC) Gray and brown clayey SAND		AU 3							
10			10.5								
		(SP-SC) Pale brown and orange SAND with clay		AU 4							
15			15								
		Bottom of borehole at 15.0 feet.									

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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.									

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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.									

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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.									

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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.									

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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.									

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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 ▲ (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.									

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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.									

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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.									

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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.									

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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.									

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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.									

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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.									

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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 ▲ (20 40 60 80)
0		(SP-SM) Gray and brown SAND with silt		AU 1							
5			5.5								
		(SC) Pale gray, brown, and orange clayey SAND		AU 2							
10											
				AU 3							
15											
			18.5								
20		(SP-SC) Medium dense gray and orange SAND with clay		SPT 4	6-9-8 (17)						
			23.5								
25		(SC) Loose to medium dense gray and orange clayey SAND		SPT 5	5-7-6 (13)						
30			30	SPT 6	4-5-4 (9)						
		Bottom of borehole at 30.0 feet.									

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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.									

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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.									

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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.									

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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.									

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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.									

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.									

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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							
5		(SP-SM) Brown SAND with silt k_h = 6.8 ft/day ▽	8	AP 2					7.5	5.8	
10		(SC/CL) Gray, brown, and orange very clayey SAND	11	AU 3							
15		(SC/CL) Gray and brown very clayey SAND	15	AU 4							
		Bottom of borehole at 15.0 feet.									

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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.									

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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.									

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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.									

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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		AU 1							
			1.5								
		(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.									

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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.									

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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		AU 2							
5			9.5								
10		(SC) Pale gray, brown, and orange clayey SAND ▽	11.5	AU 3							
		(CL/CH) Gray CLAY with sand		AU 4							
15			15								
		Bottom of borehole at 15.0 feet.									

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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

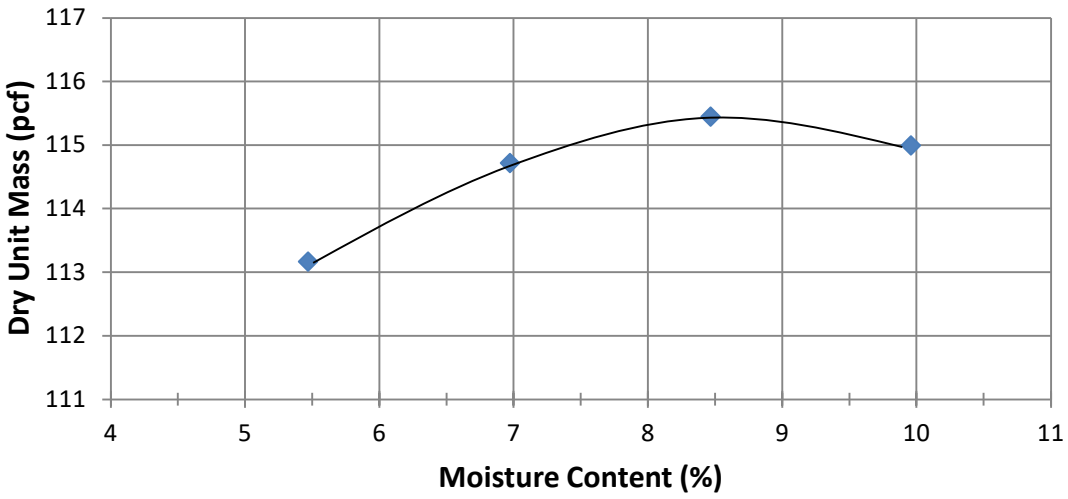
Boring Number	Depth (ft)	Soil Description	Natural Moisture Content (%)	Liquid Limit	Plastic Limit	Plasticity Index	Percent Passing No. 200 Sieve	Organic Content (%)	Hydraulic Conductivity (ft/day)	Unified Soil Classification
A-2	6.5-7	Pale gray very clayey SAND	24	45	19	26	46			SC/CL
R-16	3-3.5	Gray 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

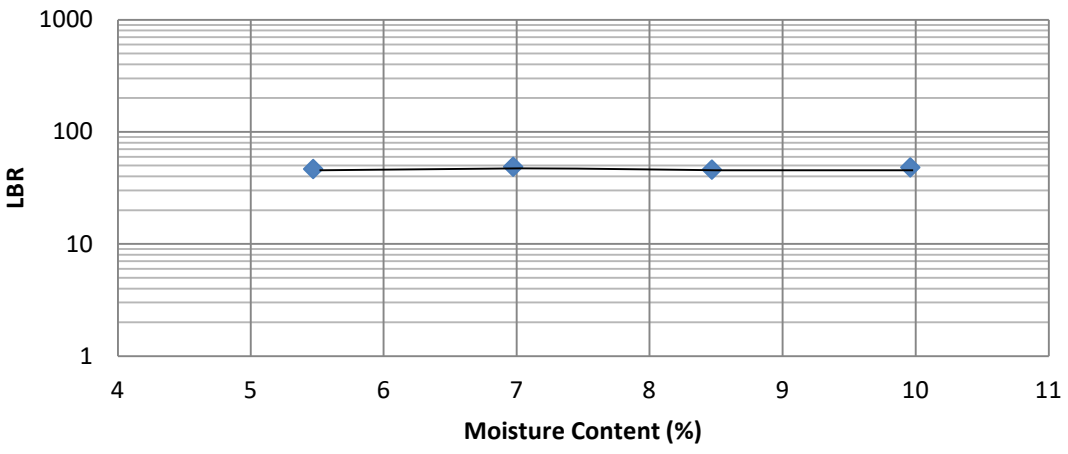
GSE Engineering & Consulting, Inc.

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

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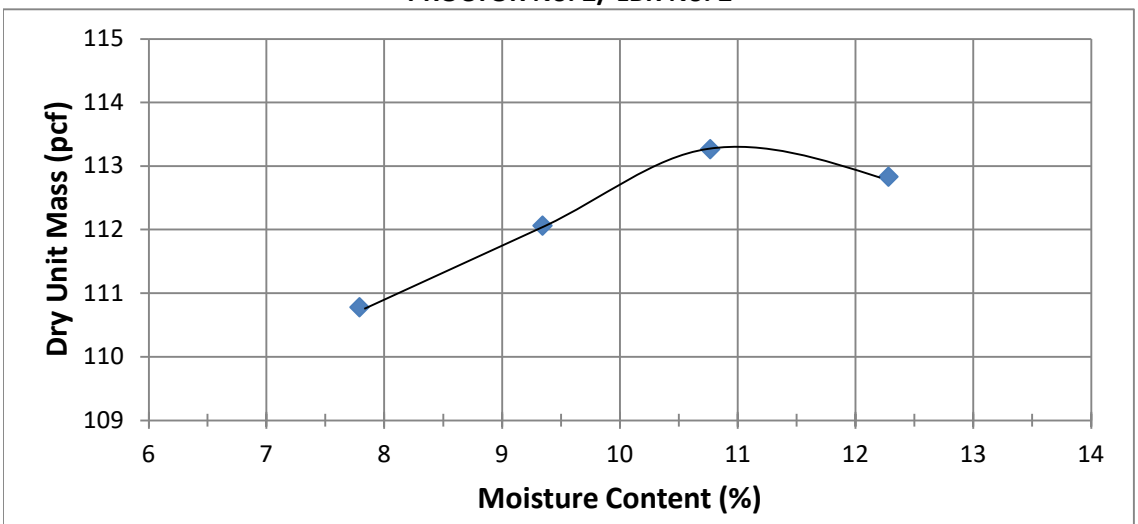
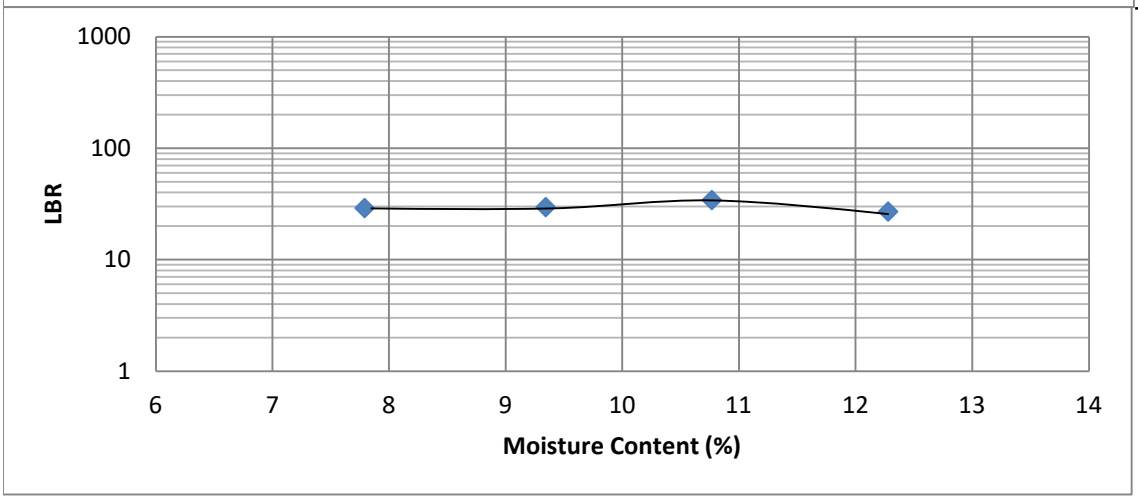
5590 SW 64th Street, Suite B
Gainesville, FL 32608
Phone: (352) 377 - 3233
Fax: (352) 377 - 0335

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

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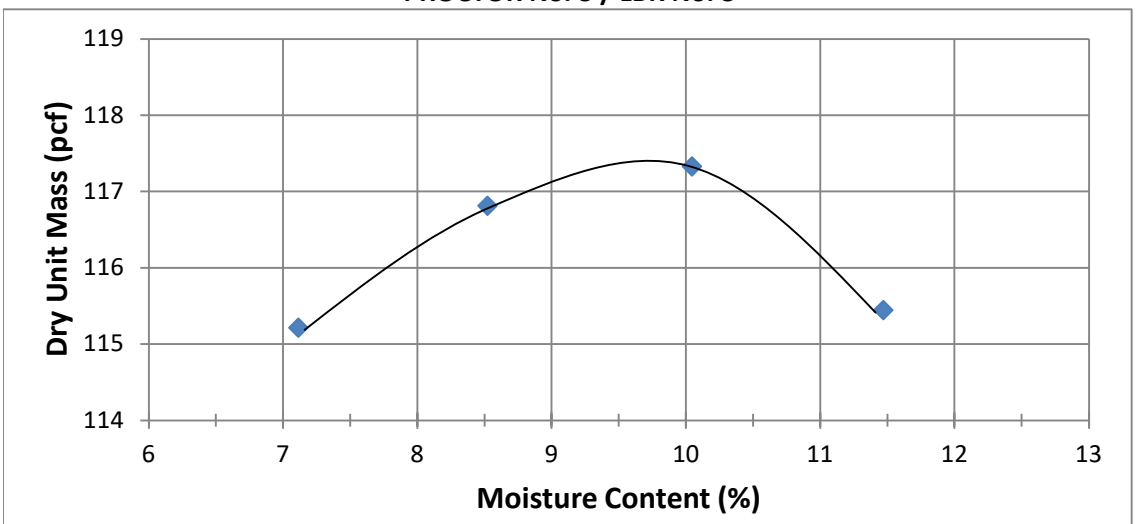
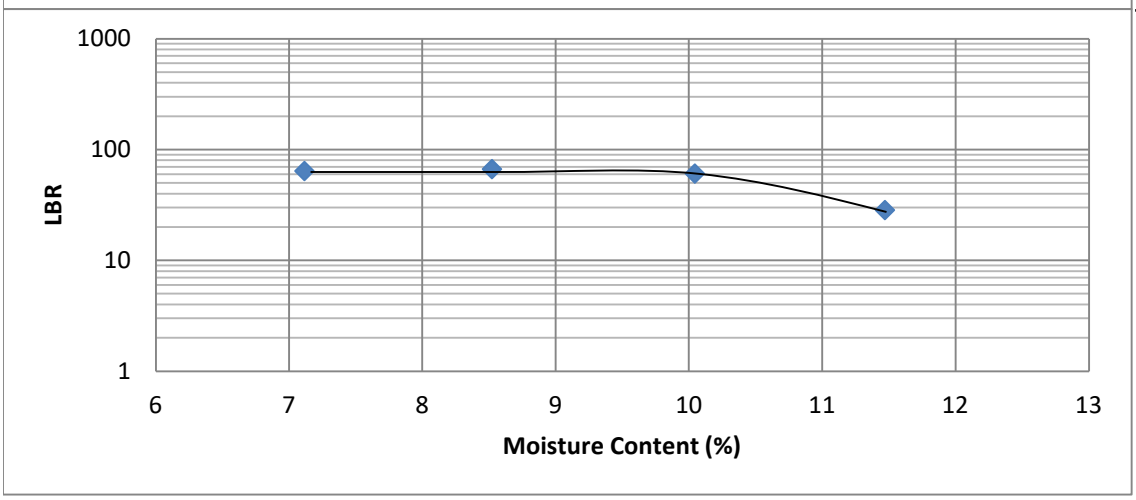
GSE Engineering & Consulting, Inc.

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

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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

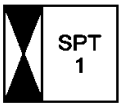
CORRELATION OF PENETRATION RESISTANCE WITH RELATIVE DENSITY AND CONSISTENCY

	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

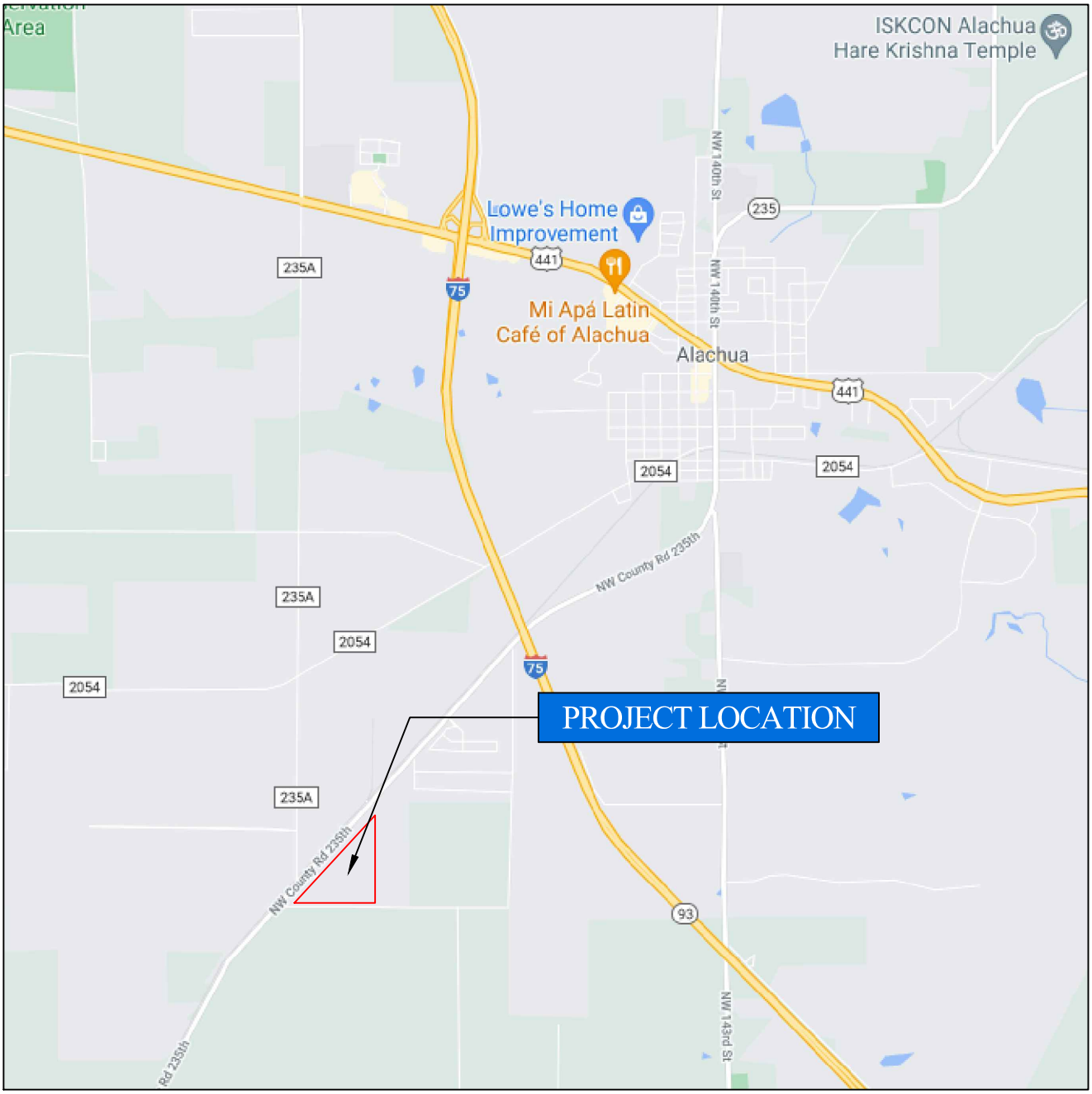
The analysis and recommendations submitted in this report are based upon the data obtained from soil borings performed at the locations indicated on Figure 2. This report does not reflect any variations that may occur between these borings.

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

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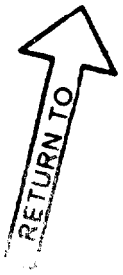


SPECIAL WARRANTY DEED

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:

Robin J. Schmidt
Print Name: Robin J. Schmidt

Angela Manos
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"

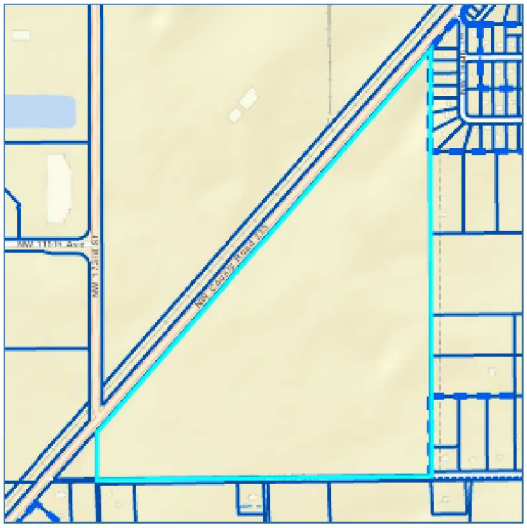
LEGAL DESCRIPTION

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 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) 331-8476
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 180.00 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 119.16 FEET; (7) SOUTH 00°00'00" 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 330.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 51°07'03" EAST, 25.09 FEET; (10) THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°27'46", AN ARC LENGTH OF 25.69 FEET TO THE END OF SAID CURVE; (11) THENCE DEPARTING SAID CURVE, SOUTH 38°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 [illegible] WITH A PUBLISHED ELEVATION OF 100.03 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 440, COMMUNITY PANEL NO. 12001C 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).

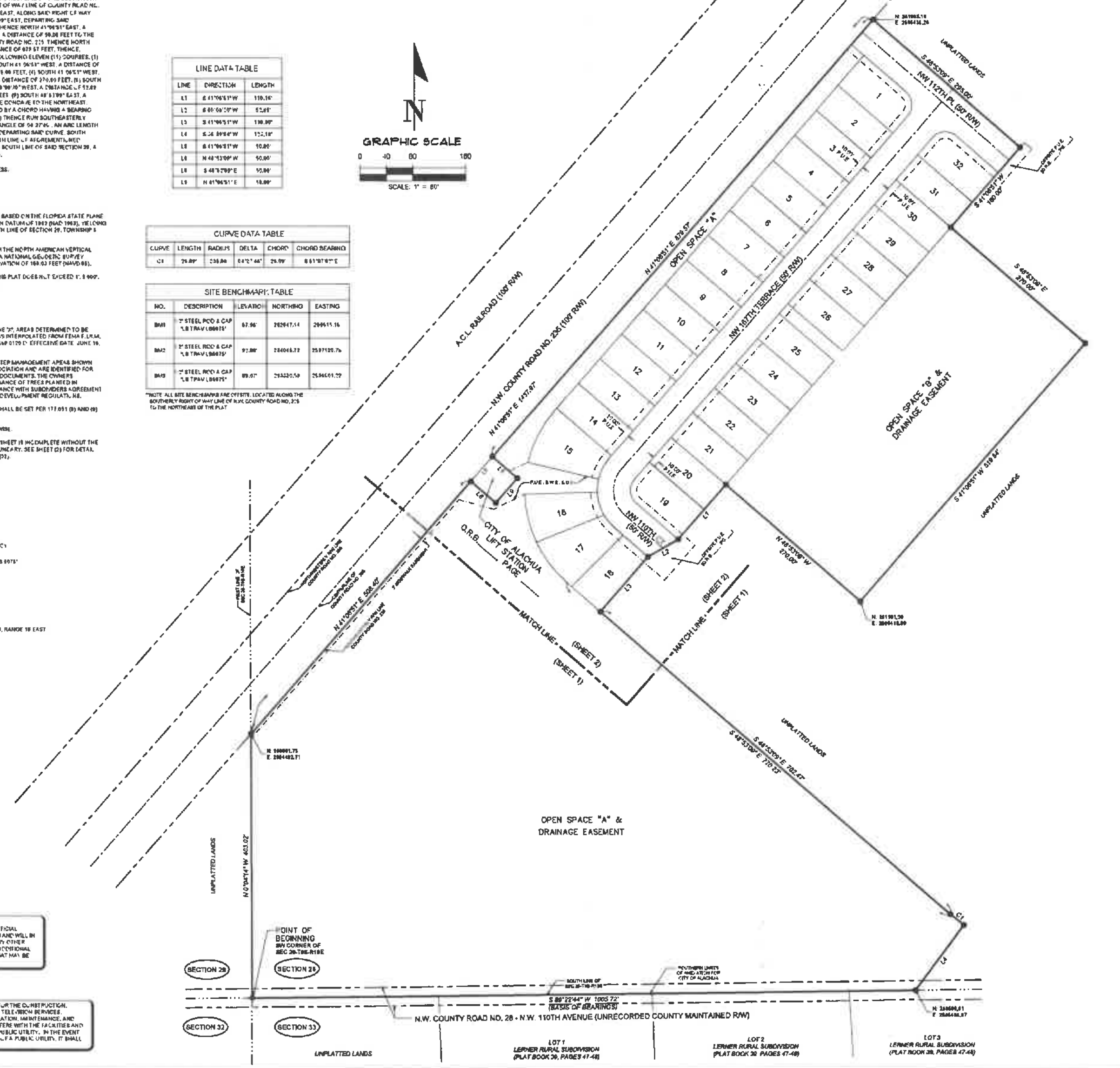
LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 41°06'51" W	119.16'
L2	S 00°00'00" W	52.89'
L3	S 41°06'51" W	110.00'
L4	S 38°39'04" W	123.18'
L5	S 41°06'51" W	10.00'
L6	N 48°53'09" W	50.00'
L8	S 48°53'09" E	50.00'
L9	N 41°06'51" E	10.00'

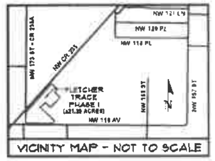
CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	25.69'	330.00	04°27'46"	25.09'	S 51°07'03" E

SITE BENCHMARK TABLE				
NO.	DESCRIPTION	ELEVATION	NORTHING	EASTING
BM1	2" STEEL ROD & CAP "LB TRAV LB5075"	87.96'	282947.14	2596415.16
BM2	2" STEEL ROD & CAP "LB TRAV LB5075"	87.80'	284046.72	2597120.76
BM3	2" STEEL ROD & CAP "LB TRAV LB5075"	89.07'	283320.59	2596601.72

*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

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
RW = 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 440, COMMUNITY PANEL NO. 12001C 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 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 ____________

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 ____________

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 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 REQUIREMENTS AS SET FORTH IN CHAPTER 177 PART 1 - PLATTING OF THE FLORIDA STATUTES.

DATE ____________

CHAD A. [illegible]
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 7142
CAUSSEAUX, HEWETT & WALPOLE, LLC.
FLORIDA LICENSED BUSINESS NUMBER LB 5075
11801 RESEARCH DRIVE, ALACHUA, 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°07'59" 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

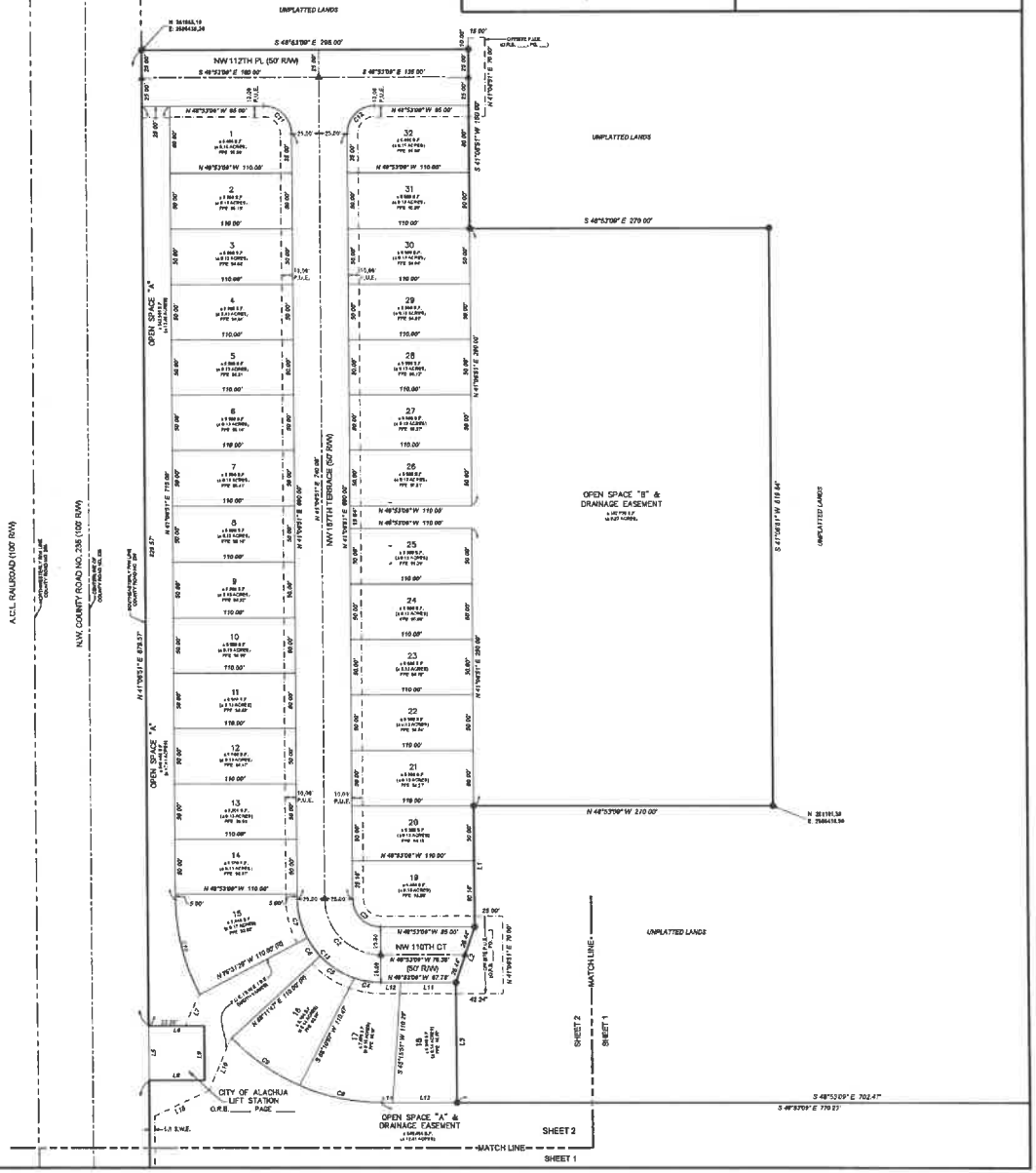
GRAPHIC SCALE
0 25 50 100
SCALE 1" = 50'

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 41°39'51" W	110.15'
L2	S 48°53'09" E	50.39'
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°39'09" 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°22'09" E	54.81'

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C2	29.14'	19.00'	88°39'09"	26.31'	N 5°43'05" W
C3	29.23'	25.00'	89°46'08"	26.34'	S 82°59'58" 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 11°38'28" E
C6	28.99'	75.00'	15°18'44"	28.84'	S 6°49'09" W
C7	56.19'	75.00'	21°26'13"	54.89'	S 31°47'44" W
C8	28.51'	105.00'	15°33'43"	28.42'	S 23°30'58" E
C9	79.51'	105.00'	43°22'53"	77.65'	S 11°19'56" E
C10	89.24'	105.00'	37°59'59"	87.62'	S 21°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 6675"
▲ = SET NAIL AND DISK STAMPED "FOC 6675"
○ = FOUND 1/2" REBAR IRON ROD (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
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 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

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.

TRAVIS J. HASTAY
LICENSE
No. 84295
8-27-2024
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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.

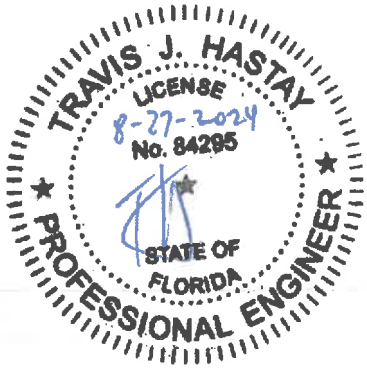
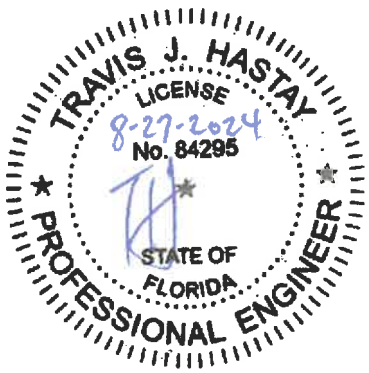


Exhibit "F"
Engineer's Certification of Construction Costs for House Sidewalks

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.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 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°54'19" 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 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 / LB7019"	87.96'	2826431.34	2696115.16
BM2	5/8" STEEL ROD & CAP "LB TRAN / LB7019"	93.60'	2826466.72	2696179.76
BM3	5/8" STEEL ROD & CAP "LB TRAN / LB7019"	89.81'	2826230.98	2696991.23

*NOTE: ALL SITE BENCHMARKS ARE OFFSITE LOCATED ALONG THE SOUTHERLY RIGHT OF WAY LINE OF N.W. 235/CITY 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 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.S = PAGE
R/W = RIGHT OF WAY
S.F. = SQUARE FEET
SEC 28-T8S-R18E = SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST

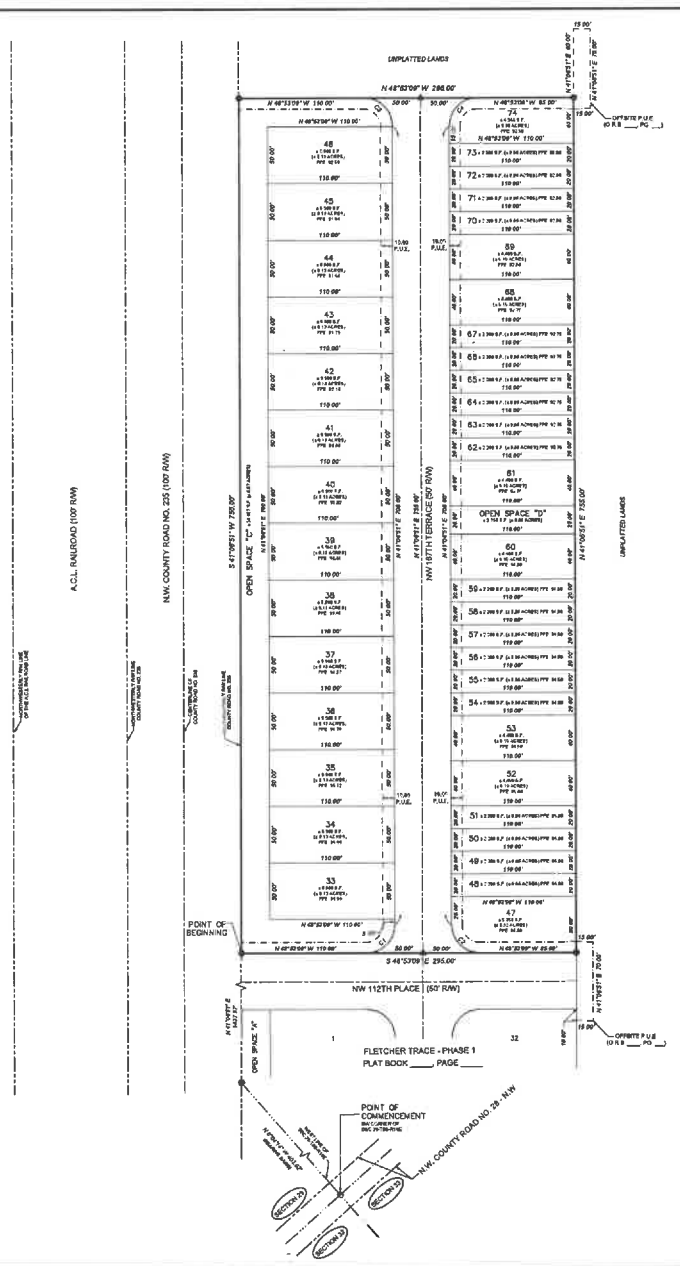
GRAPHIC SCALE
0 25 50 100
SCALE: 1" = 50'

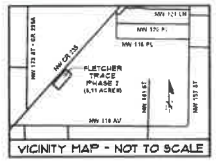
FLOOD ZONE

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, D.R. HORTON, INC. - JACKSONVILLE 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 ACCESS 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 WHERE DESCRIBED AND WHO EXECUTED THE FOREGOING 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 _____ 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 _____

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 SURVEYOR AND MAPPER FOR COMPLIANCE WITH THE PLATTING REQUIREMENTS PURSUANT TO CHAPTER 177 PART II - PLATTING OF THE FLORIDA STATUTES AND THAT THE PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF SAID CHAPTER. HOWEVER, THE 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 OF THE REAL PROPERTY 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
LAWSEMA - HERRETT ARTS PLLC, LLC
FLORIDA CERTIFICATE BUSINESS NUMBER LB 3679
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

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.

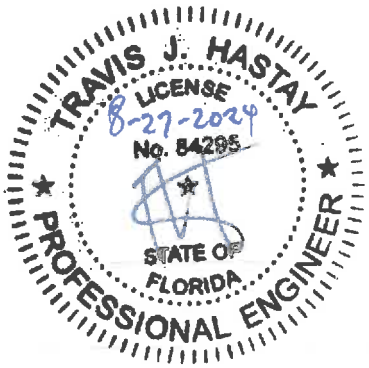


Exhibit "E"
Engineer's Certification of Construction Costs for Private Improvements

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.

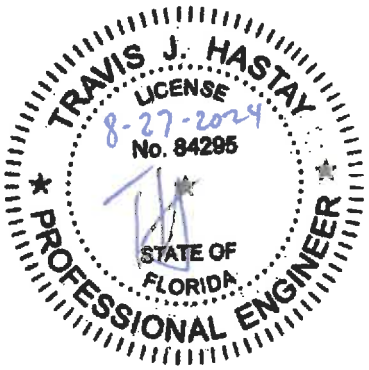
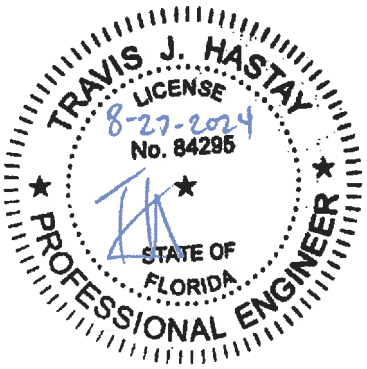


Exhibit "F"
Engineer's Certification of Construction Costs for House Sidewalks

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. 1988 FLORIDA CA-5075

PLAT BOOK ___, PAGE ___
SHEET ONE OF TWO

DESCRIPTION

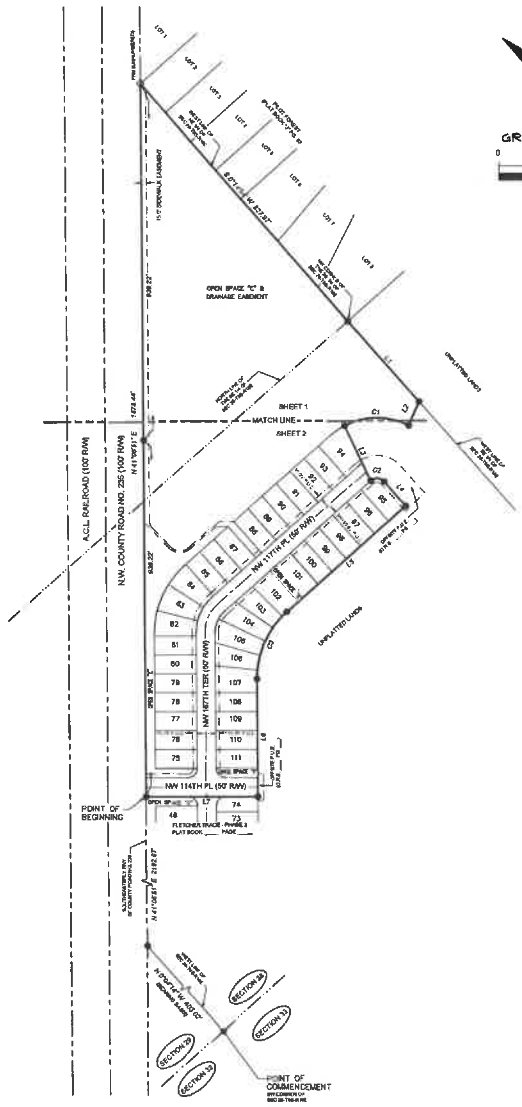
A TRACT OF LAND BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2140, PAGE 1831 OF THE PUBLIC RECORDS OF ALACHUA COUNTY FLORIDA SITUATED IN THE WEST HALF (W 1/2) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, OF SAID ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

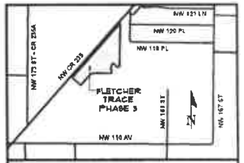
COMMENCE AT THE SOUTHWEST CORNER OF AFOREMENTIONED SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, THENCE NORTH 0°04'14" WEST, ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 403.02 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY); THENCE NORTH 41°06'51" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 2182.87 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 827.87 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 28; THENCE SOUTH 00°10'12" EAST, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER (SE 1/4) OF SECTION 28, A DISTANCE OF 292.21 FEET; THENCE, DEPARTING SAID WEST LINE, THE FOLLOWING NINE (9) COURSES: (1) SOUTH 84°41'49" WEST, A DISTANCE OF 60.19 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 165.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 48°50'21" WEST, 169.84 FEET; (2) THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 84°[illegible], AN ARC LENGTH OF 178.11 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 66.00 FEET; (6) SOUTH 89°46'49" WEST, A DISTANCE OF 420.60 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°26'29" WEST, 193.60 FEET; (7) THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 48°38'56", AN ARC LENGTH OF 199.54 FEET TO THE END OF SAID CURVE; (8) SOUTH 41°06'51" WEST, A DISTANCE OF 311.06 FEET; (9) NORTH 48°53'09" WEST, A DISTANCE OF 296.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 17.84 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 [illegible], WITH A PUBLISHED ELEVATION OF 156.90 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 = 20'
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 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 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).





VICINITY MAP - NOT TO SCALE

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 0°10'12" E	292.21'
L2	S 84°41'49" W	60.19'
L3	S 16°03'45" W	160.87'
L4	S 0°14'11" E	66.00'
L5	S 89°46'49" W	420.60'
L6	S 41°06'51" W	311.06'
L7	N 48°53'09" W	296.00'

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	178.11'	165.00'	84°22'38"	169.84'	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°38'56"	193.60'	S 65°26'29" W

SITE BENCHMARK TABLE				
NAME	DESCRIPTION	ELEVATION	NORTHING	EASTING
BM1	1/2" STEEL ROD & CAP "LB TRAV LB5075"	87.96'	262847.14	2595315.16
BM2	1/2" STEEL ROD & CAP "LB TRAV LB5075"	95.80'	290468.77	2597129.74
BM3	1/2" STEEL ROD & CAP "LB TRAV LB5075"	99.07'	261129.58	2596001.22

*NOTE: ALL SITE BENCHMARKS ARE OFFSITE, LOCATED ALONG THE SOUTHERLY RIGHT OF WAY LINE OF N.W. COUNTY ROAD NO. 235

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 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 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 [illegible] FOR THE [illegible].

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 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 EASEMENTS AS SHOWN HEREON FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON SHALL REMAIN 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 I - 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 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 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

FLETCHER TRACE - PHASE 3

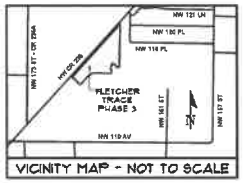
LOCATED IN THE WEST HALF (W 1/2) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

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°04'41" 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 PY38, 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. 120668 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'

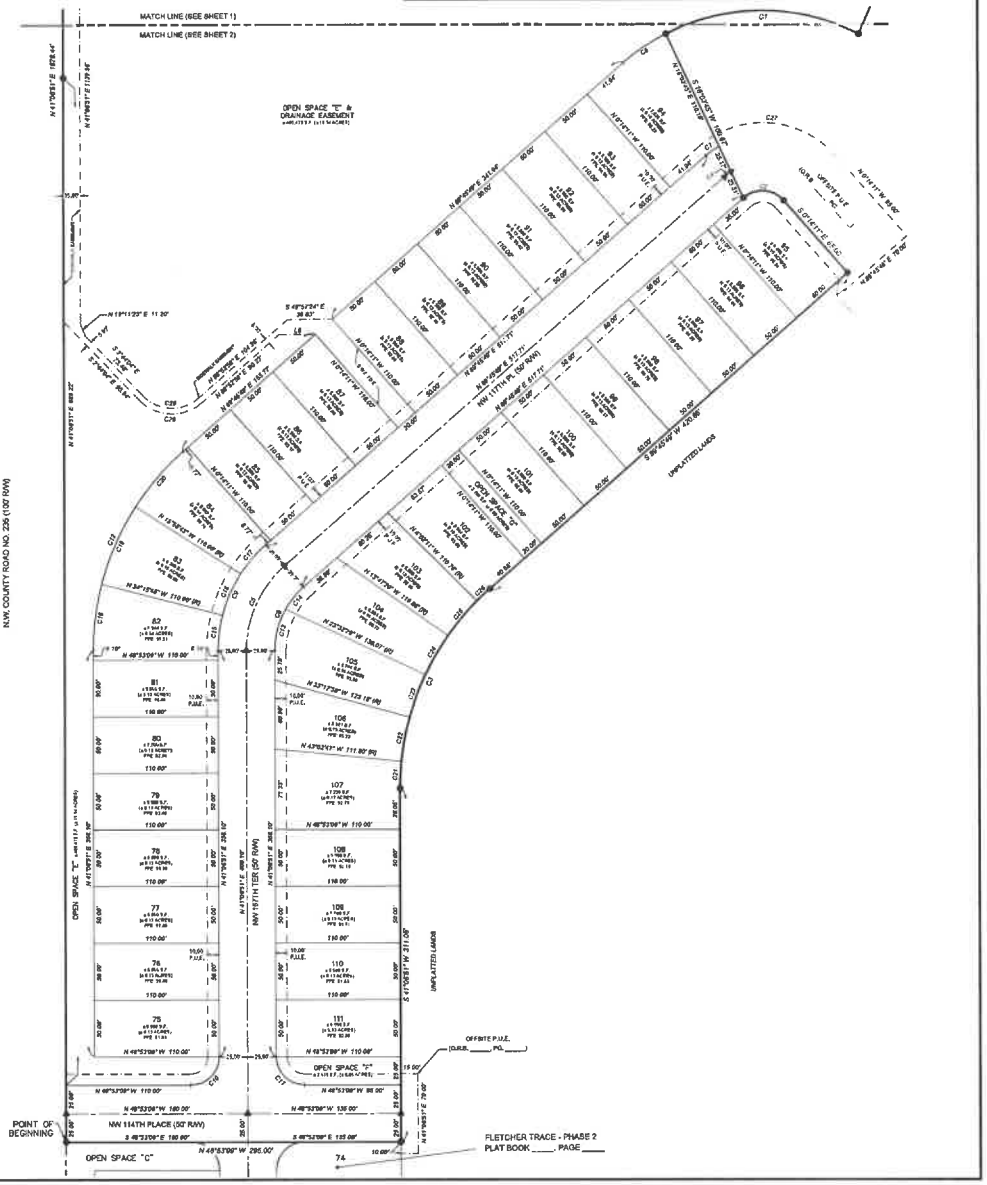
CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	176.11	186.00'	54°32'36"	169.54'	N 48°58'31" W
C2	39.27'	25.00'	90°00'00"	35.36'	S 85°14'11" E
C3	199.34'	275.00'	48°36'58"	193.60'	S 61°26'29" W
C4	7.18'	50.00'	8°13'56"	7.18'	N 84°19'12" W
C5	84.61'	100.00'	48°28'58"	82.16'	N 48°26'29" E
C6	48.61'	186.00'	14°57'52"	48.47'	N 81°10'25" W
C7	14.21'	75.00'	10°51'03"	14.19'	N 81°46'14" W
C8	53.68'	75.00'	40°58'58"	52.55'	N 48°26'29" E
C9	186.14'	125.00'	85°20'58"	169.16'	N 55°26'29" 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 66°26'29" E
C13	28.49'	75.00'	21°22'38"	28.33'	N 55°46'08" E
C14	29.29'	75.00'	22°22'38"	29.11'	N 55°46'08" E
C15	51.99'	175.00'	17°01'03"	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'	225.00'	14°57'21"	16.81'	N 48°26'31" 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°59'05" E
C21	22.16'	225.00'	5°52'22"	22.24'	N 44°52'00" E
C22	46.00'	225.00'	5°45'00"	23.00'	N 51°48'48" E
C23	46.00'	225.00'	5°45'00"	23.00'	N 51°48'48" E
C24	46.00'	225.00'	5°45'00"	23.00'	N 57°33'48" E
C25	46.00'	225.00'	5°45'00"	23.00'	N 51°48'48" E
C26	53.00'	225.00'	5°48'00"	23.00'	N 51°51'48" E
C27	196.38'	85.00'	78°20'08"	107.00'	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°22'07"	49.28'	S 45°26'22" 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 6678"
● = 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 BLOCK
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.

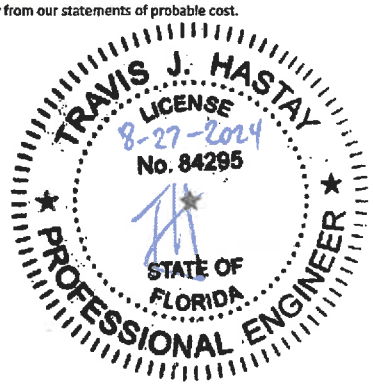


Exhibit "E"
Engineer's Certification of Construction Costs for Private Improvements

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**

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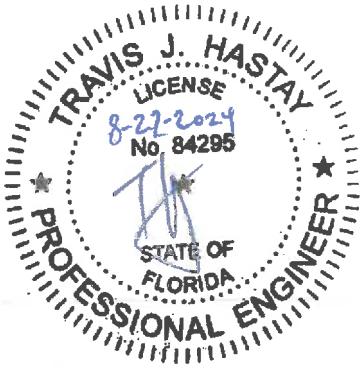

Exhibit "F"
Engineer's Certification of Construction Costs for House Sidewalks

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**

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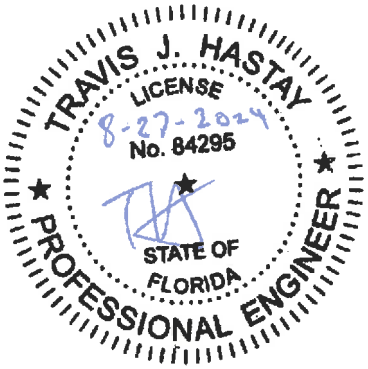

Traffic Impact Analysis

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

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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.

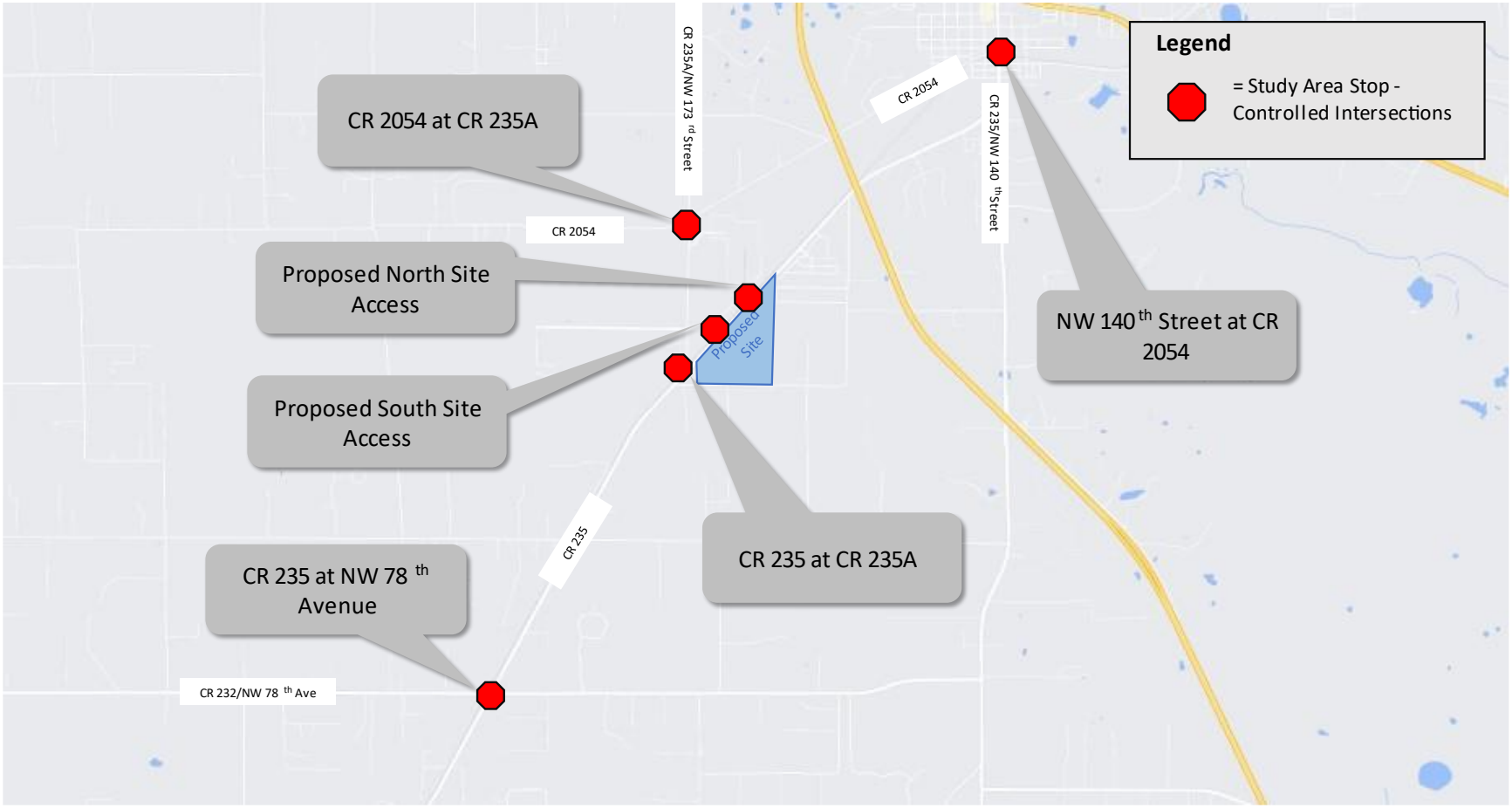
2.2. Study Roadway Segments

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

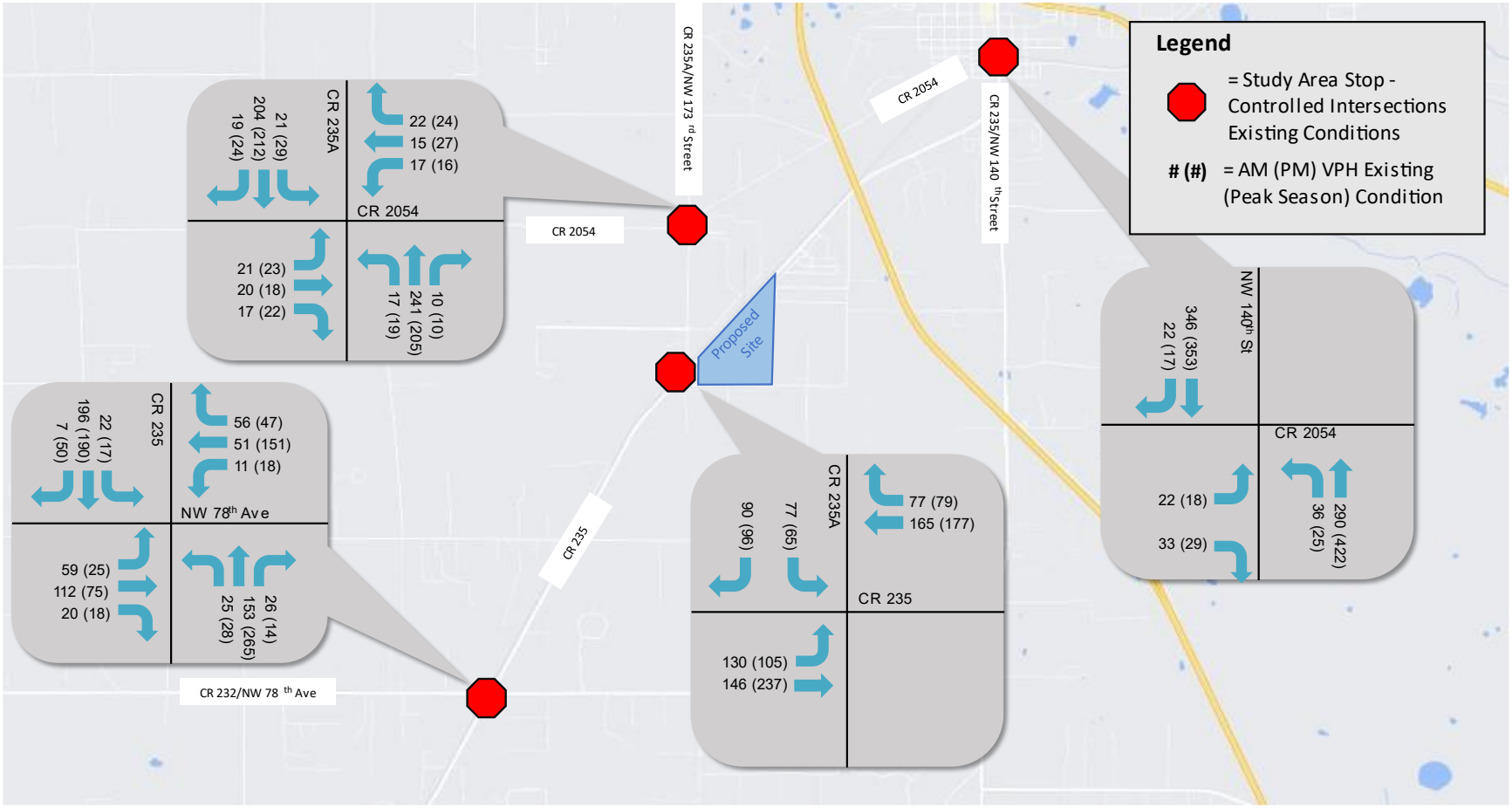
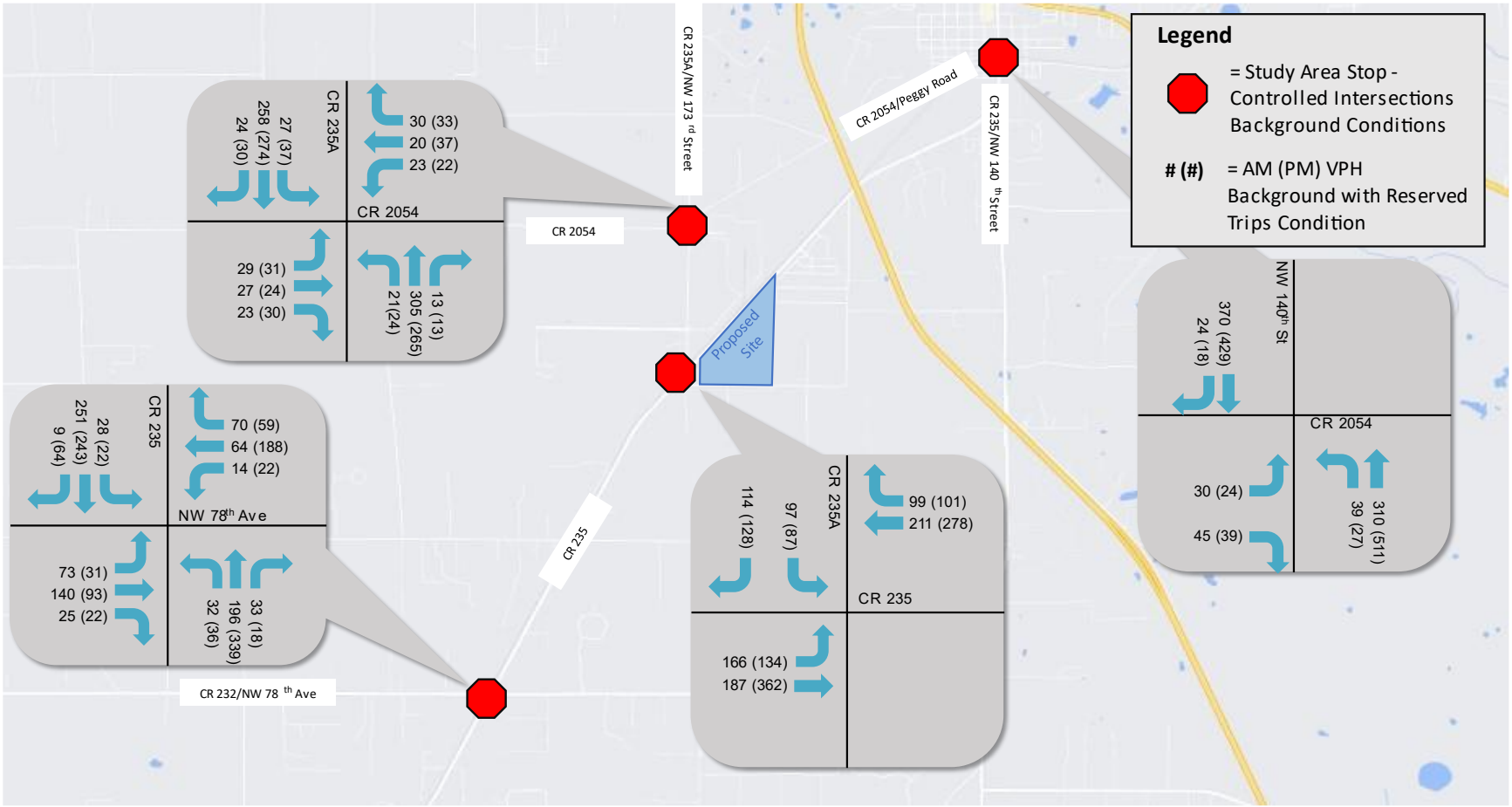


Figure 3 | Background Turning Movements



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

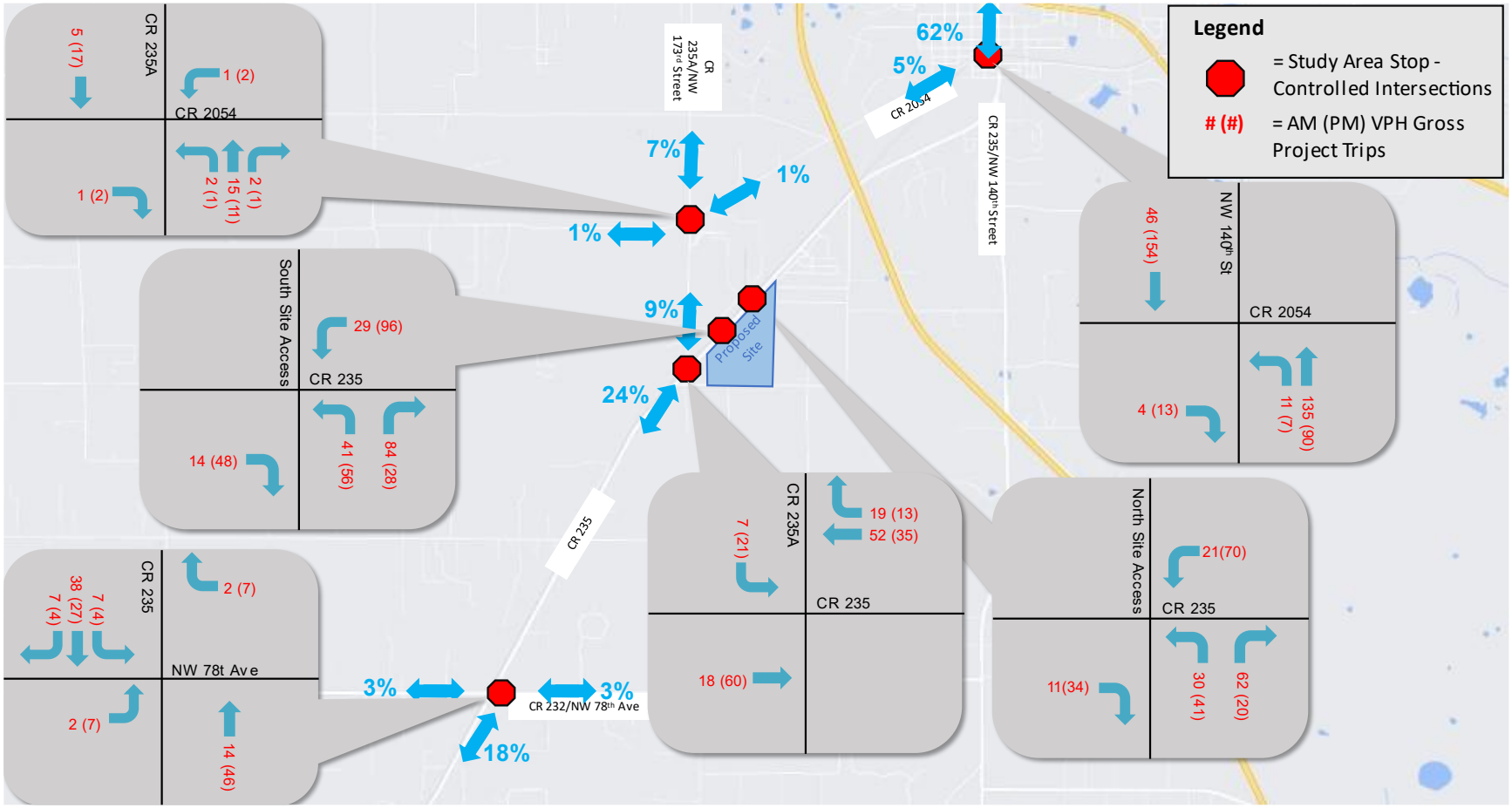
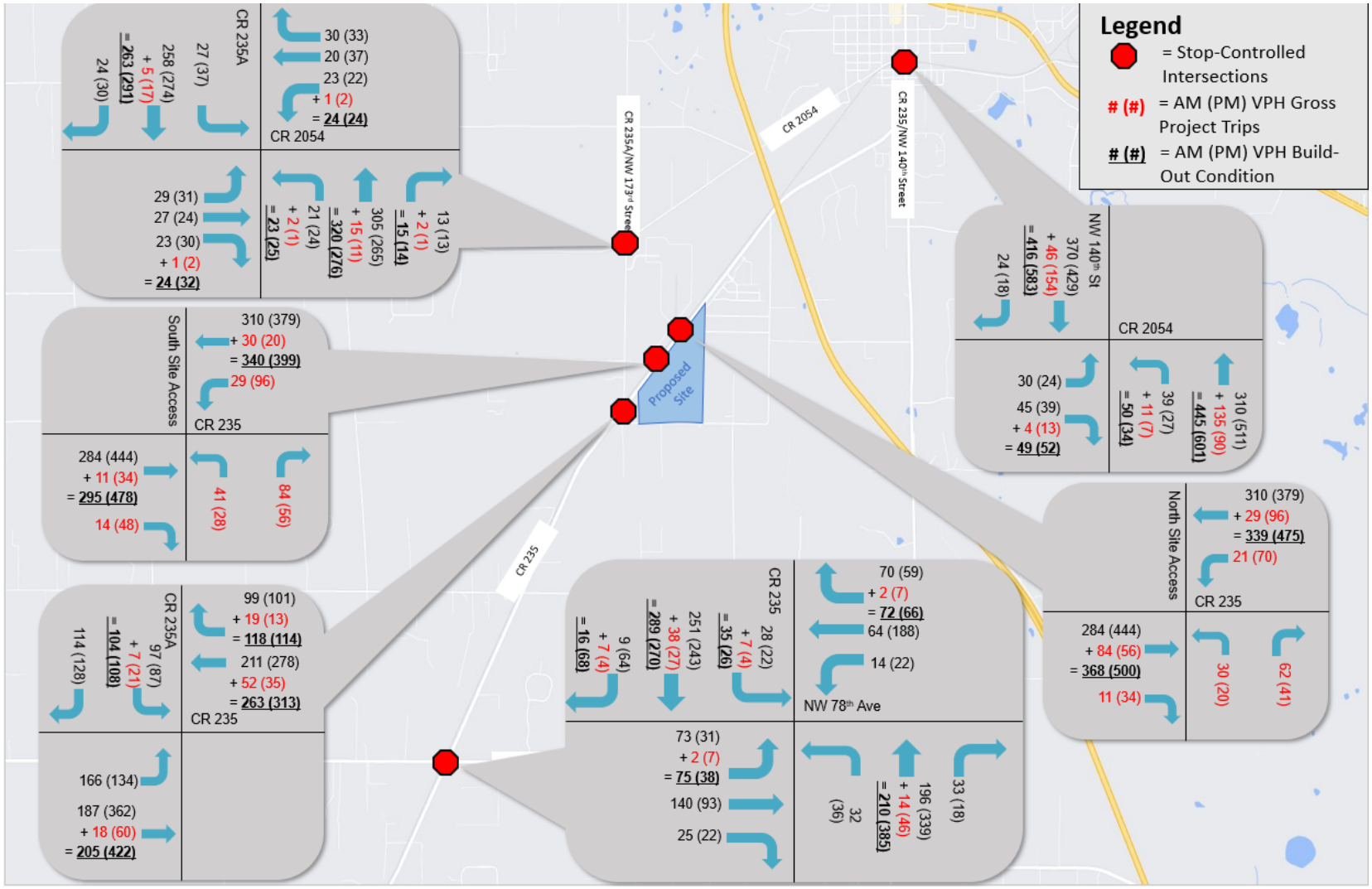


Figure 5 | Build-out Turning Movements



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:

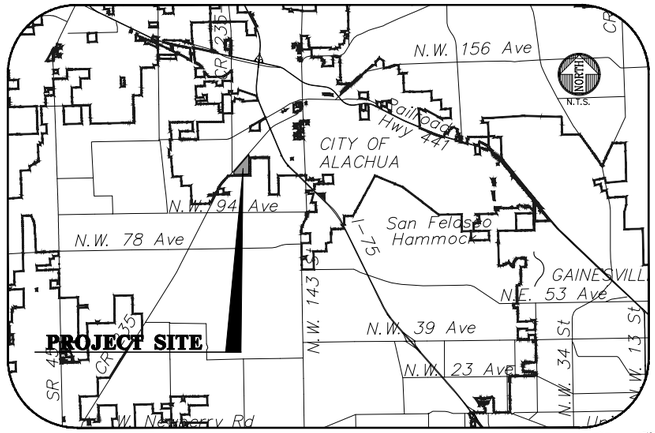
FLETCHER TRACE

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



VICINITY MAP

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*

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:

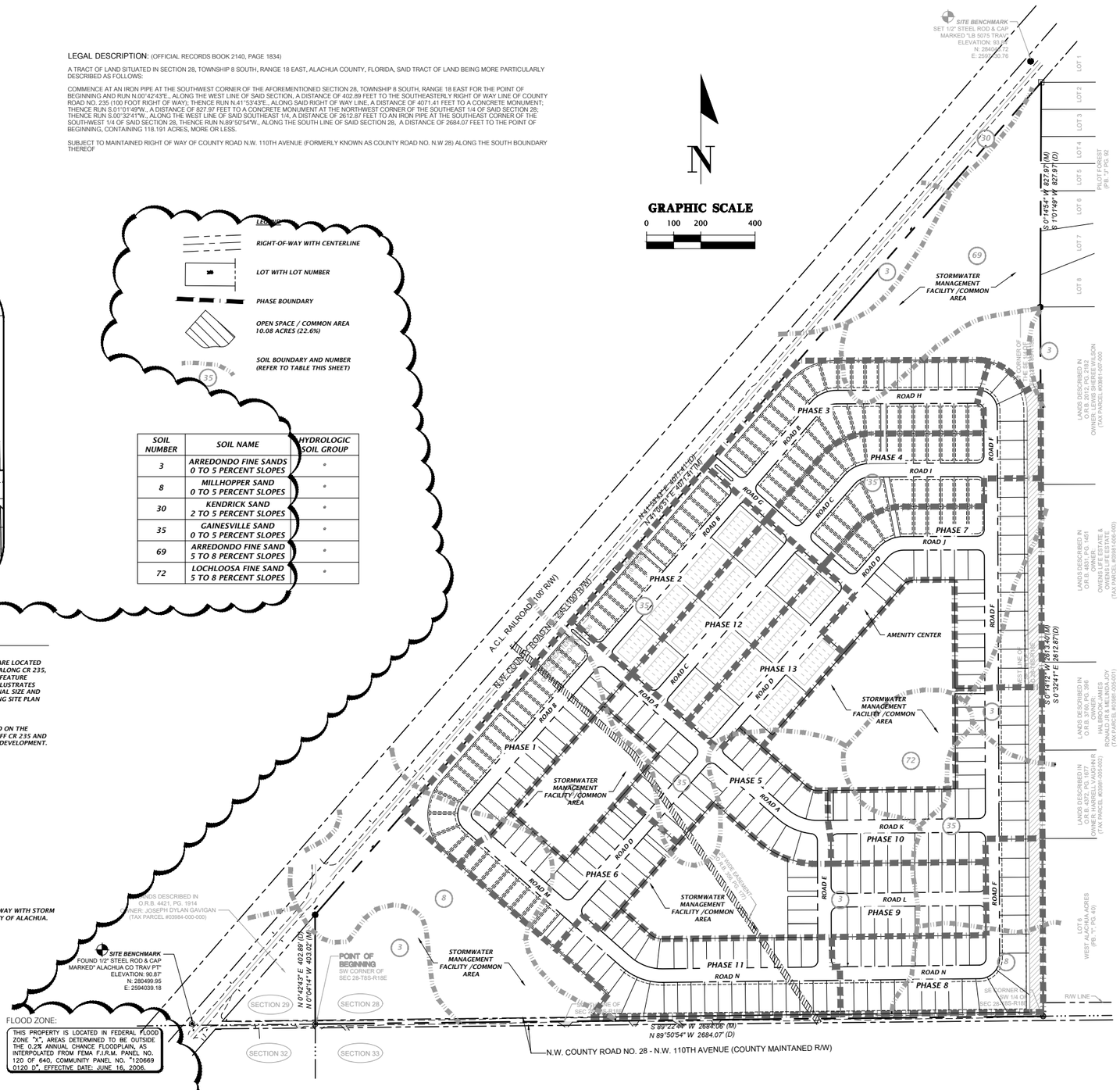
COMMENCE AT AN IRON PIPE AT THE SOUTHWEST CORNER OF THE AFOREMENTIONED SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST FOR THE POINT OF BEGINNING AND RUN N.00°42'43"E., ALONG THE WEST LINE OF SAID SECTION, A DISTANCE OF 402.89 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT-OF-WAY); 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

LEGEND

- RIGHT-OF-WAY WITH CENTERLINE
- LOT WITH LOT NUMBER
- PHASE BOUNDARY
- OPEN SPACE / COMMON AREA 10.08 ACRES (22.6%)
- SOIL BOUNDARY AND NUMBER (REFER TO TABLE THIS SHEET)

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	*



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. 1988 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

Path: 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

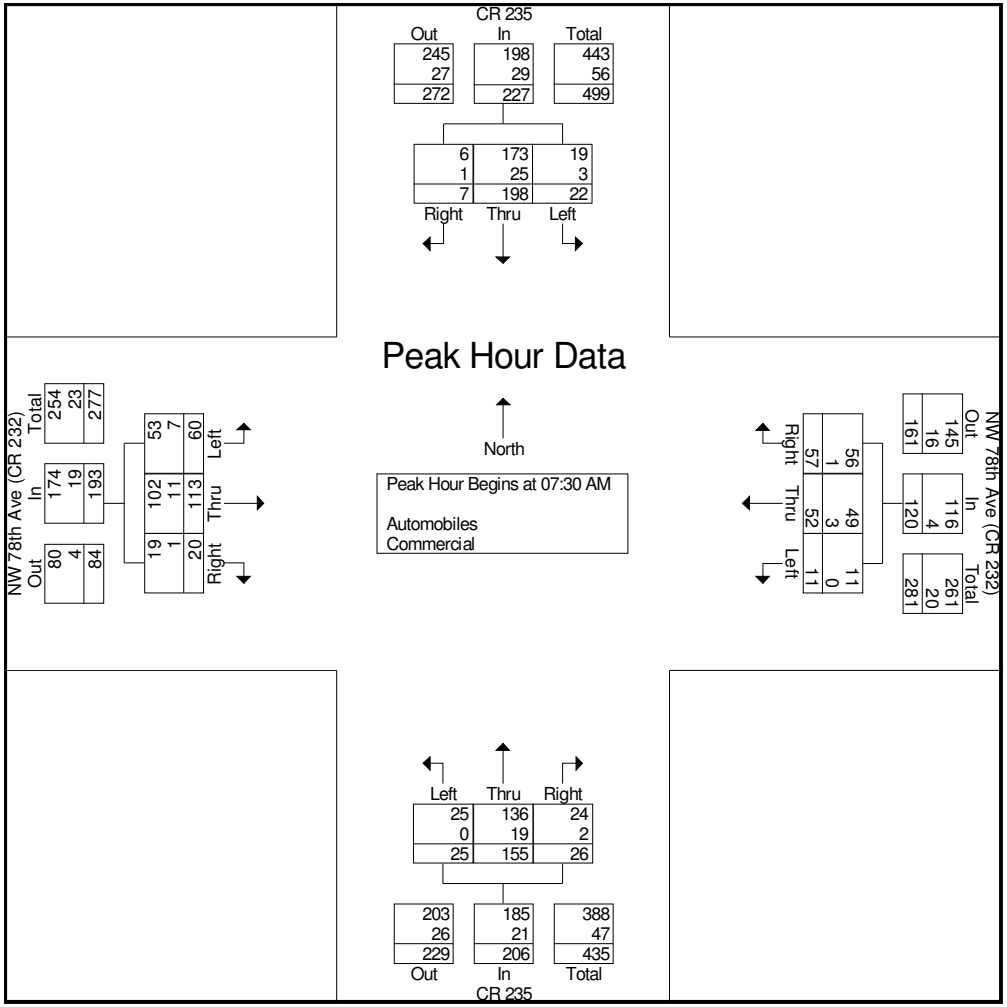
File Name : cr 235 at nw 78
Site Code : 00000001
Start Date : 4/19/2022
Page No : 2

	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

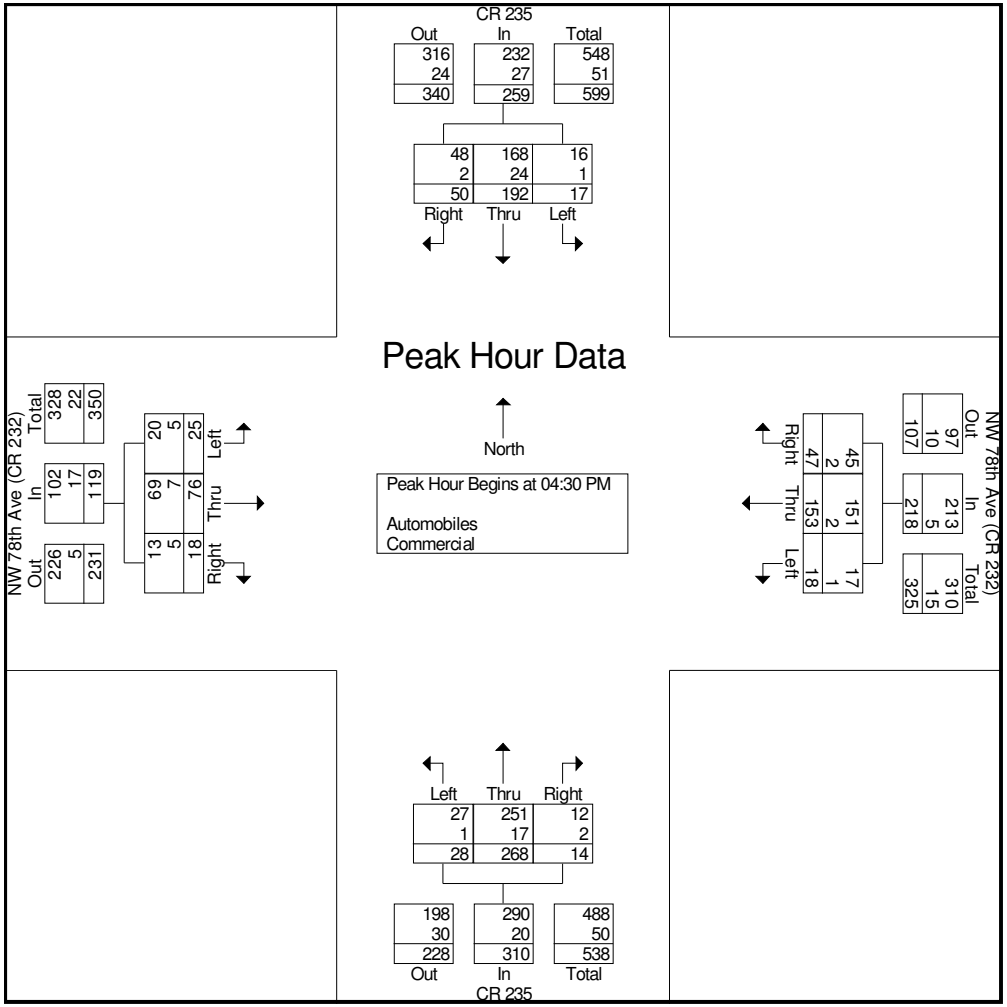
File Name : cr 235 at nw 78
Site Code : 00000001
Start Date : 4/19/2022
Page No : 4

	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

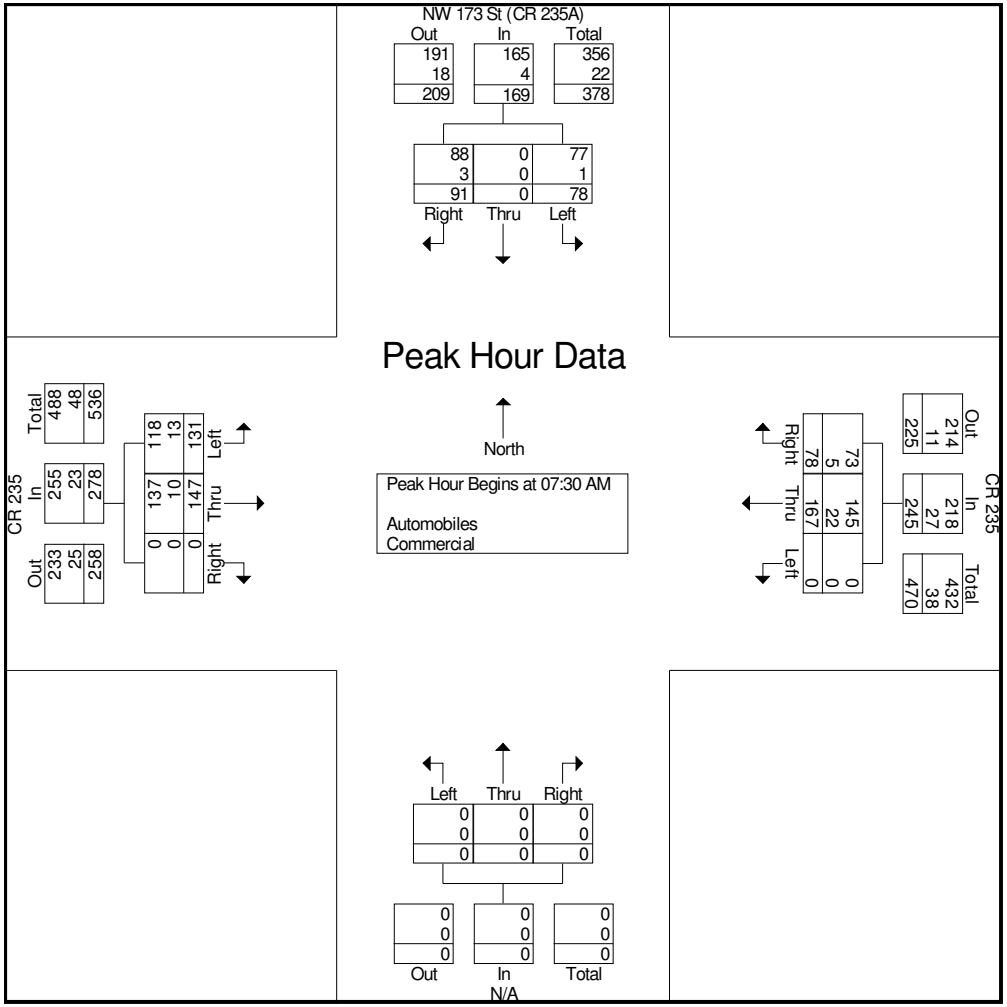
File Name : CR 235A at CR 235
Site Code : 00000003
Start Date : 4/19/2022
Page No : 2

	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

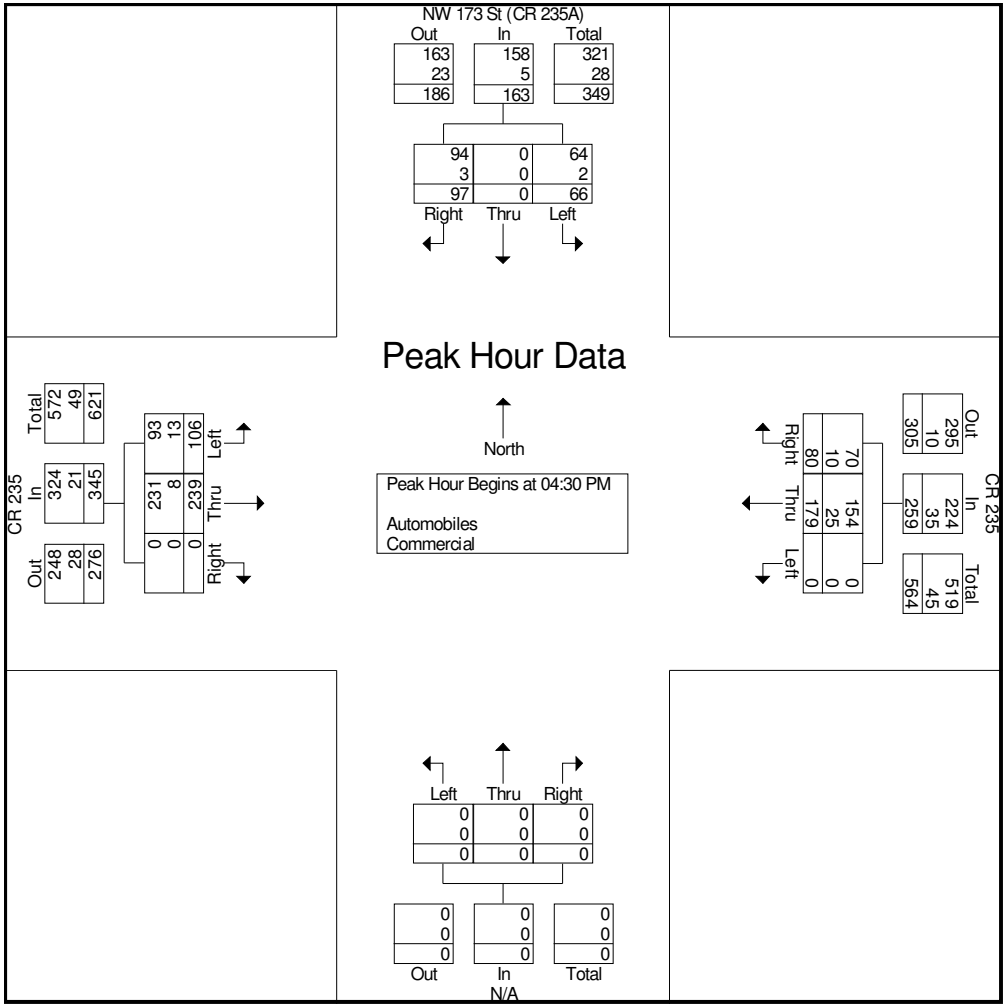
File Name : CR 235A at CR 235
Site Code : 00000003
Start Date : 4/19/2022
Page No : 4

	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

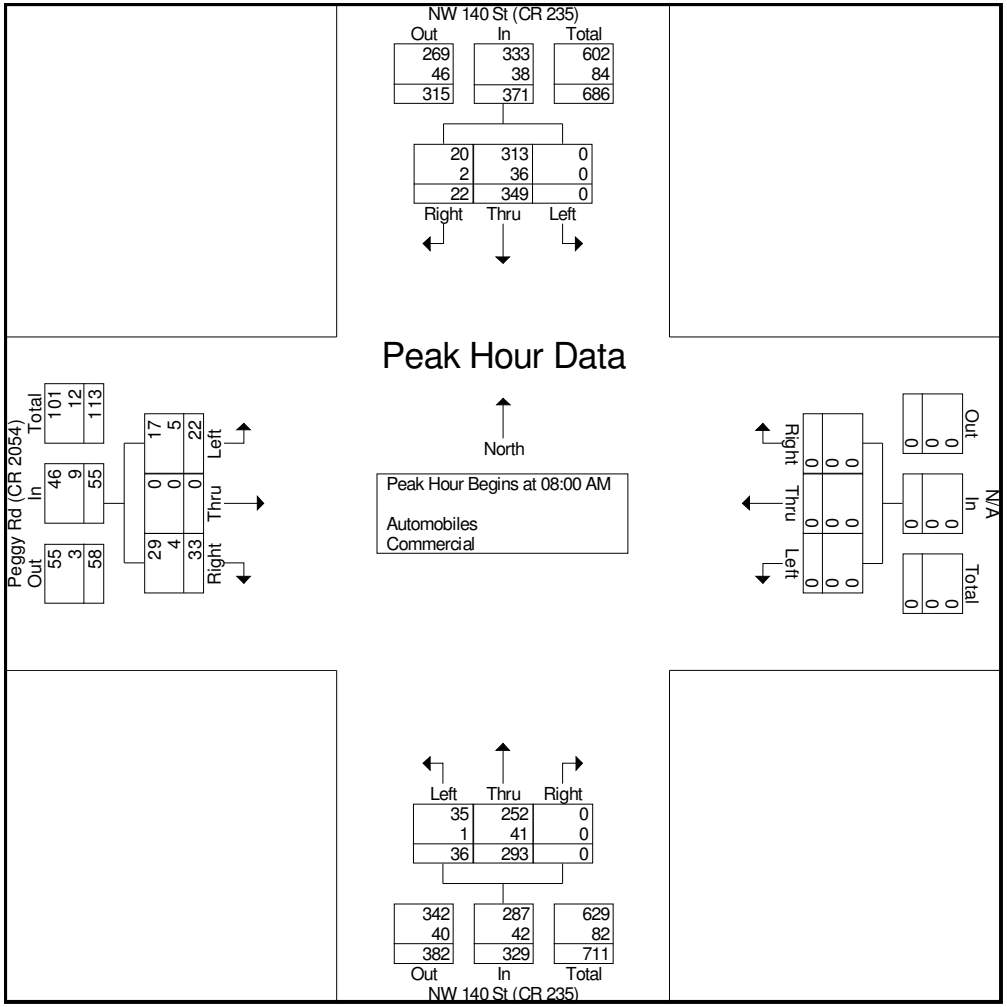
DE TRAFFIC

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

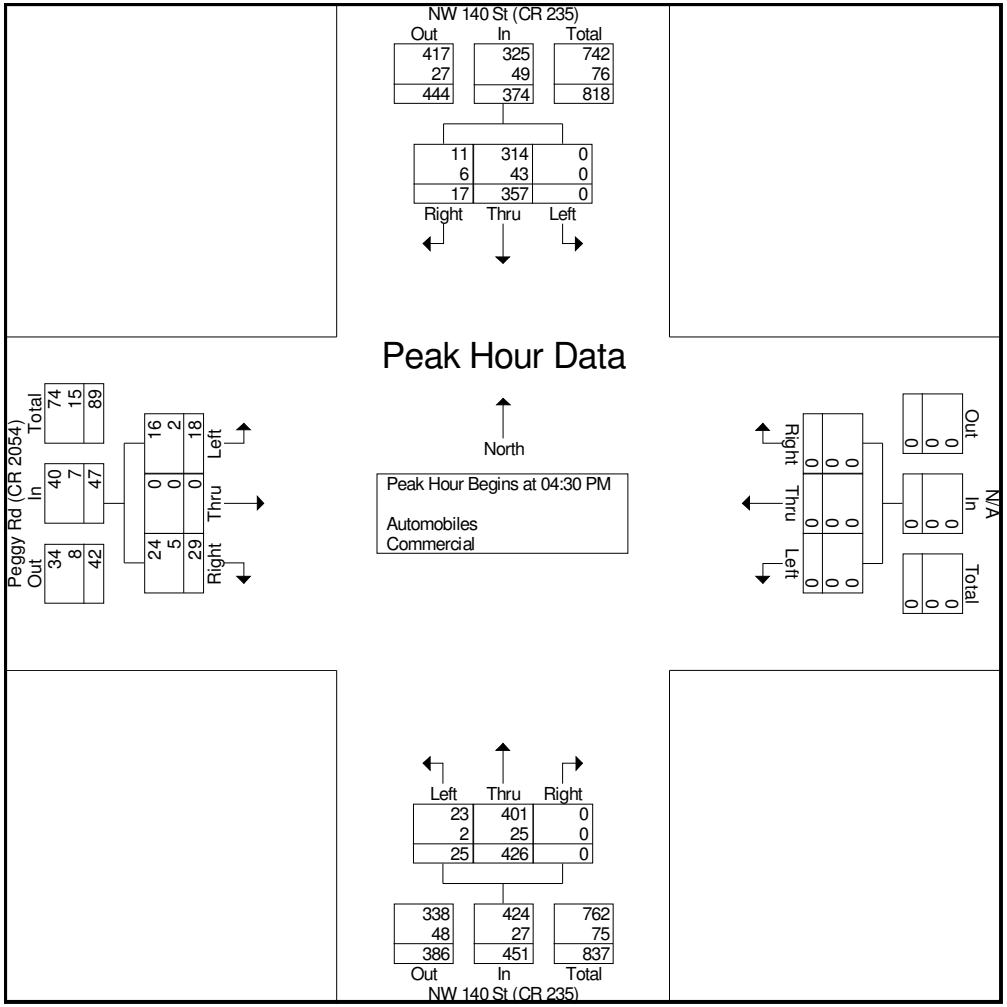
File Name : NW 140 at CR 2054
Site Code : 00000004
Start Date : 4/19/2022
Page No : 4

	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
08:00 AM - 08:30 AM	2		7	0
04:30 PM - 05:15 PM	4		6	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

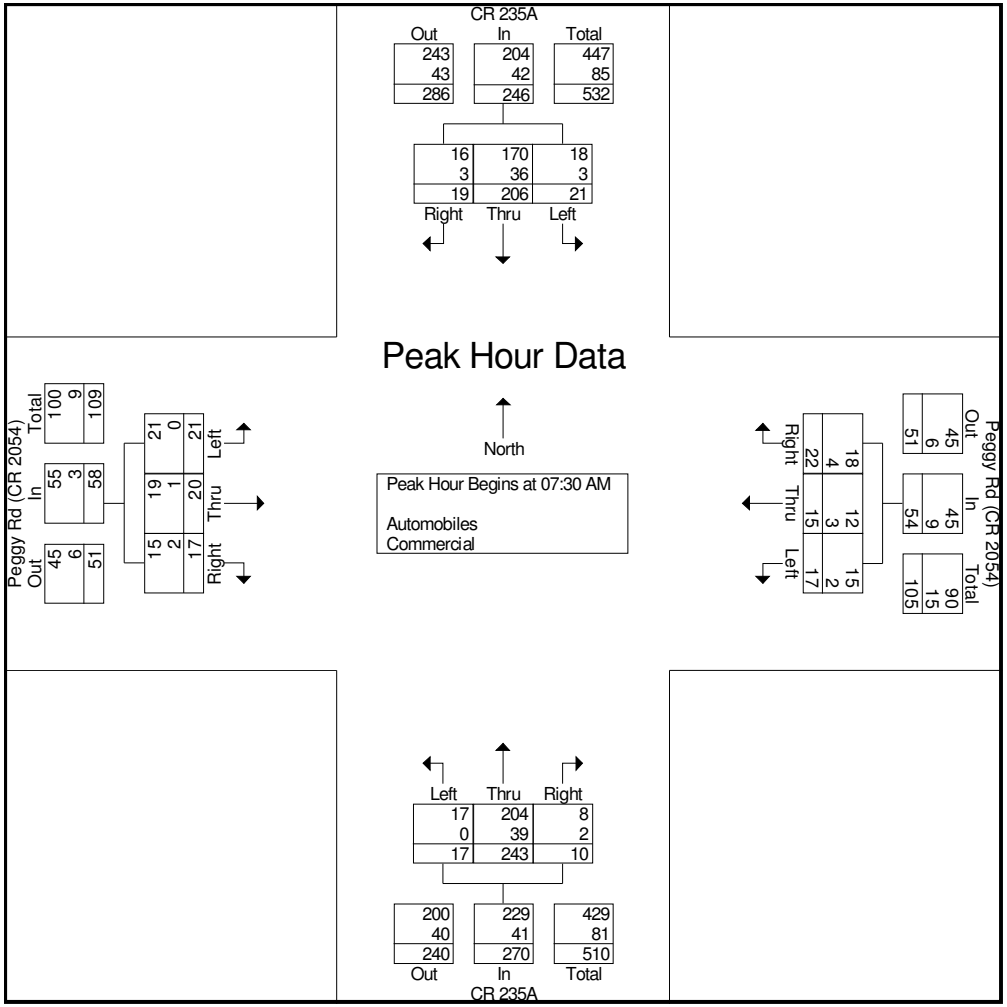
DE TRAFFIC

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

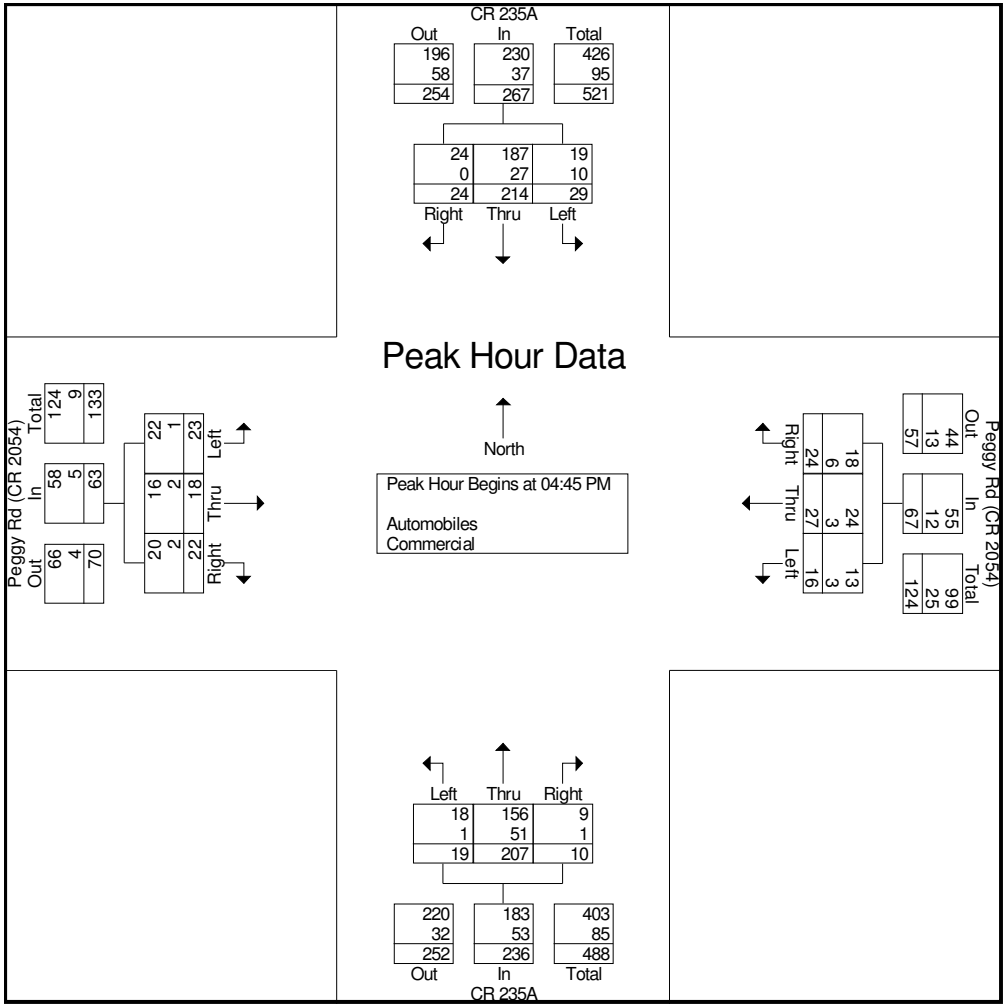
DE TRAFFIC

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

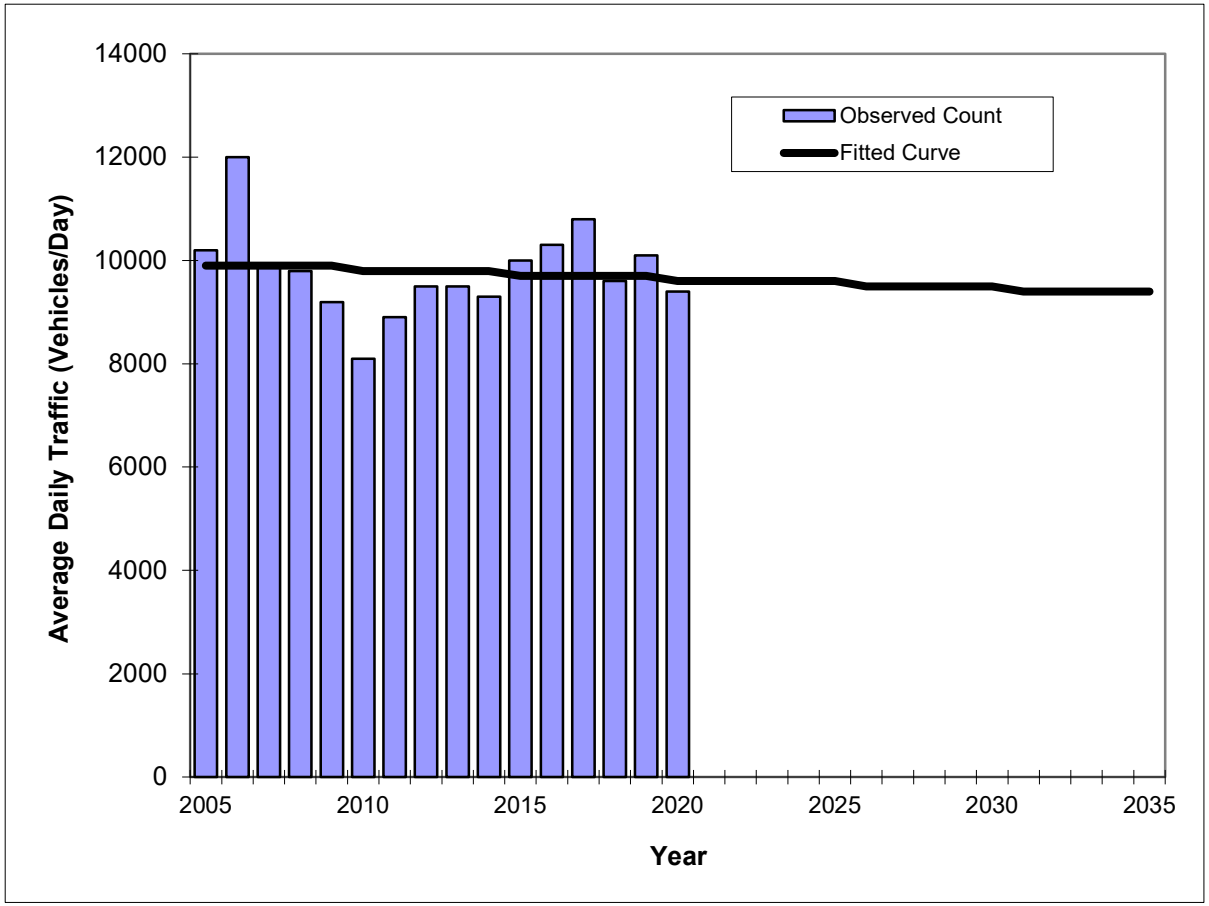
AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

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

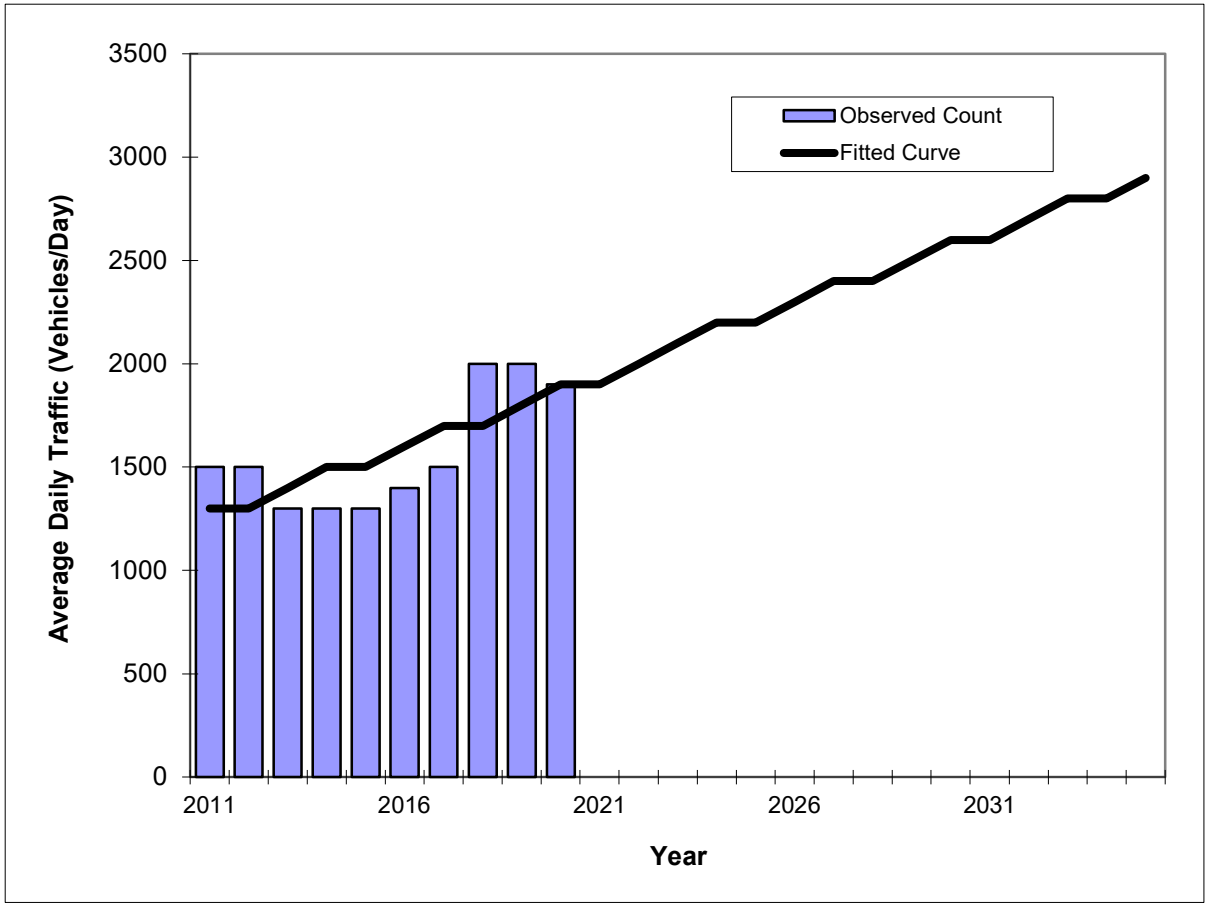
AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Traffic Trends - V03.a

CR 2054 --

FIN#	429193-1
Location	1

County:	Alachua (26)
Station #:	0435
Highway:	CR 2054



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		

**** 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

***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

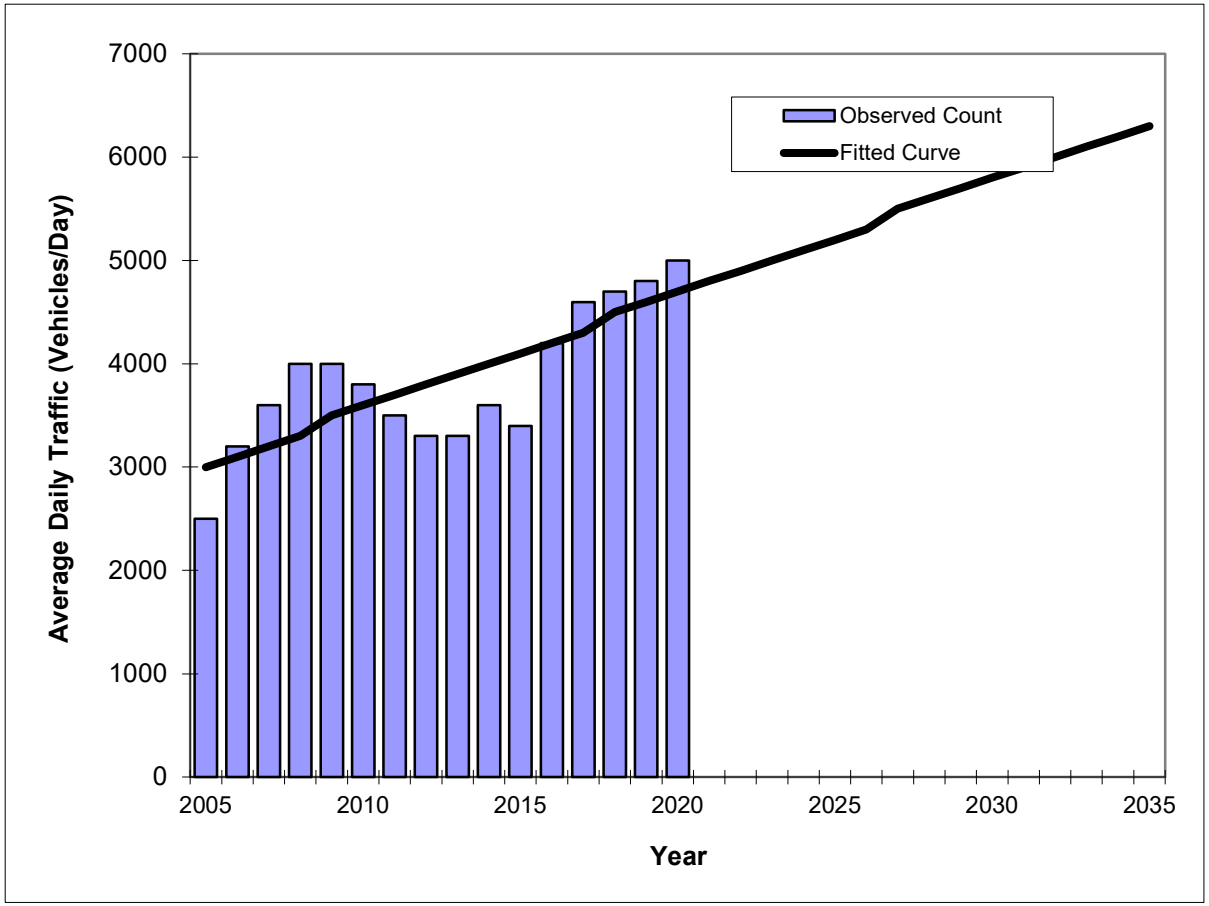
AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

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

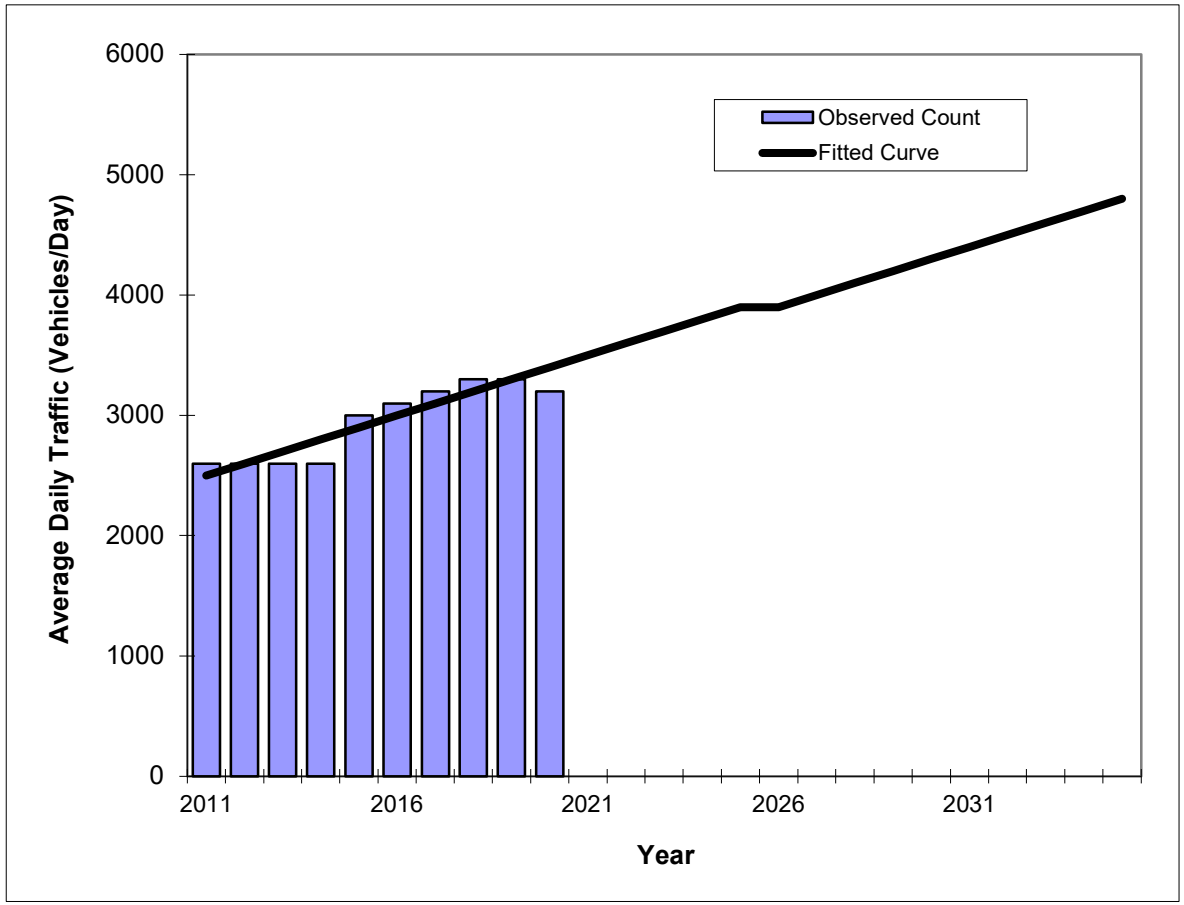
AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

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

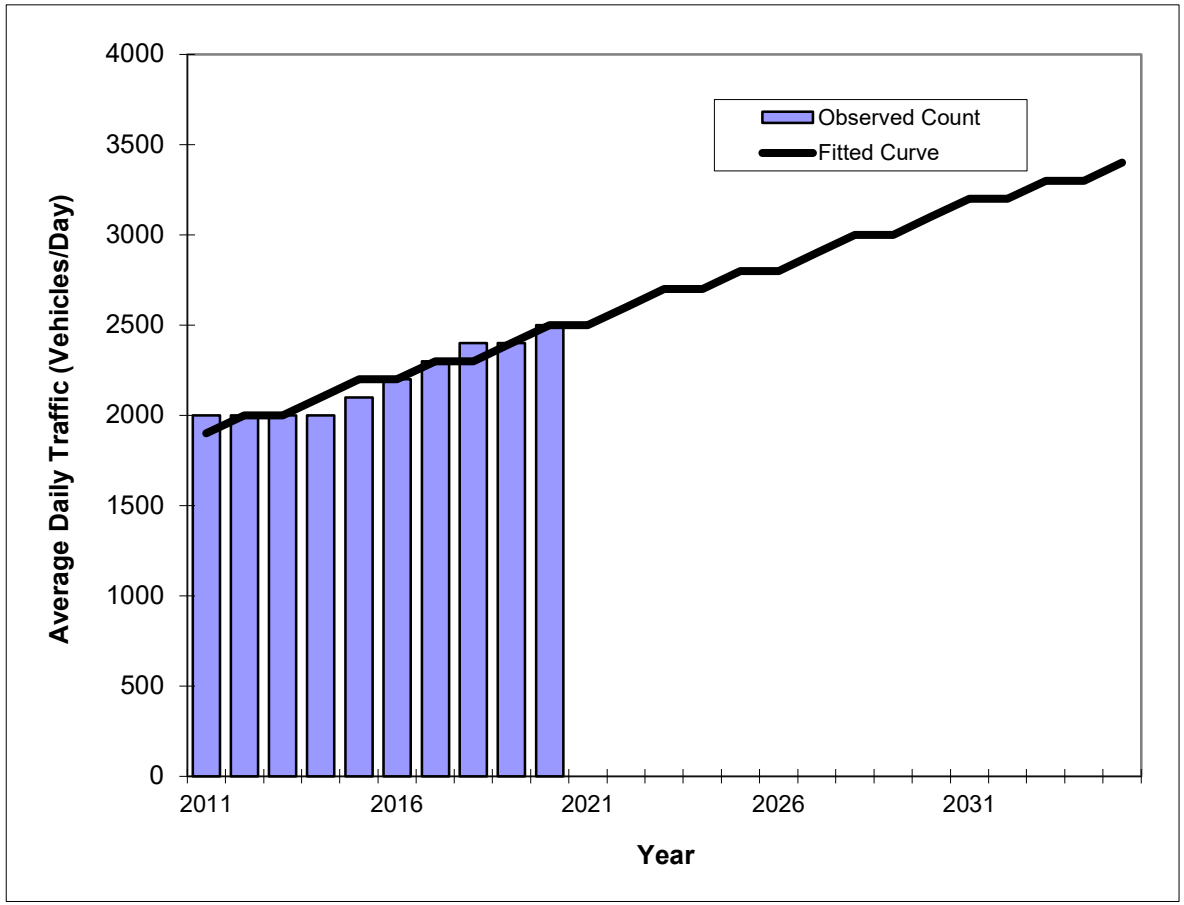
AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

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

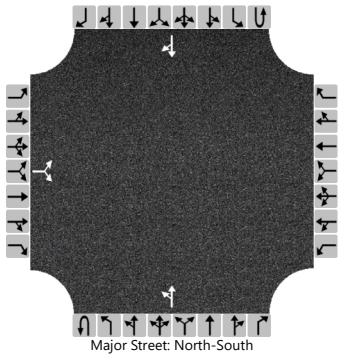
General Information

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						

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HCS Two-Way Stop-Control Report

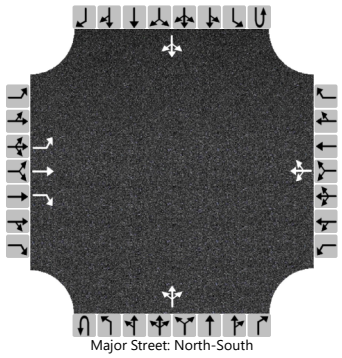
General Information

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			

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HCS Two-Way Stop-Control Report

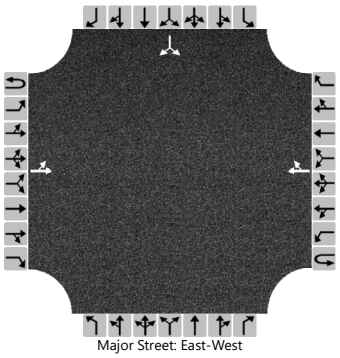
General Information

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			

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HCS Two-Way Stop-Control Report

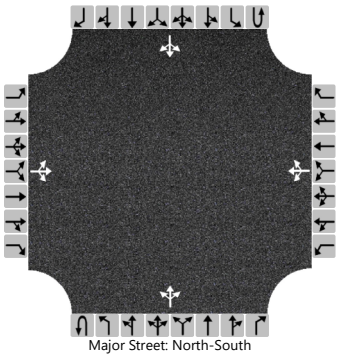
General Information

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		

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AM Background (Peak Season) Conditions

HCS Two-Way Stop-Control Report

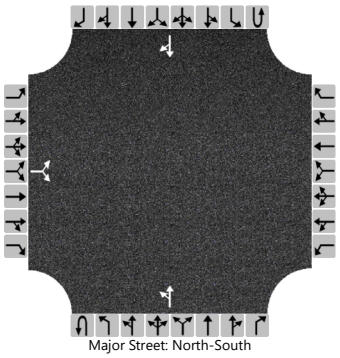
General Information

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						

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HCS Two-Way Stop-Control Report

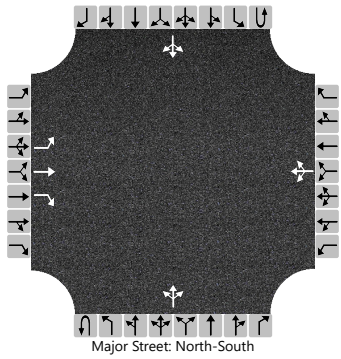
General Information

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		

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HCS Two-Way Stop-Control Report

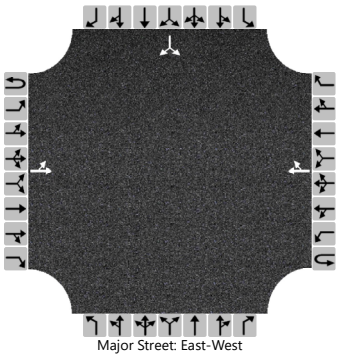
General Information

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			

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HCS Two-Way Stop-Control Report

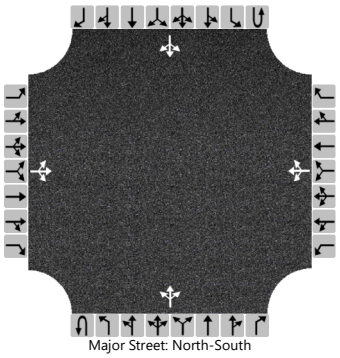
General Information

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			

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AM Buildout (Peak Season) Conditions

HCS Two-Way Stop-Control Report

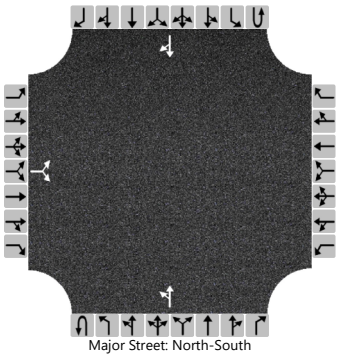
General Information

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						

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HCS Two-Way Stop-Control Report

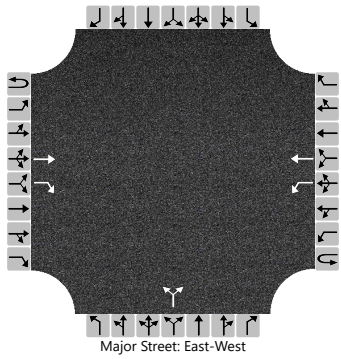
General Information

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						

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HCS Two-Way Stop-Control Report

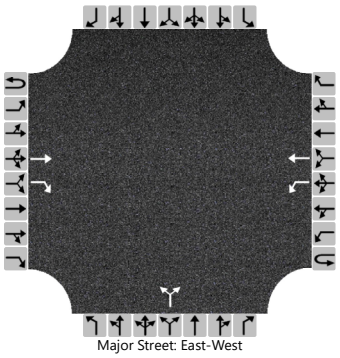
General Information

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						

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HCS Two-Way Stop-Control Report

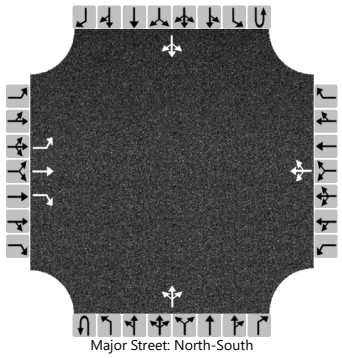
General Information

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		

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HCS Two-Way Stop-Control Report

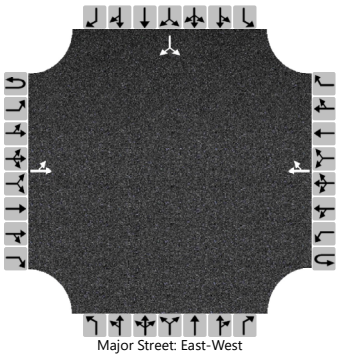
General Information

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		

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HCS Two-Way Stop-Control Report

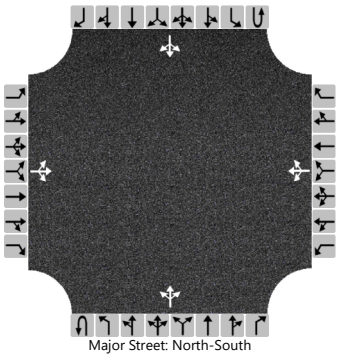
General Information

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			

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PM Existing (Peak Season) Conditions

HCS Two-Way Stop-Control Report

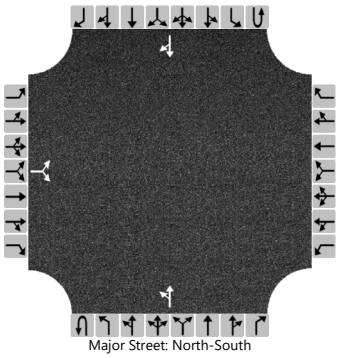
General Information

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						

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HCS Two-Way Stop-Control Report

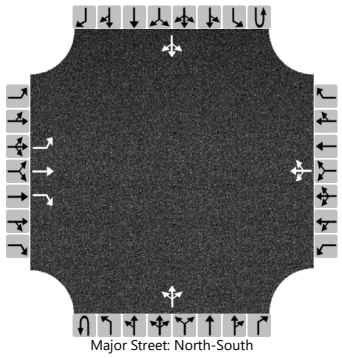
General Information

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			

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HCS Two-Way Stop-Control Report

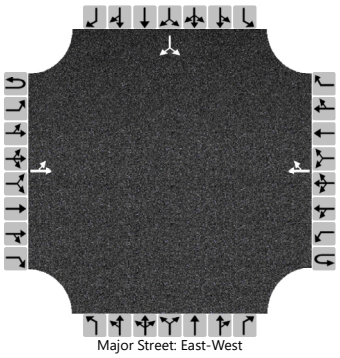
General Information

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		

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HCS Two-Way Stop-Control Report

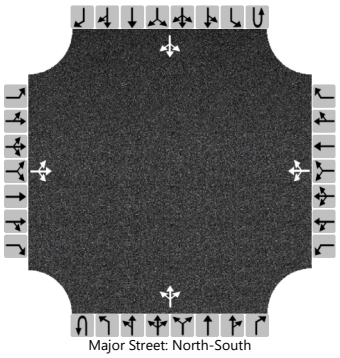
General Information

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			

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PM Background (Peak Season) Conditions

HCS Two-Way Stop-Control Report

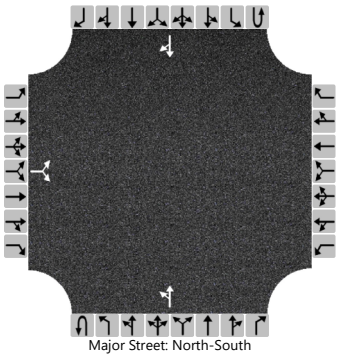
General Information

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						

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HCS Two-Way Stop-Control Report

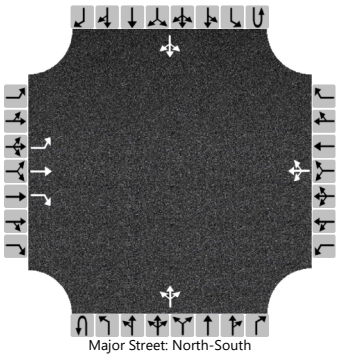
General Information

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			

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HCS Two-Way Stop-Control Report

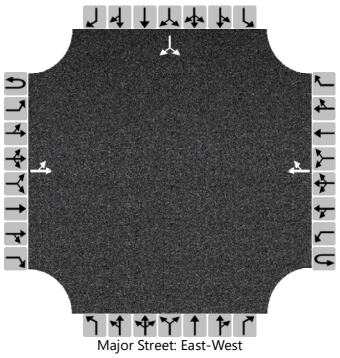
General Information

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			

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HCS Two-Way Stop-Control Report

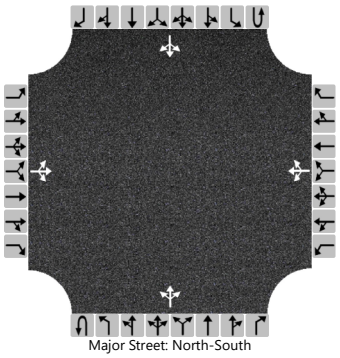
General Information

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			

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PM Buildout (Peak Season) Conditions

HCS Two-Way Stop-Control Report

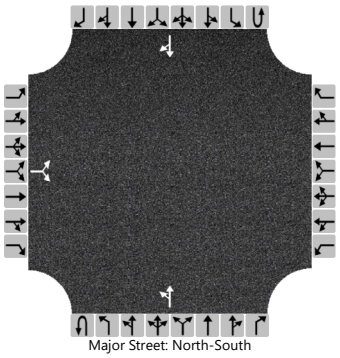
General Information

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						

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HCS Two-Way Stop-Control Report

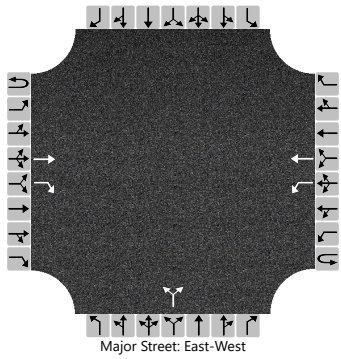
General Information

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						

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HCS Two-Way Stop-Control Report

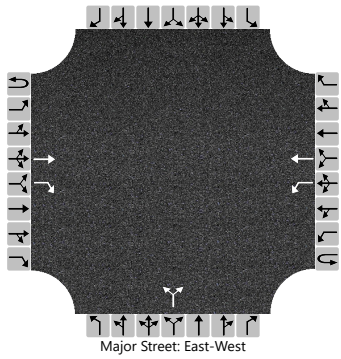
General Information

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						

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HCS Two-Way Stop-Control Report

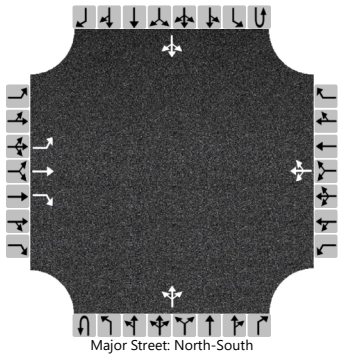
General Information

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			

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HCS Two-Way Stop-Control Report

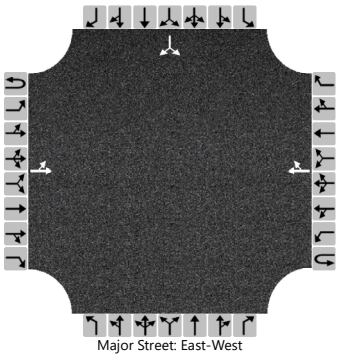
General Information

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		

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HCS Two-Way Stop-Control Report

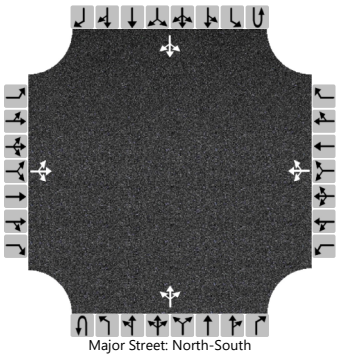
General Information

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			

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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.

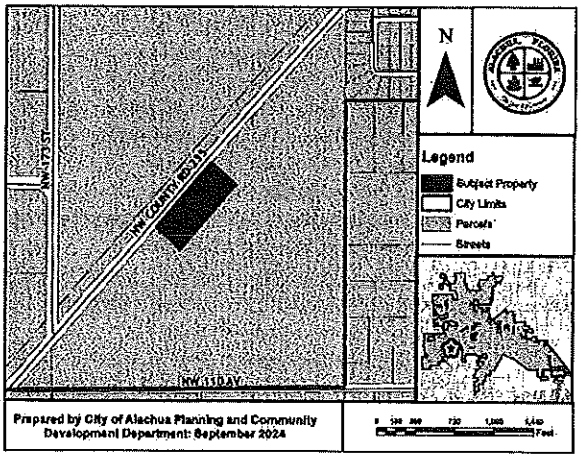
(References Section 286.015, Florida Statutes)

(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)

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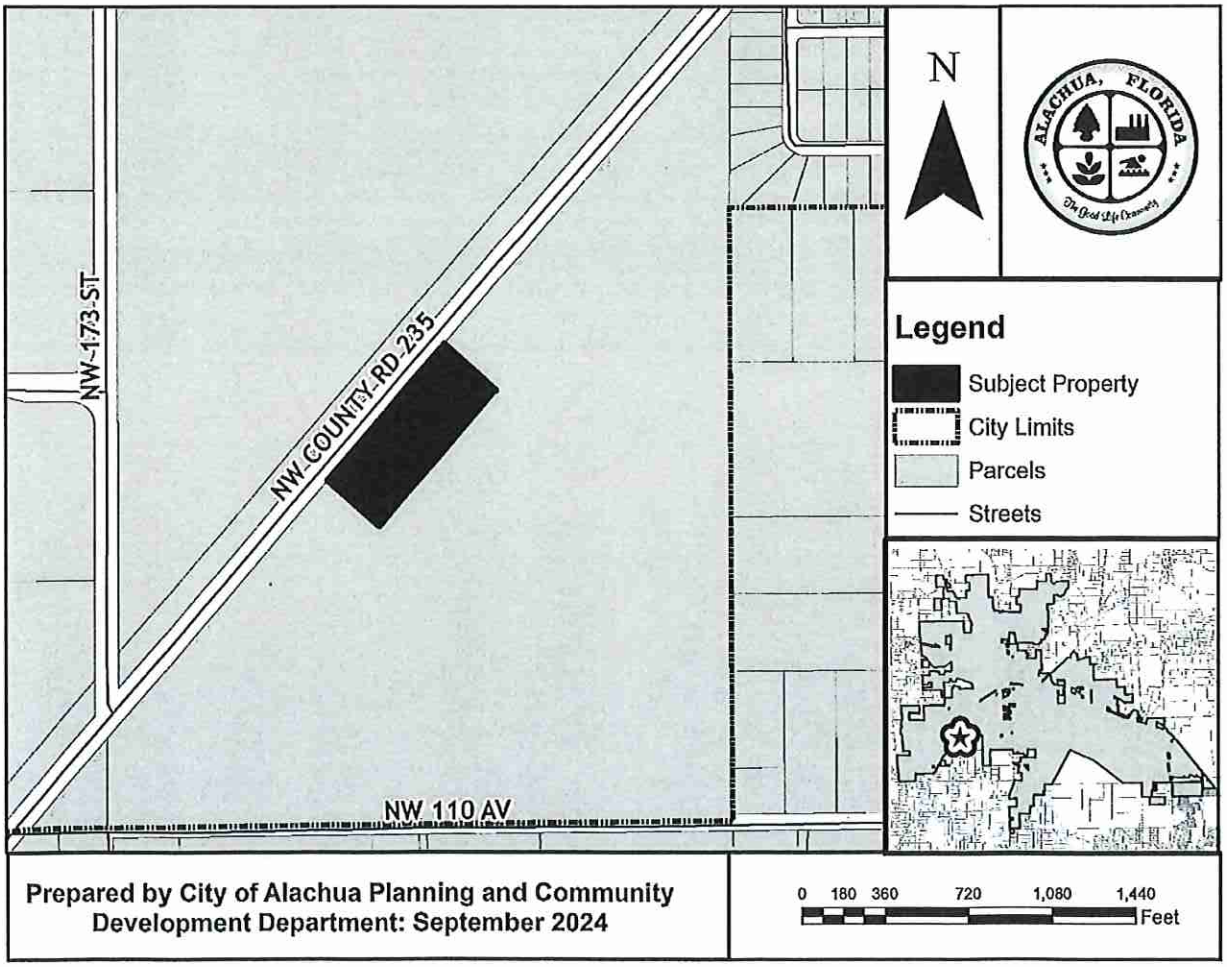

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03980-002-000
BAUGH SOUTHEAST COOPERATIVE INC
SYSCO CORPORATION
ATTN TAX DEPARTMENT 1390 ENCLAVE
HOUSTON, TX 77077

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

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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

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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

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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

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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 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 FORE MENTIONED 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, 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 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 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 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 DRAINAGE 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 TRAVIS LB7019"	87.96'	2826431.34	2696115.16
BM2	5/8" STEEL ROD & CAP "LB TRAVIS LB7019"	90.60'	2826466.72	2696179.76
BM3	5/8" STEEL ROD & CAP "LB TRAVIS LB7019"	89.81'	2826230.98	2696991.23

*NOTE: ALL SITE BENCHMARKS ARE LOCATED ALONG THE SOUTHERLY RIGHT OF WAY LINE OF NW 143RD 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.S = PAGES
R/W = RIGHT OF WAY
S.F. = SQUARE FEET
SEC 28-T8S-R18E = SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST

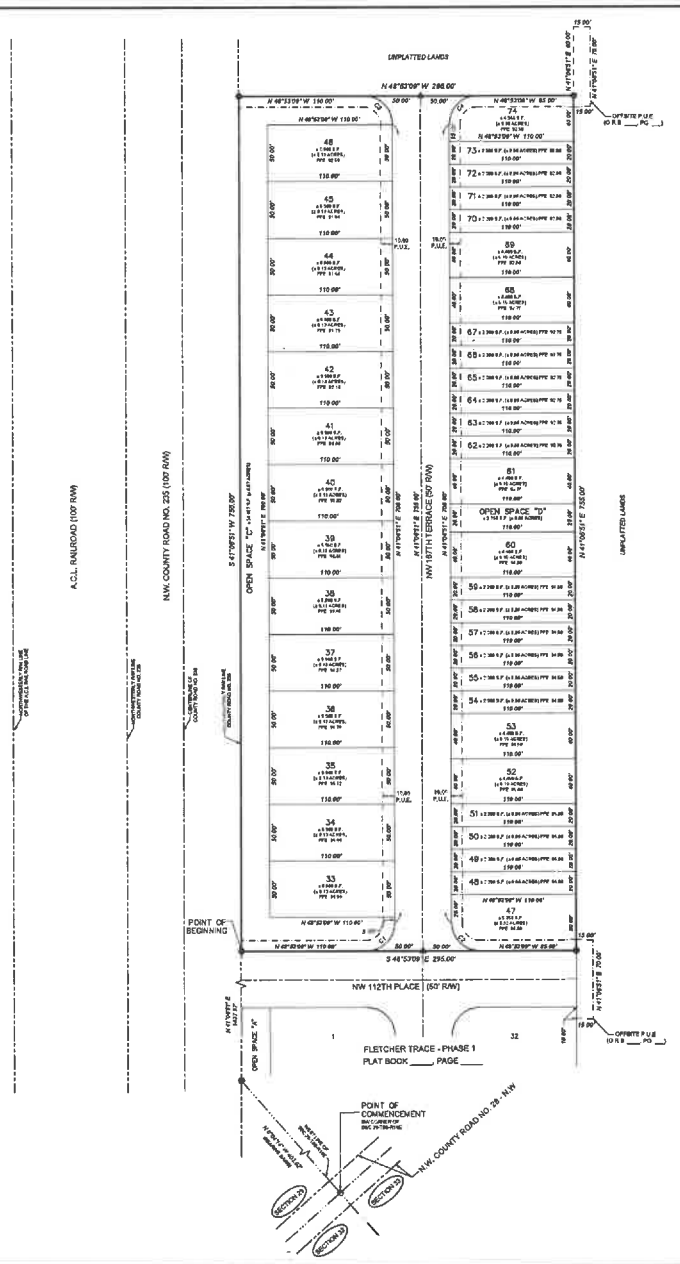
GRAPHIC SCALE
0 25 50 100
SCALE: 1" = 50'

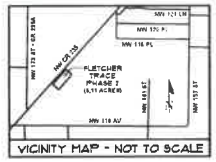
FLOOD ZONE

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, O.L. PROPERTIES, INC., DOES HEREBY CERTIFY THAT WE THE OWNER(S) 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 ACCESS 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 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 _____ PRINT NAME & TITLE _____

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 SURVEYOR AND MAPPER FOR COMPLIANCE WITH THE PLATTING REQUIREMENTS PURSUANT TO CHAPTER 177 PART II - PLATTING OF THE FLORIDA STATUTES AND THAT THE PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF SAID CHAPTER. HOWEVER, THE 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 REAL PROPERTY LANDS UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THIS PLAT AND SURVEY COMPLIED WITH ALL REQUIREMENTS SET FORTH IN CHAPTER 177 PART 1 - PLATTING OF THE FLORIDA STATUTES.

DATE _____

CHAD A. COLE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 7162
LAWSEIKH - HEWETT & MATTHEWS, LLC
FLORIDA LICENSED BUSINESS NUMBER LB 3679
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

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.

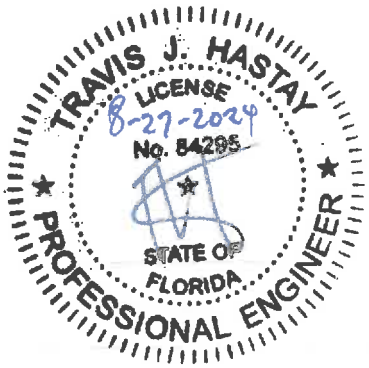


Exhibit "E"
Engineer's Certification of Construction Costs for Private Improvements

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.

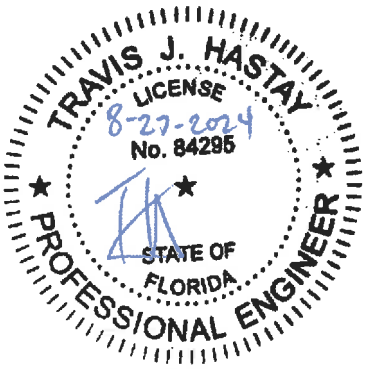
TRAVIS J. HASTAY
LICENSE
8-27-2024
No. 84295
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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.



City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: February 24, 2025

SUBJECT: Fletcher Trace Phase 3 Final Plat (PSP24-0009): A request by Aaron Hickman, PSM, of CHW, Inc, applicant and agent 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 Fletcher Development, LLC., 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

COMMISSION GOALS

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

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)

- [✔] 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)

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.

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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

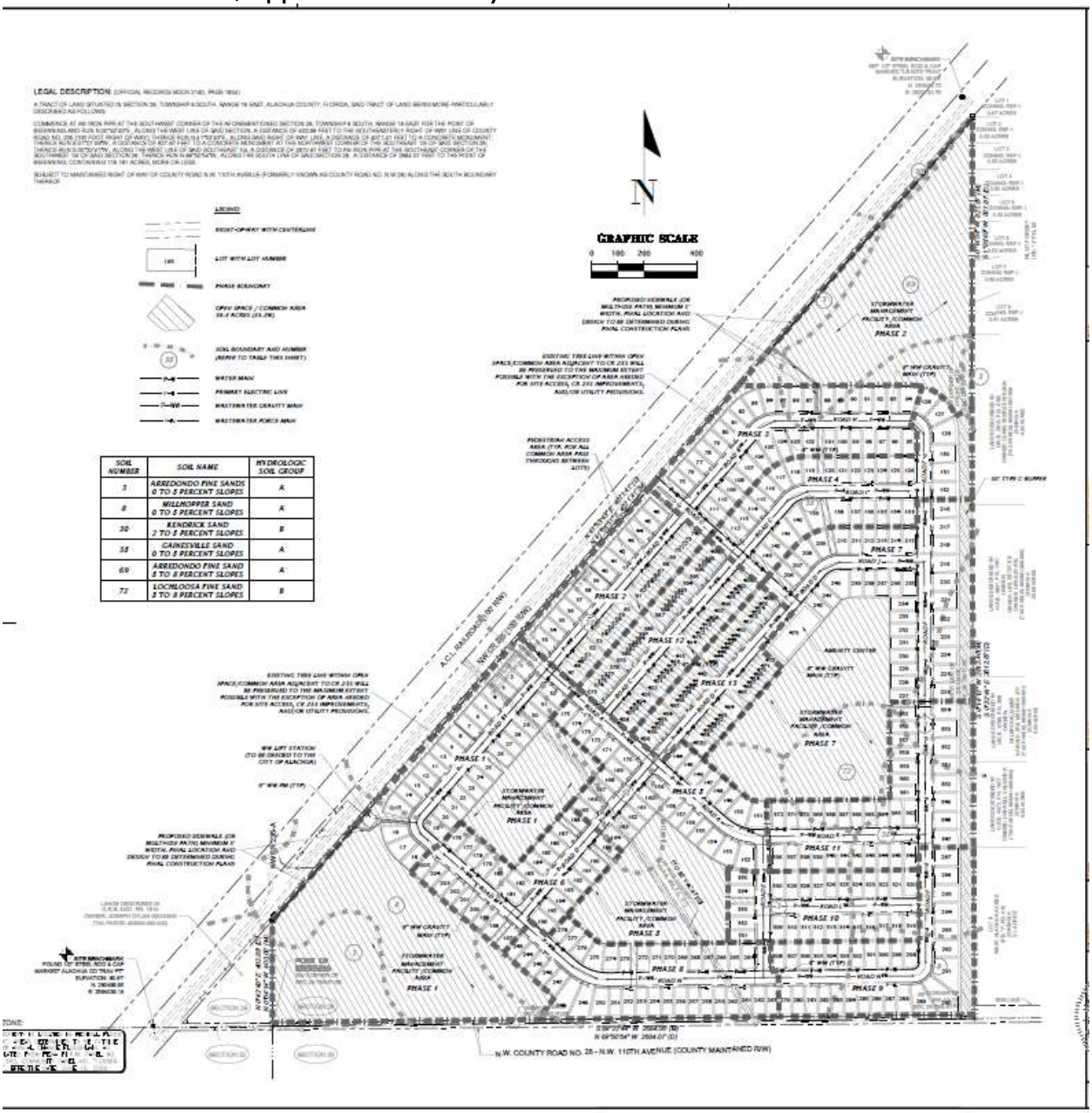
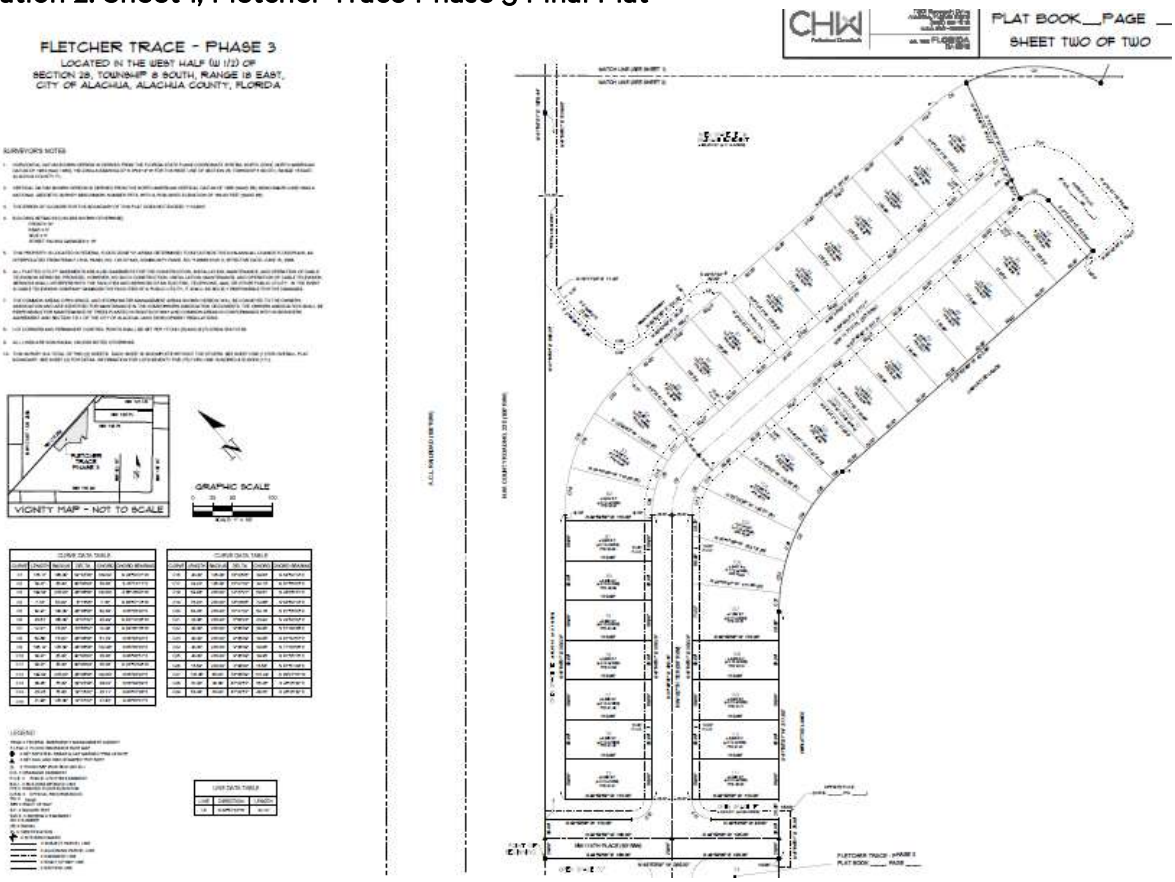


Illustration 2. Sheet 1, Fletcher Trace Phase 3 Final Plat



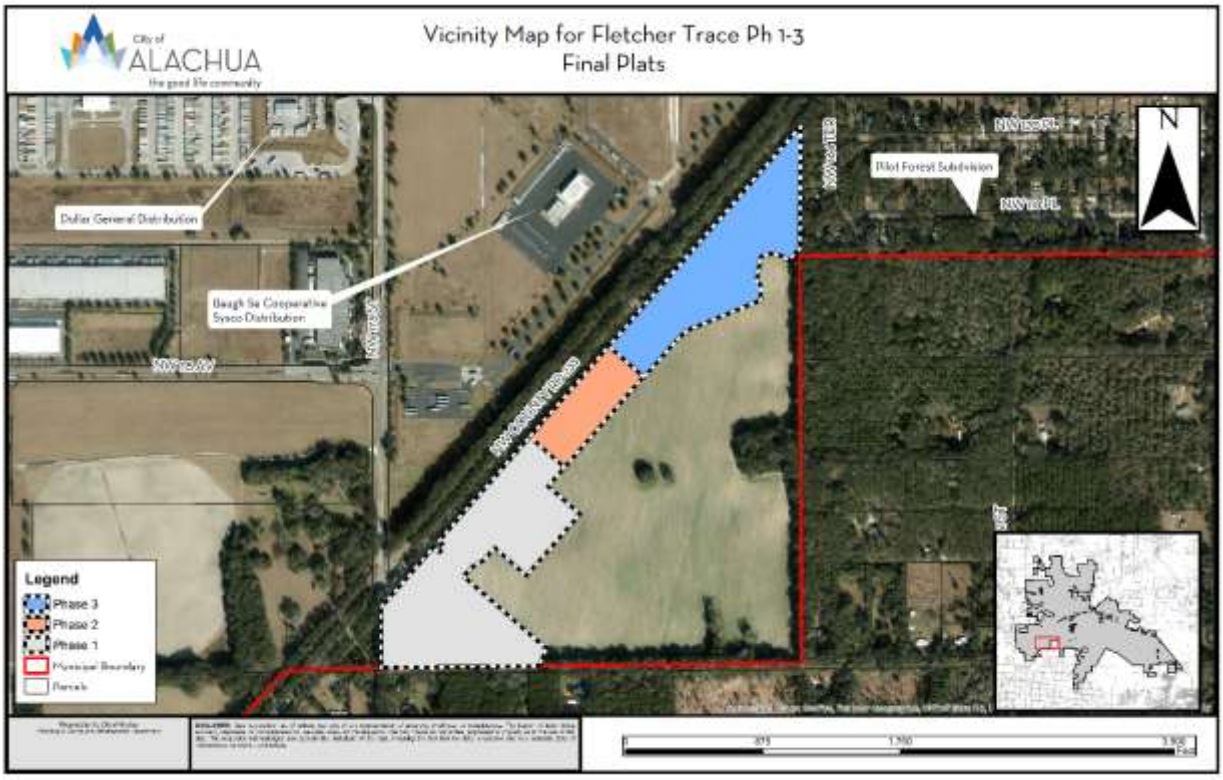
SURROUNDING USES

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

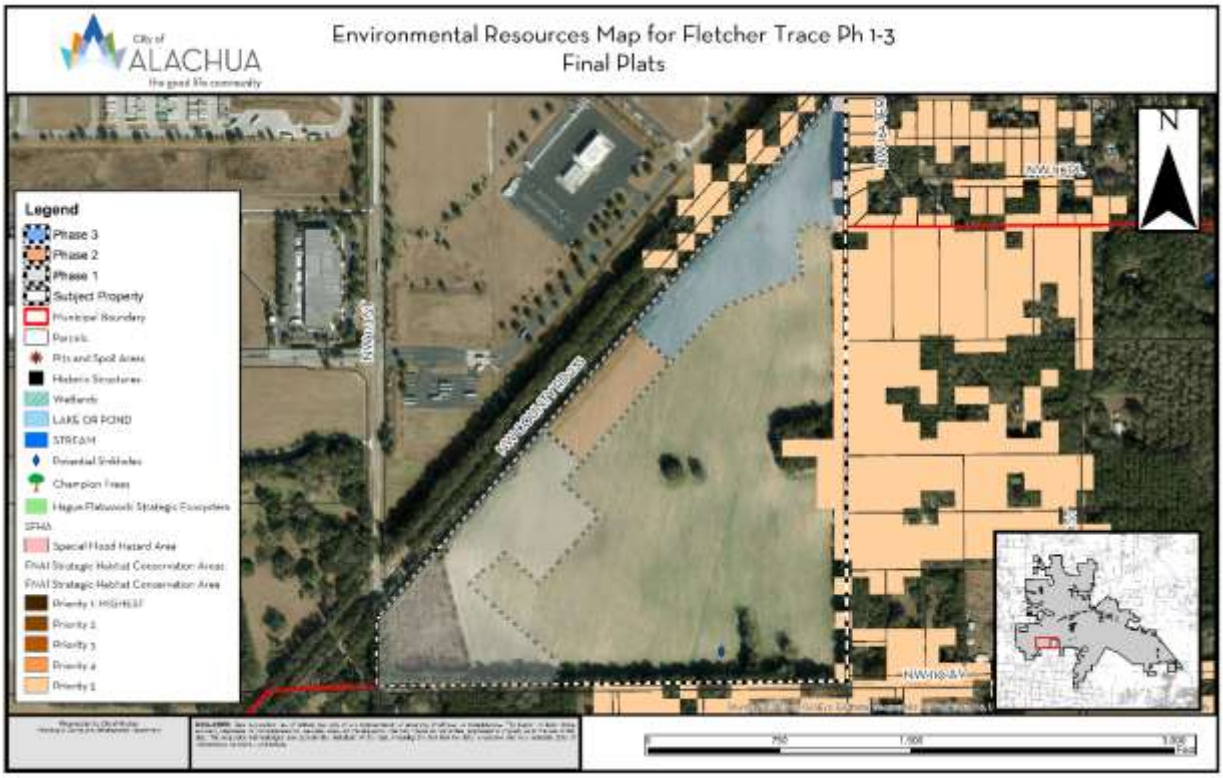
The City shall protect and preserve wetland values and functions from adverse, human caused, physical and hydrologic disturbances.

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)

- [✔] 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)

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'

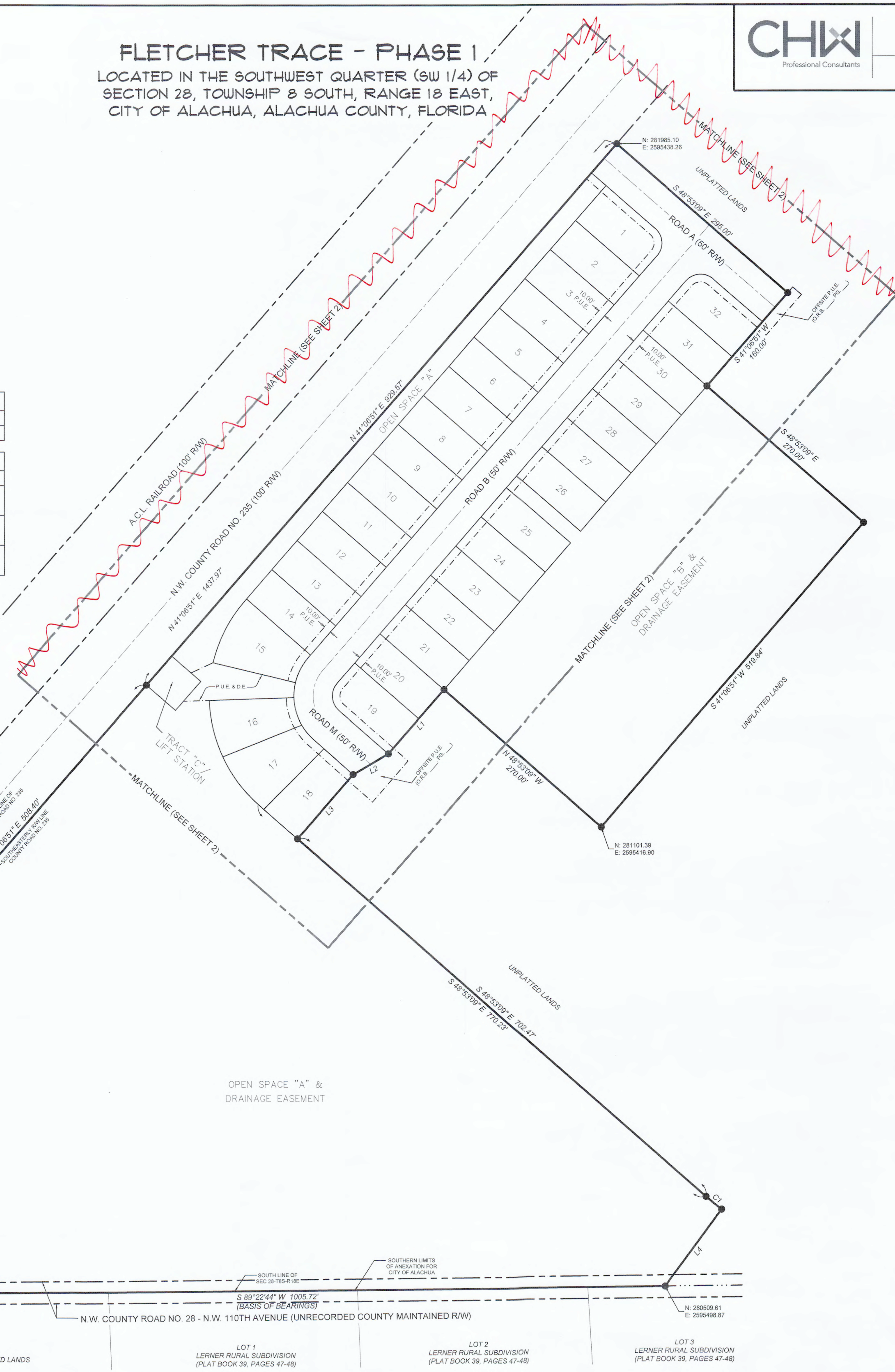
CURVE DATA TABLE

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
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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
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= 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:
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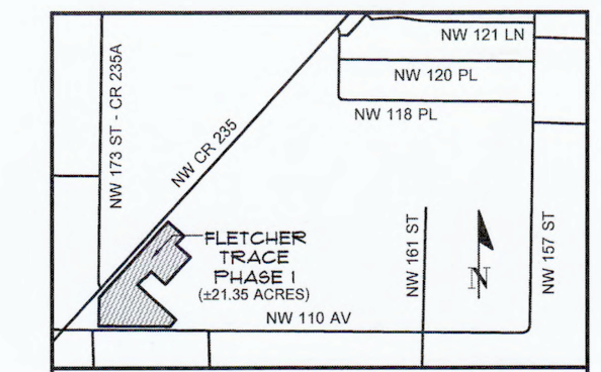
ALL PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES 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.

Tech: AaronH Plot Date: Jul 24,2024 8:48am Filename: N:\2021\21-0297\Departments\01_Survey\PLATS\PHASE 1\PLAT\21-0297 FLETCHER TRACE - PHASE 1.dwg



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 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

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.
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3. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1': 5,000'.
4. BUILDING SETBACKS (UNLESS SHOWN OTHERWISE)
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   SIDE = 5'
   STREET FACING GARAGES = 18'
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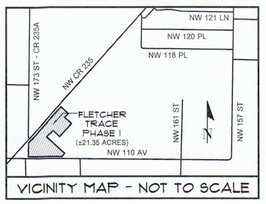
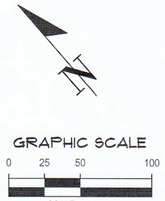


VICINITY MAP - NOT TO SCALE



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"
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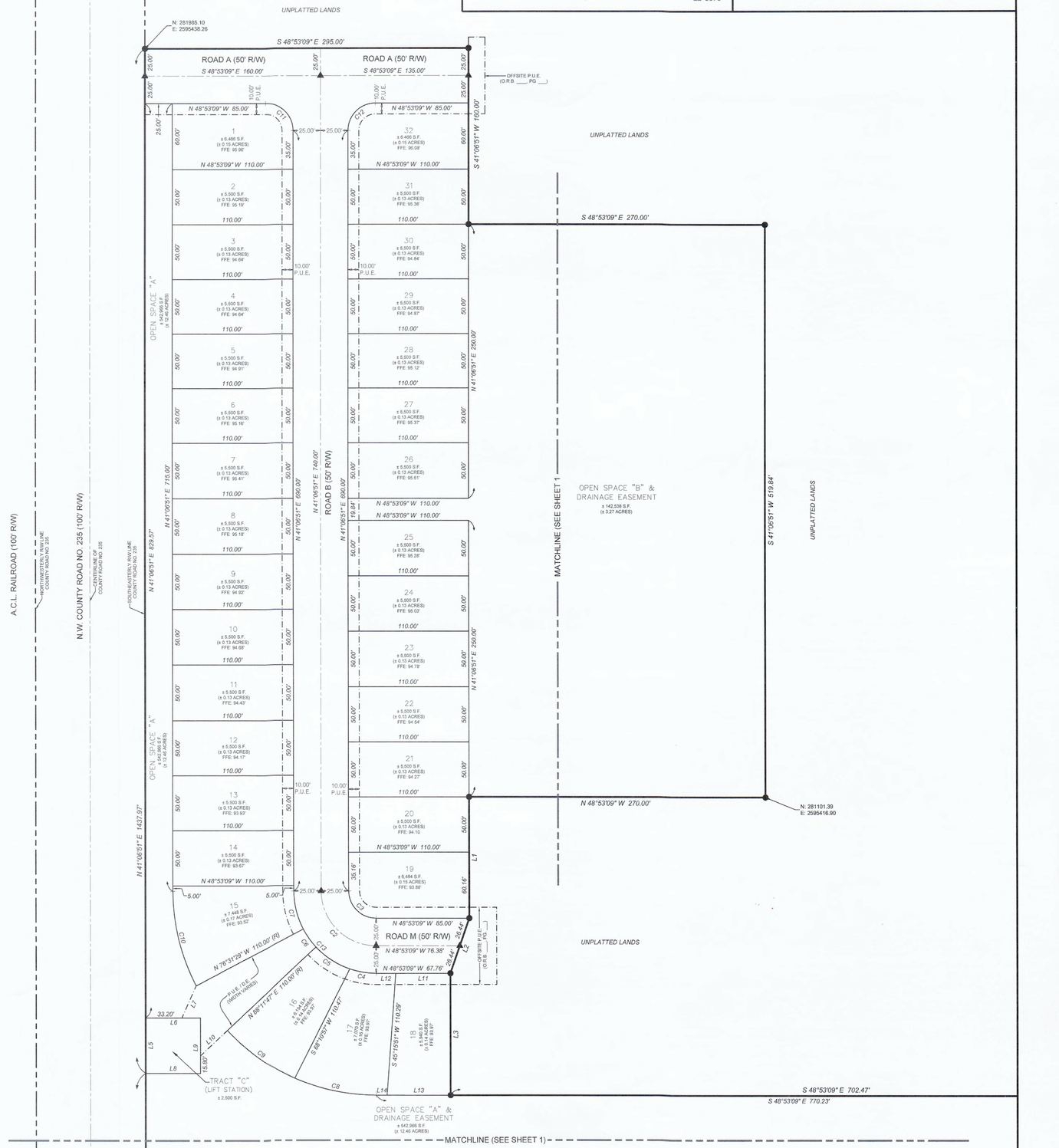

Tech: Asmolt Plot Date: Jul 24,2024 8:48am Filename: H:\2021\21-0297\Department's\01_Survey\PLATS\PHASE 1\PLAT\21-0297 FLETCHER TRACE - PHASE 1.dwg

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.
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3. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1': 5,000'.
4. BUILDING SETBACKS (UNLESS SHOWN OTHERWISE)
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GRAPHIC SCALE
0 25 50 100
SCALE: 1" = 50'

FLOOD ZONE:

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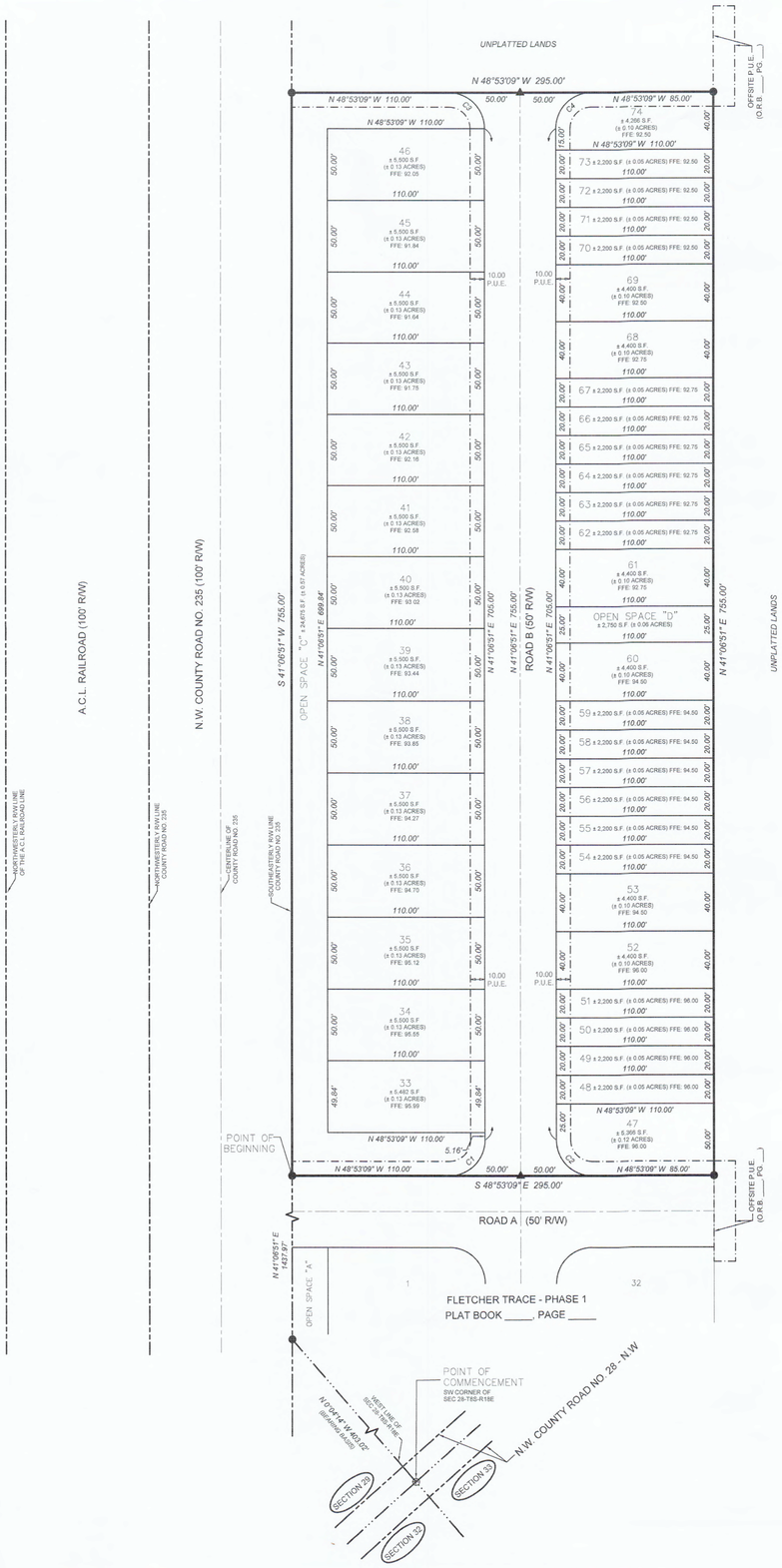

CHW Professional Consultants
11801 Research Drive
Alachua, Florida 32615
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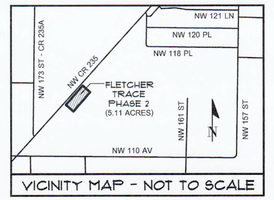
est. 1988 FLORIDA CA-5075

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 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 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°38'55", 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.

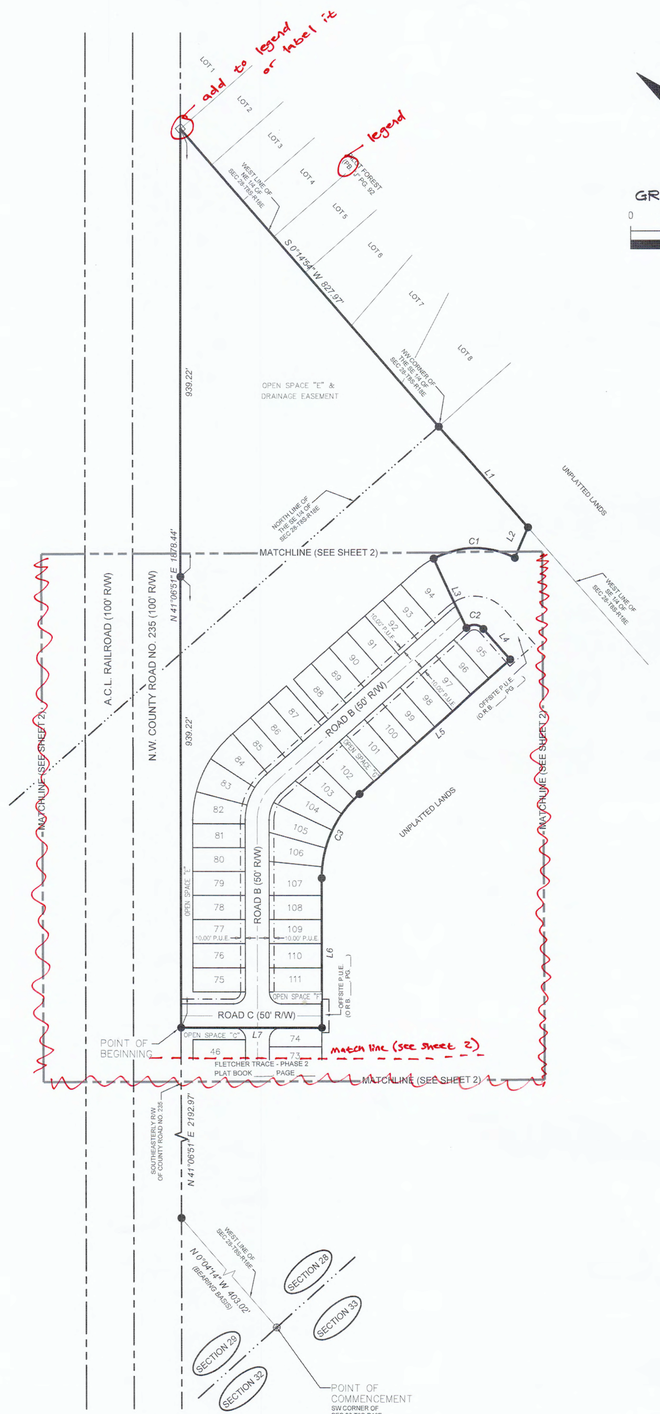
ALL PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES 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
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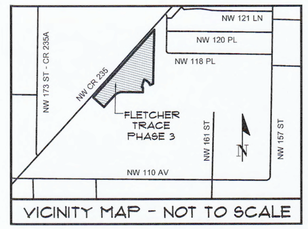
SCALE: 1" = 150'



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

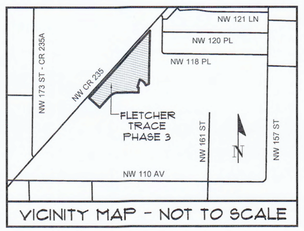
LOCATED IN THE WEST HALF (W 1/2) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

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\01.Survey\PLATS\PHASE 3\PLAT\21-025 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. 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).

Bearing reference needed on a well monumented line

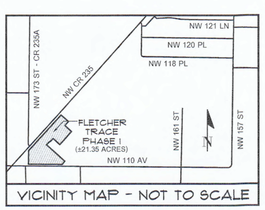
GRAPHIC SCALE
0 40 80 160
SCALE: 1" = 80'

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
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⊕ = SITE BENCHMARK
= SUBJECT PARCEL LINE
= ADJOINING PARCEL LINE
= EASEMENT LINE
= RIGHT OF WAY LINE
= SECTION LINE

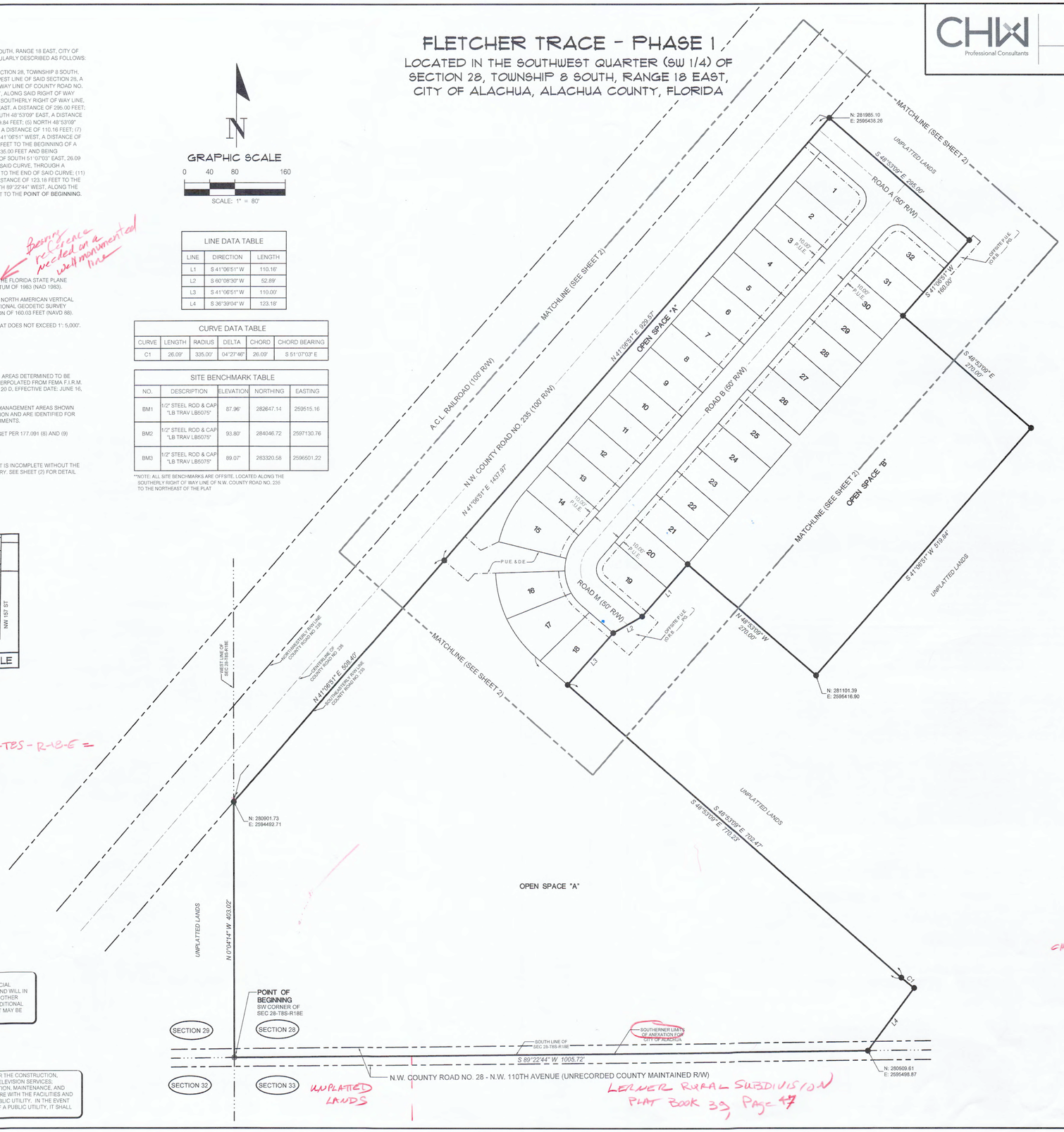
SEC 28-TBS-R18E =

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

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

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

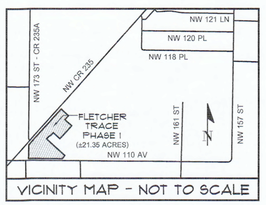
CHW Professional Consultants
132 NW 76th Drive
Gainesville, Florida 32607
(352) 331-1976 / (352) 331-2476
www.chw-inc.com
est. 1988 FLORIDA LB-5075

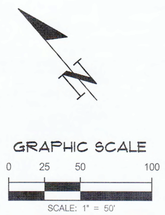
PLAT BOOK__,PAGE __
SHEET TWO OF TWO

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).



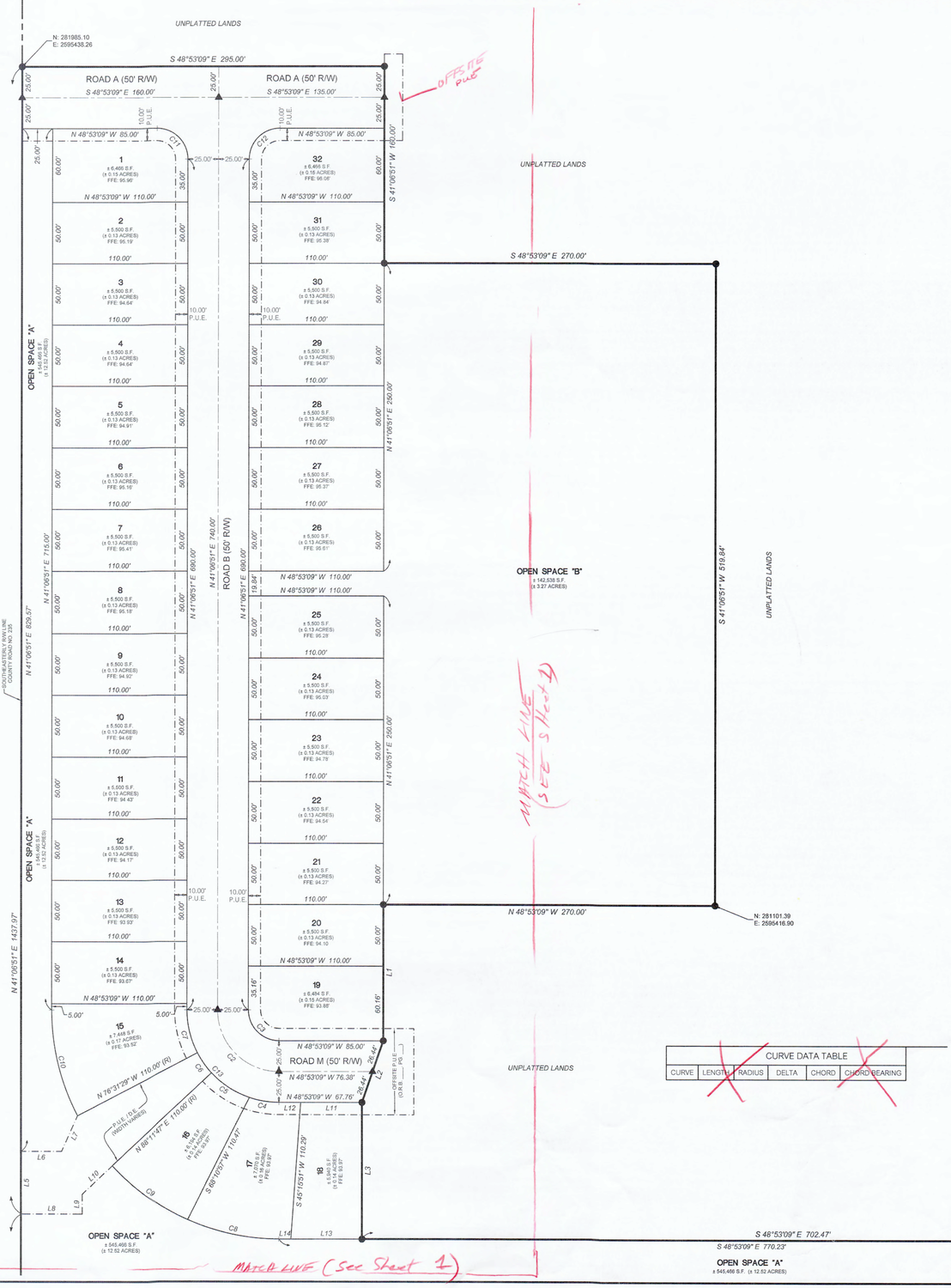


LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 41°06'51" W	110.16'
L2	S 60°08'30" W	52.89'
L3	S 41°06'51" W	110.00'
L4	S 36°39'04" W	123.18'
L5	S 41°06'51" W	50.00'
L6	S 48°53'09" E	33.20'
L7	S 65°17'45" W	31.52'
L8	N 48°53'09" W	50.00'
L9	N 41°06'51" E	15.80'
L10	N 88°11'47" E	33.48'
L11	N 48°53'09" W	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



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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.

Used 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.

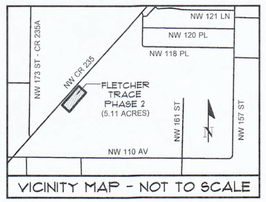
SITE BENCHMARK TABLE

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

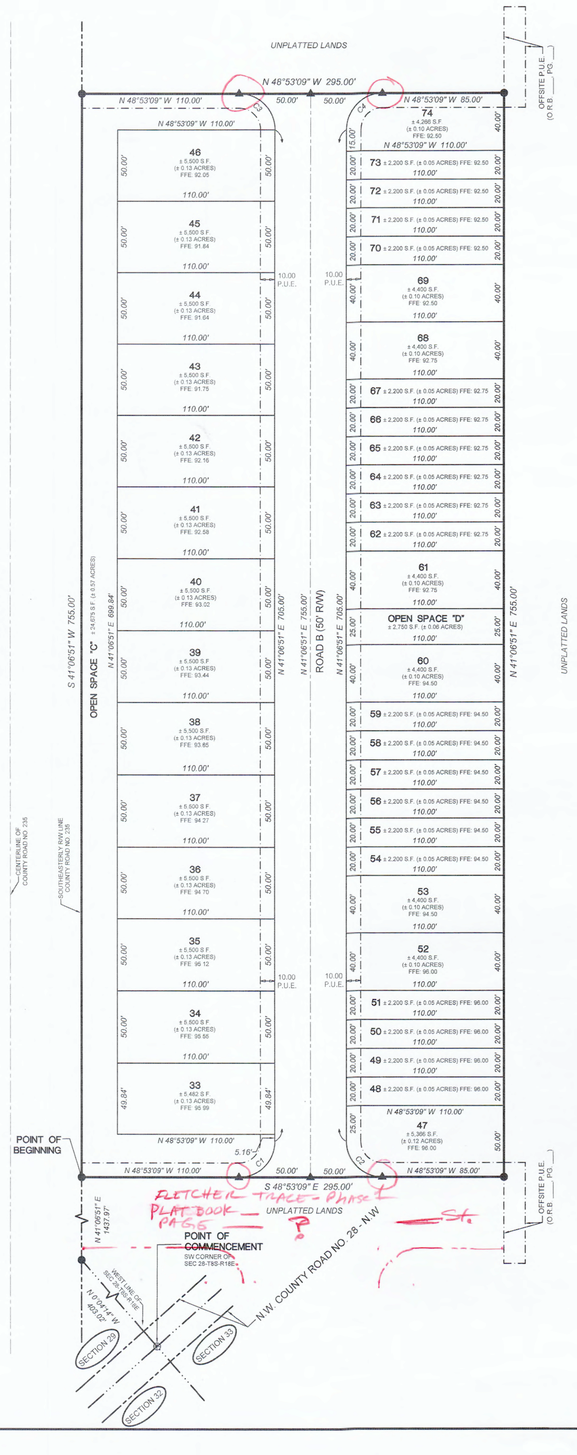
GRAPHIC SCALE
0 25 50 100
SCALE: 1" = 50'

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:

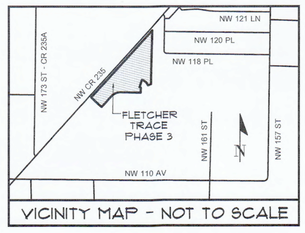
COMMENCE AT THE SOUTHWEST CORNER OF AFOREMENTIONED SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE NORTH 0°04'14" WEST, ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 403.02 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY); THENCE NORTH 41°06'51" EAST, 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.

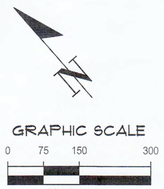
SURVEYOR'S NOTES

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. 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- TBS- 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.

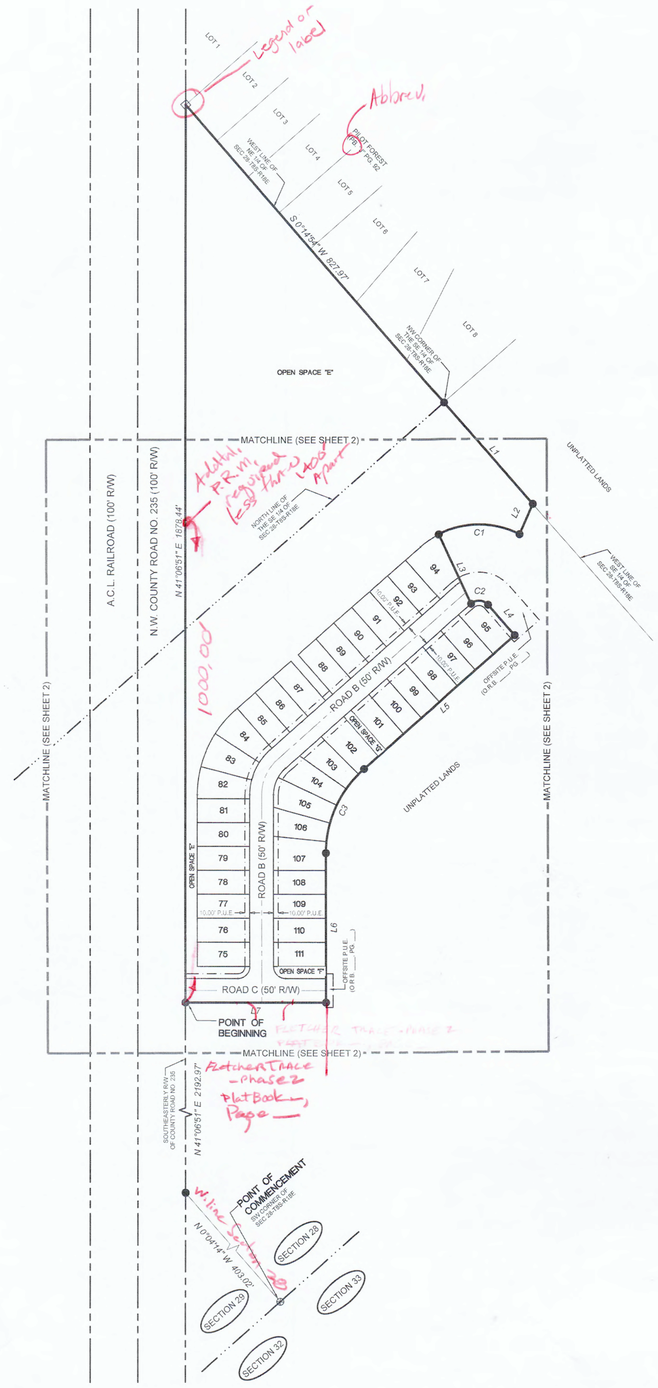
ALL PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES: PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES 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'
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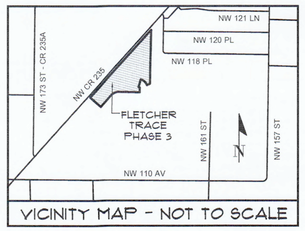
8. CORNERS AND PERMANENT CONTROL POINTS SHALL BE SET PER 177.091 (8) AND (9) FLORIDA STATUTES.
9. ALL LINES ARE NON-RADIAL UNLESS NOTED OTHERWISE.
10. THIS SURVEY IS A TOTAL OF TWO (2) SHEETS. EACH SHEET IS INCOMPLETE WITHOUT THE OTHERS. SEE SHEET ONE (1) FOR OVERALL PLAT BOUNDARY. SEE SHEET (2) FOR DETAIL INFORMATION FOR LOTS ONE (1) THRU THIRTY-TWO (32).



VICINITY MAP - NOT TO SCALE

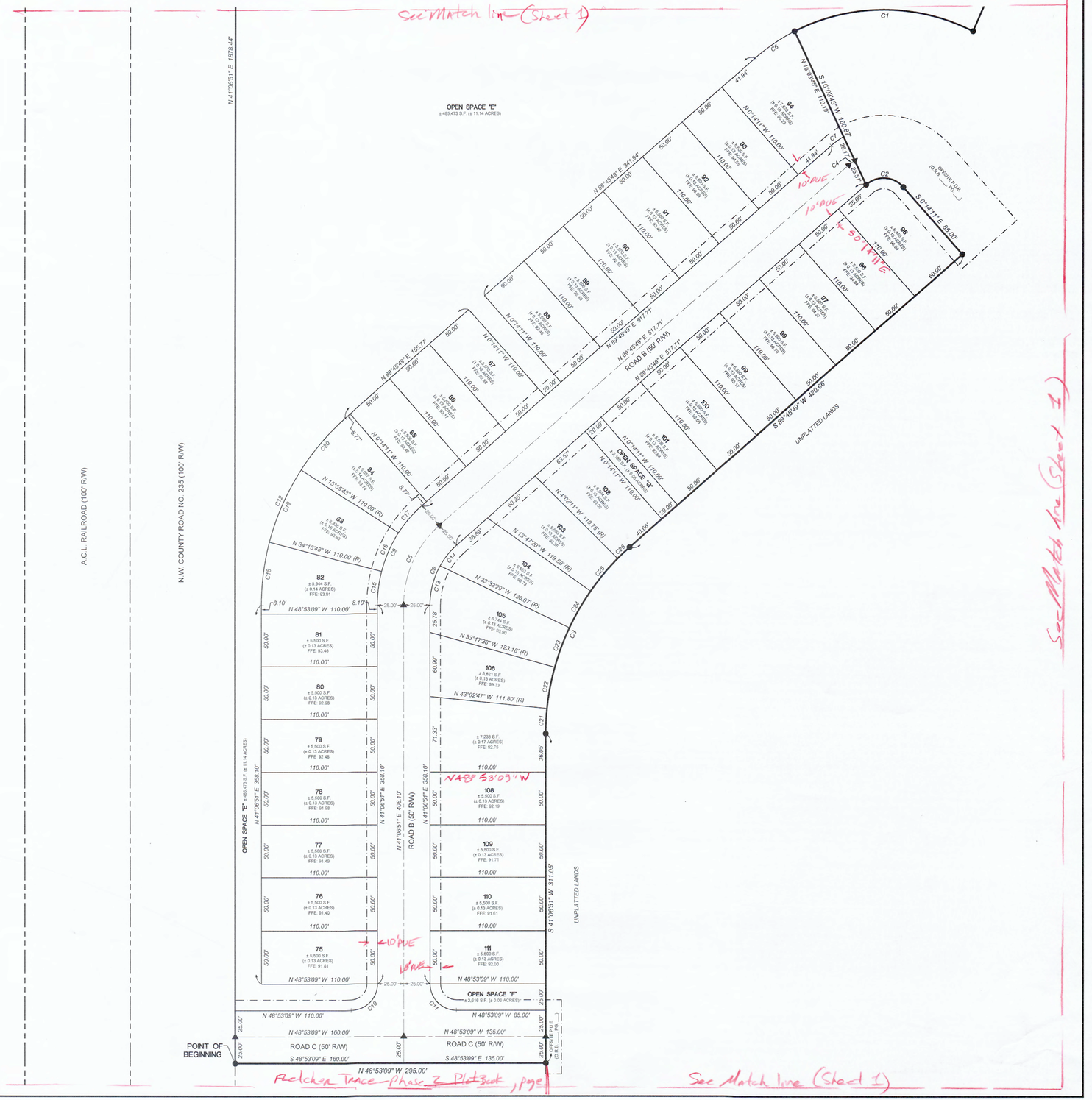
GRAPHIC SCALE
0 25 50 100
SCALE: 1" = 50'

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



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 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

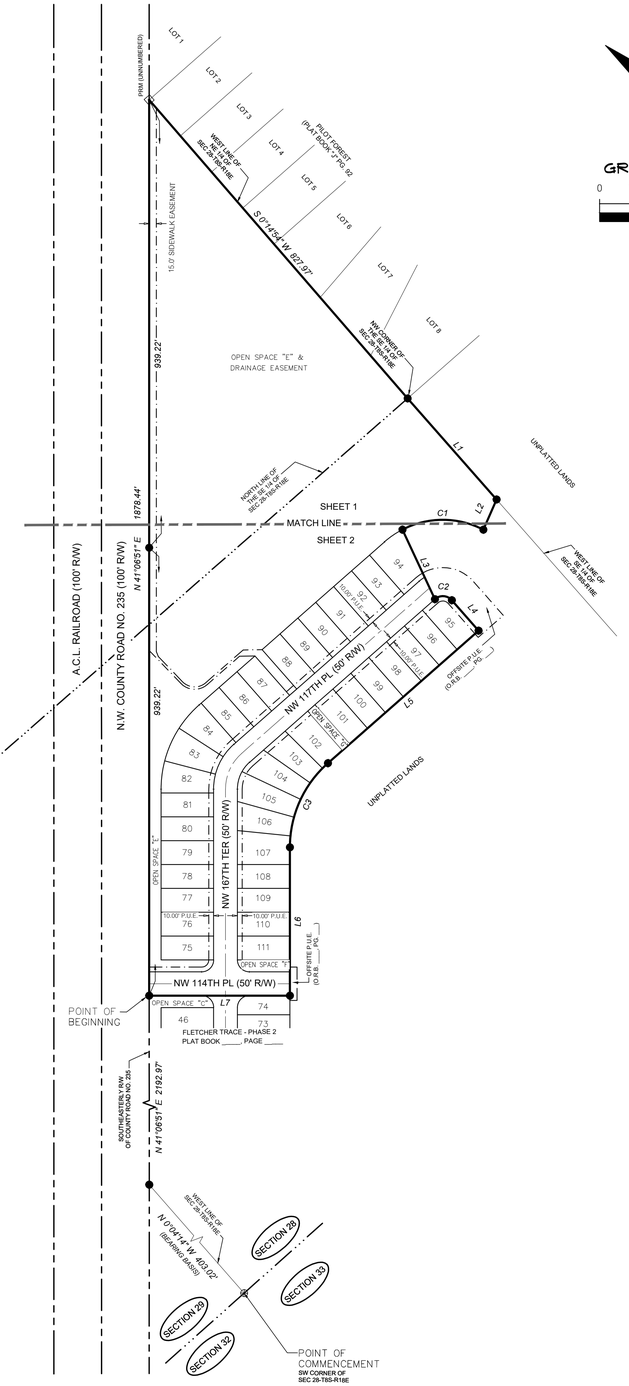
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
● = SET 5/8" STEEL REBAR & CAP MARKED "PRM LB 5075"
▲ = SET NAIL AND DISK STAMPED "PCP 5075"
⊗ = FOUND 5/8" IRON ROD (NO ID.)
⊡ = FOUND 4"X4" CONCRETE MONUMENT WITH NO ID (UNNUMBERED PRM)
PRM = PERMANENT REFERENCE MONUMENT
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.



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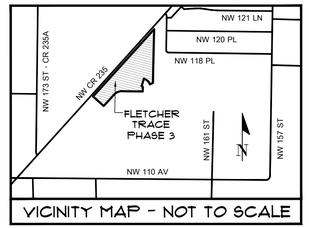

VICINITY MAP - NOT TO SCALE

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 I7ST6, 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.
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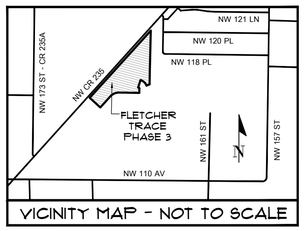
8. LOT CORNERS AND PERMANENT CONTROL POINTS SHALL BE SET PER 177.091 (8) AND (9) FLORIDA STATUTES.
9. ALL LINES ARE NON-RADIAL UNLESS NOTED OTHERWISE.
10. THIS SURVEY IS A TOTAL OF TWO (2) SHEETS. EACH SHEET IS INCOMPLETE WITHOUT THE OTHERS. SEE SHEET ONE (1) FOR OVERALL PLAT BOUNDARY. SEE SHEET (2) 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

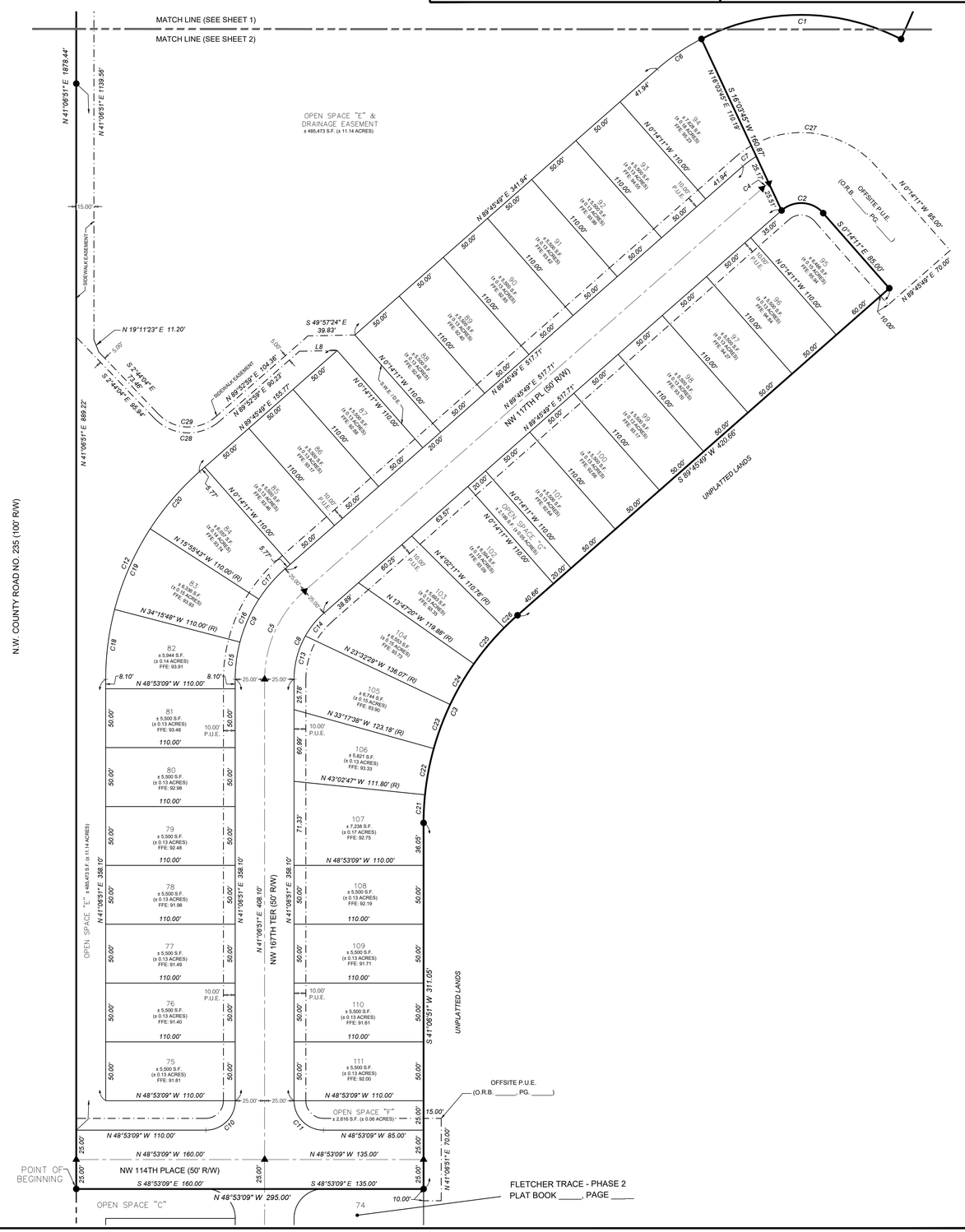
LEGEND

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:

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(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

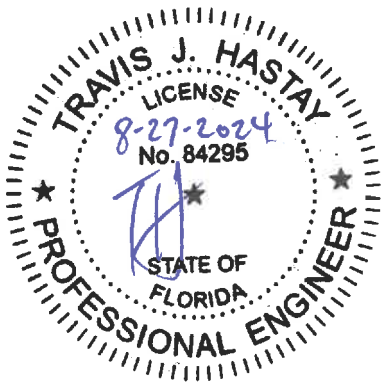
_____
Witness

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**

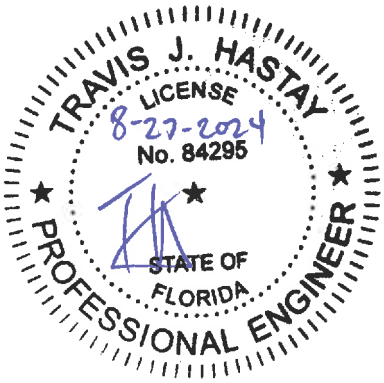
The Engineer's probable estimate of cost provided in this document is specifically intended to represent a rough order of magnitude, including all component information for line items aspects of the work, estimated quantities, and applied unit rates. The Engineer's probable estimate of cost is not intended 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**

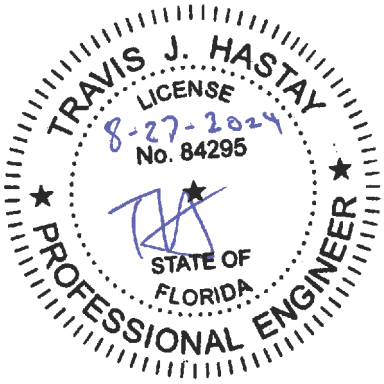
The Engineer's probable estimate of cost provided in this document is specifically intended to represent a rough order of magnitude, including all component information for line items aspects of the work, estimated quantities, and applied unit rates. The Engineer's probable estimate of cost is not intended 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°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.

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

LEGEND:

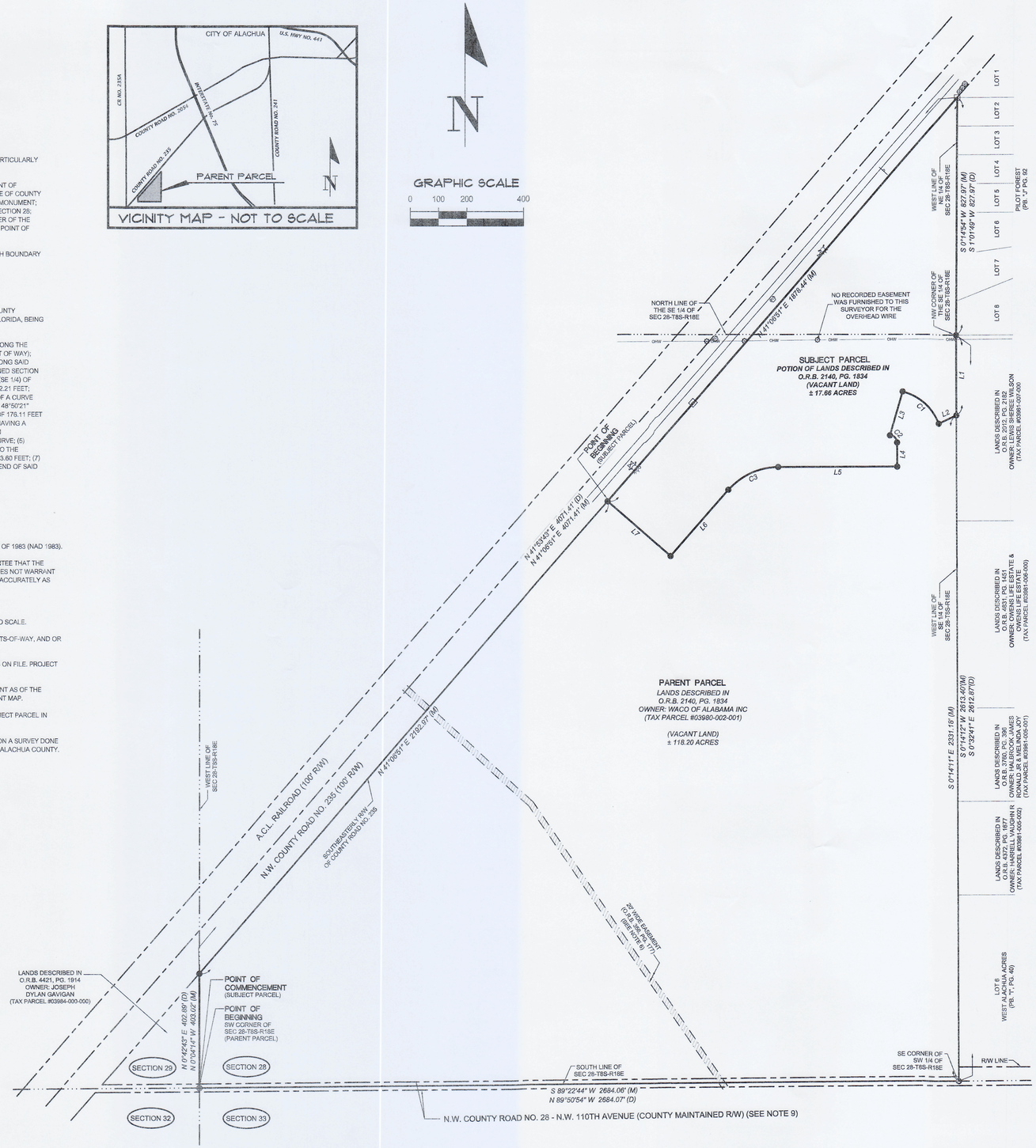
(D) = DATA BASED ON FURNISHED DESCRIPTION
(M) = DATA BASED ON FIELD MEASUREMENTS
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
S.F. = SQUARE FEET
R/W = RIGHT OF WAY
ID. = IDENTIFICATION
O.R.B. = OFFICIAL RECORDS BOOK
PB. = PLAT BOOK
PG. = PAGE
● = SET 5/8" STEEL ROD & 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

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SCALE: 1" = 200'
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.
ORIGINAL DRAWING 11" X 17"
0 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
CREW CHIEF: RQ
CHECKED BY: CAC
DRAWN BY: CAC
TECHNICIAN: NAD

This map prepared by:
ROAD A. COLSON
Certificate No. 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

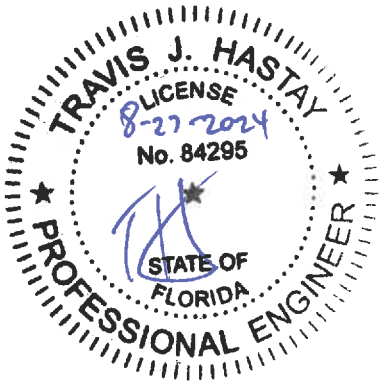
Tech: mckd Plot Date: Mar 20,2024 10:35am Filename: M:\2021\21-0297\Departments\01_Survey\PLATS\PHASE 3\BOUNDARY\21-0297 BOUNDARY (PHASE 3).dwg

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**

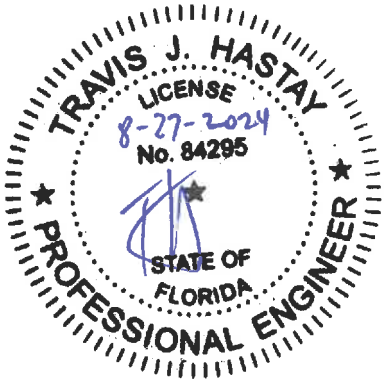


CHW
Professional Consultants

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.



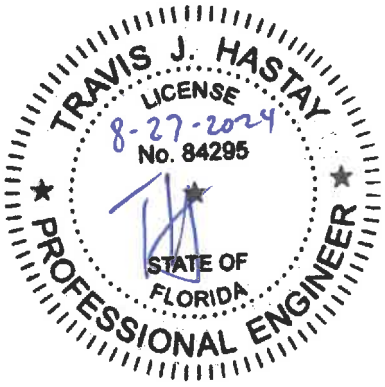
CHW
Professional Consultants

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**

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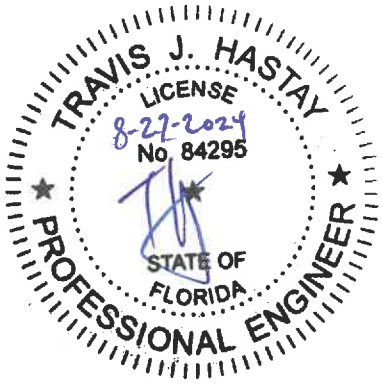

CHW
Professional Consultants

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**

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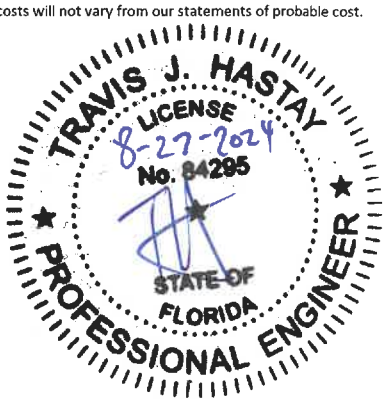

CHW
Professional Consultants

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**

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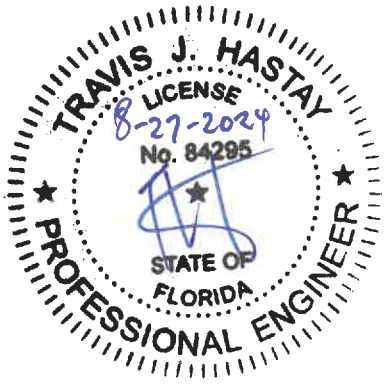

CHW
Professional Consultants

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**

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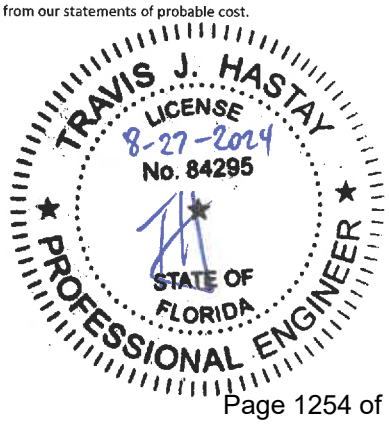


City of Alachua

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'

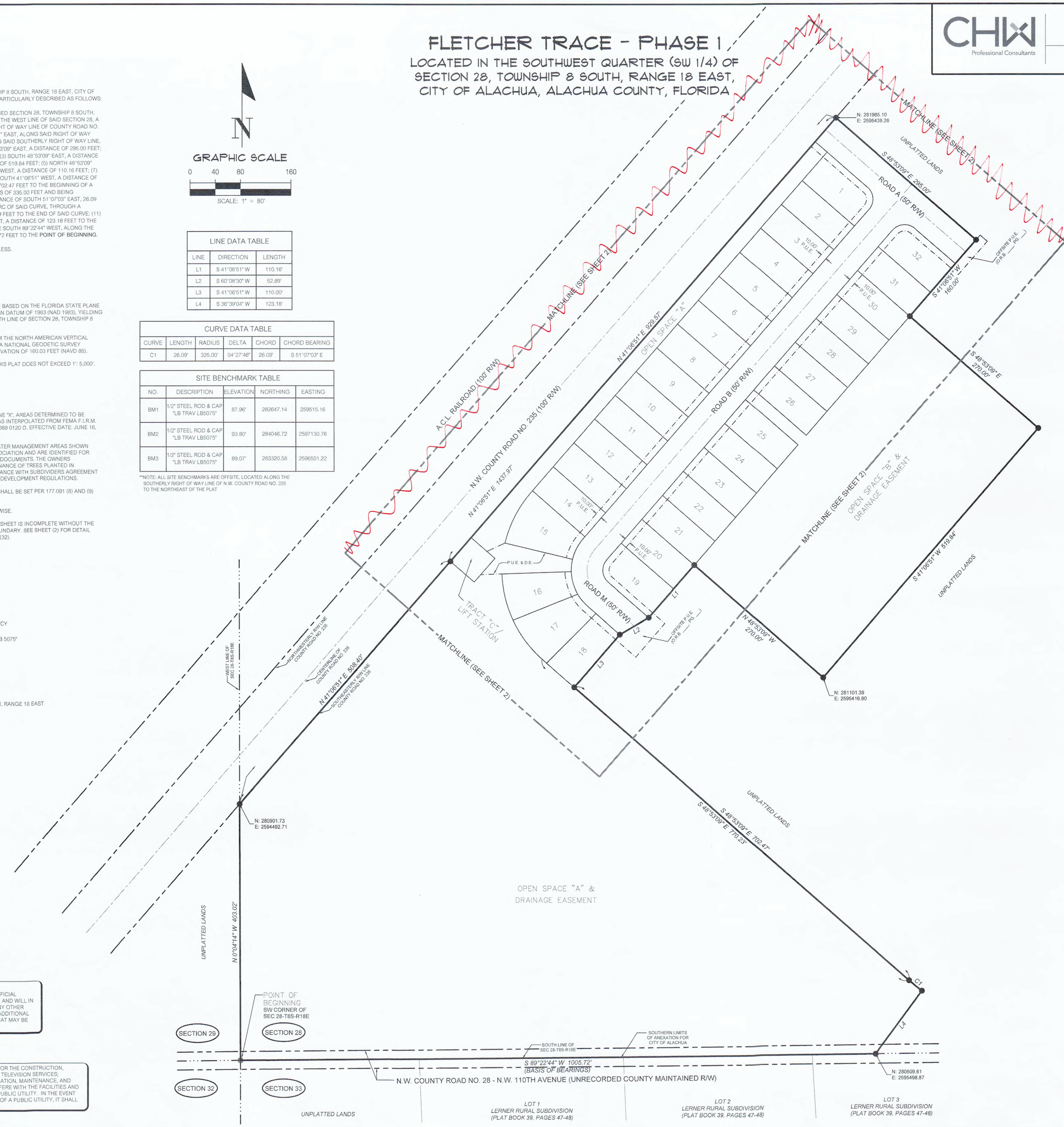
CURVE DATA TABLE

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

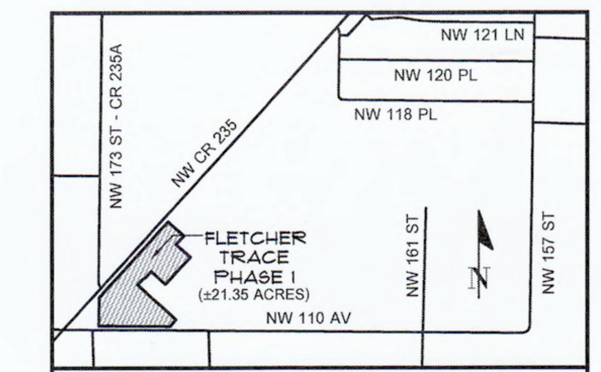
FLOOD ZONE:

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.

Tech: AaronH Plot Date: Jul 24,2024 8:48am Filename: N:\2021\21-0297\Departments\01_Survey\PLATS\PHASE 1\PLAT\21-0297 FLETCHER TRACE - PHASE 1.dwg



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 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

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.
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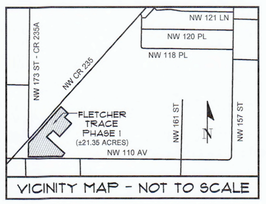
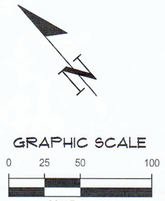
9. THIS SURVEY IS A TOTAL OF TWO (2) SHEETS. EACH SHEET IS INCOMPLETE WITHOUT THE OTHERS. SEE SHEET ONE (1) FOR OVERALL PLAT BOUNDARY. SEE SHEET (2) FOR DETAIL INFORMATION FOR LOTS ONE (1) THRU THIRTY-TWO (32).



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
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——— = SUBJECT PARCEL LINE
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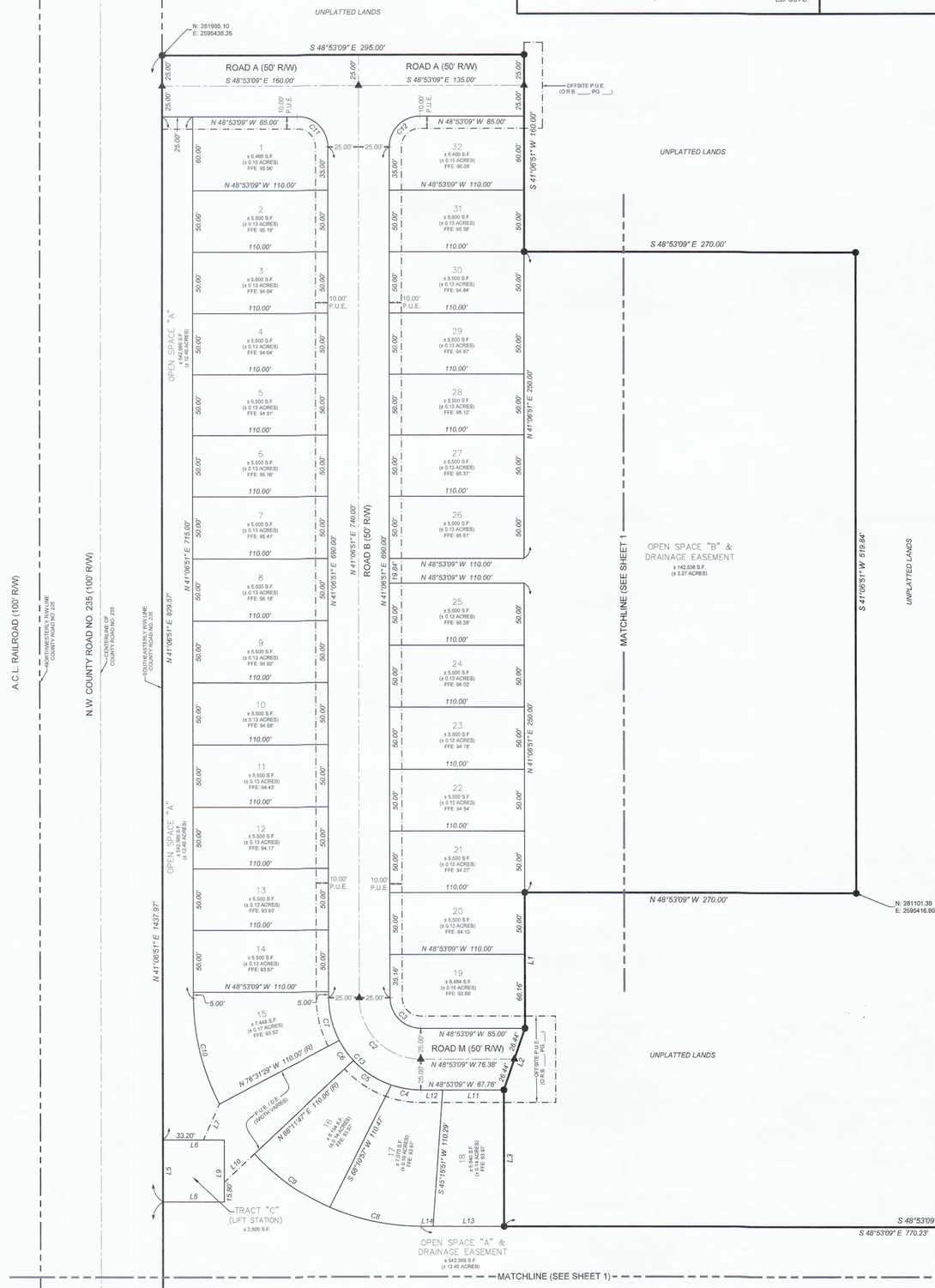
— ··· — = SECTION LINE


UNPLATTED LANDS
N: 2819185.10
E: 2595438.26
S 48°53'09" E 295.00'
ROAD A (50' R/W)
S 48°53'09" E 160.00'
S 48°53'09" E 135.00'
OFFSITE P.U.E. (O.R.B. ___ PG. ___)
10.00' P.U.E.
N 48°53'09" W 85.00'
C11
C12
25.00'
N 48°53'09" W 110.00'
S 41°06'51" W 160.00'
OPEN SPACE "A" ± 142,995 S.F. (± 3.28 ACRES)
1 ± 6,466 S.F. (± 0.15 ACRES) FFE: 95.96'
2 ± 5,500 S.F. (± 0.13 ACRES) FFE: 95.19'
3 ± 5,500 S.F. (± 0.13 ACRES) FFE: 94.64'
4 ± 5,500 S.F. (± 0.13 ACRES) FFE: 94.64'
5 ± 5,500 S.F. (± 0.13 ACRES) FFE: 94.91'
6 ± 5,500 S.F. (± 0.13 ACRES) FFE: 95.16'
7 ± 5,500 S.F. (± 0.13 ACRES) FFE: 95.41'
8 ± 5,500 S.F. (± 0.13 ACRES) FFE: 95.18'
9 ± 5,500 S.F. (± 0.13 ACRES) FFE: 94.92'
10 ± 5,500 S.F. (± 0.13 ACRES) FFE: 94.68'
11 ± 5,500 S.F. (± 0.13 ACRES) FFE: 94.43'
12 ± 5,500 S.F. (± 0.13 ACRES) FFE: 94.17'
13 ± 5,500 S.F. (± 0.13 ACRES) FFE: 93.93'
14 ± 5,500 S.F. (± 0.13 ACRES) FFE: 93.67'
15 ± 7,448 S.F. (± 0.17 ACRES) FFE: 93.52'
32 ± 6,466 S.F. (± 0.15 ACRES) FFE: 96.08'
31 ± 5,500 S.F. (± 0.13 ACRES) FFE: 95.38'
30 ± 5,500 S.F. (± 0.13 ACRES) FFE: 94.84'
29 ± 5,500 S.F. (± 0.13 ACRES) FFE: 94.57'
28 ± 5,500 S.F. (± 0.13 ACRES) FFE: 95.12'
27 ± 5,500 S.F. (± 0.13 ACRES) FFE: 95.37'
26 ± 5,500 S.F. (± 0.13 ACRES) FFE: 95.61'
25 ± 5,500 S.F. (± 0.13 ACRES) FFE: 95.28'
24 ± 5,500 S.F. (± 0.13 ACRES) FFE: 95.03'
23 ± 5,500 S.F. (± 0.13 ACRES) FFE: 94.78'
22 ± 5,500 S.F. (± 0.13 ACRES) FFE: 94.54'
21 ± 5,500 S.F. (± 0.13 ACRES) FFE: 94.27'
20 ± 5,500 S.F. (± 0.13 ACRES) FFE: 94.10'
19 ± 6,484 S.F. (± 0.15 ACRES) FFE: 93.89'
S 41°06'51" W 160.00'
S 48°53'09" E 270.00'
N 41°06'51" E 290.00'
N 48°53'09" W 110.00'
N 48°53'09" W 110.00'
N 48°53'09" W 110

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

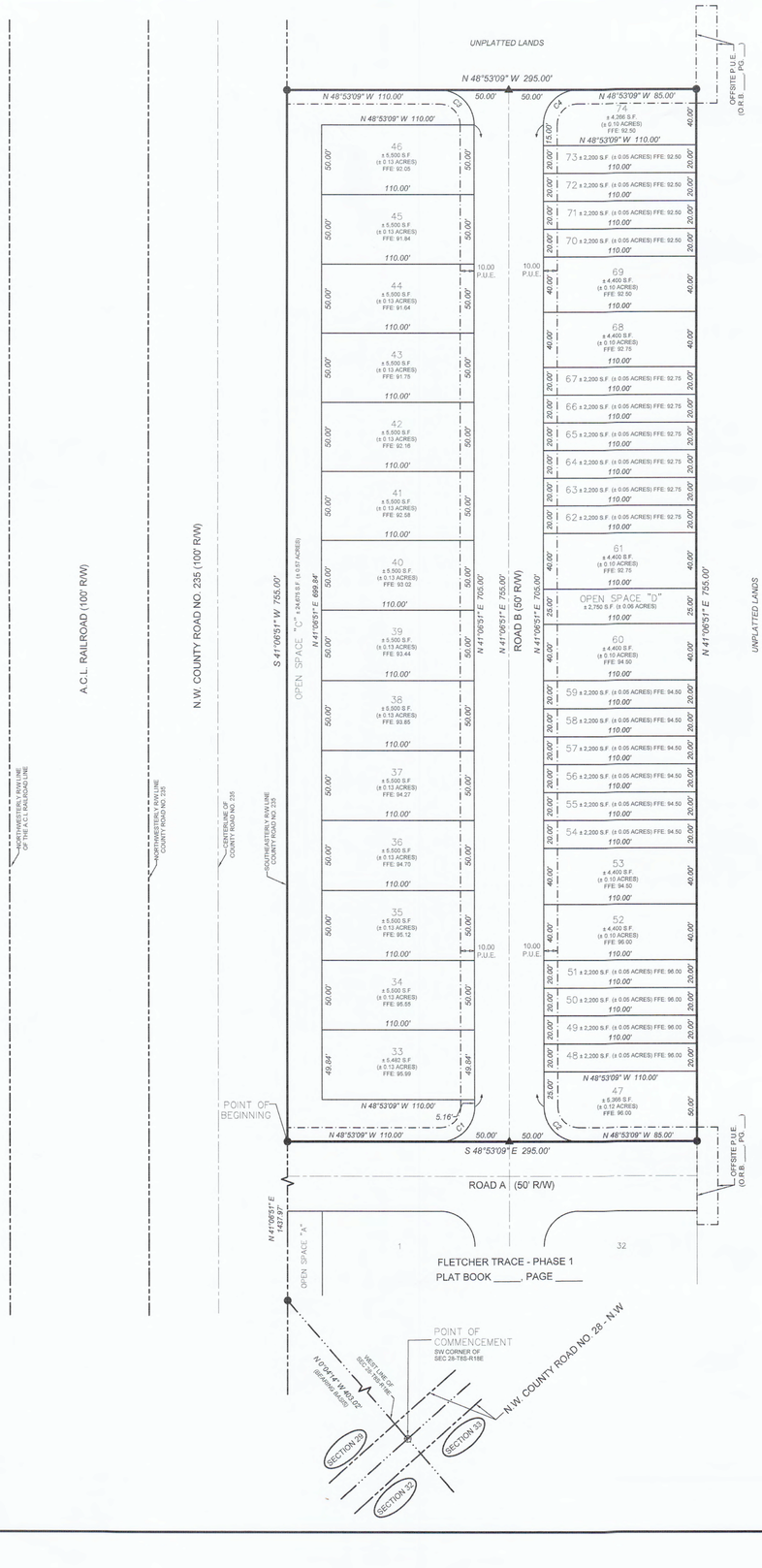
GRAPHIC SCALE
0 25 50 100
SCALE: 1" = 50'

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.



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
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www.chw-inc.com
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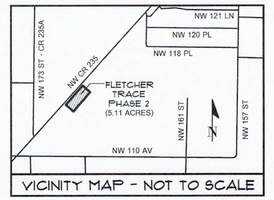
PLAT BOOK__,PAGE __
SHEET ONE OF ONE



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

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

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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°38'55", 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.
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   REAR = 5'
   SIDE = 5'
   STREET FACING GARAGES = 18'
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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
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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
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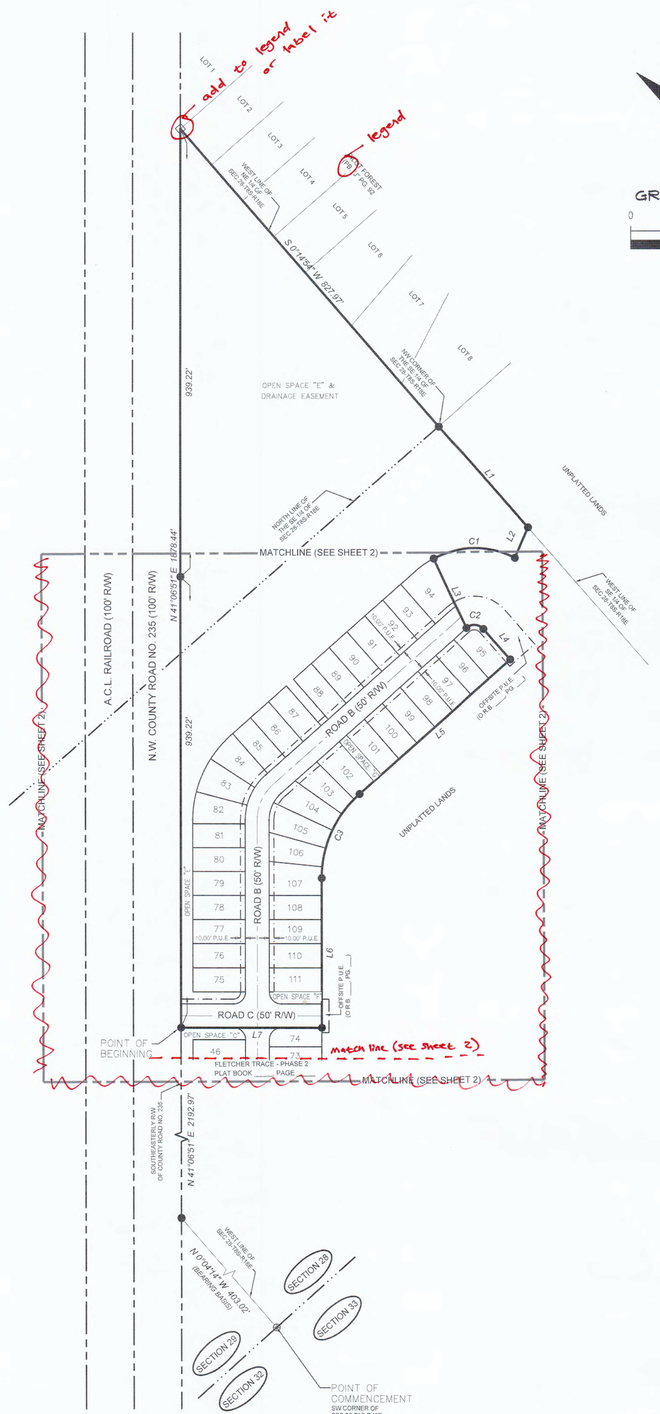
**NOTE: ALL SITE BENCHMARKS ARE OFFSITE, LOCATED ALONG THE SOUTHERLY RIGHT OF WAY LINE OF N.W. COUNTY ROAD NO. 235



GRAPHIC SCALE
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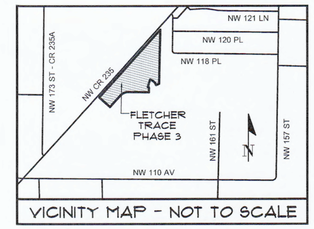
SCALE: 1" = 150'



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 _____

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AND APPROVED BY: _____
PROFESSIONAL SURVEYOR AND MAPPER

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DATE _____

CHAD A COLSON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 7142
CAUSSEAUX, HEWETT, & WALPOLE, LLC.
FLORIDA LICENSED BUSINESS NUMBER LB 5075
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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

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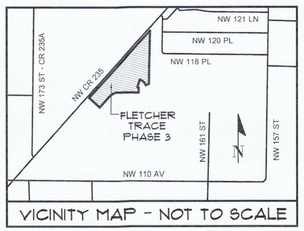
PLAT BOOK __, PAGE __
SHEET TWO OF TWO

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\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

SUWANNEE RIVER
WATER MANAGEMENT DISTRICT

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.

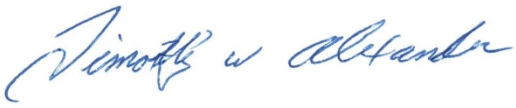
24. Prior to the sale of any lot or parcel, the permittee must record Declarations of Covenants and Restrictions that include a restriction on the real property pursuant to section 704.06, F.S.; prohibiting all construction including clearing, dredging, or filling, except that which is specifically authorized 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

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

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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.

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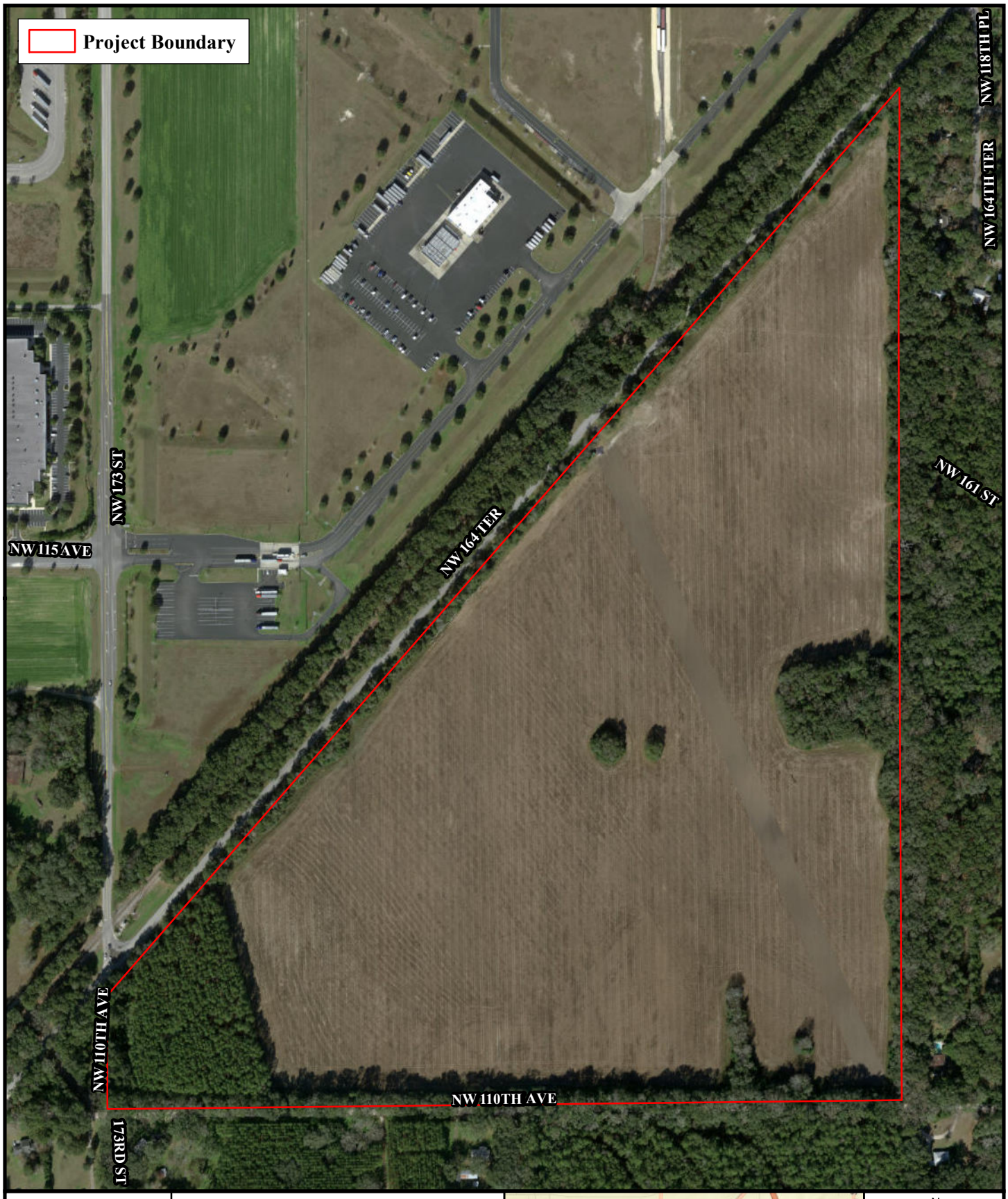

Feet
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1 in = 450 feet

FLETCHER TRACE SUBDIVISION PROJECT
FLETCHER FAMILY COMPANIES

ALACHUA COUNTY, FLORIDA

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AERIAL MAP

FLATWOODS Consulting Group

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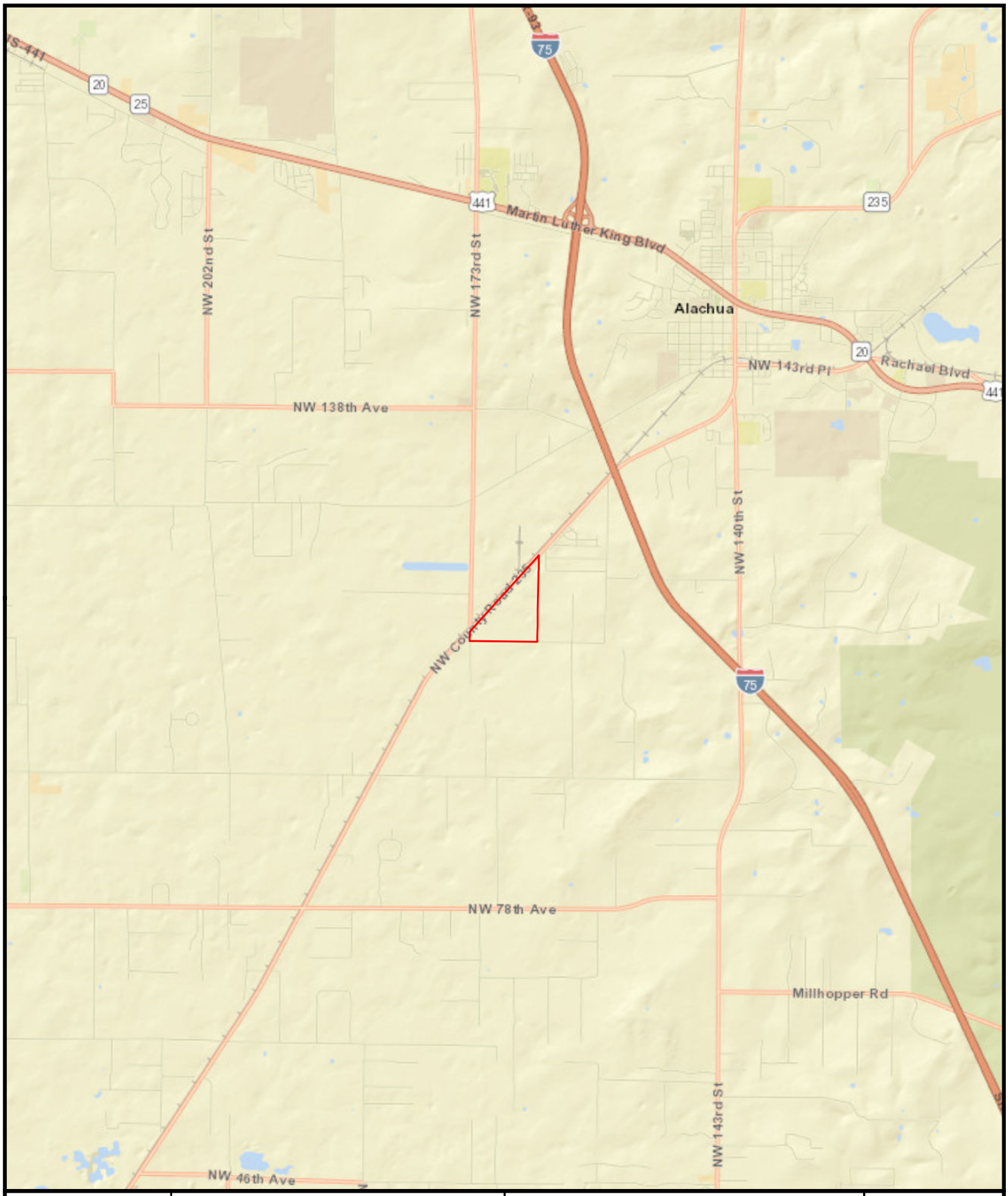

Miles
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1 in = 1 miles

FLETCHER TRACE SUBDIVISION PROJECT
FLETCHER FAMILY COMPANIES

ALACHUA COUNTY, FLORIDA

Project Boundary

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LOCATION MAP

FLATWOODS Consulting Group

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SECTION	TOWNSHIP	RANGE
28	8S	18E

Feet
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1 in = 2,000 feet

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FLETCHER TRACE SUBDIVISION PROJECT
FLETCHER FAMILY COMPANIES

ALACHUA COUNTY, FLORIDA

Project Boundary

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QUAD MAP

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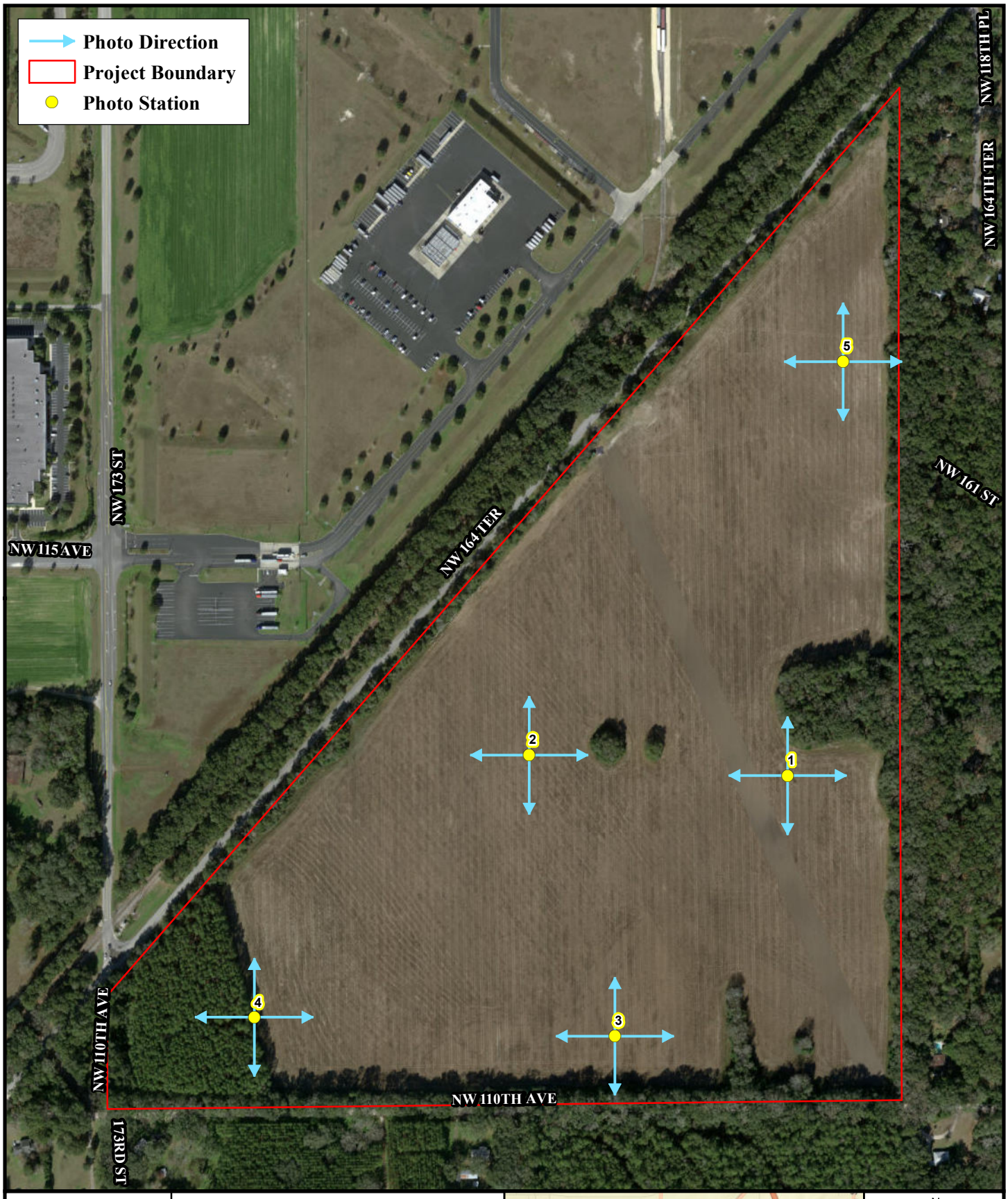

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1 in = 450 feet

FLETCHER TRACE SUBDIVISION PROJECT
FLETCHER FAMILY COMPANIES

ALACHUA COUNTY, FLORIDA

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PHOTO STATION MAP

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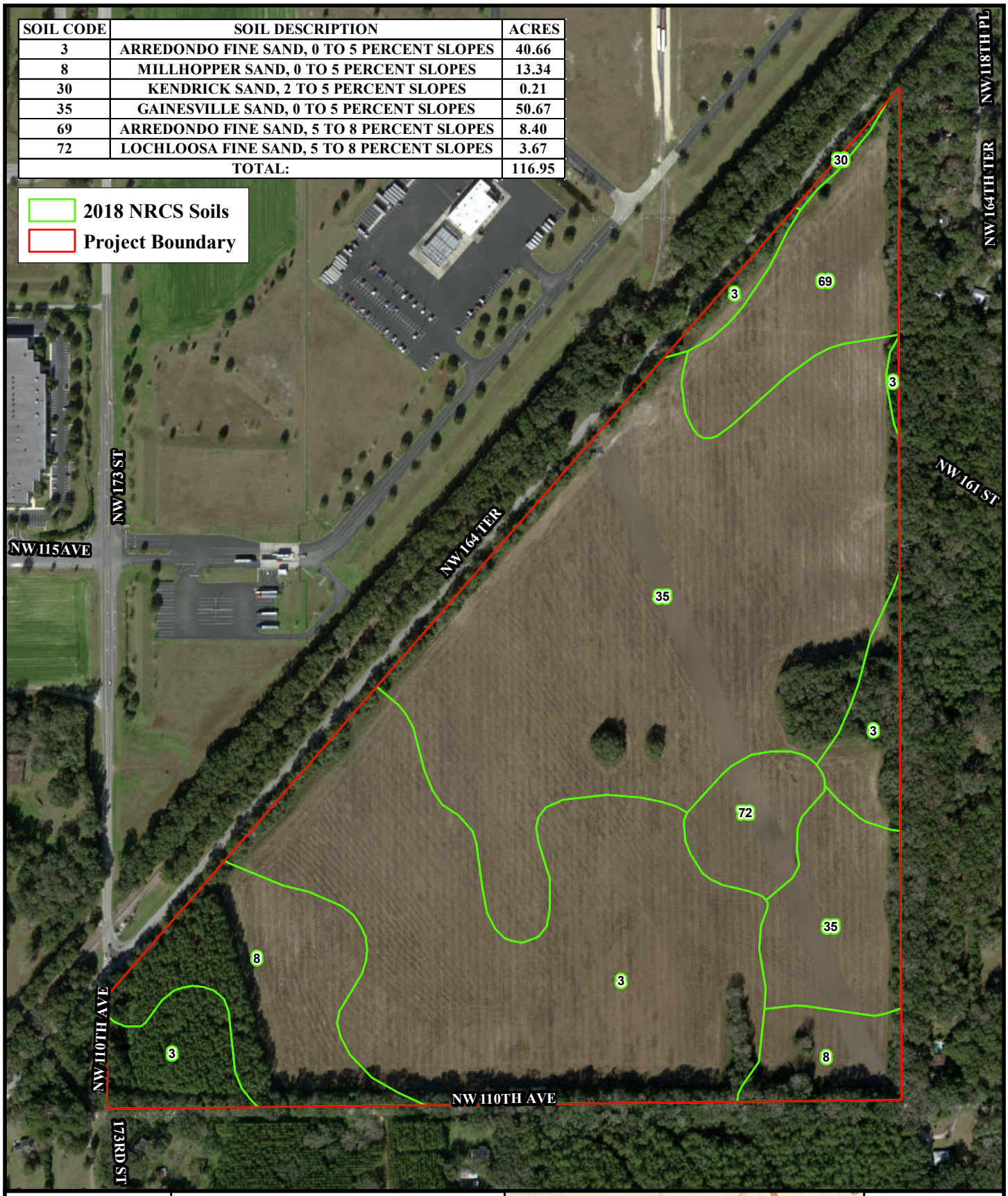
SOIL CODE	SOIL DESCRIPTION	ACRES
3	ARREDONDO FINE SAND, 0 TO 5 PERCENT SLOPES	40.66
8	MILLHOPPER SAND, 0 TO 5 PERCENT SLOPES	13.34
30	KENDRICK SAND, 2 TO 5 PERCENT SLOPES	0.21
35	GAINESVILLE SAND, 0 TO 5 PERCENT SLOPES	50.67
69	ARREDONDO FINE SAND, 5 TO 8 PERCENT SLOPES	8.40
72	LOCHLOOSA FINE SAND, 5 TO 8 PERCENT SLOPES	3.67
TOTAL:		116.95



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1 in = 450 feet

FLETCHER TRACE SUBDIVISION PROJECT
FLETCHER FAMILY COMPANIES

ALACHUA COUNTY, FLORIDA

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SOIL MAP

FLATWOODS Consulting Group

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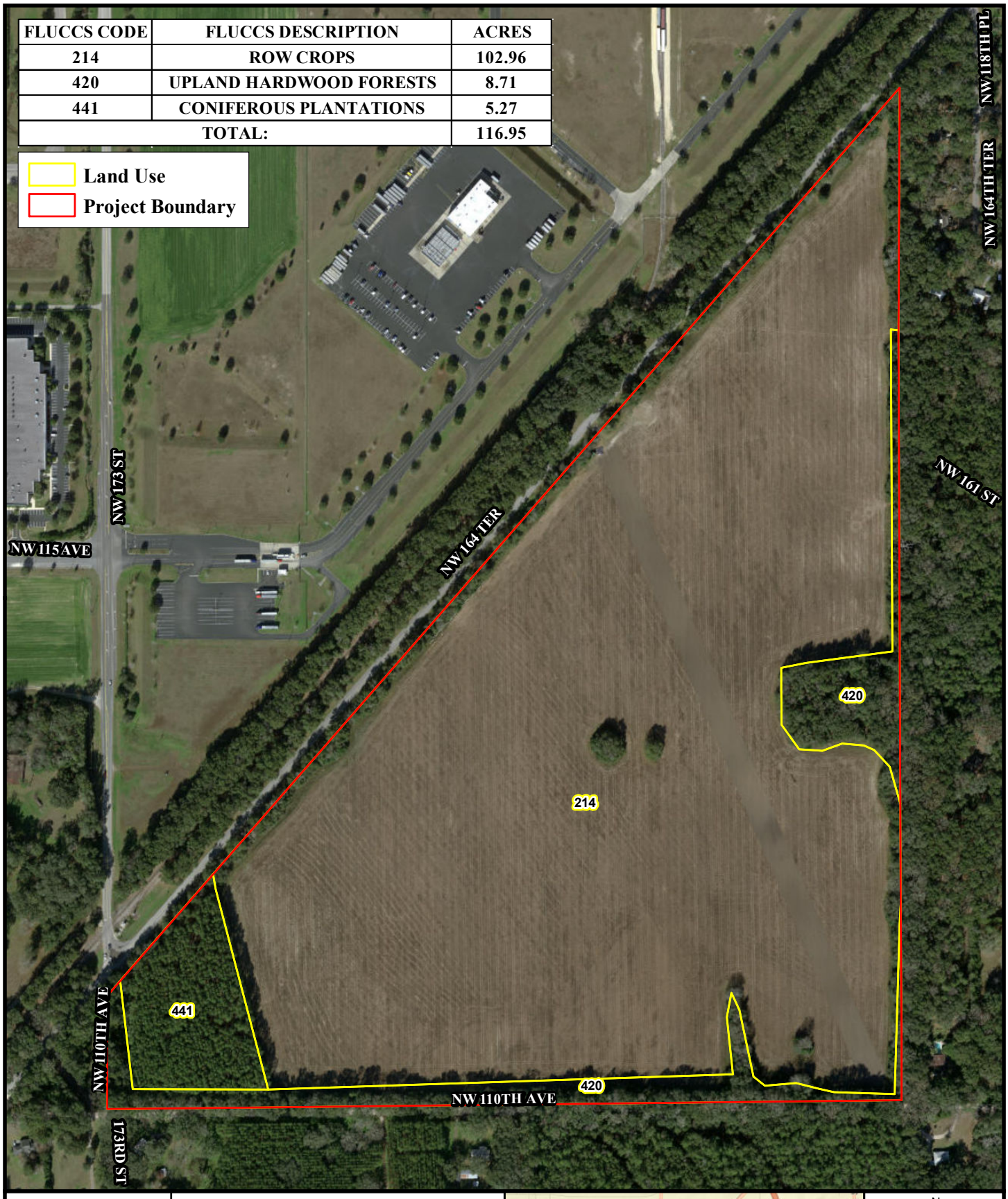
FLUCCS CODE	FLUCCS DESCRIPTION	ACRES
214	ROW CROPS	102.96
420	UPLAND HARDWOOD FORESTS	8.71
441	CONIFEROUS PLANTATIONS	5.27
TOTAL:		116.95

Land Use
Project Boundary



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1 in = 450 feet

FLATWOODS Consulting Group

FLETCHER TRACE SUBDIVISION PROJECT
FLETCHER FAMILY COMPANIES

ALACHUA COUNTY, FLORIDA

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LAND USE MAP

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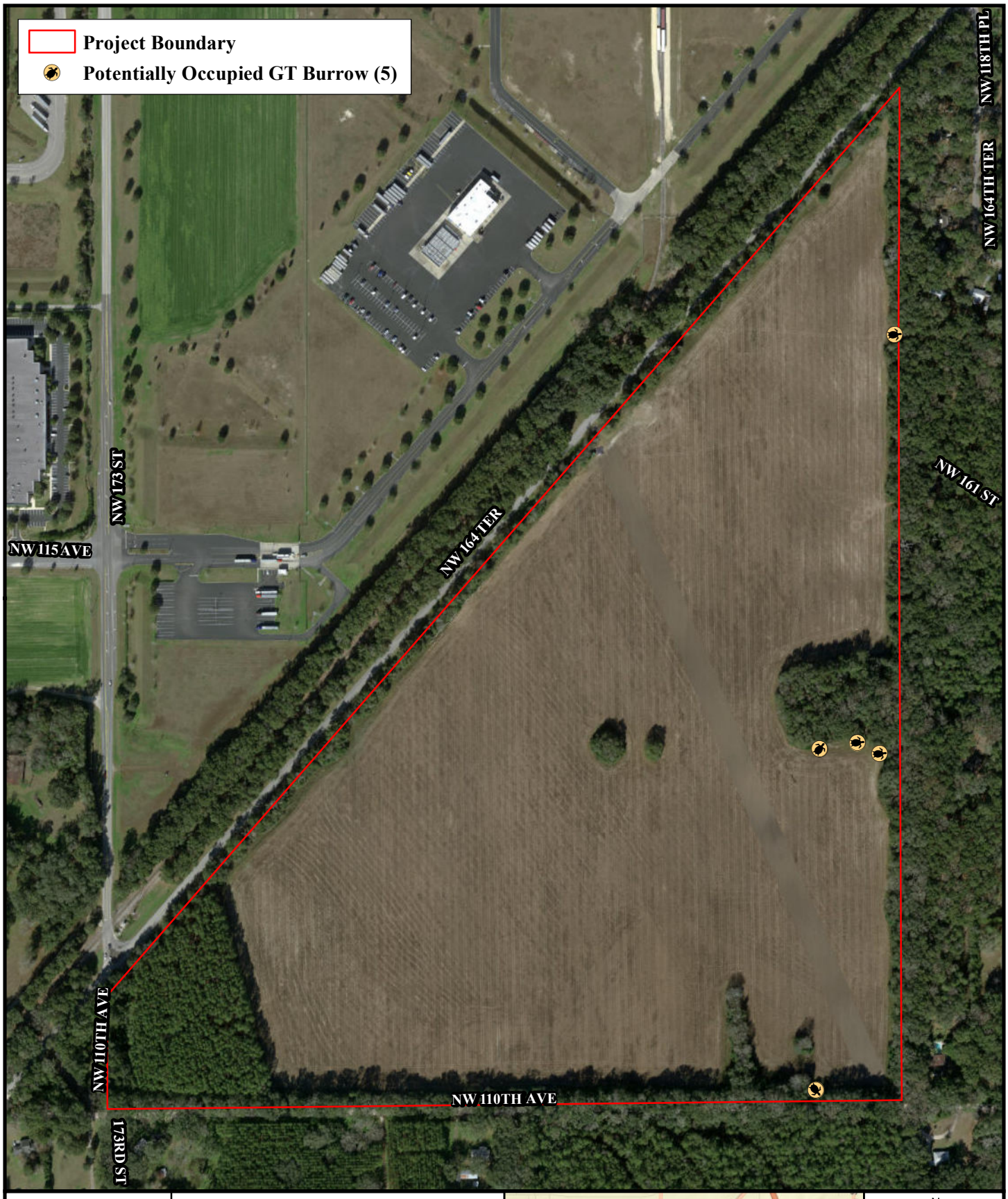

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FLETCHER TRACE SUBDIVISION PROJECT
FLETCHER FAMILY COMPANIES

ALACHUA COUNTY, FLORIDA

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ECOLOGICAL SURVEY MAP

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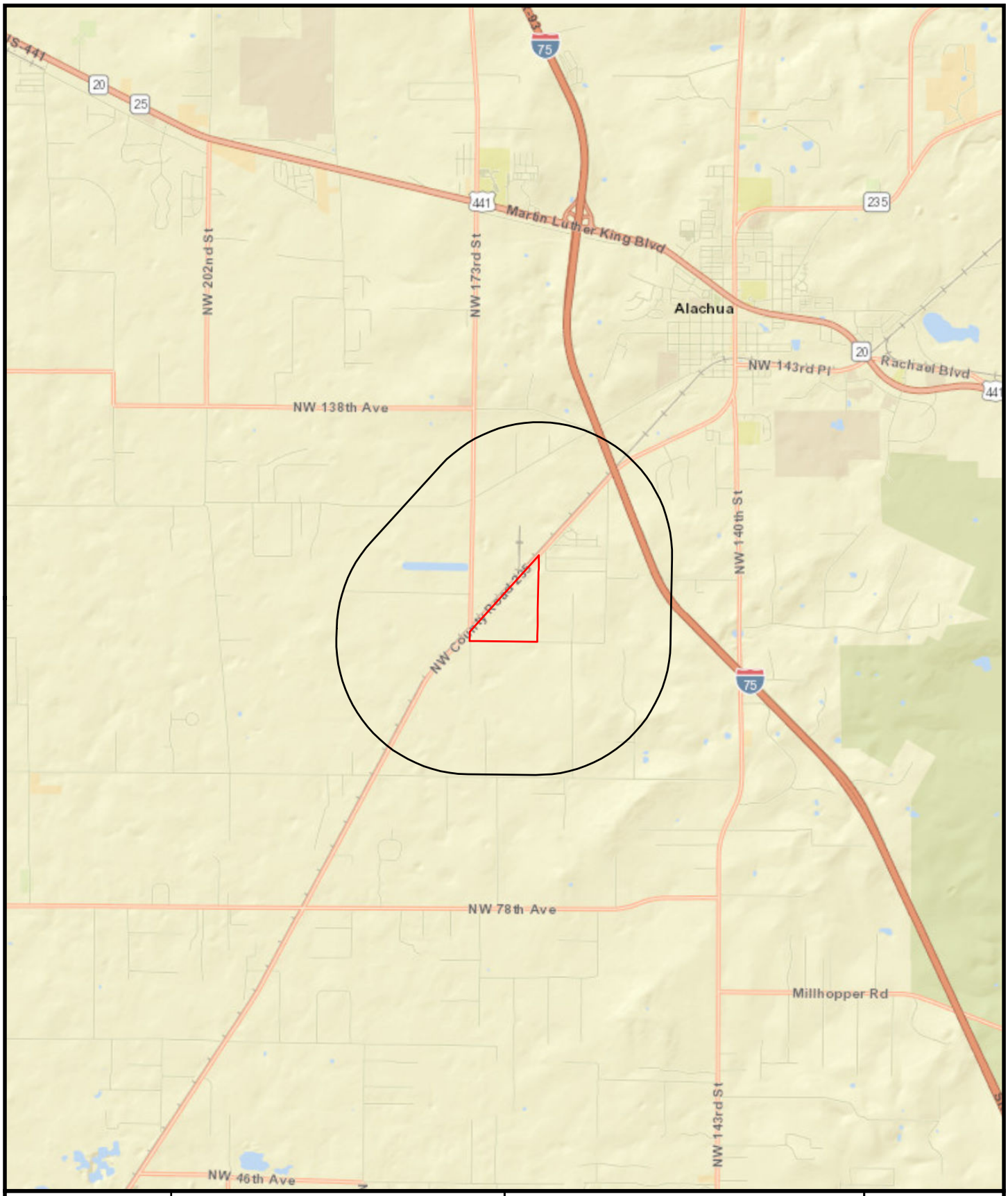

Miles
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1 in = 1 miles

FLATWOODS Consulting Group

FLETCHER TRACE SUBDIVISION PROJECT
FLETCHER FAMILY COMPANIES

ALACHUA COUNTY, FLORIDA

1 Mile Buffer
Project Boundary

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FNAI/FWC MAP

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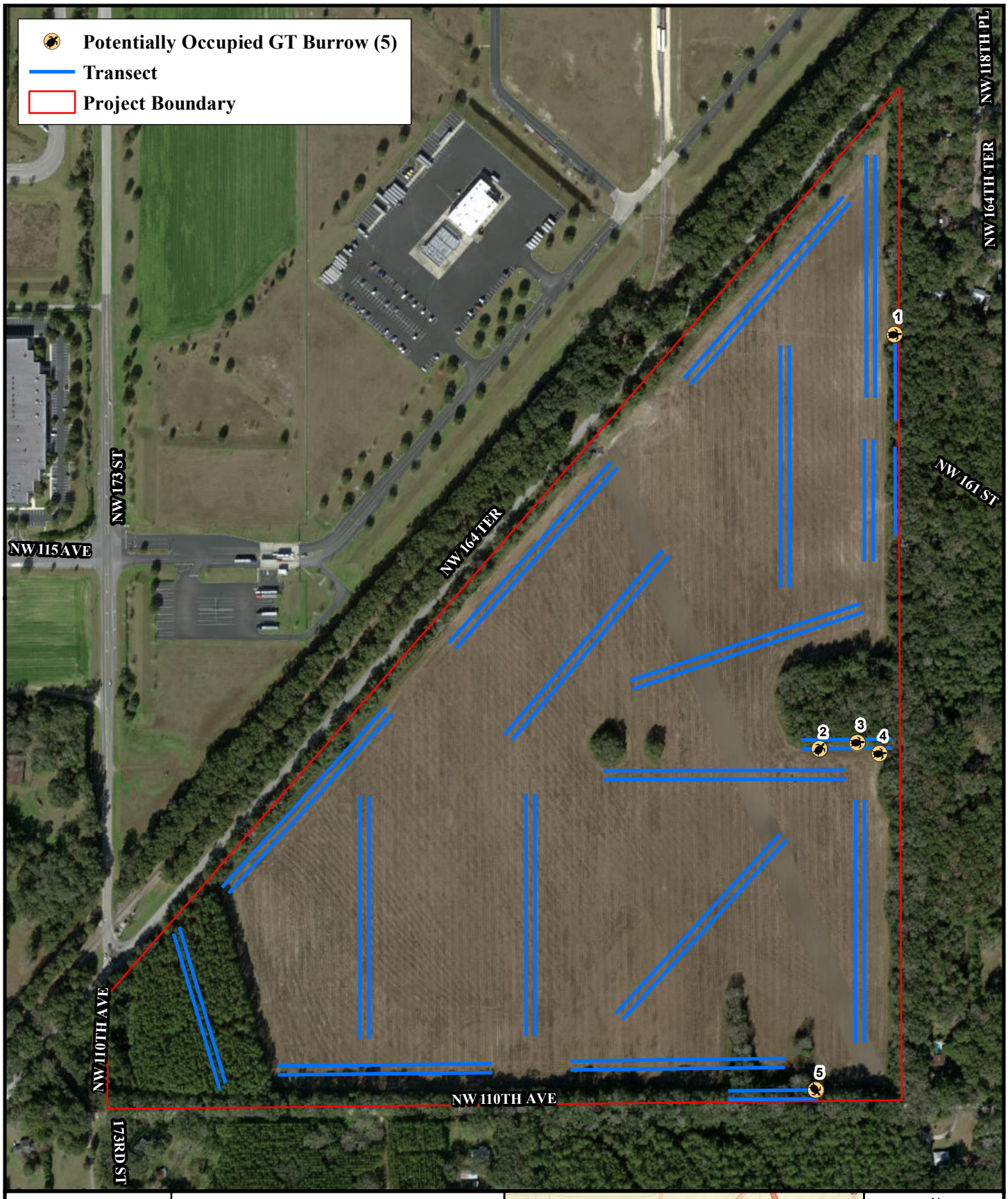

Feet
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1 in = 450 feet

FLETCHER TRACE SUBDIVISION PROJECT
FLETCHER FAMILY COMPANIES

ALACHUA COUNTY, FLORIDA

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15% GOPHER TORTOISE SURVEY MAP

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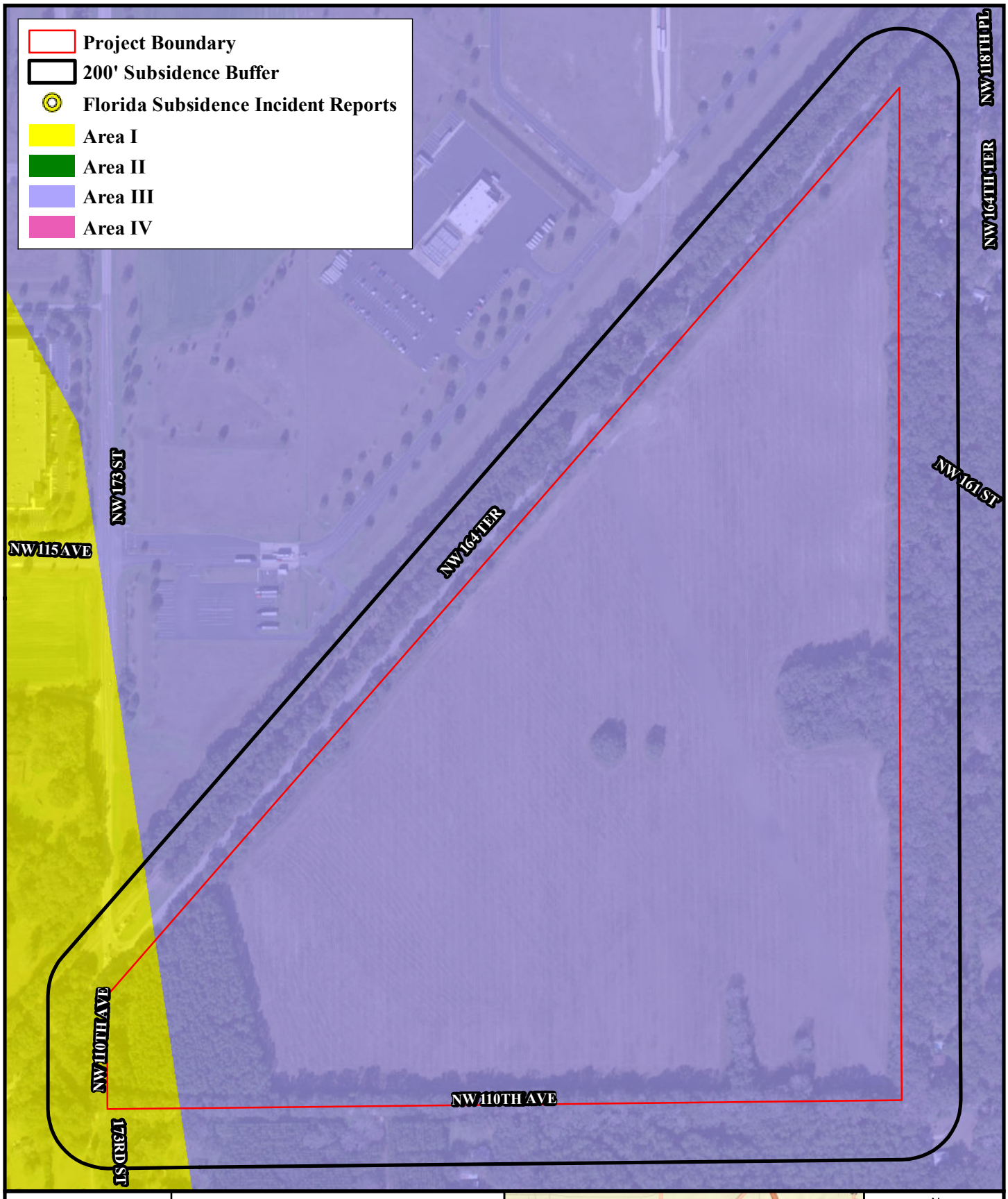

Feet
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1 in = 450 feet

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FLETCHER TRACE SUBDIVISION PROJECT
FLETCHER FAMILY COMPANIES

ALACHUA COUNTY, FLORIDA

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SUBSIDENCE MAP

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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

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GSE Engineering & Consulting, Inc.
5590 SW 64th Street, Suite B
Gainesville, Florida 32608
(352) 377-3233 Phone ◆ (352) 377-0335 Fax
www.gseengineering.com

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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)

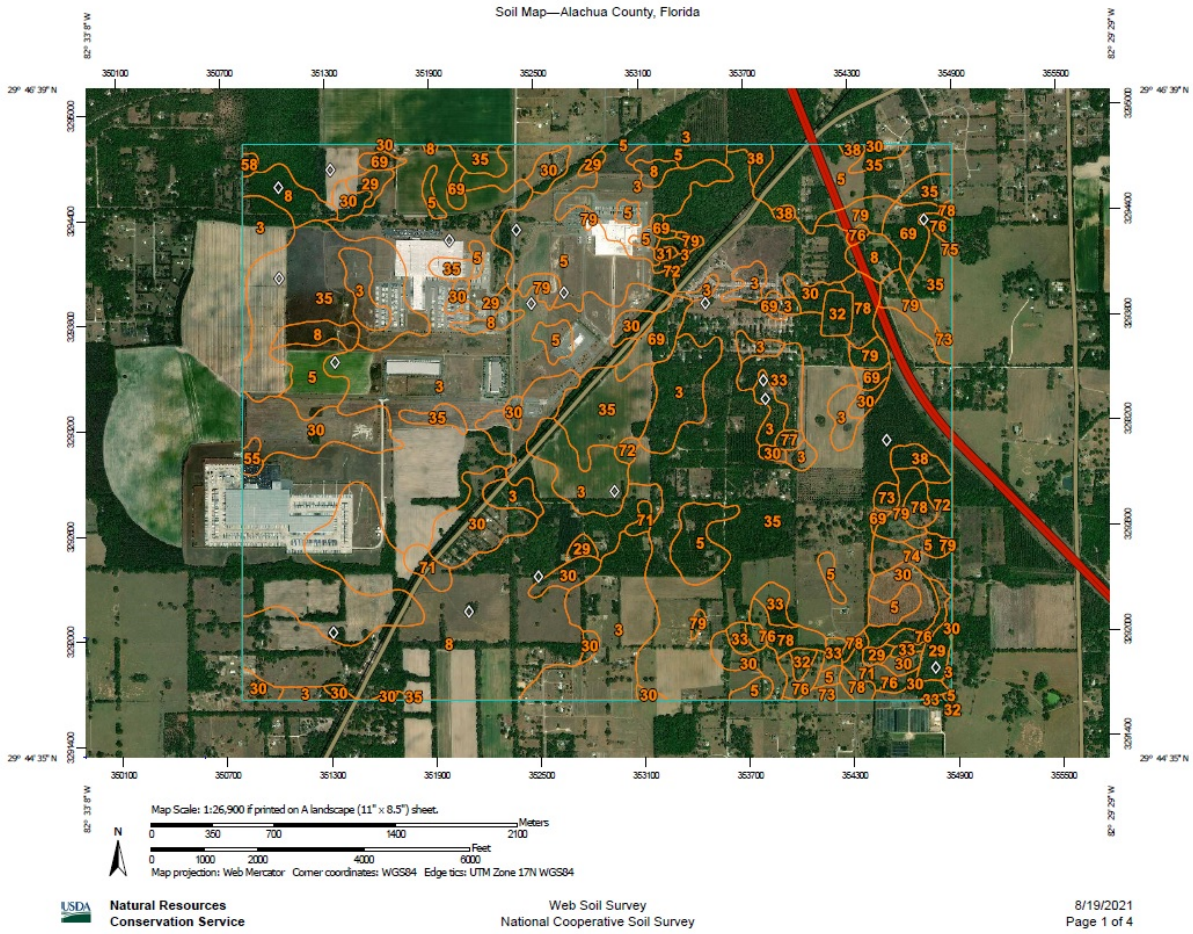
1. Base elevation of effective or mobilized aquifer (average depth of confining layer) equal to greater than 30 feet bls.
2. Unsaturated vertical infiltration rate of 3.5 feet per day.
3. Horizontal hydraulic conductivity equal to 5 feet per day.
4. Specific yield (fillable porosity) of 20 percent.
5. 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	
7.5		
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
5.0		
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*
7.5		
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

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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.

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5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

CLIENT The Fletcher Family Companies
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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.

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5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

CLIENT The Fletcher Family Companies
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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.

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5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

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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.

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5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

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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.

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Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

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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.

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Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

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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.

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5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

CLIENT The Fletcher Family Companies
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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.

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5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

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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
1			
2			2.0
		AU 2	(SC) Brown clayey SAND
			%PASS-200 = 25
3			*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			
		AU 1	(SP-SM) Brown and gray SAND with silt
1			
2			2.5
		AU 2	(SP-SC) Brown and orange SAND with clay
3			
4			
5			5.0
			Bottom of borehole at 5.0 feet.

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Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

CLIENT The Fletcher Family Companies
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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.

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5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
Fax: (352) 377-0335

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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.

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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
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

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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

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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.									

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Gainesville, Florida 32608
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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		AP 1					4.9	5.2	
5			5.5	AU 2							
		(SC) Brown clayey SAND									
10		▽	11.5								
		(SC/CL) Gray and brown very clayey SAND		AU 3							
15			15								
		Bottom of borehole at 15.0 feet.									

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5590 SW 64th Street, Suite B
Gainesville, Florida 32608
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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.									

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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.									

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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.									

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5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
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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.									

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5590 SW 64th Street, Suite B
Gainesville, Florida 32608
Telephone: (352) 377-3233
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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.									

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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.									

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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.									

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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.									

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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

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5590 SW 64th Street, Suite B
Gainesville, Florida 32608
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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.									

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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.									

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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.									

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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.									

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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			5.5								
		(SC) Pale gray, brown, and orange clayey SAND		AU 2							
10											
				AU 3							
15											
			18.5								
20		(SP-SC) Medium dense gray and orange SAND with clay		SPT 4	6-9-8 (17)						
			23.5								
25		(SC) Loose to medium dense gray and orange clayey SAND		SPT 5	5-7-6 (13)						
30			30	SPT 6	4-5-4 (9)						
		Bottom of borehole at 30.0 feet.									

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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.									

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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.									

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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.									

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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.									

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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											
				SPT 7	6-8-10 (18)						
30			30								
		Bottom of borehole at 30.0 feet.									

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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	2.5	AU 1							
5		(SP-SM) Brown SAND with silt		AU 2							
10		k_h = 22 ft/day	12	AP 3					7.6	8.3	
15		(SC) Gray clayey SAND	15	AU 4							
		Bottom of borehole at 15.0 feet.									

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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							
5		(SP-SM) Brown SAND with silt k_h = 6.8 ft/day ▽	8	AP 2					7.5	5.8	
10		(SC/CL) Gray, brown, and orange very clayey SAND	11	AU 3							
15		(SC/CL) Gray and brown very clayey SAND	15	AU 4							
		Bottom of borehole at 15.0 feet.									

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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.									

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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							
		(CL/CH) Brown sandy CLAY	7	AU 2							
5		(CL/CH) Pale gray, brown, and orange CLAY with sand with trace of limestone	11.5	AU 3							
10		(SC) Pale gray clayey SAND	18.5	AU 4							
15		(SP) Loose pale gray and orange SAND	23.5	SPT 5	4-3-3 (6)						
20		(CL/CH) Stiff pale gray and orange sandy CLAY with trace limestone	28.5	SPT 6	5-6-8 (14)						
25		Very hard LIMESTONE	28.9	SPT 7	50/5"						>>
		Bottom of borehole at 28.9 feet.									

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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.									

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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.									

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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.									

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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.									

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-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

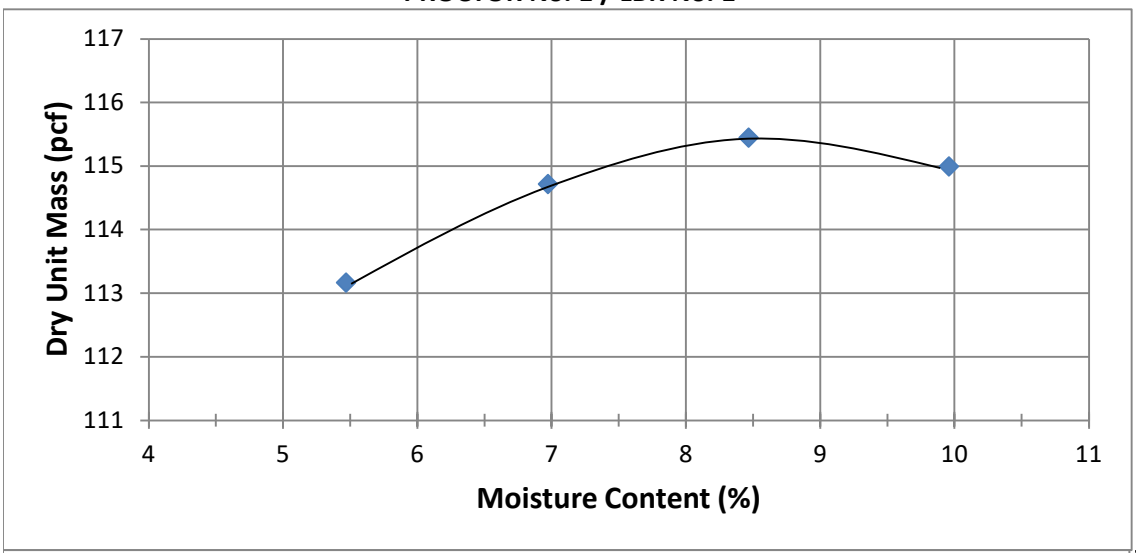
Boring Number	Depth (ft)	Soil Description	Natural Moisture Content (%)	Liquid Limit	Plastic Limit	Plasticity Index	Percent Passing No. 200 Sieve	Organic Content (%)	Hydraulic Conductivity (ft/day)	Unified Soil Classification
A-2	6.5-7	Pale gray very clayey SAND	24	45	19	26	46			SC/CL
R-16	3-3.5	Gray 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

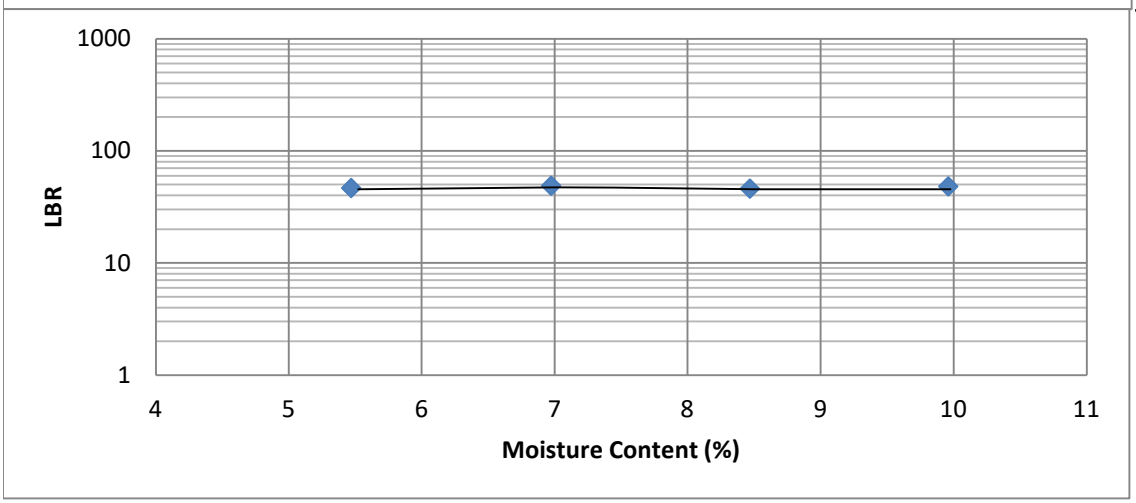
GSE Engineering & Consulting, Inc.

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

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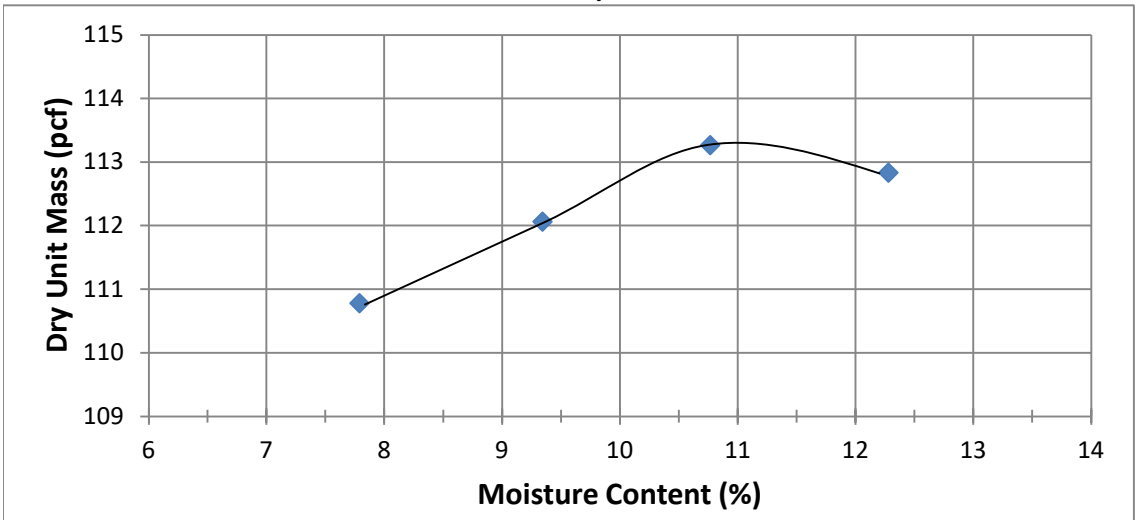
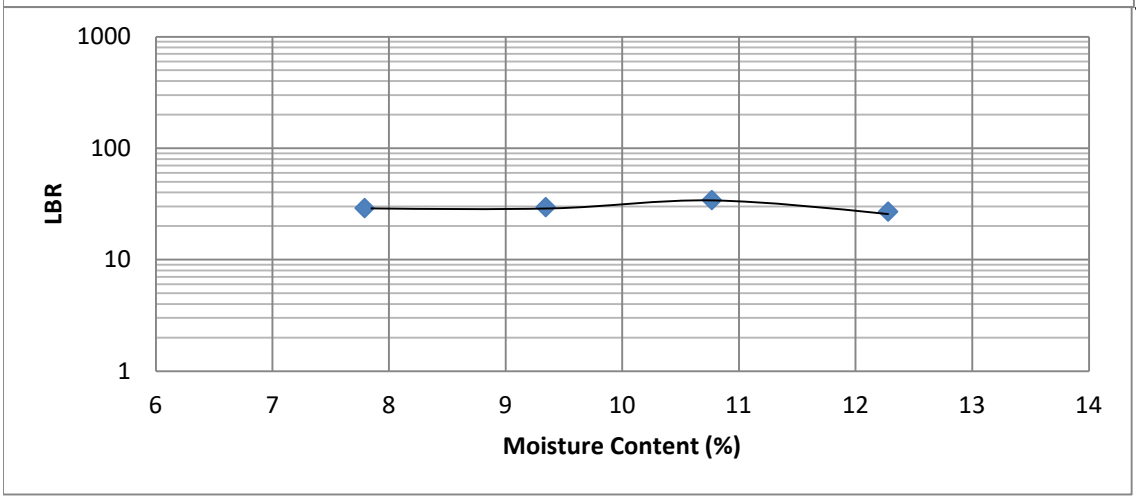
GSE Engineering & Consulting, Inc.

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

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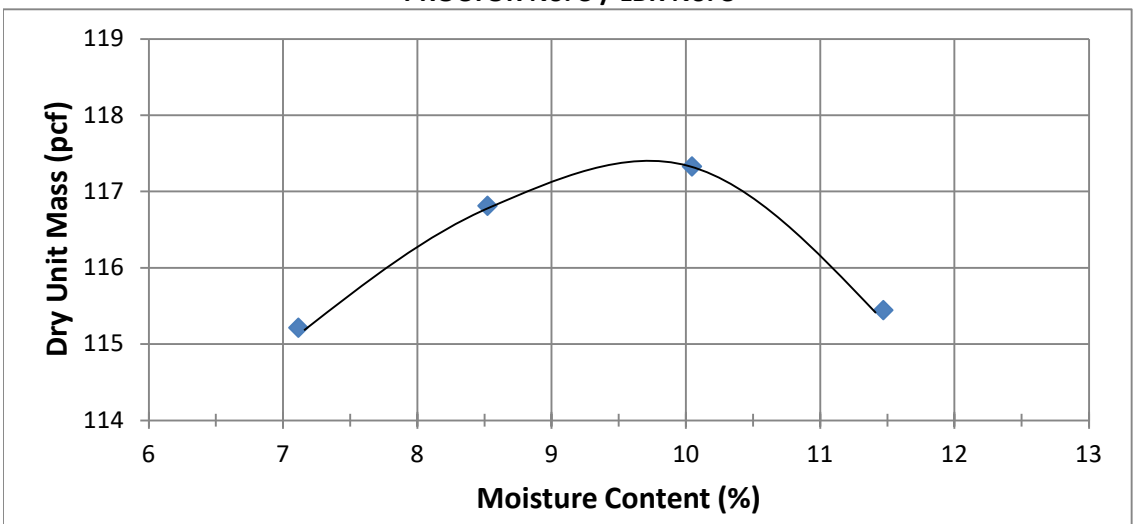
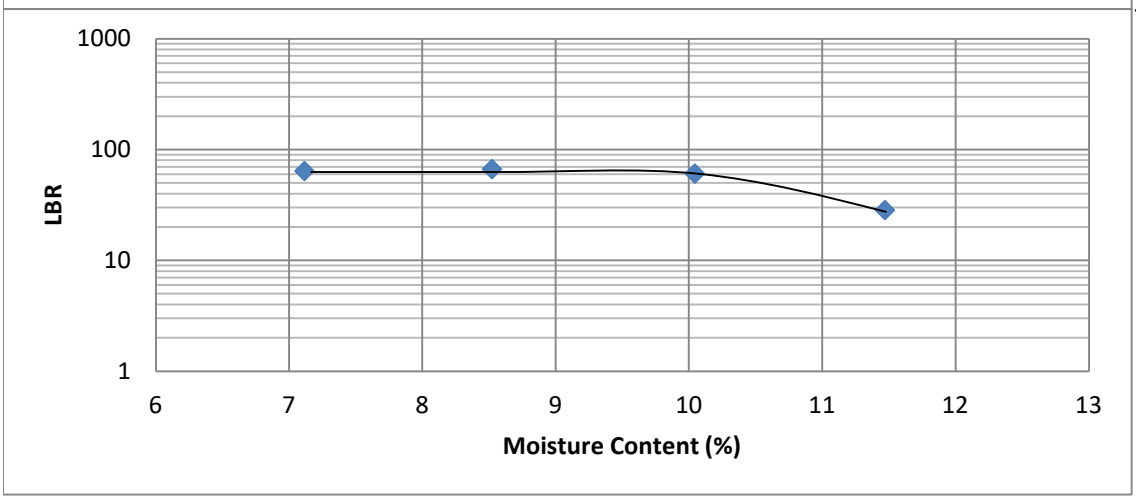
GSE Engineering & Consulting, Inc.

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

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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

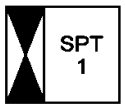
CORRELATION OF PENETRATION RESISTANCE WITH RELATIVE DENSITY AND CONSISTENCY

	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

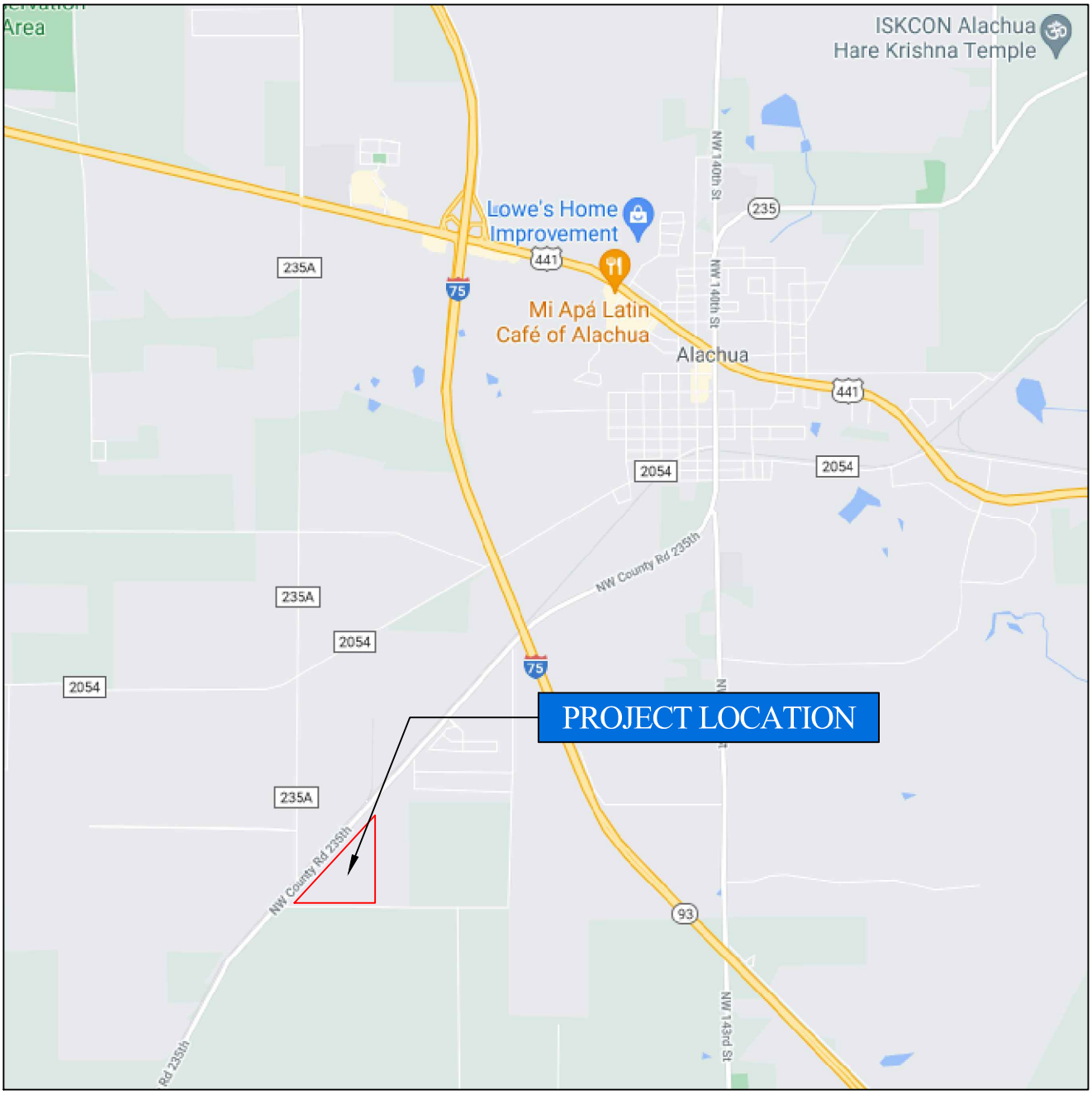
The analysis and recommendations submitted in this report are based upon the data obtained from soil borings performed at the locations indicated on Figure 2. This report does not reflect any variations that may occur between these borings.

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

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ALACHUA COUNTY, FL
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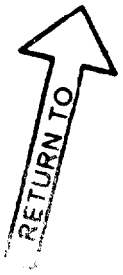


SPECIAL WARRANTY DEED

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"

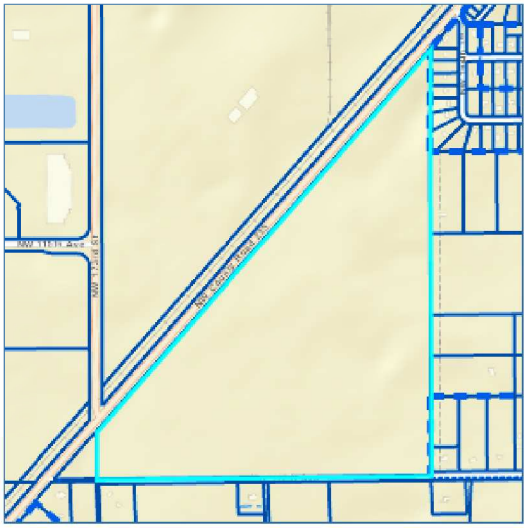
LEGAL DESCRIPTION

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) 331-8476
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 180.00 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°09'20" WEST, A DISTANCE OF 52.09 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 225.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 51°07'02" 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 26°39'04" WEST, A DISTANCE OF 121.18 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 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), 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 [illegible] WITH A PUBLISHED ELEVATION OF 166.03 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 = 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 640, COMMUNITY PANEL NO. 12001C 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.
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°09'20" W	52.09'
L3	S 41°06'51" W	110.00'
L4	S 26°39'04" W	121.18'
L5	S 41°06'51" W	10.00'
L6	N [illegible] W	50.00'
L8	S [illegible] E	50.00'
L9	N [illegible] E	10.00'

CURVE DATA TABLE

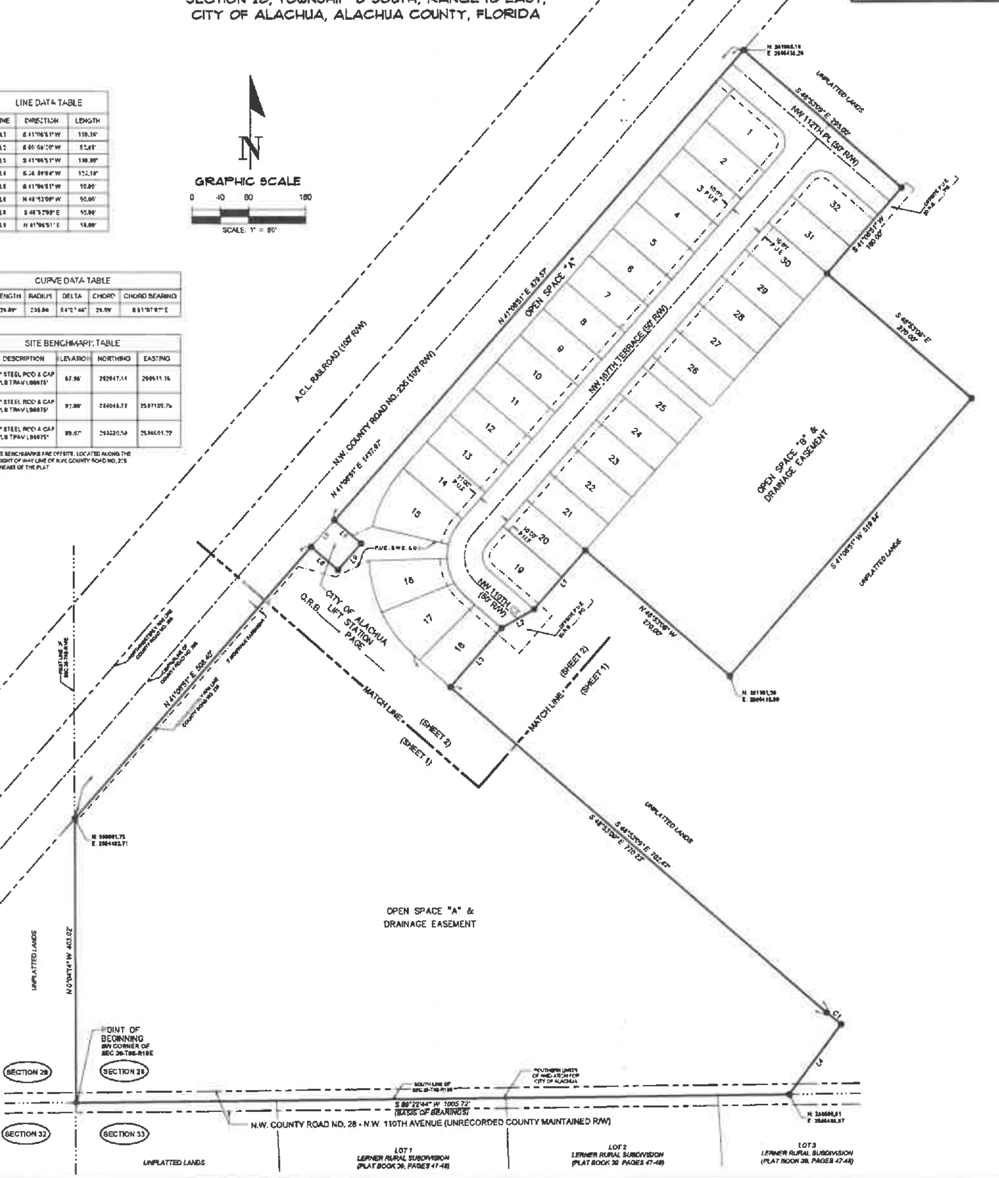
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	26.09'	335.00	04°27'46"	26.09'	S 51°07'02" E

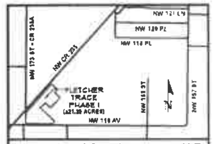
SITE BENCHMARK TABLE

NO.	DESCRIPTION	ELEVATION	NORTHING	EASTING
BM1	2" STEEL ROD & CAP "LB TRAV LB6075"	87.96'	282947.14	2596415.16
BM2	2" STEEL ROD & CAP "LB TRAV LB6075"	97.00'	284046.72	2597120.76
BM3	2" STEEL ROD & CAP "LB TRAV LB6075"	89.07'	283330.59	2596401.72

*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

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





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 6075"
▲ = SET NAIL AND DISK STAMPED "PCP 6075"
● = 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. 12001C 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 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 ______

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

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 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 REQUIREMENTS AS SET FORTH IN CHAPTER 177 PART 1 - PLATTING OF THE FLORIDA STATUTES.

DATE ______

CHAD A. [illegible]
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 7142
CAUSSEAUX, HEWETT & WALPOLE, LLC.
FLORIDA LICENSED BUSINESS NUMBER [illegible]
11801 RESEARCH DRIVE, ALACHUA, FL 32615

FLETCHER TRACE - PHASE 1

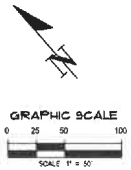
LOCATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

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).

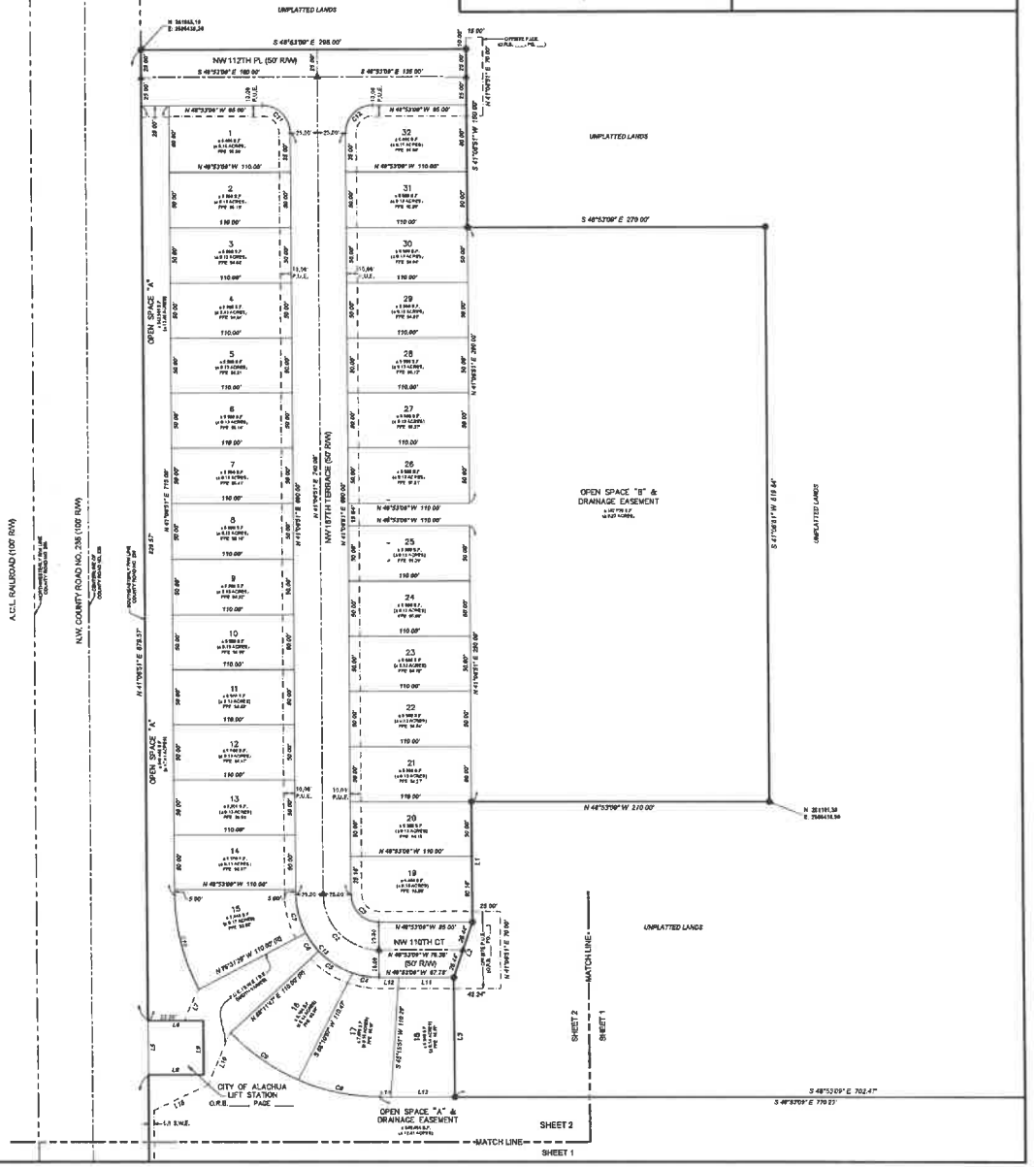


LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 41°39'51" W	110.15'
L2	S 48°53'09" E	50.39'
L3	S 41°06'51" W	110.84'
L4	S 36°39'54" W	121.18'
L5	S 41°06'51" W	50.00'
L6	S 48°53'09" E	56.39'
L7	S 85°17'08" W	31.83'
L8	N 48°53'09" W	96.00'
L9	N 41°06'51" E	96.00'
L10	N 54°36'00" E	51.22'
L11	N 48°53'09" W	56.59'
L12	N 48°53'09" W	17.74'
L13	S 48°53'09" E	57.96'
L14	S 48°53'09" E	9.76'
L15	S 74°22'09" E	54.91'

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	29.14'	19.00'	88°39'09"	26.31'	N 5°43'58" W
C2	29.23'	75.00'	89°36'09"	26.34'	S 82°58'58" E
C3	24.51'	75.00'	18°43'24"	24.40'	S 28°31'31" E
C4	37.32'	75.00'	28°31'13"	36.94'	S 31°38'28" E
C5	28.99'	75.00'	15°18'44"	28.84'	S 54°59'09" W
C6	36.19'	75.00'	27°39'13"	35.83'	S 83°17'44" W
C7	38.51'	105.00'	21°41'43"	38.29'	N 27°37'15" E
C8	73.51'	105.00'	39°22'53"	72.05'	N 11°15'56" E
C9	89.34'	105.00'	37°58'19"	88.28'	N 29°17'47" W
C10	39.27'	25.00'	90°00'00"	35.36'	N 3°53'09" W
C11	39.27'	25.00'	90°00'00"	35.36'	N 86°06'51" W
C12	39.27'	25.00'	90°00'00"	35.36'	S 86°06'51" E
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 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.

TRAVIS J. HASTAY
LICENSE
No. 84295
8-27-2024
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

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.

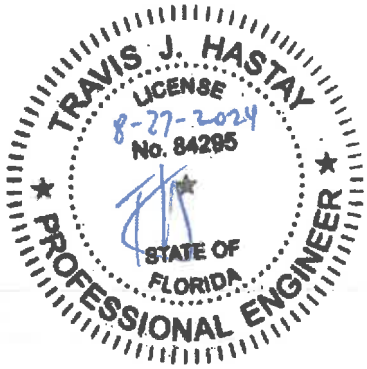
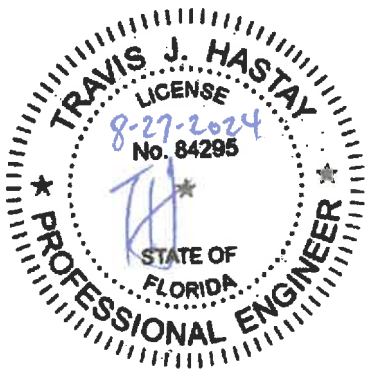


Exhibit "F"
Engineer's Certification of Construction Costs for House Sidewalks

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.chw-inc.com
est. 1999 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 87°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 775.00 FEET; (3) NORTH 48°53'09" WEST A DISTANCE OF 295.99 FEET TO A FORE MENTIONED 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, 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 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 1578, 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 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 TRAILBLAZER"	87.96'	2826431.34	2696115.16
BM2	5/8" STEEL ROD & CAP "LB TRAILBLAZER"	93.60'	2826466.72	2696179.76
BM3	5/8" STEEL ROD & CAP "LB TRAILBLAZER"	89.81'	2826230.98	2696991.23

*NOTE: ALL SITE BENCHMARKS ARE OFFSITE LOCATED ALONG THE SOUTHERLY RIGHT OF WAY LINE OF NW 188TH TERRACE ROAD, 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 RECORD'S BOOK
PG.S = PAGE
R/W = RIGHT OF WAY
S.F. = SQUARE FEET
SEC 28-T8S-R18E = SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST

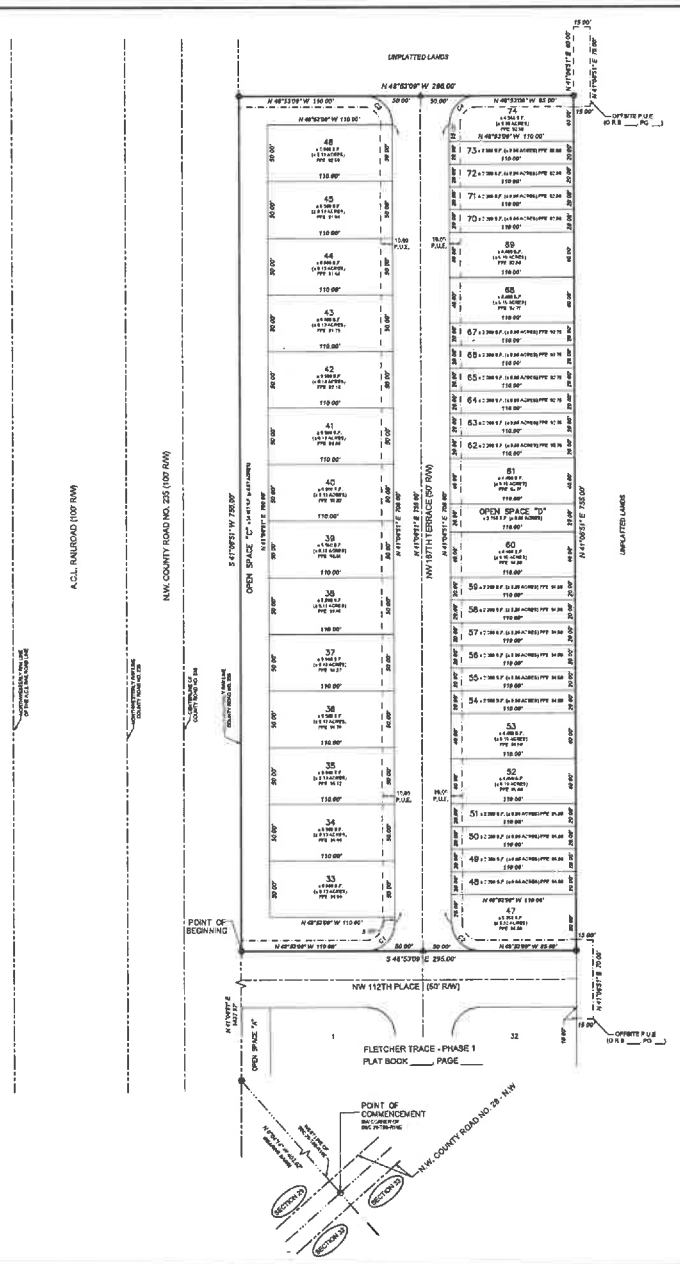
GRAPHIC SCALE
0 25 50 100
SCALE: 1" = 50'

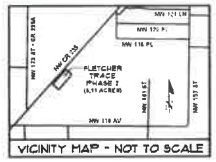
FLOOD ZONE

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, D.R. HORTON, INC. - JACKSONVILLE 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 ACCESS 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 BE THE PERSON WHERE DESCRIBED AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICER AND DULY ACKNOWLEDGED TO AND BEFORE ME 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 PRINT NAME & TITLE

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 SURVEYOR AND MAPPER FOR COMPLIANCE WITH THE PLATTING REQUIREMENTS PURSUANT TO CHAPTER 177 PART II - PLATTING OF THE FLORIDA STATUTES AND THAT THE PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF SAID CHAPTER. HOWEVER, THE 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 REAL PROPERTY 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

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.

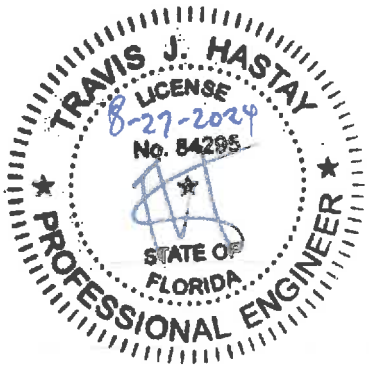


Exhibit "E"
Engineer's Certification of Construction Costs for Private Improvements

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.

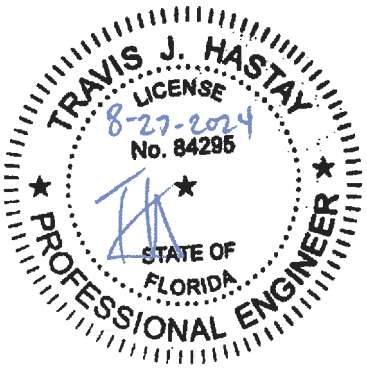
TRAVIS J. HASTAY
LICENSE
8-27-2024
No. 84295
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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

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. 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 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 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 2182.87 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 80°14'12" EAST, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER (SE 1/4) OF SECTION 28, A DISTANCE OF 292.21 FEET; THENCE, DEPARTING SAID WEST LINE THE FOLLOWING NINE (9) COURSES: (1) SOUTH 84°41'49" WEST, A DISTANCE OF 60.19 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 165.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 46°50'21" WEST, 169.84 FEET; (2) THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 64°12'30", AN ARC LENGTH OF 176.11 FEET TO THE END OF SAID CURVE; (3) SOUTH 16°02'45" 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 48°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 03°14'11" EAST, A DISTANCE OF 65.00 FEET; (6) SOUTH 89°45'49" WEST, A DISTANCE OF 420.86 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 66°28'29" WEST, 182.64 FEET; (7) THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 45°38'58", AN ARC LENGTH OF 189.84 FEET TO THE END OF SAID CURVE; (8) SOUTH 41°06'51" WEST, A DISTANCE OF 311.06 FEET; (9) NORTH 48°53'09" WEST, A DISTANCE OF 296.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 17.84 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 [illegible], WITH A PUBLISHED ELEVATION OF 134.[illegible] 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 = 20'
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 840, COMMUNITY PANEL NO. "12001C 0120 D", EFFECTIVE DATE: JUNE 16, 2006.
6. THE COMMON AREAS, OPEN SPACE, AND STORMWATER 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.
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 SET BACK 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 840, COMMUNITY PANEL NO. "12001C 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.

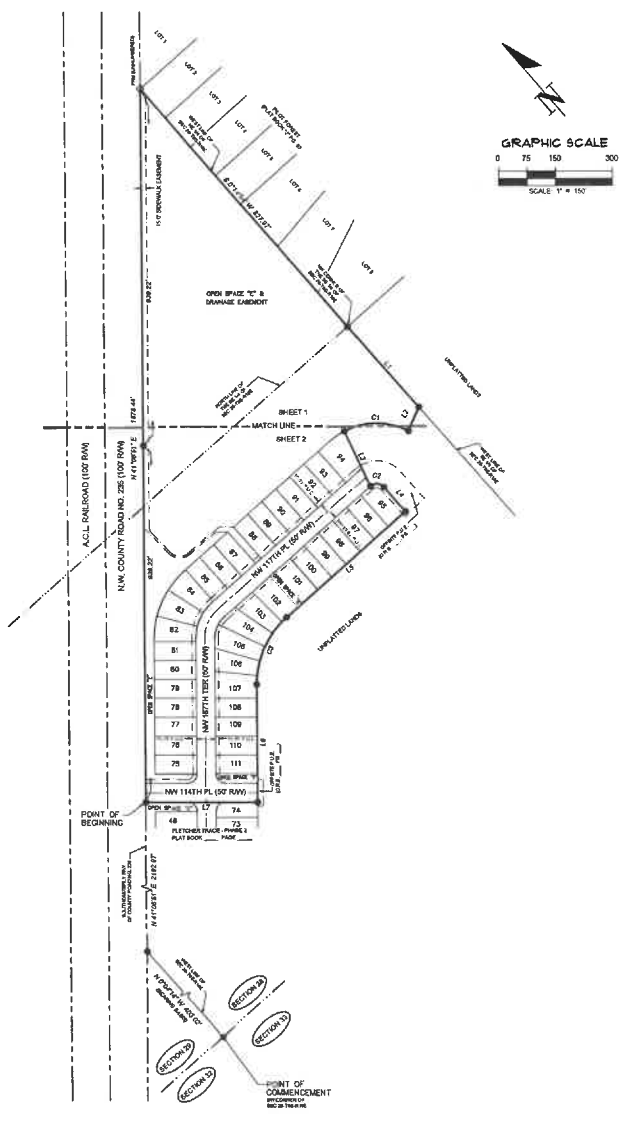
ALL PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES 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.

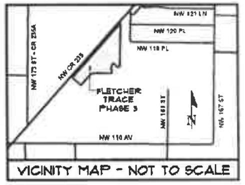
LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 0°14'12" E	292.21'
L2	S 84°41'49" W	60.19
L3	S 16°02'45" W	190.87'
L4	S 0°14'11" E	65.00
L5	S 89°45'49" W	420.86'
L6	S 41°06'51" W	311.06'
L7	N 48°53'09" W	296.00'

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	176.11'	165.00	64°12'30"	169.84	N 46°50'21" W
C2	39.27'	25.00'	90°00'00"	35.36'	S 48°14'11" E
C3	189.84'	235.00	45°38'58"	182.64	S 66°28'29" W

SITE BENCHMARK TABLE				
NAME	DESCRIPTION	ELEVATION	NORTHING	EASTING
BM1	1/2" STEEL ROD & CAP "LB TRAV LB5075"	87.96'	262647.14	2605515.18
BM2	1/2" STEEL ROD & CAP "LB TRAV LB5075"	95.80'	264048.77	2597128.74
BM3	1/2" STEEL ROD & CAP "LB TRAV LB5075"	99.07'	261129.58	2596691.22

*NOTE: ALL SITE BENCHMARKS ARE OFFSITE, LOCATED ALONG THE SOUTHERLY RIGHT OF WAY LINE OF N.W. COUNTY ROAD NO. 235





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 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
CAUSSEAUX, HEWETT & WALPOLE, LLC.
FLORIDA LICENSED BUSINESS NUMBER LB 5075
11801 RESEARCH DRIVE, ALACHUA, FL 32615

FLETCHER TRACE - PHASE 3

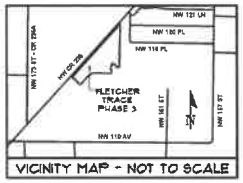
LOCATED IN THE WEST HALF (W 1/2) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

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. 12001C0129 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'

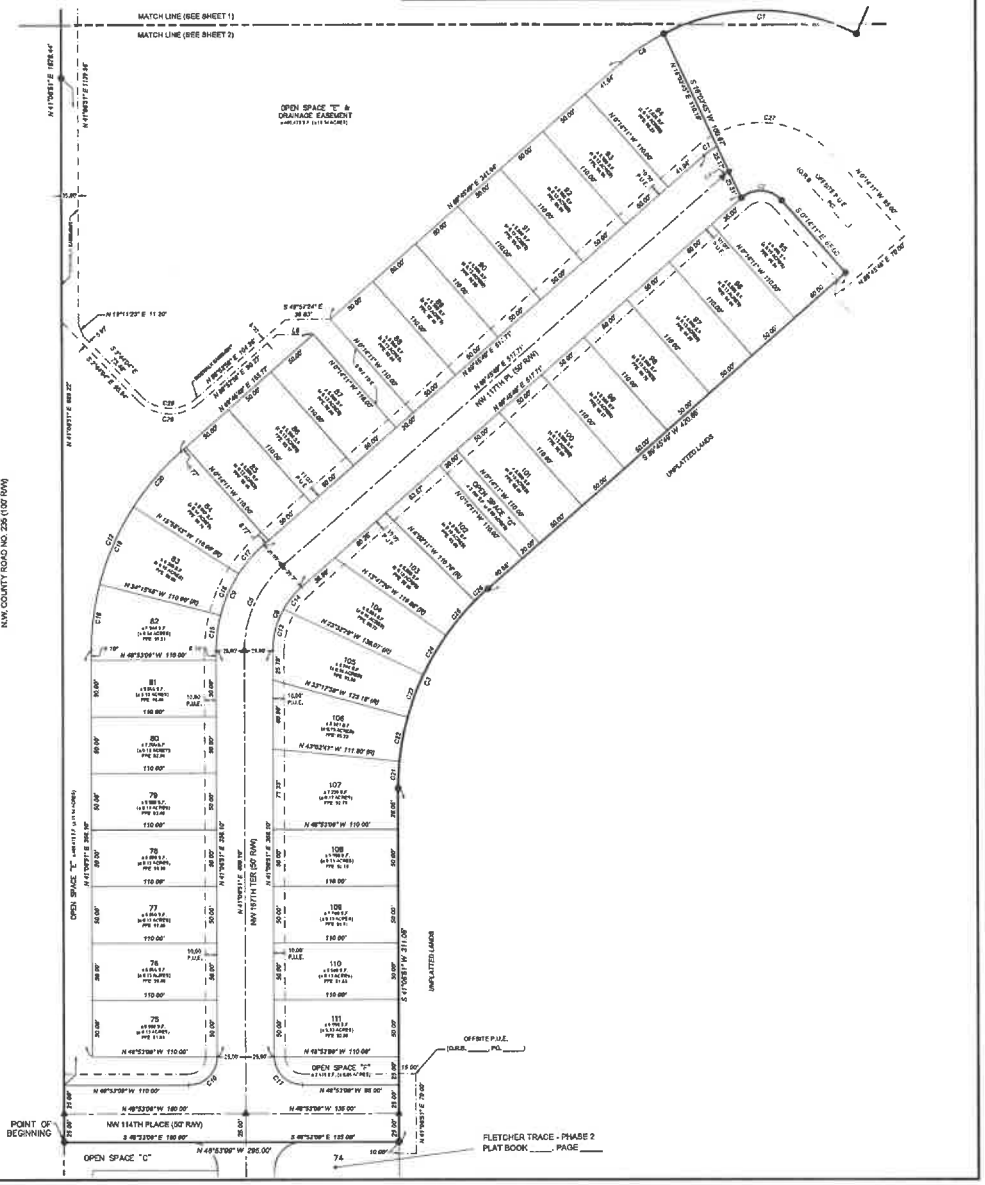
CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	176.11'	186.00'	54°32'36"	169.54'	N 48°58'31" W
C2	39.27'	25.00'	90°00'00"	35.36'	S 85°14'11" E
C3	199.34'	275.00'	46°36'08"	193.89'	S 85°26'29" W
C4	7.18'	50.00'	8°13'56"	7.18'	N 84°19'12" W
C5	84.81'	100.00'	48°36'08"	82.36'	N 85°26'29" E
C6	48.61'	186.00'	14°57'52"	48.47'	N 83°16'35" W
C7	14.31'	75.00'	10°55'53"	14.29'	N 81°46'14" W
C8	53.68'	75.00'	40°58'58"	52.55'	N 68°15'39" 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°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 66°26'29" E
C13	28.49'	75.00'	21°22'38"	28.33'	N 55°46'06" E
C14	29.29'	75.00'	22°22'38"	29.11'	N 55°46'06" E
C15	51.99'	175.00'	17°01'03"	51.82'	N 48°15'31" 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°54'05" E
C21	22.16'	225.00'	5°52'22"	22.24'	N 44°52'02" E
C22	46.00'	225.00'	9°45'00"	25.95'	N 51°48'43" E
C23	46.00'	225.00'	9°45'00"	25.95'	N 61°34'57" E
C24	46.00'	225.00'	9°45'00"	25.95'	N 71°20'56" E
C25	46.00'	225.00'	9°45'00"	25.95'	N 81°06'15" E
C26	15.36'	225.00'	3°54'59"	15.36'	N 87°51'49" E
C27	196.36'	25.00'	75°02'08"	107.48'	N 38°27'16" W
C28	61.09'	40.00'	87°32'07"	55.26'	S 45°26'22" E
C29	62.34'	36.00'	99°12'07"	49.26'	S 44°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 6678"
● = 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



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.

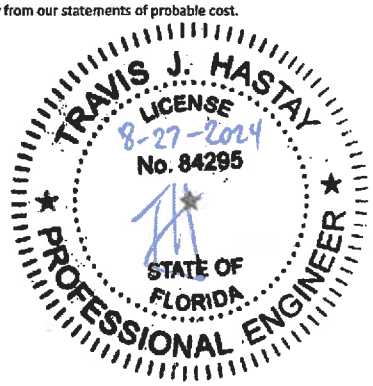


Exhibit "E"
Engineer's Certification of Construction Costs for Private Improvements

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.

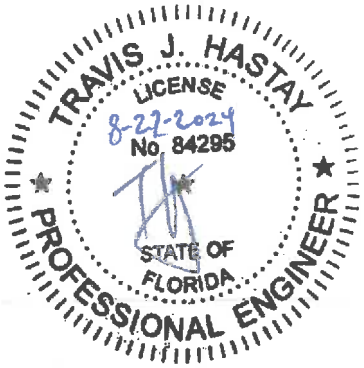
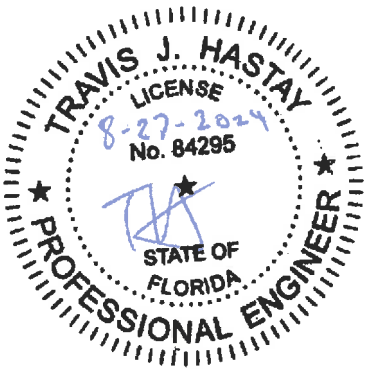


Exhibit "F"
Engineer's Certification of Construction Costs for House Sidewalks

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 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

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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.

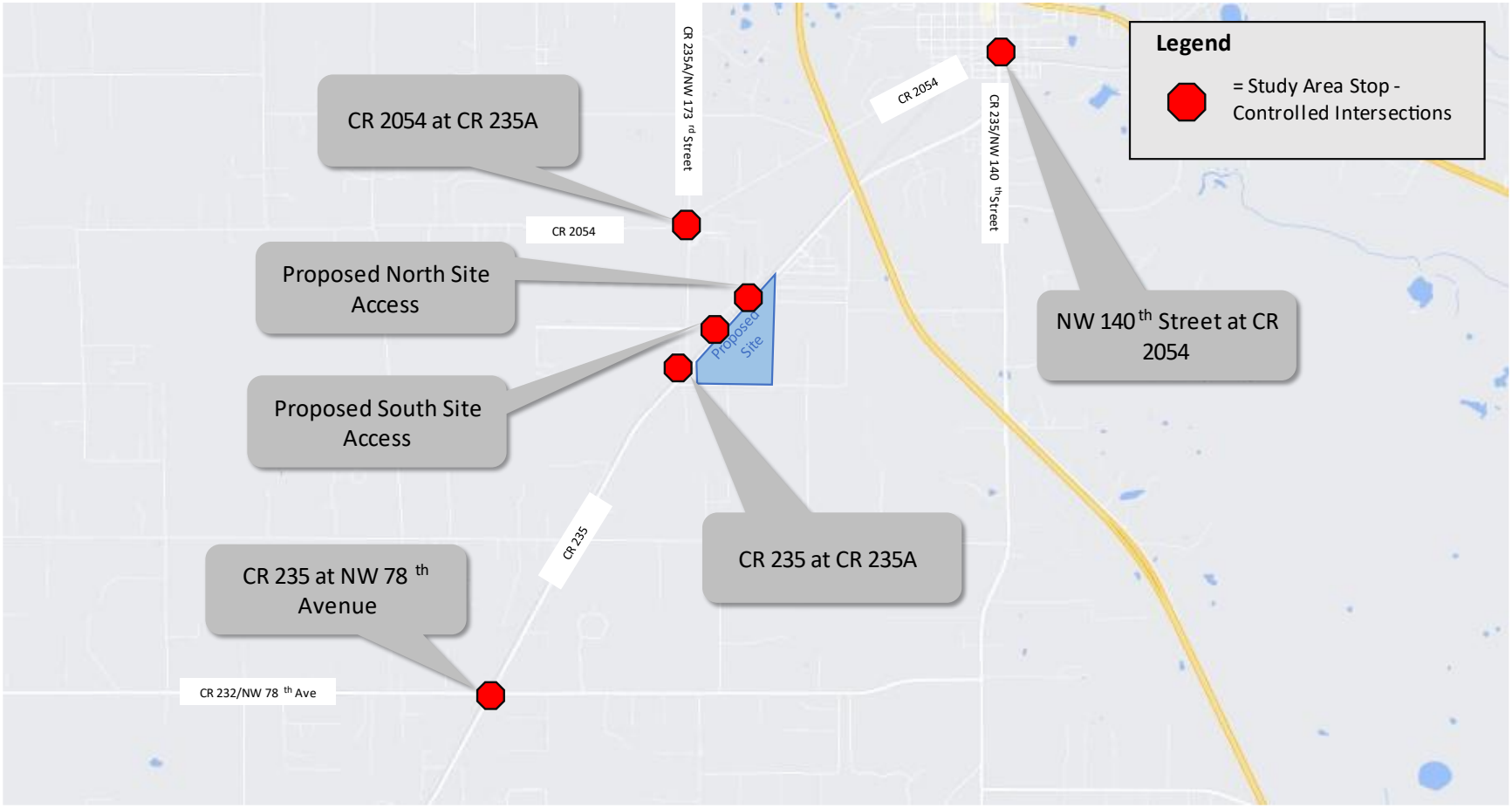
2.2. Study Roadway Segments

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

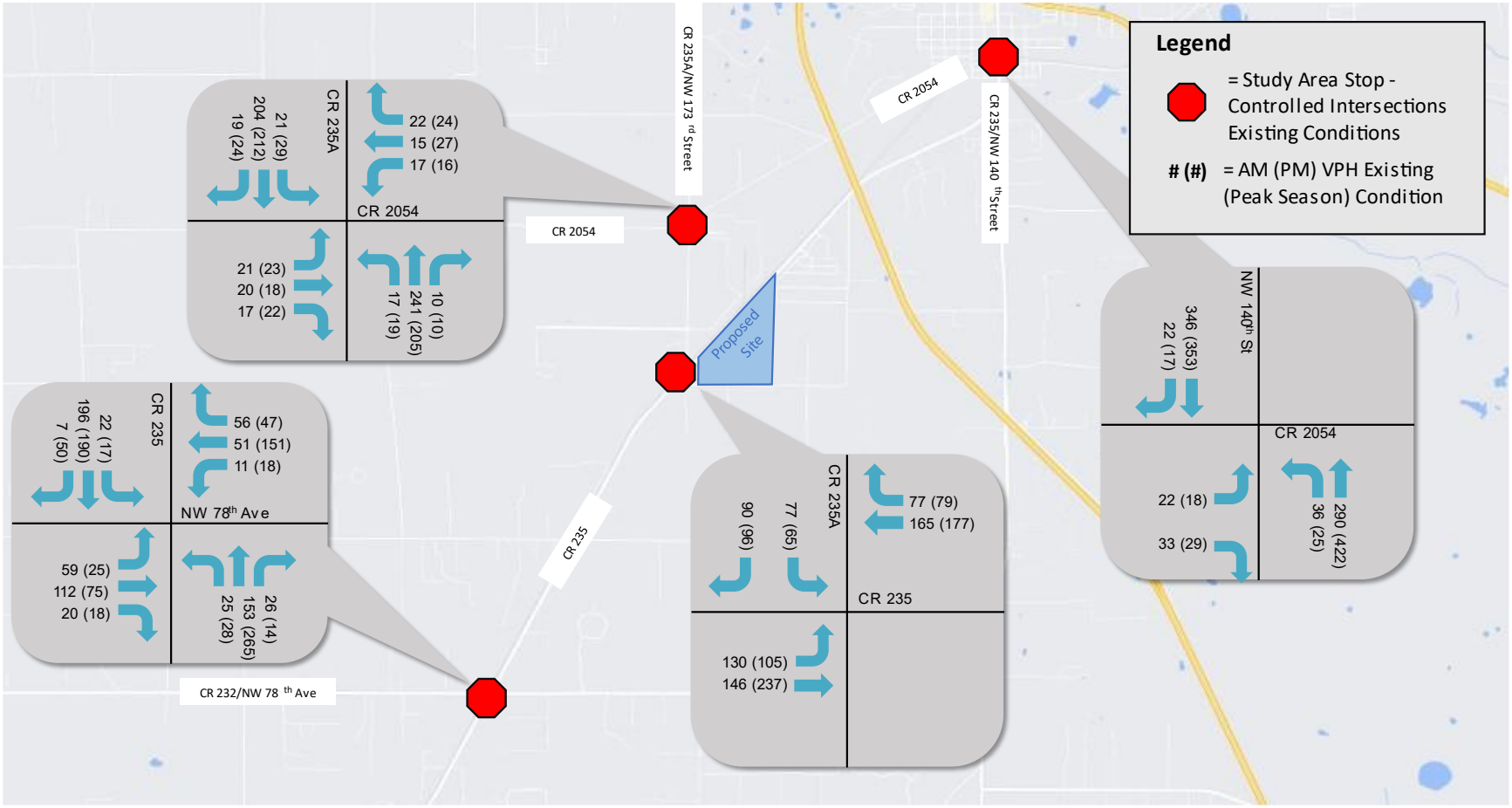
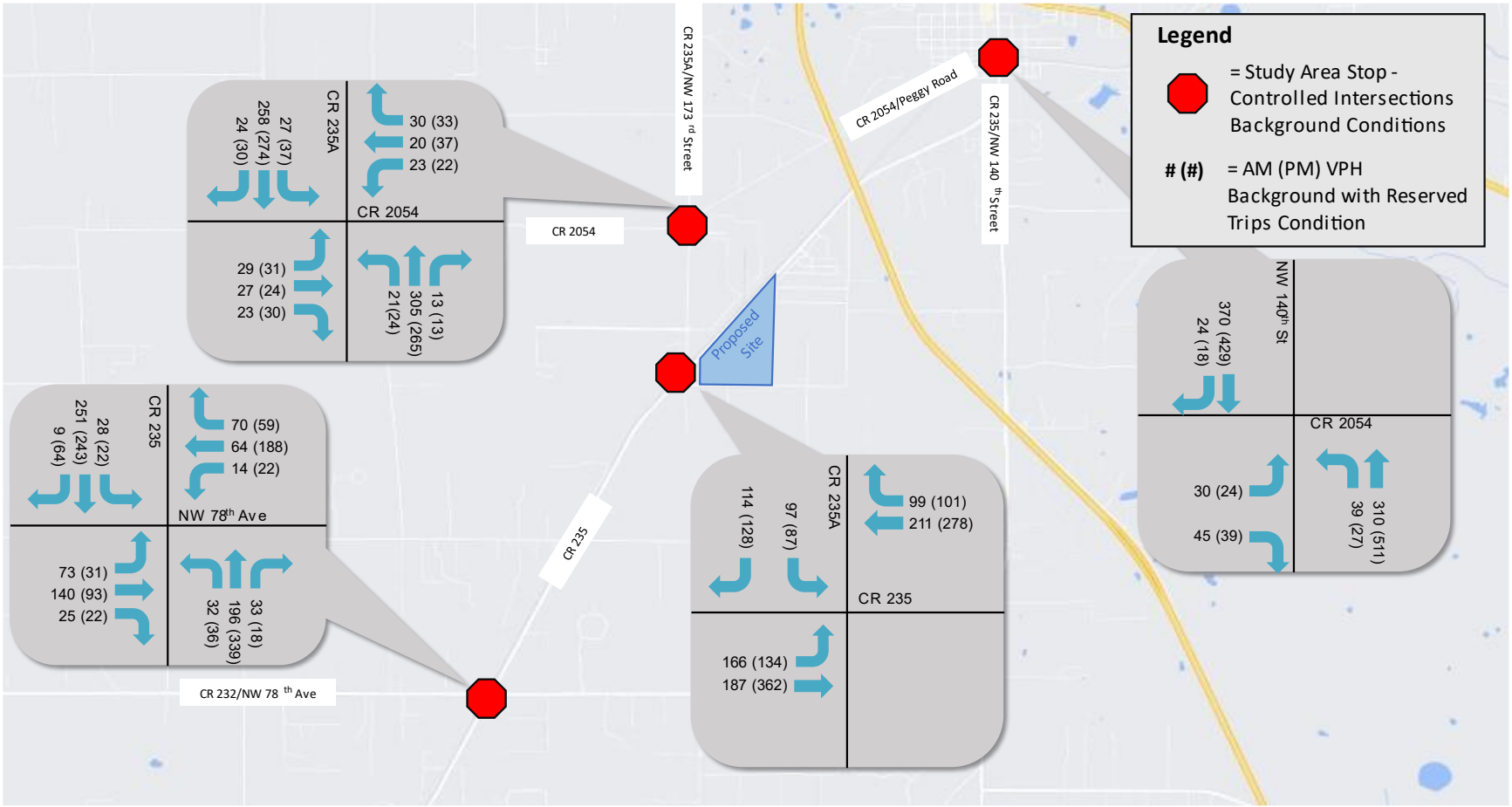


Figure 3 | Background Turning Movements



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

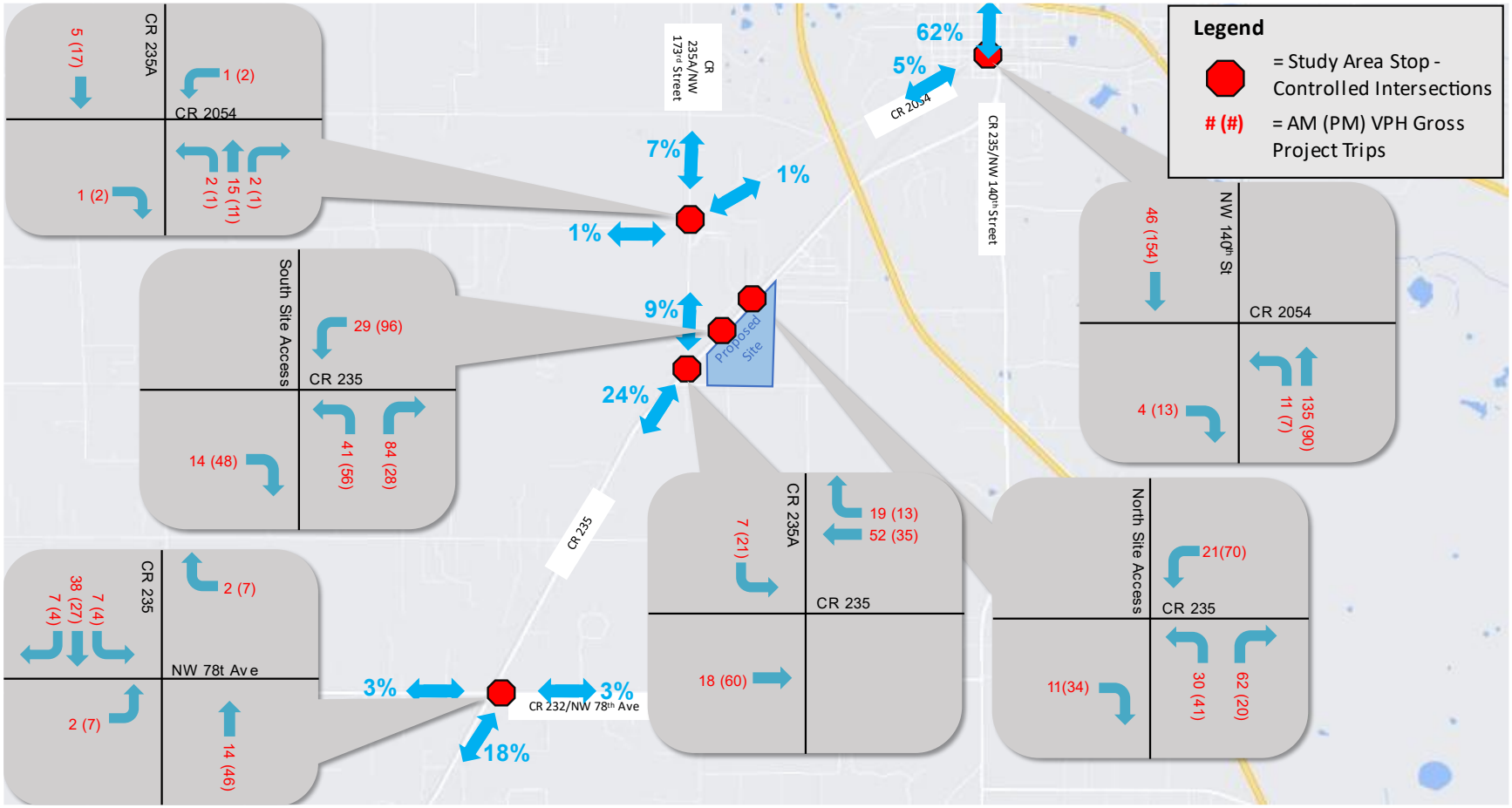
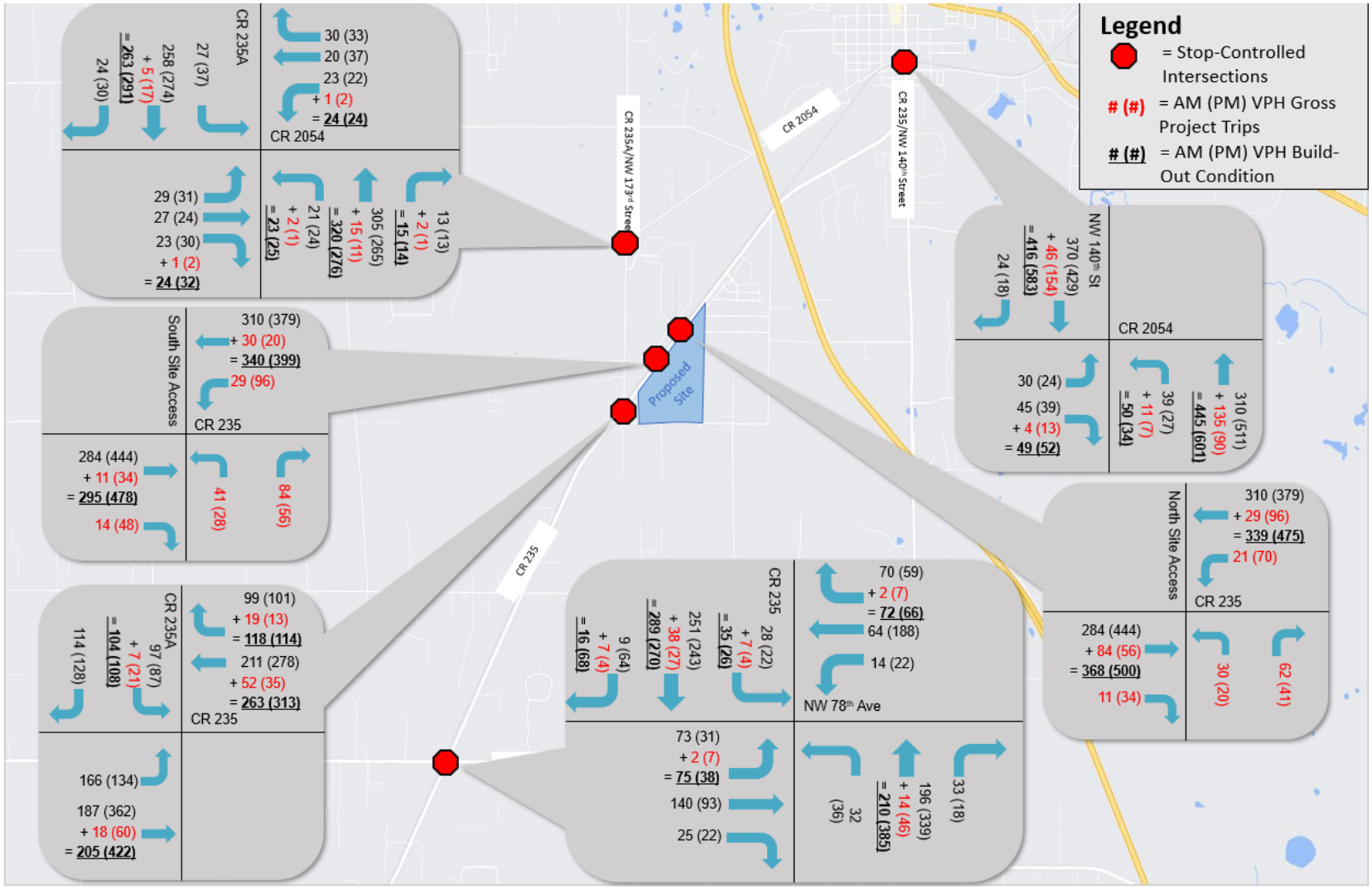


Figure 5 | Build-out Turning Movements



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:

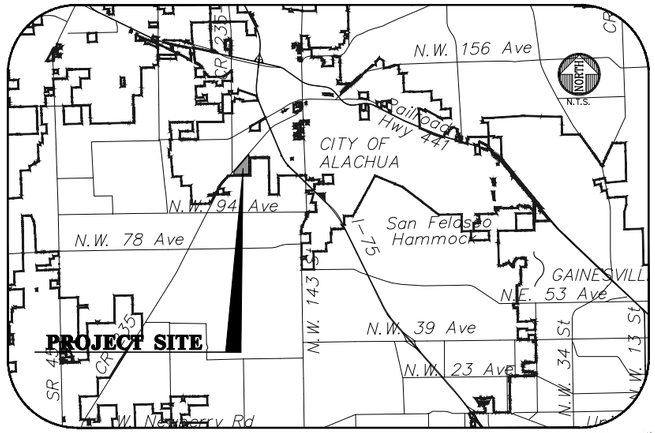
FLETCHER TRACE

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



VICINITY MAP

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*

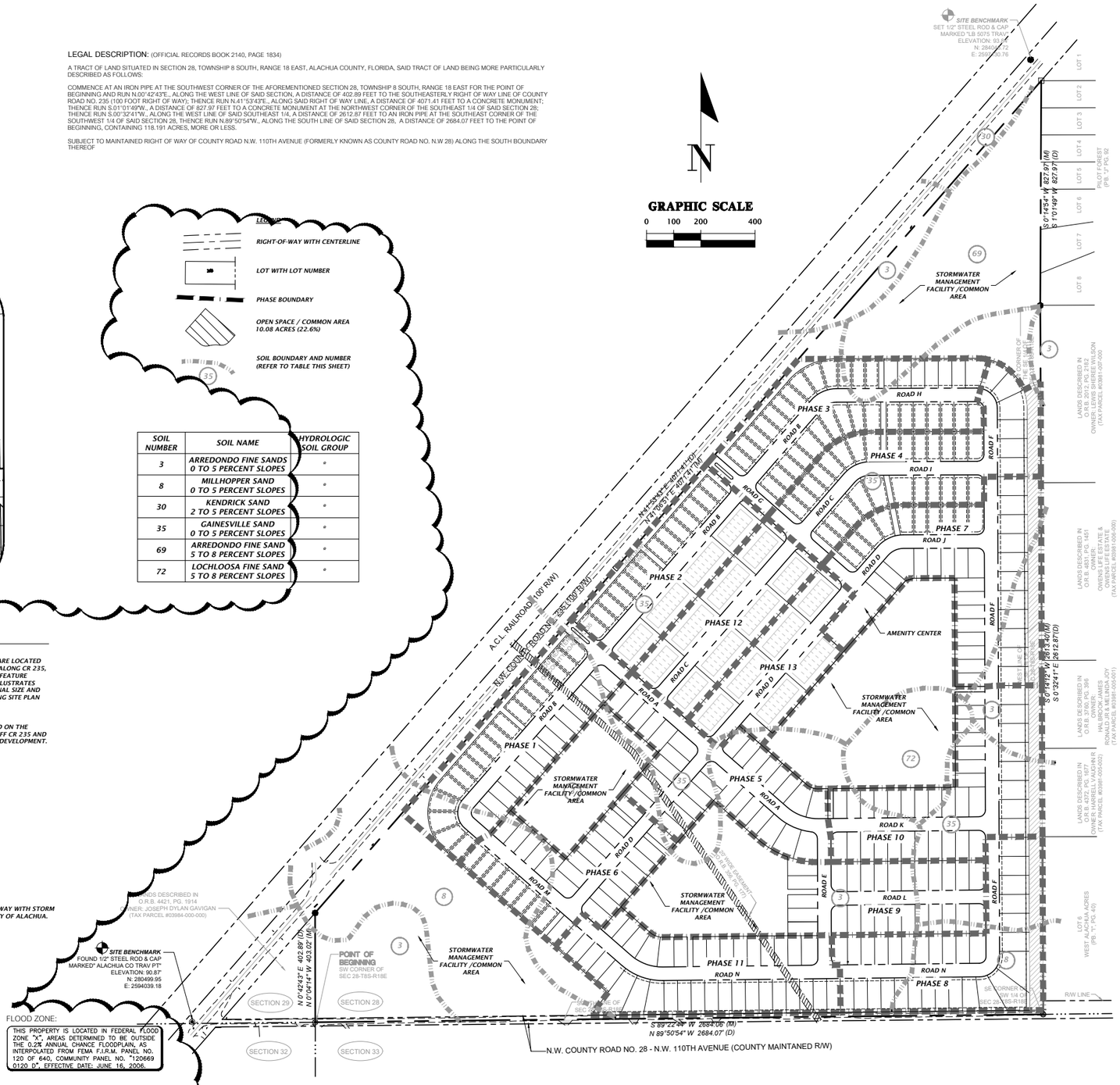
LEGAL DESCRIPTION: (OFFICIAL RECORDS BOOK 2140, PAGE 1834)

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

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*	*



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. 1988 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

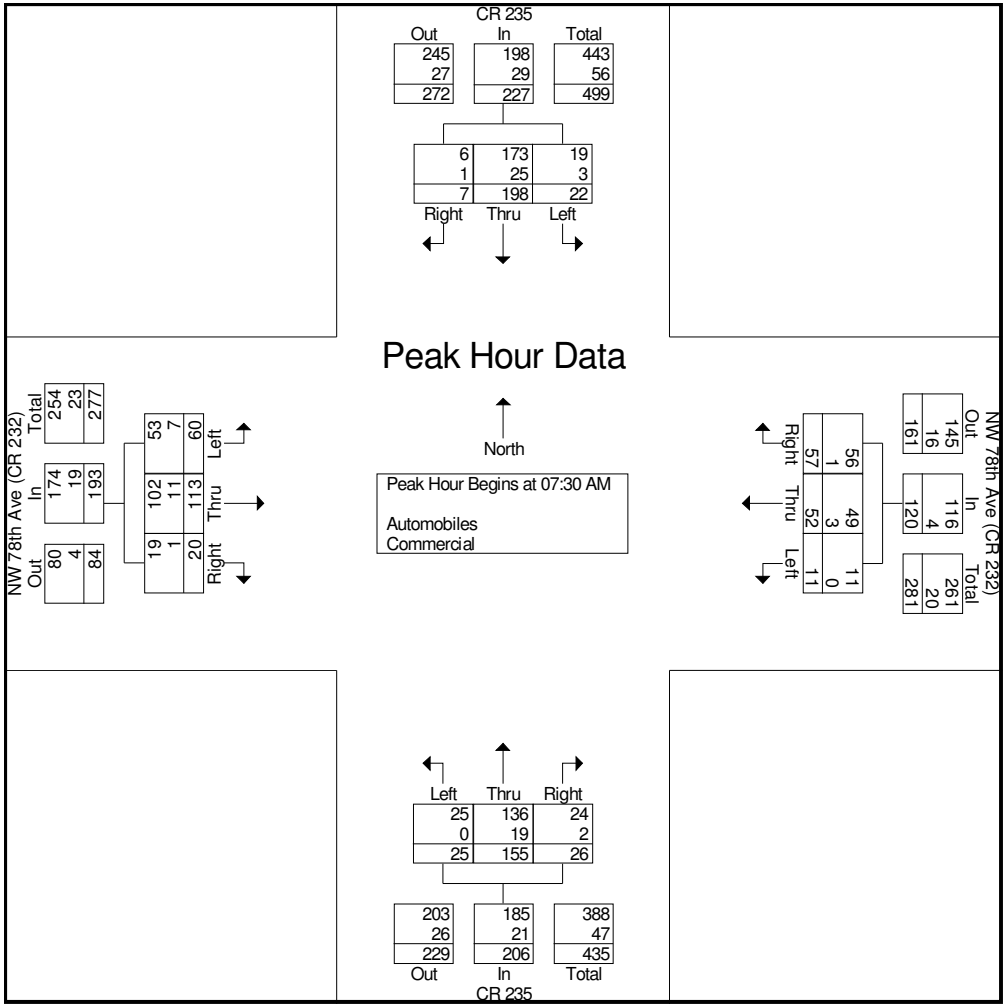
File Name : cr 235 at nw 78
Site Code : 00000001
Start Date : 4/19/2022
Page No : 2

	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
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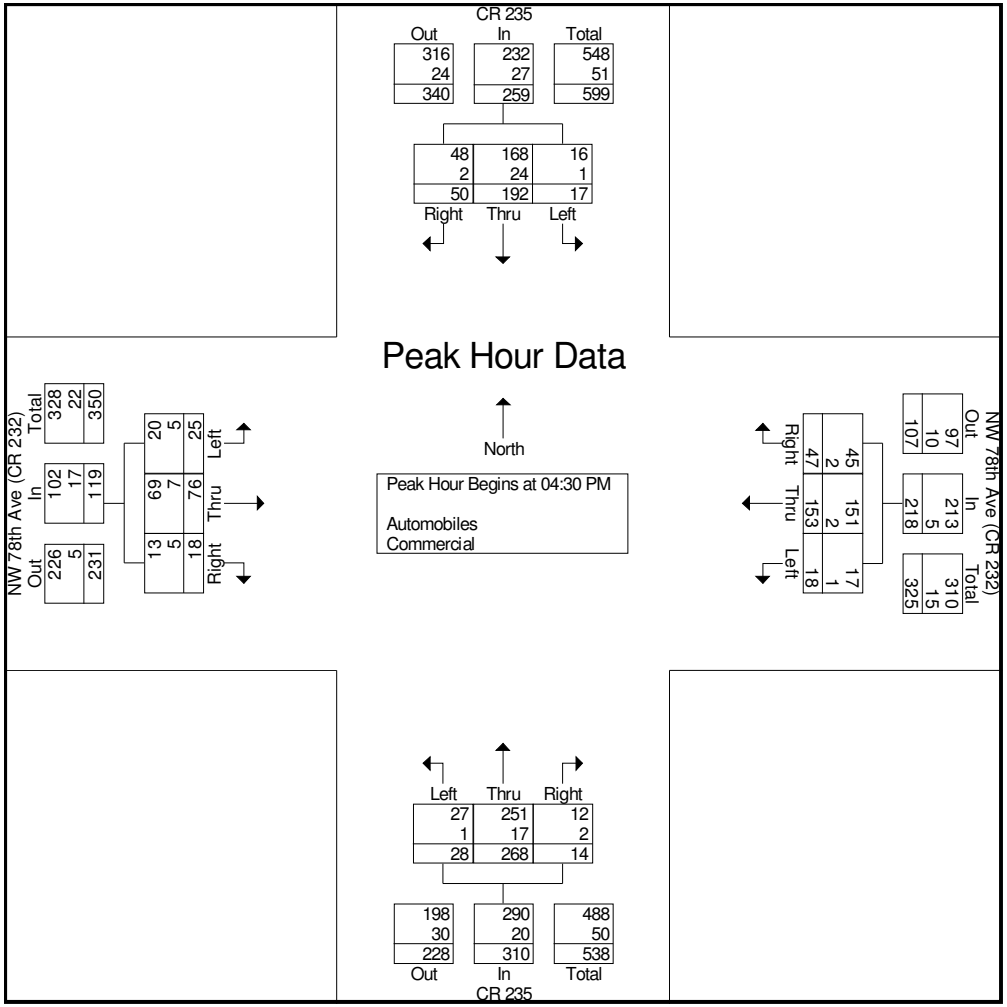
Page No : 5



DE TRAFFIC

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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

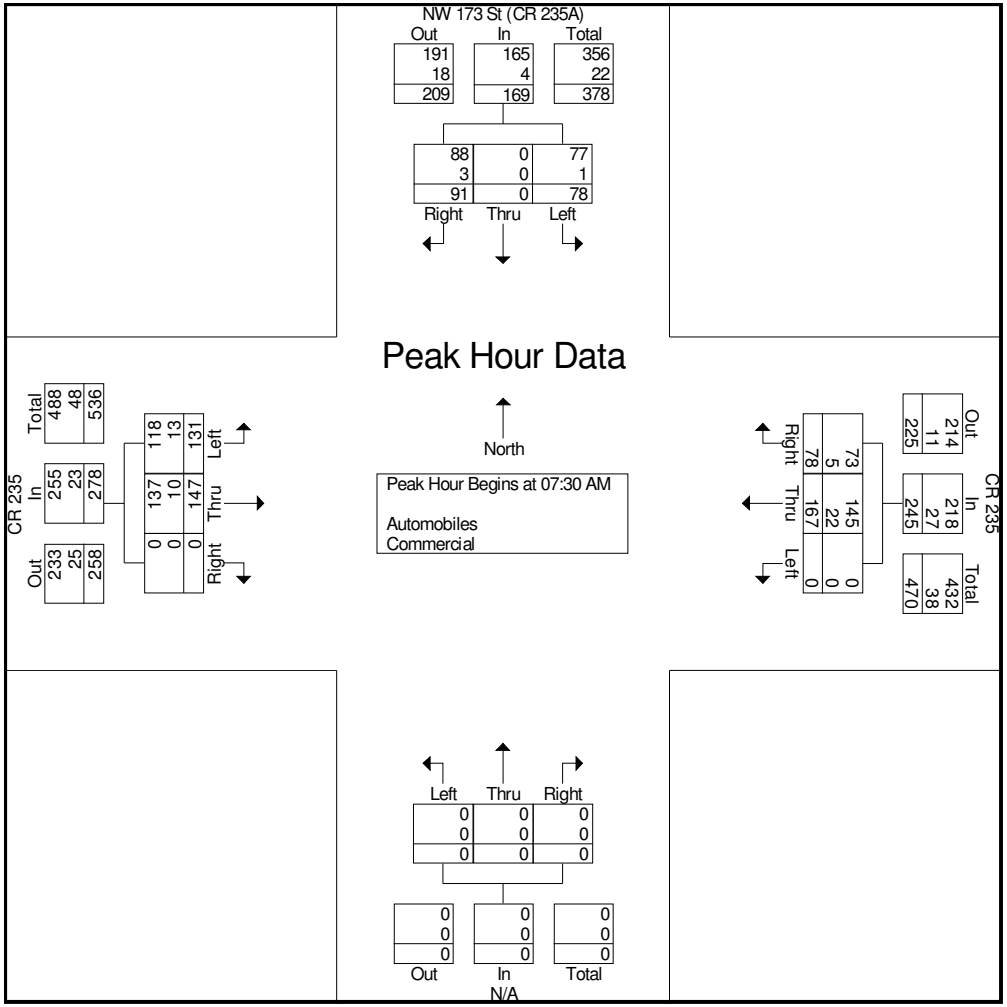
File Name : CR 235A at CR 235
Site Code : 00000003
Start Date : 4/19/2022
Page No : 2

	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

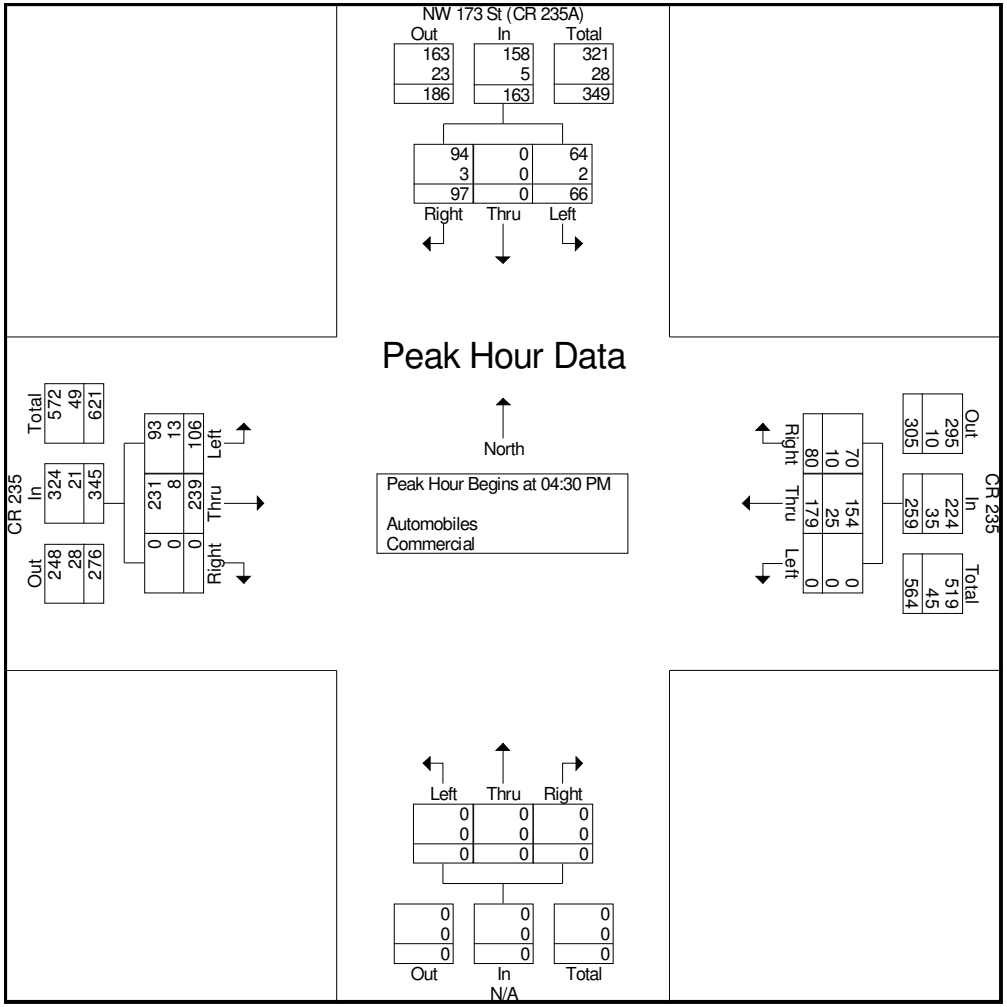
File Name : CR 235A at CR 235
Site Code : 00000003
Start Date : 4/19/2022
Page No : 4

	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

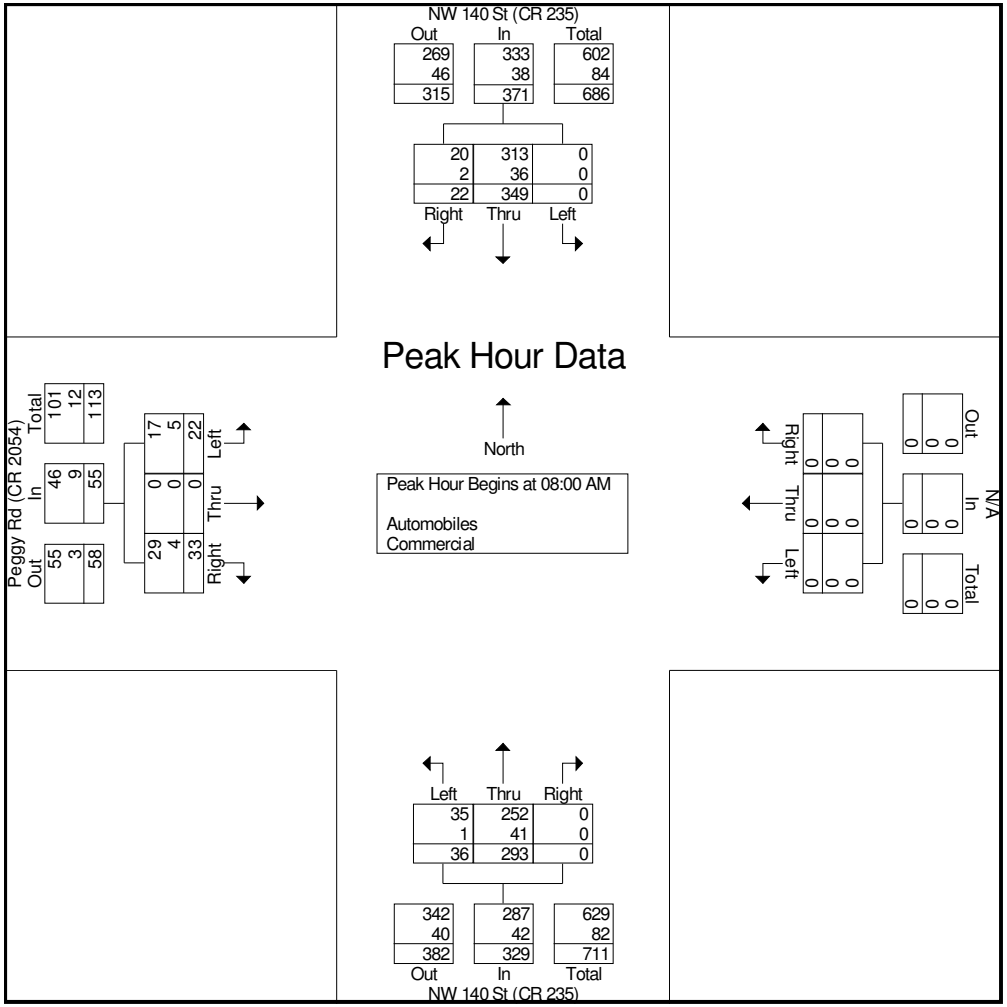
DE TRAFFIC

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

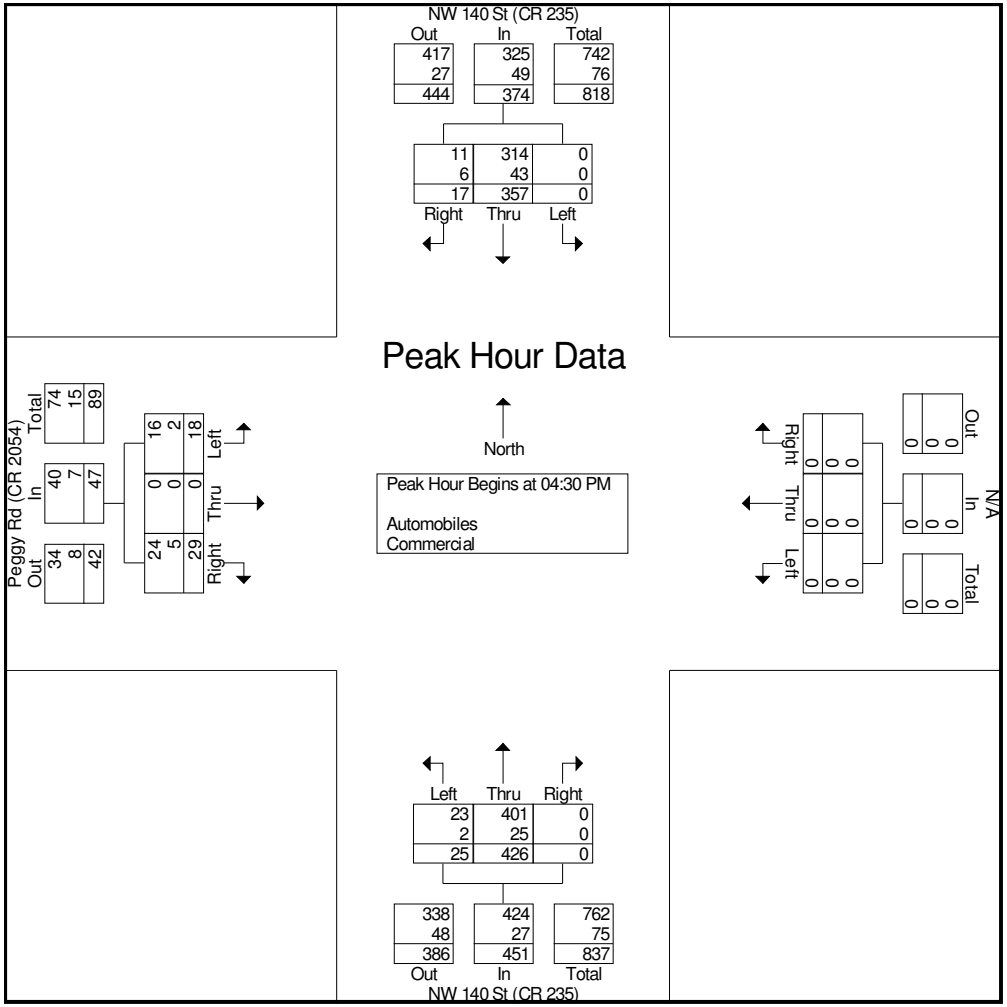
File Name : NW 140 at CR 2054
Site Code : 00000004
Start Date : 4/19/2022
Page No : 4

	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

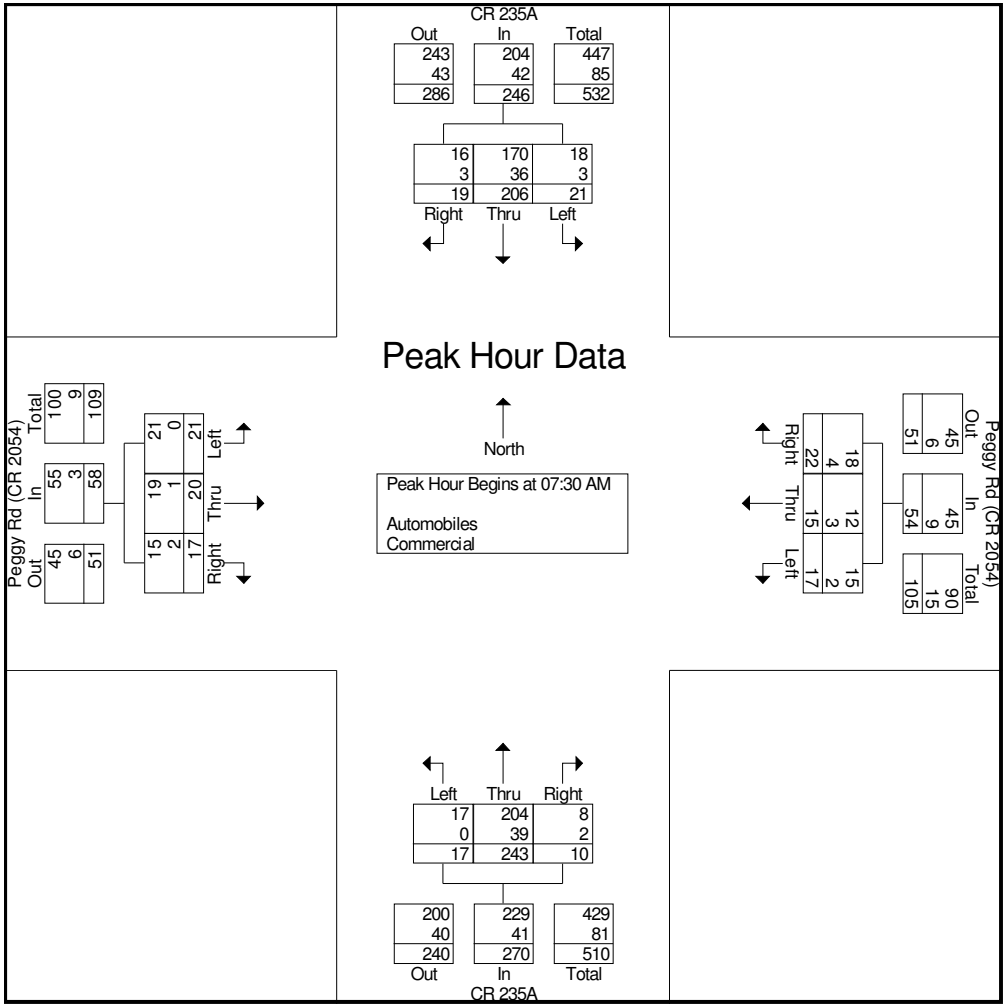
DE TRAFFIC

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

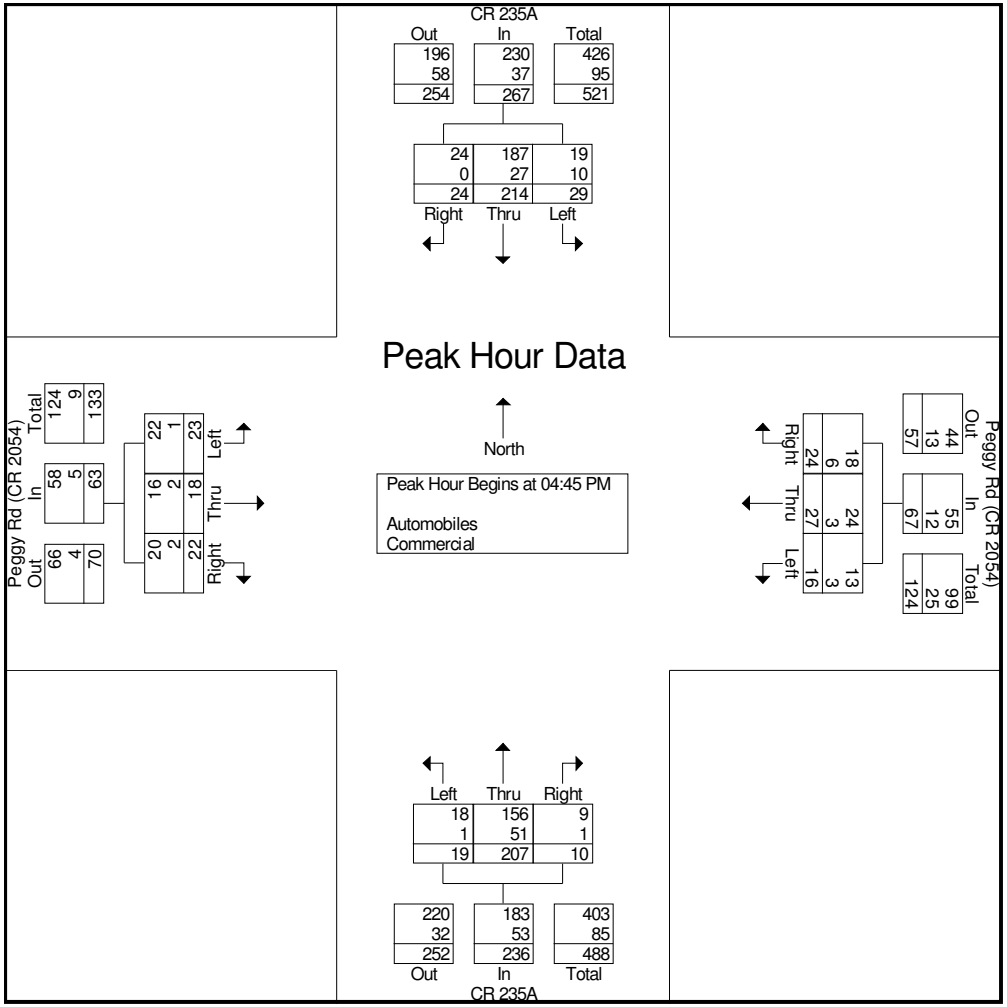
DE TRAFFIC

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

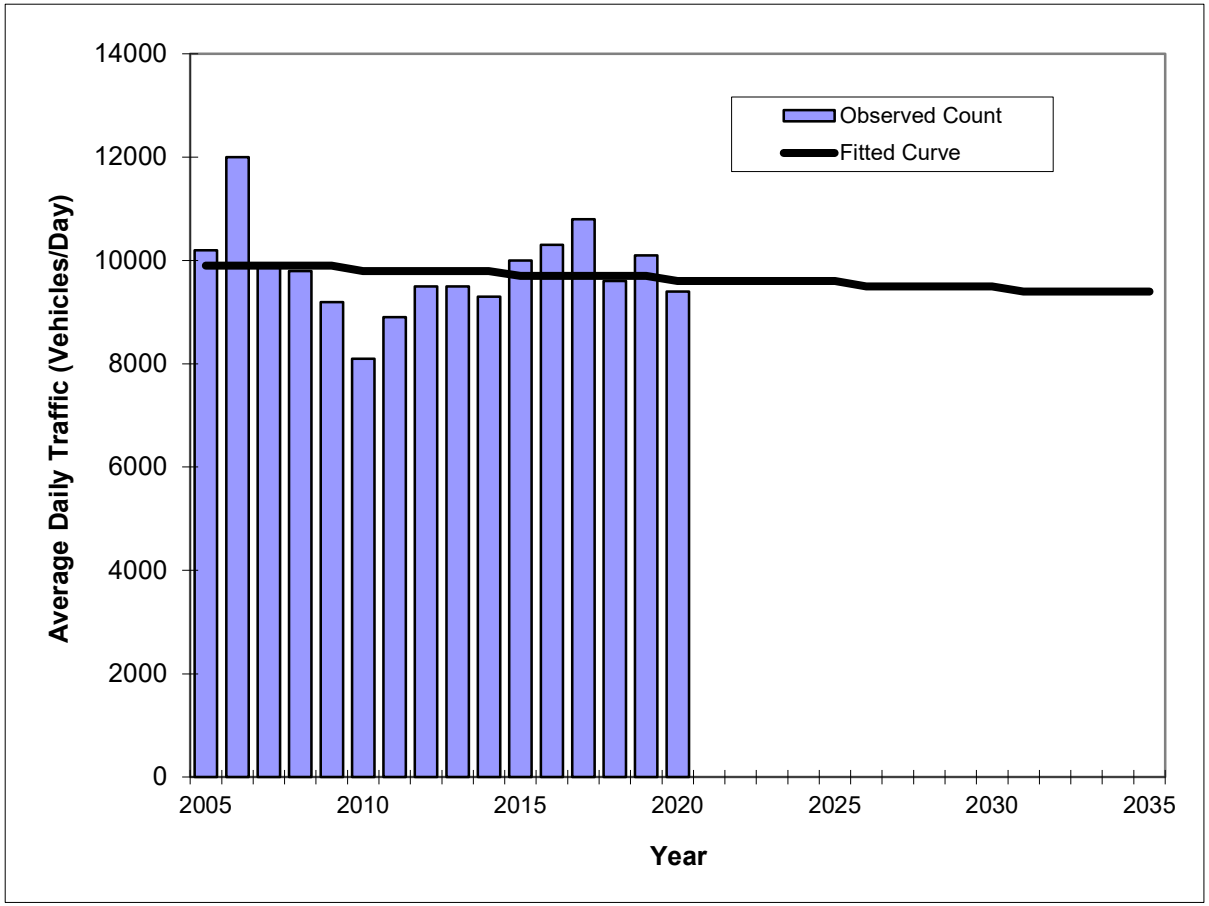
AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

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		

*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

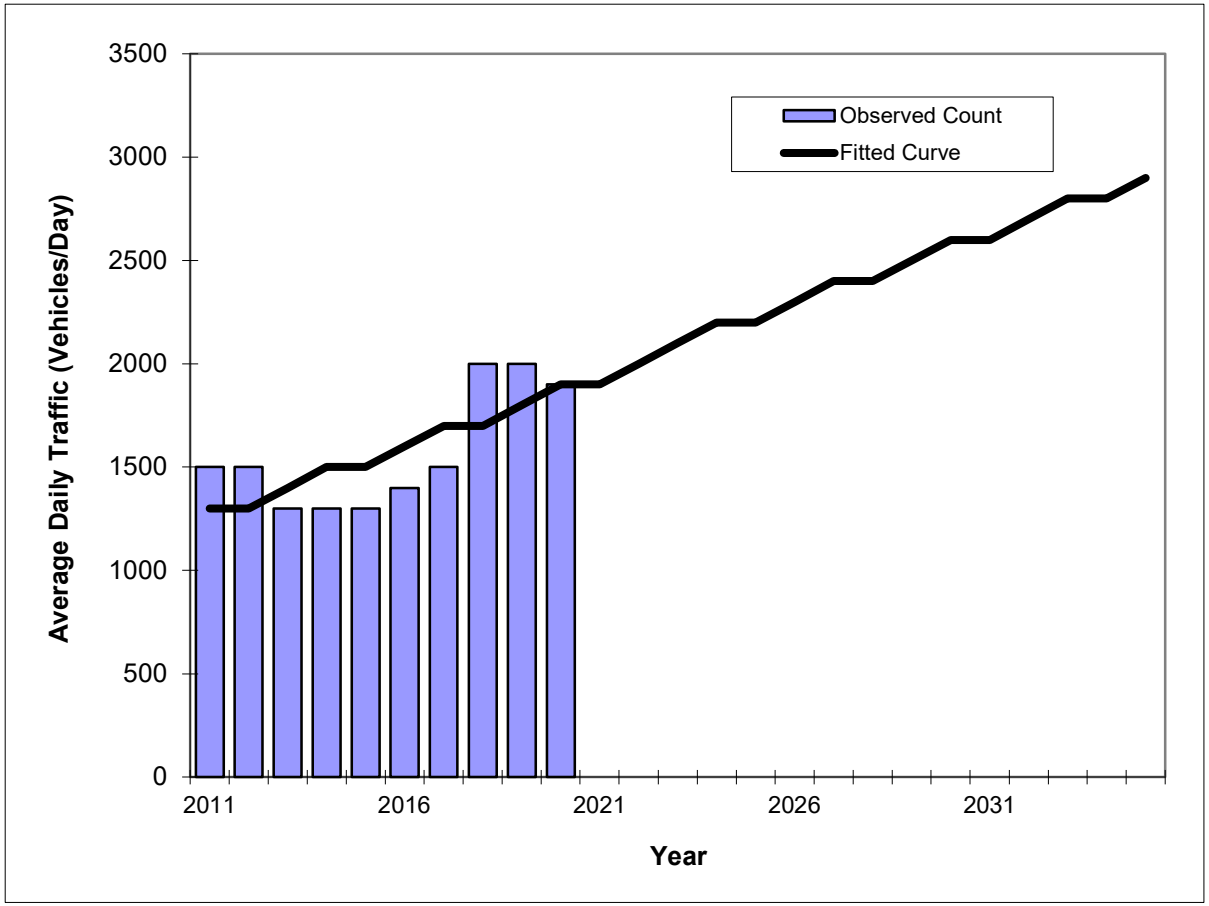
AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Traffic Trends - V03.a

CR 2054 --

FIN#	429193-1
Location	1

County:	Alachua (26)
Station #:	0435
Highway:	CR 2054



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		

**** 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

***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

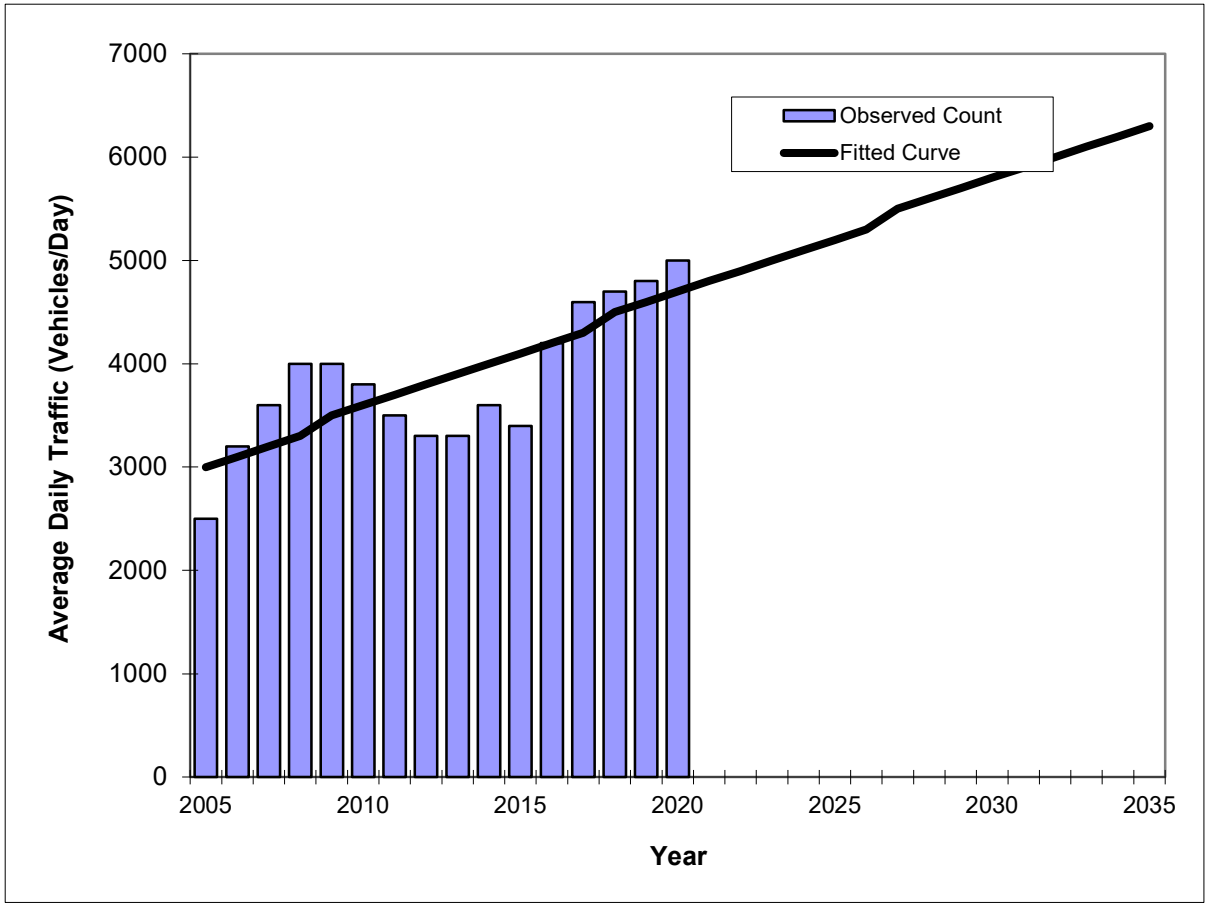
AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

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

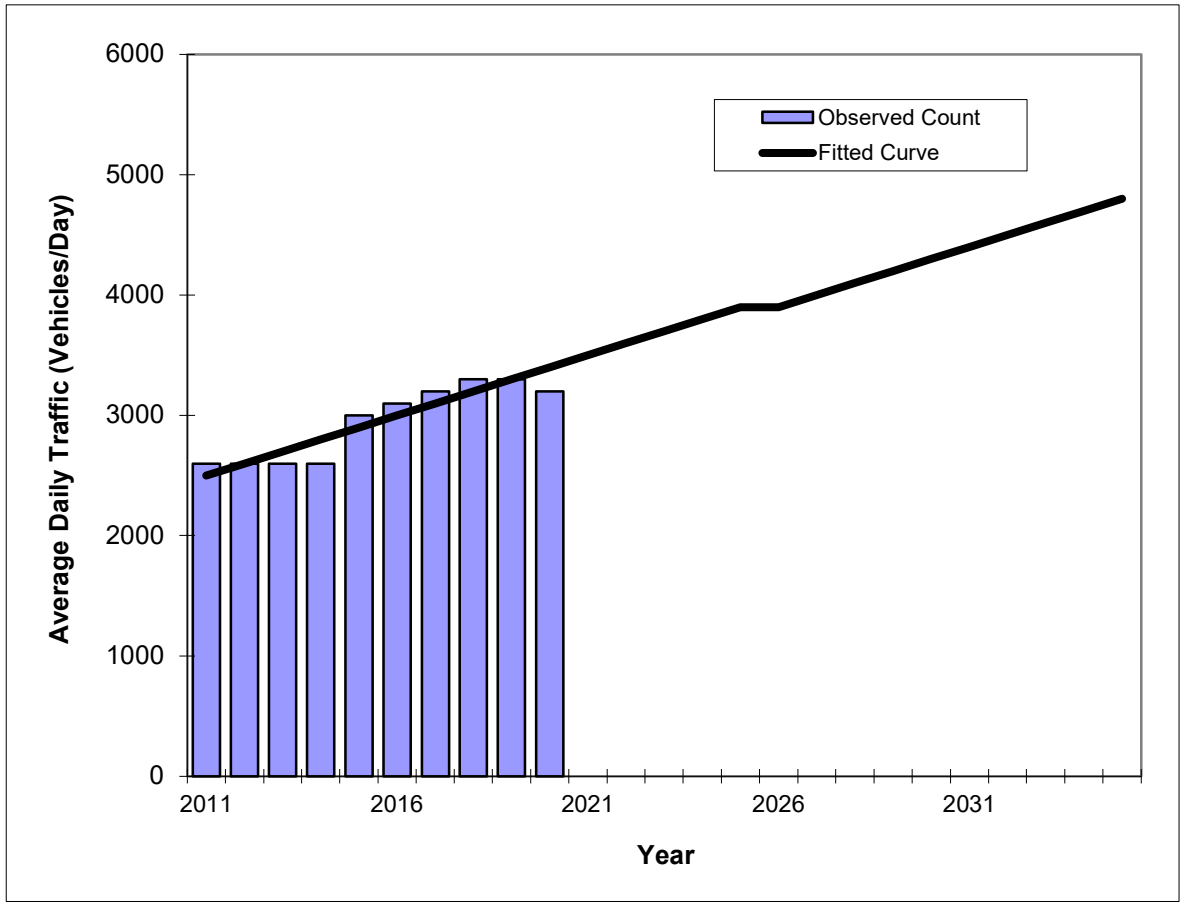
AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

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

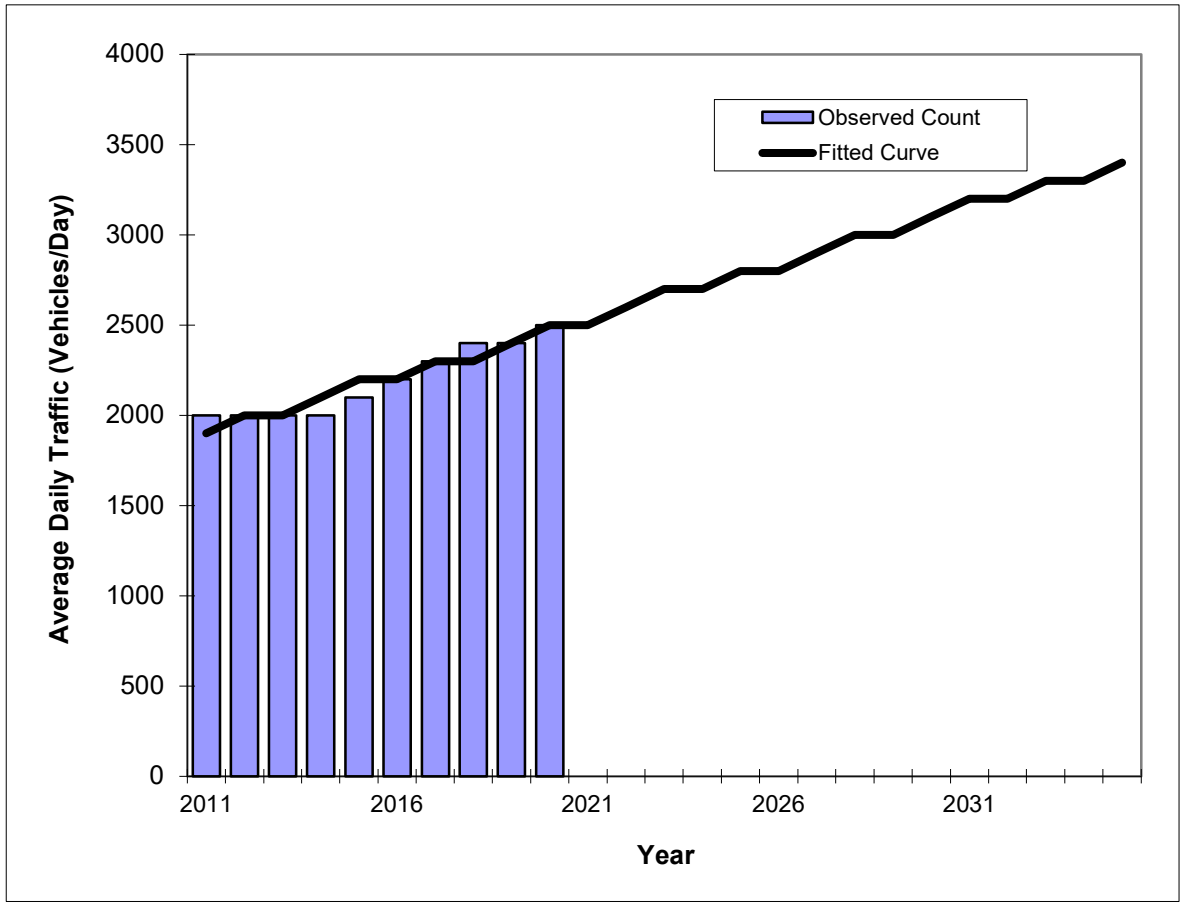
AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

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

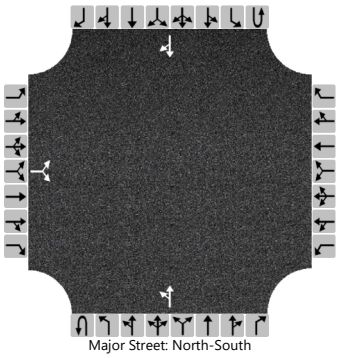
General Information

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						

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HCS Two-Way Stop-Control Report

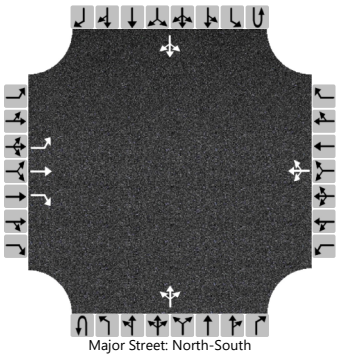
General Information

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			

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HCS Two-Way Stop-Control Report

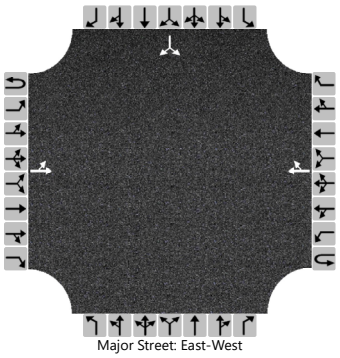
General Information

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		

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HCS Two-Way Stop-Control Report

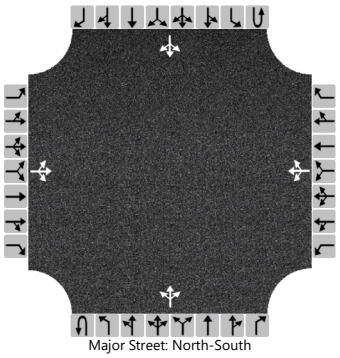
General Information

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			

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AM Background (Peak Season) Conditions

HCS Two-Way Stop-Control Report

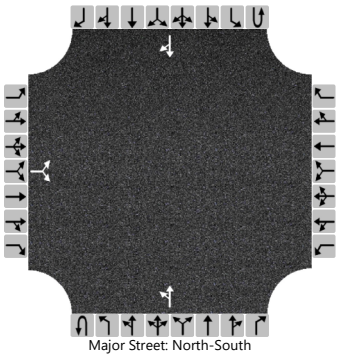
General Information

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						

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HCS Two-Way Stop-Control Report

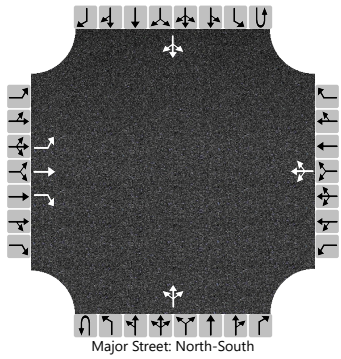
General Information

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		

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HCS Two-Way Stop-Control Report

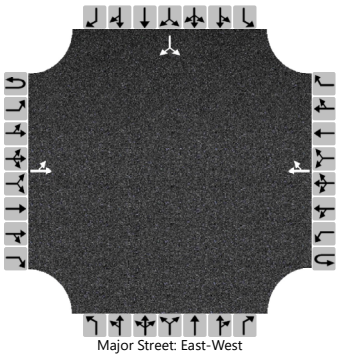
General Information

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		

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HCS Two-Way Stop-Control Report

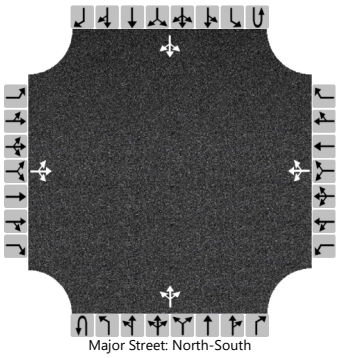
General Information

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			

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AM Buildout (Peak Season) Conditions

HCS Two-Way Stop-Control Report

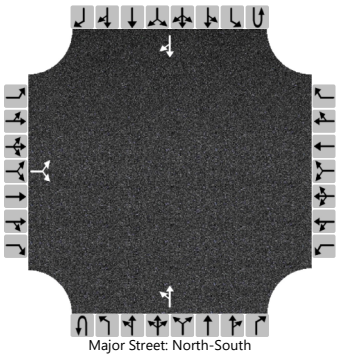
General Information

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						

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HCS Two-Way Stop-Control Report

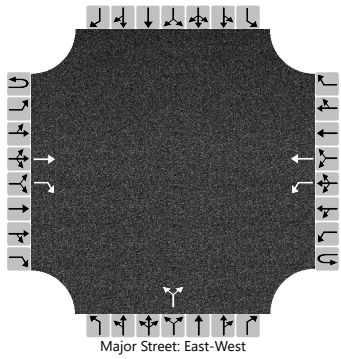
General Information

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						

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HCS Two-Way Stop-Control Report

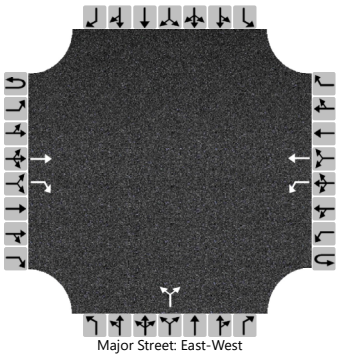
General Information

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						

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HCS Two-Way Stop-Control Report

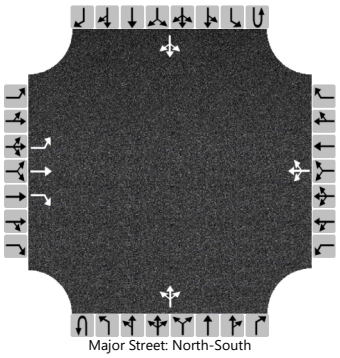
General Information

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		

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HCS Two-Way Stop-Control Report

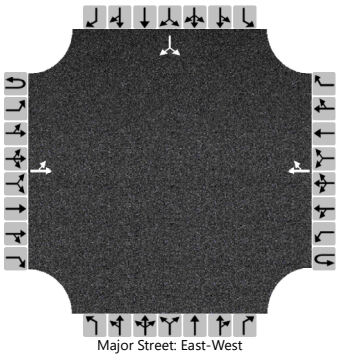
General Information

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		

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HCS Two-Way Stop-Control Report

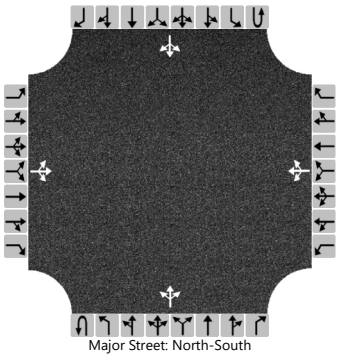
General Information

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			

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PM Existing (Peak Season) Conditions

HCS Two-Way Stop-Control Report

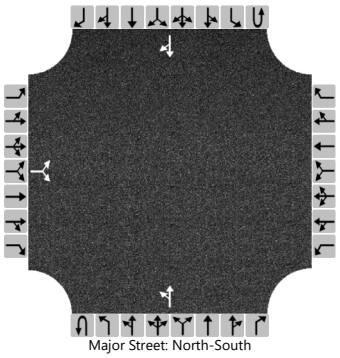
General Information

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						

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HCS Two-Way Stop-Control Report

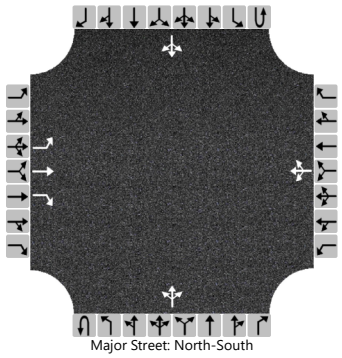
General Information

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			

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HCS Two-Way Stop-Control Report

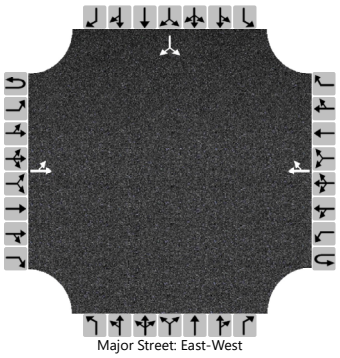
General Information

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		

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HCS Two-Way Stop-Control Report

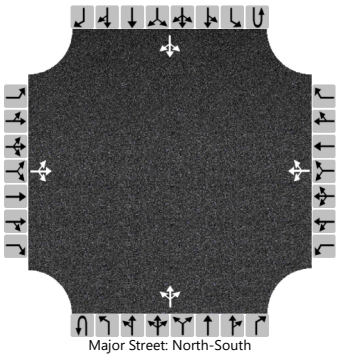
General Information

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			

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PM Background (Peak Season) Conditions

HCS Two-Way Stop-Control Report

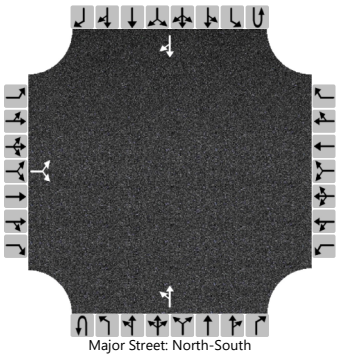
General Information

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						

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HCS Two-Way Stop-Control Report

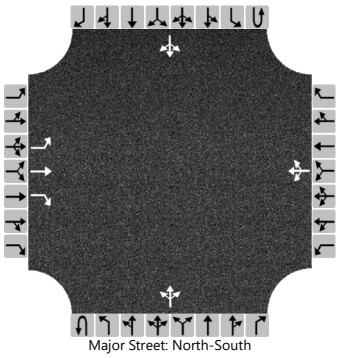
General Information

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			

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HCS Two-Way Stop-Control Report

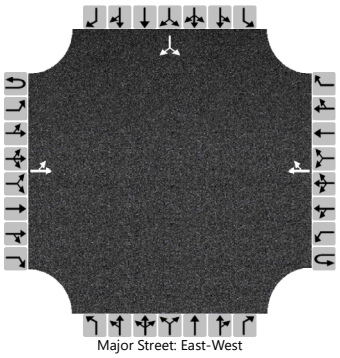
General Information

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			

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HCS Two-Way Stop-Control Report

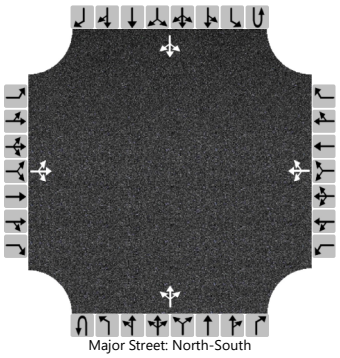
General Information

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			

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PM Buildout (Peak Season) Conditions

HCS Two-Way Stop-Control Report

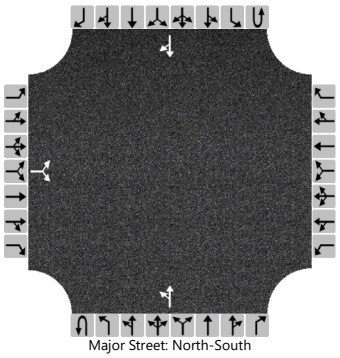
General Information

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						

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HCS Two-Way Stop-Control Report

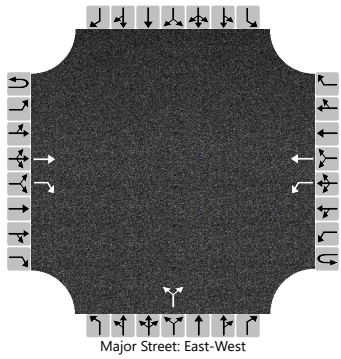
General Information

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						

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HCS Two-Way Stop-Control Report

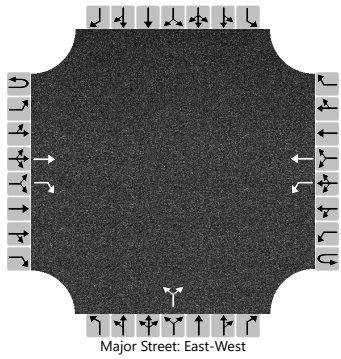
General Information

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						

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HCS Two-Way Stop-Control Report

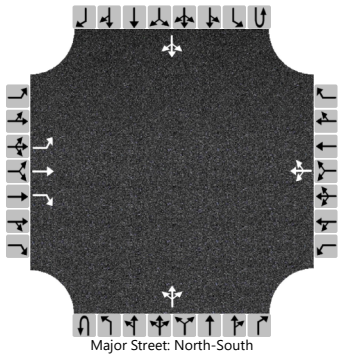
General Information

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			

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HCS Two-Way Stop-Control Report

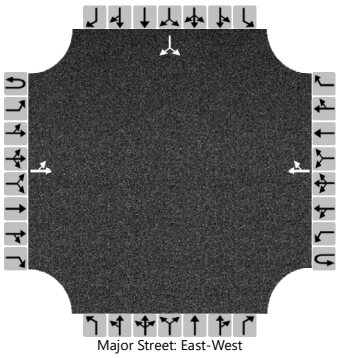
General Information

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		

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HCS Two-Way Stop-Control Report

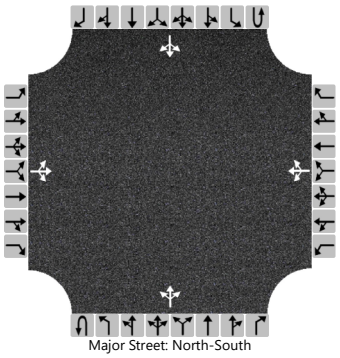
General Information

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			

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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

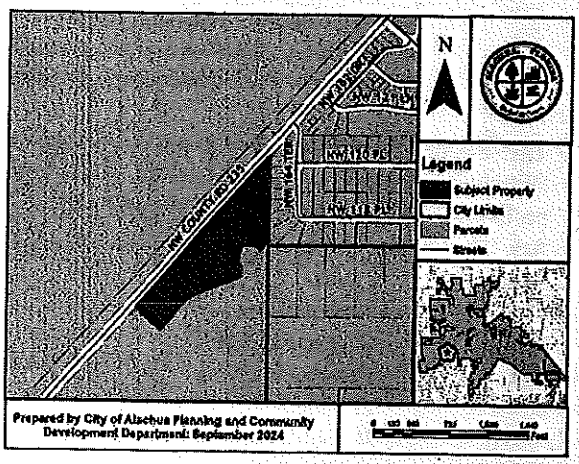
The City reserves the right to reject any or all submissions with or without cause; to waive any or all irregularities with regard to the specification and to select the Respondent offering the greatest benefit to the City. Questions, clarification, or further information regarding the RFP may be obtained 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)

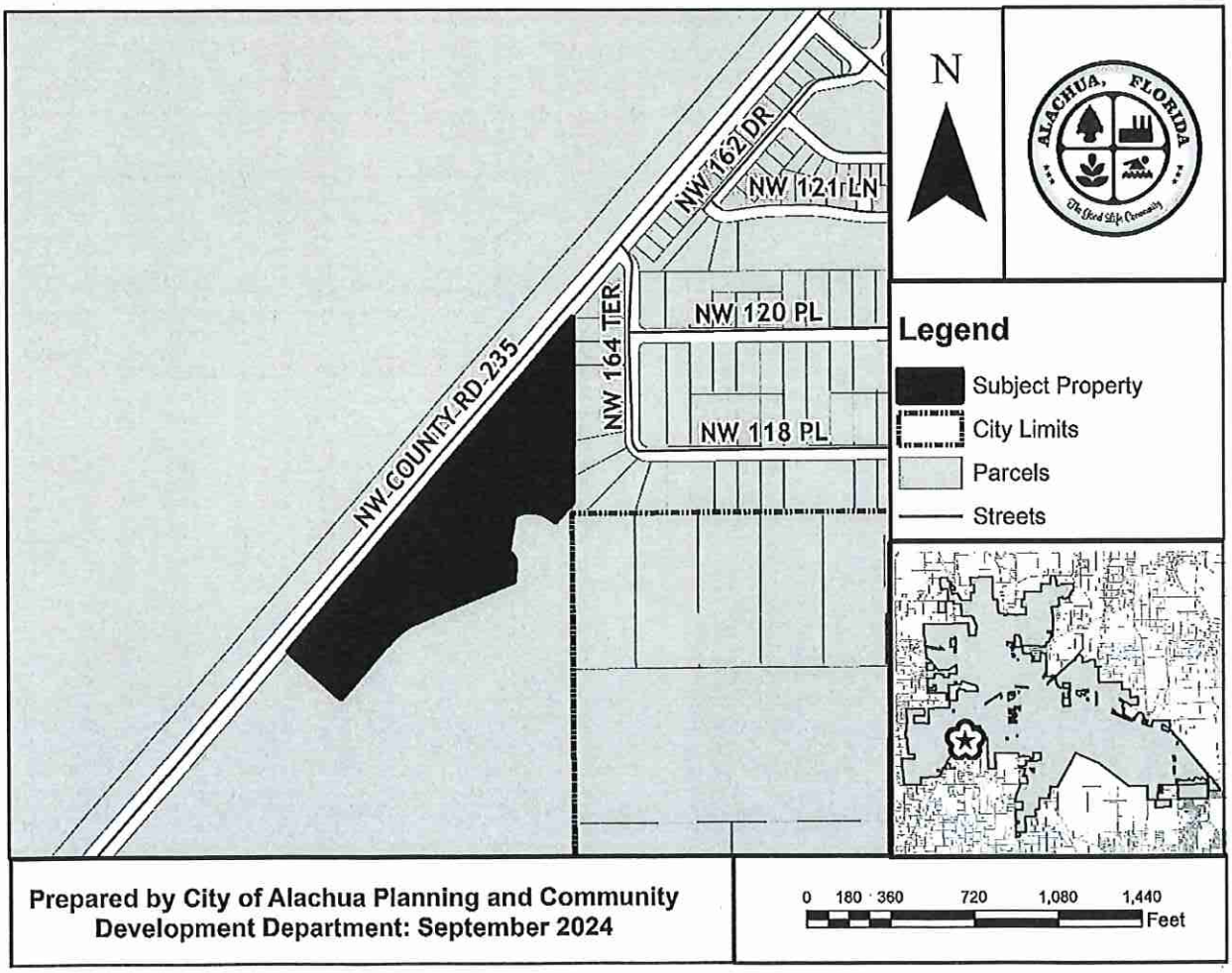
City of ALACHUA
the good life community

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

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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.

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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

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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

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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

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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

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JAN 23 2025

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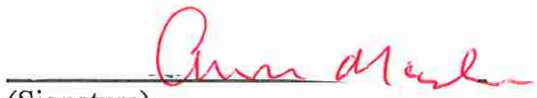
AFFIDAVIT FOR POSTED LAND USE SIGN

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. 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 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 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 2182.87 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 827.87 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 SOUTHEAST QUARTER (SE 1/4) OF SECTION 28, A DISTANCE OF 292.21 FEET; THENCE, DEPARTING SAID WEST LINE, THE FOLLOWING NINE (9) COURSES: (1) SOUTH 84°41'49" WEST, A DISTANCE OF 49.19 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 165.00 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 61°[illegible], AN ARC LENGTH OF 178.11 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 65.00 FEET; (6) SOUTH 89°45'49" WEST, A DISTANCE OF 420.88 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°26'29" WEST, 193.60 FEET; (7) THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 48°38'56", AN ARC LENGTH OF 199.54 FEET TO THE END OF SAID CURVE; (8) SOUTH 41°06'51" WEST, A DISTANCE OF 311.06 FEET; (9) NORTH 48°53'09" WEST, A DISTANCE OF 296.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 17.84 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 29, 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 [illegible], WITH A PUBLISHED ELEVATION OF [illegible] 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 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. 130 OF 840, COMMUNITY PANEL NO. 12001C 0130 D, EFFECTIVE DATE JUNE 16, 2006.
6. THE COMMON AREAS, OPEN SPACE, AND STORMWATER 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.
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

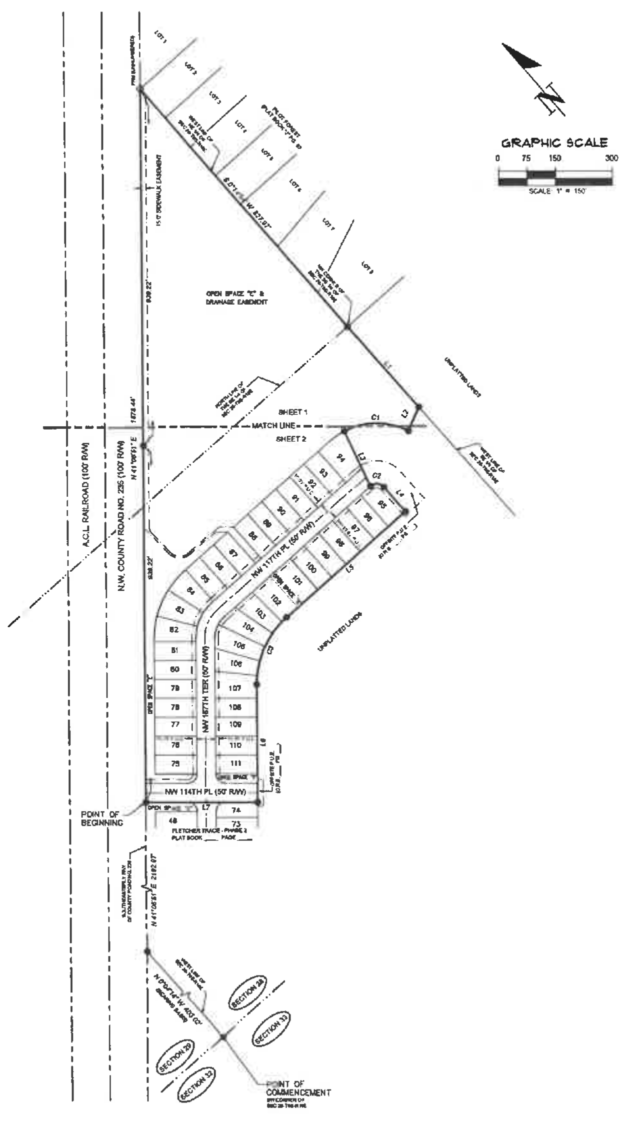
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
● = SET 5/8" STEEL REBAR & CAP MARKED "PRM LB 5075"
▲ = SET NAIL AND DISK STAMPED "PCP 5075"
● = FOUND 5/8" IRON ROD (NO ID.)
⊡ = FOUND 4"x4" CONCRETE MONUMENT WITH NO ID (UNNUMBERED PRM)
PRM = PERMANENT REFERENCE MONUMENT
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

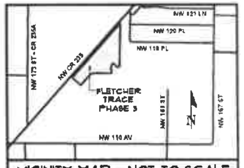
FLOOD ZONE:

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. 130 OF 840, COMMUNITY PANEL NO. 12001C 0130 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.





VICINITY MAP - NOT TO SCALE

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 0°14'12" E	292.21'
L2	S 84°41'49" W	49.19'
L3	S 16°03'45" W	160.87'
L4	S 0°14'11" E	65.00'
L5	S 89°45'49" W	420.88'
L6	S 41°06'51" W	311.06'
L7	N 48°53'09" W	296.00'

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	178.11'	165.00'	61°[illegible]	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°38'56"	193.60'	S 65°26'29" W

SITE BENCHMARK TABLE				
NAME	DESCRIPTION	ELEVATION	NORTHING	EASTING
BM1	1/2" STEEL ROD & CAP "LB TRAV LB5075"	87.96'	[illegible]	[illegible]
BM2	1/2" STEEL ROD & CAP "LB TRAV LB5075"	95.80'	[illegible]	[illegible]
BM3	1/2" STEEL ROD & CAP "LB TRAV LB5075"	99.07'	[illegible]	2596[illegible]

*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 I - 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 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 I - PLATTING OF THE FLORIDA STATUTES.

____
DATE

CHAD A. OLSON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 7142
CAUSSEAUX, HEWETT, & WALPOLE, INC.
FLORIDA LICENSED BUSINESS NUMBER LB 5075
11801 RESEARCH DRIVE, ALACHUA, FL 32615

FLETCHER TRACE - PHASE 3

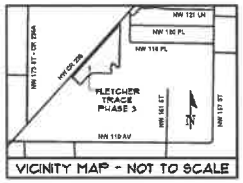
LOCATED IN THE WEST HALF (W 1/2) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

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. 12001C0129 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'

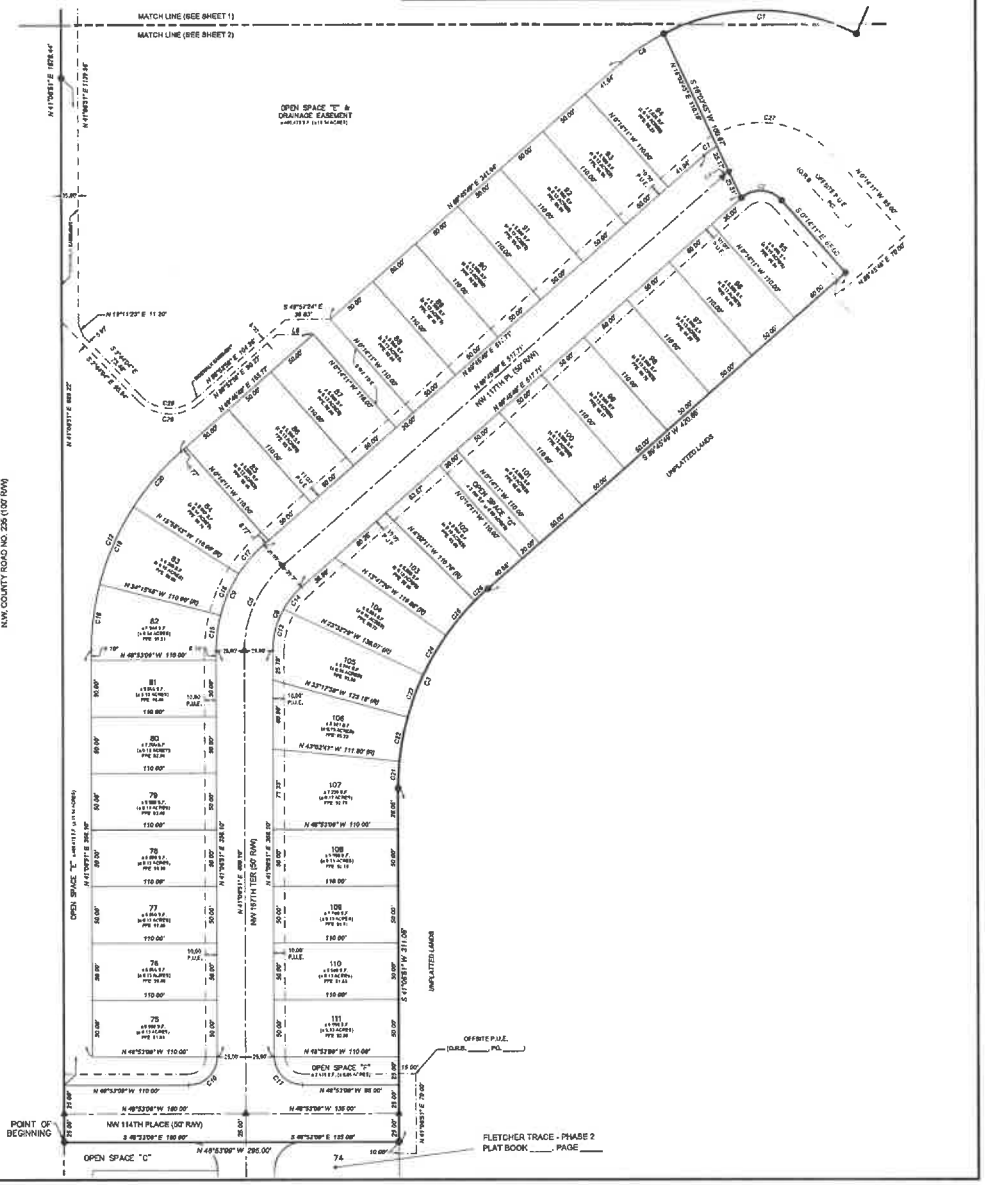
CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	176.11	186.00'	54°32'36"	169.54'	N 48°58'31" W
C2	39.27'	25.00'	90°00'00"	35.36'	S 85°14'11" E
C3	199.34'	275.00'	46°36'08"	193.89'	S 85°26'26" W
C4	7.18'	50.00'	8°13'56"	7.18'	N 84°19'12" W
C5	84.81'	100.00'	48°36'08"	82.36'	N 85°26'26" E
C6	48.61'	186.00'	14°57'52"	48.47'	N 83°10'26" 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 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"	194.49'	N 86°26'26" E
C13	28.49'	75.00'	21°45'38"	28.32'	N 55°46'06" E
C14	29.29'	75.00'	22°22'38"	29.11'	N 89°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	46.99'	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°52'00" E
C22	46.00'	225.00'	9°45'49"	25.95'	N 51°45'48" E
C23	46.99'	225.00'	9°45'59"	25.96'	N 61°31'53" E
C24	46.00'	225.00'	9°45'49"	25.95'	N 71°25'06" E
C25	46.00'	225.00'	9°45'49"	25.95'	N 81°16'15" E
C26	15.36'	225.00'	3°54'59"	15.36'	N 87°51'49" E
C27	196.36'	90.00'	76°20'08"	107.48'	N 38°27'16" W
C28	61.09'	40.00'	87°32'07"	55.26'	S 45°56'22" E
C29	62.34'	36.00'	99°12'07"	49.26'	S 46°39'22" 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 I.D.)
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



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.

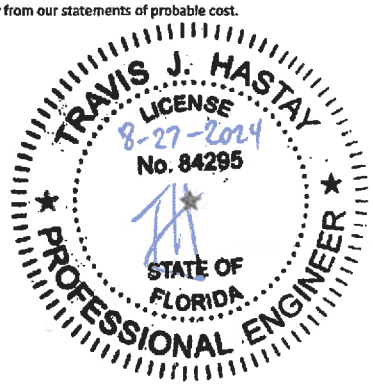


Exhibit "E"
Engineer's Certification of Construction Costs for Private Improvements

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.

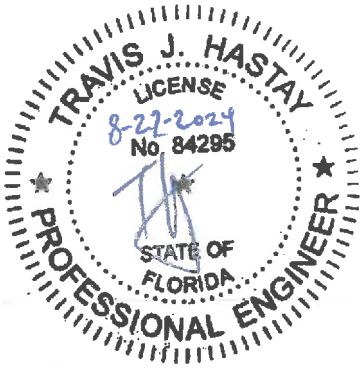
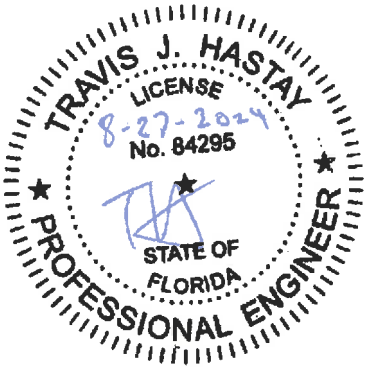


Exhibit "F"
Engineer's Certification of Construction Costs for House Sidewalks

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.



City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: February 24, 2025
SUBJECT: Approval of the February 10, 2025, City Commission Meeting Minutes
PREPARED BY: LeAnne Williams, Deputy City Clerk
RECOMMENDED ACTION:
Approve the February 10, 2025, City Commission Meeting Minutes

Summary

Approval of the February 10, 2025, City Commission Meeting Minutes

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

ATTACHMENTS

1. 25.02.10.M.CCM

Regular City Commission Meeting Minutes
February 10, 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: Brenda Phillips, Cathy Hitchcock, Alan Hitchcock, Bill Burger, Celia Burger, Rudy Rothseiden, Connie Rothseiden, Connie Meyer, Jarime Barrovich, Tracy Massimillo, Dan Massimillo, Donna Gocek, Mark McKinney, Bill Smith, Julie Smith, Claudia Rasnick, Nigel Watson, Robert Harrison, Glory Reitz, Josh Moon, Debra Sermons, Jay Brown.
STAFF ATTENDING: Diane Amendola, Robert Bonetti, Kyler Burk, Jeanene Carrillo, Michael Carrillo, Carson Crockett, Tara Malone, Damon Messina, Jesse Sandusky, Justin Tabor, Rodolfo Valladares, LeAnne Williams, Kathy Winburn, 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 Josh Moon, River of Life Church.

PLEDGE TO THE FLAG

Led by Mayor Coerper.

APPROVAL OF THE AGENDA

City Manager Mike DaRoza stated Public Hearings and Ordinances Item B, C, and D would need to be deferred to a date certain, City Commission Meeting, February 24, 2025.

Commissioner Dayna Williams moved to approve the amended agenda; seconded by Commissioner Shirley Green Brown.

Mayor Coerper opened the floor for comments.

Tamara Robbins asked for the motion to be repeated.

Commissioner Williams repeated the motion.

Ms. Robbins asked for the details of the motion.

City Manager DaRoza provided the details.

Ms. Robbins stated that the overhead projector should be available to the public to present evidence during a public hearing just as it was to the applicants.

Passed by unanimous consent.

APPROVE READING OF PROPOSED ORDINANCES AND RESOLUTIONS BY TITLE ONLY

Commissioner Jennifer Ringersen moved to approve the reading of proposed ordinances and resolutions by title only; seconded by Vice Mayor Edward Potts.

Passed by unanimous consent.

I. SPECIAL PRESENTATIONS

A) MATHEW LEWEY PROCLAMATION

Deputy City Clerk LeAnne Williams introduced the proclamation.

Mayor Coerper read the Proclamation and presented it to Nkwanda Jah, Carol Richardson, Brian Kauffman, and Debra Sermons.

Ms. Jah thanked the Commission for joining the Alachua County Community Remembrance Project in honoring this remarkable Civil Rights Leader.

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

APPRECIATION

Deputy City Clerk Williams introduced the presentation.

Upon receiving the performance, Mayor Coerper and Jacqueline Holbrook presented the students with certificates.

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.

Ms. Robbins restated her concerns regarding the overhead projector. She stated that according to the City of Alachua Code 2.3.1, the time limit for citizens at a quasi-judicial hearing should be 5 minutes.

Karen Arrington asked why the overhead projector was not available to the public.

Bryan Buescher stated his concerns regarding traffic.

Robert Harrison shared the concerns about public notices not reaching all affected parties in Staghorn. He requested that the City use social media to inform the public of upcoming projects.

Claudia Rasnick made a public records request for the Capitol Improvement Plan.

City Manager DaRoza stated public records requests could be made through the Deputy City Clerk's Office or requested online through the City website.

III. COMMITTEE REPORTS/COMMITTEE APPOINTMENTS/CITY ANNOUNCEMENTS

A) APPOINTMENT TO THE PARKS AND RECREATION ADVISORY BOARD

Deputy City Clerk Williams presented the appointment.

Carol Richardson and Travis White spoke about their aspirations to be part of this board.

Deputy City Clerk Williams conducted the ballot process and announced the vote, with Travis White and Carol Richardson receiving a majority of the votes.

Vice Mayor Potts moved to appoint Travis White and Carol Richardson to the Parks & Recreation Advisory Board for a three-year term expiring February 21, 2028; seconded by Commissioner Ringersen.

Mayor Coerper opened the floor for comments.

Rudy Rothseidan spoke of Carol Richardson's accomplishments.

Passed 5-0 by roll call.

Commissioner Brown thanked Mr. White and Ms. Richardson for their service.

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)

Deputy City Clerk Williams swore in all who intended to speak during the hearing.

City Attorney Marian Rush conducted a voir dire of the Commission.

Planner Carson Crockett introduced the item and provided the staff report.

Mayor Coerper asked for the nine staff conditions included in the report to be read.

Planner Crocket provided the conditions.

Mayor Coerper asked the commissioners for questions or comments.

Mayor Coerper asked if the old antique shop was part of this plat.

Planner Crocket stated he wasn't aware of this shop.

Mayor Coerper mentioned that the trees outlining the property make a good buffer.

Planner Crocket said removing trees in the buffer would not be permitted.

Jay Brown of JBPros, provided an additional report.

Mayor Coerper asked about the drainage and its effects on Turkey Creek.

Mr. Brown stated that FEMA had studied the creek and that any home built on the lots

near the creek would have proper elevation.

Before opening the floor for public comment, City Attorney Rush read the definition of "an affected person." She stated those who meet the definition would be permitted to speak first, and others who wish to speak may do so after those affected speak.

Citizens within the affected area voiced their concerns regarding this project:
Bill Burger
Nigel Watson
Jim Curington
Bryce Burger
Claudia Resnick

Upon each citizen's conclusion, Mr. Brown answered the questions raised.

Commissioner Brown moved to 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; seconded by Vice Mayor Potts.

Mayor Coerper opened the floor for comments.

Citizens voiced their concerns:
Karen Arrington
Bryan Buescher
Tamara Robbins
Rudy Rothseiden

Upon each citizen's conclusion, Mr. Brown answered the questions raised.

Commissioner Williams asked what was the size of a cottage lot.

Mr. Brown stated it was approximately 2/3 the size of a regular home and was intended to be more affordable.

Planner Crocket read the definition of a cottage home from the City of Alachua Code.

Commissioner Ringersen asked what qualifies as affordable.

Discussion ensued regarding the specifics of the application.

Mr. Burger spoke about the traffic and how it might relate to this project.

Mayor Coerper talked about the concerns presented.

Failed 2-3 by roll call.

Commissioner Ringersen - No
Commissioner Brown - No
Commissioner Williams - No
Vice Mayor Potts - Yes
Mayor Coerper - Yes

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).

Deferred to the February 24, 2025, City Commission Meeting.

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).

Deferred to the February 24, 2025, City Commission Meeting.

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).

Deferred to the February 24, 2025, City Commission Meeting.

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.

City Attorney Rush read Resolution 25-03 by title only.

Finance and Administrative Services Director Rob Bonetti introduced the item and

provided the staff report.

Mayor Coerper asked the commissioners for questions or comments.

There were no questions or comments.

Commissioner Williams moved to adopt Resolution 25-03 and authorize the issuance of a purchase order to Waste Pro of Florida, Inc. in the amount of $159,980.90, as amended; seconded by Commissioner Ringersen.

Mayor Coerper opened the floor for comments.

Mr. Rothseiden thanked the staff for the cleanup of debris after the hurricanes.

City Manager DaRoza spoke of the staff's great job in getting the City cleaned up.

Passed 5-0 by roll call.

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 DaRoza thanked Rev. Moon for the invocation and congratulated Travis White and Carol Richardson on their reappointment.

City Attorney Rush asked for the rules of procedure to be waived.

Commissioner Williams moved to waive the rules of procedure; seconded by Commissioner Brown.

City Attorney Rush updated the Commission on the lawsuit against the County regarding the annexation of properties and land development regulations.

Commissioner Williams moved to direct David Theriaque to file a notice of appeal on this case and move forward; seconded by Commissioner Ringersen.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 5-0 by roll call.

VIII. COMMISSION COMMENTS/DISCUSSION

Commissioner Ringersen thanked:

- Police Department Chief Jesse Sandusky for keeping the City safe
- The Citizens who spoke

She stated that roundabouts decrease accidents.

Commissioner Brown thanked Pastor Moon for the invocation and the citizens who spoke. She stated she attended:

- Ben E. Keith's groundbreaking ceremony
- Sid Martin Anniversary Celebration
- Elder Options Meet and Greet

She expressed her concerns about the planners who had resigned and asked what the Commission could do to address this issue.

Commissioner Ringersen expressed her sadness about what had happened and recommended an exit interview with an outside source.

Commissioner Williams stated she wasn't prepared to speak on this yet other than to say their resignations saddened her.

Vice Mayor Potts agreed with Commissioner Brown and Commissioner Ringersen that an independent review should be conducted. He also expressed his concerns about the Planning Department.

Mayor Coerper stated he felt it would be addressed appropriately. He also said the A.L. Madane Middle School band was great, and he attended the basketball games at Legacy Park.

Commissioner Brown stated she supported an independent interview for the planners who had left.

City Attorney Rush stated the rules of procedure needed to be waived.

Vice Mayor Potts moved to waive the rules of procedure; seconded by Commissioner Brown.

Passed by unanimous consent.

City Attorney gave suggestions as to how this could be accomplished.

Commissioner Williams moved for this Commission to direct the City Attorney to bring back suggestions for outside attorneys to hold an independent investigation; seconded by Commissioner Ringersen.

Passed 5-0 by roll call.

Mayor Coerper opened the floor for comments.

Mr. Rothseiden thanked the Commission for taking this issue seriously. He was concerned about hiring a temp agency to work on current development plans.

Commissioner Brown asked what the City should do about the vacancies.

City Attorney Rush made recommendations.

Discussion ensued.

City Attorney Rush suggested that the inventory of the planning department's work be shared with the Commission and the City Attorney.

City Manager DaRoza stated he would get that to everyone.

Commissioner Williams provided more information on her concerns regarding Schmidt Farms' preliminary plat.

ADJOURN

Commissioner Ringersen moved to adjourn; seconded by Commissioner Williams.

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) 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

ATTEST:

_____
Mike DaRoza, City Manager/Clerk

CITY COMMISSION OF THE CITY OF ALACHUA, FLORDIA:

_____
Gib Coerper, Mayor