Planning and Zoning Board
Agenda
November 9, 2021

Chair Sandy Burgess	**City Manager Mike DaRoza**
Vice Chair Ed Potts	
Member Joe Hancock	
Member Virginia Johns	
Member Gary Thomas	
School Board Member Tina Certain	

Planning and Zoning Board
At 6:00 PM

Meeting Date: November 9, 2021

Meeting Location: James A. Lewis Commission Chambers

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.

PLANNING AND ZONING BOARD MEETING AGENDA

CALL TO ORDER

INVOCATION

PLEDGE TO THE FLAG

APPROVAL OF THE AGENDA

I. OLD BUSINESS

II. NEW BUSINESS

A. Approval of the Minutes of the October 12, 2021 PZB Meeting

B. Site Plan Development Order Extension: A request by Clay Sweger, AICP, LEED AP, of EDA

Consultants, Inc., for a 12 month extension to the Development Order granted on February 9, 2021 to the Alachua County Housing Authority for the Construction of a 40-unit Multiple Family Development with associated site improvements.

C. Ratification of Site Plan – IIP FL 3 LLC (Harvest): Ratification of the request by Rob Davis, P.E., of Wood Environment & Infrastructure Solutions, Inc., applicant and agent for IIP FL 3 LLC, property owner, for a Site Plan which was approved at the October 12, 2021 PZB Meeting proposing parking lot and site improvements and the addition of ±912 square feet of new floor area on a ±36.26 acre subject property, located at 12895 NW US Highway 441; Tax Parcel No. 05855-004-000 and 05855-004-001; FLUM: Industrial; Zoning: Industrial General (IG) (Quasi-Judicial Hearing).

D. Site Plan – Momentum Labs: A request by Travis Hastay, P.E., of Causseaux, Hewett, & Walpole, Inc., applicant and agent for the University of Florida Foundation, property owner, for consideration of a Site Plan proposing the construction of a ±54,800 square foot research and development facility with associated site improvements on a ±8.34 acre subject property; Tax Parcel Number 03929-000-000; FLUM: Corporate Park; Zoning: Corporate Park (CP) (Quasi-Judicial Hearing).

III. BOARD COMMENTS/DISCUSSION

IV. CITIZENS COMMENTS

ADJOURN

City of ALACHUA
THE GOOD LIFE COMMUNITY

Board/Committee Agenda Item

MEETING DATE: 11/9/2021
SUBJECT: Approval of the Minutes of the October 12, 2021 PZB Meeting

PREPARED BY: Kenyata Curtis, Planning Assistant

RECOMMENDED ACTION:

Approve the Minutes of the October 12, 2021 PZB Meeting.

Summary

Approval of the Minutes of the October 12, 2021 PZB Meeting.

ATTACHMENTS:

Description

- October 12, 2021 PZB Minutes

Planning and Zoning Board
Minutes
October 12, 2021

Chair Sandy Burgess
Vice Chair Edward Potts
Member Joe Hancock
Member Virginia Johns
Member Gary Thomas
School Board Member Tina Certain

City Manager Mike DaRoza

Planning and Zoning Board
At 6:00 PM
to address the item(s) below.

Meeting Date: October 12, 2021

Meeting Location: James A. Lewis Commission Chambers

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.

Planning and Zoning Board Meeting Minutes

CALL TO ORDER

Chair Sandy Burgess called the meeting to order. School Board Member Tina Certain was absent.

INVOCATION

Member Virginia Johns led the invocation.

PLEDGE TO THE FLAG

Led by the Board.

APPROVAL OF THE AGENDA

Member Johns moved to approve the agenda; seconded by Member Edward Potts.

Passed by unanimous consent.

I. OLD BUSINESS

None.

II. NEW BUSINESS

A. Approval of the Minutes of the September 14, 2021 PZB Meeting

Member Johns moved to approved the minutes; seconded by Member Gary Thomas.

Passed by unanimous consent.

B. Alachua Crossings Minor Subdivision Final Plat: A request by Chad Colson of CHW,Inc., for a Final Plat for Alachua Crossings Minor Subdivision, which proposes the plat of a ±16.02 acre subject property into two lots, along with common areas and an easement for ingress/egress (Parcel 05885-010-003) (Quasi-Judicial Hearing).

Planning Assistant Kenyata Curtis swore in all parties entering testimony.

Principal Planner Adam Hall, AICP, presented the Staff Report.

Chad Colson, PSM, of CHW, availed himself for questions and accepted the conditions recommended by Staff.

Member Thomas moved that based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and the Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and forwards the application to the City Commission of the City of Alachua with a recommendation to approve the Final Plat for Alachua Crossings, LLC, subject to the two (2) conditions provided in Exhibit "A" and located on page 15 of the October 12, 2021 Staff Report to the Planning & Zoning Board; seconded by Member Johns.

Motion Passed 5-0 in a roll call vote.

C. Site Plan - Foundation Park Phase 2: A request by Daniel Young, P.E., LEED AP, of Causseaux, Hewett, & Walpole, Inc., applicant and agent for HF Holdings Colorado LLC & the University of Florida Foundation, Inc., property owners, for consideration of a Site Plan which proposes to revise the development plan and construction phasing for three (3) ±42,466 square foot buildings, with associated site improvements on a ±14.53 acre subject property, located north of NW US Highway 441, south of County Road 2054 (also known as Rachael Boulevard) and east of NW 119th Terrace; Tax Parcel Numbers 03191-010-001 and 03191-011-001 (Quasi-Judicial Hearing).

Planning Assistant Curtis swore in all parties entering testimony.

Principal Planner Justin Tabor, AICP, presented the Staff Report.

Walker Owen of CHW, availed himself for questions and accepted the conditions recommended by Staff.

Vice Chair Potts moved that based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and the Staff's recommendation, this Board finds the application submitted by CHW, Inc. on behalf of HF Holdings Colorado LLC and the University of Florida Foundation, Inc. to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan, subject to the four (4) conditions provided in Exhibit "A" and on page 23 of the October 12, 2021 Staff Report to the Planning & Zoning Board; seconded by Member Joe Hancock.

Motion Passed 5-0 in a roll call vote.

D. Preliminary Plat – Convergence Research Park: A request by Robert Walpole, P.E., of Causseaux, Hewett, & Walpole, Inc., applicant and agent for the University of Florida Foundation, Inc., property owner, for consideration of the Preliminary Plat of Convergence Research Park, which proposes the subdivision of a ±109.0 acre subject property into a total of 273 lots, with associated common areas and right-of-way, generally located south of the San Felasco Parkway, east of County Road 241, and north of Shaw Farms of Alachua; Tax Parcel Number 03970-000-000 and a portion of Tax Parcel Number 03929-000-000 (Quasi-Judicial Hearing).

Planning Assistant Curtis swore in all parties entering testimony.

Principal Planner Tabor introduced the Staff Report.

Member Hancock inquired about the zoning district of the property and about the requirements for residential development within the zoning district.

Principal Planner Tabor responded.

Chair Burgess inquired about the non-residential/residential square footage threshold.

Principal Planner Tabor responded.

Robert Walpole, P.E., LEED AP, of CHW, presented additional information, availed himself for questions and accepted the conditions recommended by Staff.

Member Hancock inquired about the size of the lots.

Mr. Walpole responded.

Member Thomas asked how large the buffer will be on the perimeter.

Mr. Walpole responded.

Chair Burgess asked about the size of the lots that borders the shortest buffer distance.

Mr. Walpole responded.

Member Hancock asked if the proposed homes would be for biotech employees, and he asked about the price range of the homes in the proposed subdivision.

Mr. Walpole responded.

Member Thomas moved that based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and the Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the Preliminary Plat of Convergence Research Park to the City Commission, with a recommendation to approve subject to the three (3) conditions provided in Exhibit "A" and located on page 19 of the Staff Report; seconded by Vice Chair Potts.

Planning Assistant Curtis swore in additional parties entering testimony.

Judy Manglesdorf, a resident of Shaw Farms, inquired about a berm or a fence for the perimeter.

Mr. Walpole responded.

Robert Webber, a resident of Shaw Farms, inquired about the zoning of the proposed subdivision.

Mr. Walpole responded.

Steve Burrows, a resident of Shaw Farms, inquired about the soil boundaries identification. He asked about the compatibility of the subject property's zoning and the zoning of Shaw Farms.

Andrea Burrows, a resident of Shaw Farms, inquired about the notification procedures.

Darin Page, a residents of Shaw Farms, shared her concerns for the wildlife, environment, noise pollution, and the lot sizes for the proposed project.

Mr. Walpole responded.

Member Johns asked how many acres were in the protected San Felasco Hammock Preserve State Park.

Mr. Walpole responded.

Chair Burgess inquired about a buffer between residential uses.

Mr. Walpole responded.

Member Hancock inquired about the design of the lots for the proposed project.

Mr. Walpole responded.

Motion Passed 4-1 in a roll call vote.

E. Site Plan – IIP FL 3 LLC (Harvest): A request by Rob Davis, P.E., of Wood Environment & Infrastructure Solutions, Inc., applicant and agent for IIP FL 3 LLC, property owner, for consideration of a Site Plan which proposes parking lot and site improvements and the addition of ±912 square feet of new floor area on a ±36.26 acre subject property, located at 12895 NW US Highway 441; Tax Parcel No. 05855-004-000 and 05855-004-001; FLUM: Industrial; Zoning: Industrial General (IG) (Quasi-Judicial Hearing).

Planning Assistant Curtis swore in all parties entering testimony.

Principal Planner Tabor presented the Staff Report.

Member Hancock inquired about the road traversing through the site. He also inquired about the type of fencing the will border the perimeter of the roadway.

Principal Planner Tabor responded.

Rob Davis, P.E. of Wood Environment, presented additional information, availed himself for questions, and accepted the conditions recommended by Staff.

Member Johns moved that based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and the Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the site plan for IIP FL 3 LLC, subject to the eight (8) conditions provided in Exhibit "A" and located on page 18 of the October 12, 2021 Staff Report to the Planning & Zoning Board; seconded by Vice Chair Potts.

Mitch Glaser shared his concerns for the stewardship of the parcel, fencing type and criteria, and community access to the cemetery located near proposed development.

Ed Allen, South East Regional Director of Harvest, responded.

Paul Garrett, Director of Engineering of Harvest, responded.

Motion Passed 4-1 in a roll call vote.

III. BOARD COMMENTS/DISCUSSION

Department Director Kathy Winburn stated the next meeting will be November 9, 2021 at 6:00 p.m.

IV. CITIZENS COMMENTS

None.

ADJOURN

Vice Chair Potts moved to adjourn; seconded by Member Johns.

Passed by unanimous consent.

ATTEST:

PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

_____
Presiding Officer

_____
Staff Liaison

City of ALACHUA
THE GOOD LIFE COMMUNITY

Board/Committee Agenda Item

MEETING DATE: 11/9/2021
SUBJECT: Site Plan Development Order Extension: A request by Clay Sweger, AICP, LEED AP, of EDA Consultants, Inc., for a 12 month extension to the Development Order granted on February 9, 2021 to the Alachua County Housing Authority for the Construction of a 40-unit Multiple Family Development with associated site improvements.

PREPARED BY: Justin Tabor, AICP, Principal Planner

RECOMMENDED ACTION:

Approve the request for a 12 month extension to the "Order Granting EDA Consultants, Inc.'s Application on Behalf of the Alachua County Housing Authority for a Site Plan for a 40-Unit Multiple Family Development with Conditions".

Summary

The Planning & Community Development Department has received a request for a 12 month extension of the Arbours at Merrillwood Site Plan and Development Order. The Site Plan was approved by the Planning & Zoning Board (PZB) and the Development Order was granted on February 9, 2021.

Section 2.4.9(G)(2) of the City's Land Development Regulations (LDRs) states, "*[u]pon written application submitted by the applicant at least 30 days prior to the expiration of the minor site plan, site plan, or infrastructure plan and upon a showing of good cause, the LDR Administrator, PZB, or City Commission, as applicable, may grant one extension not to exceed 12 months...*"

The applicant has submitted a letter, dated October 27, 2021, from Clay Sweger, AICP, LEED AP, of EDA Consultants, Inc. requesting this extension. This letter provides a statement that is intended to support the requirement to demonstrate good cause for the requested extension. As further described within the letter, the applicant contends that the following unforeseen events have caused delays and contribute to a showing of good cause for the extension request: delays in requests of governmental and loan approvals due in part to COVID-19 cautionary measures; difficulty in completing the 100% architectural plan set; delays in working with the Florida Housing Finance Corporation and the United States Housing & Urban Development (HUD); and supply chain and labor market interruptions.

The applicant estimates that construction may commence in March or April 2022, with a 12 - 14 month construction timeline.

If the PZB grants the extension request, the Development Order would be extended and remain valid until February 8, 2023.

ATTACHMENTS:

Description

- Order Granting 12 Month Extension of Site Plan Development Order
- Extension Request

- Development Order Granted on February 9, 2021

CITY OF ALACHUA
Planning & Zoning Board

IN RE: ***EDA Consultants, Inc.'s Application***
On behalf of the Alachua County Housing Authority
For 12 Month Extension of time for a Site Plan Development Order
Issued for a Site Plan for a 40-Unit Multiple Family Development
Located Tax Parcel Numbers 03214-021-000 through 03214-037-000
("Request")

ORDER GRANTING EDA CONSULTANTS, INC.'S APPLICATION ON BEHALF OF THE ALACHUA COUNTY HOUSING AUTHORITY FOR A 12 MONTH EXTENSION OF TIME FOR A SITE PLAN DEVELOPMENT ORDER ISSUED ON FEBRUARY 9, 2021 FOR A 40-UNIT MULTIPLE FAMILY DEVELOPMENT ("SITE PLAN")

On February 9, 2021, the City of Alachua Planning & Zoning Board ("Board") conducted a quasi-judicial hearing on an application for a 40-unit multiple family development with associated drainage, paving, grading, and utility infrastructure improvements ("Development") proposed by EDA Consultants, Inc., on behalf of the Alachua County Housing Authority ("Applicant") A copy of the Board's Order approving the Site Plan is attached hereto as Exhibit "1" and is incorporated herein by reference. Exhibit "1" incorporates Exhibit "A" of the Board's Order, which includes the staff report and all exhibits and supporting materials that were submitted to the Board for the February 9, 2021 hearing.

On November 9, 2021 the Board conducted a hearing on the Request by the Applicant to extend the Site Plan Development Order issued in Exhibit "1" in accordance with the provisions of Section 2.4.9 (G)(2) of the City of Alachua's Land Development Regulations ("LDRs) for a period of 12 months.

Based upon the competent substantial evidence presented during the November 9, 2021 Hearing, the Board finds that the Request is:

1. Consistent with the City of Alachua's ("the City") Comprehensive Plan; and
2. In compliance with the City's Land Development Regulations ("LDRs"), including demonstrating good cause for the requested extension.

Accordingly, the Board voted _____ - _____ to approve the Request and extend the deadline for the Site Plan set forth in Exhibit "1" for six months up to and including February 8, 2023. All other terms and the four specific conditions of the Site Plan approval contained in Exhibit "1" remain in full force and effect.

DATED this 9th day of November, 2021.

City of Alachua
Planning & Zoning Board

By: _____
Sandy Burgess, Chair

Accepted and filed in the Official Records of the City of Alachua, Florida, this _____ day of _____, 20____.

By: _____
LeAnne Williams, Deputy City Clerk

EXHIBIT "1"

CITY OF ALACHUA
Planning & Zoning Board

IN RE: ***EDA Consultants, Inc.'s Application***
On behalf of the Alachua County Housing Authority
For a Site Plan for a 40-Unit Multiple Family Development
Located Tax Parcel Numbers 03214-021-000 through 03214-037-000

ORDER GRANTING EDA CONSULTANTS, INC.'S APPLICATION ON BEHALF OF THE ALACHUA COUNTY HOUSING AUTHORITY FOR A SITE PLAN FOR A 40-UNIT MULTIPLE FAMILY DEVELOPMENT WITH CONDITIONS

On February 9, 2021, the City of Alachua Planning & Zoning Board ("Board") conducted a quasi-judicial hearing on an application for a 40-unit multiple family development with associated drainage, paving, grading, and utility infrastructure improvements ("Development") proposed by EDA Consultants, Inc., on behalf of the Alachua County Housing Authority ("Applicant") (herein referred to as the "Hearing.") Based upon the competent substantial evidence presented during the Hearing, the Board finds that the Development, when developed in accordance with its terms and the conditions of approval set forth below, is:

1. Consistent with the City of Alachua's ("the City") Comprehensive Plan; and,
2. In compliance with the City's Land Development' Regulations ("LDRs.")

Accordingly, the Board voted 4 - 0 to approve the Development with the following conditions:

CONDITIONS RECOMMENDED BY STAFF AND AGREED TO BY APPLICANT:

1. The applicant agrees it shall address the comments issued by Rodolfo Valladares, P.E., Public Services Director, and Thomas Ridgik, P.E., Engineering Supervisor, in a memorandum dated January 26, 2021 prior to applying for a building permit.
2. The applicant agrees it shall provide the City all Public Utilities Easements as depicted on the Site Plan. All Public Utilities Easements shall be approved by the City and recorded in the Public Records of Alachua County prior to applying for a building permit. The applicant shall incur all costs associated with the preparation and recording of these Public Utilities Easements.
3. The applicant agrees it shall obtain all other applicable local, state, and federal permits before the commencement of the development.

4. The applicant agrees that Conditions 1 – 3 as stated above do not inordinately burden the land and shall be binding upon the property owner, including any subsequent property owners, successors, or assigns, and that the development shall comply with Conditions 1 – 4 as stated herein.

Attached to this Order as Exhibit "A" and incorporated by reference is the February 9, 2021, staff report submitted to the Board at the Hearing with all exhibits thereto.

DATED this 9th day of February, 2021. This Order shall not be final until thirty days after the date of this Order.

City of Alachua
Planning & Zoning Board

By: _____
James Sajczuk, Chairperson

Accepted and filed in the Official Records of the City of Alachua, Florida, this 10th day of Febmany, 2021.

By: _____
LeAnne Williams, Deputy City Clerk

October 27, 2021

Justin Tabor, AICP
City of Alachua Planning & Community Development
PO Box 9
Alachua, FL 32616

RE: Arbours at Merrillwood I – Request for Extension of Site Plan Development Order

Dear Justin:

Please accept this letter as a request for extension of the Site Plan Development Order for the above referenced project. The project Site Plan was originally approved by the Planning & Zoning Board on February 9, 2021.

Section 2.4.10(G)(2) sets forth the procedure for the extension of a Site Plan. The extension must indicate good cause for the request must be approved by the City Planning & Zoning Board, as stated below:

> *Extension. Upon written application submitted by the applicant at least 30 days prior to the expiration of the minor site plan, site plan, or infrastructure plan and upon a showing of good cause, the LDR Administrator, PZB, or City Commission, as applicable, may grant one extension not to exceed 12 months. The approval shall be deemed extended until the LDR Administrator, PZB, or City Commission has acted upon the request for extension. Failure to submit an application for an extension within the time limits established by this section shall render the minor site plan, site plan, or infrastructure plan void.*

This request for extension is being filed in a timely manner, as it is over 30 days prior to the Site Plan expiration date of February 8, 2022. In addition, the applicant provides the following information as to the demonstrate a showing of good cause:

> *Over the last year the Arbours at Merrillwood I Seniors Affordable Housing Development has suffered unforeseen events that have caused delays. Specifically, we have encountered delays in requests of governmental and loan approvals due in part to COVID-19 cautionary measures. We have worked diligently to make as much progress on the Development as possible. The difficulties that currently exist are being able to complete the 100% architectural plan set which has caused significant delay working with Florida Housing Finance Corporation and the United States Department Housing and Urban Development in our submissions working closely with the Alachua County Housing Authority for Merrillwood's phase 1 redevelopment.*

We are anticipating to commence construction in the March/April, 2022 timeframe with an approximate 12 - 14 month construction timeline recognizing the continued supply and labor interruptions due to circumstances beyond our control created by COVID-19.

Due to circumstances beyond our control, the supply chain and labor market interruptions that have been created, the substantial economic hardships, we are requesting this extension.

We appreciate the City's support of this project as the Arbours at Merrillwood I project will help further City of Alachua 2021 Strategic Plan Initiative 4.1, which encourages construction of senior living housing opportunities.

As such, we are respectfully requesting this extension for Arbours at Merrillwood I to extend the site plan development order approval timeline.

Sincerely,

Clay Sweger, AICP, LEED AP
Principal / Director of Planning

CITY OF ALACHUA
Planning & Zoning Board

IN RE: ***EDA Consultants, Inc.'s Application***
On behalf of the Alachua County Housing Authority
For a Site Plan for a 40-Unit Multiple Family Development
Located Tax Parcel Numbers 03214-021-000 through 03214-037-000

ORDER GRANTING EDA CONSULTANTS, INC.'S APPLICATION ON BEHALF OF THE ALACHUA COUNTY HOUSING AUTHORITY FOR A SITE PLAN FOR A 40-UNIT MULTIPLE FAMILY DEVELOPMENT WITH CONDITIONS

On February 9, 2021, the City of Alachua Planning & Zoning Board ("Board") conducted a quasi-judicial hearing on an application for a 40-unit multiple family development with associated drainage, paving, grading, and utility infrastructure improvements ("Development") proposed by EDA Consultants, Inc., on behalf of the Alachua County Housing Authority ("Applicant") (herein referred to as the "Hearing.") Based upon the competent substantial evidence presented during the Hearing, the Board finds that the Development, when developed in accordance with its terms and the conditions of approval set forth below, is:

1. Consistent with the City of Alachua's ("the City") Comprehensive Plan; and,
2. In compliance with the City's Land Development' Regulations ("LDRs.")

Accordingly, the Board voted 4 - 0 to approve the Development with the following conditions:

CONDITIONS RECOMMENDED BY STAFF AND AGREED TO BY APPLICANT:

1. The applicant agrees it shall address the comments issued by Rodolfo Valladares, P.E., Public Services Director, and Thomas Ridgik, P.E., Engineering Supervisor, in a memorandum dated January 26, 2021 prior to applying for a building permit.
2. The applicant agrees it shall provide the City all Public Utilities Easements as depicted on the Site Plan. All Public Utilities Easements shall be approved by the City and recorded in the Public Records of Alachua County prior to applying for a building permit. The applicant shall incur all costs associated with the preparation and recording of these Public Utilities Easements.
3. The applicant agrees it shall obtain all other applicable local, state, and federal permits before the commencement of the development.

4. The applicant agrees that Conditions 1 – 3 as stated above do not inordinately burden the land and shall be binding upon the property owner, including any subsequent property owners, successors, or assigns, and that the development shall comply with Conditions 1 – 4 as stated herein.

Attached to this Order as Exhibit "A" and incorporated by reference is the February 9, 2021, staff report submitted to the Board at the Hearing with all exhibits thereto.

DATED this 9th day of February, 2021. This Order shall not be final until thirty days after the date of this Order.

City of Alachua
Planning & Zoning Board

By: _____
James Sajczuk, Chairperson

Accepted and filed in the Official Records of the City of Alachua, Florida, this 10th day of Febmany, 2021.

By: _____
LeAnne Williams, Deputy City Clerk

City of Alachua
THE GOOD LIFE COMMUNITY

Board/Committee Agenda Item

MEETING DATE: 11/9/2021
SUBJECT: Ratification of Site Plan – IIP FL 3 LLC (Harvest): Ratification of the request by Rob Davis, P.E., of Wood Environment & Infrastructure Solutions, Inc., applicant and agent for IIP FL 3 LLC, property owner, for a Site Plan which was approved at the October 12, 2021 PZB Meeting proposing parking lot and site improvements and the addition of ±912 square feet of new floor area on a ±36.26 acre subject property, located at 12895 NW US Highway 441; Tax Parcel No. 05855-004-000 and 05855-004-001; FLUM: Industrial; Zoning: Industrial General (IG) (Quasi-Judicial Hearing).

PREPARED BY: Justin Tabor, AICP, Principal Planner

RECOMMENDED ACTION:

Staff recommends that the Planning & Zoning Board ratify the Site Plan approval granted by the Board for IIP-FL 3 LLC at its October 12, 2021 Meeting upon making the following motion:

Move that based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and ratifies the Site Plan approval granted for IIP-FL 3 LLC at the October 12, 2021 Planning & Zoning Board Meeting.

Summary

This application is a request by Rob Davis, P.E., Wood Environment & Infrastructure Solutions, Inc., applicant and agent for IIP-FL 3 LLC, property owner, for consideration of a Site Plan proposing the construction of a new parking lot and site improvements as well as the addition of ±912 square feet of new floor area.

This application was scheduled to be heard by the Planning & Zoning Board (PZB) at its September 14, 2021 Meeting. Notice of the September 14, 2021 PZB Meeting was provided in accordance with the procedures as set forth in Section 2.2.9 of the City's Land Development Regulations (LDRs). At the September 14, 2021 PZB Meeting, the Board moved to defer this application to its October 12, 2021 Meeting.

A question was raised in regard to the notice provided for the October 12, 2021 PZB Meeting. However, since the item was deferred by the Board at the September 14, 2021 PZB Meeting to a date certain of October 12, 2021, no additional public notice was required by the LDRs for the deferred meeting date.

However, in an abundance of caution, this item has been placed on the agenda for ratification of the Site Plan approval by this Board on October 12, 2021. Affidavits and proof that written, published, and posted notice has been provided are attached to this item.

There are no changes to the Site Plan or the associated development order are proposed as part of this action.

ATTACHMENTS:

Description

- Staff Report & Staff Supporting Materials
- Site Plan - IIP-FL 3 LLC (Harvest)
- Application & Supporting Materials
- Public Notice Materials for the 9/14/2021 PZB Hearing
- Written Public Comments
- Public Notice Materials for the 11/9/21 PZB Hearing

City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date: ~~September 14, 2021~~
Quasi-Judicial Hearing REVISED OCTOBER 12, 2021

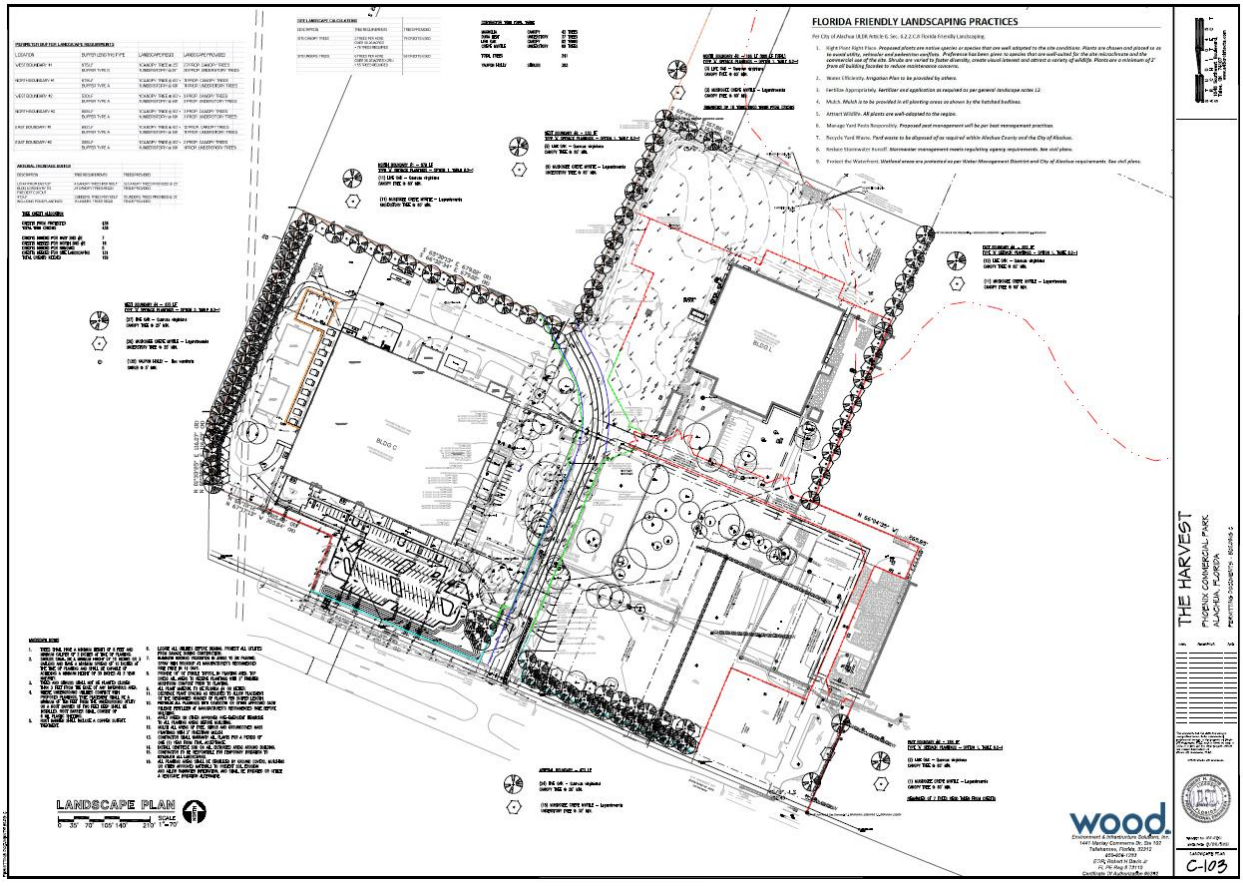
SUBJECT:	A request for a Site Plan proposing a new parking lot and site improvements and the addition of ±912 square feet of new floor area
APPLICANT/AGENT:	Rob Davis, P.E., Wood Environment & Infrastructure Solutions, Inc.
PROPERTY OWNER:	IIP-FL 3 LLC
LOCATION:	12895 NW US Highway 441
PARCEL ID NUMBERS:	05855-004-000; 05855-004-001
FLUM DESIGNATION:	Industrial
ZONING:	Industrial General (IG)
OVERLAY:	N/A
ACREAGE:	±36.26 acres
PROJECT PLANNER:	Justin Tabor, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board approve the Site Plan for IIP-FL 3 LLC, subject to the eight (8) conditions provided in Exhibit "A" and located on page 18 of the October 12, 2021 Staff Report to the Planning & Zoning Board.
RECOMMENDED MOTION:	*Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan for IIP-FL 3 LLC, subject to the eight (8) conditions provided in Exhibit "A" and located on page 18 of the October 12, 2021 Staff Report to the Planning & Zoning Board.*

SUMMARY

This application is a request by Rob Davis, P.E., Wood Environment & Infrastructure Solutions, Inc., applicant and agent for IIP-FL 3 LLC, property owner, for consideration of a Site Plan which proposes the construction of a new parking lot and site improvements as well as the addition of ±912 square feet of new floor area. The new floor area will include a new ±393 square foot vestibule and a ±135 square foot electrical addition adjacent to Building C (building located in the southwest portion of the property) and a ±384 building near Building L (building located in the northern portion of the property). The proposed site improvements also include the construction of a private roadway which will provide interconnectivity between the subject property and San Felasco Tech City, located to the north and west of the subject property.

The proposed development will convey the development's stormwater runoff to an existing stormwater basin located in the northern portion of the site and to a new stormwater basin to be constructed between the proposed parking lot and US Highway 441.

Illustration 1. IIP-FL 3 LLC – Site Plan



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.)

Map 1. Vicinity Map

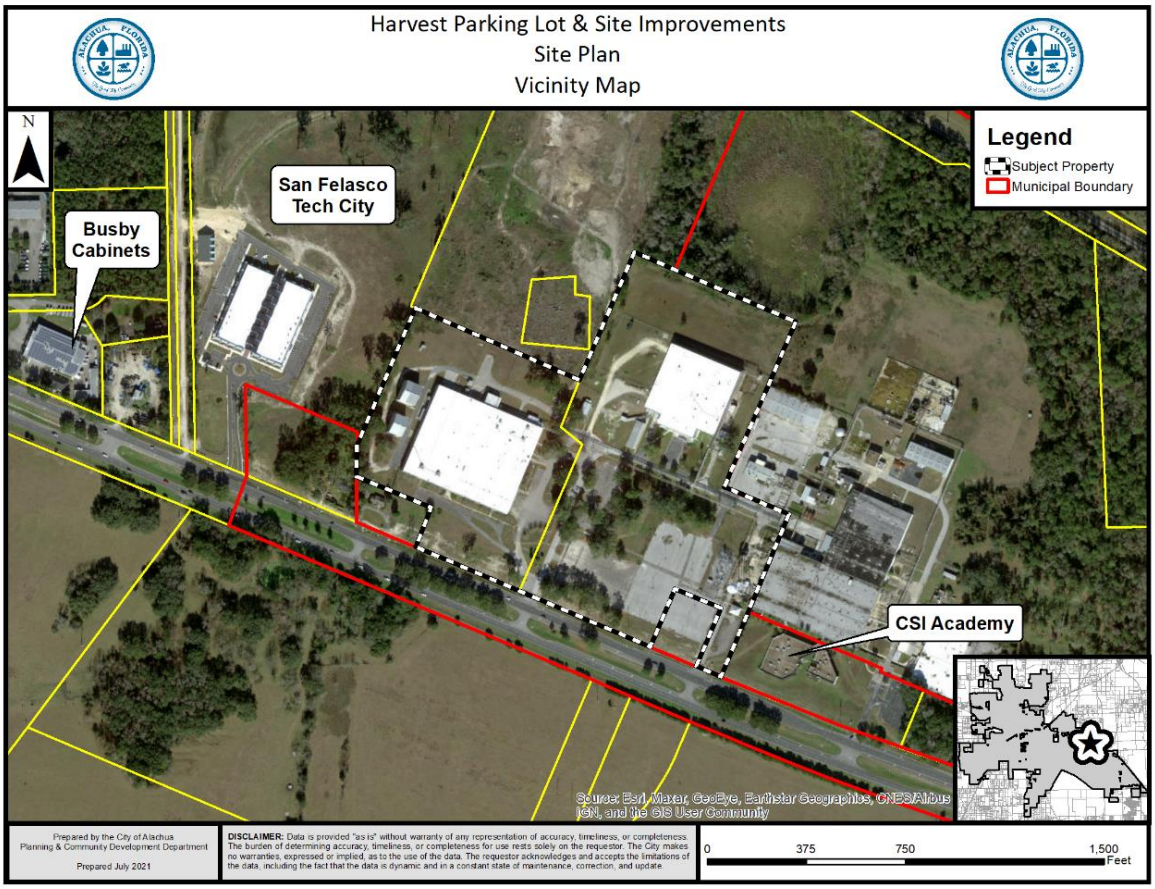


Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Vacant Land	Corporate Park; Rural Employment Center (Alachua County)	Corporate Park (CP); Manufacturing & Production (Alachua County)
South	CSI Academy	Commercial; Rural Employment Center (Alachua County)	Commercial Intensive (CI); Manufacturing & Production (Alachua County)
East	US 441	N/A	N/A
West	San Felasco Tech City; Vacant Commercial Building	Corporate Park; Community Commercial; Rural Employment Center (Alachua County)	Corporate Park (CP); Community Commercial (CC); Business Highway (Alachua County)

NEIGHBORHOOD MEETING

The purpose of a Neighborhood Meeting is to educate the owners of nearby land and any other interested members of the public about the project and to receive comments regarding the project. As required by Section 2.2.4 of the LDRs, all property owners within 400 feet of the subject property were notified of the meeting and notice of the meeting was published in a newspaper of general circulation.

A Neighborhood Meeting was held virtually on April 5, 2021. The applicant was available to answer questions. Materials submitted by the applicant indicate that the meeting was attended by five (5) members of the public.

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.

Future Land Use Element

GOAL 1: Future Land Use Map 2025:

The City shall maintain a Future Land Use Map in order to effectively guide development in a sustainable manner and to ensure economic prosperity and stability while maintaining a high quality of life for all of its present and future citizens, businesses, and visitors.

Objective 1.5: Industrial

The City shall establish one industrial land use category: Industrial. This land use category shall provide a broad range of clean industry, warehousing, research, and technology industries, to provide a variety of job opportunities to the citizens of Alachua and the North Central Florida Region.

Policy 1.5.a: Industrial: Industrial uses are generally intense uses that require large land area and convenient access to transportation facilities, such as roads, highways, and rail lines, or specialized uses that require specialized laboratory space and utility services. Industrial uses, such as warehousing and manufacturing, shall be located and designed in such a manner as to prevent unwanted impacts to adjacent properties.

2. The Industrial land use category may include manufacturing facilities subject to the following standards:

Type of manufacturing	Maximum Building Size	Maximum Area: Manufacturing	Maximum Area: Warehousing	Maximum Building Area Coverage
Manufacturing/ Assembly	300,000 sq. ft.	75% of total area	No Maximum	40%

3. The Industrial land use category may include flex facilities subject to the following standards:

Type of flex	Maximum Building Size	Maximum Area: Manufacturing	Maximum Area: Warehousing	Maximum Building Area Coverage
Research and Development	150,000 sq. ft.	75% of total area (may include labs and offices)	No Maximum	50%
Office Showroom	150,000 sq. ft.	None permitted	60% warehousing/ 20% retail showroom	50%
Multitenant	120,000 sq. ft.	None permitted	60%retail/ 40%warehousing	50%

Evaluation and Findings: The subject property has an Industrial FLUM Designation, which permits a variety of potential uses within the buildings, including research and development uses, multitenant uses, and manufacturing and assembly. The use of the property is consistent with the provisions of Goal 1, Objective 1.5, and Policy 1.5.a.

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

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

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.

Evaluation and Findings: The site plan includes a landscaping plan which demonstrates that the proposed development will comply with all applicable landscaping and buffering standards required by the City's Comprehensive Plan and Land Development Regulations. Upon completion of the development, the landscaped areas will exceed the minimum 10% area required by Policy 2.4.a.

Objective 2.5: Open Space Standards: The City shall utilize open space requirements to preserve the rural character of Alachua, protect natural resources, and provide spaces for people to recreate and gather.

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.

Evaluation and Findings: The site plan indicates that following completion of the development, the subject property exceeds the minimum 10% open space requirement.

Objective 5.1: Natural Features: The City shall coordinate land use categories 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.

Evaluation and Findings: An environmental conditions and site suitability analysis has been provided in this report, and indicates that, based upon best available data, the development is not expected to have any adverse impacts upon natural features.

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.

Policy 5.2.a: All new development shall meet level of service requirements for roadways, potable water, sanitary sewer, stormwater, solid waste, and public schools in accordance with LOS standards adopted in the elements addressing these facilities.

Evaluation and Findings: An analysis of the development's impact to public facilities has been provided within this report. This analysis demonstrates that the development will not adversely affect the level of service (LOS) standard of any monitored public facilities.

Policy 9.1: Any new development or redevelopment within a Commercial or Industrial land use category within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.b of the Community Facilities Element of the City's Comprehensive Plan, shall connect to the City's potable water and wastewater system.

Evaluation and Findings: The development is located within the City's utility service area and will connect to potable water and wastewater facilities.

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.

Evaluation and Findings: An analysis of the development's impacts to transportation facilities is provided within this report. The development will not adversely affect the level of service for transportation facilities.

Policy 1.3.a: The City shall establish minimum and maximum parking standards in order to avoid excessive amounts of underutilized parking areas.

Policy 1.3.d: The City shall require landscaping within parking areas, with an emphasis on canopy trees. The City shall consider establishing incentives for landscaping in excess of minimum standards.

Policy 1.3.g: The City shall require spaces to accommodate persons with physical disabilities as required by the Americans with Disabilities Act.

Evaluation and Findings: The site plan demonstrates that the development will comply with Objective 1.1 and Policies 1.3.a, 1.3.d, and 1.3.g, which are implemented by the standards found within Section 6.1 of the City's Land Development Regulations. Required landscaping materials will be provided within parking areas. The site plan also provides the minimum number of required accessible parking spaces.

Community Facilities Element

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

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.

Evaluation and Findings: The development is located within the City's utility service area and will connect to the City's wastewater system.

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

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

Evaluation and Findings: An analysis of the development's impacts to solid waste facilities is provided within this report. The development will not adversely affect the level of service for solid waste facilities.

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:

3. A water main exists within 2,640 feet of any proposed 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.

Evaluation and Findings: The development is located within the City's utility service area and will connect to the City's potable water system.

Conservation & Open Space Element

Policy 1.2.a:

The City shall ensure that land use designations, development practices and regulations protect native communities and ecosystems, and environmentally sensitive lands.

Policy 1.3.e:

The City's land use designations shall offer the best possible protection to threatened and endangered species.

Evaluation and Findings: The development will have minimal environmental impacts. Please reference the Environmental Conditions Analysis provided within this report for further review of specific features and environmental features.

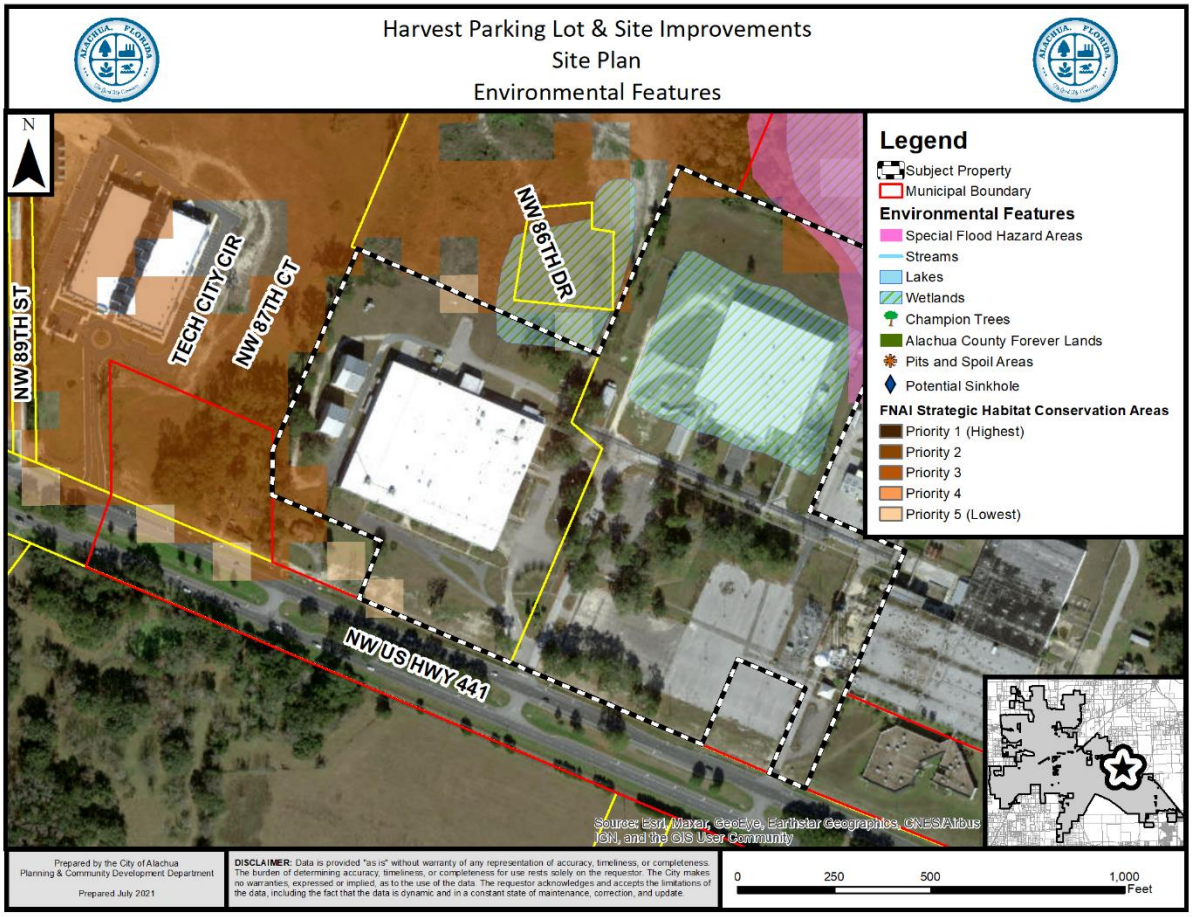
ENVIRONMENTAL CONDITIONS ANALYSIS

Wetlands

According to best available data, there are no wetlands located within the area of proposed development. If any wetlands are identified within the area of proposed development, these areas will be subject to the applicable protection standards of the City of Alachua Comprehensive Plan and the Land Development Regulations (LDRs.)

Evaluation: No wetlands have been identified in the area of proposed development, therefore, there are no issues related to wetland protection.

Map 2. Environmental Features



Strategic Ecosystems

Strategic Ecosystems were identified by an ecological inventory project in a report prepared for Alachua County Department of Growth Management in 1987 and updated 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. The Florida Natural Areas Inventory (FNAI) has identified areas throughout the State of Florida which may contain good quality natural communities. This data layer is known as the Potential Natural Areas (PNA) data layer, and identifies privately owned lands that are not managed or listed for conservation purposes. These areas were delineated by FNAI scientific staff through interpretation of natural vegetation from 1988-1993 FDOT aerial photographs and from input received during Regional Ecological Workshops held for each regional planning council. These workshops were attended by experts familiar with natural areas in the region. Potential Natural Areas were assigned ranks of Priority 1 through Priority 5 based on size, perceived quality, and type of natural community present. The areas included in Priority 5 are exceptions to the above criteria. These areas were identified through the same process of aerial photographic interpretation and regional workshops as the PNA 1 through 4 ranked sites, but do not meet the standard criteria.

Evaluation: No species identified as endangered, threatened, or of special concern are known to exist on the subject property. A very small portion land within the area of the proposed development area contains areas identified as Priority 3 and Priority 5. While the FNAI PNA data layer provides an indicator of potential of lands to feature habitat which could support species identified as endangered, threatened, or of special concern, this data is not intended for use in a regulatory decision making process. The data must be referenced only as a resource to indicate the potential of land to support wildlife.

If a regulated plant or animal species is identified during development, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

Soil Survey

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 three (3) soil types found within the development area:

Fort Meade Fine Sand (0% – 5% slopes)
Hydrologic Soil Group: A
This soil type is well drained and surface runoff is slow. This soil type poses only slight limitations as sites for homes and local roads.

Millhopper Sand (0% – 5% slopes)
Hydrologic Soil Group: A
This soil type is well drained and permeability is rapid at the surface. This soil type poses only slight limitations as sites for homes, local roads, and small commercial buildings.

Tavares Sand (0% - 5% slopes)
Hydrologic Soil Group: A
This soil type is moderately well drained and permeability is rapid to very rapid at the surface. This soil has slight limitations for small commercial buildings and local roads and streets.

Evaluation: The soil types present on the subject property do not pose any significant limitations for development, therefore, there are no issues related to soil suitability.

Flood Potential

Panel 0140D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006, and Panel 0143E of the FEMA FIRM Series, dated November 2, 2018, indicate that the development area is in Flood Zone X (areas determined to be outside of the 500-year floodplain).

Evaluation: Since the subject property is located in Flood Zone X (areas determined to be outside of the 500-year floodplain), there are 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. The subject property is located within an area where sinkholes may potentially allow hydrologic access to the Floridan Aquifer System, however, best available data indicates that no sinkholes or known indicators of sinkhole activity are located on the subject property.

Evaluation: There are no known geologic features located on the subject property which could indicate an increased potential for karst sensitivity.

Wellfield Protection Zones

Policy 7.2.1 of the Future Land Use Element of the City's Comprehensive Plan establishes a 500 foot radius area around each city-owned potable water well.

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

Historic Structures/Markers and Historic Features

The subject property does not contain any historic structures as determined by the State of Florida and the Alachua County Historic Resources Inventory. Additionally, the subject property is not located within the City's Historic Overlay District, as established by Section 3.7 of the City's Land Development Regulations.

Evaluation: There are no issues related to historic structures or markers.

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

SITE PLAN STANDARDS

Section 2.4.9(E) of the City's Land Development Regulations (LDRs) establishes the standards with which all site plans must be found to be compliant. The application has been reviewed for compliance with the standards of Section 2.4.9(E.) An evaluation and findings of the application's compliance with the standards of Section 2.4.9(E) is provided below.

(E) Site Plan Standards

A Site Plan shall be approved only upon a finding the applicant demonstrates all of the following standards are met:

(1) ***Consistency with Comprehensive Plan***
The development and uses in the Site Plan comply with the Goals, Objectives and Policies of the Comprehensive Plan.

Evaluation & Findings: An analysis of the application's consistency with the Comprehensive Plan has been provided in this report.

(2) ***Use Allowed in Zone District***
The use is allowed in the zone district in accordance with Article 4: *Use Regulations*.

Evaluation & Findings: Chapter 381.986(11), Florida Statutes, preempts the regulation of cultivation, processing, and delivery of marijuana by medical marijuana treatment centers to the state except as otherwise provided within therein. The current and proposed use for the property is medical marijuana cultivation and processing. There are no provisions within Chapter 381.986(11), Florida Statutes, that would otherwise restrict the cultivation and processing of medical marijuana at the subject property.

(3) *Zone District Use-Specific Standards*

The development and uses in the Site Plan comply with Section 4.3, *Use-Specific Standards*.

Evaluation & Findings: There are no Use-Specific Standards for this use type.

(4) *Development and Design Standards*

The development proposed in the Site Plan and its general layout and design comply with all appropriate standards in Article 6: *Development Standards*.

Evaluation & Findings: The application has been reviewed for and is found to be in compliance with all applicable and relevant provisions of Article 6, *Development Standards*, including but not limited to *Section 6.1*, Off Street Parking & Loading Standards, *Section 6.2*, Tree Protection/Landscape/Xeriscape Standards, *Section 6.3*, Fencing Standards, *Section 6.4*, Exterior Lighting Standards, *Section 6.7*, Open Space Standards, and Section 6.9, Environmental Protection Standards.

(5) *Subdivision Standards*

In cases where a subdivision has been approved or is pending, the development proposed in the Site Plan and its general layout and design comply with all appropriate standards in Article 7: *Subdivision Standards*.

Evaluation & Findings: No subdivision of land is proposed, therefore, compliance with this standard is not applicable.

(6) *Complies with All Other Relevant Laws and Ordinances*

The proposed site plan development and use complies with all other relevant City laws and ordinances, state and federal laws, and regulations.

Evaluation & Findings: The application is consistent with all other relevant City ordinances and regulations.

PUBLIC FACILITIES IMPACT

Traffic Impact

Table 2. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2,3]	Segment Description	Lanes	Functional Classification	Area Type	LOS
4	US 441 (from CR 25A East Intersection to SR 235)	4/D	Principle Arterial	Urban	D

1 Source: City of Alachua Comprehensive Plan, Transportation Element.
2 For developments generating less than 1,000 trips, 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 [Section 2.4.14(H)(2)(a)of the LDRs].
3 FDOT roadway segment number shown in parenthesis (when applicable.) 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 3a. Projected Impact on Affected Comprehensive Plan Roadway Segments (AADT)

Traffic System Category	Segment 4 US 441 (from CR 235 East Intersection to SR 235)[1]
Average Annual Daily Trips	
Maximum Service Volume[2]	45,700
Existing Traffic[3]	20,435
Reserved Trips[4]	5,375
Available Capacity[4]	19,890
Increase/Decrease in Daily Trips Generated by Development[5]	0
Residual Capacity After Development's Impacts[6]	19,890

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 State Highway System Level of Service Report, Florida Department of Transportation, District Two.
4 Source: City of Alachua June 2021 Development Monitoring Report.
5 Proposed use will not exceed traffic impacts realized by previous use of the property.
6 The application is for a Final Development Order. Facility capacity and concurrency will be reserved.

Table 3b. Projected Impact on Affected Comprehensive Plan Roadway Segments (Peak Hour)

Traffic System Category	Segment 4 US 441 (from CR 235 East Intersection to SR 235)[1]
PM Peak Hour Trips	
Maximum Service Volume[2]	4,110
Existing Traffic[3]	1,941
Reserved Trips[4]	509
Available Capacity[4]	1,660
Increase/Decrease in PM Peak Hour Trips Generated by Development[5]	0
Residual Capacity After Development's Impacts[6]	1,660

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 State Highway System Level of Service Report, Florida Department of Transportation, District Two.
4 Source: City of Alachua June 2021 Development Monitoring Report.
5 Proposed use will not exceed traffic impacts realized by previous use of the property.
6 The application is for a Final Development Order. Facility capacity and concurrency will be reserved.

Evaluation: The impacts generated by the development will not adversely affect the Level of Service (LOS) of the roadway segment identified above. The impacts that will be generated by the development are acceptable.

Potable Water Impacts

Table 4. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity[1]	2,300,000
Less Actual Potable Water Flows[1]	1,300,250
Reserved Capacity[2]	156,701
Available Capacity	843,049
Increase/Decrease in Potable Water Demand from Application[3]	15,396
Residual Capacity	**827,653**
Percentage of Permitted Design Capacity Utilized	**64.01%**

Sources:
1 City of Alachua Public Services Department, April 2021
2 City of Alachua June 2021 Development Monitoring Report
3 Source: Letter from Rob Wood, P.E., Wood Environment & Infrastructure Solutions, Inc., dated August 25, 2021; Formula: 37.2 gallons per day per 100 square feet of building area.

Evaluation: The impacts to the potable water system that will be generated by the development will not adversely affect the Level of Service (LOS) for potable water facilities; therefore, the impacts that will be generated by the development are acceptable.

Sanitary Sewer Impacts

Table 5. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows[1]	677,000
Reserved Capacity[2]	137,740
Available Capacity	685,260
Increase/Decrease in Sanitary Sewer Demand from Application[3]	15,396
Residual Capacity	**669,864**
Percentage of Permitted Design Capacity Utilized	**55.34%**

Sources:
1 *City of Alachua Public Services Department, April 2021*
2 *City of Alachua June 2021 Development Monitoring Report*
3 *Source: Letter from Rob Wood, P.E., Wood Environment & Infrastructure Solutions, Inc., dated August 25, 2021; Formula: 37.2 gallons per day per 100 square feet of building area.*

Evaluation: The impacts to the potable water system that will be generated by the development will not adversely affect the Level of Service (LOS) for sanitary sewer facilities; therefore, the impacts that will be generated by the development are acceptable.

Solid Waste Impacts

Table 6. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Demand from Existing Development[1]	41,880	7,643.10
Reserved Capacity[2]	17,139.34	3,127.93
Increase/Decrease in Demand Generated by Application[3]	496.50	90.61
New River Solid Waste Facility Capacity[4]	**50 years**	

Sources:
1 *University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, 2019; Policy 2.1.a, CFNGAR Element (Formula: 10,470 persons x 0.73 tons per person per year).*
2 *City of Alachua June 2021 Development Monitoring Report.*
3 *Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996*
4 *New River Solid Waste Facility, April 2021.*

Evaluation: The impacts to the solid waste system that will be generated by the development will not adversely affect the Level of Service (LOS) for solid waste facilities. The impacts that will be generated by the development are therefore acceptable.

Recreation Facilities

The proposed development is a nonresidential development. Therefore, there are no impacts to recreation facilities. The development will have no impact to the Level of Service (LOS) of recreation facilities.

Public School Facilities

The proposed development is a nonresidential development. Therefore, there are no impacts to public school facilities. The development will have no impact to the Level of Service (LOS) of public school facilities.

EXHIBIT "A"
TO
IIP-FL 3 LLC
(THE "APPLICANT")
SITE PLAN
STAFF REPORT

CONDITIONS:

1. The Applicant and Harvest DCP of Florida, LLC ("Harvest") acknowledge and agree that Harvest has placed temporary chain link fencing on the property subject to the Site Plan for security purposes. The Applicant and Harvest acknowledge and agree that this fencing does not comply with Section 6.3 of the City of Alachua's Land Development Regulations (LDRs). All fences located on the subject property shall comply with the provisions of Section 6.3, Fencing Standards, of the LDRs and with the specifications of the fencing plan as shown on Sheet C-205 of the Site Plan. Any fencing material located on-site that is not in compliance with Section 6.3, Fencing Standards, of the LDRs or with the specifications of the fencing plan as shown on Sheet C-205 of the Site Plan shall be removed from the subject property on or before June 1, 2022. If this condition of the Site Plan is not met, the Applicant and Harvest acknowledge, agree and admit that the Applicant shall be in violation of the requirements of the Site Plan and Harvest shall be in violation of the Amended and Restated Developer Agreement with Harvest dated June 28, 2021 (the "Agreement").
2. The Applicant and Harvest agree they shall provide an Easement for Ingress/Egress and Public Utilities (the "Easement") as depicted on the Site Plan. The Easement shall be prepared in coordination with the City's Compliance & Risk Management Department and shall receive approval of the City's Compliance & Risk Management Director prior to being recorded in the Public Records of Alachua County and prior to the discharge and termination of the Common Law Performance Bond held by the City in accordance with the Agreement. The Applicant shall incur all costs associated with preparing and recording the Easement.
3. The Applicant and Harvest agree they shall provide road side swales to accommodate drainage from the proposed road. Road side swales shall be located within the 60 foot ingress/egress easement as shown on the Site Plan. The design of road side swales shall be reviewed and approved by the City's Public Services Director or appointee prior to the commencement of any site work associated with the construction of the proposed road and swale system.
4. The Applicant and Harvest acknowledge and agree that the site plan property is located in the Alachua East Water Distribution Infrastructure Area and in the Alachua East Wastewater Collection Infrastructure Improvement Area (the "Areas"), as designated within Chapter 38, Article VI. of the City of Alachua Code of Ordinances, Subpart A, and as such, is subject to all of the terms and conditions of Chapter 38, Article VI., including but not limited to the fees for the improvements to the water distribution system and the wastewater collection system within the Areas. Fees shall be paid at the time of connection to the water distribution system and at the time of connection to the

wastewater collection system. Water or wastewater services shall not be provided until the fees have been paid to the City. The Applicant and Harvest further acknowledges and agrees that, in accordance with Section 38-203 and Section 38-204 of the City of Alachua Code of Ordinances, fees for improvements within the Areas shall be in addition to, and not in lieu of, any and all other fees and charges assessed by the City, including, but not limited to, capital facilities charges and meter installation charges.

5. In order to determine Harvest's impact to the City's water distribution system, the Applicant and Harvest agree they shall identify and define the total water demand for Buildings C and L for evaluation by the City. The City's evaluation shall include a system impact study that considers the sum of water required for all domestic and industrial uses as well as system requirements for fire suppression. In the event the City, in the City's sole discretion and based on the opinion of its Public Services Director, determines that Harvest's demand requires system improvements, the Applicant and Harvest shall design, permit, and construct such improvements as determined to accommodate Harvest's impact to the City's water distribution system, for which Harvest shall be responsible for all related expenses. Such improvements may include, but are not limited to: (1) the installation of a water main under US 441 to connect existing water mains located to the north and to the south of US 441; (2) the installation of additional water meters on the subject property; and/or (3) such other improvements as may be determined necessary by the City. If additional water meters are required, the installation of such meters shall be subject to all applicable meter fees and capital facilities charges in accordance with Chapter 38 of the City of Alachua Code of Ordinances. The Applicant and Harvest agree that any such improvements shall be completed no later than June 1, 2022. As a temporary measure for commercial demand only (e.g., excluding any needs for fire suppression), Harvest may submit a request to the Public Services Department to install a pressure sustaining valve (i.e., modulating valve) designed to maintain constant upstream pressure within defined, narrow limits. The pressure setpoint of the pressure sustaining valve shall be defined by the City.

6. The Applicant and Harvest agrees they shall contact the Planning & Community Development Department upon the completion of all site plan improvements and that a site inspection shall be performed by City Staff to confirm that all site plan improvements have been completed in accordance with the approved site plan and Development Order prior to the discharge and termination of the Common Law Performance Bond held by the City in accordance with the Agreement.

7. The Applicant and Harvest agree they shall obtain all other applicable local, state, and federal permits before the commencement of site plan work.

8. The Applicant and Harvest agree that Conditions 1 – 7 as stated above do not inordinately burden the land and shall be binding upon the property owner, including any subsequent property owners, successors, or assigns, and that the site plan shall comply with Conditions 1 – 8 as stated herein.

NOTE: Harvest agrees to the above conditions pursuant to the "Affidavit of Eric Powers" located within Exhibit "B" of the October 12, 2021 Staff Report to the Planning & Zoning Board.

EXHIBIT "B"

TO

IIP-FL 3 LLC
SITE PLAN
STAFF REPORT

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

AFFIDAVIT OF ERIC POWERS

STATE OF FLORIDA
COUNTY OF LEON

Before me, the undersigned authority, this day personally appeared, Eric Powers, who after first being duly sworn, deposes and says:

1. My name is Eric Powers, I am over the age of 18 years, and am *sui juris,* and I have personal knowledge of the matters contained in this affidavit.

2. I am the Corporate Secretary of Harvest DCP of Florida, LLC, a Florida limited liability company (herein "Harvest"), the Corporate Secretary of Trulieve, Inc., a Florida corporation ("Trulieve, Inc.") and the Corporate Secretary and Chief Legal Officer of Trulieve Cannabis Corp., a British Columbia corporation (herein "Trulieve Corp.").

3. Harvest is and continues to be a wholly owned subsidiary of Harvest Health & Recreation Inc, a British Columbia corporation.

4. On October 1, 2021, Trulieve Corp. acquired Harvest Health & Recreation Inc. Therefore, Harvest is now also a wholly owned subsidiary of Trulieve Corp. As such, Harvest continues to exist and carry-on business as it did prior to being purchased by Trulieve Corp.

5. IIP-FL 3 LLC purchased Property described in Exhibit A to the Special Warranty Deed (herein Property") attached hereto as Exhibit 1.

6. As part of the acquisition of Harvest by Trulieve Corp., the lease for the Property was assigned to Trulieve, Inc., which is now the tenant at the Property.

7. Harvest entered into an "Amended and Restated Developer Agreement with Harvest" with the City of Alachua on June 28, 2021 ("Agreement").

8. A requirement of the Agreement requires Harvest to obtain Site Plan approval for certain proposed improvements on the Property.

9. Harvest has provided a Common Law Performance bond in the amount of $1,851,740.00 (herein "Bond") to the City as a security instrument for the completion of the terms of the Agreement, including the Site Plan. A copy of the Bond is attached hereto as Exhibit 2.

10. Trulieve, Inc., the new tenant at the Property, is the successor in interest to all of the obligations under the Agreement, however, all entities are ultimately owned or controlled by Trulieve Corp.

11. The City requires certain conditions to be met as conditions for the approval of the Site Plan. A copy of the conditions is attached hereto as Exhibit 3. All of those obligations are now the obligations of Harvest and Trulieve, Inc.

12. I affirm that on behalf of Trulieve, Inc. that Trulieve, Inc. and Trulieve Corp, through its affiliates and subsidiaries, are the successors in interest to any and all obligations under the Agreement, along with Harvest.

13. On behalf of Trulieve, Inc., I affirm that Harvest, Trulieve Inc. and Trulieve, Corp. agree to the terms of the conditions on attached Exhibit 3 and that those conditions are part of the Site Plan referenced in the Agreement for which Harvest provided the City with the Bond for the completion of the Site Plan.

FURTHER AFFIANT SAYETH NAUGHT

ERIC POWERS

STATE OF FLORIDA
COUNTY OF LEON

Sworn to and subscribed before me, by means of ☑ physical presence or ☐ online notarization, on this 11th day of October 2021 by ERIC POWERS, who ☑ is personally known to me or ☐ has produced a valid _____ Driver License as identification, and who took an oath.

Lori A. Mason
Notary Public, State of Florida
Print Name: Lori A. Mason
Commission No.: HH 162754
Expiration: Aug. 9, 2025 *[SEAL]*

LORI A. MASON
Commission # HH 162754
Expires August 9, 2025
Bonded Thru Troy Fain Insurance 800-385-7019

RECORDED IN OFFICIAL RECORDS
INSTRUMENT# 3312256 8 PG(S)
1/25/2021 10:13 AM
BOOK 4852 PAGE 1515
J.K. JESS IRBY, ESQ.
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 992262
Doc Stamp-Mort: $0.00
Doc Stamp-Deed: $186,500.00
Intang. Tax: $0.00

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL AND SEND
TAX BILLS TO:

IIP-FL 3 LLC
11440 West Bernardo Court
Suite 100
San Diego, CA 92127
Attn: General Counsel

PERMANENT PARCEL NUMBERS:
05855004000 and 05855004001

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

This DEED is made and entered into as of the 22 day of January, 2021, by Harvest DCP of Florida, LLC, a Florida limited liability company, having an address of 1155 West Rio Salado Parkway, Suite 201, Tempe, Arizona 85281 Attention: Assistant General Counsel, Real Estate ("Grantor"), to for the benefit of IIP-FL 3 LLC, a Delaware limited liability company, having an address of 11440 West Bernardo Court, Suite 100, San Diego, California 92127 ("Grantee").

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other valuable consideration paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, does by these presents GRANT, BARGAIN AND SELL unto the Grantee the following described real estate, situated in the County of Alachua and the State of Florida, (the "Property") more particularly described as follows.

See Exhibit A attached hereto and hereby made a part hereof.

Subject however, to any real estate taxes or assessments for the year 2020 and all subsequent years, applicable zoning, laws and governmental regulations and the conditions, restrictions, reservations, covenants, easements, rights of way, and other agreements of record affecting title to the Property set forth on Exhibit B attached hereto, however this provisions shall not reimpose any of the same (the "Permitted Exceptions").

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto the Grantee, and to its successors and assigns forever. The Grantor hereby specially warrants the title to the Property, subject to the Permitted Exceptions, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor but against none other.

EXHIBIT
1

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed as of the day and year first above written.

Witness Signatures:

Name: _____

Name: _____

GRANTOR:

HARVEST DCP OF FLORIDA, LLC,
a Florida limited liability company

By: _____
Name: Steve White
Title: CEO

STATE OF ARIZONA)
) SS.
COUNTY OF MARICOPA)

I, The undersigned, a Notary Public for said County and state, do hereby certify that Steve White, the CEO of Harvest DCP of Florida, LLC, a Florida limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such CEO of Harvest DCP of Florida, LLC, a Florida limited liability company, he signed and delivered the said instrument as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

WITNESS my hand and notarial seal or stamp, this 19 day of January, 2021.

_____
Notary Public

My commission expires:
1/18/2022

ALLISON MCBRIDE
Notary Public, State of Arizona
Maricopa County
My Commission Expires
January 18 2022

EXHIBIT A
TO SPECIAL WARRANTY DEED

LEGAL DESCRIPTION OF REAL PROPERTY

A Parcel of land located in Section 20, Township 8 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:

Commence at a found iron pin marking the Southeast corner of Section 20, Township 8 South, Range 19 East, Alachua County, Florida; thence West a distance of 1313.40 feet to a point; thence North a distance of 218.99 feet to a found 3/4 inch iron pin marking a point on the North right-of-way line of U.S. Highway No. 441 (200 foot right-of-way); thence North 72 degrees 51 minutes 47 seconds West along said North right-of-way line a distance of 171.11 feet to a found 5/8 inch iron pin (Florida Department of Transportation) marking the Point of Curvature of a curve concave to the Northeast having a delta of 06 degrees 52 minutes 05 seconds, a radius of 11424.66 feet and a chord bearing North 69 degrees 24 minutes 13 seconds West, 1368.62 feet; thence along the arc of said curve a distance of 1369.44 feet to a found 6 inch x 6 inch concrete monument (Florida Department of Transportation); thence North 66 degrees 00 minutes 17 seconds West, a distance of 58.98 feet to a set 5/8 inch rebar and cap (#3524) marking the intersection with the Southerly projection of a line offset 10 feet from the face of an existing Moltech Manufacturing building with said right-of-way line and the Point of Beginning; thence, leaving said right-of-way line, North 23 degrees 59 minutes 25 seconds East, along said projected line, a distance of 664.68 feet to a set rebar and cap (#3524); thence North 66 degrees 04 minutes 35 seconds West, a distance of 265.85 feet to a set nail and disk (#3524); thence North 24 degrees 28 minutes 46 seconds East, a distance of 680.88 feet to a set 5/8 inch rebar and cap (#3524); thence North 65 degrees 49 minutes 12 seconds West, a distance of 500.01 feet to a set 5/8 inch rebar and cap (#3524); thence North 24 degrees 11 minutes 00 seconds East, a distance of 870.43 feet to a set 5/8 inch rebar and cap (#3524) marking the intersection with the South line of the Seaboard Coast Line Railroad (200 foot right-of-way); thence North 58 degrees 45 minutes 42 seconds West, along said right-of-way, a distance of 881.26 feet to a found 5/8 inch rebar and cap (#3524); thence South 23 degrees 50 minutes 23 seconds West, a distance of 2014.63 feet to a found 4 inch x 4 inch concrete monument; thence South 08 degrees 33 minutes 25 seconds West, a distance of 169.02 feet to a found 5/8 inch rebar and cap (#3524); thence South 66 degrees 13 minutes 12 seconds East, a distance of 305.43 feet to a found 1 inch open pipe; thence South 22 degrees 09 minutes 10 seconds West, a distance of 158.74 feet to a found 1 inch open pipe marking a point on the North right-of-way line of U.S. Highway 441, thence South 66 degrees 00 minutes 17 seconds East, along said right-of-way line, a distance of 1251.02 feet to the Point of Beginning, more or less.

Less the following-described Parcel (Cemetery Lot):

A Parcel of land located in Section 20, Township 8 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:

Commence at a found iron pin marking the Southeast corner of Section 20, Township 8 South, Range 19 East, Alachua County, Florida; thence West a distance of 1313.40 feet to a point; thence North a distance of 218.99 feet to a found 3/4 inch iron pin marking a point on the North right-of-way line of U.S. Highway No. 441 (200 foot right-of-way); thence North 72 degrees 51 minutes 47 seconds West along said North right-of-way line a distance of 171.11 feet to a found 5/8 inch iron pin (Florida Department of Transportation) marking the Point of Curvature of a curve concave to the Northeast having a delta of 06 degrees 52 minutes 05 seconds, a radius of 11424.66 feet and a chord bearing North 69 degrees 24 minutes 13 seconds West 1368.62 feet; thence along the arc of said curve a distance of 1369.44 feet to a found 6 inch x 6 inch concrete monument (Florida Department of Transportation); thence North 65 degrees 56 minutes 44 seconds West a distance of 867.12 feet to a found 5/8 inch rebar and cap (#3524); thence leaving said right-of-way line North 15 degrees 03 minutes 32 seconds West a distance of 187.96 feet to a found 5/8 inch rebar and cap (#3524); thence North 24 degrees 10 minutes 22 seconds East a distance of 626.55 feet to a found 5/8 inch rebar and cap (#3524); thence North 24 degrees 10 minutes 34 seconds East a distance of 41.51 feet to a set 5/8 inch rebar and cap (#3524); thence North 16 degrees 37 minutes 33 seconds East a distance of 129.54 feet to a found 5/8 inch rebar and cap (#3524) and the Point of Beginning; thence North 02 degrees 02 minutes 12 seconds East a distance of 200.81 feet to a point; thence North 79 degrees 51 minutes 54 seconds West a distance of 58.29 feet to a point; thence North 02 degrees 52 minutes 48 seconds East a distance of 66.89 feet to a point; thence South 86 degrees 13 minutes 09 seconds West a distance of 165.25 feet to a point; thence South 10 degrees 05 minutes 22 seconds West a

distance of 240.68 feet to a point; thence South 83 degrees 17 minutes 12 seconds East a distance of 255.69 feet to the Point of Beginning.

AND LESS AND EXCEPT: (Laser Parcel)

A portion of Parcel A as recorded in Official Records Book 3527, Page 1217 of the Public Records of Alachua County, Florida being more particularly described as follows:

Commence at the Southeast corner of Section 20, Township 8 South, Range 19 East, Alachua County, Florida; thence West a distance of 1313.40 feet; thence North a distance of 218.99 feet to a point on the North right-of-way line of U.S. Highway No. 441 (200 foot right-of-way); thence North 72 degrees 51 minutes 47 seconds West on said North right-of-way line a distance of 171.11 feet to the Point of Curvature of a curve concave to the Northeast having a delta of 06 degrees 52 minutes 05 seconds, a radius of 11424.66 feet and a chord bearing and distance of North 69 degrees 24 minutes 13 seconds West, 1368.62 feet; thence Northwesterly on the arc of said curve a distance of 1369.44 feet; thence North 66 degrees 00 minutes 17 seconds West, a distance of 58.98 feet to the Southeast corner of said Parcel A; thence on the boundary of said Parcel A the following Seven (7) courses and distances: 1) leaving said North right-of-way line, North 23 degrees 59 minutes 25 seconds East, a distance of 664.68 feet; 2) thence North 66 degrees 04 minutes 35 seconds West, a distance of 265.85 feet; 3) thence North 24 degrees 28 minutes 46 seconds East, a distance of 680.88 feet; 4) thence North 65 degrees 49 minutes 12 seconds West, a distance of 500.01 feet to the Point of Beginning of the following described Parcel of land; 5) thence North 24 degrees 11 minutes 00 seconds East, a distance of 870.43 feet to a point on the South right-of-way line of the Seaboard Coast Line Railroad (200 foot right-of-way); 6) thence North 58 degrees 45 minutes 42 seconds West, on said South right-of-way line, a distance of 881.26 feet; 7) thence South 23 degrees 50 minutes 23 seconds West, a distance of 1504.88 feet; thence leaving said boundary South 65 degrees 30 minutes 13 seconds East, a distance of 699.02 feet; thence North 24 degrees 02 minutes 31 seconds East, a distance of 530.00 feet to a point on the Northwesterly projection of the boundary of said Parcel A; thence South 65 degrees 49 minutes 12. seconds East on said Northwesterly projection, a distance of 167.86 feet to the Point of Beginning.

AND LESS AND EXCEPT: (Harvest Parcel)

A Parcel of land located in Section 20, Township 8 South, Range 19 East, Alachua County, Florida, being a portion of Parcel A as recorded in Official Records Book 3527, Page 1217 of the Public Records of Alachua County, Florida and more particularly described as follows:

Commence at a found iron pin marking the Southeast Corner of Section 20, Township 8 South Range 19 East, Alachua, County, Florida; thence West a distance of 1313.40 feet to a Point; thence North a distance of 218.99 feet to a found 3/4 inch iron pin marking a Point on the North right-of-way line of U.S. Highway No. 441 (200 foot right-of-way); thence North 72 degrees 51 minutes 47 seconds West along said North right-of-way line a distance of 171.11 feet to a found 5/8 inch iron pin (Florida D.O.T.) marking the Point of Curvature of a curve Concave to the Northeast having a delta of 06 degrees 52 minutes 05 seconds, a Radius of 11424.66 feet and a chord bearing North 69 degrees 24 minutes 13 seconds West, 1368.62 feet; thence along the arc of said curve a distance of 1369.44 feet to a found 6 inch x 6 inch concrete monument (Florida D.O. T.); thence North 66 degrees 00 minutes 17 seconds West, a distance of 58.98 feet to a set 5/8 inch rebar and cap. (#3524) marking the intersection with the Southerly projection of a line offset 10 feet from the face of an existing Moltech Manufacturing Building with said right-of-way line and the Point of Beginning of said Parcel A; thence on the boundary of said Parcel A the following Five (5) courses and distances: 1) continue North 66 degrees 00 minutes 17 seconds West on said right-of-way line, a distance of 828.95 feet to the Point of Beginning of the following described Parcel of land; 2) thence continue North 66 degrees 00 minutes 17 seconds West on said right-of-way line, a distance of 422.07 feet; 3) thence North 22 degrees 09 minutes 10 seconds East, a distance of 158.74 feet; 4) thence North 66 degrees 13 minutes 12 seconds West, a distance of 305.43 feet; 5) thence North 01 degrees 33 minutes 25 seconds East, a distance of 116.27 feet; thence North 23 degrees 50 minutes 23 seconds East on a line 20 feet Easterly of and parallel with the Westerly line of said Parcel A, a distance of 558.33 feet to a Point on the Southerly most South line of the lands described in Official Records Book 4637, Page 2216 of said Public Records; thence South 65 degrees 30 minutes 13 seconds East on said South line, a distance of 679.02 feet to the Southerly most Southeast corner of said lands; thence South 24 degrees 02 minutes 31 seconds West, a distance of 184.54 feet; thence South 49 degrees 29 minutes 39 seconds East, a distance of 103.97 feet; thence South 23 degrees 59 minutes 52 seconds West, a distance of 603.28 feet to a Point on said North right-of-way line and the Point of Beginning.

AND LESS AND EXCEPT. (Parcel for Hague Fire Station Contract)

A parcel of land located in Section 20, Township 8 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:

Commence at the Southeast corner of lands as described and recorded in Official Records Book 3527, at Page 1217, of the Public Records of Alachua County, Florida, said corner being on the North right of way line of U.S. Highway 441, (State Road number 25/20, 200 foot wide right of way); thence run North 66 degrees 00 minutes 17 seconds West, along said right of way line a distance of 101.41 feet to the Point of Beginning; thence run North 66 degrees 00 minutes 17 seconds West, along said right of way line, a distance of 188.59 feet to the Easterly easement line of a Duke Energy 160 foot wide right of way, (formerly Florida Power Corporation) as described and recorded in Official Records Book 219, at Page 571, Public Records of Alachua County, Florida; thence run North 23 degrees: 58 minutes 26 seconds East, departing from said right of way line and along said easement line, a distance of 237.92 feet; thence run South 66 degrees 00 minutes 17 seconds East, departing said easement line, a distance of 188. 71 feet; thence run South 24 degrees 00 minutes 13 seconds West, a distance of 237.92 feet to the Point of Beginning.

AND LESS AND EXCEPT: (20 FOOT WIDE STRIP)

A 20 foot wide strip of land located in Section 20, Township 8 South, Range 19 East, Alachua County, Florida, being a portion of Parcel A as recorded in Official Records Book 3527, Page 1217, of the Public Records of Alachua County, Florida, and more particularly described as follows:

Commence at the Southeast corner of said Parcel A, being on the North right-of-way line of U.S. Highway 441; thence on the boundary of said Parcel A the following five (5) courses and distances: 1) North 66 degrees 00 minutes 17 seconds West on said right-of-way line, a distance of 1,251.02 feet; 2) thence North 22 degrees 09 minutes 10 seconds East, a distance of 158.74 feet; 3) thence North 66 degrees 13 minutes 12 seconds West, a distance of 305.43 feet; 4) thence North 01 degrees 33 minutes 25 seconds East, a distance of 116.27 feet to the Point of Beginning; 5) thence continue North 01 degrees 33 minutes 25 seconds East, a distance of 52.75 feet to a point on the Westerly line of said Parcel A; thence North 23 degrees 50 minutes 23 seconds East on said Westerly line, a distance of 509.75 feet to a point on the Southerly most South line of the lands described in Official Records Book 4637, Page 2216, of said public records; thence South 65 degrees 30 minutes 13 seconds East on said South line, a distance of 20.00 feet; thence South 23 degrees 50 minutes 23 seconds West on a line 20 feet East of and parallel with said Westerly line, a distance of 558.33 feet to the Point of Beginning.

TOGETHER WITH:

A 50 feet wide outfall storm drainage easement located in Section 20, Township 8 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:

Commence at a found iron pin marking the Southeast corner of Section 20, Township 8 South, Range 19 East, Alachua County, Florida; thence West a distance of 1313.40 feet to a point; thence North a distance of 218.99 feet to a found 3/4 inch iron pin marking a point on the North right-of-way line of U.S. Highway No. 441 (200 foot right-of-way); thence North 72 degrees 51 minutes 47 seconds West along said North right-of-way line a distance of 171.11 feet to a found 5/8 inch iron pin (Florida Department of Transportation) marking the Point of Curvature of a curve concave to the Northeast having a delta of 06 degrees 52 minutes 05 seconds, a radius of 11424.66 feet and a chord bearing North 69 degrees 24 minutes 13 seconds West, 1368.62 feet; thence along the arc of said curve a distance of 1369.44 feet to a found 6 inch x 6 inch concrete monument (Florida Department of Transportation); thence North 66 degrees 00 minutes 17 seconds West, a distance of 58.98 feet to a set 5/8 inch re bar and cap #3524) marking the intersection with the Southerly projection of a line offset 10 feet from the face of an existing moitech manufacturing building with said right-of-way line; thence, leaving said right-of-way line, North 23 degrees 59 minutes 25 seconds East, along said projected line, a distance of 664.68 feet to a set rebar and cap (#3524); thence North 66 degrees 04 minutes 35 seconds West, a distance of 265.85 feet to a set nail and disk #3524); thence North 24 degrees 28 minutes 46 seconds East, a distance of 680.88 feet to a set 5/8 inch rebar and cap (#3524); thence continue North 24 degrees 28 minutes 46 seconds East, a distance of 292.58 feet to a point marking the Point of Beginning; thence South 65 degrees 21 minutes 28 seconds East, a distance of 700.27 feet to a point; thence South 23 degrees 19 minutes 09 seconds East, a distance of 245.10 feet to a point; thence South 18 degrees 09 minutes 39 seconds East, a distance of 132.02 feet to a point; thence South 15 degrees 32 minutes 29 seconds West, a distance of 265.88 feet to a point; thence South 74 degrees

27 minutes 31 seconds East, a distance of 50.00 feet to a point; thence North 15 degrees 32 minutes 29 seconds East, a distance of 281.02 feet to a point; thence North 18 degrees 09 minutes 39 seconds West, a distance of 149.41 feet to a point; thence North 23 degrees 19 minutes 09 seconds West, a distance of 266.56 feet to a point; thence North 65 degrees 21 minutes 28 seconds West, a distance of 734.70 feet to a point marking the intersection with the waters edge of Lake Ursula; thence along the said waters edge of Lake Ursula, a distance of 50.00 feet to a point; thence, leaving said waters edge, South 65 degrees 21 minutes 28 seconds East, a distance of 15.22 feet to the Point of Beginning.

AND TOGETHER WITH:

Lake Ursula storm drainage easement located in Section 20, Township 8 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:

Commence at a found iron pin marking the Southeast corner of Section 20, Township 8 South, Range 19 East, Alachua County Florida; thence West a distance of 1313.40 feet to a point; thence North a distance of 218.99 feet to a found 3/4 inch iron pin marking a point on the North right-of-way line of U.S. Highway No. 441 (200 foot right-of-way); thence North 72 degrees 51 minutes 47 seconds West along said North right-of-way line a distance of 171.11 feet to a found 5/8 inch iron pin (Florida Department of Transportation) marking the Point of Curvature of a curve concave to the Northeast having a delta of 06 degrees 52 minutes 05 seconds, a radius of 11424.66 feet and a chord bearing North 69 degrees 24 minutes 13 seconds West, 1368.62 feet; thence along the arc of said curve a distance of 1369.44 feet to a found 6 inch x 6 inch concrete monument (Florida Department of Transportation); thence North 66 degrees 00 minutes 17 seconds West, a distance of 58.98 feet to a set 5/8 inch rebar and cap #3524) marking the intersection wing the Southerly projection of a line offset 10 feet from the face of an existing moltech manufacturing building with said right-of-way line; thence leaving said right-of-way line, North 23 degrees 59 minutes 25 seconds East, along said projected line, a distance of 664.68 feet to a set rebar and cap (#3524); thence North 66 degrees 04 minutes 35 seconds West, a distance of 265.85 feet to a set nail and disk #3524); thence North 24 degrees 28 minutes 46 seconds East, a distance of 680.88 feet to a set 5/8 inch rebar and cap (#3524) and the Point of Beginning; thence North 65 degrees 49 minutes 12 seconds West, a distance of 500.01 feet to a set 5/8 inch rebar and cap (#3524); thence North 24 degrees 11 minutes 00 seconds East, a distance of 870.43 feet to a set 5/8 inch rebar and cap #3524) marking the intersection with the South line of the seaboard coast line railroad (200 foot right-of-way); thence South 58 degrees 45 minutes 42 seconds East, a distance of 508.03 feet to a point; thence South 24 degrees 28 minutes 46 seconds West, a distance of 808.02 feet to the Point of Beginning.

AND TOGETHER WITH:

A Parcel of land located in Section 20, Township 8 South, Range 19 East, Alachua County, Florida, being a portion of Parcel A as recorded in Official Records Book 3527, Page 1217 of the Public Records of Alachua County, Florida and more particularly described as follows:

Commence at a found iron pin marking the Southeast Corner of Section 20, Township 8 South Range 19 East, Alachua, County, Florida; thence West a distance of 1313.40 feet to a Point; thence North a distance of 218.99 feet to a found 3/4 inch iron pin marking a Point on the North right-of-way line of U.S. Highway No. 441 (200 foot right-of-way); thence North 72 degrees 51 minutes 47 seconds West along said North right-of-way line a distance of 171.11 feet to a found 5/8 inch iron pin (Florida D.O.T.) marking the Point of Curvature of a curve Concave to the Northeast having a delta of 06 degrees 52 minutes 05 seconds, a Radius of 11424.66 feet and a chord bearing North 69 degrees 24 minutes 13 seconds West, 1368.62 feet; thence along the arc of said curve a distance of 1369.44 feet to a found 6 inch x 6 inch concrete monument (Florida D.O. T.); thence North 66 degrees 00 minutes 17 seconds West, a distance of 58.98 feet to a set 5/8 inch rebar and cap. (#3524) marking the intersection with the Southerly projection of a line offset 10 feet from the face of an existing Moltech Manufacturing Building with said right-of-way line and the Point of Beginning of said Parcel A; thence on the boundary of said Parcel A the following Five (5) courses and distances: 1) continue North 66 degrees 00 minutes 17 seconds West on said right-of-way line, a distance of 828.95 feet to the Point of Beginning of the following described Parcel of land; 2) thence continue North 66 degrees 00 minutes 17 seconds West on said right-of-way line, a distance of 422.07 feet; 3) thence North 22 degrees 09 minutes 10 seconds East, a distance of 158.74 feet; 4) thence North 66 degrees 13 minutes 12 seconds West, a distance of 305.43 feet; 5) thence North 01 degrees 33 minutes 25 seconds East, a distance of 116.27 feet; thence North 23 degrees 50 minutes 23 seconds East on a line 20 feet Easterly of and parallel with the Westerly line of said Parcel A, a distance of 558.33 feet to a Point on the Southerly most South line of the lands described in Official Records Book 4637, Page 2216 of said Public Records; thence South 65 degrees 30 minutes 13 seconds East on said South line, a distance of 679.02 feet

to the Southerly most Southeast corner of said lands; thence South 24 degrees 02 minutes 31 seconds West, a distance of 184.54 feet; thence South 49 degrees 29 minutes 39 seconds East, a distance of 103.97 feet; thence South 23 degrees 59 minutes 52 seconds West, a distance of 603.28 feet to a Point on said North right-of-way line and the Point of Beginning.

Tax Parcel No: A portion of 05855-004-000

ADDRESS: 12895 NW US Highway 441
Alachua, Florida

EXHIBIT B
TO SPECIAL WARRANTY DEED

PERMITTED TITLE EXCEPTIONS

1. Taxes for the year 2021 and subsequent years, which are not yet due and payable.

2. Easement granted to Florida Power Corporation as set forth in document recorded in Official Records Book 219, Page 571, of the Public Records of Alachua County, Florida; Supplement to Easement recorded in Official Records Book 349, Page 472, of the Public Records of Alachua County, Florida.

3. Ordinance No. 0-90-21 of the City of Alachua extending corporate limits recorded in Official Records Book 1796 Page 815, of the Public Records of Alachua County, Florida.

4. Right of way of the "community road" as referenced in Official Records Book 1923, Page 140, Public Records of Alachua County, Florida. (As to Parcel 1)

5. Notice recorded in Official Records Book 2138, Page 2461, of the Public Records of Alachua County, Florida. (As to Parcel 2)

6. Terms and conditions contained in Drainage Easement between Lithium Nickel Asset Holding Company I, Inc., a Delaware corporation, and Phoenix Commercial Park, LLLP, a Florida limited liability limited partnership, recorded in Official Records Book 3527, Page 1206, of the Public Records of Alachua County, Florida.

7. Distribution Easement granted to Duke Energy Florida, Inc., d/b/a Duke Energy, recorded in Official Records Book 4308, Page 685, of the Public Records of Alachua County, Florida.

8. Ordinance 18-14 of the City of Alachua, Florida, extending corporate limits to encompass subject property recorded in Official Records Book 4617, Page 1019, of the Public Records of Alachua County, Florida.

9. Easement granted to the City of Alachua, recorded in Official Records Book 4668, Page 800, of the Public Records of Alachua County, Florida.

10. Terms and conditions contained in Easement granted to Harvest DCP of Florida, LLC, recorded in Official Records Book 4682, Page 646, of the Public Records of Alachua County, Florida.

11. Easement granted to Duke Energy of Florida, LLC d/b/a Duke Energy recorded in Official Records Book 4746, Page 1719, of the Public Records of Alachua County, Florida.

12. Easement for ingress and egress over and across subject property for access to any burial lots or cemetery located on adjacent lands.

13. Terms, covenants, conditions and provisions of that certain unrecorded lease by and between UP-FL 3 LLC, as landlord, and San Felasco Nurseries, Inc., a Florida corporation.

COPY

CITY OF ALACHUA

COMMON LAW PERFORMANCE BOND # 615114661

PRINCIPAL (Legal name and business address): Harvest DCP of Florida, LLC, a Florida limited liability company (also known in the referenced Amended and Restated Developer Agreement with Harvest as "Developer")

SURETY (Name and business address):
United States Fire Insurance Company
305 Madison Avenue, Morristown, NJ 07962
1-800-690-5520

OBLIGEE:
The City of Alachua, Florida, a Florida municipal corporation (herein "City")
P.O. Box 9
Alachua, FL 32616

INSURANCE AGENT AUTHORIZED TO TRANSACT BUSINESS IN FLORIDA:
Daryl LaForge
Senior Vice President - NFP
360 Mt. Kemble Avenue – 3rd Floor
Morristown, NJ 07960
212-233-0010

PENAL SUM OF BOND: $1,851,740.40

WHEREAS, PRINCIPAL (Developer) has entered into an Amended and Restated Developer Agreement with Harvest (herein "Amended Agreement") with the City for developing a Project in the City at the real property locally described as 12895 NW US Highway 441 located in Alachua, Florida ("Project") which Amended Agreement is incorporated herein by reference. The real property for the Project is more particularly described in in Exhibit A to the Special Warranty Deed attached as Exhibit 1 (referred to herein as the "Property") to the affidavit in Exhibit A to the Amended Agreement. Subject to possible extension as set forth in the Amended Agreement, the Amended Agreement requires, among other things, that Developer complete the improvements for the Project on or before June 1, 2022 and requires that this Common Law Performance Bond remain in full force and effect until the satisfactory completion of the maintenance period in the Amended Agreement. The Surety will promptly release and extinguish this Bond upon receipt of notice from the City that this Bond is to be discharged and terminated.

OBLIGATION:

We, the Principal and Surety, are firmly bound to the City in the above penal sum. For payment of the penal sum, we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally. The Surety binds itself, jointly and severally with the Principal, for the payment of the penal sum. The limit of liability is the full amount of the penal sum.

EXHIBIT
tabbies
2

This Bond shall remain in effect until the conditions herein including all of the requirements of the Agreement have been fulfilled.

CONDITIONS:

The **PRINCIPAL** has entered into the Agreement identified above. THEREFORE: The above obligation is void if the **PRINCIPAL**:

(a) Performs and fulfills all the understandings, covenants, terms, conditions, and agreements of the Agreement during the original term of the Agreement and any extensions thereof that are granted by City, with or without notice of the Surety and during the life of any guaranty required under the contract, and

(b) Performs and fulfills all the undertakings, covenants, terms, conditions, and agreements of any and all duly authorized modifications of the Agreement that hereafter are made. Notice of those modifications to the Surety are waived.

This Bond is governed in accordance with the laws of the State of Florida and any dispute regarding it shall be in the Circuit Court of Alachua County, Florida.

No right of action shall accrue on this Surety Bond to or for the use of any person or corporation other than the **PRINCIPAL** named hereunder or the heirs, executors, administrators or successors of the **PRINCIPAL** and the City.

Signed and sealed this 24th day of June, 2021.

Harvest DCP of Florida, LLC

(witness)

By: _____
Steve White, CEO

Robert Dennis
(print name)

United States Fire Insurance Company

(witness)

By: _____
Name: Daryl LaForge
Title: Attorney-In-Fact

Lourdes Scheel
(print name)

Contact Name: Katherine Stanton
Phone: 1-800-690-5520

ACKNOWLEDGEMENT FOR PRINCIPAL

ACKNOWLEDGEMENT FOR PRINCIPAL, IF A LIMITED LIABILITY COMPANY

STATE OF Arizona ,)
COUNTY OF Maricopa ,)

ON THE 25 DAY OF June, 2021, BEFORE ME PERSONALLY APPEARED Steve White TO ME KNOWN AND KNOWN TO ME TO BE THE CEO OF Harvest DCP of Florida, LLC, A LIMITED LIABILITY COMPANY, DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT (S)HE EXECUTED THE SAME AS AND FOR THE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

Notary Public

ALLISON MCBRIDE
Notary Public, State of Arizona
Maricopa County
My Commission Expires
January 18, 2022

ACKNOWLEDGEMENT OF ANNEXED INSTRUMENT

Acknowledgement by Surety

STATE OF **NJ**

COUNTY OF **Morris**

On this 24th day of June , 2021 before me personally came Daryl LaForge who, being by me duly sworn, did depose and say that he/she is an Attorney-In-Fact of United States Fire Insurance Company and knows the corporate seal thereof; that the seal affixed to said instrument is such corporate seal, and was thereto affixed by authority of the Power of Attorney of said Company, of which a Certified Copy is hereto attached, and that he/she signed said instrument as an Attorney-In-Fact of said Company by like authority.

NOTARY PUBLIC

Susan Bulman-Ditchkus
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 2406166
MY COMMISSION EXPIRES March 24, 2026

POWER OF ATTORNEY
UNITED STATES FIRE INSURANCE COMPANY
PRINCIPAL OFFICE - MORRISTOWN, NEW JERSEY

06410439421

KNOW ALL MEN BY THESE PRESENTS: That United States Fire Insurance Company, a corporation duly organized and existing under the laws of the state of Delaware, has made, constituted and appointed, and does hereby make, constitute and appoint:

Daryl LaForge, Susan Bulman-Ditchkus, Thomas J. Henn, John P. Hyland

each, its true and lawful Attorney(s)-In-Fact, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver: Any and all bonds and undertakings of surety and other documents that the ordinary course of surety business may require, and to bind United States Fire Insurance Company thereby as fully and to the same extent as if such bonds or undertakings had been duly executed and acknowledged by the regularly elected officers of United States Fire Insurance Company at its principal office, in amounts or penalties not exceeding: **Seven Million, Five Hundred Thousand Dollars ($7,500,000).**

This Power of Attorney limits the act of those named therein to the bonds and undertakings specifically named therein, and they have no authority to bind United States Fire Insurance Company except in the manner and to the extent therein stated.

This Power of Attorney revokes all previous Powers of Attorney issued on behalf of the Attorneys-In-Fact named above and expires on January 31, 2022.

This Power of Attorney is granted pursuant to Article IV of the By-Laws of United States Fire Insurance Company as now in full force and effect, and consistent with Article III thereof, which Articles provide, in pertinent part:

> Article IV, Execution of Instruments - Except as the Board of Directors may authorize by resolution, the Chairman of the Board, President, any Vice-President, any Assistant Vice President, the Secretary, or any Assistant Secretary shall have power on behalf of the Corporation:
>
> (a) to execute, affix the corporate seal manually or by facsimile to, acknowledge, verify and deliver any contracts, obligations, instruments and documents whatsoever in connection with its business including, without limiting the foregoing, any bonds, guarantees, undertakings, recognizances, powers of attorney or revocations of any powers of attorney, stipulations, policies of insurance, deeds, leases, mortgages, releases, satisfactions and agency agreements;
>
> (b) to appoint, in writing, one or more persons for any or all of the purposes mentioned in the preceding paragraph (a), including affixing the seal of the Corporation.
>
> Article III, Officers, Section 3.11, Facsimile Signatures. The signature of any officer authorized by the Corporation to sign any bonds, guarantees, undertakings, recognizances, stipulations, powers of attorney or revocations of any powers of attorney and policies of insurance issued by the Corporation may be printed, facsimile, lithographed or otherwise produced. In addition, if and as authorized by the Board of Directors, dividend warrants or checks, or other numerous instruments similar to one another in form, may be signed by the facsimile signature or signatures, lithographed or otherwise produced, of such officer or officers of the Corporation as from time to time may be authorized to sign such instruments on behalf of the Corporation. The Corporation may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Corporation, notwithstanding the fact that he may have ceased to be such at the time when such instruments shall be issued.

IN WITNESS WHEREOF, United States Fire Insurance Company has caused these presents to be signed and attested by its appropriate officer and its corporate seal hereunto affixed this 22nd day of August 2019.

UNITED STATES FIRE INSURANCE COMPANY

Anthony R. Slimowicz, President

State of Pennsylvania }
County of Philadelphia }

On this 22nd day of August 2019, before me, a Notary public of the State of Pennsylvania, came the above named officer of United States Fire Insurance Company, to me personally known to be the individual and officer described herein, and acknowledged that he executed the foregoing instrument and affixed the seal of United States Fire Insurance Company thereto by the authority of his office.

Commonwealth of Pennsylvania – Notary Seal
Tamara Watkins, Notary Public
Philadelphia County
My commission expires August 22, 2023
Commission number 1348843

Tamara Watkins (Notary Public)

I, the undersigned officer of United States Fire Insurance Company, a Delaware corporation, do hereby certify that the original Power of Attorney of which the foregoing is a full, true and correct copy is still in force and effect and has not been revoked.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of United States Fire Insurance Company on the 24th day of June 2021

UNITED STATES FIRE INSURANCE COMPANY

Al Wright, Senior Vice President

UNITED STATES FIRE INSURANCE COMPANY

1209 ORANGE STREET, WILMINGTON, DELAWARE 19801

STATEMENT OF ASSETS, LIABILITIES, SURPLUS AND OTHER FUNDS

AT DECEMBER 31, 2020

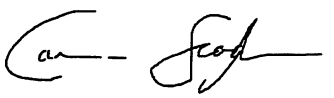
ASSETS

Bonds (Amortized Value)	1,271,745,314
Preferred Stocks (Market Value)	12,500,000
Common Stocks (Market Value)	1,367,179,277
Mortgage Loans (Market Value)	129,482,676
Cash, Cash Equivalents, and Short Term Investments	872,418,743
Derivatives	22,295,392
Other Invested Assets	381,854,569
Investment Income Due and Accrued	10,633,412
Premiums and Considerations	361,050,764
Amounts Recoverable from Reinsurers	37,752,224
Funds Held by or Deposited with Reinsured Companies	9,551,031
Current Income Taxes Recoverable	99,753
Net Deferred Tax Asset	189,212,579
Electronic Data Processing Equipment	2,976,676
Receivables from Parent, Subsidiaries and Affiliates	66,045,263
Other Assets	83,625,922
TOTAL ASSETS	$ 4,818,423,595

LIABILITIES, SURPLUS & OTHER FUNDS

Losses (Reported Losses Net of Reinsurance Ceded and Incurred But Not Reported Losses)	1,773,113,441
Reinsurance Payable on Paid Losses and Loss Adjustment Expenses	96,184,770
Loss Adjustment Expenses	379,712,166
Commissions Payable, Contingent Commissions and Other Similar Charges	10,938,946
Other Expenses (Excluding Taxes, Licenses and Fees)	74,050,735
Taxes, Licenses and Fees (Excluding Federal Income Taxes)	19,112,482
Unearned Premiums	711,160,035
Advance Premium	10,524,196
Ceded Reinsurance Premiums Payable	39,739,814
Funds Held by Company under Reinsurance Treaties	27,831,610
Amounts Withheld by Company for Account of Others	111,982,736
Provision for Reinsurance	1,603,526
Payable to Parent, Subsidiaries and Affiliates	11,258,344
Other Liabilities	32,706,068
TOTAL LIABILITIES	$ 3,299,918,869
Common Capital Stock	18,780,000
Gross Paid In and Contributed Surplus	1,657,074,940
Unassigned Funds (Surplus)	(157,350,214)
Surplus as Regards Policyholders	1,518,504,726
TOTAL LIABILTIIES, SURPLUS & OTHER FUNDS	$ 4,818,423,595

I, Carmine Scaglione, Senior Vice President and Controller of UNITED STATES FIRE INSURANCE COMPANY, certify that the foregoing is a fair statement of Assets, Liabilities, Surplus and Other Funds of this Company, at the close of business, December 31, 2020, as reflected by its books and records and as reported in its statement on file with the Insurance Department of the State of Delaware.



IN TESTIMONY WHEREOF, I have set my hand and affixed the seal of the Company, this 8th day of March, 2021.
UNITED STATES FIRE INSURANCE COMPANY



IIP-FL 3 LLC
(THE "APPLICANT")
SITE PLAN

CONDITIONS:

1. The Applicant and Harvest DCP of Florida, LLC ("Harvest") acknowledge and agree that Harvest has placed temporary chain link fencing on the property subject to the Site Plan for security purposes. The Applicant and Harvest acknowledge and agree that this fencing does not comply with Section 6.3 of the City of Alachua's Land Development Regulations (LDRs). All fences located on the subject property shall comply with the provisions of Section 6.3, Fencing Standards, of the LDRs and with the specifications of the fencing plan as shown on Sheet C-205 of the Site Plan. Any fencing material located on-site that is not in compliance with Section 6.3, Fencing Standards, of the LDRs or with the specifications of the fencing plan as shown on Sheet C-205 of the Site Plan shall be removed from the subject property on or before June 1, 2022. If this condition of the Site Plan is not met, the Applicant and Harvest acknowledge, agree and admit that the Applicant shall be in violation of the requirements of the Site Plan and Harvest shall be in violation of the Amended and Restated Developer Agreement with Harvest dated June 28, 2021 (the "Agreement").
2. The Applicant and Harvest agree they shall provide an Easement for Ingress/Egress and Public Utilities (the "Easement") as depicted on the Site Plan. The Easement shall be prepared in coordination with the City's Compliance & Risk Management Department and shall receive approval of the City's Compliance & Risk Management Director prior to being recorded in the Public Records of Alachua County and prior to the discharge and termination of the Common Law Performance Bond held by the City in accordance with the Agreement. The Applicant shall incur all costs associated with preparing and recording the Easement.
3. The Applicant and Harvest agree they shall provide road side swales to accommodate drainage from the proposed road. Road side swales shall be located within the 60 foot ingress/egress easement as shown on the Site Plan. The design of road side swales shall be reviewed and approved by the City's Public Services Director or appointee prior to the commencement of any site work associated with the construction of the proposed road and swale system.
4. The Applicant and Harvest acknowledge and agree that the site plan property is located in the Alachua East Water Distribution Infrastructure Area and in the Alachua East Wastewater Collection Infrastructure Improvement Area (the "Areas"), as designated within Chapter 38, Article VI. of the City of Alachua Code of Ordinances, Subpart A, and as such, is subject to all of the terms and conditions of Chapter 38, Article VI., including but not limited to the fees for the improvements to the water distribution system and the wastewater collection system within the Areas. Fees shall be paid at the time of connection to the water distribution system and at the time of connection to the wastewater collection system. Water or wastewater services shall not be provided until the fees have been paid to the City. The Applicant and Harvest further acknowledges and agrees that, in accordance with Section 38-203 and Section 38-204 of the City of

Alachua Code of Ordinances, fees for improvements within the Areas shall be in addition to, and not in lieu of, any and all other fees and charges assessed by the City, including, but not limited to, capital facilities charges and meter installation charges.

5. In order to determine Harvest's impact to the City's water distribution system, the Applicant and Harvest agree they shall identify and define the total water demand for Buildings C and L for evaluation by the City. The City's evaluation shall include a system impact study that considers the sum of water required for all domestic and industrial uses as well as system requirements for fire suppression. In the event the City, in the City's sole discretion and based on the opinion of its Public Services Director, determines that Harvest's demand requires system improvements, the Applicant and Harvest shall design, permit, and construct such improvements as determined to accommodate Harvest's impact to the City's water distribution system, for which Harvest shall be responsible for all related expenses. Such improvements may include, but are not limited to: (1) the installation of a water main under US 441 to connect existing water mains located to the north and to the south of US 441; (2) the installation of additional water meters on the subject property; and/or (3) such other improvements as may be determined necessary by the City. If additional water meters are required, the installation of such meters shall be subject to all applicable meter fees and capital facilities charges in accordance with Chapter 38 of the City of Alachua Code of Ordinances. The Applicant and Harvest agree that any such improvements shall be completed no later than June 1, 2022. As a temporary measure for commercial demand only (e.g., excluding any needs for fire suppression), Harvest may submit a request to the Public Services Department to install a pressure sustaining valve (i.e., modulating valve) designed to maintain constant upstream pressure within defined, narrow limits. The pressure setpoint of the pressure sustaining valve shall be defined by the City.
6. The Applicant and Harvest agrees they shall contact the Planning & Community Development Department upon the completion of all site plan improvements and that a site inspection shall be performed by City Staff to confirm that all site plan improvements have been completed in accordance with the approved site plan and Development Order prior to the discharge and termination of the Common Law Performance Bond held by the City in accordance with the Agreement.
7. The Applicant and Harvest agree they shall obtain all other applicable local, state, and federal permits before the commencement of site plan work.
8. The Applicant and Harvest agree that Conditions 1 – 7 as stated above do not inordinately burden the land and shall be binding upon the property owner, including any subsequent property owners, successors, or assigns, and that the site plan shall comply with Conditions 1 – 8 as stated herein.

NOTE: Harvest agrees to the above conditions pursuant to the "Affidavit of Eric Powers" located within Exhibit "B" of the October 12, 2021 Staff Report to the Planning & Zoning Board.

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

August 30, 2021

Sent by electronic mail to robert.davis4@woodplc.com

Rob Davis, P.E.
Wood Environment & Infrastructure Solutions, Inc.
1441 Maclay Commerce Drive
Tallahassee, FL 32312

RE: Planning & Zoning Board (PZB) Public Hearing: Harvest Parking Lot & Site Improvements Site Plan

Dear Mr. Davis:

On August 25, 2021, the City of Alachua received your revised application and materials for a Site Plan on behalf of IIP FL 3 LLC for the Harvest Parking Lot & Site Improvements. Based upon a review of the revised application, the City has determined that the application can now be scheduled for a hearing before the Planning and Zoning Board (PZB).

You must provide two (2) *double-sided, three-hole punched, color sets* of the **complete** application package, seven (7) sets of plans, and a digital copy of all materials in PDF format on a CD or by emailing a Cloud / FTP link to download the materials to planning@cityofalachua.com *no less than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard.* The application has been scheduled for the **September 14, 2021** PZB Meeting, therefore, the above referenced materials must be submitted to the City no later than ***Tuesday, August 31, 2021.*** Materials may be submitted earlier than this date.

In addition, Section 2.2.9(D) of the Land Development Regulations requires the applicant to place posted notice signs on the subject property at least 14 days prior to the public hearing. Therefore, posted notice signs must be placed on the property no later than ***Tuesday, August 31, 2021***. Staff will contact notify you when the signs are available for pick up at City Hall.

If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public hearing, please submit the presentation or materials no later than 12:00 PM on the last business day prior the PZB meeting (no later than ***Monday, September 13, 2021***). Any presentation or materials may be submitted by emailing them to planning@cityofalachua.com.

Should you have any questions, please feel free to contact me at (386) 418-6100, x 1602 or via email at jtabor@cityofalachua.com.

Sincerely,

Justin Tabor, AICP
Principal Planner

c: Mike DaRoza, City Manager (*by electronic mail*)
Kathy Winburn, AICP, Planning & Community Development Director (*by electronic mail*)
Adam Hall, AICP, Principal Planner (*by electronic mail*)
Project File

August 25, 2021

Mr. Justin Tabor
Principal Planner
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616

Via email: jtabor@cityofalachua.org

Re: Planning Assistance Team (PAT) Summary: Harvest Parking Lot & Site Improvements
(Tax Parcel Numbers 05855-004-000 and 05855-004-001)

Mr. Tabor:

In response to your comments dated August 18, 2021, please see the following responses for the above referenced project.

PLANNING AND ZONING

1. *Section 6.2, Tree Protection / Landscape / Xeriscape Standards*

a. Site landscape calculations (Section 6.2.2(D)(1)) are not provided. Calculate the required number of site landscaping trees as set forth in Section 6.2.2(D)(1) and identify the number provided for each site landscape requirement.

RESPONSE: Please see sheet C103 for revised site landscape calculations showing the correct number of credits.

b. The plan notes that the majority of north perimeter buffer #2 is met with existing vegetation. In order for existing vegetation to be credited to meet the perimeter buffer requirements, the location and species of existing trees must be identified on the landscape plan, and the existing trees must use tree credits as set forth in Section 6.2.2(D)(4) to fulfill the perimeter buffer landscape requirement.

RESPONSE: The intent in this area is to meet the remaining 16 trees required in this perimeter buffer through from credits taken from protected and planted trees. 25% of the plantings are provided.

c. Perimeter Buffer: The approved use on Tax Parcel 05962-002-000 adjacent to the west property line of the subject property includes single family attached and detached dwellings. A

20′ Type D buffer is required between the use of the subject property and the adjacent use to the west. Please update west perimeter buffer #1 accordingly.

RESPONSE: West perimeter buffer #1 is revised using option 2. Please see sheet C103.

d. A 5′ Type A Buffer is required along the east property line of the subject property and Tax Parcel 05855-002-000. Please address.

RESPONSE: East perimeter buffer #2 is revised to show 25% of the required ten (10) plantings and use credits for the remaining 7 trees.

e. Arterial frontage screening not provided. Provide arterial screening as set forth in Section 6.2.3(E).

RESPONSE: Please see arterial screening provided on sheet C103. Four canopy trees were added west of the driveway connection. Request for approval of alternative landscape plan, for installation of stormwater pond, using parking lot plantings in this area.

2. *Section 6.3, Fencing Standards*

a. Sheet C-205 shows the location of proposed fencing. This sheet notes that fencing shall be new 6′ or 8′ chain link and that fencing along US 441 shall be 6′ Impasse II, Gauntlet Style, Black.

i. Per Section 6.3.5(B), chain link fencing is not permitted when visible from a public right-of-way. Additionally, galvanized chain link is prohibited when visible from an arterial or collector road. Please specify the type of chain link to be used.

RESPONSE: Fencing visible from public ROW is shown as decorative Impasse II, Gauntlet style.

ii. Per Section 6.3.3(B), fences within front yards (e.g., in front of the building) shall not exceed a height of 6 feet. Indicate the height of fencing in front yard areas.

RESPONSE: Please see proposed fence heights on sheet C205. Fence in front yard is shown as 6 feet.

3. *Section 6.4, Exterior Lighting Standards.*

a. Provide detail/cut-sheet of proposed lighting fixtures. Per Section 6.4.4(F)(1), light fixtures in excess of 60 watts or 100 lumens shall use full cut-off lenses or hoods to prevent glare and spillover from the site onto adjacent lands and roads.

RESPONSE: Please see attached photometric layout.

4. *Land Rights*

a. The survey and plans indicate an existing easement is located over a portion of the area of the proposed roadway. This easement is identified as "Schedule B – II Item #12, Easement 3 of the Roadway" of the Reciprocal Easement and Operating Agreement, recorded in Book 2478, Page 968 of the Official Records of Alachua County. This easement must be cleared and vacated over the area of the proposed roadway and within the area of the Ingress/Egress Easement and Public Utility Easement. Coordinate with the City's Compliance & Risk Management Department.

Remaining Issues: City Compliance & Risk Management has been in contact with Harvest legal

counsel. It is our understanding that the easement identified as "Schedule B – II Item #12, Easement 3 of the Roadway" might have been previously nullified. This needs to be confirmed.
RESPONSE: Harvest and City attorney have reviewed this comment.

b. Submit legal description and sketch of Ingress/Egress Easement and Public Utility Easement. Easement area shall include a minimum 50 foot width over the roadway from US 441 to terminus of road.
RESPONSE: Respectfully request sketch and legal description be made a condition of project closout.

6. *Miscellaneous*

a. Sheet C-204 shows a proposed 393 square foot "Electrical Addition" and proposed 135 square foot "Vestibule" on the north side of Building C. These additions are not referenced anywhere else within application materials. Please address.
Remaining Issues: Provide a narrative on the site plan cover sheet which specifies proposed building area additions, including square footage of each.
RESPONSE: Please see narrative on sheet X100 un upper left corner.

b. Sheet C-203 shows a proposed 384 square foot "BHO Building" near Building L. The title of this Site Plan is "Site Plan Submittal for The Harvest – Building C", and the BHO Building is not referenced or identified anywhere else within the plan set. Please address.
Remaining Issues: Provide a narrative on the site plan cover sheet which specifies proposed building area additions, including square footage of each.
RESPONSE: Please see narrative on sheet X100 un upper left corner.

c. No provisions are made for gate access where fences are located over sidewalks.
Remaining Issues: Fencing is shown over a sidewalk near the drive aisle into the new parking lot area, with no gate provided.
RESPONSE: Please see the two pedestrian gates provided in this area.

7. Completeness Review Comments

a. **Site Plan Attachment #4, Concurrency Impact Analysis.** A concurrency impact analysis has not been provided. See sample analysis attached to this letter.
Remaining Issues: A sample concurrency impact analysis has been provided. An analysis has not been submitted for this project, and needs to be provided ASAP.
RESPONSE: Please see attached.

b. **Site Plan Attachment #5, Comprehensive Plan Consistency Analysis.** An analysis of the application's consistency with the City's Comprehensive Plan has not been provided. See sample analysis attached to this letter.
Remaining Issues: A sample Comprehensive Plan consistency analysis has been provided. An analysis has not been submitted for this project, and needs to be provided ASAP.
RESPONSE: Please see attached.

c. **Site Plan Attachment #13, Environmental Resource Permit.** A copy of an Environmental Resource
Permit or documentation which shows a permit application has been submitted to Suwannee River Water Management District has not been provided.
RESPONSE: Please see attached.

PUBLIC SERVICES

3. The 6" wastewater main on private property will connect to an existing CoA manhole. This is existing manhole 12 as shown on attached sheet C404. Note that this manhole connects to an existing 15 foot long, 8 inch stubout routed to the north. Please connect the 6 inch wastewater main to this stubout. Include a cleanout.
RESPONSE: Please see revised manhole invert on C401 per sheet provided.

11. Please call out "END OF COA MAINTENANCE" at noted locations.
RESPONSE: This note is provided at the 8 inch stub out. No new water meter is proposed.

ENGINEERING

COMMENT: Red line comments on site plan provided.
RESPONSE: Red line comments addressed for site plan resubmittal.

If you have any questions or comments, please give me a call at 904.382.2286.

Sincerely,

Wood Environment & Infrastructure Solutions, Inc.



Rob Davis, P.E.
Project Manager

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

August 18, 2021

Sent by electronic mail to robert.davis4@woodplc.com

Rob Davis, P.E.
Wood Environment & Infrastructure Solutions, Inc.
1441 Maclay Commerce Drive
Tallahassee, FL 32312

RE: Planning Assistance Team (PAT) Resubmittal #1: Harvest Parking Lot & Site Improvements Site Plan

Dear Mr. Davis:

On August 11, 2021, the City of Alachua received your revised application for a Site Plan on behalf of IIP FL 3 LLC. The application proposes parking lot and site improvements at 12895 NW US Highway 441 (Tax Parcel Numbers 05855-004-000 and 05855-004-001). The revised application received on August 11, 2021 was submitted to address the PAT review comments issued to you in a letter dated July 27, 2021 and as discussed during a PAT meeting on July 28, 2021.

Upon review of the application and materials, the following insufficiencies must be addressed. Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM** on **Wednesday, August 25, 2021**. A total of four (4) copies of the application package, plans, and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud / FTP link must be provided by this date.

Please address the following:

1. *Section 6.2, Tree Protection / Landscape / Xeriscape Standards*
   a. Site landscape calculations (Section 6.2.2(D)(1)) are not provided. Calculate the required number of site landscaping trees as set forth in Section 6.2.2(D)(1) and identify the number provided for each site landscape requirement.

      Remaining Issues: Site landscaping requirements are currently met through landscaping provided to also meet other landscape requirements (e.g., perimeter buffer landscaping, parking lot landscaping). There is no need to use tree credits to meet the site landscaping requirement.

   b. The plan notes that the majority of north perimeter buffer #2 is met with existing vegetation. In order for existing vegetation to be credited to meet the perimeter buffer requirements, the location and species of existing trees must be identified on the landscape plan, and the existing trees must use tree credits as set forth in Section 6.2.2(D)(4) to fulfill the perimeter buffer landscape requirement.

Remaining Issues: Tree credits must be calculated using the matrix provided in Table 6.2-3. Tree credits may then be allocated to meet up to 75% of any of the landscaping standards found in Sections 6.2.2(D)(1), Site landscaping; 6.2.2(D)(2), Parking lot landscaping; or 6.2.2(D)(3), Perimeter buffers.

c. Perimeter Buffer: The approved use on Tax Parcel 05962-002-000 adjacent to the west property line of the subject property includes single family attached and detached dwellings. A 20' Type D buffer is required between the use of the subject property and the adjacent use to the west. Please update west perimeter buffer #1 accordingly.

Remaining Issues: A Type D perimeter buffer is not fully provided for west perimeter buffer #1. Table 6.2-1 requires one of the following three options to fulfill a Type D perimeter buffer:

- Option 1: One canopy tree every 25 linear feet, one understory tree every 40 linear feet, plus one evergreen hedge;
- Option 2: One canopy tree every 25 linear feet, one understory tree every 35 feet, plus one shrub hedge per five linear feet; or,
- Option 3: One fence or wall, plus one canopy tree every 25 linear feet

Note the existing chain link fence does not fulfill the fencing requirement of Option 3, as a chain link fence cannot provide an opaque screen from the ground to a height of 6 feet as required for the Type D perimeter buffer.

d. A 5' Type A Buffer is required along the east property line of the subject property and Tax Parcel 05855-002-000. Please address.

Remaining Issues: Tree credits must be calculated using the matrix provided in Table 6.2-3. Tree credits may then be allocated to meet up to 75% of any of the landscaping standards found in Sections 6.2.2(D)(1), Site landscaping; 6.2.2(D)(2), Parking lot landscaping; or 6.2.2(D)(3), Perimeter buffers.

e. Arterial frontage screening not provided. Provide arterial screening as set forth in Section 6.2.3(E).

Remaining Issues: Arterial screening is required for all US 441 road frontage, including the area west of the site ingress/egress. If this is not possible, approval of an alternative landscape plan may be requested as set forth in Section 6.2.2(D)(10).

2. *Section 6.3, Fencing Standards*
   a. Sheet C-205 shows the location of proposed fencing. This sheet notes that fencing shall be new 6' or 8' chain link and that fencing along US 441 shall be 6' Impasse II, Gauntlet Style, Black.
      i. Per Section 6.3.5(B), chain link fencing is not permitted when visible from a public right-of-way. Additionally, galvanized chain link is prohibited when visible from an arterial or collector road. Please specify the type of chain link to be used.

Remaining Issues: Chain link fencing is proposed to extend to the US 441 right-of-way line. This fencing would be visible from US 441. A fencing material other than chain link must be extended along the west property line and along each side of the roadway. Suggest utilizing the alternative fencing material along the west property line and to the roadway crosswalk location.

ii. Per Section 6.3.3(B), fences within front yards (e.g., in front of the building) shall not exceed a height of 6 feet. Indicate the height of fencing in front yard areas.

Remaining Issues: The Impasse II, Gauntlet Style fencing along US 441 exceed the maximum permitted height of 6 feet.

3. *Section 6.4, Exterior Lighting Standards.*
   a. Provide detail/cut-sheet of proposed lighting fixtures. Per Section 6.4.4(F)(1), light fixtures in excess of 60 watts or 100 lumens shall use full cut-off lenses or hoods to prevent glare and spillover from the site onto adjacent lands and roads.

      Remaining Issues: (1) Light trespasses onto parcel located southwest of property (west of proposed parking lot). Please address. (2) Cut-sheets of proposed lighting fixtures have not been provided.

4. *Land Rights*
   a. The survey and plans indicate an existing easement is located over a portion of the area of the proposed roadway. This easement is identified as "Schedule B – II Item #12, Easement 3 of the Roadway" of the Reciprocal Easement and Operating Agreement, recorded in Book 2478, Page 968 of the Official Records of Alachua County. This easement must be cleared and vacated over the area of the proposed roadway and within the area of the Ingress/Egress Easement and Public Utility Easement. Coordinate with the City's Compliance & Risk Management Department.

      Remaining Issues: City Compliance & Risk Management has been in contact with Harvest legal counsel. It is our understanding that the easement identified as "Schedule B – II Item #12, Easement 3 of the Roadway" might have been previously nullified. This needs to be confirmed.

   b. Submit legal description and sketch of Ingress/Egress Easement and Public Utility Easement. Easement area shall include a minimum 50 foot width over the roadway from US 441 to terminus of road.

      Remaining Issues: A legal description and sketch of ingress/egress easement and PUE is needed.

5. *Public Services / Fire Rescue / Engineering Review Comments*
   a. The applicant must address all comments provided by the Public Services Department in a memorandum dated August 18, 2021.
   b. The applicant must address the comments provided by Robert Walpole, P.E., of CHW, Inc., as provided via email on August 12, 2021.

6. *Miscellaneous*
   a. Sheet C-204 shows a proposed 393 square foot "Electrical Addition" and proposed 135 square foot "Vestibule" on the north side of Building C. These additions are not referenced anywhere else within application materials. Please address.

      Remaining Issues: Provide a narrative on the site plan cover sheet which specifies proposed building area additions, including square footage of each.

   b. Sheet C-203 shows a proposed 384 square foot "BHO Building" near Building L. The title of this Site Plan is "Site Plan Submittal for The Harvest – Building C", and the BHO Building is not referenced or identified anywhere else within the plan set. Please address.

Remaining Issues: Provide a narrative on the site plan cover sheet which specifies proposed building area additions, including square footage of each.

c. No provisions are made for gate access where fences are located over sidewalks.

Remaining Issues: Fencing is shown over a sidewalk near the drive aisle into the new parking lot area, with no gate provided.

7. *Completeness Review Comments*

a. **Site Plan Attachment #4, Concurrency Impact Analysis.** A concurrency impact analysis has not been provided. See sample analysis attached to this letter.

Remaining Issues: A sample concurrency impact analysis has been provided. An analysis has not been submitted for this project, and needs to be provided ASAP.

b. **Site Plan Attachment #5, Comprehensive Plan Consistency Analysis.** An analysis of the application's consistency with the City's Comprehensive Plan has not been provided. See sample analysis attached to this letter.

Remaining Issues: A sample Comprehensive Plan consistency analysis has been provided. An analysis has not been submitted for this project, and needs to be provided ASAP.

c. **Site Plan Attachment #13, Environmental Resource Permit.** A copy of an Environmental Resource Permit or documentation which shows a permit application has been submitted to Suwannee River Water Management District has not been provided.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1602 or via e-mail at jtabor@cityofalachua.com. We look forward to receiving your revised applications.

Sincerely,

Justin Tabor, AICP
Principal Planner

Attachment: Memorandum from Tom Ridgik, P.E., Engineering Supervisor, dated August 18, 2021
Engineering Review Comments from Robert Walpole, CHW, Inc., provided via email on August 12, 2021

c: Mike DaRoza, City Manager *(by electronic mail)*
Kathy Winburn, AICP, Planning & Community Development Director *(by electronic mail)*
Adam Hall, AICP, Principal Planner *(by electronic mail)*
Project File

City of
ALACHUA
the good life community

City of Alachua

ADAM BOUKARI
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **Aug 18, 2021**

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

FROM: **Rodolfo Valladares, P.E.**
Public Services Director
Tom Ridgik, P.E.
Engineering Supervisor

8/18/2021

RE: **Harvest Building C Site Plan**

Public Services has reviewed the subject project (Aug. 2021 Submittal) and offer the following comments. Review was specific to the Public Services Utilities.

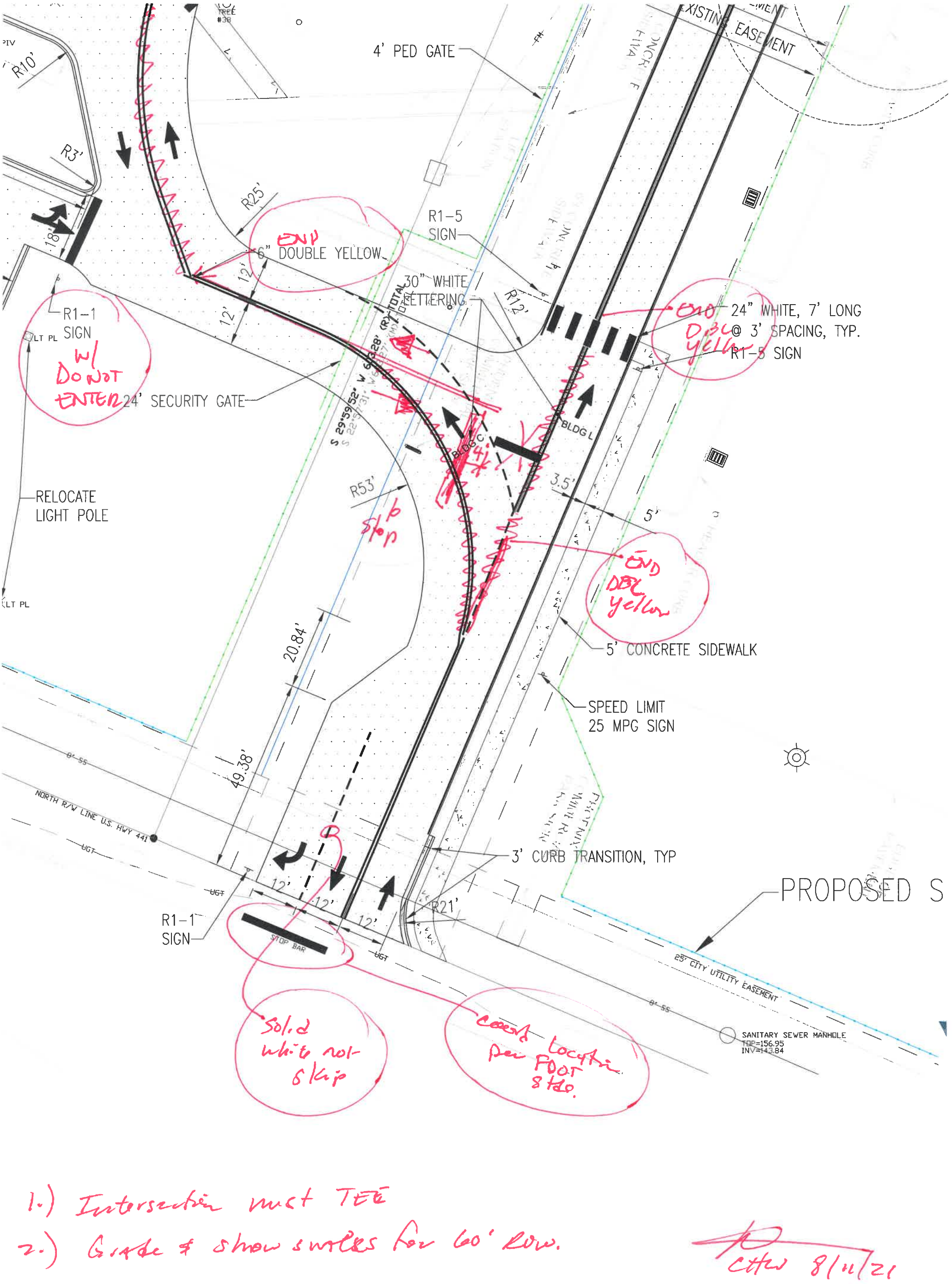
NO.	COMMENTS
1.	**Comment on July Submittal** **Sheet X-100** Minor Comment: Index to Drawings, Sheet C206: Please change spelling to "Landscape". **Approved as Noted** **Comment on Aug Submittal** **Approved**
2.	**Comment on July Submittal** **Sheet C-401** Site Utility Notes: Please replace Note1 with "1. Water and Wastewater System shall be constructed in accordance with "City of Alachua, Public Services, Design and Construction Manual, Latest Edition". Please resubmit this sheet. **Comment on Aug Submittal**

NO.	COMMENTS
	Approved
3	**Comment on July Submittal** **Sheet C-401** The 6-inch wastewater main on private property will connect to an existing CoA manhole. This is existing manhole 12 as shown on attached sheet C404. Note that this manhole connects to an existing 15-ft.long, 8-inch stubout routed to the north. Please connect the 6-inch wastewater main to this stubout. Include a cleanout. Please resubmit this sheet. **Comment on Aug Submittal** Stub-out invert is called out as 142.51, while manhole 12 invert is called out at 142.57. To promote gravity flow, stub-out invert should be higher than the manhole invert. Please review sheet C404. It appears that the manhole invert needs to change. Please **resubmit** this sheet.
4	**Comment on July Submittal** **Sheet C-401:** To Note 1, please add "WET TAP SHALL BE PERFORMED BY A SPECIALTY CONTRACTOR PRE-APPROVED BY THE CITY OF ALACHUA." **Comment on Aug Submittal** **Approved**
5	**Comment on July Submittal** **Sheet C-401:** Submittal identifies an 8-inch compound water meter. Developer to identify public water demand (i.e. fire protection requirements, etc.) and commercial water demand needs. Submit applicable document. **Comment on Aug Submittal** Submittal indicates a 6-inch compound meter. Engineer shall design the water supply connection so that it ties into the existing 12-inch main along the south side of Highway 441. **Approved as Noted**
6.	**Comment on July Submittal** **Sheet C-401:** Please review & evaluate Water Connections 1, 2 & 3: The design intent appears to be to locate the compound meter above ground as per Detail 148 & near the CoA water main. Please confirm.

NO.	COMMENTS
	Connection 3 calls out a RPZ assembly, which is shown several hundred feet from the COA water main. Yet Detail 148 shows the RPZ near the above ground meter, which is connection 2. Also, above ground piping is ductile iron (DI). Suggest showing the transition from DI pipe to buried PVC pipe. Modify as necessary & resubmit this sheet. **Comment on Aug Submittal** Especially because CoA will be responsible for meter maintenance, CoA has a strong preference that the meter be located above grade. Also, note that the existing Harvest water meter installed about 2 years ago is above grade. Thus, please include Detail 148 in the Contract Plans. Note that this detail shows both the water meter and next to it a RPZ assembly, which must be located there to protect the municipal water supply. Because detail legend 2 now also includes the RPZ assembly, please call it out. The detail on C-503 called "Potable Water 4-inch and larger water meter & backflow preventer assembly" should be deleted because it currently no longer shows an above ground water meter Detail Legend 3 calls out a NY Watts RPZ assembly several hundred feet downstream the water meter. The CoA takes no objection to this additional RPZ assembly as it will be on private property, and the CoA water meter has its own dedicated RPZ as per Detail 148. The detail required to install this RPZ assembly (detail legend 3) is left to the discretion of the Engineer. Please **submit** the applicable sheet.
7.	**Comment on July Submittal** **Sheets C-503 & C-504.** It appears that PDF versions of CoA details comprise these sheets. To improve clarity, it is suggested to replace with CAD versions of these details. Please re-submit these sheets. **Comment on Aug Submittal** **Approved**
8.	**Comment on July Submittal** **Sheet C-503:** Add cross-reference details 307 & 315. Also to Detail 149, please add the following text for Keyed Note 1: "RESTRAIN WITH EBAA IRON RESTRAINT HARNESS OR EQUAL. HARNESSES SHALL INCLUDE SPLIT SERATED RESTRAINT RINGS". Please resubmit this sheet. **Comment on Aug Submittal**

NO.	COMMENTS
	Approved
9.	**Comment on July Submittal** **Sheet C-504:** FYI: Detail 215 cross-references Details 209 & 216, but these details are not required for this project. **Approved**
10.	**Comment on July Submittal** General Developer to submit, for City review and approval, wastewater effluent characteristics report. Report shall be signed and sealed by a Florida registered Professional Engineer. Where liquid waste discharge exceeds the characteristics of domestic effluent (reference City Ordinance), pretreatment may be required prior to discharge into the wastewater collection system. **Comment on Aug Submittal** **Approved**
11.	**(New) Comment on Aug Submittal** **Sheet-401** Please call out "END OF COA MAINTENANCE" at two locations: • At the cleanout of the 8-inch stub-out, which is now connected to a gravity main. • At the water meter (Detail Legend 2). 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
Harry Dillard – Lead Engineering Technician


4' PED GATE
R10'
R3'
18'
R25'
6" DOUBLE YELLOW
12'
12'
30" WHITE LETTERING
R12'
R1-5 SIGN
24" WHITE, 7' LONG @ 3' SPACING, TYP.
R1-5 SIGN
R1-1 SIGN
w/ DO NOT ENTER
24' SECURITY GATE
RELOCATE LIGHT POLE
LT PL
R53'
20.84'
49.38'
BLDG C
BLDG L
3.5'
5'
5' CONCRETE SIDEWALK
SPEED LIMIT 25 MPG SIGN
3' CURB TRANSITION, TYP
R21'
PROPOSED S
NORTH R/W LINE U.S. HWY 441
UGT
8" SS
STOP BAR
R1-1 SIGN
25' CITY UTILITY EASEMENT
SANITARY SEWER MANHOLE
TOP=156.95
INV=143.84
Solid white no-skip
Coord location per FDOT std.
1.) Intersection must TEE
2.) Grade & show swales for 60' ROW.
cttw 8/11/21

August 10, 2021

Mr. Justin Tabor
Principal Planner
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616

Via email: jtabor@cityofalachua.org

Re: Planning Assistance Team (PAT) Summary: Harvest Parking Lot & Site Improvements
(Tax Parcel Numbers 05855-004-000 and 05855-004-001)

Mr. Tabor:

In response to your comments dated July 27,2021, please see the following responses for the above referenced project.

PLANNING AND ZONING

1. *Section 6.1, Off-Street Parking and Loading*

a. A new loading dock is proposed in the northeast corner of Building L. The proposed loading dock is not located within or adjacent to existing pavement. In addition, spot elevations and grading are not shown on the grading plan. Please address.

RESPONSE: The loading dock is not needed and is removed from the drawings.

2. *Section 6.2, Tree Protection / Landscape / Xeriscape Standards*

a. A "Parking Landscape Plan" (Sheet C-102) and a "Landscape and Lighting Plan" (Sheet C-206) have been submitted. Please include all landscaping sheets as a series that includes all proposed landscape improvements.

RESPONSE: Landscaping is now shown on sheets C102 and C103 (previously sheet C206).

b. Tree replacement is required for any trees proposed for removal. Any trees proposed for removal shall be identified on the landscape plan. Mitigation trees shall also be identified on the plan. Note that up to 25 percent of the trees required to meet the site landscaping, parking lot landscaping, or perimeter buffer standards may be counted towards tree replacement requirements.

RESPONSE:Please see sheet C101 for a table of trees removed.

c. Tree barricade and barrier detail shown on Sheet C-501 do not specify minimum area required tobe within protected area. Reference Section 6.2.1(D)(2) and revise details accordingly.

RESPONSE: Tree Barricade detail on sheet C501 is revised to indicate distance from tree dripline. Tree barricades are added for the trees alongside the new roadway and two (2) trees off the southwest corner of Building C. Please see revied sheet C101 for tree barricade locations.

d. Show the location of tree barriers around existing trees to remain.

RESPONSE: Tree barrier locations are shown on trees adjacent to heavy construction, particularly the new interior roadway, where tree barricades are not sufficient alone for tree protection.

e. Sheet C-102 shows the location of existing trees that are proposed for removal. This sheet shouldreflect proposed site conditions.

RESPONSE: Sheet C102 is revised to show only proposed or remaining trees. Please see sheet C101 for a table of trees to be removed.

f. Site landscape calculations (Section 6.2.2(D)(1)) are not provided. Calculate the required numberof site landscaping trees as set forth in Section 6.2.2(D)(1) and identify the number provided foreach site landscape requirement.

RESPONSE: Please see sheet C103 for site landscape calculations. It is proposed to meet this requirement from credits taken from protected and planted trees.

g. The plan notes that the majority of north perimeter buffer #2 is met with existing vegetation. Inorder for existing vegetation to be credited to meet the perimeter bufferrequirements, thelocation and species of existing trees must be identified on the landscape plan, and the existingtrees must use tree credits as set forth in Section 6.2.2(D)(4) to fulfill the perimeter bufferlandscape requirement.

RESPONSE: The intent in this area is to meet the remaining 16 trees required in this perimeter buffer through from credits taken from protected and planted trees.

h. The plan notes along the north property line of Tax Parcel 05962-001-000 that "buffer plantingsin this area to remain". In order for existing vegetation to be credited to meet the perimeter bufferrequirements, the location and species of existing trees must be identified on the landscape plan,and the existing trees must use tree credits as set forth in Section 6.2.2(D)(4) to fulfill theperimeter buffer landscape requirement. A 7.5' Type B Buffer is required along the north and eastboundaries of Tax Parcel 05962-001-000. Please address.

RESPONSE:New buffer plantings added on sheet C102 for Type D buffer previously shown as "plantings to remain". The buffers along the north and east boundaries of 05962-001-000 are shown as Type D buffers due to the adjacent vehicular use area.

i. Perimeter Buffer: The approved use on Tax Parcel 05962-002-000 adjacent to the west propertyline of the subject property includes single family attached and detached dwellings. A 20' Type Dbuffer is required between the use of the subject property and the adjacent use to the west.Please update west perimeter buffer #1 accordingly.

RESPONSE: West perimeter buffer #1 is revised. Please see sheet C103.

j. 11 canopy trees and 11 understory trees are required for north perimeter buffer #1. Please reviseaccordingly.

RESPONSE: North perimeter buffer #1 is revised. Please see sheet C103.

k. A 5’ Type A Buffer is required along the east property line of the subject property and Tax Parcel05855-002-000. Please address.

RESPONSE:The intent in this area (denoted as East Boundary #2) is to meet the remaining 9 trees required in this perimeter buffer through from credits taken from protected and planted trees.

l. The landscape plan proposes to utilize Muskogee Crepe Myrtles as a canopy tree. This species isnot a canopy tree as defined in Article 10. An alternative species meeting the definition of acanopy tree as defined in Article 10 must be selected.

RESPONSE: Noted. Crepe Mrytles will only be used as an understory / ornamental tree.

m. The landscape plan does not address irrigation/establishment irrigation and other long-termmaintenance to ensure serviceability, soil stabilization and plant protection as required by Section6.2.2(C)(7). Please address.

RESPONSE: Please see note 15 under Landscape Notes on sheet C103.

n. As required by Section 6.2.2(C)(8), provide a narrative explaining how Florida Friendly Landscapingpractices have been incorporated into landscape plan.

RESPONSE: Please see the narrative added to sheet C103.

o. Provide a note stating that all planting areas shall be stabilized with ground covers, mulching, orother approved materials to prevent soil erosion and allow rainwater infiltration, and shall beirrigated or utilize a xeriscape irrigation alternative.

RESPONSE: Please see note 16 under Landscape Notes on sheet C103.

p. Shrubs shall be a minimum of three gallons and groundcovers shall be a minimum of one gallon.Revise Landscape Note 2 accordingly.

RESPONSE: Please see revised note on sheet C103.

q. Total tree counts are required to demonstrate the landscape plan meets the species diversityrequirements of Section 6.2.2(D)(9)(b)(vi).

RESPONSE: Please see the tree count and credit tables sheet C103.

r. All new mechanical equipment shall be screened in accordance with Section 6.2.3(D).

RESPONSE: Fencing is added around the mechanical equipment west of Building C. Please see sheet C205.

s. Arterial frontage screening not provided. Provide arterial screening as set forth in Section 6.2.3(E).

RESPONSE: Please see arterial screening provided on sheet C103.

3. *Section 6.3, Fencing Standards*

a. Fencing is shown along the ROW line of US 441. Fences are not permitted within front setbackareas as set forth in Section 6.3.3(B). The minimum front setback is 20 feet within the IG zoningdistrict.

RESPONSE: Fencing is removed from the setback and additionally shown outside the utility easement. Please see sheet C205.

b. Sheet C-205 shows the location of proposed fencing. This sheet notes that fencing shall be new 6’or 8’ chain link and that fencing along US 441 shall be 6’ Impasse II, Gauntlet Style, Black.

RESPONSE: Given material availability respectfully request that 7′ Impasse fencing be allowed along US441 as shown on sheet C205.

i. Per Section 6.3.5(B), chain link fencing is not permitted when visible from a public right-of-way. Additionally, galvanized chain link is prohibited when visible from an arterial or collector road. Please specify the type of chain link to be used.

RESPONSE: Black vinyl coated chain link fence will be used along the sides of the new interior public roadway. Please see sheet C205.

ii. Per Section 6.3.3(B), fences within front yards (e.g., in front of the building) shall not exceed a height of 6 feet. Indicate the height of fencing in front yard areas.

RESPONSE: Please see proposed fence heights on sheet C205. Given material availability respectfully request that 7′ Impasse fencing be allowed along US441 as shown on sheet C205.

iii. Please use two different symbols to show the location of each proposed fence type.

RESPONSE: Please see revised sheet C205.

iv. Please clarify the applicability of the "Fencing Note" pertaining to Type B fencing per Section 550 of the FDOT Standard Specifications for Road and Bridge Construction.

RESPONSE: Note is removed.

4. *Section 6.4, Exterior Lighting Standards.*

a. Lighting within the proposed parking lot area exceeds the maximum number of five footcandlesin several locations. See Section 6.4.4(C)(2). Please address.

b. Uniformity ratio of 10:1 is exceeded for the "Entrance Dr" and "Roadway". See Section 6.4.4(E).Please address.

c. There are inconsistencies in the CAD layers shown on the civil and lighting plans. Please address.

d. Provide detail/cut-sheet of proposed lighting fixtures. Per Section 6.4.4(F)(1), light fixtures in
excess of 60 watts or 100 lumens shall use full cut-off lenses or hoods to prevent glare and spillover from the site onto adjacent lands and roads.

e. Provide photometric data along the west property line, including the boundaries of Tax Parcels05962-002-000and 05963-000-000. Per Section 6.4.4(F)(2), no interior light source shall emit lightdirectly onto adjacent residential development or vacant lands in residential districts.

f. Photometric data is not provided under all light fixtures. Ensure photometric data is provided inall areas where light fixtures are proposed.

g. Identify the mounting height of all proposed light fixtures, including those along the"EntranceDr" and "Roadway".

RESPONSE: Above items will be addressed in new photometric layout, once new roadway and parking layout is confirmed acceptable by City Engineer.

PUBLIC SERVICES

1. Change spelling to Landscape, sheet X100.
RESPONSE: Revised and thank you.

2. Revise site utility notes, note 1 on sheet C401 with provided language per City design and construction manual.
RESPONSE: Please see revision to note 1.

3. The 6" wastewater main on private property will connect to an existing CoA manhole. This is existing manhole 12 as shown on attached sheet C404. Note that this manhole connects to an existing 15 foot long, 8 inchstubout routed to the north. Please connect the 6 inch wastewater main to this stubout. Include a cleanout.
RESPONSE:Sheet C404 is revised to show a connection to the existing stubout. Please note the proposed private wastewater main is now an 8-inch main per consultation with the design team.

4. Revise site utility notes, sheet C401 with provided language per wet tap contractor.
RESPONSE: Please see revision to note 7.

5. Submittal on sheet C401 identifies an 8-inch compound water meter. Developer to identify public water demand (fire protection requirements) and commercial water demand needs.
RESPONSE: Please see the attached water demand calculations for Building C. No changes to the existing onsite fire protection system or building sprinkler system are proposed.

6. Submittal on sheet C401: Please review and evaluate water connections 1,2 and 3. The design intent appears to be to locate the compound meter above ground as per detail 148 and near the CoA water main. Please confirm. Connection 3 calls out an RPZ assembly, which is shown several hundred feet from the CoA water main. Yet detail 148 shows the RPZ near the above ground meter, which is connection 2. Above ground piping is ductile iron (DI). Suggest showing the transition from DI pipe to buried PVC pipe.
RESPONSE: The design intent is to install a 6-inch compound meter below ground near the CoA water main. The design intent for the 8-inch RPZ is to install aboveground off the southeast corner of Building C, several hundred feet away from the CoA water main. Sheet C401 is revised accordingly and a callout added regarding DI to PVC transitions at the RPZ location.

7. Replace pdf versions of details on sheets C503 and C504 with CAD versions.
RESPONSE: Thank you for sending the CAD files. Sheets C503 and C504 are revised and include removal of water meter components on City detail 148.

8. Add cross reference details 307 and 315. Also to detail 149 please add provided language regarding restraints for Keyed Note 1.

RESPONSE:Details 307 and 315 are added to sheet C504. Provided language is shown on detail 159 on sheet C503.

9. Detail 215 cross references details 209 and 216, but these details are not required for this project.
RESPONSE: Thank you. Detail 215 is removed from sheet C504.

10. Developer to submit, for City review and approval, wastewater effluent characteristics report. Report shall be signed and sealed by a Florida registered professional engineer. Where liquid waste discharge exceeds the characteristics of domestic effluent (reference City Ordinance), pretreatment may be required prior to discharge into the wastewater collection system.
RESPONSE:Please see the attached wastewater effluent characteristics report. The wastewater discharge from Building C is identical to the wastewater discharge from Building L, which was previously permitted and is currently online and connected to the City's wastewater treatment plant. It should be noted that no plant or byproduct solid material is a part of the wastewater discharge.

FIRE DEPARTMENT

COMMENT: There is an issue with access to the west side of Building C. Due to the size of the buildingand location of mechanical equipment, there will need to be fire department access on thewest side. This will also be needed for the two metal buildings
located on that side. Ideallythis access would continue around the building and connect with the new parking space onthe south side of the building. If it does not, a turnaround would need to be provided. It doesnot appear that there is enough room to providethe turnaround on the southwest corner ofthe building. Access will need to be a stabilized surface but does not need to be paved.
RESPONSE: Please see sheet C204 revised to include a 12 foot wide, 6 inch limerock base fire truck path around the west side of Building C.

ENGINEERING

COMMENT: Red line comments on site plan provided.
RESPONSE: Red line comments addressed for site plan resubmittal. Please confirm acceptability of layout of entrance to parking lot and horizontal curvature of new interior public roadway. Curb and gutter was removed and a 60' easement shown. The intent is to maintain existing drainage patterns using existing infrastructure. Once layout of new interior public roadway is deemed acceptable a plan and profile can be provided, if necessary.

If you have any questions or comments, please give me a call at 904.382.2286.

Sincerely,

Wood Environment & Infrastructure Solutions, Inc.



Rob Davis, P.E.
Project Manager

City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

July 27, 2021

Sent by electronic mail to robert.davis4@woodplc.com

Rob Davis, P.E.
Wood Environment & Infrastructure Solutions, Inc.
1441 Maclay Commerce Drive
Tallahassee, FL 32312

RE: Planning Assistance Team (PAT) Summary: Harvest Parking Lot & Site Improvements Site Plan

Dear Mr. Davis:

On July 12, 2021, the City of Alachua received your revised application for a Site Plan on behalf of IIP FL 3 LLC. The application proposes parking lot and site improvements at 12895 NW US Highway 441 (Tax Parcel Numbers 05855-004-000 and 05855-004-001). The revised application received on July 12, 2021 was submitted to address the completeness review comments issued to you in a letter dated June 17, 2021.

The application has been reviewed by the City's Planning Assistance Team (PAT). Upon review of the application and materials, the following insufficiencies must be addressed. A meeting is scheduled for **3:00 PM** on **Wednesday, July 28, 2021** to review these comments.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM** on **Tuesday, August 10, 2021**. A total of four (4) copies of the application package, plans, and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud / FTP link must be provided by this date. If all comments are addressed by the resubmission date above, the application may be scheduled for the **September 14, 2021 Planning & Zoning Board (PZB) Meeting.**

Please address the following:

1. *Section 6.1, Off-Street Parking and Loading*
   a. A new loading dock is proposed in the northeast corner of Building L. The proposed loading dock is not located within or adjacent to existing pavement. In addition, spot elevations and grading are not shown on the grading plan. Please address.

2. *Section 6.2, Tree Protection / Landscape / Xeriscape Standards*
   a. A "Parking Landscape Plan" (Sheet C-102) and a "Landscape and Lighting Plan" (Sheet C-206) have been submitted. Please include all landscaping sheets as a series that includes all proposed landscape improvements.
   b. Tree replacement is required for any trees proposed for removal. Any trees proposed for removal shall be identified on the landscape plan. Mitigation trees shall also be identified on the plan. Note that up to 25 percent of the trees required to meet the site landscaping, parking lot landscaping, or perimeter buffer standards may be counted towards tree replacement requirements.

c. Tree barricade and barrier detail shown on Sheet C-501 do not specify minimum area required to be within protected area. Reference Section 6.2.1(D)(2) and revise details accordingly.
d. Show the location of tree barriers around existing trees to remain.
e. Sheet C-102 shows the location of existing trees that are proposed for removal. This sheet should reflect proposed site conditions.
f. Site landscape calculations (Section 6.2.2(D)(1)) are not provided. Calculate the required number of site landscaping trees as set forth in Section 6.2.2(D)(1) and identify the number provided for each site landscape requirement.
g. The plan notes that the majority of north perimeter buffer #2 is met with existing vegetation. In order for existing vegetation to be credited to meet the perimeter buffer requirements, the location and species of existing trees must be identified on the landscape plan, and the existing trees must use tree credits as set forth in Section 6.2.2(D)(4) to fulfill the perimeter buffer landscape requirement.
h. The plan notes along the north property line of Tax Parcel 05962-001-000 that "buffer plantings in this area to remain". In order for existing vegetation to be credited to meet the perimeter buffer requirements, the location and species of existing trees must be identified on the landscape plan, and the existing trees must use tree credits as set forth in Section 6.2.2(D)(4) to fulfill the perimeter buffer landscape requirement. A 7.5' Type B Buffer is required along the north and east boundaries of Tax Parcel 05962-001-000. Please address.
i. Perimeter Buffer: The approved use on Tax Parcel 05962-002-000 adjacent to the west property line of the subject property includes single family attached and detached dwellings. A 20' Type D buffer is required between the use of the subject property and the adjacent use to the west. Please update west perimeter buffer #1 accordingly.
j. 11 canopy trees and 11 understory trees are required for north perimeter buffer #1. Please revise accordingly.
k. A 5' Type A Buffer is required along the east property line of the subject property and Tax Parcel 05855-002-000. Please address.
l. The landscape plan proposes to utilize Muskogee Crepe Myrtles as a canopy tree. This species is not a canopy tree as defined in Article 10. An alternative species meeting the definition of a canopy tree as defined in Article 10 must be selected.
m. The landscape plan does not address irrigation/establishment irrigation and other long-term maintenance to ensure serviceability, soil stabilization and plant protection as required by Section 6.2.2(C)(7). Please address.
n. As required by Section 6.2.2(C)(8), provide a narrative explaining how Florida Friendly Landscaping practices have been incorporated into landscape plan.
o. Provide a note stating that all planting areas shall be stabilized with ground covers, mulching, or other approved materials to prevent soil erosion and allow rainwater infiltration, and shall be irrigated or utilize a xeriscape irrigation alternative.
p. Shrubs shall be a minimum of three gallons and groundcovers shall be a minimum of one gallon. Revise Landscape Note 2 accordingly.
q. Total tree counts are required to demonstrate the landscape plan meets the species diversity requirements of Section 6.2.2(D)(9)(b)(vi).
r. All new mechanical equipment shall be screened in accordance with Section 6.2.3(D).
s. Arterial frontage screening not provided. Provide arterial screening as set forth in Section 6.2.3(E).

3. *Section 6.3, Fencing Standards*
   a. Fencing is shown along the ROW line of US 441. Fences are not permitted within front setback areas as set forth in Section 6.3.3(B). The minimum front setback is 20 feet within the IG zoning district.

b. Sheet C-205 shows the location of proposed fencing. This sheet notes that fencing shall be new 6' or 8' chain link and that fencing along US 441 shall be 6' Impasse II, Gauntlet Style, Black.
   i. Per Section 6.3.5(B), chain link fencing is not permitted when visible from a public right-of-way. Additionally, galvanized chain link is prohibited when visible from an arterial or collector road. Please specify the type of chain link to be used.
   ii. Per Section 6.3.3(B), fences within front yards (e.g., in front of the building) shall not exceed a height of 6 feet. Indicate the height of fencing in front yard areas.
   iii. Please use two different symbols to show the location of each proposed fence type.
   iv. Please clarify the applicability of the "Fencing Note" pertaining to Type B fencing per Section 550 of the FDOT Standard Specifications for Road and Bridge Construction.

4. *Section 6.4, Exterior Lighting Standards.*
   a. Lighting within the proposed parking lot area exceeds the maximum number of five footcandles in several locations. See Section 6.4.4(C)(2). Please address.
   b. Uniformity ratio of 10:1 is exceeded for the "Entrance Dr" and "Roadway". See Section 6.4.4(E). Please address.
   c. There are inconsistencies in the CAD layers shown on the civil and lighting plans. Please address.
   d. Provide detail/cut-sheet of proposed lighting fixtures. Per Section 6.4.4(F)(1), light fixtures in excess of 60 watts or 100 lumens shall use full cut-off lenses or hoods to prevent glare and spillover from the site onto adjacent lands and roads.
   e. Provide photometric data along the west property line, including the boundaries of Tax Parcels 05962-002-000and 05963-000-000. Per Section 6.4.4(F)(2), no interior light source shall emit light directly onto adjacent residential development or vacant lands in residential districts.
   f. Photometric data is not provided under all light fixtures. Ensure photometric data is provided in all areas where light fixtures are proposed.
   g. Identify the mounting height of all proposed light fixtures, including those along the "Entrance Dr" and "Roadway".

5. *Land Rights*
   a. Ingress/Egress Easement and Public Utility Easement shall be required over the proposed roadway and associated right-of-way. Ingress/Egress Easement must provide for access by adjacent property owner to make future connection. Coordinate with the City's Compliance & Risk Management Department.
   b. The survey and plans indicate an existing easement is located over a portion of the area of the proposed roadway. This easement is identified as "Schedule B – II Item #12, Easement 3 of the Roadway" of the Reciprocal Easement and Operating Agreement, recorded in Book 2478, Page 968 of the Official Records of Alachua County. This easement must be cleared and vacated over the area of the proposed roadway and within the area of the Ingress/Egress Easement and Public Utility Easement. Coordinate with the City's Compliance & Risk Management Department.
   c. Submit legal description and sketch of Ingress/Egress Easement and Public Utility Easement. Easement area shall include a minimum 50 foot width over the roadway from US 441 to terminus of road.

6. *Public Services / Fire Rescue / Engineering Review Comments*
   a. The applicant must address all comments provided by the Public Services Department in a memorandum dated July 27, 2021.
   b. The applicant must address all comments provided by John Adler of Alachua County Fire Rescue, as provided in an email dated July 26, 2021.
   c. The applicant must address the comments provided by Robert Walpole, P.E., of CHW, Inc., as provided via email on June 22, 2021.

7. *Miscellaneous*
   a. Existing Tree Survey Map (Figure 1) shows proposed site improvements that are no longer part of the scope of the project. Revise accordingly.
   b. Sheet C-204 shows a proposed 393 square foot "Electrical Addition" and proposed 135 square foot "Vestibule" on the north side of Building C. These additions are not referenced anywhere else within application materials. Please address.
   c. Sheet C-203 shows a proposed 384 square foot "BHO Building" near Building L. The title of this Site Plan is "Site Plan Submittal for The Harvest – Building C", and the BHO Building is not referenced or identified anywhere else within the plan set. Please address.
   d. Several sheets show the location of mechanical pads in "Phase 2". Please note the mechanical equipment screening requirements provided in Section 6.2.3(D) and reference compliance with this section on the plan.
   e. No provisions are made for gate access where fences are located over sidewalks.

8. *Completeness Review Comments*
   a. **Site Plan Attachment #4, Concurrency Impact Analysis.** A concurrency impact analysis has not been provided. See sample analysis attached to this letter.
   b. **Site Plan Attachment #5, Comprehensive Plan Consistency Analysis.** An analysis of the application's consistency with the City's Comprehensive Plan has not been provided. See sample analysis attached to this letter.
   c. **Site Plan Attachment #13, Environmental Resource Permit.** A copy of an Environmental Resource Permit or documentation which shows a permit application has been submitted to Suwannee River Water Management District has not been provided.

9. *Minor Revisions*
   a. Sheet C-201, Standard Construction Note #3: Correct the reference to the appropriate water management district.
   b. Sheet C-501: revise construction time frame note.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1602 or via e-mail at jtabor@cityofalachua.com. We look forward to receiving your revised applications.

Sincerely,

Justin Tabor, AICP
Principal Planner

Attachment: Memorandum from Tom Ridgik, P.E., Engineering Supervisor, dated July 27, 2021
Email from John Adler, Alachua County Fire Rescue, dated July 26, 2021
Engineering Review Comments from Robert Walpole, CHW, Inc., provided in an email dated June 22, 2021

c: Adam Boukari, City Manager *(by electronic mail)*
Mike DaRoza, Assistant City Manager *(by electronic mail)*
Kathy Winburn, AICP, Planning & Community Development Director *(by electronic mail)*
Adam Hall, AICP, Principal Planner *(by electronic mail)*
Project File

City of
ALACHUA
the good life community

City of Alachua

ADAM BOUKARI
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **July 27, 2021**

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

FROM: **Rodolfo Valladares, P.E.** RSV
Public Services Director
Tom Ridgik, P.E.
Engineering Supervisor

RE: **Harvest Building C Site Plan**

Public Services has reviewed the subject project (July, 2021 Submittal) and offer the following comments. Review was specific to the Public Services Utilities.

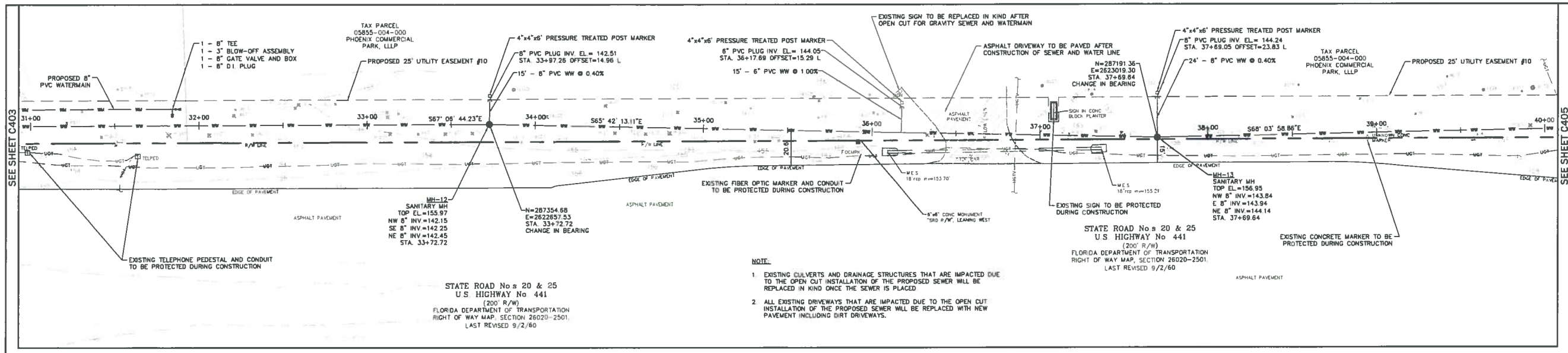
NO.	COMMENTS
1.	**Comment on July Submittal** **Sheet X-100** Minor Comment: Index to Drawings, Sheet C206: Please change spelling to "Landscape". **Approved as Noted**
2.	**Comment on July Submittal** **Sheet C-401** Site Utility Notes: Please replace Note1 with "1. Water and Wastewater System shall be constructed in accordance with "City of Alachua, Public Services, Design and Construction Manual, Latest Edition". Please **resubmit** this sheet.
3	**Comment on July Submittal** **Sheet C-401** The 6-inch wastewater main on private property will connect to an existing CoA manhole. This is existing manhole 12 as shown on attached sheet C404. Note that this manhole

NO.	COMMENTS
	connects to an existing 15-ft.long, 8-inch stubout routed to the north. Please connect the 6-inch wastewater main to this stubout. Include a cleanout. Please **resubmit** this sheet.
4	**Comment on July Submittal** **Sheet C-401:** To Note 1, please add "WET TAP SHALL BE PERFORMED BY A SPECIALTY CONTRACTOR PRE-APPROVED BY THE CITY OF ALACHUA."
5	**Comment on July Submittal** **Sheet C-401:** Submittal identifies an 8-inch compound water meter. Developer to identify public water demand (i.e. fire protection requirements, etc.) and commercial water demand needs. **Submit** applicable document.
6.	**Comment on July Submittal** **Sheet C-401:** Please review & evaluate Water Connections 1, 2 & 3: The design intent appears to be to locate the compound meter above ground as per Detail 148 & near the CoA water main. Please confirm. Connection 3 calls out a RPZ assembly, which is shown several hundred feet from the COA water main. Yet Detail 148 shows the RPZ near the above ground meter, which is connection 2. Also, above ground piping is ductile iron (DI). Suggest showing the transition from DI pipe to buried PVC pipe. Modify as necessary & **resubmit** this sheet.
7.	**Comment on July Submittal** **Sheets C-503 & C-504.** It appears that PDF versions of CoA details comprise these sheets. To improve clarity, it is suggested to replace with CAD versions of these details. Please **re-submit** these sheets.
8.	**Comment on July Submittal** **Sheet C-503:** Add cross-reference details 307 & 315. Also to Detail 149, please add the following text for Keyed Note 1: "RESTRAIN WITH EBAA IRON RESTRAINT HARNESS OR EQUAL. HARNESSES SHALL INCLUDE SPLIT SERATED RESTRAINT RINGS". Please **resubmit** this sheet.

NO.	COMMENTS
9.	**Comment on July Submittal** **Sheet C-504:** FYI: Detail 215 cross-references Details 209 & 216, but these details are not required for this project. **Approved**
10.	**Comment on July Submittal** General Developer to **submit**, for City review and approval, wastewater effluent characteristics report. Report shall be signed and sealed by a Florida registered Professional Engineer. Where liquid waste discharge exceeds the characteristics of domestic effluent (reference City Ordinance), pretreatment may be required prior to discharge into the wastewater collection system.
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
Harry Dillard – Lead Engineering Technician

SEE SHEET C403



STATE ROAD Nos 20 & 25
U.S. HIGHWAY No. 441
(200' R/W)
FLORIDA DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAP, SECTION 26020-2501.
LAST REVISED 9/2/60

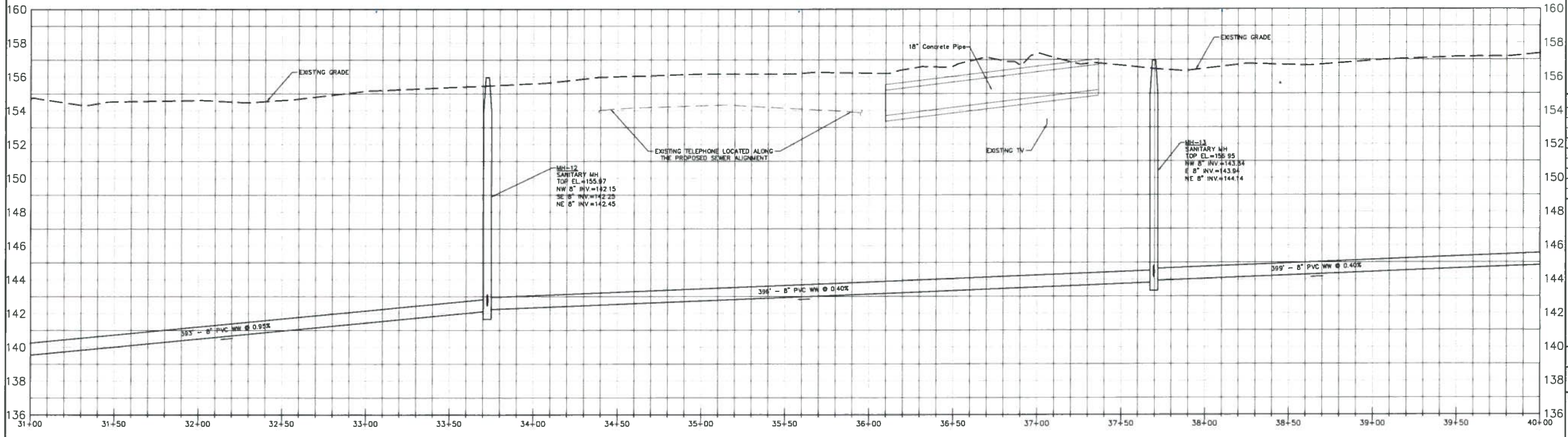
NOTE:

1. EXISTING CULVERTS AND DRAINAGE STRUCTURES THAT ARE IMPACTED DUE TO THE OPEN CUT INSTALLATION OF THE PROPOSED SEWER WILL BE REPLACED IN KIND ONCE THE SEWER IS PLACED
2. ALL EXISTING DRIVEWAYS THAT ARE IMPACTED DUE TO THE OPEN CUT INSTALLATION OF THE PROPOSED SEWER WILL BE REPLACED WITH NEW PAVEMENT INCLUDING DIRT DRIVEWAYS.

STATE ROAD Nos 20 & 25
U.S. HIGHWAY No. 441
(200' R/W)
FLORIDA DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAP, SECTION 26020-2501.
LAST REVISED 9/2/60

SEE SHEET C405

US 441 SEWER MAIN EXTENSION PROFILE



PROFILE SCALES:
HORIZONTAL 1"= 30'
VERTICAL 1" = 3'

eda
engineers • surveyors • planners
EB 2289
3404 N.W. 43rd ST. GAINESVILLE, FLORIDA 32606-6602
TEL: (352) 373-3541 FAX: (352) 373-7249
www.edafl.com mail@edafl.com

NORTH
SCALE: 1"= 30'
0 15 30 60
GRAPHIC SCALE

No.	Date	Comment

This item has been digitally signed and sealed using a digital signature
Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies

Professional Engineer of Record

Engineer Certificate No.

Project No: 18-008

Project phase: CONSTRUCTION PLANS

Project title: US 441 SANITARY SEWER EXTENSION - CITY OF ALACHUA FLORIDA

Sheet title: SEWER EXTENSION PLAN & PROFILE SHEET 5 OF 7

Designed:	SJR
Drawn:	LW
Checked:	MD
Date:	11/13/18

Sheet No: C404

\\engpipe1\CityofAlachua US 441 Sewer Line\Plans\Current DWG\C1802801.dwg, C404 P&P (5), 11/13/2018 3:08:37 PM, 12

Re: Request for Review: Harvest Parking Lot & Site Improvements (2021) Site Plan

From : John Adler <jadler@alachuacounty.us> Mon, Jul 26, 2021 03:51 PM

Subject : Re: Request for Review: Harvest Parking Lot & Site Improvements (2021) Site Plan

7 attachments

To : Justin Tabor <jtabor@cityofalachua.org>

There is an issue with access to the west side of Building C. Due to the size of the building and location of mechanical equipment, there will need to be fire department access on the west side. This will also be needed for the two metal buildings located on that side. Ideally this access would continue around the building and connect with the new parking space on the south side of the building. If it does not, a turnaround would need to be provided. It does not appear that there is enough room to provide the turnaround on the southwest corner of the building. Access will need to be a stabilized surface but does not need to be paved.

John Adler
Fire Marshal / Division Chief
Fire Rescue
911 SE 5th ST • Gainesville • FL • 32601
352-384-3101 (office) • 863-781-1452 (mobile) • 352-384-3157(fax)

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

Preliminary Review

From : Kathy Winburn <kwinburn@cityofalachua.org> Tue, Jun 22, 2021 06:13 PM

Subject : Preliminary Review 1 attachment

To : 'Davis, Robert (Senior 2 Engineer - Civil)' <robert.davis4@woodplc.com>, 'Justin Tabor' <jtabor@cityofalachua.org>

Cc : 'Adam Boukari' <aboukari@cityofalachua.org>, 'Kamal Latham' <ka_latham@cityofalachua.org>, 'Marian Rush' <marian@robertarushpa.com>, 'Adam Hall' <ad_hall@cityofalachua.org>, 'wkoslow' <wkoslow@harvestinc.com>, 'Josh Beckett' <jbeckett@harvestinc.com>, 'Joe Sai' <joe@harvestinc.com>

Good Afternoon Rob,

In order to help expedite the review process, attached are preliminary review comments from the City's outside engineer. Formal comments will be provided when completed. Please make sure that the easement that the private road is within, depicted on the Site Plan, includes ingress, egress and public utilities.

Sincerely,

Kathy Winburn, AICP
Planning & Community Development Director
City of Alachua
(386) 418-6100 x.105

SKM_C45821062117490.pdf
1 MB

CULTURAL RESOURCE PERMIT SPECIAL CONDITION:

PROJECT FILE: 2019-2773 CLEARANCE LETTER DATE: JUNE 5, 2019

NO SIGNIFICANT ARCHAEOLOGICAL OR HISTORICAL RESOURCES ARE RECORDED WITHIN THE PROJECT AREA. HOWEVER, SINCE THE PROJECT INCLUDES GROUND DISTURBANCE ACTIVITIES THE FOLLOWING SPECIAL CONDITION REGARDING UNEXPECTED DISCOVERIES SHALL BE INCLUDED DURING PROJECT ACTIVITIES:

IF PREHISTORIC OR HISTORIC ARTIFACTS, SUCH AS POTTERY OR CERAMICS, PROJECTILE POINTS, 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. PROJECT ACTIVITIES SHALL NOT RESUME WITHOUT VERBAL AND/OR WRITTEN AUTHORIZATION FROM THE DIVISION OF HISTORICAL RESOURCES AND CITY OF ALACHUA.

IN THE EVENT THAT UNBARRIED HUMAN REMAINS ARE ENCOUNTERED DURING PERMITTED ACTIVITIES, ALL WORK SHALL STOP IMMEDIATELY AND THE PROPER AUTHORITIES NOTIFIED IN ACCORDANCE WITH SECTION 872.05, FLORIDA STATUTES.

CONTACT: FLORIDA DEPARTMENT OF STATE
DIVISION OF HISTORICAL RESOURCES
COMPLIANCE REVIEW SECTION
850-245-6333
corey.limbz@dos.myflorida.com

SITE DEMOLITION NOTES

1. INSTALL PERIMETER EROSION CONTROL MEASURES AND COORDINATE WITH CIVIL ENGINEER PRIOR TO DEMOLITION AND CLEARING.
2. NO CLEARING OR DEMOLITION IS ALLOWED OUTSIDE THE LIMITS SHOWN ON THIS PLAN
3. SITE MAY CONTAIN EXISTING FACILITIES NOT SHOWN OR LOCATED ON THIS PLAN.
4. REMOVE EXISTING VEGETATION AS SHOWN WITHIN LIMITS OF CONSTRUCTION. IF ADDITIONAL TREES, INDICATED TO REMAIN, CONFLICT WITH NEW CONSTRUCTION, OBTAIN ADDITIONAL DIRECTION FROM THE ENGINEER AND REMOVE AS DIRECTED AT NO ADDITIONAL COST. ADDITIONAL TREE REMOVAL WILL REQUIRE MITIGATION.
5. UTILITIES:
   A. CONTRACTOR SHALL VERIFY/DETERMINE THE LOCATIONS AND DEPTHS OF ALL UTILITIES WITHIN THE LIMITS OF CONSTRUCTION PRIOR TO BEGINNING ANY WORK ON THE SITE. NOTIFY ARCHITECT IF ANY EXISTING UTILITIES ARE IN CONFLICT WITH THE WORK OR DO NOT HAVE AT LEAST 12" OF COVER. ARCHITECT WILL PROVIDE DIRECTION TO RESOLVE ANY CONFLICTS.
   B. PROTECT ALL UTILITIES TO REMAIN FROM DISTURBANCE OR DAMAGE DURING CONSTRUCTION. REPAIR ANY DAMAGE IMMEDIATELY AT NO ADDITIONAL COST.
   C. AVOID UNANNOUNCED INTERRUPTIONS OF SERVICE. IF AN INTERRUPTION IN SERVICE IS NECESSARY, NOTIFY AND COORDINATE WITH OWNER A MINIMUM OF 72 HOURS PRIOR TO SHUTTING OFF SERVICE.
6. ALL EXISTING FEATURES NOT SPECIFICALLY IDENTIFIED FOR REMOVAL, BUT WHICH REQUIRE REMOVAL FOR CONSTRUCTION OF THE PROPOSED FEATURES, SHALL BE DEEMED APPURTENANCES TO THE FEATURES DESIGNATED FOR REMOVAL, AND SHALL BE REMOVED AT NO ADDITIONAL COST TO THE OWNER.
7. ALL FEATURES, INCLUDING UTILITIES, NOT TO BE PERMANENTLY REMOVED BUT REQUIRE TEMPORARY REMOVAL OR ARE DISTRIBUED BY THE CONSTRUCTION SHALL BE RECONSTRUCTED OR REINSTALLED AT THE COMPLETION OF THE PROJECT AT NO ADDITIONAL COST TO THE OWNER.
8. COORDINATE WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND STRUCTURAL PLANS FOR ADDITIONAL DEMOLITION REQUIREMENTS.
9. ALL EARTH MOVING TRUCKS SHALL HAVE DUST SCREENS COVERING LOADS WHEN IN TRANSIT.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR ALLOWING THE OWNER ACCESS TO THE SITE DURING CONSTRUCTION.
11. THE CONTRACTOR SHALL APPLY FOR A STOCKPILING PERMIT IF REQUIRED BY THE CITY OF ALACHUA.
12. A SEPARATE DEMOLITION PERMIT WILL BE REQUIRED TO REMOVE EXISTING BUILDINGS AND REQUEST UTILITY DISCONNECTS FROM EXISTING BUILDING PROPERTY. PLEASE CONTACT CITY BUILDING INSPECTION STAFF PRIOR TO MOBILIZATION TO REQUEST VERIFICATION OF UTILITY DISCONNECTIONS.


TYPE III SILT FENCE
DEMOLISH ASPHALT
CATCH BASIN TO REMAIN
DEMOLISH CONCRETE
DEMOLISH CONCRETE AROUND EXIST BLDGS AS SHOWN
BLDG C
BLDG L
REMOVE EXISTING FENCE AND STOCKPILE FOR OWNER
DEMOLISH METAL BLDG AND SHED
DEMOLISH EXIST. BLDG AND CONCRETE SLABS
REMOVE COVERED CONC WALKWAY
DEMOLISH CONC SIDEWALK
REMOVE ELEC POLE
DEMOLISH CONCRETE SIDEWALK
REMOVE CRUSHED ASPHALT
CONTRACTOR NOTE EXISTING WATER MAIN
TELECOM RELOCATED TO EXIST EASEMENT
REMOVE ASPHALT PAVEMENT
N 24°28'26" E 580.80'
N 66°04'35" W 269.85'
S 65°49'11" E 167.86' (R)
S 65°39'05" E 167.86' (M)
S 1°58'51" W 1,564.68'
S 1°58'51" W 1,564.68'
N 22°16'02" E 588.91'
N 67°17'13" W 395.84' (R)
N 67°17'12" W 395.84' (M)
N 65°00'42" W 221.97' (R)
N 65°00'42" W 221.97' (M)
01°33'25" E 116.27' (R)
01°09'35" E 116.03' (M)
S 1°58'51" W 1,564.68'
S 1°58'51" W 1,564.68'
S 1°58'51" W 1,564.68'

show ADA signage

parking is Backwards for 2-way!

Plan out!

Bad Design!

not a clear Distination?

SMF grading impacts or removes these trees?

NOT A SAFE CONDITION Realign Driveway

Sidewalk eliminate & Put 1 & Add mid block crossing w/ signage.

Private Road to public Stds.

1-A

3 connections to Road doesn't meet Stds. (Demo?)

why? Open Road??

offset S/W to public ROW.

DEMOLISH 2440 SF ASPHALT PARKING AREA AND REPLACE WITH SEED AND MULCH

SCHEDULE B - ITEM # 12 EASEMENT (O.R.B. 2478, PAGES 988-1000)

74.45' 23.65' 89.84' 15.15' 171.93' 41.38' 61.42' 83.31' 24.47' 10.06' 45.32' 25.16'

20' TYPE D SETBACK

6 SPACES @ 9'=54'

8 SPACES @ 9'=72'

9 SPACES @ 9'=81'

6 SPACES=45'

10 SPACES @ 10.4'=104'

10 SPACES @ 9'=90'

R5'-1 SIGN

R1'-1 AND R5'-1 SIGN

CR 20 PER FDOT STD PLANS

CR 22 PER FDOT STD PLANS

24" WHITE, 7' LONG @ 3' SPACING, TYP

R1'-1 SIGN

CONCRETE FLUME, TYP.

7' PARKING LAYBACK

6" DOUBLE YELLOW

SLIDING GATE

RELOCATE LIGHT POLE

BLDG C

BLDG L

10'X10' GUARD HOUSE

58.15' EXISTING EASEMENT

PROPOSED SECURITY FENCE

N 66°00'17" W 422.07' (M)
N 67°02'57" W 421.94' (R)

W 305.43' (R)
W 305.84' (M)

LEGEND

- NEW ASPHALT PAVEMENT SEE SHEET C502
- RESURFACED ASPHALT PAVEMENT 1.5" SP12.5 ASPHALT
- NEW CONCRETE PAVEMENT SEE DETAIL K/502 OR S PLANS
- NEW 6" LIMEROCK BASE LBR 100 / MODIFIED PROCTOR 98%
- EXISTING 6' CHAIN LINK FENCE
- NEW 6' OR 8' CHAIN LINK FENCE FENCE ALONG US 441 ROW SHALL BE 6' BARBASSE & QUANTLET STYLE, BLACK PER MANUFACTURER MFGR RECOMMENDATIONS

PARKING SPACE QUANTITIES

SOUTH OF BLDG C
128 REGULAR
6 ADA

EAST OF BLDG C
26 REGULAR
1 ADA

STANDARD CONSTRUCTION NOTES

1. CONTRACTOR SHALL STAKE BUILDING CORNERS AND NOTIFY THE ARCHITECT PRIOR TO POURING CONCRETE OR ASPHALT PAVEMENT.
2. ALL DIMENSIONS ARE TO FACE OF CURBS SETBACK DIMENSIONS ARE FROM EDGE OF IMPERVIOUS AREA OR PROPERTY LINES.
2. CITY OF ALACHUA AND SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT STANDARDS AND SPECIFICATIONS MUST BE FOLLOWED.
3. CONTRACTOR SHALL INSTALL BEST MANAGEMENT PRACTICE FL ACCESSIBILITY CODES.
5. ALL PAVEMENT MARKINGS SHALL COMPLY WITH LATEST EDITION OF THE MUTCD MANUAL.

SITE LAYOUT AND PAVING PLAN - PARKING LOT

SCALE 0 10' 20' 40' 60' 1"=20'

NORTH

PERMITTING DOCUMENTS BLDG C

Stantec
Stantec Architecture Inc.
1648 Southwest Boulevard,
Suite 100, Jacksonville, FL 32207
www.stantec.com

THE HARVEST

PHOENIX COMMERCIAL PARK
ALACHUA, FLORIDA

PERMITTING DOCUMENTS - BUILDING C

MARK	DESCRIPTION	DATE

The document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Stantec Architecture, PLLC, and is not to be used in whole or in part, for any other project, without the written authorization of Stantec Architecture, PLLC.

© 2021 Stantec Architecture

wood.
Environment & Infrastructure Solutions, Inc.
1441 Maclay Commerce Dr, Ste 102
Tallahassee, Florida, 32312
SCHEDULE B - ITEM # 12
SEWER EASEMENT (O.R.B. 4868, PAGES 1911-1915)

PROJECT NO 190-6811
ISSUE DATE: 6/17/2021

SITE LAYOUT AND PAVING PLAN - PARKING LOT

C-201

Can't build fence this - stop short - grant Access I/E to allow adj owner to connect.

Show ties to ex. F.F.

appears to block ex. drainage.

Not acceptable Curve/ Alignment. USE 30MPH Design Speed 25MPH posted.

Demo this pavement?

See C201 comments.

EXISTING 6' FENCE

EXISTING 6' FENCE

N 01°33'25" E 116.27 (R)
N 00°39'35" E 116.03 (M)

N 66°00'17" W 305.43 (R)
N 66°12'13" W 305.84 (M)

N 66°00'17" W
N 67°02'57" W
422.07' (R)
421.94' (M)

BLDG C

TYPICAL ROADWAY SECTION
NOT TO SCALE

NEW LOADING DOCK

EXISTING GRADE

PROPOSED SWINGING GATE

6" DOUBLE YELLOW

TYPE F CURB AND GUTTER

NEW 50' EASEMENT

DEMOLISH 2445 SY ASPHALT PARKING AREA AND REPLACE WITH SEED AND MULCH

6" DOUBLE YELLOW SLIDING GATE

CR 22 PER FDOT STD PLANS

24" WHITE, 7' LONG @ 3' SPACING, TYP.

R-1 SIGN

R1-1 SIGN

HILLCREST LIGHT POLE

10'X10' CLINIC HOUSE

PROPOSED SECURITY FENCE

CONCRETE FLUME, TYP.

20' D SETBACK

LEGEND

- NEW ASPHALT PAVEMENT SEE SHEET C502
- RESURFACED ASPHALT PAVEMENT 1.5" SP12.5 ASPHALT
- NEW CONCRETE PAVEMENT
- NEW 6" LIMEROCK BASE
- EXISTING 6' CHAIN LINK FENCE
- NEW 6' OR 8' CHAIN LINK FENCE FENCE ALONG I/S 441 ROW SHALL BE 6' IMPASSE II, QUANTILET STYLE, BLACK

PARKING SPACE QUANTITIES

SOUTH OF BLDG C
128 REGULAR
6 ADA

EAST OF BLDG C
26 REGULAR
11 LOADING

STANDARD CONSTRUCTION NOTES

1. CONTRACTOR SHALL STAKE BUILDING CORNERS AND NOTIFY THE ARCHITECT PRIOR TO POURING CONCRETE OR ASPHALT PAVEMENT.
2. ALL DIMENSIONS ARE TO FACE OF CURB. SETBACK DIMENSIONS ARE FROM EDGE OF IMPERVIOUS AREA OR PROPERTY LINES.
2. CITY OF ALACHUA AND SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT STANDARDS AND SPECIFICATIONS MUST BE FOLLOWED.
3. CONTRACTOR SHALL INSTALL BEST MANAGEMENT PRACTICE IN ACCESSIBILITY CODES.
5. ALL PAVEMENT MARKINGS SHALL COMPLY WITH LATEST EDITION OF THE MUTCD MANUAL.

SITE LAYOUT AND PAVING PLAN - ROADWAY

SCALE
0 10' 20' 30' 60' 90' 1"=30'

PERMITTING DOCUMENTS BLDG C

STUDIO 498 ARCHITECT
5 SE 1st Street, Suite 1, Tulsa, OK 74103
www.s498architects.com

THE HARVEST
PHOENIX COMMERCIAL PARK
ALACHUA, FLORIDA
PERMITTING DOCUMENTS - BUILDING C

MARK	DESCRIPTION	DATE

The drawings, and the ideas and designs incorporated herein, as an instrument of service, are and shall remain the property of Studio 498 Architects, PLLC. They are not to be used in whole or in part, for any other project, without the written authorization of Studio 498 Architects, PLLC.
© 2022 Studio 498 Architects

wood.
Environment & Infrastructure Solutions, Inc.
1441 Maclay Commerce Dr. Ste 102
Tallahassee, Florida, 32312
850-656-1293
EOR: Robert H Davis Jr
FL PE Reg # 73115
Certificate Of Authorization #5392

PROJECT NO 189-0841
ISSUE DATE: 6/17/2022

SITE LAYOUT AND PAVING PLAN - ROADWAY

C-202

BLDG C

N 66°10'12" W 305.43' (R)
N 67°17'13" W 305.84' (M)

N 66°00'47" W 422.07' (R)
N 67°02'57" W 421.9' (M)

N 01°33'25" E 115.27 (R)
N 00°39'35" E 116.03 (M)

N:287732.89
E:2623083.90

DRAINAGE INLET SCHEDULE

DI #1 FDOT TYPE C INLET
PER STD PLANS 425-052
GRATE ELEV = 154.75
IE(15" IN)=152.48
IE(15" OUT)=152.48

DI #2 FDOT TYPE C INLET
PER STD PLANS 425-052
GRATE ELEV = 155.17
IE(12" IN)=152.78
IE(15" OUT)=152.78

DI #3 FDOT TYPE C INLET
PER STD PLANS 425-052
GRATE ELEV = 156.17
IE(12" OUT)=153.19

DI #4 FDOT TYPE C INLET
PER STD PLANS 425-052
GRATE ELEV = 154.75
IE(12" OUT)=152.98

F.E.S. #1 FLARED END SECTION
PER FDOT STD PLANS
INDEX 430-020
IE(15")=152.00

DI #5 FDOT TYPE C INLET
PER STD PLANS 425-052
GRATE ELEV = 154.75
IE(15" IN)=152.48
IE(15" OUT)=152.48

DI #6 FDOT TYPE C INLET
PER STD PLANS 425-052
GRATE ELEV = 155.17
IE(12" IN)=152.78
IE(15" OUT)=152.78

DI #7 FDOT TYPE C INLET
PER STD PLANS 425-052
GRATE ELEV = 156.17
IE(12" OUT)=153.19

F.E.S. #2 FLARED END SECTION
PER FDOT STD PLANS
INDEX 430-020
IE(15")=152.00

LEGEND

- EXISTING CONTOURS
- 60 — PROPOSED CONTOURS
- 92.83 — PROPOSED SPOT ELEVATION
- FLOW ARROW

8' CONCRETE SPILLWAY
2:1 SIDESLOPES
IE=154.10

RIP RAP APRON (STONE SIZE 6"-9")
PLACE FILTER FABRIC BETWEEN
RIP RAP AND SOIL FOUNDATION
EMBED FABRIC 12" ON ALL SIDES
(5) LOCATIONS THIS SWMF

95 LF OF 15"Ø HDPE @ 0.51%

100 LF OF 12" PVC @ 0.4%

80 LF OF 15" HDPE @ 0.5%

95 LF OF 15" HDPE @ 0.51%

MATCH EX. GRADE

MATCH EX. GRADE AT ROW

Label SMF w/ DHW.

Vertical? P&P for Road missing. Where the inlets for C&G Roadway? EX. WATER trapped?

Needs to meet FL Green book for 30MPH Design Speed!

SITE GRADING AND DRAINAGE PLAN - SOUTH

SCALE
0 10' 20' 30' 80' 90' 1"=30'

NORTH

DRAFTING DOCUMENTS BLDG C

wood.
Environment & Infrastructure Solutions, Inc.
1441 Maclay Commerce Dr, Ste 102
Tallahassee, Florida 32312
850-656-1293
EOR: Robert H. Davis Jr
FL PE Reg # 73115
Certificate Of Authorization #5392

SAS Suite Architecture
1048 Southwest 1 Boulevard,
Suite 100, Miami, FL 33130
www.sasarchitects.com

THE HARVEST

PHOENIX COMMERCIAL PARK
ALACHUA, FLORIDA

PERMITTING DOCUMENTS - BUILDING C

MARK	DESCRIPTION	DATE

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Studio 4B Architecture, PLLC, and is not to be used, in whole or in part, for any other project, without the written authorization of Studio 4B Architecture, PLLC.

© 2021 Studio 4B Architecture

PROJECT NO. 190-0841
ISSUE DATE: 6/17/2021

SITE GRADING AND DRAINAGE PLAN - SOUTH

C-301

BLDG C

CONNECT 8"ø C900 PVC WATER MAIN TO BLDG (SEE P PLANS)

RELOCATE EXIST. FIRE HYDRANT TO BUFFER AREA

CONNECT 8"ø SS TO BLDG @ E=153.50± (SEE P PLANS)

12" STORM PIPE E=152.91

182 LF OF 8" PVC SS @ 1.00% MIN

8" SDR 26 PVC SS

45 LF OF 8" PVC SS @ 1.00% MIN

C.O. E=151.68

RELOCATE LGT POLE TO TOP OF BANK

RELOCATE LGT POLE TO TOP OF BANK

CAP EXISTING FIRE PROTECTION MAIN

REMOVE TREE #110

CONNECT TO EXIST. SEWER MH PER CITY OF ALACHUA-SIDS RIM ELEV=155.57 existing IE(8")=142.57 existing IE(8")=147.82

8" C900 PVC WATER MAIN

EXISTING 8" WATER MAIN

EXISTING 8" SEWER MAIN

RELOCATE LGT POLE TO TOP OF BANK

WATER CONNECTION DETAIL LEGEND

① WET TAP EXISTING 8" WATER MAIN PROVIDE TAPPING VALVE AND SLEEVE.
② 8" DW WATER BADGER RECORDALL COMPOUND SERIES METER. MAX FLOW=4500 GPM AT 150 PSI, PRESSURE LOSS AT MAX FLOW=10.2 PSI
③ 8" DW REDUCED PRESSURE ZONE ASSEMBLY (NPZ) SERIES LF909QSSY MV WATTS W/ENCLOSURE. MAX WORKING PRESSURE=175 PSI. PRESSURE LOSS AT 1200 GPM IS 12.0 PSI

PROPOSED UTILITY LEGEND

C.O – CLEAN OUT
DIP – DUCTILE IRON PIPE
G – GAS LINE
T – TELECOM LINE
E – ELECTRIC LINE
FW – FIRE WATER LINE
DW – DOMESTIC WATER LINE
FW-FDC – FIRE DEPARTMENT CONNECTION LINE
SS – SANITARY SEWER LINE
SS-FM – SANITARY SEWER FORCE MAIN
PVC – POLYVINYL CHLORIDE
DMJ – DUCTILE IRON MECHANICAL JOINT
MH – MANHOLE
FH – FIRE HYDRANT
PIV – POST INDICATOR VALVE
FDC – FIRE DEPARTMENT CONNECTION
RPZ – REDUCED PRESSURE ZONE ASSEMBLY
DCVA – DOUBLE CHECK VALVE ASSEMBLY
DDCVA – DOUBLE DETECTOR CHECK VALVE ASSEMBLY
HB – HOSE BIBB

SITE UTILITY NOTES

1. WATER AND WASTEWATER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "CITY OF ALACHUA TECHNICAL SPECIFICATION FOR WATER AND SEWER CONSTRUCTION", LATEST EDITION.
2. ALL BACKFLOW PREVENTERS SHALL BE IN ACCORDANCE WITH THE CITY OF ALACHUA "MANUAL FOR CROSS-CONNECTION CONTROL", LATEST EDITION.
3. UTILITIES:
   A. CONTRACTOR SHALL VERIFY/DETERMINE THE LOCATIONS AND DEPTHS OF ALL UTILITIES WITHIN THE LIMITS OF CONSTRUCTION PRIOR TO BEGINNING ANY WORK ON THE SITE. NOTIFY ARCHITECT IF ANY EXISTING UTILITIES ARE IN CONFLICT WITH THE WORK OR DO NOT HAVE AT LEAST 12" OF COVER. ARCHITECT WILL PROVIDE DIRECTION TO RESOLVE ANY CONFLICTS.
   B. PROTECT ALL UTILITIES TO REMAIN FROM DISTURBANCE OR DAMAGE DURING CONSTRUCTION. REPAIR ANY DAMAGE IMMEDIATELY AT NO ADDITIONAL COST.
   C. AVOID UNANNOUNCED INTERRUPTIONS OF SERVICE. IF AN INTERRUPTION IN SERVICE IS NECESSARY, NOTIFY AND COORDINATE WITH OWNER A MINIMUM OF 72 HOURS PRIOR TO SHUTTING OFF SERVICE.
4. DEPTH OF FIRE MAIN PIPING (TO TOP OF PIPE):
   36" MINIMUM UNDER DRIVING SURFACES
   30" MINIMUM UNDER NON-DRIVING SURFACES
5. FIRE HYDRANTS SHALL BE A MINIMUM OF 18" ABOVE GRADE MEASURED TO THE STEAMER NOZZLE.
6. STEAMER NOZZLE TO FACE ROADWAY OR NEAREST POINT OF FIRE DEPARTMENT APPARATUS ACCESSIBILITY WHEN PLACED IN SERVICE.
7. CONTRACTOR SHALL REQUEST WATER TAP INSTALLATION FROM THE CITY OF TALLAHASSEE.
8. CONTRACTOR SHALL COORDINATE WITH MECHANICAL, PLUMBING, ELECTRICAL AND ARCHITECTURAL PLANS FOR ADDITIONAL UTILITY INFORMATION.
9. TRAFFIC RATED BRASS COUNTERSUNK CLEANOUTS SHALL BE USED IN IMPERVIOUS AREAS.
10. A MINIMUM OF 36 IN. OF CLEAR SPACE FROM LANDSCAPING SHALL BE MAINTAINED TO PERMIT ACCESS TO (AND OPERATION OF) FIRE PROTECTION EQUIPMENT, FIRE DEPARTMENT INLET CONNECTIONS, AND/OR FIRE PROTECTION SYSTEM CONTROL VALVES.
11. A CLEAR SPACE OF NOT LESS THAN 60 IN. FROM LANDSCAPING SHALL BE PROVIDED IN FRONT OF EACH HYDRANT CONNECTION HAVING A DIAMETER GREATER THAN 2 ½ IN.

update notes

use city std.

PIPE SEPARATION DETAIL A C401
NO SCALE

FINISHED GRADE
WATER MAIN
30" MIN COVER
10" MINIMUM SEPARATION FOR SANITARY SEWER, STORM SEWER, OR FORCE MAIN.
5' MINIMUM SEPARATION FOR IRRIGATION MAIN
6"
6"
18" MIN
SANITARY SEWER, STORM SEWER, IRRIGATION MAIN, AND FORCE MAIN

NOTES:

1. WATER MAINS SHALL BE SEPARATED FROM STORM SEWER, SANITARY SEWER, NON-POTABLE IRRIGATION MAINS, AND FORCE MAINS BY A MINIMUM CLEAR VERTICAL DISTANCE OF 18" MEASURED BETWEEN THE BOTTOM OF THE UPPER PIPE AND THE TOP OF THE LOWER PIPE. ALSO, WATER MAINS SHALL BE SEPARATED FROM STORM SEWER, SANITARY SEWER AND FORCE MAINS BY 10 FEET AND FROM IRRIGATION MAINS BY 5 FEET MEASURED HORIZONTALLY BETWEEN OUTSIDE OF PIPES.
2. ALL CROSSINGS WITH VERTICAL CLEARANCE LESS THAN 18 INCHES SHALL BE MADE USING THICKNESS CLASS 200 AWWA C-900 DR14, PVC (CLASS 235 AWWA C-905, OR 18 PVC FOR PIPES GREATER THAN 12" IN DIAMETER) OR DUCTILE IRON, PRESSURE CLASS 250 PIPE FOR A HORIZONTAL DISTANCE OF 10 FEET EACH SIDE OF THE CROSSING, AND WATER MAIN SHALL BE CONCRETE ENCASED.
3. 18 INCHES CLEAR DISTANCE SHALL NOT BE REDUCED IN CASES WHERE WATER MAIN CROSSES UNDER SEWER LINE.
4. VERTICAL CLEARANCE LESS THAN 12 INCHES SHALL NOT BE ALLOWED.
5. WATER MAINS, SANITARY SEWER, STORM SEWER, AND NON-POTABLE IRRIGATION MAINS SHALL BE IN SEPARATE TRENCHES.
6. WATER MAINS CROSSING ANY TYPE OF SANITARY SEWER, INCLUDING FORCE MAIN OR STORM SEWER SHALL HAVE THE ONE FULL LENGTH OF WATER MAIN CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THAT THE WATER JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST 6 FEET FROM ALL JOINTS IN GRAVITY OR WASTEWATER FORCE MAINS, OR IRRIGATION MAINS.

SCHEDULE B - II ITEM # 12 EASEMENT 2 OF THE ROADWAY (O.R.B. 2478, PAGES 968-1009)

CONNECT 8" DW WATER MAIN TO EXISTING ELEMFID 4"-SERVICE REMOVE 8"x4" REDUCER 8" DMJ GATE VALVE

RAISE OR LOWER 4" SS FORCE MAIN PER DETAIL A/C401

8" C900 PVC/DW

214 LF OF 4" HDPE SANITARY FORCE MAIN W/ 30" MIN COVER

8" DMJ GATE VALVE

109 LF OF 4" HDPE SANITARY FORCE MAIN W/ 30" MIN COVER

EXISTING SWALE

60° DMJ

67° DMJ

8" DMJ GATE VALVE

220 LF OF 4" HDPE SANITARY FORCE MAIN W/ 30" MIN COVER

8" C900 PVC DW

SS-FM

62.50'

RAISE OR LOWER 4" SS FORCE MAIN PER DETAIL A/C401

EXISTING SWALE

ALL Lines Require open Cuts

Peptics (Asphalt + s/w)

8" DMJ GATE VALVE

258 LF OF 4" HDPE SANITARY FORCE MAIN W/ 30" MIN COVER

8" C900 PVC DW

62.95'

label both lines as private

8" BUTTERFLY VALVE

Plug Valve per Cof. stds at R/W line

SCHEDULE B - II ITEM # 15 SEWER EASEMENT # 10 (O.R.B. 4868, PAGES 1430-1435)

EXISTING 8" WATER MAIN

EXISTING 8" SEWER MAIN

8" Sewer REQUIRES Manholes and a plan + profile.

SCHEDULE B - II ITEM # 14 EASEMENT 1 OF THE ROADWAY (O.R.B. 2478, PAGES 968-1009)

SCHEDULE B - II ITEM # 13 EASEMENT 1 OF THE ROADWAY (O.R.B. 2478, PAGES 968-1009)

SCHEDULE B - II ITEM # 14 EASEMENT 2 OF THE ROADWAY (O.R.B. 2478, PAGES 968-1009)

SCHEDULE B - II ITEM # 13 EASEMENT 1 OF THE ROADWAY (O.R.B. 2478, PAGES 968-1009)

SITE UTILITY PLAN - SOUTH
SCALE 1"=30'
0 10' 20' 30' 60' 90'

STATE ROAD NO. 25A (FDOT R/W VARIES)

wood.
Environment & Infrastructure Solutions, Inc.
1441 Maclay Commerce Dr, Ste 102
Tallahassee, Florida, 32312
850-656-1293
EOR: Robert H Davis Jr
FL PE Reg # 73115
Certificate Of Authorization #5392

SPACE ARCHITECT
1646 Southwest Boulevard,
Suite 100
www.s4architects.com

THE HARVEST
PHOENIX COMMERCIAL PARK
ALACHUA, FLORIDA
PERMITTING DOCUMENTS - BUILDING C

MARK	DESCRIPTION	DATE

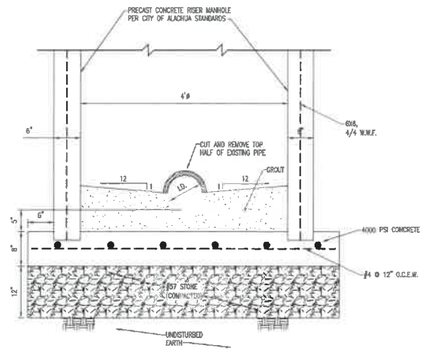
This document, and the ideas and designs incorporated herein, as an instrument of service is the property of Space 4 Architecture PLLC, and is not to be used, in whole or in part, for any other project, without the written authorization of Space 4 Architecture, PLLC

© 2022 Space 4 Architecture

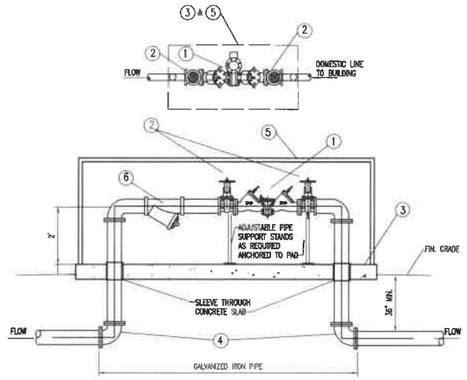
PROJECT NO: 169-0941
ISSUE DATE: 6/17/2021

SITE UTILITY PLAN SOUTH
C-401

PERMITTING DOCUMENTS - BLDG C



STRADDLE MANHOLE DETAIL
NO SCALE



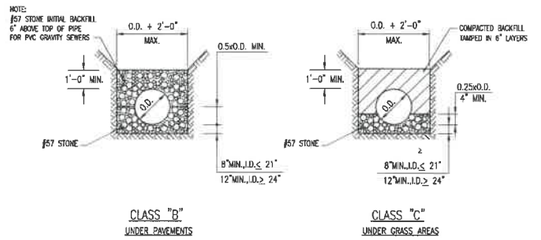
REDUCED PRESSURE ZONE ASSEMBLY – DOMESTIC

NOTES FOR WATER SERVICE

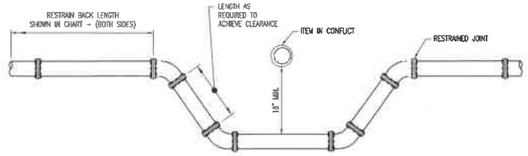
1. ALL PIPE SHALL BE PVC C900 UNLESS NOTED OTHERWISE.
2. WHERE PVC PIPE IS INDICATED, PROVIDE DETECTIBLE WARNING TAPE.
3. ALL ABOVE GROUND PIPING, DDCVA AND RPZ TO BE INSULATED. INSULATE WITH ALUMINUM-MAGNESIUM ALLOY JACKET HAVING A MINIMUM THICKNESS OF 0.016 INCHES WITH BUILT-IN INSULATION FELT. SECURE WITH STAINLESS STEEL BANDS ON 6 INCH CENTERS (JOMINS-MANVILLE, CUSTIN-BACON, OR EQUAL.
4. PROVIDE THRUST BLOCKING AS REQUIRED, SEE DETAILS.

LEGEND FOR WATER SERVICE PLAN AND ELEVATION

1. 8"ø DOMESTIC WATER REDUCED PRESSURE ZONE ASSEMBLY (RPZ) SERIES LF009QT BY WATTS, MAX WORKING PRESSURE = 175 PSI
2. NON-RISING STEM 4" GATE VALVES
3. 4" THICK CONCRETE PAD (fc'=3000 PSI).
4. 8"ø ELBOWS
5. FIBERGLASS ENCLOSURE, HINGED AND LOCKABLE, MANUFACTURED BY FLORIDA FIBERGLASS PRODUCTS, INC., MONTICELLO, FL, OR APPROVED EQUAL.
6. WYE STRAINER



SEWER PIPE BEDDING AND HAUNCHING DETAILS
NO SCALE



NEW & EXISTING PIPE – RESTRAINED JOINT

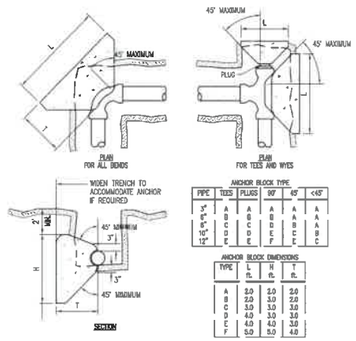
NOTES:

1. PROVIDE RESTRAINED JOINTS AT CHANGES IN DIRECTION OF ALL PIPE.
2. ALL PIPE JOINTS WITHIN THE DISTANCE (FEET) SHOWN IN THE FOLLOWING TABLE FROM THE P.I. (POINT OF INTERSECTION) OF THE FITTING SHALL BE RESTRAINED TYPE.
3. THESE DISTANCES (FEET) SHALL APPLY TO LENGTHS OF PIPE ON EACH SIDE OF THE FITTING.
4. CONSIDER DEAD ENDS EQUIVALENT 90 DEGREE BENDS.
5. TEE SHALL BE RESTRAINED ON BRANCH BASED ON SAME DISTANCE AS 90 DEGREE BEND OF THE SIZE OF THE BRANCH.

RESTRAINED JOINT PIPE DISTANCES FOR NEW PIPE (IN FEET)

PIPE SIZE	90° BEND	45° BEND	22 1/2° BEND	11 1/4° BEND
4"	44	18	9	4
6"	62	26	12	6
8"	74	31	15	7
10"	87	36	17	9
12"	100	41	20	10
16"	123	51	24	12
20"	143	59	29	14
24"	162	67	32	18
30"	184	76	37	18
36"	207	86	41	20

PIPE CONFLICT DETAIL
NO SCALE



ANCHOR BLOCK TYPE

PIPE	TEES	PLUGS	90°	45°	<45°
3"	A	A	A	A	A
4"	B	B	B	B	A
6"	C	C	D	C	B
8"	D	D	E	D	C
10"	E	E	E	E	C
12"	E	E	F	E	C

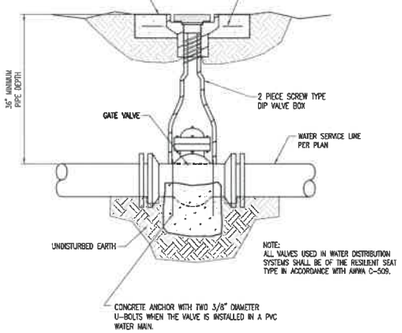
ANCHOR BLOCK DIMENSIONS

TYPE	L ft.	H ft.	T ft.
A	2.0	2.0	2.0
B	2.0	3.0	2.0
C	3.0	3.0	3.0
D	4.0	3.0	3.0
E	4.0	4.0	3.0
F	5.0	5.0	4.0

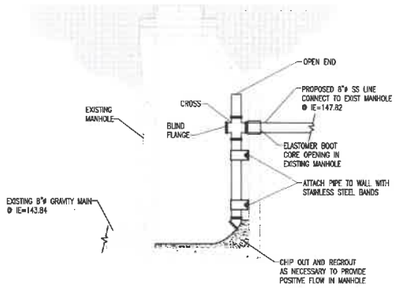
NOTES

1. ANCHOR BLOCKS SHALL BEAR ON UNDISTURBED EARTH.
2. ALL FITTINGS SHALL BE DOUBLE WRAPPED IN 6 MIL PLASTIC AND TAPPED WITH DUCT TAPE PRIOR TO INSTALLING THE STRAPS AND CONCRETE.
3. IN NO CASE SHALL THE PIPE BE ENCASED WITH CONCRETE. CONCRETE SHALL NOT BE PLACED SO AS TO RENDER THE PIPE AND FITTING INACCESSIBLE.
4. CONCRETE SHALL BE 3000 PSI OR STRONGER.

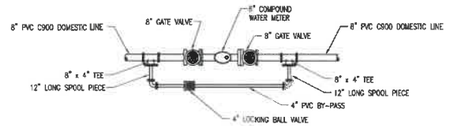
CONCRETE ANCHOR BLOCK
NO SCALE



GATE VALVE and BOX
NO SCALE



CONNECTION TO MANHOLE
NO SCALE



WATER METER DETAIL
NO SCALE

USE Latest City Standards

wood.
Environment & Infrastructure Solutions, Inc.
1441 Maclay Commerce Dr, Ste 102
Tallahassee, Florida, 32312
850-656-1293
EOR: Robert H Davis Jr
FL PE Reg # 73115
Certificate Of Authorization #5392

STUDIO 41 ARCHITECTS
5 1946 Southwest Boulevard,
Suite 100
Ocala, FL 34471
www.s41architects.com

THE HARVEST
PHOENIX COMMERCIAL PARK
ALACHUA, FLORIDA
PERMITTING DOCUMENTS - BUILDING C

MARK	DESCRIPTION	DATE

The drawings, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Studio 41 Architects, PLLC, and is not to be used, in whole or in part, for any other project, without the written authorization of Studio 41 Architects, PLLC.
© 2021 Studio 41 Architects

PROJECT NO. 199-8841
ISSUE DATE: 6/11/2021

SITE UTILITY DETAILS

C-503

City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

June 28, 2021

Sent by electronic mail to robert.davis4@woodplc.com

Rob Davis, P.E.
Wood Environment & Infrastructure Solutions, Inc.
1441 Maclay Commerce Drive
Tallahassee, FL 32312

RE: Second Completeness Review: Harvest Parking Lot & Site Improvements (2021) Site Plan Application

Dear Mr. Davis:

On June 17, 2021, the City of Alachua received your revised application for a Site Plan submitted on behalf of the IIP-FL 3 LLC. The application proposes parking lot and site improvements at 12895 NW US Highway 441 (Tax Parcel Numbers 05855-004-000 and 05855-004-001). The revised application received on June 17, 2021 was submitted to address the completeness review comments issued to you in a letter dated May 13, 2021.

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned application for completeness and finds that the application is complete, contingent upon receiving the information as noted below. Please provide materials addressing the comments below by **5:00 PM on Tuesday, July 6, 2021**.

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

Please address the following:

1. **NEW COMMENT: Application Submittal Requirements:** Materials were provided in electronic format, but no printed copies were submitted. Provide four (4) copies of the plans and four (4) copies of all application materials, including those further described below.

2. **PREVIOUS COMMENT: Site Plan Attachment #1, Site Plan.**
   a. The proposed building renovations will require compliance with Section 6.8.2, Design Standards for Business Uses. Architectural plans are required in order to demonstrate compliance with Section 6.8.2. Reference Section 1.cc. under Section D of the Site Plan Application and Section 6.8.2.

3. **PREVIOUS COMMENT: Site Plan Attachment #4, Concurrency Impact Analysis.** A concurrency impact analysis has not been provided. See sample analysis attached to this letter.

4. **PREVIOUS COMMENT: Site Plan Attachment #5, Comprehensive Plan Consistency Analysis.** An analysis of the application's consistency with the City's Comprehensive Plan has not been provided. See sample analysis attached to this letter.

5. **PREVIOUS COMMENT: Site Plan Attachment #13, Environmental Resource Permit.** A copy of an Environmental Resource Permit or documentation which shows a permit application has been submitted to Suwannee River Water Management District has not been provided.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1602 or via e-mail at jtabor@cityofalachua.com.

Sincerely,

Justin Tabor, AICP
Principal Planner

c: Adam Boukari, City Manager *(by electronic mail)*
Mike DaRoza, Assistant City Manager *(by electronic mail)*
Kamal Latham, Assistant City Manager *(by electronic mail)*
Kathy Winburn, AICP, Planning & Community Development Director *(by electronic mail)*
Adam Hall, AICP, Planner *(by electronic mail)*
Project File

COMPREHENSIVE PLAN ANALYSIS

Copeland Park Product Development Laboratory

20-0231

To: Kathy Winburn, AICP, City of Alachua Planning & Community Dev. Director

From: Seth Wood, Project Planner

Date: ~~September 30, 2020~~ October 29, 2020

RE: Copeland Park Product Development Laboratory – Comprehensive Plan Consistency Analysis

This application is for the western portion of Alachua County Tax Parcel 03927-007-000. The parcel is located on Nano Court, close to the road's end point. The site's Future Land Use (FLU) category is Industrial, and the Zoning District classification is Industrial, Light and Warehousing. The proposed use is a ±42,466-square-foot product development laboratory facility with associated utility infrastructure and parking.

The following identifies how this application is consistent with the City's Comprehensive Plan. Language from the Comprehensive Plan is provided in normal font, and the consistency statements are provided in **bold font**.

Future Land Use Element (FLUE)

Objective 1.5: Industrial
The City of Alachua shall establish one industrial district: Industrial. This district shall provide a broad range of clean industry, warehousing, research, and technology industries, to provide a variety of job opportunities to the citizens of Alachua and the North Central Florida Region.

The proposed development includes a single ±42,466-square-foot product development laboratory facility. This use is consistent with the Industrial Future Land Use (FLU) category.

Policy 1.5.d: The City shall develop performance standards for industrial uses in order to address the following:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;

Vehicular access to the site is provided via NW Nano Court. Currently, sidewalks are located along both sides of NW Nano Court. The site will include on-site pedestrian facilities, including sidewalks from NW Nano Court, through the parking lot, to multiple building entrances. A crosswalk will be located where pedestrians are required to cross vehicular traffic.

2. Buffering from adjacent existing/potential uses;

Adjacent parcels to the west, north, and east of the project site share the Industrial FLU and Industrial, Light and Warehouse (ILW) zoning designations. Land to the south of the project site has a Public FLU designation and Government Facilities (GF) zoning designation. Per City of Alachua Land Development Regulations Table 6.2-2, a 10' Type C buffer is required when industrial uses are adjacent to government facilities, and a 5' Type A buffer is required when industrial uses are adjacent to one another. Per §6.2.2(D)(2)(b), a 5' parking area buffer is also required. The proposed development will adhere to these requirements.

t: (904) 619-6521 | 8465 Merchants Way, Suite 102, Jacksonville, FL 32222
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

3. Open space provisions and balance of proportion between gross floor area and site size;

City of Alachua LDR §6.7.3(A), Table 6.7-1. states that a minimum of 10% of the gross site area shall be designated as open space. The project proposes ±100,514 square feet of open space, or ±47.1% of the site, which exceeds the 10% minimum requirement.

4. Adequacy of pervious surface area in terms of drainage requirements;

The project will connect to an existing drainage system. An exhibit has been provided demonstrating conformance with the existing master stormwater permit conditions as well as capacity.

5. Placement of signage;

No signage is proposed as part of this application. All future on-site signage will be consistent with City of Alachua's LDR §6.5 signage requirements.

6. Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts and preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at an appropriate intensity, direction and times to ensure light is not overused or impacting areas where it is not intended;

A photometric site plan is submitted as part of this application, demonstrating compliance with City of Alachua lighting requirements. Onsite lighting is limited to ensure safe navigation of the site, and to deter any unlawful activity after hours. Light placement will not adversely affect surrounding properties.

7. Safety of on-site circulation patterns (patron, employee and delivery vehicles, trucks), including parking layout and drive aisles, and points of conflict;

The on-site parking area was designed to minimize vehicle and pedestrian conflicts. A sidewalk connection allows pedestrians to safely travel from NW Nano Court to the building with only a single crosswalk, vehicular point of conflict. Deliveries are made along the side of the building, which does not conflict with the pedestrian circulation pattern or the main parking area. Trash pick-up is also located on the side of the building near the loading area.

8. Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;

Per Comprehensive Plan Future Land Use Element Policy 2.4.a, minimum landscaped area shall be 10% of the development site, not inclusive of any designated open space areas. The proposed Landscape Plan designates ±12% of the site as landscaped area, meeting the 10% requirement.

9. Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance;

There are no wetlands in the development area, nor are there any of environmental features on-site that warrant protection. There are no known on-site occurrences of historic significance either.

10. Performance based zoning requirements that may serve as a substitute for or accompany land development regulations in attaining acceptable site design; and

There are no performance-based zoning requirements being proposed for this site.

11. Industrial uses shall be limited to an intensity of less than or equal to .50 floor area ratio for parcels 10 acres or greater, .50 floor area ratio for parcels less than 10 acres but 5 acres or greater, .75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less.

This application proposes a ±42,466 square feet non-residential building on a 9.81-acre parcel, which yields a 0.109 Floor Area Ratio (FAR). Therefore, the proposed use does not exceed the permitted 0.50 FAR.

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

The submitted landscaping plan includes ±12% of total site area designated as landscaped area, not inclusive of designated open space area, which demonstrates that the 10% minimum landscaping requirement is satisfied.

Transportation Element (TE)

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.

The proposed Research and Development building will not result in a degradation of transportation Level of Service (LOS) standards. The proposed development will result in 639 AADT and 39 PM Peak trips. Per LDR section 2.4.14(H)(2)(a), affected roadway segments are those that fall within one-half (½) mile of the parcel's boundaries. CR 2054 is the only affected roadways within this ½ mile radius.

According to the September 2020 Development Monitoring Report made available by City staff, there is more than enough capacity on the affected roadway segment to handle the increase in AADT created by the proposed application. Therefore, after build-out of the proposed development, there will continue to be a surplus of available trips.

Community Facilities and Natural Groundwater Recharge Element (CFNGAR)

Policy 1.1.d: The City hereby establishes the following Level of Service standards for sanitary sewer facilities:

b. Quantity: System-wide wastewater collection and treatment will be sufficient to provide a minimum of 250 gallons per day per equivalent residential unit (ERU) on an average annual basis.

The proposed development will allow a net increase of ±42,466 sf of non-residential uses, resulting in an increased demand of ±6,370 gallons per day on the City's sanitary sewer system. Per the City of Alachua September 2020 Development Monitoring Report, there is a residual capacity of 709,067 gallons per day.

Objective 2.1: Continue to ensure satisfactory and economical solid waste service for all City residents, with an emphasis on reuse and recycling.

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

The proposed development will allow a net increase of ±42,466 sf of non-residential uses, resulting in an increased demand of 93.00 tons per year on the City's solid waste system. Per the City of Alachua September 2020 Development Monitoring Report, there is a 50-year build-out capacity for the solid waste disposal facility.

Objective 4.1: Achieve and maintain acceptable levels of service for potable water quantity and quality.

Policy 4.1.c: The City establishes the following level of service standards for potable water:

2. Quantity: System-wide potable water distribution and treatment will be sufficient to provide a minimum of 275 gallons per day per equivalent residential unit (ERU) on an average annual basis.

The proposed development will allow a net increase of ±42,466 sf of non-residential uses, resulting in an increased demand of ±6,370 gallons per day on the City's potable water system. Per the City of Alachua September 2020 Development Monitoring Report, there is a residual capacity of 884,141 gallons per day.

CONCURRENCY IMPACT ANALYSIS

Copeland Park Product Development Laboratory

20-0231

Professional Consultants

To: Kathy Winburn, AICP, City of Alachua Planning & Community Dev. Director

From: Seth Wood, Project Planner

Date: ~~September 30, 2020~~ October 29, 2020

RE: Copeland Park Product Development Laboratory – Concurrency Impact Analysis

This application is for the western portion of Alachua County Tax Parcel 03927-007-000. The parcel is located on Nano Court, close to the road's end point. The site's Future Land Use (FLU) category is Industrial, and the Zoning District classification is Industrial, Light and Warehousing. The proposed use is a ±42,466 square-foot product development laboratory facility with associated utility infrastructure and parking.

Trip generation figures are based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition. The Concurrency Impact Analysis for this application is based on an **increase of ±42,466 square feet of Research and Development Center space**, ITE Land Use Code 760.

The following analysis estimates potential impacts on City of Alachua public facilities that may result from the proposed development. The following tables include data from the City of Alachua September 2020 Development Monitoring Report, as well as data obtained within the City Comprehensive Plan and Florida Administrative Code (F.A.C.).

Roadways / Transportation

Table 1: Projected Trip Generation

Trip Generation									
Land Use	ITE LU Code	Variable (GFA/1000)	Daily	AM Peak			PM Peak		
			Total	Total	In	Out	Total	In	Out
Research and Development Center	760	42.466	639	18	14	4	39	6	33

1. *Source: ITE Trip Generation 10th Edition*

Conclusion: Approval of this application may generate **639 daily vehicle trips**. The proposed development *will not* negatively impact the adopted LOS for adjacent and nearby roadways, as demonstrated in Tables 1 and 2 of this report.

Per City LDR §2.4.14(H)(2), affected roadways for developments generating *less* than 1,000 external average daily trips (ADT) are those within one-half mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater. Table 2 calculates projected impacts on City of Alachua roadways.

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

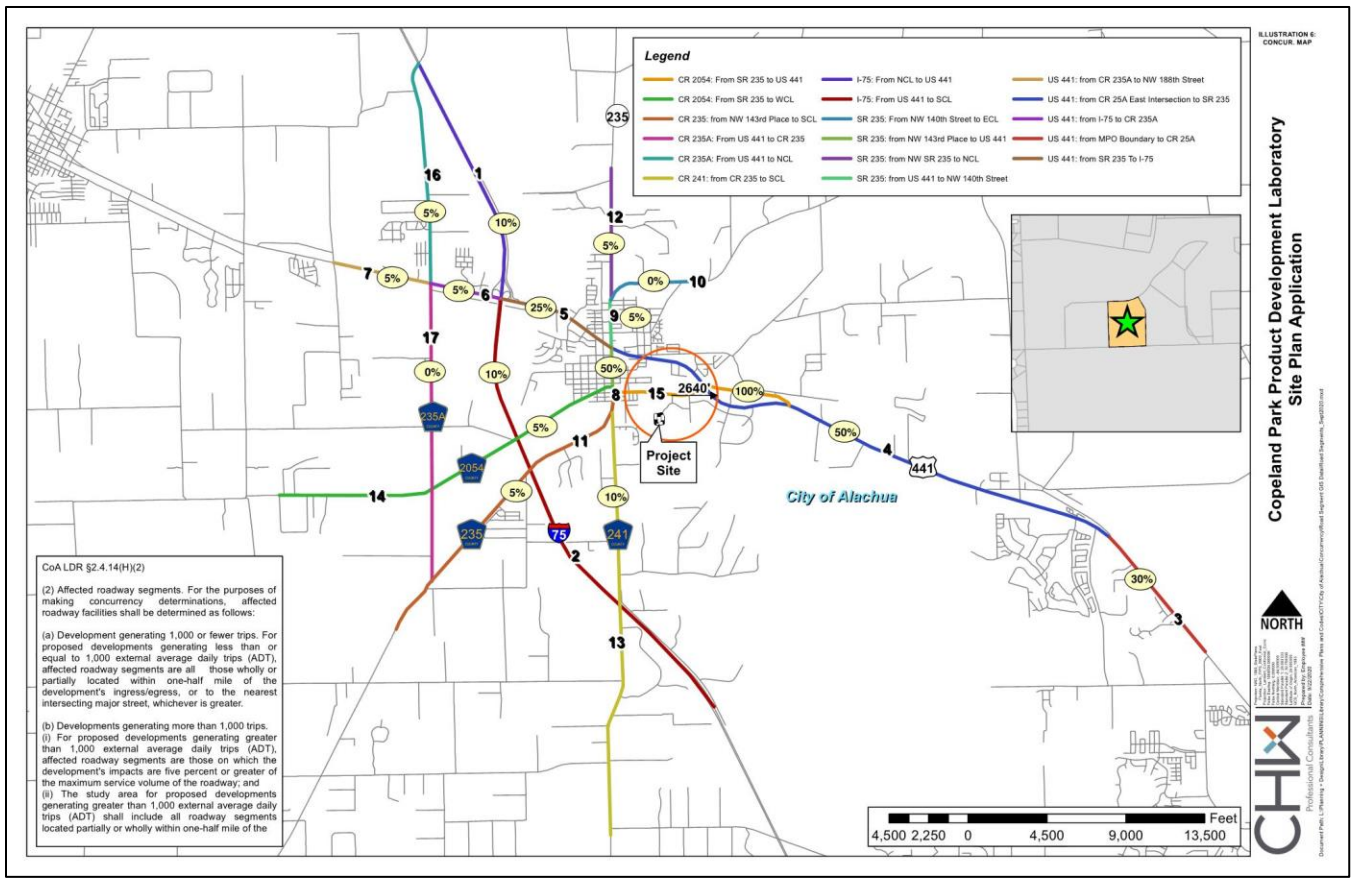


Figure 1: Anticipated Trip Distribution by Roadway Segment

Figure 1 illustrates the anticipated trip distribution. The project site is at the end of Nano Court. The center point used for the one-half mile radius measurement was the intersection of CR 2054 and NW 129th Way. Because of the need to use CR 2054 to access the project site, 100% of vehicles are anticipated to utilize this roadway. Trips are anticipated to be generated predominately by employees, who will likely live in the City of Alachua and surrounding communities.

Table 2: Projected Impacts on Roadways

	AADT	PM
Traffic System Category	**Segment 15: CR 2054**	
	From SR 235 and US 441	
Maximum Service Volume[1]	15,120	1,359
Existing Traffic[1]	3,007	354
Reserved Trips[1]	701	73
Available Capacity	11,412	932
Projected Trip Generation[2]	639	39
Available Capacity w/ Application approval	**10,773**	**893**

1. *Source: City of Alachua September 2020 Development Monitoring Report*
2. *Note: Projected trip distribution percentage is estimated by 100% for Segment 15.*

Conclusion: CR 2054 from SR 235 to US 441 is an affected roadway segment. There is available capacity with this application's approval. Therefore, this development *will not* cause the roadway segments to fall below the LOS standards.

Potable Water/Sanitary Sewer

Table 3: Projected Potable Water Impact

System Category	Gallons Per Day (GPD)
Current Permitted Capacity[1]	2,300,000
Less actual Potable Water Flows[1]	1,295,000
Reserved Capacity[1]	120,859
Residual Capacity[1]	884,141
Percentage of Permitted Design Capacity Utilized[1]	61.56%
Projected Potable Water Demand from Proposed Project[2]	6,370
Residual Capacity after Proposed Project	**877,771**

1. *Source: City of Alachua September 2020 Development Monitoring Report*
2. *Source: City of Alachua Comprehensive Plan & Chapter 64-E, F.A.C.*
   Formulas used: 42,466 sq. ft. x 15 gallons per 100 square feet of floor space

Conclusion: There is residual capacity with this application's approval. Therefore, the proposed development *will not* cause the City's potable water facilities to fall below LOS standards.

Table 4: Projected Sanitary Sewer Impact

System Category	Gallons Per Day (GPD)
Treatment Plant Current Permitted Capacity[1]	1,500,000
Less actual Treatment Plant Flows[1]	675,000
Reserved Capacity[1]	115,933
Residual Capacity[1]	709,067
Percentage of Permitted Design Capacity Utilized[1]	52.73%
Projected Potable Water Demand from Proposed Project[2]	6,370
Residual Capacity after Proposed Project	**702,697**

1. *Source: City of Alachua September 2020 Development Monitoring Report*
2. *Source: City of Alachua Comprehensive Plan & Chapter 64-E, F.A.C.*
   Formulas used: 42,466 sq. ft. x 15 gallons per 100 square feet of floor space

Conclusion: There is residual capacity with this application's approval. Therefore, the proposed development *will not* cause the City's sanitary sewer facilities to fall below LOS standards.

Solid Waste

Table 5: Projected Solid Waste Impact

System Category	LBs Per Day	Tons Per Year
Existing Demand[1]	41,192.00	7,517.54
Reserved Capacity[1]	8,251.19	1,505.84
New River Solid Waste Facility Capacity[1]	50 years	
Solid Waste Generated by Proposed Project[2]		**93.00**

1. *Source: City of Alachua September 2020 Development Monitoring Report.*
2. *Source: Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996. Formula used: (((12 lbs. / 1,000 ft^2/day x 42,466 sq. ft.) x 365)/2,000)*

Conclusion: There is available capacity with this application's approval. Therefore, the proposed development *will not* cause the City's solid waste facilities to fall below LOS standards.

City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

May 13, 2021

Sent by electronic mail to robert.davis4@woodplc.com

Rob Davis, P.E.
Wood Environment & Infrastructure Solutions, Inc.
1441 Maclay Commerce Drive
Tallahassee, FL 32312

RE: Completeness Review: Harvest Parking Lot & Site Improvements (2021) Site Plan Application

Dear Mr. Davis:

On May 12, 2021, the City of Alachua received your application for a Site Plan submitted on behalf of the IIP-FL 3 LLC. The application proposes parking lot and site improvements at 12895 NW US Highway 441 (Tax Parcel Numbers 05855-004-000 and 05855-004-001).

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned application for completeness and finds that the following information is needed to begin the review of the application. Please address the following deficiencies no later than **5:00 PM on Thursday, May 20, 2020**.

In accordance with Section 2.2.6(B) of the LDRs, the applicant must correct the deficiencies and resubmit the application for completeness determination. ***The time frame and cycle for review shall be based upon the date the application is determined to be complete.*** If the applicant fails to respond to the identified deficiencies within forty-five (45) calendar days, the application shall be considered withdrawn.

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

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

In order to provide a complete application, please address the following:

1. **Application.** Please revise the following information on the Site Plan Application:
   a. Parcel ID Numbers: Site improvements are proposed on Tax Parcels 05855-004-000 and 05855-004-001.
   b. Future Land Use Map Designation: Correct designation is "Industrial".
   c. Zoning Designation: Correct zoning designation is "Industrial General (IG)".

d. Name of Property Owner and Contact Information: Property ownership records indicate the current owner is "IIP-FL 3 LLC". Revise ownership information and provide contact information for owner.

2. **Authorized Agent Affidavit.** Agent authorization from the property owner (IIP-FL 3 LLC) has not been provided.

3. **Site Plan Attachment #1, Site Plan.**
   a. Name and contact information of owner is incorrect.
   b. A boundary and topographic survey was not included within the site plan. Survey shall be signed and sealed and shall be no older than two (2) years.
   c. Complete legal description of the property not provided on site plan.
   d. Location of existing/proposed fire hydrants not shown on the site plan.
   e. Landscape calculations are not provided. See Section 1.y. under Section D of the Site Plan Application for details. A sample landscape plan with landscape calculations is attached for reference.
   f. Photometric plan is required for new parking area to demonstrate compliance with Section 6.4.
   g. The proposed building renovations will require compliance with Section 6.8.2, Design Standards for Business Uses. Architectural plans are required in order to demonstrate compliance with Section 6.8.2. Reference Section 1.cc. under Section D of the Site Plan Application and Section 6.8.2.

4. **Site Plan Attachment #4, Concurrency Impact Analysis.** A concurrency impact analysis has not been provided. See sample analysis attached to this letter.

5. **Site Plan Attachment #5, Comprehensive Plan Consistency Analysis.** An analysis of the application's consistency with the City's Comprehensive Plan has not been provided. See sample analysis attached to this letter.

6. **Site Plan Attachment #8, Legal Description.** Legal description included within application package appears to be outdated (a portion of the property described has been split from the current site configuration).

7. **Site Plan Attachment #13, Environmental Resource Permit.** A copy of an Environmental Resource Permit or documentation which shows a permit application has been submitted to Suwannee River Water Management District has not been provided.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 107 or via e-mail at jtabor@cityofalachua.com.

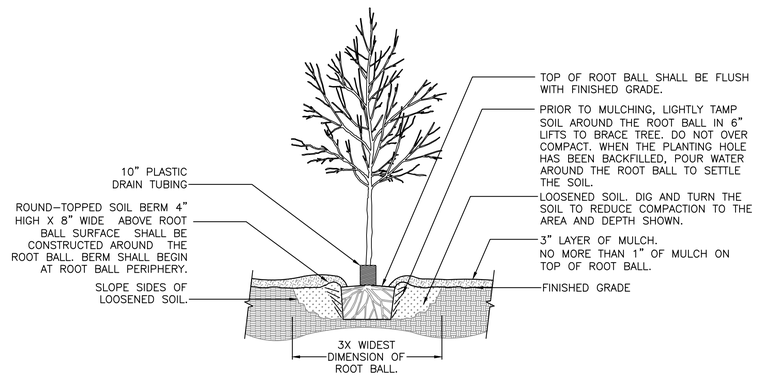
Sincerely,

Justin Tabor, AICP
Principal Planner

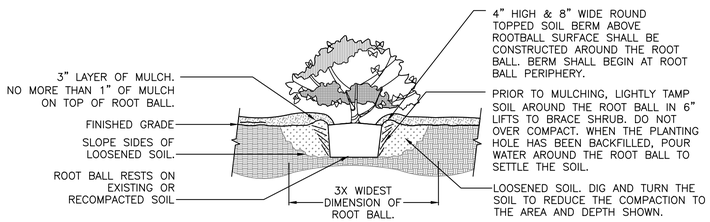
c: Adam Boukari, City Manager *(by electronic mail)*
Mike DaRoza, Assistant City Manager *(by electronic mail)*
Kamal Latham, Assistant City Manager *(by electronic mail)*
Kathy Winburn, AICP, Planning & Community Development Director *(by electronic mail)*
Adam Hall, AICP, Planner *(by electronic mail)*
Project File

PLANT SCHEDULE

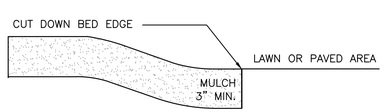
TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
LIN	44	LAGERSTROEMIA INDICA 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	15 GAL., 8' HT., 30" SPR., 1–1/2" CAL.
LT	25	LIRIODENDRON TULIPIFERA	TULIP TREE	30 GAL., 11' HT., 3' SPR., 2" CAL.
MGD	23	MAGNOLIA GRANDIFLORA 'DD BLANCHARD'	DD BLANCHARD MAGNOLIA	30 GAL, 12' HT, 42" SPR, 2" CAL
PML	64	PODOCARPUS MACROPHYLLUS	PODOCARPUS	15 GAL., 9' HT., 2' SPR., 1–1/2" CAL.
QV	17	QUERCUS VIRGINIANA	LIVE OAK SEEDLING	30 GAL, 12' HT, 54" SPR, 2" CAL
UA	26	ULMUS ALATA	WINGED ELM	30 GAL, 10' HT, 4' SPR, 2" CAL
SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**
IDB	181	ILEX CORNUTA 'DWARF BURFORDII'	DWARF BURFORD HOLLY	3 GAL, 24" HT, 16" SPR
PM	525	PODOCARPUS MACROPHYLLUS	PODOCARPUS	3 GAL., 18" HT., 18"SPR.
RI	610	RHAPHIOLEPIS INDICA 'ELEANOR TABOR'	ELEANOR TABOR INDIAN HAWTHORN	3 GAL., 24" HT. X 12" SPR.
VOS		VIBURNUM OBOVATUM 'MRS. SHILLER'S DELIGHT'	MRS. SHILLERS DELIGHT VIBURNUM	3 GAL., 18" HT., 18"SPR.
SOD/SEED		**BOTANICAL NAME**	**COMMON NAME**	**SIZE**
SOD		PASPALUM NOTATUM 'ARGENTINE'	BAHIA GRASS	WEED FREE AND SAND GROWN SOD



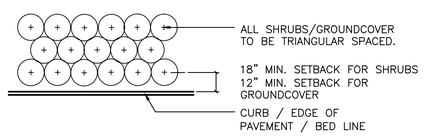
1 TREE PLANTING DETAIL
SCALE: N.T.S.



2 SHRUB PLANTING DETAIL
SCALE: N.T.S.



3 MULCH DETAIL
SCALE: N.T.S.



NOTE: THE PERIMETER OF ALL CURVED PLANTING BEDS SHALL BE PLANTED WITH A ROW OF SHRUBS AS SHOWN IN THE PLANS AND AT THE SPACING SHOWN IN THE PLANT LIST. INTERIOR PORTIONS OF EACH BED SHALL BE PLANTED AT APPROPRIATE SPACING ACCORDING TO THIS PLANT SPACING DETAIL.

4 SHRUB PLANTING DETAIL
SCALE: N.T.S.

LANDSCAPED AREA REQUIREMENT
PER CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE ELEMENT, POLICY 2.4.A

TOTAL SITE AREA	5.4 ACRES
TOTAL PROPOSED OPEN AREA	1.9 ACRES
OPEN AREA % OF TOTAL SITE AREA (MIN. 10%)	35.2%
TOTAL PROPOSED LANDSCAPE AREA (EXCLUSIVE OF OPEN AREA)	0.69 ACRES
LANDSCAPED AREA % OF TOTAL SITE AREA (MIN. 10%)	12.8%

PARKING AREA LANDSCAPE REQUIREMENTS [Sec. 6.2.2(D)(2)(a) & (b)]

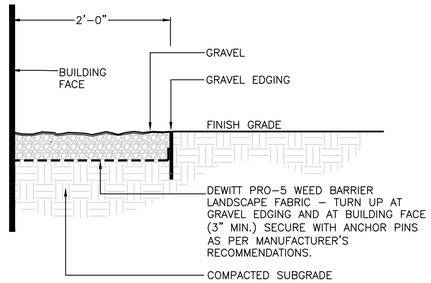
DESCRIPTION	LANDSCAPE REQUIRED	LANDSCAPE PROVIDED
PARKING AREA PERIMETER LANDSCAPE	PARKING PERIMETER = 780 L.F. 4 CANOPY TREES PER 100 L.F. 2 UNDERSTORY/ORNAMENTAL PER 100 L.F. CONTINUOUS ROW OF SHRUBS 31 CANOPY TREES REQUIRED 16 UNDERSTORY TREES REQUIRED CONTINUOUS ROW OF SHRUBS	31 CANOPY TREES PROVIDED 16 UNDERSTORY TREES PROVIDED CONTINUOUS ROW OF SHRUBS PROVIDED
INTERIOR PARKING AREA LANDSCAPE	PARKING AREA = 48,131 S.F. 1 CANOPY TREE REQUIRED PER 1,800 S.F. 10 SHRUBS REQUIRED PER CANOPY TREE REQUIRED 27 CANOPY TREES REQUIRED 270 SHRUBS REQUIRED	27 CANOPY TREES PROVIDED 270 SHRUBS PROVIDED

SITE LANDSCAPE CALCULATIONS [Sec. 6.2.2(D)(1)(c)]

DESCRIPTION	TREE REQUIREMENTS	TREES PROVIDED
PRIMARY SIDE CANOPY TREES (NORTH SIDE)	1 TREES PER ACRE X 4.90 ACRES = 5 CANOPY TREES REQUIRED	5 CANOPY TREES PROVIDED
REAR SIDE CANOPY TREES (SOUTH SIDE)	2 TREES PER ACRE X 4.90 ACRES = 10 TREES REQUIRED	10 CANOPY TREES PROVIDED
EAST SIDE CANOPY TREES	2 TREES PER ACRE X 4.90 ACRES = 10 TREES REQUIRED	10 CANOPY TREES PROVIDED
WEST SIDE CANOPY TREES	2 TREES PER ACRE X 4.90 ACRES = 10 TREES REQUIRED	10 CANOPY TREES PROVIDED
SITE UNDERSTORY TREES	6 UNDERSTORY TREES PER ACRE X 4.90 ACRES = 30 TREES REQUIRED 50% IN FRONT = 15 TREES REQUIRED 25% ON EAST SIDE = 8 TREES REQUIRED 25% ON WEST SIDE = 7 TREES REQUIRED 30 UNDERSTORY TREES REQUIRED	FRONT SIDE 15 UNDERSTORY TREES PROVIDED EAST SIDE 8 UNDERSTORY TREES PROVIDED WEST SIDE 7 UNDERSTORY TREES PROVIDED 30 UNDERSTORY TREES PROVIDED
BUILDING FACADE	4 CANOPY TREES PER 150 LIN. FT. AND ROW OF SHRUBS REQUIRED ON EACH SIDE 190 LF NORTH FACADE = 5 TREES REQUIRED 240 LF SOUTH FACADE = 6 TREES REQUIRED 160 LF WEST FACADE = 4 TREES REQUIRED 160 LF EAST FACADE = 4 TREES REQUIRED	NORTH FACADE 5 CANOPY TREES PROVIDED SOUTH FACADE 6 CANOPY TREES PROVIDED WEST FACADE 4 CANOPY TREES PROVIDED EAST FACADE 4 CANOPY TREES PROVIDED ROW OF SHRUBS PROVIDED ON ALL SIDES

PERIMETER BUFFER LANDSCAPE REQUIREMENTS [Section 6.2.2(D)(3)]

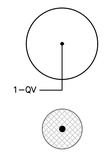
LOCATION	BUFFER LENGTH & TYPE	LANDSCAPE REQUIRED	LANDSCAPE PROVIDED
NORTH PERIMETER	375 L.F. BUFFER TYPE 'A'	OPTION 1 1 CANOPY TREE/60 L.F. & 1 UNDERSTORY TREE/60 L.F.	6 CANOPY TREES & 6 UNDERSTORY TREES PROVIDED
SOUTH PERIMETER	430 L.F. BUFFER TYPE 'C'	OPTION 1 1 CANOPY TREE/30 L.F. & CONTINUOUS HEDGE	15 CANOPY TREES & CONTINUOUS HEDGE PROVIDED
WEST PERIMETER	475 L.F. BUFFER TYPE 'A'	OPTION 1 1 CANOPY TREE/60 L.F. & CONTINUOUS HEDGE	8 CANOPY TREES & CONTINUOUS HEDGE PROVIDED
EAST PERIMETER	565 L.F. BUFFER TYPE 'A'	OPTION 1 1 CANOPY TREE/60 L.F. & CONTINUOUS HEDGE	10 CANOPY TREES & CONTINUOUS HEDGE PROVIDED



5 24" GRAVEL STRIP DETAIL
SCALE: N.T.S.

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast, it's free, it's the law.
Call 811 two business days before digging

LEGEND



NEW TREES TO BE ADDED

EXISTING TREES TO REMAIN

GENERAL NOTES
ALL ASPHALT, LIMEROCK, AND CONSTRUCTION DEBRIS SHALL BE REMOVED FROM PLANTING BEDS AND SOD AREAS PRIOR TO LANDSCAPE INSTALLATION. IF ENCOUNTERED DURING CONSTRUCTION OR INSTALLATION, THESE SHALL BE EXCAVATED AND REMOVED FROM THE SITE. PLANTING DEPTH OF SOIL IN SUCH AREAS SHOULD BE AT LEAST 3'. IF FILL MUST BE ADDED, IT MUST BE FLORIDA CLEAN DEEP FILL (FREE OF WEED SEEDS) WITH pH 6.0 – 7.5.

ALL LANDSCAPED AREAS SHALL BE MULCHED WITH 3" THICKNESS OF MULCH. PINE BARK MULCH SHALL BE USED IN ALL AREAS.

NEW TREES OUTSIDE OF MULCHED LANDSCAPED BEDS WILL BE PROTECTED FROM MOWER AND STRING TRIMMER DAMAGE WITH 10" OF PLASTIC DRAIN TUBING.

LEADER SHOOTS AND MAIN STRUCTURAL LIMBS OF TREES SHALL NOT BE TOPPED OR PRUNED. TREES WILL BE STAKED AS NEEDED. GUYLINES WILL BE OF NON–SYNTHETIC BIODEGRADABLE MATERIAL.

REFER TO CIVIL PLANS FOR TREE BARRICADE DETAILS AND INFORMATION.

GRASSING
ALL DISTURBED AND UNPAVED AREAS TO BE GRASSED WITH SOD THAT IS FREE OF NOXIOUS WEEDS INCLUDING TROPICAL SODA APPLE OR SHALL BE SEEDED AND MULCHED. SEE CIVIL SITE PLANS FOR ADDITIONAL RELATED INFORMATION.

PLANT MATERIAL
ALL PLANT MATERIAL TO BE FLORIDA NO.1 OR BETTER, GRADED IN ACCORDANCE WITH THE STATE OF FLORIDA DEPARTMENT OF AGRICULTURE, DIVISION OF PLANT INDUSTRY'S 'GRADES AND STANDARDS FOR NURSERY PLANTS', CURRENT EDITION AT THE TIME PLANS ARE ISSUED. CALL THE CITY URBAN FORESTRY INSPECTOR AT 352–334–5023 AND LANDSCAPE ARCHITECT PRIOR TO PURCHASING ANY PLANT MATERIAL FOR AN ON SITE INSPECTION AND REVIEW OF LANDSCAPE PLAN.

PLANT QUANTITIES SHOWN ARE FOR PERMITTING PURPOSES ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM ALL QUANTITIES SHOWN ON THE PLAN.

10% OPEN SPACE REQUIREMENT
AS PER CITY OF ALACHUA LDR SECTION 6.7.3 (A), THE MINIMUM OPEN SPACE SET ASIDE SHALL BE 10% OF THE DEVELOPMENT SITE. REFER TO CIVIL PLANS FOR OPEN SPACE CALCULATIONS.

IRRIGATION
LANDSCAPE IRRIGATION TO BE PROVIDED BY AUTOMATIC IRRIGATION SYSTEM IN ACCORDANCE WITH CITY OF ALACHUA LDR SECTION 6.2.2(D)(6)(B)(VI).

A TEMPORARY OR PERMANENT AUTOMATIC IRRIGATION SYSTEM IS REQUIRED FOR ALL NEW REQUIRED LANDSCAPING INSTALLED [ALACHUA COUNTY LDC SEC. 407.46(A)]. TEMPORARY IRRIGATION SYSTEMS MUST BE REMOVED ONCE THE PLANTS ARE ESTABLISHED OR WITHIN TWO YEARS, WHICHEVER OCCURS FIRST. PRIOR TO THE INSTALLATION OF A NEW PERMANENT IRRIGATION SYSTEM OR SUBSTANTIAL MODIFICATION TO AN EXISTING SYSTEM, AN IRRIGATION PLAN MUST BE SUBMITTED TO AND APPROVED BY THE ALACHUA COUNTY ENVIRONMENTAL PROTECTION DEPARTMENT THROUGH THE ONLINE ALACHUA COUNTY IRRIGATION PROFESSIONAL PORTAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING THE IRRIGATION PLAN THROUGH THE IRRIGATION PROFESSIONAL PORTAL. THE IRRIGATION SYSTEM SHALL COMPLY WITH THE LANDSCAPE IRRIGATION DESIGN AND MAINTENANCE STANDARDS FOUND IN ARTICLE II OF PART II, TITLE 7, CHAPTER 79 OF THE ALACHUA COUNTY CODE, WHICH, AMONG ADDITIONAL DESIGN STANDARDS, LIMITS HIGH VOLUME IRRIGATION TO 60% OF THE LANDSCAPED AREA. FOR MORE INFORMATION, CONTACT THE ALACHUA COUNTY ENVIRONMENTAL PROTECTION DEPARTMENT AT 352–264–6800.

11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
(352) 331-2476
www.chw-inc.com
est. 1988 FLORIDA LA0001663
CHW Professional Consultants

SCALE: N/A
VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.
0 1"

CONSTRUCTION/BID REVISIONS:

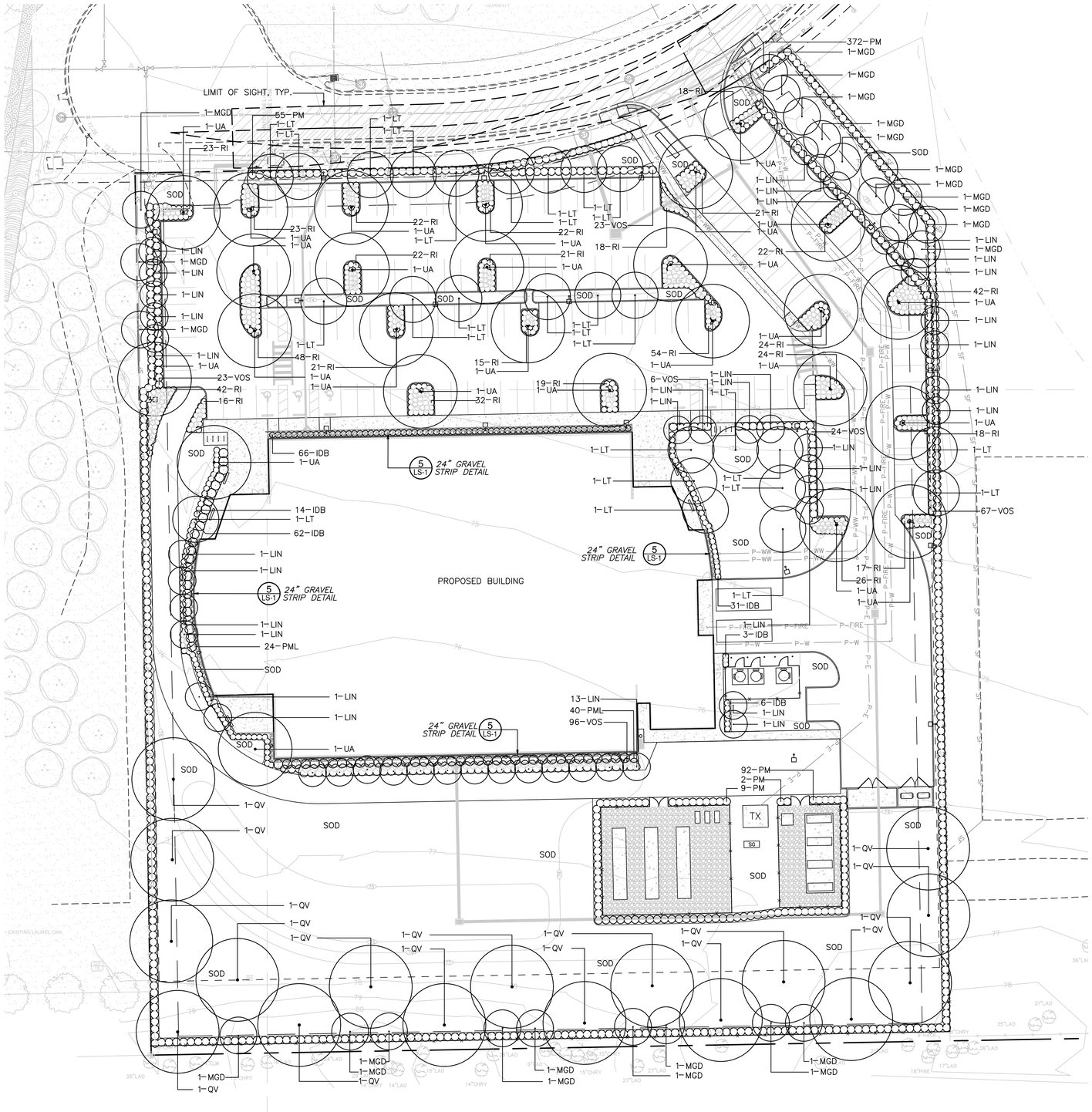
SUBMITTALS:
2009.29.SUBMITTAL TO COA
2010.13.SUBMITTAL TO COA
2011.16.SUBMITTAL TO COA

CLIENT: OLOGY/NANOTHERAPEUTICS
PROJECT: OLOGY PRODUCT DEVELOPMENT LAB
SHEET TITLE: LANDSCAPE NOTES, DETAILS, & SCHEDULE

TECHNICIAN: LR
DESIGNER: LR
QUALITY CONTROL: CT
PROJECT NUMBER: 20-0231

SHEET NO.: LS-1

Yacht Harbor Plat Date: Nov 16,2020 9:04am Filename: H:\2020\20-0231\Department\03_Design\03_CHWCK\01_Permitting\20-0231_Design Base.dwg



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

est. 1988 FLORIDA LA0001663

CHW
Professional Consultants

SCALE: 1"=30'

VERIFY SCALE
BAR IS ONE INCH ON
ORIGINAL DRAWING
IF NOT ONE INCH ON
THIS SHEET ADJUST
SCALES ACCORDINGLY.
0 1"

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
2009 23. SUBMITTAL TO COA
2010 25. SUBMITTAL TO COA
2011 16. SUBMITTAL TO COA

CLIENT: OLOGY/NANOTHERAPEUTICS

PROJECT: OLOGY PRODUCT DEVELOPMENT LAB

SHEET TITLE: LANDSCAPE PLAN

TECHNICIAN: LR
DESIGNER: LR
QUALITY CONTROL: CT
PROJECT NUMBER: 20-02311

SHEET NO.: LS-2

Tech: lenor Plot Date: Nov 16,2020 9:55am Filename: H:\2020\20-02311\Department\01_Design\02_DWGs\01_Permitting\20-02311_Design Base.dwg

CONCURRENCY IMPACT ANALYSIS

Copeland Park Product Development Laboratory

20-0231

Professional Consultants

To: Kathy Winburn, AICP, City of Alachua Planning & Community Dev. Director

From: Seth Wood, Project Planner

Date: ~~September 30, 2020~~ October 29, 2020

RE: Copeland Park Product Development Laboratory – Concurrency Impact Analysis

This application is for the western portion of Alachua County Tax Parcel 03927-007-000. The parcel is located on Nano Court, close to the road's end point. The site's Future Land Use (FLU) category is Industrial, and the Zoning District classification is Industrial, Light and Warehousing. The proposed use is a ±42,466 square-foot product development laboratory facility with associated utility infrastructure and parking.

Trip generation figures are based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition. The Concurrency Impact Analysis for this application is based on an **increase of ±42,466 square feet of Research and Development Center space**, ITE Land Use Code 760.

The following analysis estimates potential impacts on City of Alachua public facilities that may result from the proposed development. The following tables include data from the City of Alachua September 2020 Development Monitoring Report, as well as data obtained within the City Comprehensive Plan and Florida Administrative Code (F.A.C.).

Roadways / Transportation

Table 1: Projected Trip Generation

Trip Generation									
Land Use	ITE LU Code	Variable (GFA/1000)	Daily	AM Peak			PM Peak		
			Total	Total	In	Out	Total	In	Out
Research and Development Center	760	42.466	639	18	14	4	39	6	33

1. *Source: ITE Trip Generation 10th Edition*

Conclusion: Approval of this application may generate **639 daily vehicle trips**. The proposed development *will not* negatively impact the adopted LOS for adjacent and nearby roadways, as demonstrated in Tables 1 and 2 of this report.

Per City LDR §2.4.14(H)(2), affected roadways for developments generating *less* than 1,000 external average daily trips (ADT) are those within one-half mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater. Table 2 calculates projected impacts on City of Alachua roadways.

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

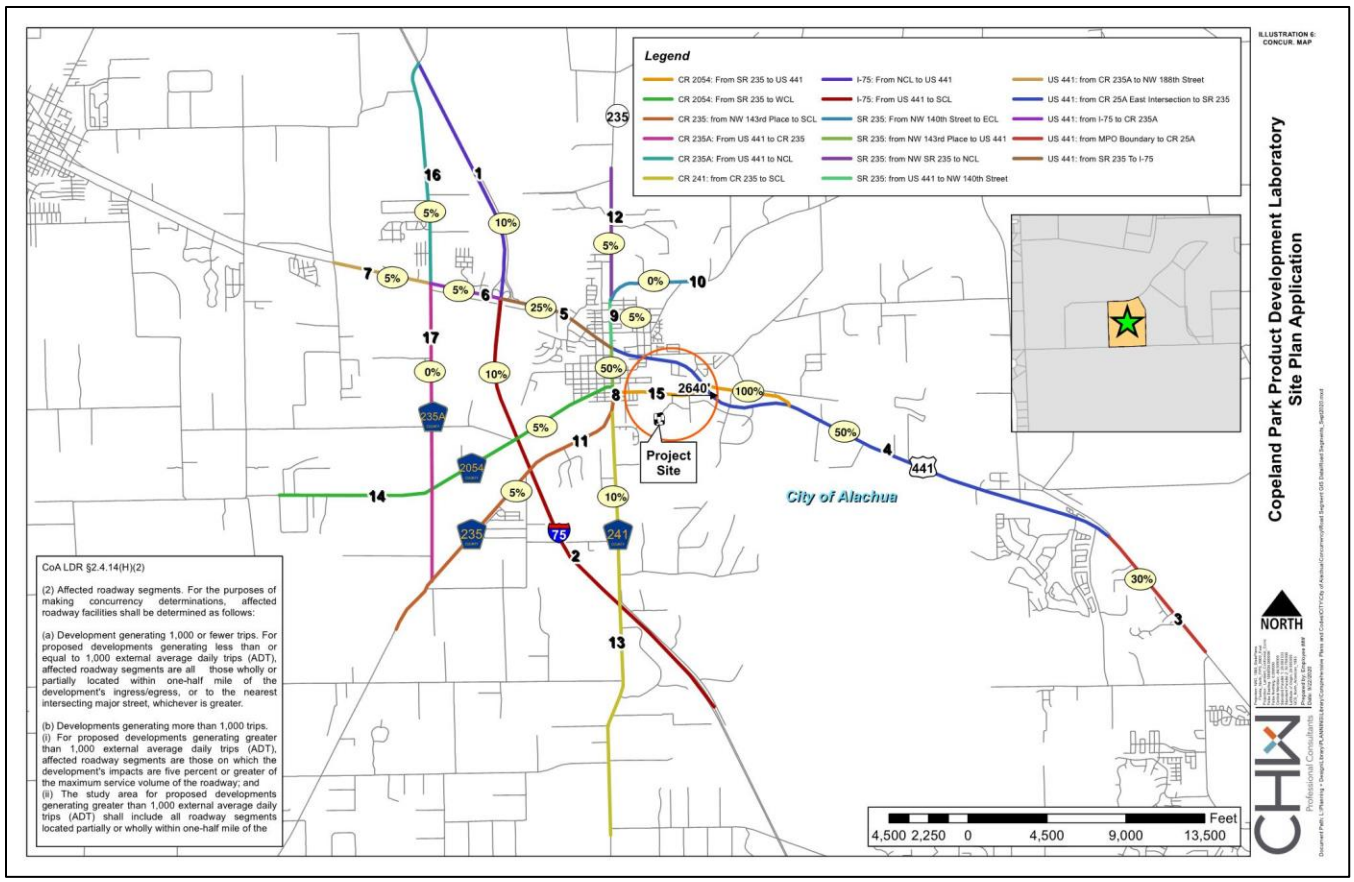


Figure 1: Anticipated Trip Distribution by Roadway Segment

Figure 1 illustrates the anticipated trip distribution. The project site is at the end of Nano Court. The center point used for the one-half mile radius measurement was the intersection of CR 2054 and NW 129th Way. Because of the need to use CR 2054 to access the project site, 100% of vehicles are anticipated to utilize this roadway. Trips are anticipated to be generated predominately by employees, who will likely live in the City of Alachua and surrounding communities.

Table 2: Projected Impacts on Roadways

	AADT	PM
Traffic System Category	**Segment 15: CR 2054**	
	From SR 235 and US 441	
Maximum Service Volume[1]	15,120	1,359
Existing Traffic[1]	3,007	354
Reserved Trips[1]	701	73
Available Capacity	11,412	932
Projected Trip Generation[2]	639	39
Available Capacity w/ Application approval	**10,773**	**893**

1. *Source: City of Alachua September 2020 Development Monitoring Report*
2. *Note: Projected trip distribution percentage is estimated by 100% for Segment 15.*

Conclusion: CR 2054 from SR 235 to US 441 is an affected roadway segment. There is available capacity with this application's approval. Therefore, this development *will not* cause the roadway segments to fall below the LOS standards.

Potable Water/Sanitary Sewer

Table 3: Projected Potable Water Impact

System Category	Gallons Per Day (GPD)
Current Permitted Capacity[1]	2,300,000
Less actual Potable Water Flows[1]	1,295,000
Reserved Capacity[1]	120,859
Residual Capacity[1]	884,141
Percentage of Permitted Design Capacity Utilized[1]	61.56%
Projected Potable Water Demand from Proposed Project[2]	6,370
Residual Capacity after Proposed Project	**877,771**

1. *Source: City of Alachua September 2020 Development Monitoring Report*
2. *Source: City of Alachua Comprehensive Plan & Chapter 64-E, F.A.C.*
   Formulas used: 42,466 sq. ft. x 15 gallons per 100 square feet of floor space

Conclusion: There is residual capacity with this application's approval. Therefore, the proposed development *will not* cause the City's potable water facilities to fall below LOS standards.

Table 4: Projected Sanitary Sewer Impact

System Category	Gallons Per Day (GPD)
Treatment Plant Current Permitted Capacity[1]	1,500,000
Less actual Treatment Plant Flows[1]	675,000
Reserved Capacity[1]	115,933
Residual Capacity[1]	709,067
Percentage of Permitted Design Capacity Utilized[1]	52.73%
Projected Potable Water Demand from Proposed Project[2]	6,370
Residual Capacity after Proposed Project	**702,697**

1. *Source: City of Alachua September 2020 Development Monitoring Report*
2. *Source: City of Alachua Comprehensive Plan & Chapter 64-E, F.A.C.*
   Formulas used: 42,466 sq. ft. x 15 gallons per 100 square feet of floor space

Conclusion: There is residual capacity with this application's approval. Therefore, the proposed development *will not* cause the City's sanitary sewer facilities to fall below LOS standards.

Solid Waste

Table 5: Projected Solid Waste Impact

System Category	LBs Per Day	Tons Per Year
Existing Demand[1]	41,192.00	7,517.54
Reserved Capacity[1]	8,251.19	1,505.84
New River Solid Waste Facility Capacity[1]	50 years	
Solid Waste Generated by Proposed Project[2]		**93.00**

1. *Source: City of Alachua September 2020 Development Monitoring Report.*
2. *Source: Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996. Formula used: (((12 lbs. / 1,000 ft^2/day x 42,466 sq. ft.) x 365)/2,000)*

Conclusion: There is available capacity with this application's approval. Therefore, the proposed development *will not* cause the City's solid waste facilities to fall below LOS standards.

COMPREHENSIVE PLAN ANALYSIS

Copeland Park Product Development Laboratory

20-0231

To: Kathy Winburn, AICP, City of Alachua Planning & Community Dev. Director

From: Seth Wood, Project Planner

Date: ~~September 30, 2020~~ October 29, 2020

RE: Copeland Park Product Development Laboratory – Comprehensive Plan Consistency Analysis

This application is for the western portion of Alachua County Tax Parcel 03927-007-000. The parcel is located on Nano Court, close to the road's end point. The site's Future Land Use (FLU) category is Industrial, and the Zoning District classification is Industrial, Light and Warehousing. The proposed use is a ±42,466-square-foot product development laboratory facility with associated utility infrastructure and parking.

The following identifies how this application is consistent with the City's Comprehensive Plan. Language from the Comprehensive Plan is provided in normal font, and the consistency statements are provided in **bold font**.

Future Land Use Element (FLUE)

Objective 1.5: Industrial
The City of Alachua shall establish one industrial district: Industrial. This district shall provide a broad range of clean industry, warehousing, research, and technology industries, to provide a variety of job opportunities to the citizens of Alachua and the North Central Florida Region.

The proposed development includes a single ±42,466-square-foot product development laboratory facility. This use is consistent with the Industrial Future Land Use (FLU) category.

Policy 1.5.d: The City shall develop performance standards for industrial uses in order to address the following:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;

Vehicular access to the site is provided via NW Nano Court. Currently, sidewalks are located along both sides of NW Nano Court. The site will include on-site pedestrian facilities, including sidewalks from NW Nano Court, through the parking lot, to multiple building entrances. A crosswalk will be located where pedestrians are required to cross vehicular traffic.

2. Buffering from adjacent existing/potential uses;

Adjacent parcels to the west, north, and east of the project site share the Industrial FLU and Industrial, Light and Warehouse (ILW) zoning designations. Land to the south of the project site has a Public FLU designation and Government Facilities (GF) zoning designation. Per City of Alachua Land Development Regulations Table 6.2-2, a 10' Type C buffer is required when industrial uses are adjacent to government facilities, and a 5' Type A buffer is required when industrial uses are adjacent to one another. Per §6.2.2(D)(2)(b), a 5' parking area buffer is also required. The proposed development will adhere to these requirements.

t: (904) 619-6521 | 8465 Merchants Way, Suite 102, Jacksonville, FL 32222
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

3. Open space provisions and balance of proportion between gross floor area and site size;

City of Alachua LDR §6.7.3(A), Table 6.7-1. states that a minimum of 10% of the gross site area shall be designated as open space. The project proposes ±100,514 square feet of open space, or ±47.1% of the site, which exceeds the 10% minimum requirement.

4. Adequacy of pervious surface area in terms of drainage requirements;

The project will connect to an existing drainage system. An exhibit has been provided demonstrating conformance with the existing master stormwater permit conditions as well as capacity.

5. Placement of signage;

No signage is proposed as part of this application. All future on-site signage will be consistent with City of Alachua's LDR §6.5 signage requirements.

6. Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts and preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at an appropriate intensity, direction and times to ensure light is not overused or impacting areas where it is not intended;

A photometric site plan is submitted as part of this application, demonstrating compliance with City of Alachua lighting requirements. Onsite lighting is limited to ensure safe navigation of the site, and to deter any unlawful activity after hours. Light placement will not adversely affect surrounding properties.

7. Safety of on-site circulation patterns (patron, employee and delivery vehicles, trucks), including parking layout and drive aisles, and points of conflict;

The on-site parking area was designed to minimize vehicle and pedestrian conflicts. A sidewalk connection allows pedestrians to safely travel from NW Nano Court to the building with only a single crosswalk, vehicular point of conflict. Deliveries are made along the side of the building, which does not conflict with the pedestrian circulation pattern or the main parking area. Trash pick-up is also located on the side of the building near the loading area.

8. Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;

Per Comprehensive Plan Future Land Use Element Policy 2.4.a, minimum landscaped area shall be 10% of the development site, not inclusive of any designated open space areas. The proposed Landscape Plan designates ±12% of the site as landscaped area, meeting the 10% requirement.

9. Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance;

There are no wetlands in the development area, nor are there any of environmental features on-site that warrant protection. There are no known on-site occurrences of historic significance either.

10. Performance based zoning requirements that may serve as a substitute for or accompany land development regulations in attaining acceptable site design; and

There are no performance-based zoning requirements being proposed for this site.

11. Industrial uses shall be limited to an intensity of less than or equal to .50 floor area ratio for parcels 10 acres or greater, .50 floor area ratio for parcels less than 10 acres but 5 acres or greater, .75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less.

This application proposes a ±42,466 square feet non-residential building on a 9.81-acre parcel, which yields a 0.109 Floor Area Ratio (FAR). Therefore, the proposed use does not exceed the permitted 0.50 FAR.

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

The submitted landscaping plan includes ±12% of total site area designated as landscaped area, not inclusive of designated open space area, which demonstrates that the 10% minimum landscaping requirement is satisfied.

Transportation Element (TE)

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.

The proposed Research and Development building will not result in a degradation of transportation Level of Service (LOS) standards. The proposed development will result in 639 AADT and 39 PM Peak trips. Per LDR section 2.4.14(H)(2)(a), affected roadway segments are those that fall within one-half (½) mile of the parcel's boundaries. CR 2054 is the only affected roadways within this ½ mile radius.

According to the September 2020 Development Monitoring Report made available by City staff, there is more than enough capacity on the affected roadway segment to handle the increase in AADT created by the proposed application. Therefore, after build-out of the proposed development, there will continue to be a surplus of available trips.

Community Facilities and Natural Groundwater Recharge Element (CFNGAR)

Policy 1.1.d: The City hereby establishes the following Level of Service standards for sanitary sewer facilities:

b. Quantity: System-wide wastewater collection and treatment will be sufficient to provide a minimum of 250 gallons per day per equivalent residential unit (ERU) on an average annual basis.

The proposed development will allow a net increase of ±42,466 sf of non-residential uses, resulting in an increased demand of ±6,370 gallons per day on the City's sanitary sewer system. Per the City of Alachua September 2020 Development Monitoring Report, there is a residual capacity of 709,067 gallons per day.

Objective 2.1: Continue to ensure satisfactory and economical solid waste service for all City residents, with an emphasis on reuse and recycling.

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

The proposed development will allow a net increase of ±42,466 sf of non-residential uses, resulting in an increased demand of 93.00 tons per year on the City's solid waste system. Per the City of Alachua September 2020 Development Monitoring Report, there is a 50-year build-out capacity for the solid waste disposal facility.

Objective 4.1: Achieve and maintain acceptable levels of service for potable water quantity and quality.

Policy 4.1.c: The City establishes the following level of service standards for potable water:

2. Quantity: System-wide potable water distribution and treatment will be sufficient to provide a minimum of 275 gallons per day per equivalent residential unit (ERU) on an average annual basis.

The proposed development will allow a net increase of ±42,466 sf of non-residential uses, resulting in an increased demand of ±6,370 gallons per day on the City's potable water system. Per the City of Alachua September 2020 Development Monitoring Report, there is a residual capacity of 884,141 gallons per day.

Site Plan Second Re-Submittal for The Harvest - Building C

12895 NW US Highway 441

PARCEL No. 05855-004-000 & 05855-004-001(County Property Appraiser)

Alachua, Florida

Zoning: Industrial General (IG)

PROPOSED BUILDING NARRATIVE

ADJACENT TO BLDG C	
NEW VESTIBULE	393 SF
NEW EELCTRICAL ADDITION	135 SF
ADJACENT TO BLDG L	
NEW BHO BUILDING	384 SF
TOTAL NEW BLDG SF	912 SF

OWNER

IIP-FL 3 LLC
11440 W BERNARDO CT, SUITE 100
SAN DIEGO, CALIFORNIA 92127

ARCHITECT

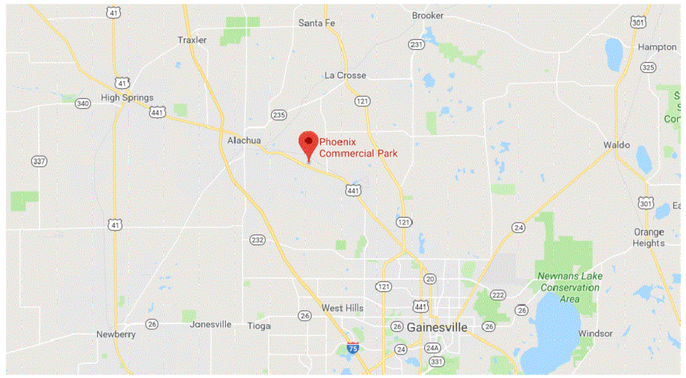
STUDIO 45 ARCHITECTS, PLLC
1648 SOUTHWEST BLVD
TULSA, OK 74107
(918) 392-4958

CIVIL

WOOD ENVIRONMENT &
INFRASTRUCTURE SOLUTIONS, INC.
404 SW 140TH TERRACE
NEWBERRY, FL 32669
(352) 332-3318

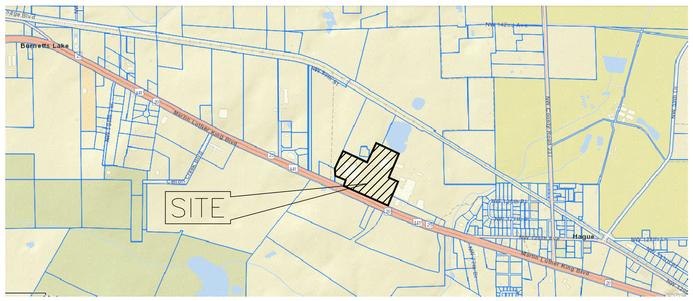
FIRE PROTECTION IS PROVIDED BY AN ONSITE SYSTEM SERVED BY A PRIVATELY OWNED WATER TOWER.

NO CHANGES TO THE FIRE PROTECTION SYSTEM ARE PROPOSED.



VICINITY MAP
NTS

NORTH



LOCATION MAP
NTS

NORTH

INDEX TO DRAWINGS

SHEET	NAME
X100	Cover Sheet and Index to Drawings
1,2,3,4	Boundary and Topographic Survey
FIG. 1	Tree Survey Map
C001	Existing Conditions Plan
C101	Demolition and Erosion Control Plan
C102	Parking Landscape Plan
C103	Landscape Plan
C201	Site Layout and Paving Plan - Parking
C202	Site Layout and Paving Plan - Roadway
C203	Site Layout and Paving Plan - North
C204	Site Layout and Paving Plan - Building C
C205	Fencing and Fire Hydrant Plan
C301	Site Grading and Drainage Plan - South
C401	Site Utility Plan - South
C501	Erosion Control Details and Notes
C502	Site Civil Details
C503	Site Utility Details
C504	Site Utility Details

CONTRACTOR NOTICE 2017 (AS REVISED JANUARY 2018)

THE CONTRACTOR & OWNER WILL BE HELD ACCOUNTABLE DURING CONSTRUCTION FOR ALL SITE IMPROVEMENTS. COMPLIANCE WITH FLORIDA STATUTES 553.5041 (F.S.), AND THE *FLORIDA ADMINISTRATIVE CODE FOR BUILDING CONSTRUCTION* (FACBC), IS MANDATORY. IF INCORRECT AT FINAL INSPECTION, CONTRACTOR WILL BE REQUIRED TO MODIFY CONSTRUCTION TO COMPLY WITH F.S. AND FACBC. THE FOLLOWING ITEMS TAKE PRECEDENCE AND SUPERSEDE OTHER SITE DETAILS ON DRAWINGS:

1. ACCESSIBLE PARKING SPACES SHALL BE LOCATED ON AN ACCESSIBLE ROUTE NO LESS THAN 44" WIDE SO THAT USERS WILL NOT BE COMPELLED TO WALK OR WHEEL BEHIND PARKED VEHICLES EXCEPT BEHIND HIS OR HER OWN VEHICLE. §208.1 AND §502.3, FACBC AND F.S. 553.5041.
2. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SERVING A PARTICULAR BUILDING SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE FROM THE ACCESSIBLE (H/C) PARKING TO AN ACCESSIBLE ENTRANCE. §208.3.1 FACBC AND F.S. 553.5041(5)(B).
3. ACCESSIBLE PARKING SPACES SHALL BE 12' WIDE, AND OUTLINED WITH BLUE PAINT. §502.2 AND §502.6, FACBC
4. ACCESS AISLES REQUIRED ADJACENT TO PARKING SPACES SHALL BE 5' WIDE WITH DIAGONAL STRIPING. §502., FACBC
5. ACCESSIBLE PARKING AND ACCESS AISLES SHALL BE LEVEL(NOT TO EXCEED 1:48) ON A STABLE, FIRM & SLIP RESISTANT SURFACE. RE: §302.1, §502.3.FACBC
6. ACCESSIBLE PARKING SIGNS SHALL BE FDOT APPROVED AND SHALL READ 'PARKING BY DISABLED PERMIT ONLY' AND SHALL INDICATE A $250 FINE FOR ILLEGAL USE. INSTALL SIGNS A MINIMUM 60" (INCHES) FROM THE GROUND TO THE BOTTOM OF THE SIGN(S). RE: §502.6ANDF.S. 553.5041.
7. CURB RAMPS SHALL NOT EXCEED 1:12 SLOPE, AND CURB RAMP FLARES SHALL NOT EXCEED 1:10 SLOPE. CURB RAMPS AND FLARED SIDES SHALL NOT ENCROACH UPON PARKING SPACES, ACCESS AISLES, OR VEHICULAR TRAFFIC LANES.THE COUNTER SLOPE OF ADJACENT ROAD SURFACES& GUTTERS SHALL NOT EXCEED 1:20.RE: § 405.2, §406., FACBC
8. CURB RAMPS SHALL HAVE A LANDING WITH A MINIMUM CLEAR LENGTH OF 36" SHALL BE LOCATED AT THE TOP SIDE OF EACH CURB RAMP, A CLEAR WIDTH AT LEAST AS WIDE AS THE CURB RAMP (EXCLUDING FLARED SIDES) LEADING TO IT. EXCEPTION: FOR ALTERATIONS,WHERE THERE IS NO LANDING, CURB RAMP FLARES SHALL BE PROVIDED, AND SHALL NOT BE STEEPER THAN 1:12 SLOPE. RE: §406, FACBC
9. ALL RAMPS WITH A RISE GREATER THAN 6" SHALL PROVIDE EDGE PROTECTION COMPLYING WITH §405.9 FACBC. RAMPS SHALL HAVE 60" MIN LEVEL LANDINGS AT THE TOP & BOTTOM. RE: §405.7. FACBC.
10. ALL RAMPSWITH A RISE GREATER THAN 6" SHALL HAVE HANDRAILS ON BOTH SIDES WITH 12" HORIZONTAL EXTENSIONS AT THE TOP &BOTTOM OF THE RAMP. RE: §1010.9 FBC-B (FLORIDA BUILDING CODE – BUILDING) AND§505.10 FACBC.
11. ACCESSIBLE ROUTES TO "MAIN ENTRY"FROM AN ACCESSIBLE PARKING SPACE, AND FROM THE "PUBLIC WAY", SHALL NOT EXCEED 1:20 SLOPE (UNLESS RAMPS, HANDRAILS WITH PROPER EXTENSIONS ARE PROVIDED) WITH CROSS SLOPE NOT IN EXCESS OF 1:48. RE: §206, §402 AND §403.FACBC.
12. *CONNECT BUILDINGS WITHIN THE SAME SITE WITH AN ACCESSIBLE ROUTE WHICH SHALL NOT EXCEED 1:20 SLOPE (UNLESS RAMPS AND HANDRAILS ARE PROVIDED) AND AMAXIMUM CROSS SLOPE OF 1:48. RE: §206 FACBC.

*EXCEPTION: AN ACCESSIBLE ROUTE SHALL NOT BE REQUIRED BETWEEN ACCESSIBLE BUILDINGS, ACCESSIBLE FACILITIES, ACCESSIBLE ELEMENTS, AND ACCESSIBLE SPACES IF THE ONLY MEANS OF ACCESS BETWEEN THEM IS A VEHICULAR WAY NOT PROVIDING PEDESTRIAN ACCESS. RE: §206.2.2 FACBC

ERRORS AND OMISSIONS IN THESE DOCUMENTS, IF ANY, SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR RESOLUTION. GENERAL CONTRACTOR TO THOROUGHLY INSPECT EXISTING CONDITIONS PRIOR TO SUBMITTING BIDS.

ANY DISCREPANCIES BETWEEN PLANS AND FIELD CONDITIONS SHALL BE NOTED AT ONCE AND CALLED TO THE ENGINEER'S ATTENTION 48 HOURS PRIOR TO SUBMITTING BIDS.

CORRESPONDENCE REGARDING THESE CONSTRUCTION DOCUMENTS SHALL BE DIRECTED TO ROBERT H DAVIS JR, P.E. AT WOOD ENVIRONMENT & INFRASTRUCTURE SOLUTIONS INC. 1441 MACLAY COMMERCE DR, SUITE 102, TALLAHASSEE, FL 32312 (850)298-7717

wood.
Environment & Infrastructure Solutions, Inc.
1441 Maclay Commerce Dr, Ste 102
Tallahassee, Florida, 32312
850-656-1293
EOR: Robert H Davis Jr
FL PE Reg # 73115
Certificate Of Authorization #5392

STUDIO 45 ARCHITECTS
1648 Southwest Boulevard,
Tulsa, Oklahoma 74107
www.s45architects.com

THE HARVEST
PHOENIX COMMERCIAL PARK
ALACHUA, FLORIDA
PERMITTING DOCUMENTS - BUILDING C

MARK	DESCRIPTION	DATE

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Studio 45 Architects, PLLC, and is not to be used, in whole or in part, for any other project, without the written authorization of Studio 45 Architects, PLLC.

© 2021 Studio 45 Architects

ROBERT H. DAVIS JR. LICENSE NO. 73115 STATE OF FLORIDA PROFESSIONAL ENGINEER

PROJECT NO: 100-0811
ISSUE DATE: 8/26/2021

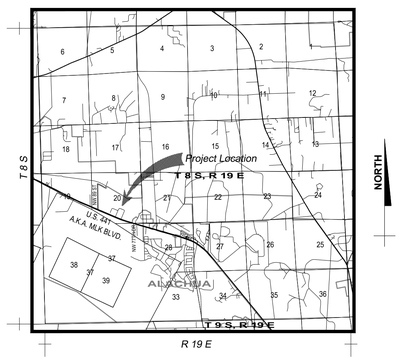
INDEX TO DRAWINGS

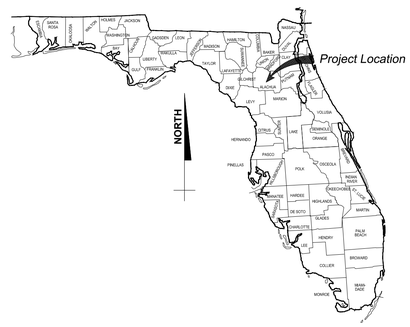
X-100

PERMITTING DOCUMENTS BLDG C

Map of Limited Topographic Survey
AT
PHOENIX COMMERCIAL PARK
Located in
Section 20, Township 8 South, Range 19 East
Alachua County, Florida

Location Map
(Not to Scale)





Surveyor's Notes:

1. *This map of Topographic Survey is not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.*
2. *Additions or deletions to this Map of Topographic survey by other than the signing party or parties is prohibited without the written consent of the signing party or parties.*
3. *The purpose of this survey is to identify and map limited topographic features, namely drainage structures and spot elevations, within the survey limits shown hereon. Locations of fixed improvements shown hereon are based upon the following surveys provided by the client: 1) Boundary Survey by EDA, Inc. dated March 17, 2019; 2) ALTA/NSPS Survey by CHW, Inc. dated April 25, 2019.*
4. *Coordinates and Elevations shown hereon are relative to the North American Datum of 1983, 2011 Adjustment, projected in the Florida State Plane Coordinate System, Florida North Zone 903, US survey feet, and; the North American Vertical Datum of 1988 (NAVD 88) based on Global Positioning System (GPS) measurements to the National Geodetic Survey (NGS) Continuously Operating Reference Stations (CORS) network. The positions of the project control stations shown hereon have a calculated positional accuracy of 2 cm or better based upon the NGS OPUS adjustment report.*
5. *Bearings shown hereon are based on a value of South 66°00'17" East for the south line of the lands of the subject parcel. Said bearing is identical with the furnished description.*
6. *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.*
7. *Fencing, symbols and utilities shown hereon may be exaggerated for pictorial purposes only and may not be shown to scale.*
8. *The surveyor has no knowledge of underground foundations which may encroach.*
9. *There is evidence of recent earth moving work, water and sewer utility installation along US highway 441.*

LEGEND:

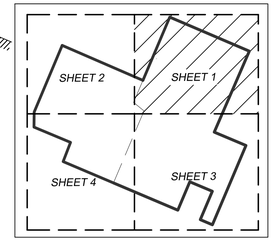
(D1) = DATA BASED ON PARENT PARCEL DESCRIPTION
(D2) = DATA BASED ON CEMETERY DESCRIPTION
(D3) = DATA BASED ON LASER DESCRIPTION
(D4) = DATA BASED ON HARVEST DESCRIPTION
(D5) = DATA BASED ON HAGUE DESCRIPTION
(D6) = DATA BASED ON TOGETHER WITH 50' EASEMENT DESCRIPTION
(D7) = DATA BASED ON TOGETHER WITH LAKE URSULA EASEMENT
(M) = DATA BASED ON FIELD MEASUREMENTS DESCRIPTION

POC = POINT OF COMMENCEMENT
POB = POINT OF BEGINNING
R/W = RIGHT OF WAY
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE
ID. = IDENTIFICATION
EL = ELEVATION

= FOUND 3/4" IRON PIPE (MARKED AS NOTED)
= *FOUND 5/8" STEEL ROD AND CAP (MARKED AS NOTED)*
= GAS METER
= MAILBOX
= POST INDICATOR VALVE
= WATER VALVE
= WATER METER
= MONITORING WELL
= WOODEN POWER POLE
= METAL LIGHT POLE
= METAL SIGN
= OVERHEAD PIPES (STAND)
= GUY POLE
= TRANSFORMER
= POST INDICATOR VALVE
= FIRE HYDRANT
= BOLLARD
= ELECTRIC MANHOLE
= METAL LID (CONTENTS UNKNOWN)
= STORM SEWER MANHOLE
= SANITARY SEWER MANHOLE
= CATCH BASIN/STORM INLET
= MITERED END SECTION
= PAVEMENT MARKING (BIKE LANE)
= PAVEMENT MARKING (TURN ARROW)
OHW = OVERHEAD ELECTRIC WIRE
= GUY WIRE
+155.3' = Elevation
= CONCRETE SURFACE



Key Map



GRAPHIC SCALE
0 20 40 80
(IN FEET)
1 inch = 40 ft.

NORTH

Last Day in Field: 06/03/2019

ROBERT M. JONES
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
LICENSE No. LS 4201

Prepared by:

Wood Environment & Infrastructure Solutions, Inc.
550 Northlake Boulevard, Suite 1000
Altamonte Springs, FL 32701 USA
Phone: (407) 522-7570
www.woodplc.com
Certificate of Authorization Number LB-0007932

Prepared for:

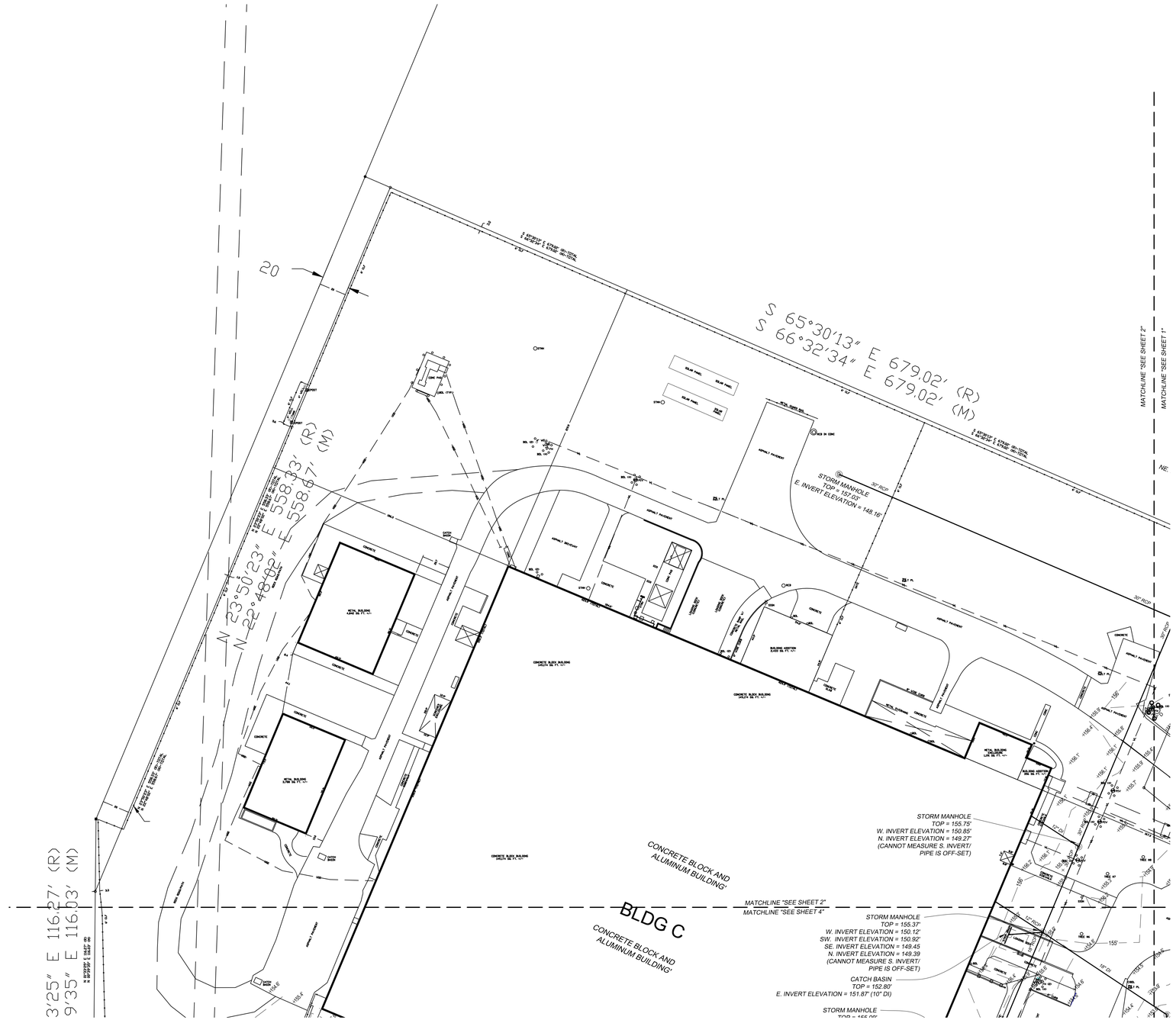
HARVEST ENTERPRISES

Revision	Date

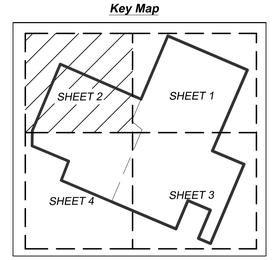
Dwg. Date:	06/04/2019
Photo Date:	N/A
Drawn by:	BJG
Checked by:	RMJ
County: Alachua County, Florida	
Field Books: 1347	
Office No.: 60901902024	
Dwg. Name: 60901902024 Topo	

Project Title:
Map of Limited Topographic Survey
AT
PHOENIX COMMERCIAL PARK
Located in
Section 20, Township 8 South, Range 19 East
Alachua County, Florida

Sheet No. 1 of 4



Key Map



GRAPHIC SCALE
0 20 40 80
(IN FEET)
1 inch = 40 ft.

NORTH

Prepared by:

Wood Environment & Infrastructure Solutions, Inc.
550 Northlake Boulevard, Suite 1000
Altamonte Springs, FL 32701 USA
Phone: (407) 522-7570
www.woodplc.com
Certificate of Authorization Number LB-0007932

Last Day in Field: 06/03/2019

Prepared for:

HARVEST ENTERPRISES

Revision	Date

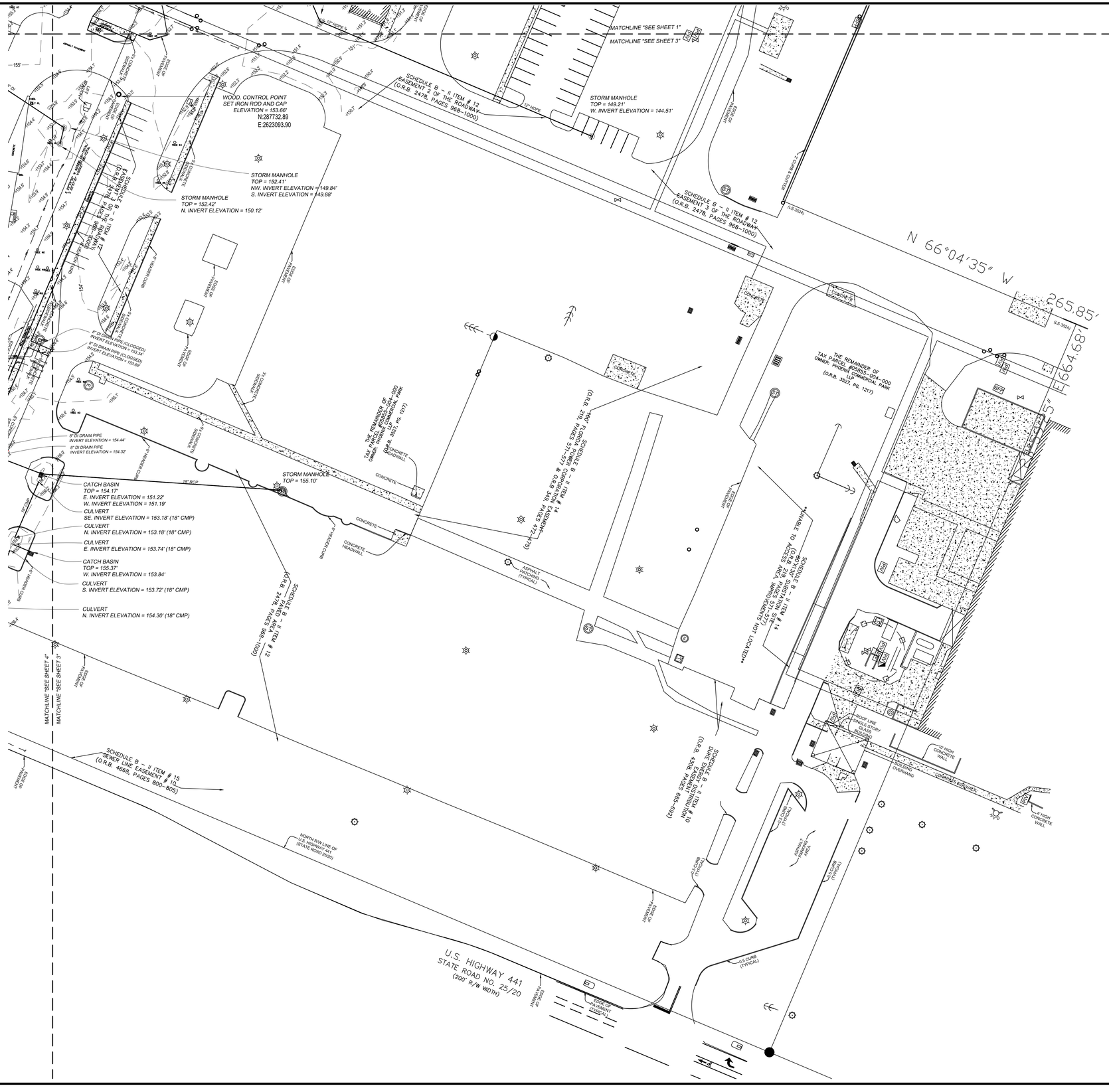
Revision	Date

County: Alachua County, Florida | Dwg. Date: 06/04/2019
Field Books: 1347 | Photo Date: N/A
Office No.: 6090190224 | Drawn by: BJG
Dwg. Name: 6090190224 Topo | Checked by: RMJ

Project Title:

Map of Limited Topographic Survey
of
PHOENIX COMMERCIAL PARK
Located in
Alachua County, Florida

Sheet No. 2 of 4


MATCHLINE "SEE SHEET 1"
MATCHLINE "SEE SHEET 3"
WOOD. CONTROL POINT
SET IRON ROD AND CAP
ELEVATION = 153.66'
N:287732.89
E:2623093.90
STORM MANHOLE
TOP = 149.21'
W. INVERT ELEVATION = 144.51'
SCHEDULE B – II ITEM # 12
EASEMENT 2 OF THE ROADWAY
(O.R.B. 2478, PAGES 968–1000)
SCHEDULE B – II ITEM # 12
EASEMENT 3 OF THE ROADWAY
(O.R.B. 2478, PAGES 968–1000)
N 66°04'35" W
265.85'
(L5,3824)
E664.68'
S 23°55'25" E
STORM MANHOLE
TOP = 152.41'
NW. INVERT ELEVATION = 149.84'
S. INVERT ELEVATION = 149.88'
STORM MANHOLE
TOP = 152.42'
N. INVERT ELEVATION = 150.12'
8" DI DRAIN PIPE (CLOGGED)
INVERT ELEVATION = 153.34'
8" DI DRAIN PIPE (CLOGGED)
INVERT ELEVATION = 153.69'
8" DI DRAIN PIPE
INVERT ELEVATION = 154.44'
8" DI DRAIN PIPE
INVERT ELEVATION = 154.32'
STORM MANHOLE
TOP = 155.10'
CATCH BASIN
TOP = 154.17'
E. INVERT ELEVATION = 151.22'
W. INVERT ELEVATION = 151.19'
CULVERT
SE. INVERT ELEVATION = 153.18' (18" CMP)
CULVERT
N. INVERT ELEVATION = 153.18' (18" CMP)
CULVERT
E. INVERT ELEVATION = 153.74' (18" CMP)
CATCH BASIN
TOP = 155.37'
W. INVERT ELEVATION = 153.84'
CULVERT
S. INVERT ELEVATION = 153.72' (18" CMP)
CULVERT
N. INVERT ELEVATION = 154.30' (18" CMP)
MATCHLINE "SEE SHEET 4"
MATCHLINE "SEE SHEET 3"
SCHEDULE B – II ITEM # 15
"SEWER LINE EASEMENT # 10
(O.R.B. 1668, PAGES 800–805)
SCHEDULE B – II ITEM # 12
(O.R.B. 2478, PAGES 968–1000)
SCHEDULE B – II ITEM # 14
(O.R.B. 510, PAGES 477–479)
SCHEDULE B – II ITEM # 14
(O.R.B. 510, PAGES 477–479)
SCHEDULE B – II ITEM # 10
PUBLIC UTILITY EASEMENT
(O.R.B. 4308, PAGES 686–692)
THE REMAINDER OF
TAX PARCEL #06855-004-000
OWNER: PHOENIX COMMERCIAL PARK, LLC
(O.R.B. 3527, Pg. 1217)
"MARKET TO ACCESS MONDERNERS NOT LOCATED"
(O.R.B. 510, PAGES 477–479)
(O.R.B. 2478, PAGES 968–1000)
NORTH R/W LINE OF
U.S. HIGHWAY 441
(STATE ROAD 25/20)
U.S. HIGHWAY 441
STATE ROAD NO. 25/20
(200' R/W WIDTH)
EDGE OF
PAVEMENT
(TYPICAL)
CONCRETE
SIDEWALK
ASPHALT
PATCHING
(TYPICAL)
CONCRETE
HEADWALL
CONCRETE
FLUME
ASPHALT
PAVING
AREA
2.5 CURB
(TYPICAL)
ROOF LINE
OF 1 STORY
BLOCK
BUILDING
(TYP.)
BUILDING
OVERHANG
6' HIGH
CONCRETE
WALL
CONCRETE
FLUME
CONCRETE
WALL
BFP
FH
WM
SS
CO
TP
HYDRANT
AT 30/03
CONCRETE
SIDEWALK
ASPHALT
PAVEMENT
CONCRETE
CURB
PK NAILS
CURB
CONCRETE
DRIVEWAY
CONCRETE
APRON
CONCRETE
SLAB
CONCRETE
PAD
CONCRETE
FLUME
CONCRETE
WALL
CONCRETE
WALL
CONCRETE
FLUME
CONCRETE
WALL
CONCRETE
WALL
CONCRETE
WALL

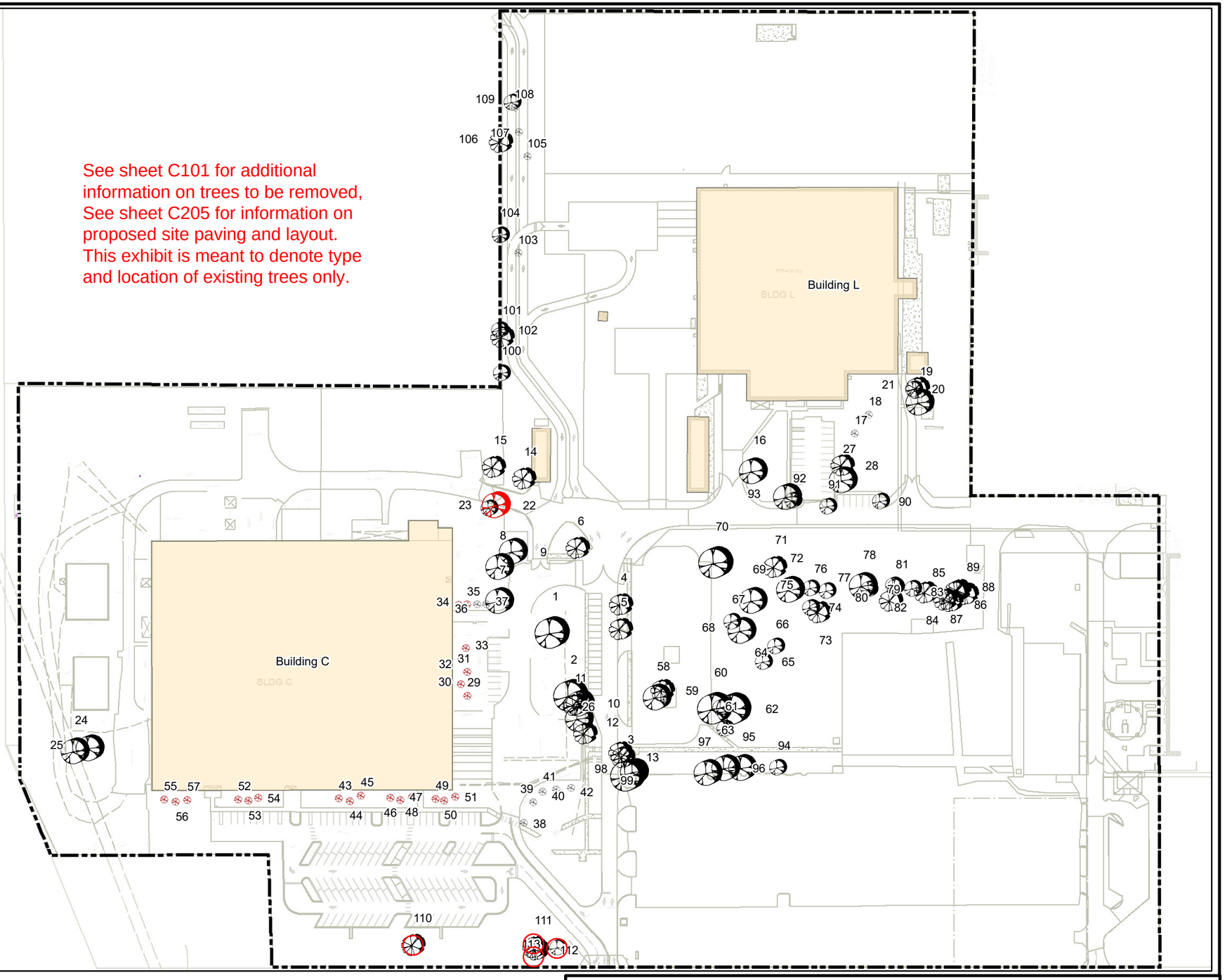

BLDG C
CONCRETE BLOCK AND ALUMINUM BUILDING
MATCHLINE "SEE SHEET 2"
MATCHLINE "SEE SHEET 4"
STORM MANHOLE
TOP = 155.37'
W. INVERT ELEVATION = 150.12'
SW. INVERT ELEVATION = 150.92'
SE. INVERT ELEVATION = 149.45
N. INVERT ELEVATION = 149.39
(CANNOT MEASURE S. INVERT/ PIPE IS OFF-SET)
CATCH BASIN
TOP = 152.80'
E. INVERT ELEVATION = 151.87' (10" DI)
STORM MANHOLE
TOP = 155.09'
W. INVERT ELEVATION = 150.54'
S. INVERT ELEVATION = 149.90'
N. INVERT ELEVATION = 149.85'
STORM MANHOLE
TOP = 155.32'
W. INVERT ELEVATION = 150.74'
S. INVERT ELEVATION = 150.32'
N. INVERT ELEVATION = 150.32'
STORM MANHOLE
TOP = 153.51'
W. INVERT ELEVATION = 150.51'
N. INVERT ELEVATION = 150.31'
CATCH BASIN
TOP = 152.67'
E. INVERT ELEVATION = 151.36
CATCH BASIN
BOTTOM OF STRUCTURE: 151.48'
8" PVC DRAIN PIPE
INVERT ELEVATION = 153.27'
8" PVC DRAIN PIPE
INVERT ELEVATION = 153.87'
8" PVC DRAIN PIPE
INVERT ELEVATION = 154.19'
8" DI DRAIN PIPE (CLOGGED)
INVERT ELEVATION = 153.14'
8" DI DRAIN PIPE (CLOGGED)
INVERT ELEVATION = 153.69'
8" DI DRAIN PIPE
INVERT ELEVATION = 154.44'
8" DI DRAIN PIPE
INVERT ELEVATION = 154.32'
CATCH BASIN
TOP = 154.17'
E. INVERT ELEVATION = 151.22'
W. INVERT ELEVATION = 151.19'
CULVERT
SE. INVERT ELEVATION = 153.18' (18" CMP)
CULVERT
N. INVERT ELEVATION = 153.18' (18" CMP)
CULVERT
E. INVERT ELEVATION = 153.74' (18" CMP)
CATCH BASIN
TOP = 155.37'
W. INVERT ELEVATION = 153.84'
CULVERT
S. INVERT ELEVATION = 153.72' (18" CMP)
CULVERT
N. INVERT ELEVATION = 154.30' (18" CMP)
CULVERT
E. INVERT ELEVATION = 151.78
(18" CMP)
W. INVERT ELEVATION = 153.49
(18" CMP)
CULVERT
E. INVERT ELEVATION = 155.30
(18"CMP)
SANITARY MANHOLE
TOP = 155.2'
SANITARY MANHOLE
TOP = 155.52'
SANITARY MANHOLE
TOP = 155.8'
N 66°13'12" W 305.43' (R)
N 67°17'13" W 305.84' (M)
N 66°00'17" W 420.07' (R)
N 67°02'57" W 421.94' (M)
N 00°39'35" E 116.03'
ON GOING CONSTRUCTION IN THE AREA
MATCHLINE "SEE SHEET 4"
MATCHLINE "SEE SHEET 3"
SCHEDULE B – II ITEM # 15
SEWER LINE EASEMENT
(O.R.B. 4668, PAGES 800-805)
ASPHALT PAVEMENT
CONCRETE
GRAVEL
GRASS
CURB & GUTTER
SIDEWALK
CHAIN LINK FENCE
WOOD FENCE
WIRE FENCE
UTILITY POLE
GUY WIRE
FIRE HYDRANT
WATER VALVE
WATER METER
SIGN
MAILBOX
TREE
SHRUB
CONCRETE PAD
AIR CONDITIONER
TRANSFORMER
ELECTRIC BOX
TELEPHONE BOX
CABLE TV BOX
GAS VALVE
GAS METER
GAS TANK
GAS LINE MARKER
TELEPHONE MANHOLE
ELECTRIC MANHOLE
CLEANOUT
MONITORING WELL
BENCHMARK
CONCRETE MONUMENT
IRON PIN
IRON PIN & CAP
IRON PIN & CAP (LB 7307)
IRON PIN & CAP (LB 7307) SET
IRON PIN & CAP (LB 7307) FOUND

Existing Trees within 200' of Buildings L & C

Number	Scientific Name	Common Name	DBH
1	Quercus laurifolia	Laurel oak	40"
2	Juniperus virginiana	Red cedar	36"
3	Quercus laurifolia	Laurel oak	36"
4	Quercus laurifolia	Laurel oak	18"
5	Quercus laurifolia	Laurel oak	18"
6	Platanus occidentalis	Sycamore	20"
7	Quercus laurifolia	Laurel oak	24"
8	Quercus laurifolia	Laurel oak	24"
9	Platanus occidentalis	Sycamore	24"
10	Quercus laurifolia	Laurel oak	30"
11	Magnolia grandiflora	Southern magnolia	20"
12	Quercus laurifolia	Laurel oak	30"
13	Quercus laurifolia	Laurel oak	20"
14	Quercus laurifolia	Laurel oak	18"
15	Quercus laurifolia	Laurel oak	16"
16	Quercus laurifolia	Laurel oak	30"
17	Taxodium ascendens	Pond cypress	4"
18	Magnolia grandiflora	Southern magnolia	4"
19	Quercus laurifolia	Laurel oak	30"
20	Sabal palmetto	Cabbage palm	12"
21	Quercus laurifolia	Laurel oak	16"
22	Quercus laurifolia	Laurel oak	24"
23	Quercus laurifolia	Laurel oak	12"
24	Quercus laurifolia	Laurel oak	24"
25	Quercus laurifolia	Laurel oak	24"
26	Quercus laurifolia	Laurel oak	18"
27	Pinus taeda	Loblolly pine	26"
28	Magnolia grandiflora	Southern magnolia	18"
29	Lagerstroemia	Crepe myrtle	2"
30	Lagerstroemia	Crepe myrtle	2"
31	Lagerstroemia	Crepe myrtle	2"
32	Lagerstroemia	Crepe myrtle	2"
33	Lagerstroemia	Crepe myrtle	2"
34	Lagerstroemia	Crepe myrtle	2"
35	Lagerstroemia	Crepe myrtle	2"
36	Lagerstroemia	Crepe myrtle	2"
37	Lagerstroemia	Crepe myrtle	2"
38	Lagerstroemia	Crepe myrtle	2"
39	Lagerstroemia	Crepe myrtle	2"
40	Lagerstroemia	Crepe myrtle	2"
41	Lagerstroemia	Crepe myrtle	2"
42	Lagerstroemia	Crepe myrtle	2"
43	Lagerstroemia	Crepe myrtle	2"
44	Lagerstroemia	Crepe myrtle	2"
45	Lagerstroemia	Crepe myrtle	2"
46	Lagerstroemia	Crepe myrtle	2"
47	Lagerstroemia	Crepe myrtle	2"
48	Lagerstroemia	Crepe myrtle	2"
49	Lagerstroemia	Crepe myrtle	2"
50	Lagerstroemia	Crepe myrtle	2"
51	Lagerstroemia	Crepe myrtle	2"
52	Lagerstroemia	Crepe myrtle	2"
53	Lagerstroemia	Crepe myrtle	2"
54	Lagerstroemia	Crepe myrtle	2"
55	Lagerstroemia	Crepe myrtle	2"
56	Lagerstroemia	Crepe myrtle	2"

Number	Scientific Name	Common Name	DBH
57	Lagerstroemia	Crepe myrtle	2"
58	Quercus laurifolia	Laurel oak	28"
59	Quercus laurifolia	Laurel oak	18"
60	Quercus laurifolia	Laurel oak	36"
61	Sabal palmetto	Cabbage palm	12"
62	Quercus laurifolia	Laurel oak	40"
63	Quercus nigra	Water oak	12"
64	Quercus laurifolia	Laurel oak	60"
65	Magnolia grandiflora	Southern magnolia	10"
66	Magnolia grandiflora	Southern magnolia	10"
67	Magnolia grandiflora	Southern magnolia	10"
68	Quercus laurifolia	Laurel oak	24"
69	Quercus laurifolia	Laurel oak	24"
70	Quercus laurifolia	Laurel oak	35"
71	Liquidambar styraciflua	Sweetgum	16"
72	Celtis laevigata	Sugarberry	24"
73	Celtis laevigata	Sugarberry	16"
74	Liquidambar styraciflua	Sweetgum	12"
75	Magnolia grandiflora	Southern magnolia	8"
76	Magnolia grandiflora	Southern magnolia	12"
77	Quercus laurifolia	Laurel oak	48"
78	Quercus laurifolia	Laurel oak	30"
79	Sabal palmetto	Cabbage palm	12"
80	Quercus laurifolia	Laurel oak	16"
81	Quercus laurifolia	Laurel oak	10"
82	Sabal palmetto	Cabbage palm	8"
83	Juniperus virginiana	Red cedar	12"
84	Quercus laurifolia	Laurel oak	16"
85	Quercus laurifolia	Laurel oak	18"
86	Quercus laurifolia	Laurel oak	18"
87	Quercus laurifolia	Laurel oak	16"
88	Quercus laurifolia	Laurel oak	14"
89	Quercus laurifolia	Laurel oak	20"
90	Quercus laurifolia	Laurel oak	8"
91	Quercus laurifolia	Laurel oak	8"
92	Quercus laurifolia	Laurel oak	8"
93	Quercus laurifolia	Laurel oak	30"
94	Magnolia grandiflora	Southern magnolia	12"
95	Quercus laurifolia	Laurel oak	24"
96	Quercus laurifolia	Laurel oak	30"
97	Quercus laurifolia	Laurel oak	30"
98	Quercus laurifolia	Laurel oak	28"
99	Quercus laurifolia	Laurel oak	18"
100	Quercus laurifolia	Laurel oak	8"
101	Sabal palmetto	Cabbage palm	16"
102	Quercus laurifolia	Laurel oak	8"
103	Pinus taeda	Loblolly pine	6"
104	Quercus laurifolia	Laurel oak	12"
105	Pinus taeda	Loblolly pine	6"
106	Pinus taeda	Loblolly pine	15"
107	Pinus taeda	Loblolly pine	4"
108	Pinus taeda	Loblolly pine	6"
109	Pinus taeda	Loblolly pine	10"
110	Quercus laurifolia	Laurel oak	20"
111	Quercus laurifolia	Laurel oak	20"
112	Quercus laurifolia	Laurel oak	16"
113	Quercus laurifolia	Laurel oak	12"

See sheet C101 for additional information on trees to be removed, See sheet C205 for information on proposed site paving and layout. This exhibit is meant to denote type and location of existing trees only.



Legend

- Harvest Site Boundary
- Existing Trees
- Trees To Be Removed

N

0 75 150 300 Ft

1 inch = 150 feet

Harvest Phoenix Facility

Existing Tree Survey Map

Drawn	Date
NAB	10/10/2019
Checked	Date
DLA	10/10/2019

Gainesville Florida Project No. 6063-19-0321

wood.

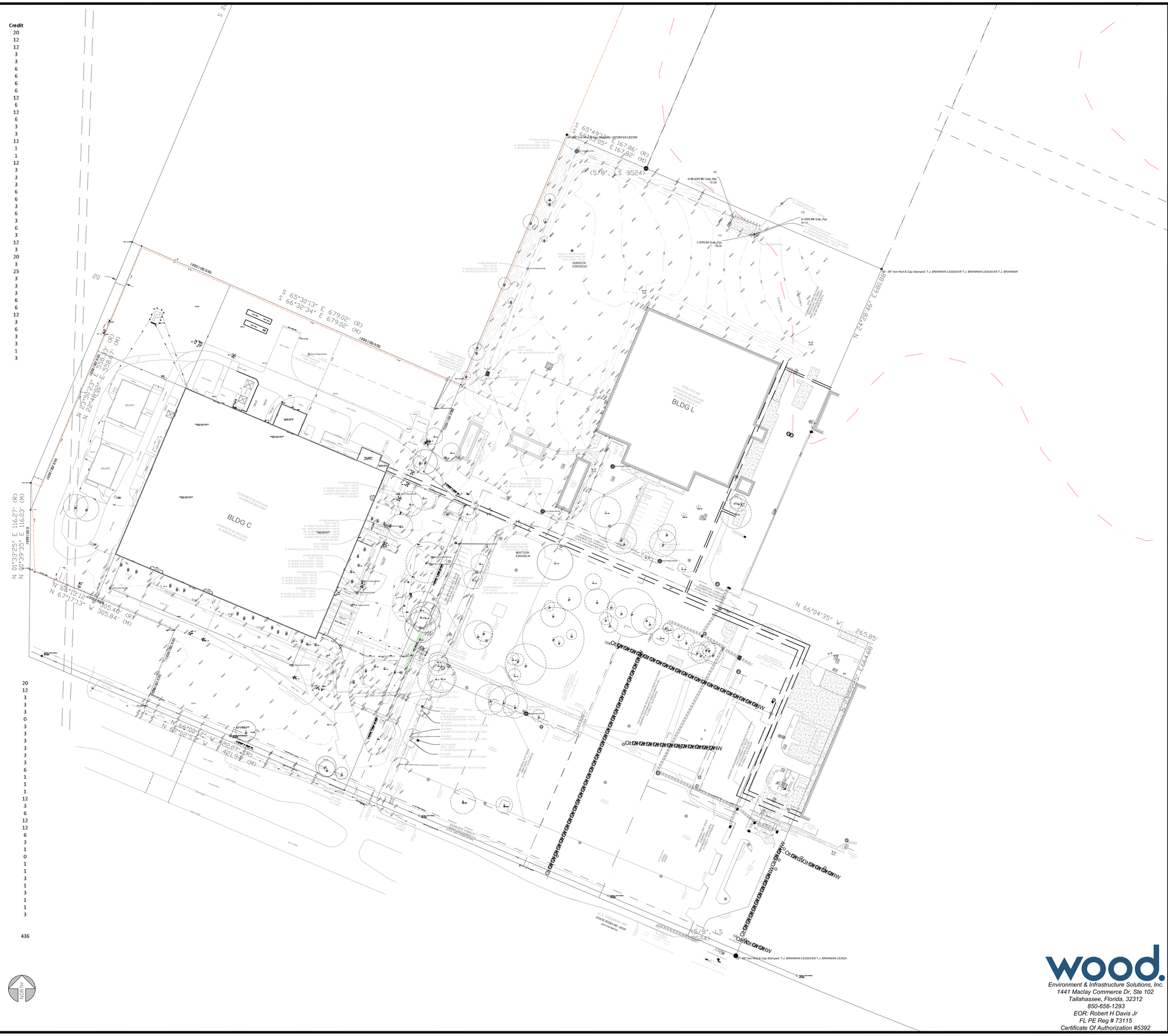
Figure 1

PRESERVED TREE TABLE

Number	Scientific Name	Common Name	DBH (in)	Credit
1	Quercus laurifolia	Laurel oak	40	20
2	Juniperus virginiana	Red cedar	36	12
3	Quercus laurifolia	Laurel oak	36	12
4	Quercus laurifolia	Laurel oak	18	3
5	Quercus laurifolia	Laurel oak	18	3
6	Platanus occidentalis	Sycamore	20	6
7	Quercus laurifolia	Laurel oak	24	6
8	Quercus laurifolia	Laurel oak	24	6
9	Platanus occidentalis	Sycamore	24	6
10	Quercus laurifolia	Laurel oak	30	12
11	Magnolia grandiflora	Southern magnolia	20	6
12	Quercus laurifolia	Laurel oak	30	12
13	Quercus laurifolia	Laurel oak	20	6
14	Quercus laurifolia	Laurel oak	18	3
15	Quercus laurifolia	Laurel oak	16	3
16	Quercus laurifolia	Laurel oak	30	12
17	Taxodium ascendens	Pond cypress	4	1
18	Magnolia grandiflora	Southern magnolia	4	1
19	Quercus laurifolia	Laurel oak	30	12
20	Sabal palmetto	Cabbage palm	12	3
21	Quercus laurifolia	Laurel oak	16	3
23	Quercus laurifolia	Laurel oak	12	3
24	Quercus laurifolia	Laurel oak	24	6
25	Quercus laurifolia	Laurel oak	24	6
26	Quercus laurifolia	Laurel oak	18	3
27	Pinus taeda	Loblolly pine	26	6
28	Magnolia grandiflora	Southern magnolia	18	3
58	Quercus laurifolia	Laurel oak	28	6
59	Quercus laurifolia	Laurel oak	18	3
60	Quercus laurifolia	Laurel oak	36	12
61	Sabal palmetto	Cabbage palm	12	3
62	Quercus laurifolia	Laurel oak	40	20
63	Quercus nigra	Water oak	12	3
64	Quercus laurifolia	Laurel oak	60	25
65	Magnolia grandiflora	Southern magnolia	10	3
66	Magnolia grandiflora	Southern magnolia	10	3
67	Magnolia grandiflora	Southern magnolia	10	3
68	Quercus laurifolia	Laurel oak	24	6
69	Quercus laurifolia	Laurel oak	24	6
70	Quercus laurifolia	Laurel oak	35	12
71	Liquidambar styraciflua	Sweetgum	16	3
72	Celtis laevigata	Sugarberry	24	6
73	Celtis laevigata	Sugarberry	16	3
74	Liquidambar styraciflua	Sweetgum	12	3
75	Magnolia grandiflora	Southern magnolia	8	1
76	Magnolia grandiflora	Southern magnolia	12	3

PRESERVED TREE TABLE, CONT.

77	Quercus laurifolia	Laurel oak	48	20
78	Quercus laurifolia	Laurel oak	30	12
79	Sabal palmetto	Cabbage palm	12	3
80	Quercus laurifolia	Laurel oak	16	3
81	Quercus laurifolia	Laurel oak	10	3
82	Sabal palmetto	Cabbage palm	8	0
83	Juniperus virginiana	Red cedar	12	3
84	Quercus laurifolia	Laurel oak	16	3
85	Quercus laurifolia	Laurel oak	18	3
86	Quercus laurifolia	Laurel oak	18	3
87	Quercus laurifolia	Laurel oak	16	3
88	Quercus laurifolia	Laurel oak	14	3
89	Quercus laurifolia	Laurel oak	20	6
90	Quercus laurifolia	Laurel oak	8	1
91	Quercus laurifolia	Laurel oak	8	1
92	Quercus laurifolia	Laurel oak	8	1
93	Quercus laurifolia	Laurel oak	30	12
94	Magnolia grandiflora	Southern magnolia	12	3
95	Quercus laurifolia	Laurel oak	24	6
96	Quercus laurifolia	Laurel oak	30	12
97	Quercus laurifolia	Laurel oak	30	12
98	Quercus laurifolia	Laurel oak	28	6
99	Quercus laurifolia	Laurel oak	18	3
100	Quercus laurifolia	Laurel oak	8	1
101	Sabal palmetto	Cabbage palm	16	0
102	Quercus laurifolia	Laurel oak	8	1
103	Pinus taeda	Loblolly pine	6	1
104	Quercus laurifolia	Laurel oak	12	3
105	Pinus taeda	Loblolly pine	6	1
106	Pinus taeda	Loblolly pine	15	3
107	Pinus taeda	Loblolly pine	4	1
108	Pinus taeda	Loblolly pine	6	1
109	Pinus taeda	Loblolly pine	10	3
		Total Trees Preserved	79	
		Total Tree Credits		436



EXISTING CONDITIONS

0 35' 70' 105' 140' 210' SCALE 1"=70'

NORTH

PERMITTING DOCUMENTS BLDG C

S45 DESIGN STUDIO
S A R A S O T A
11648 Southwest Boulevard,
Tulsa, Oklahoma 74137
www.s45architects.com

THE HARVEST

PHOENIX COMMERCIAL PARK
ALACHUA, FLORIDA

PERMITTING DOCUMENTS - BUILDING C

MARK	DESCRIPTION	DATE

The document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Shuke 45 Architects, PLLC, and is not to be used, in whole or in part, for any other project, without the written authorization of Shuke 45 Architects, PLLC

© 2021 Shuke 45 Architects

ROBERT H. DAVIS JR. LICENSE No. 73115 STATE OF FLORIDA PROFESSIONAL ENGINEER

wood.
Environment & Infrastructure Solutions, Inc.
1441 Maclay Commerce Dr, Ste 102
Tallahassee, Florida, 32312
850-656-1293
EOR: Robert H Davis Jr
FL PE Reg # 73115
Certificate Of Authorization #5392

PROJECT NO: 100-0811
ISSUE DATE: 8/25/2021

EXISTING CONDITIONS

C-001

CULTURAL RESOURCE PERMIT SPECIAL CONDITION:

PROJECT FILE: 2019-2773 CLEARANCE LETTER DATE: JUNE 5, 2019

NO SIGNIFICANT ARCHAEOLOGICAL OR HISTORICAL RESOURCES ARE RECORDED WITHIN THE PROJECT AREA. HOWEVER, SINCE THE PROJECT INCLUDES GROUND DISTURBANCE ACTIVITIES THE FOLLOWING SPECIAL CONDITION REGARDING UNEXPECTED DISCOVERIES SHALL BE INCLUDED DURING PROJECT ACTIVITIES:

IF PREHISTORIC OR HISTORIC ARTIFACTS, SUCH AS POTTERY OR CERAMICS, PROJECTILE POINTS, 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. PROJECT ACTIVITIES SHALL NOT RESUME WITHOUT VERBAL AND/OR WRITTEN AUTHORIZATION FROM THE DIVISION OF HISTORICAL RESOURCES AND CITY OF ALACHUA.

IN THE EVENT THAT UNMARKED HUMAN REMAINS ARE ENCOUNTERED DURING PERMITTED ACTIVITIES, ALL WORK SHALL STOP IMMEDIATELY AND THE PROPER AUTHORITIES NOTIFIED IN ACCORDANCE WITH SECTION 872.05, FLORIDA STATUTES.

CONTACT: FLORIDA DEPARTMENT OF STATE
DIVISION OF HISTORICAL RESOURCES
COMPLIANCE REVIEW SECTION
850-245-6333
corey.lentz@dos.myflorida.com

SITE DEMOLITION NOTES

1. INSTALL PERIMETER EROSION CONTROL MEASURES AND
2. COORDINATE WITH CIVIL ENGINEER PRIOR TO DEMOLITION AND CLEARING.
2. NO CLEARING OR DEMOLITION IS ALLOWED IOUTSIDE THE ILIMITS SHOWN ON THIS PLAN
3. SITE MAY CONTAIN EXISTING FACILITIES NOT SHOWN OR LOCATED ON THIS PLAN.
4. REMOVE EXISTING VEGETATION AS SHOWN WITHIN LIMITS OF CONSTRUCTION. IF ADDITIONAL TREES, INDICATED TO REMAIN, CONFLICT WITH NEW CONSTRUCTION. OBTAIN ADDITIONAL DIRECTION FROM THE ENGINEER AND REMOVE AS DIRECTED AT NO ADDITIONAL COST. ADDITIONAL TREE REMOVAL WILL REQUIRE MITIGATION.
5. UTILITIES:
   A. CONTRACTOR SHALL VERIFY/DETERMINE THE LOCATIONS AND DEPTHS OF ALL UTILITIES WITHIN THE LIMITS OF CONSTRUCTION PRIOR TO BEGINNING ANY WORK ON THE SITE. NOTIFY ARCHITECT IF ANY EXISTING UTILITIES ARE IN CONFLICT WITH THE WORK OR DO NOT HAVE AT LEAST 12" OF COVER. ARCHITECT WILL PROVIDE DIRECTION TO RESOLVE ANY CONFLICTS.
   B. PROTECT ALL UTILITIES TO REMAIN FROM DISTURBANCE OR DAMAGE DURING CONSTRUCTION. REPAIR ANY DAMAGE IMMEDIATELY AT NO ADDITIONAL COST.
   C. AVOID UNANNOUNCED INTERRUPTIONS OF SERVICE. IF AN INTERRUPTION IN SERVICE IS NECESSARY, NOTIFY AND COORDINATE WITH OWNER A MINIMUM OF 72 HOURS PRIOR TO SHUTING OFF SERVICE.
6. ALL EXISTING FEATURES NOT SPECIFICALLY IDENTIFIED FOR REMOVAL, BUT WHICH REQUIRE REMOVAL FOR CONSTRUCTION OF THE PROPOSED FEATURES, SHALL BE DEEMED APPURTENANCES TO THE FEATURES DESIGNATED FOR REMOVAL, AND SHALL BE REMOVED AT NO ADDITIONAL COST TO THE OWNER.
7. ALL FEATURES, INCLUDING UTILITIES, NOT TO BE PERMANENTLY REMOVED BUT REQUIRE TEMPORARY REMOVAL OR ARE DISTRUBED BY THE CONSTRUCTION SHALL BE RECONSTRUCTED OR REINSTALLED AT THE COMPLETION OF THE PROJECT AT NO ADDITIONAL COST TO THE OWNER.
8. COORDINATE WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND STRUCTURAL PLANS FOR ADDITIONAL DEMOLITION REQUIREMENTS.
9. ALL EARTH MOVING TRUCKS SHALL HAVE DUST SCREENS COVERING LOADS WHEN IN TRANSIT.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR ALLOWING THE OWNER ACCESS TO THE SITE DURING CONSTRUCTION.
11. THE CONTRACTOR SHALL APPLY FOR A STOCKPILING PERMIT IF REQUIRED BY THE CITY OF ALACHUA
12. A SEPARATE DEMOLITION PERMIT WILL BE REQUIRED TO REMOVE EXISTING BUILDINGS AND REQUEST UTILITY DISCONNECTS FROM EXISTING BUILDING PROPERTY. PLEASE CONTACT CITY BUILDING INSPECTION STAFF PRIOR TO MOBILIZATION TO REQUEST VERIFICATION OF UTILITY DISCONNECTIONS.



LEGEND

- DENOTES ITEMS OR AREAS OF EXISTING FEATURES TO BE REMOVED
- 201 EXISTING CONTOURS
- 201 PROPOSED CONTOURS
- SILT FENCE
- HAY BALES
- TREE BARRICADE
- #412 EXISTING TREES TO REMAIN
- #412 EXISTING TREES TO BE REMOVED
- #412 DENOTED TREE BARRIER

DEMOLITION AND EROSION CONTROL PLAN

SCALE 0 35' 70' 105' 140' 210' 1"=70'

NORTH

TREE REMOVAL TABLE

Number	Scientific Name	Common Name	DBH (in)	Comment
22	Quercus laurifolia	Laurel Oak	24	Protected
29	Lagerstroemia	Crepe Myrtle	4	Non-Regulated Shrub
30	Lagerstroemia	Crepe Myrtle	4	Non-Regulated Shrub
31	Lagerstroemia	Crepe Myrtle	4	Non-Regulated Shrub
33	Lagerstroemia	Crepe Myrtle	4	Non-Regulated Shrub
43	Lagerstroemia	Crepe Myrtle	4	Non-Regulated Shrub
44	Lagerstroemia	Crepe Myrtle	4	Non-Regulated Shrub
45	Lagerstroemia	Crepe Myrtle	4	Non-Regulated Shrub
46	Lagerstroemia	Crepe Myrtle	4	Non-Regulated Shrub
47	Lagerstroemia	Crepe Myrtle	4	Non-Regulated Shrub
48	Lagerstroemia	Crepe Myrtle	4	Non-Regulated Shrub
49	Lagerstroemia	Crepe Myrtle	4	Non-Regulated Shrub
50	Lagerstroemia	Crepe Myrtle	4	Non-Regulated Shrub
51	Lagerstroemia	Crepe Myrtle	4	Non-Regulated Shrub
52	Lagerstroemia	Crepe Myrtle	4	Non-Regulated Shrub
53	Lagerstroemia	Crepe Myrtle	4	Non-Regulated Shrub
54	Lagerstroemia	Crepe Myrtle	4	Non-Regulated Shrub
55	Lagerstroemia	Crepe Myrtle	4	Non-Regulated Shrub
56	Lagerstroemia	Crepe Myrtle	4	Non-Regulated Shrub
57	Lagerstroemia	Crepe Myrtle	4	Non-Regulated Shrub
110	Quercus laurifolia	Laurel Oak	20	Protected
111	Quercus laurifolia	Laurel Oak	20	Protected
112	Quercus laurifolia	Laurel Oak	16	Protected
113	Quercus laurifolia	Laurel Oak	12	Protected

Total Trees Removed (<30") 5

Total New Trees Required 5

wood.
Environment & Infrastructure Solutions, Inc.
1441 Maclay Commerce Dr, Ste 102
Tallahassee, Florida, 32312
850-656-1293
EOR: Robert H Davis Jr
FL PE Reg # 73115
Certificate Of Authorization #5392

S45 DESIGN STUDIO
SARA SCHAFER
1648 Southwest Boulevard,
Suite, 2017
www.s45architects.com

THE HARVEST

PHOENIX COMMERCIAL PARK
ALACHUA, FLORIDA

PERMITTING DOCUMENTS - BUILDING C

MARK	DESCRIPTION	DATE

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Shuke 40 Architecte, PLLC, and is not to be used, in whole or in part, for any other project, without the written authorization of Shuke 40 Architecte, PLLC.

© 2021 Shuke 40 Architecte

ROBERT H. DAVIS JR. LICENSED PROFESSIONAL ENGINEER NO. 73115 STATE OF FLORIDA

PROJECT NO. 120-0811
ISSUE DATE: 8/25/2021

DEMOLITION AND EROSION CONTROL PLAN

C-101

PERMITTING DOCUMENTS BLDG C

PARKING AREA LANDSCAPE REQUIREMENTS

DESCRIPTION	LANDSCAPE REQUIRED	LANDSCAPE PROVIDED
PARKING AREA PERIMETER	PERIMETER = 375 LF	15 CANOPY TREES PROVIDED
SOUTH AND SOUTHEAST AREA		8 UNDERS. TREES PROVIDED
	4 CANOPY TREES / 100 LF	CONT. SHRUBS PROVIDED
	2 UNDERS. TREES / 100 LF	
	CONT. SHRUB ROW	
	15 CANOPY TREES REQD	
	8 UNDERS. TREES REQD	
INTERIOR PARKING AREA	PARKING AREA = 47,179 SF	15 CANOPY TREES PROVIDED
		16 UNDERS. TREES PROVIDED
	1 CANOPY OR UNDERSTORY	110 SHRUBS PROVIDED
	PER 1,800 SF	
	10 SHRUBS PER ISLAND	
TYPE D BUFFER - NORTH AND EAST OF	PERIMETER = 314 LF	13 CANOPY TREES PROVIDED
PARCEL #05962-001-000	4 CANOPY TREES / 100 LF	13 UNDERS. TREES PROVIDED
	4 UNDERS. TREES / 100 LF	CONT. SHRUBS PROVIDED
	CONT. SHRUB ROW	
	13 CANOPY TREES REQD	
	13 UNDERS. TREES REQD	

PLANTINGS FOR 47,179 SF OF PARKING LOT AREA

(15) MAGNOLIA – Magnolia grandiflora
CANOPY TREE @ 25' MIN.

(16) DURA HEAT RIVER BIRCH – Betula nigra
UNDERSTORY TREE @ 25' MIN.

(110) YAUPON HOLLY – Ilex vomitoria

TYPE 'D' SETBACK PLANTINGS – OPTION 2, TABLE 6.2-1
314 LF

(13) MAGNOLIA – Magnolia grandiflora
CANOPY TREE @ 25' MIN.

(13) DURA HEAT RIVER BIRCH – Betula nigra
UNDERSTORY TREE @ 25' MIN.

(63) YAUPON HOLLY – Ilex vomitoria
SHRUB @ 5' MIN.

PARKING LOT BUFFER – 375' LENGTH

(15) MAGNOLIA – Magnolia grandiflora
CANOPY TREE @ 25' MIN.

(8) DURA HEAT RIVER BIRCH – Betula nigra
UNDERSTORY TREE @ 50' MIN.

(75) YAUPON HOLLY – Ilex vomitoria
SHRUB @ 5' MIN.

LANDSCAPE NOTES

1. TREES SHALL HAVE A MINIMUM HEIGHT OF 8 FEET AND MINIMUM CALIPER OF 2 INCHES AT TIME OF PLANTING.
2. SHRUBS SHALL BE A MINIMUM HEIGHT OF 18 INCHES AND HAVE A MINIMUM SPREAD OF 15 INCHES AT THE TIME OF PLANTING AND SHALL BE CAPABLE OF ACHIEVING A MINIMUM HEIGHT OF 30 INCHES AT 3 YEAR MATURITY.
3. TREES AND SHRUBS SHALL NOT BE PLANTED CLOSER THAN 3 FEET FROM THE EDGE OF ANY IMPERVIOUS AREA.
4. WHERE UNDERGROUND UTILITIES CONFLICT WITH PROPOSED PLANTINGS, TREE PLACEMENT SHALL BE A MINIMUM OF TEN FEET FROM THE UNDERGROUND UTILITY OR A ROOT BARRIER OF TWO FEET DEEP SHALL BE INSTALLED. ROOT BARRIER SHALL CONSIST OF 6 MIL PLASTIC SHEETING.
5. ROOT BARRIER SHALL INCLUDE A COPPER SULFATE TREATMENT.
6. LOCATE ALL UTILITIES BEFORE DIGGING. PROTECT ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION.
7. ELIMINATE EXISTING VEGETATION IN AREAS TO BE PLANTED. SPRAY WITH ROUNDUP AT MANUFACTURER'S RECOMMENDED RATE TWICE IN 14 DAYS.
8. PROVIDE 18" OF FRIABLE TOPSOIL IN PLANTING AREA. TOP DRESS ALL AREAS TO RECEIVE PLANTINGS WITH 2" FINISHED MUSHROOM COMPOST PRIOR TO PLANTING.
9. ALL PLANT MATERIAL TO BE FLORIDA #1 OR BETTER.
11. DECREASE PLANT SPACING AS REQUIRED TO ALLOW PLACEMENT OF THE DESIGNATED NUMBER OF PLANTS PER BUFFER LENGTH.
10. FERTILIZE ALL PLANTINGS WITH OSMOCOTE OR OTHER APPROVED SLOW RELEASE FERTILIZER AT MANUFACTURER'S RECOMMENDED RATE BEFORE MULCHING.
11. APPLY PREEN OR OTHER APPROVED PRE-EMERGENT HERBICIDE TO ALL PLANTING AREAS BEFORE MULCHING.
12. MULCH ALL AREAS OF TREE, SHRUB AND GROUNDCOVER MASS PLANTINGS WITH 3" PINESTRAW MULCH.
13. CONTRACTOR SHALL WARRANTY ALL PLANTS FOR A PERIOD OF ONE (1) YEAR FROM FINAL ACCEPTANCE.
14. INSTALL CENTIPEDE SOD ON ALL DISTURBED AREAS AROUND BUILDING..

PARKING LANDSCAPE PLAN

SCALE 1"=20'

0 10' 20' 40' 60'

NORTH

PERMITTING DOCUMENTS BLDG C

STUDIO 45 ARCHITECTS
16148 Southwest 1 Boulevard,
Suite 107, Miami, FL 33326
www.s45architects.com

THE HARVEST

PHOENIX COMMERCIAL PARK
ALACHUA, FLORIDA

PERMITTING DOCUMENTS - BUILDING C

MARK	DESCRIPTION	DATE

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Studio 45 Architects, PLLC, and is not to be used, in whole or in part, for any other project, without the written authorization of Studio 45 Architects, PLLC.

© 2021 Studio 45 Architects

ROBERT H. DAVIS JR. LICENSE NO. 73115 STATE OF FLORIDA PROFESSIONAL ENGINEER

wood.
Environment & Infrastructure Solutions, Inc.
1441 Maclay Commerce Dr, Ste 102
Tallahassee, Florida, 32312
850-656-1293
EOR: Robert H Davis Jr
FL PE Reg # 73115
Certificate Of Authorization #5392

PROJECT NO. 120-0841
ISSUE DATE: 8/26/2021

PARKING LANDSCAPE PLAN

C-102

PERIMETER BUFFER LANDSCAPE REQUIRMENTS

LOCATION	BUFFER LENGTH & TYPE	LANDSCAPE REQ'D	LANDSCAPE PROVIDED
WEST BOUNDARY #1	675 LF BUFFER TYPE D	1 CANOPY TREE @ 25' 1 UNDERSTORY @ 35'	27 PROP. CANOPY TREES 26 PROP. UNDERSTORY TREES
NORTH BOUNDARY #1	679 LF BUFFER TYPE A	1 CANOPY TREE @ 60' + 1 UNDERSTORY @ 60'	11 PROP. CANOPY TREES 11 PROP. UNDERSTORY TREES
WEST BOUNDARY #2	530 LF BUFFER TYPE A	1 CANOPY TREE @ 60' + 1 UNDERSTORY @ 60'	9 PROP. CANOPY TREES 9 PROP. UNDERSTORY TREES
NORTH BOUNDARY #2	668 LF BUFFER TYPE A	1 CANOPY TREE @ 60' + 1 UNDERSTORY @ 60'	3 PROP. CANOPY TREES 3 PROP. UNDERSTORY TREES
EAST BOUNDARY #1	682 LF BUFFER TYPE A	1 CANOPY TREE @ 60' + 1 UNDERSTORY @ 60'	12 PROP. CANOPY TREES 11 PROP. UNDERSTORY TREES
EAST BOUNDARY #2	268 LF BUFFER TYPE A	1 CANOPY TREE @ 60' + 1 UNDERSTORY @ 60'	2 PROP. CANOPY TREES 1 PROP. UNDERSTORY TREES

ARTERIAL FRONTAGE BUFFER

DESCRIPTION	TREE REQUIREMENTS	TREES PROVIDED
US 441 FROM EAST OF BLDG C DRIVEWAY TO FIRE DEPT CUTOUT	4 CANOPY TREES PER 100LF 24 CANOPY TREES REQ'D	32 CANOPY TREES PROVIDED @ 25' FENCE PROVIDED
473 LF INCLUDING POND PLANTINGS	3 UNDERS. TREES PER 100LF 15 UNDERS. TREES REQ'D	15 UNDERS. TREES PROVIDED @ 33' FENCE PROVIDED

TREE CREDIT ALLOCATION

CREDITS FROM PROTECTED	436
TOTAL TREE CREDITS	436
CREDITS NEEDED FOR EAST BND #2	7
CREDITS NEEDED FOR NORTH BND #2	16
CREDITS NEEDED FOR REMOVED	5
CREDITS NEEDED FOR SITE LANDSCAPING	131
TOTAL CREDITS NEEDED	159

SITE LANDSCAPE CALCULATIONS

DESCRIPTION	TREE REQUIREMENTS	TREES PROVIDED
SITE CANOPY TREES	2 TREES PER ACRE OVER 36.26 ACRES + 76 TREES REQUIRED	76 CREDITS USED
SITE UNDERS. TREES	6 TREES PER ACRE OVER 36.26 ACRES X 25% + 55 TREES REQUIRED	55 CREDITS USED

CONTRACTOR TREE TOTAL TABLE

MAGNOLIA	CANOPY	43 TREES
DURA HEAT	UNDERSTORY	37 TREES
LIVE OAK	CANOPY	92 TREES
CREPE MYRTLE	UNDERSTORY	69 TREES
TOTAL TREES		241
YAUPON HOLLY	SHRUBS	383

WEST BOUNDARY #1 – 675 LF
TYPE 'D' SETBACK PLANTINGS – OPTION 2, TABLE 6.2-1

(27) LIVE OAK – Quercus virginiana
CANOPY TREE @ 25' MIN.

(20) MUSKOGEE CREPE MYRTLE – Lagerstroemia
UNDERSTORY TREE @ 35' MIN.

(135) YAUPON HOLLY – Ilex vomitoria
SHRUB @ 5' MIN.

NORTH BOUNDARY #1 – 679 LF
TYPE 'A' SETBACK PLANTINGS – OPTION 1, TABLE 6.2-1

(11) LIVE OAK – Quercus virginiana
CANOPY TREE @ 60' MIN.

(11) MUSKOGEE CREPE MYRTLE – Lagerstroemia
UNDERSTORY TREE @ 60' MIN.

WEST BOUNDARY #2 – 530 LF
TYPE 'A' SETBACK PLANTINGS – OPTION 1, TABLE 6.2-1

(9) LIVE OAK – Quercus virginiana
CANOPY TREE @ 60' MIN.

(9) MUSKOGEE CREPE MYRTLE – Lagerstroemia
UNDERSTORY TREE @ 60' MIN.

NORTH BOUNDARY #2 – 168 LF (668 LF TOTAL)
TYPE 'A' SETBACK PLANTINGS – OPTION 1, TABLE 6.2-1

(3) LIVE OAK – Quercus virginiana
CANOPY TREE @ 60' MIN.

(3) MUSKOGEE CREPE MYRTLE – Lagerstroemia
CANOPY TREE @ 60' MIN.

REMAINDER OF 16 TREES REQD TAKEN FROM CREDITS

EAST BOUNDARY #1 – 682 LF
TYPE 'A' SETBACK PLANTINGS – OPTION 1, TABLE 6.2-1

(12) LIVE OAK – Quercus virginiana
CANOPY TREE @ 60' MIN.

(11) MUSKOGEE CREPE MYRTLE – Lagerstroemia
CANOPY TREE @ 60' MIN.

EAST BOUNDARY #2 – 268 LF
TYPE 'A' SETBACK PLANTINGS – OPTION 1, TABLE 6.2-1

(2) LIVE OAK – Quercus virginiana
CANOPY TREE @ 60' MIN.

(1) MUSKOGEE CREPE MYRTLE – Lagerstroemia
CANOPY TREE @ 60' MIN.

REMAINDER OF 7 TREES REQD TAKEN FROM CREDITS

ARTERIAL BOUNDARY – 473 LF

(24) LIVE OAK – Quercus virginiana
CANOPY TREE @ 20' MIN.

(15) MUSKOGEE CREPE MYRTLE – Lagerstroemia
UNDERSTORY TREE @ 32' MIN.

FLORIDA FRIENDLY LANDSCAPING PRACTICES

Per City of Alachua ULDR Article 6, Sec. 6.2.2.C.8 Florida Friendly Landscaping.

1. Right Plant Right Place. ***Proposed plants are native species or species that are well adapted to the site conditions. Plants are chosen and placed so as to avoid utility, vehicular and pedestrian conflicts. Preference has been given to species that are well-suited for the site microclimate and the commercial use of the site. Shrubs are varied to foster diversity, create visual interest and attract a variety of wildlife. Plants are a minimum of 2' from all building facades to reduce maintenance concerns.***
2. Water Efficiently. ***Irrigation Plan to be provided by others.***
3. Fertilize Appropriately. ***Fertilizer and application as required as per general landscape notes 12.***
4. Mulch. ***Mulch is to be provided in all planting areas as shown by the hatched bedlines.***
5. Attract Wildlife. ***All plants are well-adapted to the region.***
6. Manage Yard Pests Responsibly. ***Proposed pest management will be per best management practices.***
7. Recycle Yard Waste. ***Yard waste to be disposed of as required within Alachua County and the City of Alachua.***
8. Reduce Stormwater Runoff. ***Stormwater management meets regulating agency requirements. See civil plans.***
9. Protect the Waterfront. ***Wetland areas are protected as per Water Management Disctrict and City of Alachua requirements. See civil plans.***

LANDSCAPE NOTES

1. TREES SHALL HAVE A MINIMUM HEIGHT OF 8 FEET AND MINIMUM CALIPER OF 2 INCHES AT TIME OF PLANTING.
2. SHRUBS SHALL BE A MINIMUM HEIGHT OF 18 INCHES OR 3 GALLONS AND HAVE A MINIMUM SPREAD OF 15 INCHES AT THE TIME OF PLANTING AND SHALL BE CAPABLE OF ACHIEVING A MINIMUM HEIGHT OF 30 INCHES AT 3 YEAR MATURITY.
3. TREES AND SHRUBS SHALL NOT BE PLANTED CLOSER THAN 3 FEET FROM THE EDGE OF ANY IMPERVIOUS AREA.
4. WHERE UNDERGROUND UTILITIES CONFLICT WITH PROPOSED PLANTINGS, TREE PLACEMENT SHALL BE A MINIMUM OF TEN FEET FROM THE UNDERGROUND UTILITY OR A ROOT BARRIER OF TWO FEET DEEP SHALL BE INSTALLED. ROOT BARRIER SHALL CONSIST OF 6 MIL PLASTIC SHEETING.
5. ROOT BARRIER SHALL INCLUDE A COPPER SULFATE TREATMENT.
6. LOCATE ALL UTILITIES BEFORE DIGGING. PROTECT ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION.
7. ELIMINATE EXISTING VEGETATION IN AREAS TO BE PLANTED. SPRAY WITH ROUNDUP AT MANUFACTURER'S RECOMMENDED RATE TWICE IN 14 DAYS.
8. PROVIDE 18" OF FRIABLE TOPSOIL IN PLANTING AREA. TOP DRESS ALL AREAS TO RECEIVE PLANTINGS WITH 2" FINISHED MUSHROOM COMPOST PRIOR TO PLANTING.
9. ALL PLANT MATERIAL TO BE FLORIDA #1 OR BETTER.
10. DECREASE PLANT SPACING AS REQUIRED TO ALLOW PLACEMENT OF THE DESIGNATED NUMBER OF PLANTS PER BUFFER LENGTH.
11. FERTILIZE ALL PLANTINGS WITH OSMOCOTE OR OTHER APPROVED SLOW RELEASE FERTILIZER AT MANUFACTURER'S RECOMMENDED RATE BEFORE MULCHING.
12. APPLY PREEN OR OTHER APPROVED PRE-EMERGENT HERBICIDE TO ALL PLANTING AREAS BEFORE MULCHING.
13. MULCH ALL AREAS OF TREE, SHRUB AND GROUNDCOVER MASS PLANTINGS WITH 3" PINESTRAW MULCH.
14. CONTRACTOR SHALL WARRANTY ALL PLANTS FOR A PERIOD OF ONE (1) YEAR FROM FINAL ACCEPTANCE.
15. INSTALL CENTIPEDE SOD ON ALL DISTURBED AREAS AROUND BUILDING. CONTRACTOR TO BE RESPONSIBLE FOR TEMPORARY IRRIGATION TO ESTABLISH ALL LANDSCAPING.
16. ALL PLANTING AREAS SHALL BE STABILIZED BY GROUND COVERS, MULCHING OR OTHER APPROVED MATERIALS TO PREVENT SOIL EROSION AND ALLOW RAINWATER INFILTRATION, AND SHALL BE IRRIGATED OR UTILIZE A XERISCAPE IRRIGATION ALTERNATIVE.

LANDSCAPE PLAN

0 35' 70' 105' 140' 210' SCALE 1"=70'

NORTH

PERMITTING DOCUMENTS BLDG C

S45 DESIGN STUDIO
S A R C H I T E C T S
11648 Southwest Boulevard,
Tulsa, OK 74137
www.s45architects.com

THE HARVEST

PHOENIX COMMERCIAL PARK
ALACHUA, FLORIDA

PERMITTING DOCUMENTS - BUILDING C

MARK	DESCRIPTION	DATE

The document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Studio 45 Architects, PLLC, and is not to be used, in whole or in part, for any other project, without the written authorization of Studio 45 Architects, PLLC

© 2021 Studio 45 Architects

ROBERT H. DAVIS JR
LICENSE
NO. 73115
STATE OF FLORIDA
PROFESSIONAL ENGINEER

wood.
Environment & Infrastructure Solutions, Inc.
1441 Maclay Commerce Dr, Ste 102
Tallahassee, Florida, 32312
850-656-1293
EOR: Robert H Davis Jr
FL PE Reg # 73115
Certificate Of Authorization #5392

PROJECT NO. 100-091

ISSUE DATE: 8/20/2021

LANDSCAPE PLAN

C-103

S45 DESIGN STUDIO
S A R A S O T A
1648 Southwest Boulevard,
Suites, 34239
www.s45architects.com

THE HARVEST
PHOENIX COMMERCIAL PARK
ALACHUA, FLORIDA
PERMITTING DOCUMENTS - BUILDING C

MARK	DESCRIPTION	DATE

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Straka 40 Architects, PLLC, and is not to be used, in whole or in part, for any other project, without the written authorization of Straka 40 Architects, PLLC.

© 2021 Straka 40 Architects

ROBERT H. DAVIS JR. LICENSE NO. 67315 STATE OF FLORIDA PROFESSIONAL ENGINEER

PROJECT NO. 120-0811
ISSUE DATE: 8/26/2021

SITE LAYOUT AND PAVING PLAN - PARKING LOT

C-201

PERMITTING DOCUMENTS BLDG C

LEGEND

- NEW ASPHALT PAVEMENT SEE SHEET C502
- NEW CONCRETE PAVEMENT SEE DETAIL A/502 OR 'S' PLANS
- NEW 6" LIMEROCK BASE LBR 100 / MODIFIED PROCTOR 98%
- EXISTING 6' CHAIN LINK FENCE
- NEW 6' OR 8' CHAIN LINK FENCE FENCE ALONG US 441 ROW SHALL BE 6' IMPASSE II, GUANTLET STYLE, BLACK PER AMERISTAR MFGR RECOMMENDATIONS

PARKING SPACE QUANTITIES

SOUTH OF BLDG C
128 REGULAR
6 ADA

EAST OF BLDG C
26 REGULAR
1 T-LOADING

STANDARD CONSTRUCTION NOTES

1. CONTRACTOR SHALL STAKE BUILDING CORNERS AND NOTIFY THE ARCHITECT PRIOR TO POURING CONCRETE OR ASPHALT PAVEMENT.
2. ALL DIMESIONS ARE TO FACE OF CURB. SETBACK DIMENSIONS ARE FROM EDGE OF IMPERVIOUS AREA OR PROPERTY LINES.
2. CITY OF ALACHUA AND SUWANEE RIVER WATER MANAGEMENT DISTRICT STANDARDS AND SPECIFICATIONS MUST BE FOLLOWED.
3. CONTRACTOR SHALL INSTALL BEST MANAGEMENT PRACTICE FL ACCESSIBILITY CODES.
5. ALL PAVEMENT MARKINGS SHALL COMPLY WITH LATEST EDITION OF THE MUTCD MANUAL.

SITE LAYOUT AND PAVING PLAN - PARKING LOT

SCALE
0 10' 20' 40' 60' 1"=20'

NORTH

wood.
Environment & Infrastructure Solutions, Inc.
1441 Maclay Commerce Dr, Ste 102
Tallahassee, Florida, 32312
(850)-656-1293
FOR: Robert H Davis Jr
License #67315
Certificate of Authorization #5392

S45 STUDIO
ARCHITECTS
1648 Southwest 1st Avenue,
Suite 100, Gainesville, FL 32601
www.s45architects.com

THE HARVEST

PHOENIX COMMERCIAL PARK
ALACHUA, FLORIDA

PERMITTING DOCUMENTS - BUILDING C

MARK	DESCRIPTION	DATE

The document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Studio 45 Architects, PLLC, and is not to be used, in whole or in part, for any other project, without the written authorization of Studio 45 Architects, PLLC

© 2021 Studio 45 Architects

wood.
Environment & Infrastructure Solutions, Inc.
1441 Maclay Commerce Dr, Ste 102
Tallahassee, Florida, 32312
850-656-1293
EOR: Robert H/Davis Jr
FL PE Reg # 73115
Certificate Of Authorization #5392

ROBERT H. DAVIS JR. — LICENSE — NO. 73115 — STATE OF FLORIDA — PROFESSIONAL ENGINEER

PROJECT NO: 100-2841
ISSUE DATE: 8/25/2021

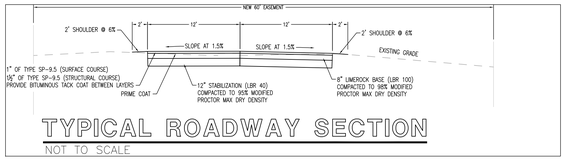
SITE LAYOUT AND PAVING PLAN - ROADWAY

C-202

PERMITTING DOCUMENTS BLDG C

TYPICAL ROADWAY SECTION

NOT TO SCALE



BLDG C

LEGEND

- NEW ASPHALT PAVEMENT SEE SHEET C502
- RESURFACED ASPHALT PAVEMENT 1.5" SP12.5 ASPHALT
- NEW CONCRETE PAVEMENT
- NEW 6" LIMEROCK BASE

PARKING SPACE QUANTITIES

SOUTH OF BLDG C
128 REGULAR
6 ADA

EAST OF BLDG C
26 REGULAR
11 LOADING

STANDARD CONSTRUCTION NOTES

1. CONTRACTOR SHALL STAKE BUILDING CORNERS AND NOTIFY THE ARCHITECT PRIOR TO POURING CONCRETE OR ASPHALT PAVEMENT.
2. ALL DIMESIONS ARE TO FACE OF CURB. SETBACK DIMENSIONS ARE FROM EDGE OF IMPERVIOUS AREA OR PROPERTY LINES.
2. CITY OF ALACHUA AND SUWANEE RIVER WATER MANAGEMENT DISTRICT STANDARDS AND SPECIFICATIONS MUST BE FOLLOWED.
3. CONTRACTOR SHALL INSTALL BEST MANAGEMENT PRACTICE FL ACCESSIBILITY CODES.
5. ALL PAVEMENT MARKINGS SHALL COMPLY WITH LATEST EDITION OF THE MUTCD MANUAL.

SITE LAYOUT AND PAVING PLAN - ROADWAY

SCALE 1"=30'
0 10' 20' 30' 60' 90'
NORTH

SITE LAYOUT AND PAVING PLAN - NORTH

SCALE
0 10' 20' 30' 60' 90' 1"=30'

NORTH

LEGEND

NEW ASPHALT PAVEMENT
SEE SHEET C502

NEW CONCRETE PAVEMENT

54 - 58" Iron Rod & Cap Stamped: LB2389/5/8 LB2389

S 65°49'13" E 167.86' (R)
S 66°03'05" E 167.82' (M)
(5/8", LS 3524)

STORM MANHOLE
TOP = 151.85'
S. INVERT ELEVATION = 142.49'
E. INVERT ELEVATION = 142.48'

Storm Drainage Manhole

24" HDPE

101
24 IN HDPE INV Drain_Pipe
141.06

HDPE DRAIN PIPE
W. INVERT ELEVATION = 141.06'

24" HDPE DRAIN PIPE
W. INVERT ELEVATION = 129.09'

110
24 HDPE INV Drain_Pipe
141.14

DRAINAGE STRUCTURE
W. INVERT ELEVATION = 141.14' (24" HDPE)
W. INVERT ELEVATION = 140.30' (24" HDPE)
BOTTOM OF STRUCTURE = 135.73'

111
2 HDPE INV Drain_Pipe
140.30

8" WEIR WALL

55 - 58

N 24°28'46" E 680.88'

WOOD. CONTROL POINT
SET IRON ROD AND CAP
ELEVATION = 151.33'
N:288303.54
E:2623320.83

STORM MANHOLE
TOP = 151.91'
S. INVERT ELEVATION = 143.38'
N. INVERT ELEVATION = 143.38'

FLOOD ZONE A
FLOOD ZONE X
FLOOD ZONE LINE AS INTERPOLATED FROM FIRM PANEL NO. 12001C0160E EFFECTIVE DATE 6/16/2006

BHO BUILDING
384 NEW SF
FFE = 152.50

NEW BUILDING PAD
(SEE A PLANS)

157.65'

FFE=151.60
CONCRETE BLOCK AND ALUMINUM BUILDING
60,536.00 SQ FT ±
BLDG L

EXISTING 6' FENCE

STORM MANHOLE
TOP = 155.60'
NE. INVERT ELEVATION = 147.91'
(CANNOT MEASURE WEST AND SOUTH INVERTS/ PIPES ARE OFF-SET)

GRATE
TOP = 152.08'
SW. INVERT ELEVATION = 147.07'

DID NOT FIND MANHOLE

Storm Drainage Manhole

STORM MANHOLE
TOP = 157.00'
ELEVATION = 148.16'

30" RCP

6" DOUBLE YELLOW
6" WHITE
SPEED LIMIT 25 MPG SIGN
NEW 60' EASEMENT

60' CENTERLINE

R263'
R263'

RELOCATE METAL SUPPORT TRUSS 6' CLEAR OF ROAD

VERTICAL CLEARANCE FROM OVERHEAD TRUSS 21 FEET ±6 INCHES

STORM MANHOLE
TOP = 151.73'
ELEVATION = 145.00'

STORM MANHOLE
TOP = 155.75'
W. INVERT ELEVATION = 150.85'
N. INVERT ELEVATION = 149.27'
(CANNOT MEASURE S. INVERT/ PIPE IS OFF-SET)

STORM MANHOLE
TOP = 155.37'
W. INVERT ELEVATION = 150.12'
SW. INVERT ELEVATION = 150.92'
SE. INVERT ELEVATION = 149.45
N. INVERT ELEVATION = 149.39
(CANNOT MEASURE S. INVERT/ PIPE IS OFF-SET)

CATCH BASIN
TOP = 152.60'

PROPOSED SWINGING GATE

PROPOSED SWINGING GATE

PROPOSED RISING BAR GATE

58.41' EXISTING EASEMENT
60' PROP. EASEMENT

SCHEDULE B - II ITEM # 12
EASEMENT 2 OF THE ROADWAY
(O.R.B. 2478, PAGES 80)

WOOD. CONTROL POINT
SET IRON ROD AND CAP

STORM MANHOLE

PERMITTING DOCUMENTS BLDG C

STUDIO 45 ARCHITECT
1648 Southwest 1 Boulevard,
Suite, Florida 32607
www.s45architects.com

THE HARVEST

PHOENIX COMMERCIAL PARK
ALACHUA, FLORIDA

PERMITTING DOCUMENTS - BUILDING C

MARK	DESCRIPTION	DATE

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Studio 45 Architects, PLLC, and is not to be used, in whole or in part, for any other project, without the written authorization of Studio 45 Architects, PLLC.

© 2021 Studio 45 Architects

ROBERT H. DAVIS JR. LICENSE NO. 73115 STATE OF FLORIDA PROFESSIONAL ENGINEER

wood.
Environment & Infrastructure Solutions, Inc.
1441 Maclay Commerce Dr, Ste 102
Tallahassee, Florida, 32312
850-656-1293
EOR: Robert H Davis Jr
FL PE Reg # 73115
Certificate Of Authorization #5392

PROJECT NO: 120-0841
ISSUE DATE: 8/26/2021

SITE LAYOUT AND PAVING PLAN - NORTH

C-203

SITE LAYOUT AND PAVING PLAN - BLDG C

SCALE 1"=30'

NORTH

LEGEND

- NEW ASPHALT PAVEMENT SEE SHEET C502
- NEW CONCRETE PAVEMENT
- NEW 6" LIMEROCK BASE

PARKING SPACE QUANTITIES

SOUTH OF BLDG C
128 REGULAR
6 ADA

EAST OF BLDG C
26 REGULAR
11 LOADING

STANDARD CONSTRUCTION NOTES

1. CONTRACTOR SHALL STAKE BUILDING CORNERS AND NOTIFY THE ARCHITECT PRIOR TO POURING CONCRETE OR ASPHALT PAVEMENT.
2. ALL DIMESIONS ARE TO FACE OF CURB. SETBACK DIMENSIONS ARE FROM EDGE OF IMPERVIOUS AREA OR PROPERTY LINES.
2. CITY OF ALACHUA AND SUWANEE RIVER WATER MANAGEMENT DISTRICT STANDARDS AND SPECIFICATIONS MUST BE FOLLOWED.
3. CONTRACTOR SHALL INSTALL BEST MANAGEMENT PRACTICE FL ACCESSIBILITY CODES.
5. ALL PAVEMENT MARKINGS SHALL COMPLY WITH LATEST EDITION OF THE MUTCD MANUAL.

EXISTING 6' FENCE

S 65°30'13" E 679.02' (R)
S 66°32'34" E 679.02' (M)

N 23°50'23" E 558.83' (R)
N 22°48'02" E 558.67' (M)

N 01°33'25" E 116.27' (R)
N 00°39'35" E 116.03' (M)

N 66°13'12" W 305.43' (R)
N 67°17'13" W 305.84' (M)

6" LIMEROCK BASE FIRE TRUCK PATH

BLDG C

CONCRETE BLOCK BUILDING 24'X274' SQ. FT. +/-

METAL BUILDING 4,992 SQ. FT. +/-

METAL BUILDING 3,789 SQ. FT. +/-

BUILDING ADDITION (CASE) 56 FT. +/-

METAL BUILDING CANOPY 1,600 SQ. FT. +/-

BUILDING ADDITION (CASE) 2,440 SQ. FT. +/-

SOLAR PANEL

ADA SIGN

R5-OR SIGN

R5-1 SIGN

R1-1 AND R5- SIGN

6 SPACES @ 9'=54'

6 SPACES @ 9'=72'

9 SPACES @ 9'=81'

10 SPACES @ 10'x10'

6 SPACES=45'

10 SPACES @ 9'=90'

CR 22 PER FDOT STD PLANS

CR 20 PER FDOT STD PLANS

24" WHITE, 7' LONG @ 5' SPACING, TYP.

6" DOUBLE YELLOW

6" WHITE

SPEED LIMIT 25 MPH SIGN

NEW 60' EASEMENT

RELOCATE METAL SUPPORT TRUSS 6' CLEAR OF ROAD

VERTICAL CLEARANCE FROM OVERHEAD TRUSS 21 FEET ±6 INCHES

PROPOSED SWINGING GATE

58.41' EXISTING EASEMENT

60' PROP. EASEMENT

DEMOLISH 2440 SF ASPHALT PARKING AREA AND REPLACE WITH SEED AND MULCH

SCHEDULE B ITEM # 12 (ORB 2418 PAGES 385-388)

SANITARY SEWER MANHOLE

20' TYPE D SETBACK

PERMITTING DOCUMENTS BLDG C

S A R C H I T E C T S
S 1648 Southwest Boulevard,
Suite, KS 74127
www.s45architects.com

THE HARVEST

PHOENIX COMMERCIAL PARK
ALACHUA, FLORIDA
PERMITTING DOCUMENTS - BUILDING C

MARK	DESCRIPTION	DATE

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Studio 45 Architects, PLLC, and is not to be used, in whole or in part, for any other project, without the written authorization of Studio 45 Architects, PLLC.

© 2021 Studio 45 Architects

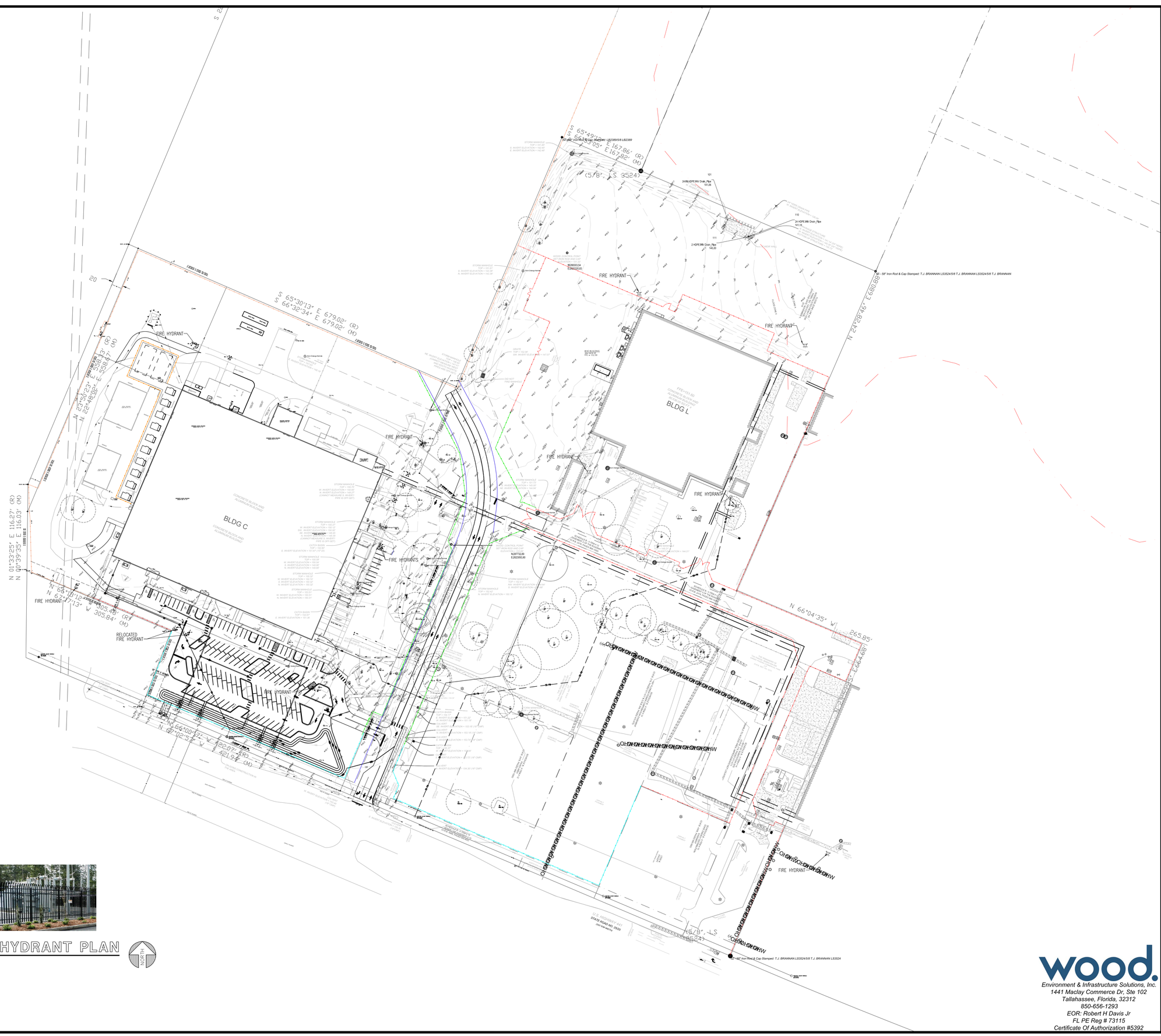
ROBERT H. DAVIS JR. LICENSED No. 73115 STATE OF FLORIDA PROFESSIONAL ENGINEER

wood.
Environment & Infrastructure Solutions, Inc.
1441 Maclay Commerce Dr, Ste 102
Tallahassee, Florida, 32312
850-656-1293
EOR: Robert H Davis Jr
FL PE Reg # 73115
Certificate Of Authorization #5392

PROJECT No. 100-0811
ISSUE DATE: 8/25/2021

SITE LAYOUT AND PAVING PLAN - BLDG C

C-204


BLDG C
BLDG L
FIRE HYDRANT
FIRE HYDRANTS
RELOCATED FIRE HYDRANT
S 65°30'13" E 679.02' (R)
S 66°32'34" E 679.02' (M)
N 23°30'23" E 558.13' (R)
N 22°46'02" E 558.87' (M)
N 01°33'25" E 116.27' (R)
N 00°39'35" E 116.03' (M)
N 68°15'12" W 305.46' (R)
N 67°17'13" W 305.84' (M)
N 66°08'57" W 422.27' (R)
N 67°02'52" W 421.94' (M)
N 24°28'45" E 680.88'
N 66°04'35" W 265.85'
S 65°49'12" E 167.86' (R)
S 66°05' E 167.82' (M)
(S78°, LS 3524)
24 IN HDPE INV Drain_Pipe
24 IN HDPE INV Drain_Pipe
2 HDPE INV Drain_Pipe
5/8" iron Rod & Cap Stamped: T.J. BRANNAN LB2389/SB LB2389
5/8" iron Rod & Cap Stamped: T.J. BRANNAN LS3524/SB T.J. BRANNAN LS3524
5/8" iron Rod & Cap Stamped: T.J. BRANNAN LS3524/SB T.J. BRANNAN
OH-OH-OH-

S45 DESIGN STUDIO
ARCHITECTS
S 1648 Southwest Boulevard,
Suites, Kansas 66103
www.s45architects.com

THE HARVEST

PHOENIX COMMERCIAL PARK
ALACHUA, FLORIDA
PERMITTING DOCUMENTS - BUILDING C

MARK	DESCRIPTION	DATE

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Wood 4D Architects, PLLC, and is not to be used, in whole or in part, for any other project, without the written authorization of Wood 4D Architects, PLLC.

© 2021 Wood 4D Architects

ROBERT H. DAVIS JR. LICENSE NO. 73115 STATE OF FLORIDA PROFESSIONAL ENGINEER

PROJECT NO: 102-0811
ISSUE DATE: 8/25/2021

SITE GRADING AND DRAINAGE PLAN - SOUTH

C-301

wood.
Environment & Infrastructure Solutions, Inc.
1441 Maclay Commerce Dr, Ste 102
Tallahassee, Florida, 32312
850-656-1293
EOR: Robert H.Davis Jr
FL PE Reg # 73115
Certificate Of Authorization #5392

PERMITTING DOCUMENTS BLDG C

SITE GRADING AND DRAINAGE PLAN - SOUTH

SCALE
0 10' 20' 30' 60' 90' 1"=30'

NORTH

DRAINAGE INLET SCHEDULE

DI #1 FDOT TYPE C INLET
PER STD PLANS 425-052
GRATE ELEV = 154.75
IE(15" IN)=152.48
IE(15" OUT)=152.48

DI #2 FDOT TYPE C INLET
PER STD PLANS 425-052
GRATE ELEV = 155.17
IE(12" IN)=152.78
IE(15" OUT)=152.78

DI #3 FDOT TYPE C INLET
PER STD PLANS 425-052
GRATE ELEV = 155.17
IE(12" OUT)=153.19

DI #4 FDOT TYPE C INLET
PER STD PLANS 425-052
GRATE ELEV = 154.75
IE(12" OUT)=152.98

F.E.S. #1 FLARED END SECTION
PER FDOT STD PLANS
INDEX 430-020
IE(15")=152.00

DI #5 FDOT TYPE C INLET
PER STD PLANS 425-052
GRATE ELEV = 154.75
IE(15" IN)=152.48
IE(15" OUT)=152.48

DI #6 FDOT TYPE C INLET
PER STD PLANS 425-052
GRATE ELEV = 155.17
IE(12" IN)=152.78
IE(15" OUT)=152.78

DI #7 FDOT TYPE C INLET
PER STD PLANS 425-052
GRATE ELEV = 155.17
IE(12" OUT)=153.19

F.E.S. #2 FLARED END SECTION
PER FDOT STD PLANS
INDEX 430-020
IE(15")=152.00

LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED SPOT ELEVATION
- FLOW ARROW

BLDG C

CONCRETE BLOCK AND ALUMINUM BUILDING

STORM MANHOLE
TOP = 155.75'
W. INVERT ELEVATION = 150.85'
N. INVERT ELEVATION = 149.27'
(CANNOT MEASURE S. INVERT/
PIPE IS OFF-SET)

STORM MANHOLE
TOP = 155.37'
W. INVERT ELEVATION = 150.12'
SW. INVERT ELEVATION = 150.92'
SE. INVERT ELEVATION = 149.45
N. INVERT ELEVATION = 149.39
(CANNOT MEASURE S. INVERT/
PIPE IS OFF-SET)

CATCH BASIN
TOP = 152.80'
E. INVERT ELEVATION = 151.87' (10" DI)

STORM MANHOLE
TOP = 155.09'
W. INVERT ELEVATION = 150.54'
S. INVERT ELEVATION = 149.90'
N. INVERT ELEVATION = 149.85'

STORM MANHOLE
TOP = 155.32'
W. INVERT ELEVATION = 150.74'
S. INVERT ELEVATION = 150.32'
N. INVERT ELEVATION = 150.32'

STORM MANHOLE
TOP = 153.51'
W. INVERT ELEVATION = 150.51'
N. INVERT ELEVATION = 150.31'

CATCH BASIN
TOP = 152.67'
E. INVERT ELEVATION = 151.36

STORM MANHOLE
TOP = 151.73'
E. INVERT ELEVATION = 145.00'
NE. INVERT ELEVATION = 144.94'

DID NOT FIND MANHOLE

WOOD. CONTROL POINT
SET IRON ROD AND CAP
ELEVATION = 153.69'
N:287732.89
E:2623093.90

STORM MANHOLE
TOP = 152.41'
NW. INVERT ELEVATION = 149.84'
S. INVERT ELEVATION = 149.88'

STORM MANHOLE
TOP = 152.42'
N. INVERT ELEVATION = 150.12'

CATCH BASIN
TOP = 154.17'
E. INVERT ELEVATION = 151.22'
W. INVERT ELEVATION = 151.19'

CULVERT
SE. INVERT ELEVATION = 153.18' (18" CMP)

CULVERT
N. INVERT ELEVATION = 153.18' (18" CMP)

CULVERT
E. INVERT ELEVATION = 153.74' (18" CMP)

CATCH BASIN
TOP = 155.37'
W. INVERT ELEVATION = 153.84'

CULVERT
S. INVERT ELEVATION = 153.72' (18" CMP)

CULVERT
N. INVERT ELEVATION = 154.30' (18" CMP)

CULVERT
W. INVERT ELEVATION = 153.88
(18" CMP)

CULVERT
INVERT ELEVATION = 151.76
(18" CMP)

CATCH BASIN
BOTTOM OF STRUCTURE: 151.46'

STORM MANHOLE
TOP = 154.10'

8' CONCRETE SPILLWAY
2:1 SIDESLOPES
IE=154.10

RIP RAP APRON (STONE SIZE 6"-9")
PLACE FILTER FABRIC BETWEEN
RIP RAP AND SOIL FOUNDATION
EMBED FABRIC 12" ON ALL SIDES
(5) LOCATIONS THIS SWMF

NEW SWMF, HIGH WATER
ELEV = 154.44 FOR 100YR06H

MATCH EX. GRADE

MATCH EX. GRADE W/ WALKWAY

MATCH EX. GRADE AT ROW

95 LF OF 15"ø HDPE @ 0.51%

100 LF OF 12"ø HDPE @ 0.41%

102 LF OF 12"ø PVC @ 0.80%

100 LF OF 12"ø PVC @ 0.41%

20" RCP

N 23°50'23" E 116.27' (R)
N 22°48'02" E 116.03' (M)

N 01°33'25" E 116.27' (R)
N 00°39'35" E 116.03' (M)

N 66°13'12" W 305.45' (R)
N 67°17'13" W 305.84' (M)

N 66°00'47" W 422.87' (R)
N 67°02'58" W 421.92' (M)

ON-GOING CONSTRUCTION IN THE AREA

SCHEDULE B-II ITEM # 7 (ORB 2478 PAGES 1661-1669)

SCHEDULE B-II ITEM # 1 (ORB 2478 PAGES 1661-1669)

SANITARY SEWER MANHOLE

SANITARY SEWER EASEMENT

SANITARY SEWER FORCE MAIN

CONCRETE HEADWALL

ASPHALT PAVEMENT

CONCRETE

TREE #1 – TREE #49

BLDG C

CONNECT 8" SS TO BLDG AT ELEV = 149.00 REDUCE TO 6" INSIDE BLDG

EXIST 8" SS PVC TO BE REMOVED

EXIST 8" SS MH TO BE REMOVED

74 LF OF 8" PVC SDR 26 SS @ 1.25%

SSMH #2
RIM ELEV = 155.50
IE(8") IN = 148.08
IE(8") OUT = 147.88

159 LF OF 8" PVC SDR 26 SS @ 1.25%

EXIST 8" SS MH TO BE REMOVED

SSMH #1
RIM ELEV = 155.59
IE(8") IN = 145.89
IE(8") OUT = 145.69

RELOCATE EXIST. FIRE HYDRANT TO BUFFER AREA

EXIST 8" SS PVC TO BE REMOVED

CONNECT 8"ø C900 PVC WATER MAIN TO BLDG (SEE P PLANS) REDUCE TO 6" INSIDE BLDG

PROVIDE TRANSITION FROM PVC TO ABOVE GRADE DIP

8" C900 PVC WATER MAIN

12" STORM PIPE IE=152.91

EXIST 8" SS PVC TO BE REMOVED

EXIST 8" SS MH TO BE REMOVED

229 LF OF 8" SDR 26 PVC SS @ 1.39%

RELOCATE LGT POLE TO ISLAND

45° DMJ

8" C900 PVC WATER MAIN

45° DMJ

RELOCATE LGT POLE TO TOP OF BANK

EXISTING 8" SEWER MAIN

RELOCATE LGT POLE TO TOP OF BANK

RELOCATE LGT POLE TO TOP OF BANK

EXISTING 8" WATER MAIN

CONNECT TO EXIST. 8" PVC SEWER STUBOUT @ IE=142.51 PROVIDE CLEANOUT AT CONNECTION. THIS POINT DENOTES END OF CITY OF ALACHUA MAINTENANCE

N 66°00'17" W 422.07' (R)
N 67°02'57" W 421.94' (M)

W 305.43' (R)
W 305.84' (M)

EXISTING 4" WATER METER AND 8" BACKFLOW PREVENTER

EXISTING 8" DMJ GATE VALVE

EXISTING 8" C900 PVC DW

EXISTING 258 LF OF 4" HDPE SANITARY FORCE MAIN W/ 30" MIN COVER

EXISTING 4"ø BUTTERFLY VALVE

SCHEDULE B - II ITEM # 15
SEWER LINE EASEMENT # 10
(O.R.B. 4668, PAGES 800-805)

SCHEDULE B - II ITEM # 12
EASEMENT 2 OF THE ROADWAY
(O.R.B. 2478, PAGES 968-1000)

CONNECT 8" DW WATER MAIN TO EXISTING ELEVATED 4" SERVICE
PROVIDE 8"X4" REDUCER
8" DMJ GATE VALVE

RAISE OR LOWER 4" SS FORCE MAIN PER DETAIL A/C401

8" C900 PVC DW

214 LF OF 4" HDPE SANITARY FORCE MAIN W/ 30" MIN COVER

8" DMJ GATE VALVE

EXISTING 169 LF OF 4" HDPE SANITARY FORCE MAIN W/ 30" MIN COVER

EXISTING 220 LF OF 4" HDPE SANITARY FORCE MAIN W/ 30" MIN COVER

60° DMJ

EXIST. 8" DMJ GATE VALVE

EXISTING 8" C900 PVC DW

EXISTING SWALE

EXISTING SWALE

EXISTING 8" C900 PVC DW

EXISTING 8" DMJ GATE VALVE

EXISTING 258 LF OF 4" HDPE SANITARY FORCE MAIN W/ 30" MIN COVER

EXISTING 8" C900 PVC DW

SCHEDULE B - II ITEM # 12
EASEMENT 2 OF THE ROADWAY
(O.R.B. 2478, PAGES 968-1000)

SCHEDULE B - II ITEM # 11
EASEMENT
(O.R.B. 2719, PAGES 817-827 & O.R.B. 2478, PAGES 968-1000)

EXISTING 8" WATER MAIN

EXISTING 8" SEWER MAIN

LESS & EXCEPT

U.S. HIGHWAY 441
STATE ROAD NO. 25
(200' R/W WIDTH)

WATER CONNECTION DETAIL LEGEND

① 8" WET TAP TO EXISTING 8" WATER MAIN
PROVIDE TAPPING VALVE AND SLEEVE

② 8" DW REDUCED PRESSURE ZONE ASSEMBLY (RPZ) SERIES LF909OSY NY WATTS W/ENCLOSURE.
MAX WORKING PRESSURE=175 PSI.
PRESSURE LOSS AT 1200 GPM IS 12.0 PSI

PROPOSED UTILITY LEGEND

C.O. – CLEAN OUT
DIP – DUCTILE IRON PIPE
G – GAS LINE
T – TELECOM LINE
E – ELECTRIC LINE
FW – FIRE WATER LINE
DW – DOMESTIC WATER LINE
FW-FDC – FIRE DEPARTMENT CONNECTION LINE
SS – SANITARY SEWER LINE
SS-FM – SANITARY SEWER FORCE MAIN
PVC – POLYVINYL CHLORIDE
DMJ – DUCTILE IRON MECHANICAL JOINT
MH – MANHOLE
FH – FIRE HYDRANT
PIV – POST-INDICATOR VALVE
FDC – FIRE DEPARTMENT CONNECTION
RPZ – REDUCED PRESSURE ZONE ASSEMBLY
DCVA – DOUBLE CHECK VALVE ASSEMBLY
DDCVA – DOUBLE DETECTOR CHECK VALVE ASSEMBLY
HB – HOSE BIBB

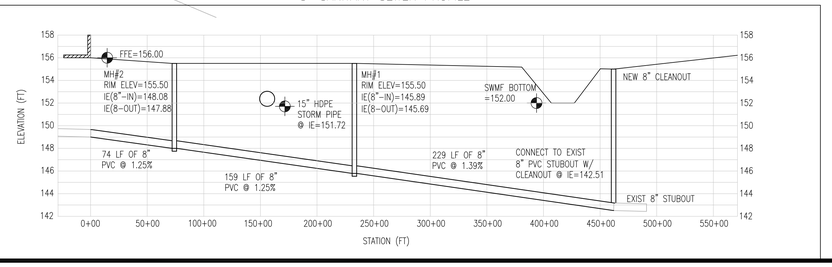
SITE UTILITY NOTES

1. WATER AND WASTEWATER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "CITY OF ALACHUA, PUBLIC SERVICES, DESIGN AND CONSTRUCTION MANUAL", LATEST EDITION.
2. ALL BACKFLOW PREVENTERS SHALL BE IN ACCORDANCE WITH THE CITY OF ALACHUA "MANUAL FOR CROSS-CONNECTION CONTROL", LATEST EDITION.
3. UTILITIES:
   A. CONTRACTOR SHALL VERIFY/DETERMINE THE LOCATIONS AND DEPTHS OF ALL UTILITIES WITHIN THE LIMITS OF CONSTRUCTION PRIOR TO BEGINNING ANY WORK ON THE SITE. NOTIFY ARCHITECT IF ANY EXISTING UTILITIES ARE IN CONFLICT WITH THE WORK OR DO NOT HAVE AT LEAST 12" OF COVER. ARCHITECT WILL PROVIDE DIRECTION TO RESOLVE ANY CONFLICTS.
   B. PROTECT ALL UTILITIES TO REMAIN FROM DISTURBANCE OR DAMAGE DURING CONSTRUCTION. REPAIR ANY DAMAGE IMMEDIATELY AT NO ADDITIONAL COST.
   C. AVOID UNANNOUNCED INTERRUPTIONS OF SERVICE. IF AN INTERRUPTION IN SERVICE IS NECESSARY, NOTIFY AND COORDINATE WITH OWNER A MINIMUM OF 72 HOURS PRIOR TO SHUTTING OFF SERVICE.
4. DEPTH OF FIRE MAIN PIPING (TO TOP OF PIPE):
   36" MINIMUM UNDER DRIVING SURFACES
   30" MINIMUM UNDER NON-DRIVING SURFACES
5. FIRE HYDRANTS SHALL BE A MINIMUM OF 18" ABOVE GRADE MEASURED TO THE STEAMER NOZZLE.
6. STEAMER NOZZLE TO FACE ROADWAY OR NEAREST POINT OF FIRE DEPARTMENT APPARATUS ACCESSIBILITY WHEN PLACED IN SERVICE.
7. WET TAP SHALL BE PERFORMED BY A SPECIALTY CONTRACTOR PRE-APPROVED BY THE CITY OF ALACHUA.
8. CONTRACTOR SHALL COORDINATE WITH MECHANICAL, PLUMBING, ELECTRICAL AND ARCHITECTURAL PLANS FOR ADDITIONAL UTILITY INFORMATION.
9. TRAFFIC RATED BRASS COUNTERSUNK CLEANOUTS SHALL BE USED IN IMPERVIOUS AREAS.
10. A MINIMUM OF 36 IN. OF CLEAR SPACE FROM LANDSCAPING SHALL BE MAINTAINED TO PERMIT ACCESS TO (AND OPERATION OF) FIRE PROTECTION EQUIPMENT, FIRE DEPARTMENT INLET CONNECTIONS, AND/OR FIRE PROTECTION SYSTEM CONTROL VALVES.
11. A CLEAR SPACE OF NOT LESS THAN 60 IN. FROM LANDSCAPING SHALL BE PROVIDED IN FRONT OF EACH HYDRANT CONNECTION HAVING A DIAMETER GREATER THAN 2 ½ IN.

NOTES:

1. WATER MAINS SHALL BE SEPARATED FROM STORM SEWER, SANITARY SEWER, NON-POTABLE IRRIGATION MAINS, AND FORCE MAINS BY A MINIMUM CLEAR VERTICAL DISTANCE OF 18" MEASURED BETWEEN THE BOTTOM OF THE UPPER PIPE AND THE TOP OF THE LOWER PIPE. ALSO, WATER MAINS SHALL BE SEPARATED FROM STORM SEWER, SANITARY SEWER AND FORCE MAINS BY 10 FEET AND FROM IRRIGATION MAINS BY 5 FEET MEASURED HORIZONTALLY BETWEEN OUTSIDE OF PIPES.
2. ALL CROSSINGS WITH VERTICAL CLEARANCE LESS THAN 18 INCHES SHALL BE MADE USING THICKNESS CLASS 200 AWWA C-900 DR14, PVC (CLASS 235 AWWA C-905, DR 18 PVC FOR PIPES GREATER THAN 12" IN DIAMETER) OR DUCTILE IRON, PRESSURE CLASS 250 PIPE FOR A HORIZONTAL DISTANCE OF 10 FEET EACH SIDE OF THE CROSSING, AND WATER MAIN SHALL BE CONCRETE ENCASED.
3. 18 INCHES CLEAR DISTANCE SHALL NOT BE REDUCED IN CASES WHERE WATER MAIN CROSSES UNDER SEWER LINE.
4. VERTICAL CLEARANCE LESS THAN 12 INCHES SHALL NOT BE ALLOWED.
5. WATER MAINS, SANITARY SEWER, STORM SEWER, AND NON-POTABLE IRRIGATION MAINS SHALL BE IN SEPARATE TRENCHES.
6. WATER MAINS CROSSING ANY TYPE OF SANITARY SEWER, INCLUDING FORCE MAIN OR STORM SEWER SHALL HAVE THE ONE FULL LENGTH OF WATER MAIN CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THAT THE WATER JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST 6 FEET FROM ALL JOINTS IN GRAVITY OR WASTEWATER FORCE MAINS, OR IRRIGATION MAINS.

8" SANITARY SEWER PROFILE



SITE UTILITY PLAN - SOUTH

SCALE: 1"=30'

NORTH

PERMITTING DOCUMENTS BLDG C

S45 SITE STUDIO
SARCHITECTS
1648 Southwest Boulevard,
Suite 107
Jupiter, FL 33458
www.s45architects.com

THE HARVEST

PHOENIX COMMERCIAL PARK
ALACHUA, FLORIDA

PERMITTING DOCUMENTS - BUILDING C

MARK	DESCRIPTION	DATE

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Stoke 45 Architects, PLLC, and is not to be used, in whole or in part, for any other project, without the written authorization of Stoke 45 Architects, PLLC.

© 2021 Stoke 45 Architects

ROBERT H. DAVIS JR. LICENSE NO. 73115 STATE OF FLORIDA PROFESSIONAL ENGINEER

wood.
Environment & Infrastructure Solutions, Inc.
1441 Maclay Commerce Dr, Ste 102
Tallahassee, Florida, 32312
850-656-1293
EOR: Robert H Davis Jr
FL PE Reg # 73115
Certificate Of Authorization #5392

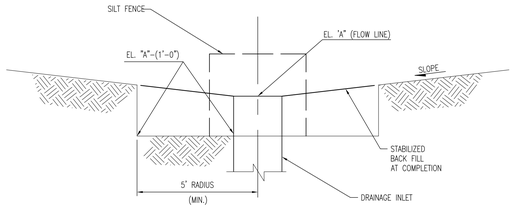
PROJECT NO. 120-0841
ISSUE DATE: 8/26/2021

SITE UTILITY PLAN SOUTH

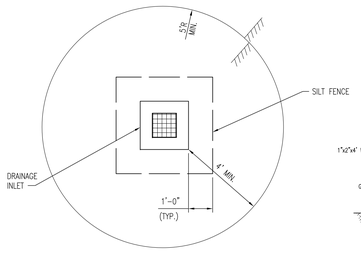
C-401

EROSION CONTROL NOTES

1. SILT FENCE AND HAY BALES SHALL BE CONSTRUCTED IN ACCORDANCE WITH FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY AND BRIDGE STANDARD SPECIFICATIONS (LATEST EDITION).
2. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED DAILY AND ANY DEFICIENCES NOTED SHALL BE CORRECTED BY THE END OF THE DAY.
4. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY AFTER ON-SITE INSPECTION TO CONTROL SEDIMENT RUNOFF FROM THE PROJECT SITE.
5. IMMEDIATELY AFTER THE ESTABLISHMENT OF TIRE WASH AREA, ALL PERIMETER EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES. THE LOCATION OF CERTAIN EROSION CONTROL MEASURES MAY REQUIRE ALTERING FROM THE LOCATIONS SHOWN ON THE PLANS IF DRAINAGE PATTERNS DURING CONSTRUCTION DIFFER FROM FINAL GRADING PLANS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH EROSION CONTROL FOR DRAINAGE PATTERNS CREATED DURING CONSTRUCTION.
6. ALL EROSION CONTROL MEASURES SHALL BE CONTINUOUSLY MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION.
7. ALL DISTURBED AREAS TO BE LEFT IDLE LONGER THEN 14 DAYS MUST BE STABILIZED WITH QUICK GROW GRASS SEED AND MULCH.
8. THE CONTRACTOR SHALL ENSURE THAT A FOREMAN OR SUPERVISOR WHO HAS BEEN CERTIFIED UNDER FLORIDA STORMWATER, EROSION AND SEDIMENTATION CONTROL INSPECTOR TRAINING PROGRAM IS AVAILABLE IN PERSON OR BY PHONE AT ALL TIMES DURING THE CONSTRUCTION ACTIVITIES.
9. ADDITIONAL SEDIMENT AND EROSION CONTROL MEASURES MAY BE REQUIRED, DURING ANY PHASE OF DEVELOPMENT, AT THE DISCRETION OF THE CITY OF ALACHUA'S ENVIRONMENTAL INSPECTOR.
10. WHEELS MUST BE CLEANED TO REMOVE SEDIMENTS PRIOR TO EXITING THE PROJECT SITE. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE.
11. THE TIRE WASH AREA SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF SEDIMENTS OUTSIDE THE PROJECT SITE. THIS MAY REQUIRE PERIODIC TOPPING WITH ADDITIONAL 1.5-3.5 INCH STONE. AS CONDITIONS DEMAND, REPAIR OR CLEANOUT ANY STRUCTURES WHICH MAY HAVE CAPTURED SEDIMENTS. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES OR SITE ONTO OFFSITE ROADWAYS SHALL BE REMOVED IMMEDIATELY.



SECTION



PLAN

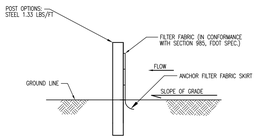
INLET SEDIMENT TRAP
NO SCALE

DEVELOPMENT SCHEDULE

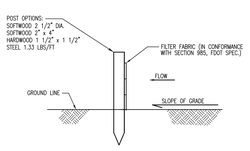
1. CONTRACTOR SHALL COORDINATE AND ATTEND A PRE-CONSTRUCTION CONFERENCE WITH THE CITY OF ALACHUA ENVIRONMENTAL INSPECTOR PRIOR TO ANY CONSTRUCTION ACTIVITIES.
2. POST ALL APPLICABLE PERMIT PLACARDS WITHOUT NAILING TO TREES.
3. CLEARLY FLAG OR STAKE THE LIMITS OF CONSTRUCTION.
4. INSTALL TIRE WASH AREA.
5. CONSTRUCT ALL TREE BARRICADES AND SEDIMENT BARRIERS.
6. CLEAR AND GRUB ALL AREAS FOR CONSTRUCTION OF SWMF.
7. CONSTRUCT SWMF INCLUDING OUTFALL PIPES AND STRUCTURES.
8. STABILIZE POND SIDE SLOPES WITH SOD.
9. CLEAR AND GRUB REMAINING LIMITS OF CONSTRUCTION.
10. PREPARE SITE FOR ASPHALT CONSTRUCTION, INCLUDING COMPACTION AND STAKING.
11. CONSTRUCT ALL UNDERGROUND UTILITIES, SUCH AS WATER AND SEWER.
12. CONSTRUCT CONCRETE WALKS.
13. FINAL GRADING, GRASSING AND LANDSCAPING.
14. REMOVE SEDIMENTS AND FINAL CLEANUP AND PUNCHLIST.
15. REMOVE SEDIMENT BARRIERS.
16. REQUEST FINAL ENVIRONMENTAL INSPECTION.

PRIOR TO REQUESTING THE FINAL ENVIRONMENTAL INSPECTION, THE FOLLOWING DOCUMENTS MUST BE SUBMITTED TO THE CITY OF ALACHUA ENVIRONMENTAL INSPECTOR FOR REVIEW: RECORD DRAWINGS AND THE ENGINEERS COMPLIANCE REPORT PREPARED IN ACCORDANCE WITH THE CITY OF ALACHUA LAND DEVELOPMENT CODE.

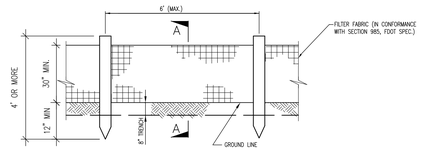
NOTES: STARTING AND COMPLETION DATES ARE APPROXIMATE AND ARE NOT INTENDED TO BE CONTRACTUAL.
CONSTRUCTION IS INTENDED TO START SEPT 2021 AND LAST FOR 10 MONTHS.



SECTION A-A IN PAVEMENT AREA

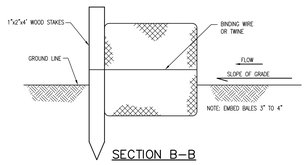


SECTION A-A

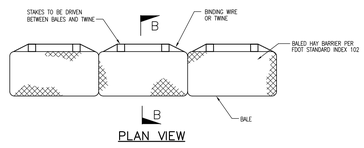


TYPE III

SILT FENCE DETAIL (TYPE III MODIFIED)
NO SCALE

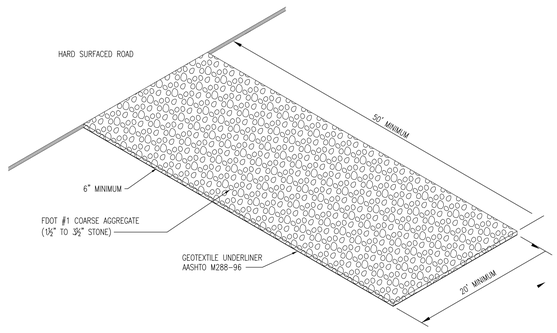


SECTION B-B

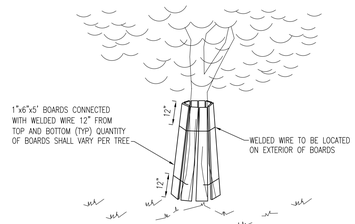


PLAN VIEW

TYPE I BALED HAY BARRIER
NO SCALE

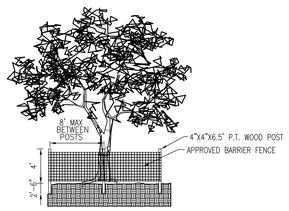


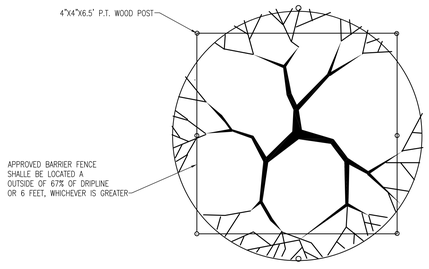
TIRE WASH AREA DETAIL
NO SCALE



NOTE:
INSTALL WOOD BARRICADE PRIOR TO DEMOLITION AND CLEARING AROUND THE TRUNK IN A MANNER AS TO NOT DAMAGE TREE.

TREE BARRRIER





TREE BARRICADE

TREE PROTECTION DETAILS
NO SCALE

wood.
Environment & Infrastructure Solutions, Inc.
1441 Maclay Commerce Dr, Ste 102
Tallahassee, Florida, 32312
850-656-1293
EOR: Robert H Davis Jr
FL PE Reg # 73115
Certificate Of Authorization #5392

STUDIO 45 ARCHITECTS
1648 Southwest Boulevard,
Suite, Kansas 67217
www.s45architects.com

THE HARVEST
PHOENIX COMMERCIAL PARK
ALACHUA, FLORIDA
PERMITTING DOCUMENTS - BUILDING C

MARK	DESCRIPTION	DATE

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Studio 45 Architects, PLLC, and is not to be used, in whole or in part, for any other project, without the written authorization of Studio 45 Architects, PLLC

© 2021 Studio 45 Architects

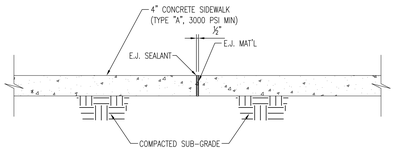
ROBERT H. DAVIS JR. LICENSE NO. 73115 STATE OF FLORIDA PROFESSIONAL ENGINEER

PROJECT NO: 120-0841
ISSUE DATE: 9/20/2021

EROSION CONTROL DETAILS

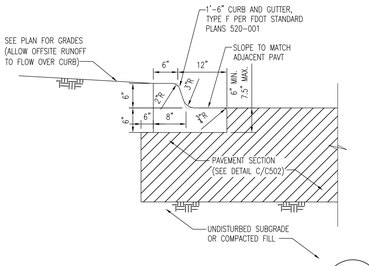
C-501

PERMITTING DOCUMENTS BLDG C



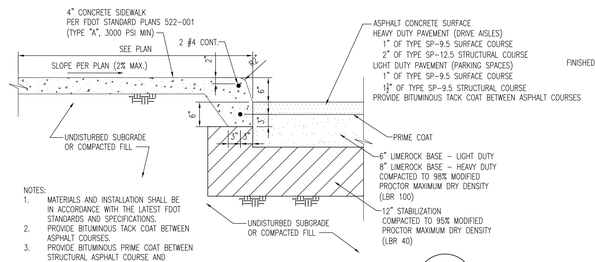
TYPICAL CONCRETE SIDEWALK DETAIL — A / C502

NO SCALE



CURB & GUTTER PAVEMENT SECTION — B / C502

NO SCALE

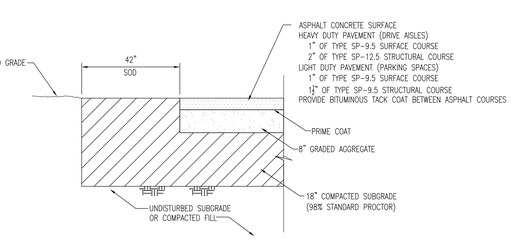


NOTES:

1. MATERIALS AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE LATEST FDOT STANDARDS AND SPECIFICATIONS.
2. PROVIDE BITUMINOUS TACK COAT BETWEEN ASPHALT COURSES.
3. PROVIDE BITUMINOUS PRIME COAT BETWEEN STRUCTURAL ASPHALT COURSE AND LIMEROCK BASE.
4. SURFACE COURSE SHALL NOT BE CONSTRUCTED UNTIL HEAVY EQUIPMENT HAS BEEN REMOVED FROM SITE.
5. 1'-6" CURB AND GUTTER, TYPE F PER FDOT STANDARD PLANS 520-001.
6. PROVIDE ½" EXPANSION JOINT (E.J.) BETWEEN CURB AND GUTTER AND CONCRETE SIDEWALK.

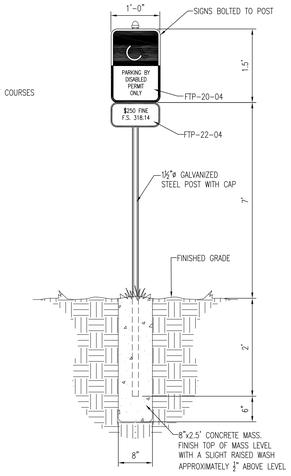
RAISED SIDEWALK PAVEMENT SECTION — C / C502

NO SCALE



SHOULDER PAVEMENT SECTION — D / C502

NO SCALE



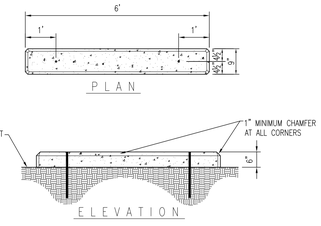
NOTE: SIGNS SHALL BE IN ACCORDANCE WITH THE FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS, STANDARD INDEX 17355, AND THE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITIONS.

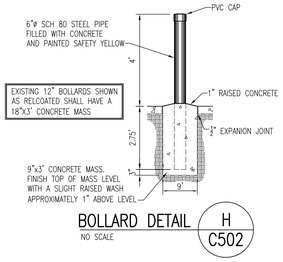
HANDICAP SIGN DETAIL — E / C502

NO SCALE

NOTES FOR HANDICAP ACCESSIBLE ROUTES AND ENTRIES

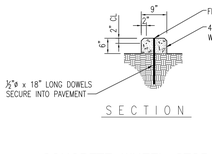
1. ALL WALKS SHALL BE 4" THICK.
2. CONCRETE SHALL BE REINFORCED WITH POLYPROPYLENE FIBERS AS SPECIFIED.
3. CONTROL JOINTS SHALL BE EQUALLY SPACED AS INDICATED. IF NOT INDICATED, EQUALLY SPACED JOINTS AT MAX. INTERVALS OF 4'-0" FOR 2' & 4' SIDEWALKS AND 6'-0" FOR 6' & WIDER SIDEWALKS.
4. CONTROL JOINTS SHALL BE 1" DEEP.
5. WHERE WALK IS PARALLEL AND ABUTS CONC. CURB, SEPARATE WITH 1/2" EXPANSION JOINT.
6. WHERE WALK ABUTS STRUCTURE, SEPARATE WITH 1/2" EXP. JOINT.
7. ALL SIDEWALKS GREATER THAN 8'-0" IN WIDTH SHALL HAVE A LONGITUDINAL CONTROL JOINT IN THE CENTERLINE OF THE SIDEWALK. LONGITUDINAL CONTROL JOINTS SHALL NOT BE SPACED GREATER THAN 8'-0".
8. PROVIDE 1/2" EXPANSION JOINTS AT 50' INTERVALS FOR LONG RUNS OF SIDEWALK.
9. SLOPE THE SIDEWALKS 3/16" PER FOOT (ABSOLUTE MAXIMUM) TRANSVERSELY UNLESS OTHERWISE NOTED.
10. SEE NOTES FOR HANDICAP ACCESSIBLE ROUTES AND ENTRIES ON SHEET C102.





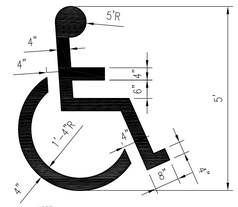
BOLLARD DETAIL — H / C502

NO SCALE

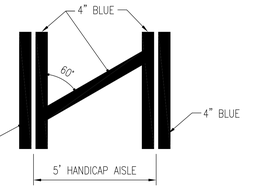


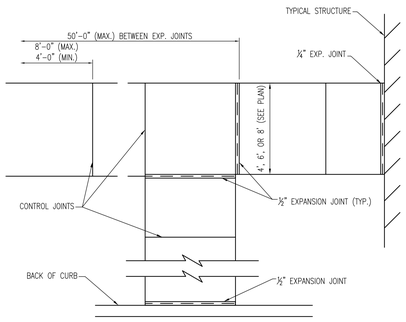
CONCRETE WHEEL STOP — G / C502

NO SCALE



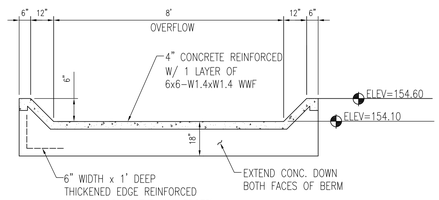
NOTE:
"UNIVERSAL SYMBOL OF ACCESSIBILITY" SHALL BE IN ACCORDANCE WITH THE FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS, STANDARD INDEX 17346 AND THE MANUAL UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITIONS.





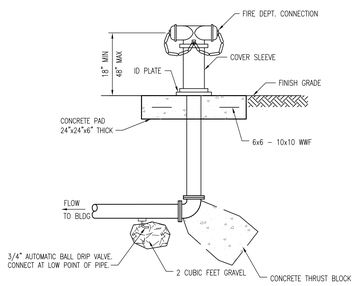
TYPICAL CONCRETE WALK JOINT LAYOUT — F / C502

NO SCALE



SPILLWAY ELEVATION — J / C502

NO SCALE

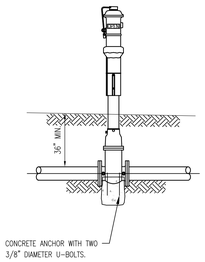


FIRE DEPARTMENT CONNECTION (FDC) — I / C502

NO SCALE

NOTES

1. NO SHUTOFF VALVES SHALL BE LOCATED BETWEEN THE FDC AND THE BUILDING.



POST INDICATOR VALVE — J / C502

NO SCALE

INDICATOR POST SHALL BE 4", ADJUSTABLE HEIGHT, "MODEL A-20806" MANUFACTURED BY MUELLER COMPANY, " MODEL IP-71" MANUFACTURED BY AMERICAN FLOW CONTROL, OR "MODEL PIVA FM-8", MANUFACTURED BY PRATT. PROVIDE CONCRETE ANCHOR BLOCKS AS REQUIRED.

HANDICAP PAVEMENT MARKINGS — K / C502

NO SCALE

STEELSTREET STUDIO
SARASOTA, FL 34236
1648 Southwest Boulevard,
(941) 587-1647
www.s4Sarchitects.com

THE HARVEST

PHOENIX COMMERCIAL PARK
ALACHUA, FLORIDA

PERMITTING DOCUMENTS - BUILDING C

MARK	DESCRIPTION	DATE

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Steele 48 Architects, PLLC, and is not to be used, in whole or in part, for any other project, without the written authorization of Steele 48 Architects, PLLC.

© 2021 Steele 48 Architects

ROBERT H. DAVIS JR. LICENSE NO. 73115 STATE OF FLORIDA PROFESSIONAL ENGINEER

wood.
Environment & Infrastructure Solutions, Inc.
1441 Maclay Commerce Dr, Ste 102
Tallahassee, Florida, 32312
850-656-1293
EOR: Robert H Davis Jr
FL PE Reg # 73115
Certificate Of Authorization #5392

PROJECT NO. 120-0811
ISSUE DATE: 8/26/2021

SITE CIVIL DETAILS

C-502

DIMENSION			
METER SIZE	① AA	② BB	CC
4"	24"	12"	14'
6"	36"	18"	18'
8"	48"	24"	22'
10"	60"	30"	27'

KEYED NOTE(S):

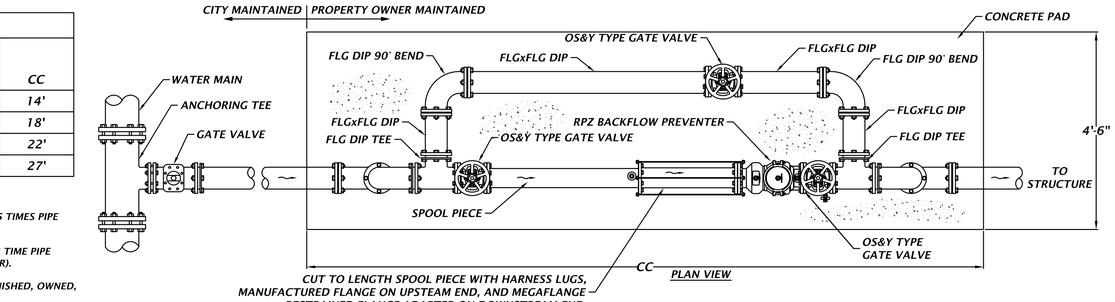
① DIMENSION AA MUST BE MINIMUM 5 TIMES PIPE DIAMETER (UPSTREAM OF METER).

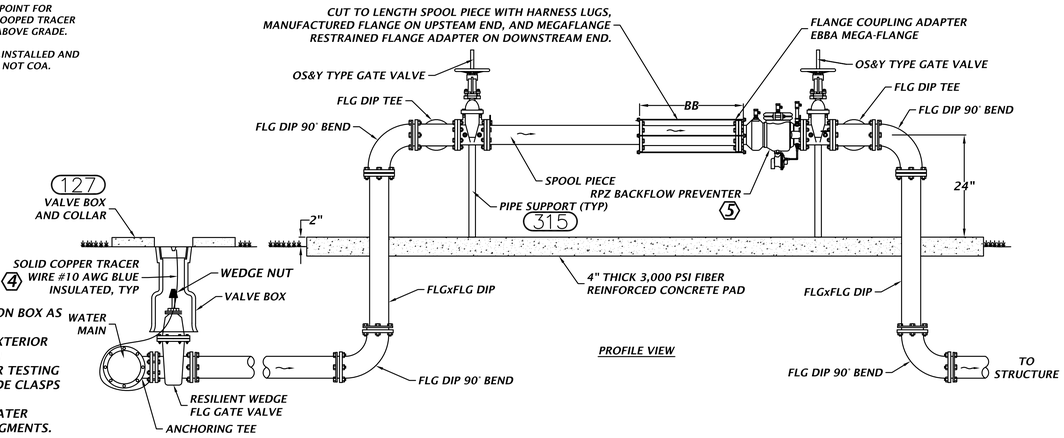
② DIMENSION BB MUST BE MINIMUM 3 TIME PIPE DIAMETER (DOWNSTREAM OF METER).

③ WATER METER AND STRAINER FURNISHED, OWNED, AND MAINTAINED BY COA.

④ VALVE BOX MAY SERVE AS ACCESS POINT FOR TRACER WIRES. PROVIDE ENOUGH LOOPED TRACER WIRE SO IT CAN EXTEND 8-INCHES ABOVE GRADE.

⑤ BACKFLOW PREVENTER FURNISHED,INSTALLED AND MAINTAINED BY PROPERTY OWNER, NOT COA.





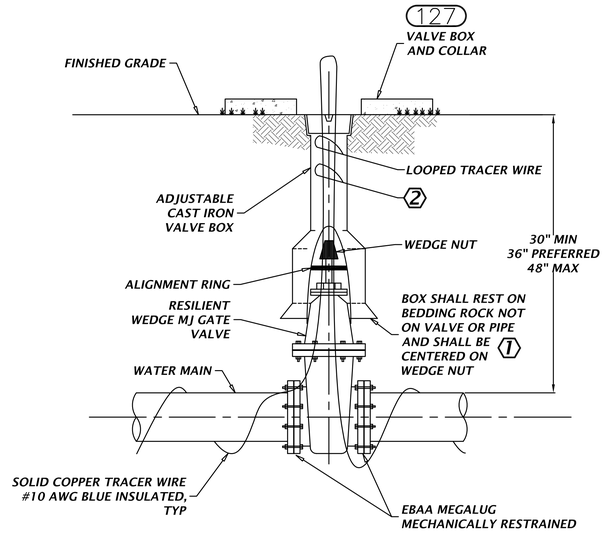
GENERAL NOTE(S):

1. PROVIDE FREEZE PROTECTION BOX AS FOLLOWS:
   - CORRUGATED ALUMINUM EXTERIOR WITH INTERIOR INSULATION
   - EASY INTERNAL ACCESS FOR TESTING AND MAINTENANCE. PROVIDE CLASPS OR EQUIVALENT.
   - BOX SHALL COVER BOTH WATER METER AND BYPASS LINE SEGMENTS.

148

POTABLE WATER 4" AND LARGER WATER METER AND BACKFLOW PREVENTER ASSEMBLY

NTS



GENERAL NOTE(S):

1. PVC EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATION.
2. VALVE BOX LID TO BE LETTERED WITH THE WORD "WATER" OR "RECLAIMED".

KEYED NOTE(S):

① WHEN VALVE BOX IS TO BE INSTALLED IN ROADWAY OR OTHER TRAFFIC AREAS SET VALVE BOX ON FIVE (5) SOLID COMMON BRICKS.

② VALVE BOX MAY SERVE AS ACCESS POINT FOR TRACER WIRES. PROVIDE ENOUGH LOOPED TRACER WIRE SO IT CAN EXTEND 8-INCHES ABOVE GRADE.

145

GATE VALVE FOR WATER AND RECLAIMED WATER MAINS 4" OR LARGER

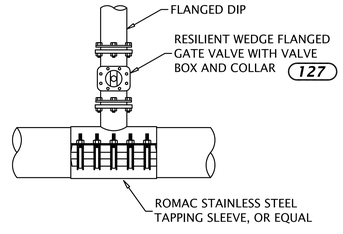
NTS

GENERAL NOTE(S)

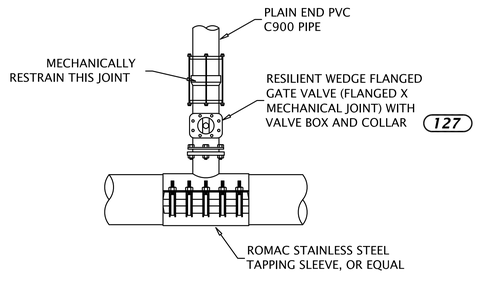
1. MINIMUM RESTRAINED LENGTHS ARE BASED ON 309 AND ARE SUFFICIENT FOR BOTH DIP AND PVC PIPE.
2. THIS DETAIL APPLIES TO BOTH NEW SERVICE CONNECTIONS INSTALLED ON NEW PIPE AND NEW SERVICE CONNECTIONS INSTALLED ON EXISTING PIPE.

KEYED NOTE(S):

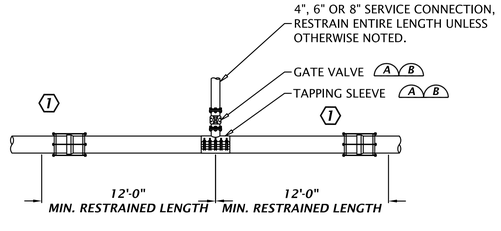
① RESTRAIN WITH EBAA IRON RESTRAINT HARNESSES OR EQUAL. HARNESSES SHALL INCLUDE SPLIT SERRATED RESTRAINT RINGS.



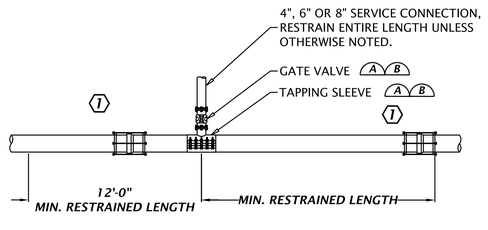
A FLANGED DIP SERVICE CONNECTION



B PLAIN END PVC C900 SERVICE CONNECTION



TAPPING SLEEVE IN MIDDLE OF PIPE SEGMENT



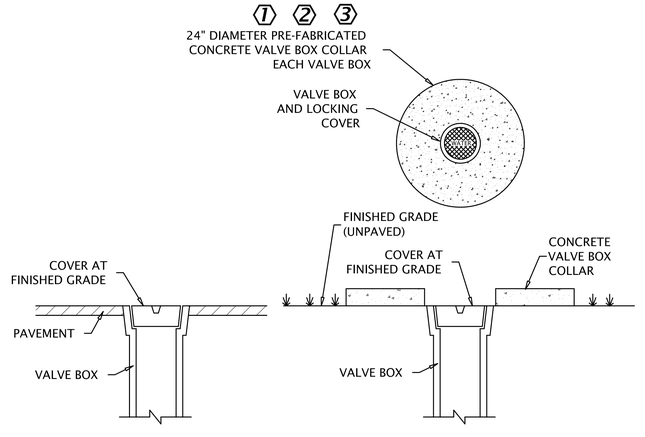
TAPPING SLEEVE NOT IN MIDDLE OF PIPE SEGMENT

149

WATER SERVICE CONNECTION FOR NEW AND EXISTING MAINS – 4", 6" AND 8"

NTS

① ② ③



PAVED AREA

UNPAVED AREA

KEYED NOTE(S):

① VALVE BOX COLLAR FEATURES:
- 24" DIAMETER, 11" INNER OPENING
- 4" THICK
- TWO RINGS OF #3 REBAR
- 4000 PSI TEST CONCRETE

② SUPPLIER AND PRODUCT:
- MASONRY SUPPLY, INC., SELMA, NC OR EQUAL
- ITEM: 24" CONCRETE VALVE BOX COLLAR OR EQUAL
- PART: MSVB-24 OR EQUAL

③ PAINT VALVE BOX COVER AND COLLAR AS PER 307

127

VALVE BOX COVER

NTS

wood.
Environment & Infrastructure Solutions, Inc.
1441 Maclay Commerce Dr, Ste 102
Tallahassee, Florida, 32312
850-656-1293
EOR: Robert H Davis Jr
FL PE Reg # 73115
Certificate Of Authorization #5392

S45 STUDIO
S A R C H I T E C T
1648 Southwest Boulevard,
Suite 100, Jupiter, FL 33458
www.s45architects.com

THE HARVEST
PHOENIX COMMERCIAL PARK
ALACHUA, FLORIDA
PERMITTING DOCUMENTS - BUILDING C

MARK	DESCRIPTION	DATE

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Stoke 45 Architects, PLLC, and is not to be used, in whole or in part, for any other project, without the written authorization of Stoke 45 Architects, PLLC.

© 2021 Stoke 45 Architects

ROBERT H. DAVIS JR. LICENSED PROFESSIONAL ENGINEER NO. 73115 STATE OF FLORIDA

PROJECT NO. 120-0811
ISSUE DATE: 8/25/2021

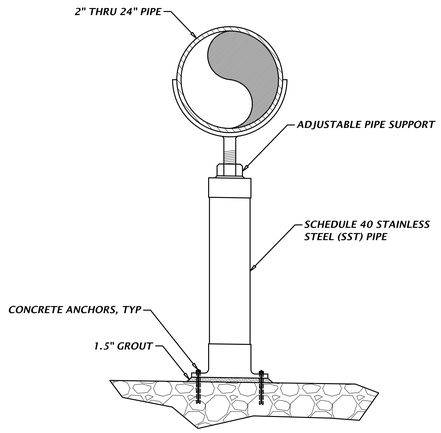
SITE UTILITY DETAILS

C-503

PERMITTING DOCUMENTS BLDG C

PAINT SYSTEM NO. 5
SURFACE PREPARATION -PRESSSURE WASH SURFACE TO BE PAINTED
OPTIMAL APPLICATION CONDITIONS
AMBIENT TEMPERATURE BETWEEN 55 AND 75 DEGREES F.
HUMIDITY BELOW 60 PERCENT
IF OUTSIDE THESE LIMITS, REQUEST PERMISSION TO APPLY PAINT FROM COA INSPECTOR OR SERVICES DURING CONSTRUCTION ENGINEER
APPLY (SPRAY) FIRST COAT
APPLY (SPRAY) SECOND COAT EITHER WITHIN TWO HOURS OR MORE THAN 48 HOURS AFTER APPLYING FIRST COAT.
PRODUCT
KRYLON SPAY PAINT
FUSION ALL-IN-ONE
PAINT PLUS PRIMER
COLORS
POTABLE WATER - GLOSS PATRIOTIC BLUE
WASTEWATER - GLOSSY SPRING GRASS
RECLAIMED - GLOSSY ICY GRAPE

307 PAINT SYSTEM NO. 5
NTS



GENERAL NOTE(S):

1. ALL PIPE SUPPORT PARTS SHALL BE 304L SST.
2. MANUFACTURER AND PRODUCT:
   - STANDON PIPE SUPPORTS, FOREST GROVE, OREGON OR EQUAL
   - MODEL S92

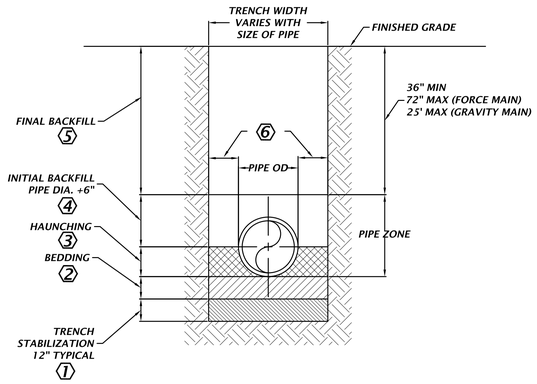
315 PIPE SUPPORT
NTS

GENERAL NOTE(S):

1. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
2. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
3. DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL GOVERN DEPTH OF BEDDING ROCK BELOW THE PIPE. UTILITIES SHALL DETERMINE IN THE FIELD REQUIRED REMOVAL OF UNSUITABLE MATERIAL TO REACH SUITABLE FOUNDATION. THE BOTTOM OF THE TRENCH SHALL NOT BE EXCAVATED BELOW THE SPECIFIED GRADE. IF UNDERCUTTING OCCURS, THE BOTTOM OF THE TRENCH SHALL BE BROUGHT UP TO THE ORIGINAL GRADE WITH APPROVED MATERIAL AND THOROUGHLY COMPACTED TO A MINIMUM OF 95% MODIFIED PROCTOR.
4. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES.

KEYED NOTE(S):

1. TRENCH STABILIZATION SHALL BE PROVIDED TO A DEPTH OF 12-INCHES. THE MATERIAL SHALL BE NO. 57 STONE.
2. BEDDING SHALL BE A MINIMUM OF 6-INCHES AND COMPOSED OF IMPORTED GRANULAR FILL. COMPACT TO 95% STANDARD PROCTOR, AASHTO T-99.
3. HAUNCHING PORTION OF THE PIPE ZONE SHALL BE PLACED TO THE SPRINGLINE OF THE PIPE AND COMPOSED OF IMPORTED GRANULAR FILL. COMPACT TO 95% STANDARD PROCTOR ASSHTO T-99.
4. INITIAL BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180. FROM THE SPRINGLINE OF THE PIPE TO TWO (2) FEET ABOVE THE PIPE THE SOIL SHALL BE CAREFULLY BACKFILLED IN 6-INCH LIFTS AND THE SOIL CONSOLIDATED WITH THE HAND OPERATED TAMPING MACHINE (OR AS REQUIRED BY CITY, COUNTY, OR STATE INSPECTORS).
5. FINAL BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180. AFTER PLACEMENT AND COMPACTION OF THE INITIAL BACKFILL, THE BALANCE OF THE BACKFILL MATERIAL MAY BE MACHINE PLACED OR AS REQUIRED BY THE INSPECTOR AND SHALL NOT CONTAIN ANY ROCKS OR DEBRIS.
6. 12" MINIMUM



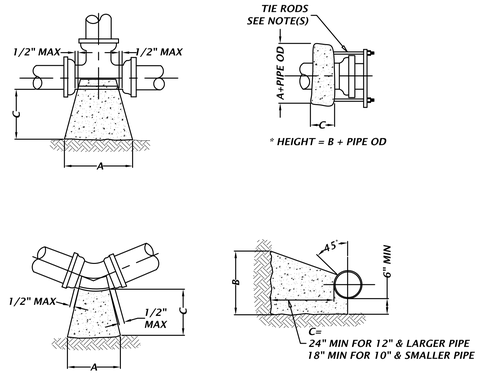
303 BEDDING AND TRENCHING DETAIL
NTS

GENERAL NOTE(S):

1. ALL BEARING SURFACES TO BE CARRIED TO UNDISTURBED SOIL.
2. THESE TABLES SHOW MINIMUM SIZES FOR THRUST BLOCKS IN GOOD SOIL (A-1 THRU A-3, CLEAN SANDS AND GRAVELS) WITH MINIMUM BEARING CAPACITY OF 2000 psi.
3. POOR SOILS A-4 THRU A-8, SILTY SOILS, CLAYS, MUCK AND PEAT WILL REQUIRE LARGER THRUST BLOCKING.
4. BOTH CONCRETE THRUST BLOCKS AND TIE RODS MUST BE USED WHEN, IN THE JUDGEMENT OF THE ENGINEER, THE NATURE AND CRITICALITY OF AN INSTALLATION IS SUCH AS TO REQUIRE POSITIVE ASSURANCE OF STABILITY.
5. THE USE OF THRUST BLOCKS SHALL BE LIMITED TO SITUATIONS SUCH AS POINT REPAIR WHERE EXPOSING SEVERAL JOINTS OF PIPE IS NOT FEASIBLE DUE TO EXISTING GROUND CONDITIONS.
6. CONCRETE COLLARS WITH TIE RODS MAY BE USED ON DEAD END LINES AT THE CONTRACTOR'S DISCRETION. NUMBER OF TIE RODS REQUIRED IS AS FOLLOWS:

3" - 8"	DIAMETER MAIN - 2 TIE RODS REQUIRED PER JOINT (5/8" ROD)
10" - 12"	DIAMETER MAIN - 4 TIE RODS REQUIRED PER JOINT (5/8" ROD)
14" - 16"	DIAMETER MAIN - 6 TIE RODS REQUIRED PER JOINT (5/8" ROD)

7. TIE RODS AND NUTS SHALL CONFORM TO AWWA/ANSI CIII/A21.11
8. TIE RODS AND NUTS SHALL PROVIDE MIN YIELD AND TENSILE STRENGTH OF 45,000 PSI AND 60,000 PSI, RESPECTIVELY.
9. MAXIMUM TEST PRESSURE TO BE 150 PSI.
10. SAFETY FACTOR = 1.5



THRUST BLOCK FOR BENDS

	90° BEND			SF BEARING	45° BEND			SF BEARING	22-1/2° BEND			SF BEARING	11-1/4° BEND			SF BEARING
SIZE	A	B	C	SURFACE	A	B	C	SURFACE	A	B	C	SURFACE	A	B	C	SURFACE
4"	16"	16"	18"	1.78	14"	16"	18"	1.56	14"	16"	18"	1.56	14"	16"	18"	1.56
6"	22"	32"	18"	4.89	16"	18"	18"	2.00	14"	16"	18"	1.56	14"	16"	18"	1.56
8"	32"	36"	18"	8.00	24"	28"	18"	4.67	16"	18"	18"	2.00	14"	16"	18"	1.56
10"	36"	46"	18"	11.50	26"	36"	18"	6.50	20"	24"	18"	3.33	14"	18"	18"	1.75
12"	44"	56"	24"	17.11	32"	40"	24"	8.89	24"	30"	24"	5.00	16"	20"	24"	2.22
14"	52"	62"	24"	22.39	36"	48"	24"	12.00	26"	36"	24"	6.50	20"	24"	24"	3.33
16"	58"	72"	24"	29.00	40"	54"	24"	15.00	32"	38"	24"	8.44	22"	26"	24"	3.97

THRUST BLOCK FOR TEES AND PLUGS

	90° BEND			SF BEARING
SIZE	A	B	C	SURFACE
4"	16"	16"	18"	1.78
6"	20"	24"	18"	3.33
8"	26"	32"	18"	5.78
10"	32"	40"	18"	8.89
12"	36"	48"	24"	12.00
14"	40"	56"	24"	15.56
16"	48"	60"	24"	20.00

306 THRUST BLOCK AND TIE ROD DETAILS
NTS

wood.
Environment & Infrastructure Solutions, Inc.
1441 Maclay Commerce Dr, Ste 102
Tallahassee, Florida, 32312
850-656-1293
EOR: Robert H Davis Jr
FL PE Reg # 73115
Certificate Of Authorization #5392

STUDIO 45 ARCHITECTS
1648 Southwest 1 Boulevard,
Suite, Ste 2107
www.s45architects.com

THE HARVEST
PHOENIX COMMERCIAL PARK
ALACHUA, FLORIDA
PERMITTING DOCUMENTS - BUILDING C

MARK	DESCRIPTION	DATE

The document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Studio 45 Architects, PLLC, and is not to be used, in whole or in part, for any other project, without the written authorization of Studio 45 Architects, PLLC

© 2021 Studio 45 Architects

ROBERT H. DAVIS JR. LICENSE NO. 73115 STATE OF FLORIDA PROFESSIONAL ENGINEER

PROJECT NO. 100-0811
ISSUE DATE: 8/25/2021

SITE UTILITY DETAILS

C-504

PERMITTING DOCUMENTS BLDG C

City of ALACHUA

THE GOOD LIFE COMMUNITY

FOR OFFICE USE ONLY
Case #: _____
Application Fee: $_____
Filing Date: _____
Completeness Date: _____
Review Type: P&Z or PZB & CCOM

Site Plan Application

Reference City of Alachua Land Development Regulations (LDRs), Section 2.4.9

A. PROJECT

1. Project Name: Harvest Phoenix Site
2. Pre-Application Conference Date: March 15, 2021
3. Neighborhood Meeting Date: April 5, 2021
4. Address of Subject Property: 12895 NW US Highway 441
5. Parcel ID Number(s): Alachua County Property Appraiser Parcel ID 05855-004-000 & 05855-004-001
6. Existing Use of Property: Light Manufacturing
7. Future Land Use Map Designation: Industrial
8. Zoning Designation: Industrial General
9. Acreage: 36.26
10. Total Existing Building Square Footage, if applicable: 243,500
11. Total Existing Impervious Area (not including existing building area), if applicable: 521,849
12. Total Building Square Footage Proposed: ~~384~~ 912 - rhd
13. Total New Impervious Area Proposed (not including building area): 55757

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ■ Agent
2. Name of Applicant(s) or Contact Person(s): Rob Davis, PE Title: Project Manager
   Company (if applicable): Wood Environment & Infrastructure Solutions, Inc
   Mailing address: 1441 Maclay Commerce Drive
   City: Tallahassee State: Florida ZIP: 32312
   Telephone: 904-382-2286 FAX: _____ e-mail: robert.davis4@woodplc.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): IIP-FL 3 LLC
   Mailing Address: 11440 W BERNARDO CT STE 100
   City: San Diego State: California ZIP: 92127

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

C. ADDITIONAL INFORMATION

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

D. ATTACHMENTS

1. Site Plan. Sheet size shall be 24" X 36" with a 3" left margin and ½" top, bottom, and right margin.

Site Plan shall include:

a. Name and location of project.
b. Name and contact information (address, telephone, and email address) of property owner, developer (if applicable), and all professional consultants (i.e., landscape architect, photometric, electrical engineer, architect, etc.) for the project.
c. Zoning of the subject property.
d. Vicinity map - indicating general location of the site and major adjacent streets and all adjacent properties.
e. Boundary and topographic survey. Survey shall be signed and sealed by the surveyor, and shall be no older than two (2) years.
f. Complete legal description of the subject property.
g. Statement of proposed uses.
h. Location of the subject property in relation to adjacent properties.
i. Date, north arrow, and graphic scale (not to exceed one (1) inch equal to 50 feet.)
j. Area and dimensions of the subject property.
k. Structures and major features – fully dimensioned – including setbacks from property lines and right-of-ways, distances between structures (if structures are within 25 feet of one another), floor area of each building, floor area ratio, and property lines.
l. Location of all property lines, existing and proposed adjacent right-of-ways, sidewalks, curbs, and gutters.
m. Distance between ingress and egress connections for the project and the ingress / egress connections for all contiguous properties and for properties on the opposite side of the road, measured from the interior radius of all ingress/egress connections.
n. Location of all existing and proposed utilities (electric, potable water, sanitary sewer, gas, etc.) on the subject property, and on adjacent properties if located within 50 feet of the subject property, and within adjacent rights-of-way.
o. Location of all existing and proposed fire hydrants.
p. Location of all existing easements on the property and on adjacent properties if located within 50 feet of the subject property, and recording information for such easements.
q. Location of all proposed easements (legal descriptions and sketches of all proposed easements shall be provided by the applicant following a review of proposed utility locations by Public Services).
r. Location and dimensions of all existing and proposed vehicular parking spaces, dimensions of all drive aisles, and the angle of parking spaces.
s. Location of all bicycle parking areas and specifications of bicycle racks.
t. Location, dimensions, and vertical clearance of all off-street loading spaces, if required by Section 6.1 of the LDRs.
u. Location and dimensions of all vehicle stacking spaces, if required by Section 6.1 of the LDRs.
v. Vehicular parking calculations, indicating the minimum and maximum number of required spaces and the number of parking spaces provided (regular and accessible spaces) in accordance with Section 6.1 of the LDRs.
w. Bicycle parking calculations, if required by Section 6.1 of the LDRs.
x. Striping and signage for all traffic control devices.
y. Landscape Plan, indicating the location, size, and design of required and proposed landscaped areas. Landscape Plans shall identify the following with sufficient detail and calculations to demonstrate compliance with Section 6.2.2 of the LDRs:
    i. Location, identification of the species, and size of all existing trees.
    ii. Required perimeter buffer areas.
    iii. Parking lot perimeter landscaping.
    iv. Parking lot interior landscaping.
    v. Building façade landscaping.
    vi. Calculation of landscaped areas (see Policy 2.4.a of the Comprehensive Plan Future Land Use Element).
    vii. Calculation of open space provided (see Section 6.7 of the LDRs).
    viii. Calculation of tree credits, if applicable. Calculations shall be as set forth in Sections 6.2.1(D)(4) and 6.2.2(D)(6) of the LDRs and shall be shown on the plan in tabular format (if tree credits are utilized, the Landscape Plan must identify in the landscape calculations where credit is applied).
    ix. Tree protection detail in accordance with Section 6.2.1(D)(2) of the LDRs.
    x. If tree removal is proposed, a tree survey, showing:
        (a) Each tree proposed for removal;
        (b) Each tree proposed for retention;
        (c) The size and species (both common and scientific names) of all trees proposed for removal/retention;
        (d) Location, size, and species of all new trees proposed to meet mitigation requirements. Mitigation trees must be shown on the plans and a list of all mitigation trees and calculation of required mitigation must be provided on the plan in tabular format.

z. Location of waste receptacles and detail of waste receptacle screening, demonstrating compliance with Section 6.2.3(B) and, if within the Gateway Overlay District, with Section 3.7.2(C)(5)(c)(ii).
aa. Photometric Plan, demonstrating compliance with the applicable provisions of Section 6.4 of the LDRs.
bb. Location and size of any lakes, ponds, canals, or other waters and waterways, and required setbacks dimensioned on the plans from such waterways.
cc. For development consisting of a nonresidential use, except for single tenant retail sales and services uses greater than or equal to 20,000 square feet in area and except for use types within the industrial services, manufacturing and production, warehouse freight and movement, waste-related services, and wholesale sales use categories ***not*** located within 500 feet of the right-of-way of US Highway 441: Architectural plans demonstrating compliance with the design standards for business uses as provided in Section 6.8.2 of the LDRs. Architectural plans shall include:
    i. Calculation of glazing of:
        (a) the front façade;
        (b) any facade facing a street;
        (c) any façade facing a publicly-accessible parking area which is a part of the development and consisting of 15 percent or more of the minimum off-street parking required by Section 6.1.4(B) of the LDRs; and,
        (d) any façade facing vacant land classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8 or RMF-15, or lands containing existing residential uses.
    ii. Calculation of the area of all façades subject to glazing.
    iii. Detail on the architectural plans depicting façade massing or a massing alternative as defined in Section 6.8.2(A)(2)(b).
    iv. Identification of each material utilized in each façade and the percentage of the total area of the façade for each material used.
dd. For development consisting of a nonresidential use where a single retail services tenant is greater than or equal to 20,000 square feet in area: Architectural plans demonstrating compliance with the design standards for single tenant retail sales and service uses greater than or equal to 20,000 square feet in area as provided in Section 6.8.3 of the LDRs. Architectural plans shall include:
    i. Color plans depicting the color of all materials used in the façade.
    ii. Identification of each material utilized in each façade and the percentage of the total area of the façade for each material used.
    iii. Calculation of glazing of:
        (a) the front façade;
        (b) any facade facing a street;
        (c) any façade facing a publicly-accessible parking area which is a part of the development and consisting of 15 percent or more of the minimum off-street parking required by Section 6.1.4(B) of the LDRs; and,
        (d) any façade facing vacant land classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8 or RMF-15, or lands containing existing residential uses.
    iv. Calculation of the area of all façades subject to glazing.
    v. If a glazing alternative as defined in Section 6.8.3(A)(2)(a)(iv) is used, calculation of area of alternative materials used or identification of other architectural features meeting the requirements of Section 6.8.3 of the LDRs.
    vi. Detail on the architectural plans depicting façade massing or a massing alternative as defined in Section 6.8.2(A)(2)(b) of the LDRs.
ee. For development consisting multi-family residential uses and/or a mobile home park:
    i. Gross acreage.
    ii. Number of dwelling units proposed.
    iii. Density.
    iv. Location and percentage of total open space and recreation areas.
    v. Floor area of each dwelling unit.
    vi. Number of proposed parking spaces.
    vii. Street layout, if applicable.
    viii. Layout of mobile home stands (for mobile home parks only).
    ix. City of Alachua Public School Student Generation Form.

2. Stormwater management plan - including the following:
    a. Plans showing existing contours at one (1) foot intervals based on U.S. Coastal and Geodetic Datum.
    b. Proposed finished floor elevation of all buildings.
    c. Existing and proposed stormwater management facilities with size and grades.
    d. Proposed orderly disposal of surface water runoff.
    e. Drainage calculations.

3. Fire Department Access and Water Supply Plan. All fire protection plans are subject to review and approval by the Alachua County Fire Marshal and City of Alachua Public Services Department. Fire Department Access and Water Supply Plan shall include:
    a. Plans prepared by a professional engineer licensed in the State of Florida.

b. Fire flow calculations for each newly constructed building. Calculations shall be performed in accordance with Chapter 18, Section 18.4 of the Florida Fire Prevention Code.
c. Documentation from the water purveyor stating the available flow to the subject property.

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

5. 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).

   For commercial/corporate park/industrial projects: In addition to submitting specific written information regarding the development's compliance with the relevant Goals, Objectives, and Policies of the City of Alachua Comprehensive Plan, a response to the design and performance standards as provided in Policy 1.3.d (for commercial projects), Policy 1.4.f (for corporate park projects), or Policy 1.5.d (for industrial projects) of the Future Land Use Element:

   The following criteria shall apply when evaluating commercial/corporate park/industrial development proposals:

   1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
   2. Buffering from adjacent existing/potential uses;
   3. Open space provisions and balance of proportion between gross floor area and site size;
   4. Adequacy of pervious surface area in terms of drainage requirements;
   5. Placement of signage;
   6. Adequacy of site lighting and intrusiveness of lighting upon the surrounding area;
   7. Safety of on-site circulation patterns (patron, employee and delivery vehicles), including parking layout and drive aisles, and points of conflict;
   8. Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;
   9. Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance; and
   10. Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design.
   11. Commercial/Corporate Park/Industrial uses shall be limited to an intensity of less than or equal to 0.50 floor area ratio for parcels 10 acres or greater, 0.50 floor area ratio for parcels less than 10 acres but 5 acres or greater, a 0.75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio to parcels 1 acre or less.
   12. Complementary residential uses (corporate park only).

6. *For Site Plans for Buildings Less than 80,000 Square Feet in Area:* 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).
   For Site Plans for Buildings Greater than or Equal to 80,000 Square Feet in Area: Two (2) sets of mailing labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits (obtain from the Alachua County Property Appraiser's web site) – and all persons/organizations registered to receive notice of development applications (current list may be obtained from the Planning & Community Development Department).

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

8. Legal description: (1) on 8.5" x 11" paper; and (2) electronic file in Word format.

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

10. Proof of payment of taxes.

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

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

13. 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 (FDEP) pursuant to Section 403.814(12), Florida Statutes (or documentation which shows a permit application/exemption/self-certification has been submitted to SRWMD or FDEP).

14. If access is from a County Road, access management permit from Alachua County Public Works (or documentation which shows a permit application has been submitted).

15. If access is from a State Road, access management permit from Florida Department of Transportation (or documentation which shows a permit application has been submitted).

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

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

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

Signature of Applicant

Signature of Co-applicant

Rob Davis - Project Manager

Typed or printed name *and title* of applicant

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

STATE OF FLORIDA

COUNTY OF ~~ALACHUA~~ Leon

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this

day of 17 June, 2021, by Robert H Davis who executed the same

and has X produced Driver License as identification or [X] is personally known to me.

Signature of Notary

Print Name: Yumi P Miller

Notary Public, State of Florida

My Commission Expires: Oct 17, 2022

YUMI P. MILLER
MY COMMISSION # GG 268469
EXPIRES: Oct. 17, 2022

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 12895 NW US Highway 441

Parcel ID Number(s): Alachua County Property Appraiser Parcel ID 05855-004-000 & 05855-004-001

Acreage: 36.26

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Brian Wolfe, on behalf of IIP-FL 3 LLC Title: VP, General Counsel and Secretary

Company (if applicable): IIP-FL 3 LLC

Mailing Address: 11440 West Bernardo Court, Suite 100

City: San Diego State: California ZIP: 92127

Telephone: (858) 997-3332 FAX: _____ e-mail: c/o kelly.spicher@iipreit.com

C. AUTHORIZED AGENT

Name: Rob Davis, PE Title: Project Manager

Company (if applicable): Wood Environment & Infrastructure Solutions, Inc.

Mailing address: 1441 Maclay Commerce Drive

City: Tallahassee State: Florida ZIP: 32312

Telephone: 904-382-2286 FAX: _____ e-mail: robert.davis4@woodplc.com

D. REQUESTED ACTION:

Authorized to submit Site Plan application and respond to comments, attend meetings, etc.

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

Brian Wolfe

VP, GC and Secretary on behalf of IIP-FL 3 LLC

Typed or printed name and title of applicant

_____

Signature of Co-applicant

_____

Typed or printed name of co-applicant

State of _____ County of _____

The foregoing application is acknowledged before me this _____ day of _____, 20__, by _____

_____, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

_____

Signature of Notary Public, State of _____

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF San Diego

On June 17th, 2021 before me, Pearl A. Lai (here insert name and title of the officer), personally appeared Brian Wolfe who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

August 25, 2021

Mr. Justin Tabor
Principal Planner
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616

Via email: jtabor@cityofalachua.org

Re: Comprehensive Plan Consistency – Harvest Phoenix Development
(Tax Parcel Numbers 05855-004-000 and 05855-004-001)

Mr. Tabor:

Statement of Proposed Uses

The proposed development at Harvest Phoenix is designed to renovate existing warehouse space to create a new employment center along the NW US Hwy 441 corridor.

Comprehensive Plan Consistency

Future Land Use Element:

Objective 1.5: Industrial

The City shall establish one industrial land use category: Industrial. This land use category shall provide a broad range of clean industry, warehousing, research, and technology industries, to provide a variety of job opportunities to the citizens of Alachua and the North Central Florida Region.

Consistency: The proposed Harvest Phoenix development will serve the intent of the Industrial future land use designation, as it will provide agricultural warehousing and clean industry for the citizens of Alachua. In addition, the site is consistent with the policies outlined in Future Land Use Policy 1.5.a, 1.5.b and 1.5.d as indicated below:

Policy 1.5.a: Industrial: Industrial uses are generally intense uses that require large land area and convenient access to transportation facilities, such as roads, highways, and rail lines, or specialized uses that require laboratory space and utility services. Industrial uses, such as warehousing and manufacturing, shall be located and designed in such a manner as to prevent unwanted impacts to adjacent properties.

Consistency: The proposed Harvest Phoenix development meets the maximum building size and building area coverage of this section.

Policy 1.5.b: The Industrial land use category may also include industrial service uses, office/business parks, biotechnology and other technologies, business incubators, self-storage facilities, a limited amount of retail sales and services, traditional neighborhood design planned developments, employment center planned developments, outdoor storage yard or lots, and construction industry uses either as allowed uses or with special exceptions.
Consistency: The proposed development will serve the intent of the Industrial future land use category. The site will include industrial service uses with supporting light industrial space along the US Hwy 441 "corporate corridor."

Policy 1.5.d: The City shall develop performance standards for uses in the Industrial land use category in order to address the following:

1. *Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;*

Consistency: The development will include sidewalks for non-vehicular access to the site and along the new internal public roadway. The drive aisles and parking are located around the exterior perimeter of the buildings.

2. Buffering from adjacent existing/potential uses;
Consistency: All required buffers and setbacks are shown on plans.

3. Open space provisions and balance of proportion between gross floor area and site size;
Consistency: The proposed site plan exceeds the required open space and has less than the maximum floor area ratio.

4. Adequacy of pervious surface area in terms of drainage requirements;
Consistency: Plans include a detailed stormwater management plan and design details for on-site basin areas.

5. Placement of signage;
Consistency: Although no signs are proposed at this time, the permitting of signs will occur under a separate process and those permits shall be prepared in compliance with the applicable criteria.

6. Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts to preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at an appropriate intensities, directions and times to ensure light is not overused or impacting areas where it is not intended;
Consistency: The site plans include a photometric plan that complies with all elements of the Comprehensive Plan and Land Development Regulations.

7. Safety of on-site circulation patterns (patron, employee and delivery vehicles, trucks), including parking, layout, drive aisles, and points of conflict;
Consistency: Loading docks and dumpsters are located at the rear and sides of the buildings to avoid conflicts with pedestrians and vehicles. Fencing is provided to prevent public access to the industrial buildings. A circular path is provided for fire truck access.

8. Landscaping, as it relates to the requirements and goals of the Comprehensive Plan and Land Development Regulations;
Consistency: The site plans include a landscape plan that complies with all elements of the Comprehensive Plan and Land Development Regulations.

9. Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance; and
Consistency: There are wetland areas and Zone A flood plain at the back of the property that will be avoided at this time and are not part of the project area.
If a regulated plant or animal species is identified
during the development process, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.
An cultural resource assessment was performed through the Department of State Division of Historical Resources and found no pertinent features within the proposed project area.

10.Performance based zoning requirements that may serve as a substitute for or accompany land development regulations in attaining acceptable site design; and,
Consistency: None are proposed.

11.Industrial uses shall be limited to an intensity of less than or equal to 0 .50 floor area ratio for parcels 5 acres or greater, 0.75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less.
Consistency: The industrial use on site has less than a 0.50 floor area ratio.

Policy 2.4.c Tree Protection: The City shall require the preservation of heritage trees and champion trees when possible. Standards shall be set for determining the health and safety risks associated with heritage and champion trees both on individua l residential lots, and existing and proposed developments.
Consistency: The majority of trees have been preserved on the project site. Five (5) trees will be removed and over 200 trees are proposed to be planted to meet landscape buffer requirements.

If you have any questions or comments, please give me a call at 904.382.2286.

Sincerely,

Wood Environment & Infrastructure Solutions, Inc.



Rob Davis, P.E.
Project Manager

August 25, 2021

Mr. Justin Tabor
Principal Planner
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616

Via email: jtabor@cityofalachua.org

Re: Concurrency Impact Analysis – Harvest Phoenix Development
(Tax Parcel Numbers 05855-004-000 and 05855-004-001)

Mr. Tabor:

The renovated building C will provide 30,720 SF of light manufacturing/warehouse space with a future capacity of 74,542 SF. Renovated building L will provide 10,658 SF of light manufacturing/warehouse space with a future capacity of 13,200 SF.

Stormwater:
A detailed stormwater management plan is included with this submittal. The proposed stormwater system shall be designed in compliance with City of Alachua and Suwannee River Water Management District requirements.

Potable Water:
Goal 4: Provide an adequate supply of high quality potable water to customers throughout the service area.

Objective 4.1 Achieve and maintain acceptable levels of service for potable water quality and quality.

Project Impact: For the proposed development, it is estimated that approximately 37.2 G.P.D. will be used per 100 square feet of building area, based on current water utility bills for Building L. It should be noted that the warehouse space in Buildings L and C have identical uses.

The 30,720 square feet of warehouse space in Building C will generate approximately 11,431 G.P.D., based on this calculation (30,720 SF / 100 SF x 37.2 G.P.D. = 11,431 G.P.D.).

The 10,658 square feet of warehouse space in Building L currently generates approximately 3,965 G.P.D., based on this calculation (10,658 SF / 100 SF x 37.2 G.P.D. = 3,965 G.P.D.).

Therefore, the existing use in Building L and proposed use in Building C result in a potable water usage of 15,396 G.P.D.

Sanitary Sewer:
Goal 1: Plan for and provide adequate, high quality and economical wastewater service while protecting the environment, especially groundwater resources.
Objective 1.2 Wastewater service will be made available to new development in a manner to promote compact urban growth, promoting development where wastewater service is available, and discouraging urban sprawl.

The 30,720 square feet of warehouse space in Building C will generate approximately 11,431 G.P.D., based on this calculation (30,720 SF / 100 SF x 37.2 G.P.D. = 11,431 G.P.D.).

The 10,658 square feet of warehouse space in Building L currently generates approximately 3,965 G.P.D., based on this calculation (10,658 SF / 100 SF x 37.2 G.P.D. = 3,965 G.P.D.).

Therefore, the existing use in Building L and proposed use in Building C result in a potable water usage of 15,396 G.P.D.

Solid Waste:
Goal 2: The City of Alachua will provide for solid waste disposal service in a sanitary, economic, and environmentally safe manner.

Project Impact: Industrial uses generate approximately 12 pounds per day of solid waste per 1,000 square feet (Environmental Engineering: A Design Approach, Cincero and Cincero, 1996). The proposed improvements in Building C and existing usage of Building L will generate approximately 497 pounds of solid waste will be generated per day (41,378 SF / 1,000 SF x 12 = 496.5 pounds per day).

Traffic:
The proposed use of the project site as an industrial agricultural and warehouse use will not exceed the traffic impact from past conditions. Therefore, the traffic impact will not exceed the approved level of service standards for the impacted roadway (US Highway 441).

Sincerely,

Wood Environment & Infrastructure Solutions, Inc.



Rob Davis, P.E.
Project Manager

NEIGHBORHOOD MEETING

For a commercial development located at 12895 NW US HWY 441, Alachua, FL 32615.

Date: Monday April 5, 2021

Time: 6:00 PM

Place: Meeting link is https://tinyurl.com/yg9rmgvr.

Contact: Rob Davis at (904)-382-2286 or robert.davis4@woodplc.com
Mailing address: 1441 Maclay Commerce Drive, Tallahassee, FL 32312

Mr. Davis will be holding a meeting to discuss his request for a non-residential development on a 36 acre parcel. The proposed work consists of renovating existing buildings and construction of asphalt parking (125± spaces), water & sewer utilities, stormwater management. The parcel is zoned IG (Industrial General) and the proposed improvements are consistent with the current zoning.

The purpose of this meeting is to inform neighboring property owners about the nature of the proposal and to seek comments. We look forward to seeing you online.

If you are unable to attend, please contact us by the information above. We can provide printed materials post meeting. Comments may be submitted in writing to the address or email/phone above. Printed materials discussed at the meeting are available upon request.

MEETING MINUTES

Attendees:
Harlod Theus – Alachua County Fire Chief
Carl Smart – Assistant County Manager
Serge Reyes – Engineer for development to North (EDA)
Mitch Glaeser – Developer
Mark Glaeser – Developer

- Review of existing conditions and proposed improvements
- Fire station to be constructed offsite north of Bldg C and west of Bldg L
- Would like direct access for Fire personnel from Phoenix site westernmost driveway connection off US441, through Phoenix site and connect to northern parcel off northeast corner of Bldg C
- Onsite temporary fire station to be removed after construction of new fire station
- Can sell temp fire station property back to Harvest if desired
- EDA will share CAD file of proposed interconnection point
- Important to get traffic securely from US441 through Phoenix site to northern parcel
- Most traffic to northern parcel will come from an existing driveway connection located to west of Phoenix site with potential for red light at this location

05844-004-001
THE LASER INVESTMENT GROUP LLC
13900 TECH CITY CIR STE 100
ALACHUA, FL 32615

05855-000-000
LITHIUM NICKEL ASSET HOLDING
12705 NW US HIGHWAY 441
ALACHUA, FL 32615

05855-002-000
TOM R & ASSOCIATES LLC
11 SE 2ND AVE
GAINESVILLE, FL 32601

05855-004-000
IIP-FL 3 LLC
11440 W BERNARDO CT STE 100
SAN DIEGO, CA 92127

05855-004-001
IIP-FL 3 LLC
11440 W BERNARDO CT STE 100
SAN DIEGO, CA 92127

05855-004-002
ALACHUA COUNTY FLORIDA
12 SE 1st ST
GAINESVILLE, FL 32601

05855-005-000
THE LASER INVESTMENT GROUP LLC
13900 TECH CITY CIR STE 100
ALACHUA, FL 32615

05949-001-000
DUKE ENERGY FLORIDA INC
% DUKE ENERGY CENTER
550 S TRYON ST TAX DEPT - DEC44P
CHARLOTTE, NC 28202

05949-005-000
PINKOSON & PINKOSON & UPSHAW
5550 SW STATE ROAD 45
NEWBERRY, FL 32669

05949-005-001
PINKOSON & PINKOSON & UPSHAW
5550 SW STATE ROAD 45
NEWBERRY, FL 32669

05949-005-002
HIPP INVESTMENTS LLC
14610 NW 129TH TER
ALACHUA, FL 32615

05962-001-000
RUSH ROBERT A
11 SE 2ND AVE
GAINESVILLE, FL 32601

05962-002-000
LASER INVESTMENT GROUP LLC (THE)
13900 TECH CITY CIR STE 100
ALACHUA, FL 32615

05963-000-000
SCHNEIDER & WERSHOW TRUSTEES
1 SE 1ST AVE
GAINESVILLE, FL 32601

Wood, Inc
1441 Maclay Commerce Dr
Tally, FL 32312

Robert A Rush
11 SE 2nd Ave
Gainesville, FL 32601

Higg Investments LLC
14610 NW 129th Terrace
Alachua, FL 32615

Wood E&I Solutions, Inc.
1441 Maclay Commerce Drive
Suite 102
Tallahassee FL 32312

Pinkoson & Pinkoson & Upshaw
5550 SW State Road 45
Newberry, FL 32669

Duke Energy Florida, Inc
Duke Energy Center
550 S. Tryon St. Tax Dept - DEC 44P
Charlotte, NC 28202

Alachua County Florida
12 SE 1st Street
Gainesville, FL 32601

Lithium Nickel Asset Holding
12705 NW US Highway 441
Alachua, FL 32615

Tom R & Associates LLC
11 SE 2nd Avenue
Gainesville, FL 32601

IIP - FL 3 LLC
11440 W. Bernardo Ct
Suite 100
San Diego, CA 92127

Schneider and Wareham Trustees
1 SE 1st Ave
Gainesville, FL 32601

The Lasso Investment Group LLC
13900 Tech City Cir
Suite 100
Alachua, FL 32615

Name	Company	Street Address	City	State	Zip
Antoinette Endelicato		5562 NW 93rd Avenue	Gainesville	FL	32653
Dan Rhine		288 Turkey Creek	Alachua	FL	32615
Tom Gorman		9210 NW 59th Street	Alachua	FL	32653
Richard Gorman		5716 NW 93rd Avenue	Alachua	FL	32653
Peggy Arnold		410 Turkey Creek	Alachua	FL	32615
David Forest		23 Turkey Creek	Alachua	FL	32615
President	TCMOA	1000 Turkey Creek	Alachua	FL	32615
Linda Dixon, AICP	Assistant Director Planning	PO Box 115050	Gainesville	FL	32611
Craig Parenteau	FL Deptarment of Environmental Protection	4801 Camp Ranch Road	Gainesville	FL	32641
Jeannette Hinsdale		P.O. Box 1156	Alachua	FL	32616
Lynn Coullias		7406 NW 126th Ave	Alachua	FL	32615
Lynda Coon		7216 NW 126 Avenue	Alachua	FL	32615
Tamara Robbins		PO Box 2317	Alachua	FL	32616
Michele L. Lieberman	County Manager	12 SE 1st Street	Gainesville	FL	32601
Bonnie Flynn		16801 NW 166th Drive	Alachua	FL	32615
Hugh & Jean Calderwood		P.O. Box 2307	Alachua	FL	32616
Lisia Jenkins		P.O. Box 1071	Alachua	FL	32616


Wood Lee
1498 Stanley Commerce Dr.
Tully, FL 32312
High & Dean Calderwood
PO Box 2307
Alachua, FL 32616
Wood Lee
1498 Stanley Commerce Dr.
Tully, FL 32312
Lisa Seabaus
PO Box 1071
Alachua, FL 32616
Linda Dixon, AICP
Assistant Director, Planning
PO Box 115050
Gainesville, FL 32611
Bonnie Flynn
16801 NW 166th Dr.
Alachua, FL 32615
President
TCMOA
1000 Turkey Creek
Alachua, FL 32615
Michele L. Lieberman
County Manager
12 SE 1st Street
Gainesville, FL 32601
David Forest
23 Turkey Creek
Alachua, FL 32615
Tully, FL 32312
Tamara Robbins
PO Box 2317
Alachua, FL 32616
Peggy Arnold
410 Turkey Creek
Alachua, FL 32615
Tully, FL 32312
Lynda Coon
7216 NW 126th Ave
Alachua, FL 32615
Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653
Lynn Collins
7406 NW 126th Ave
Alachua, FL 32615
Tom Gorman
9210 NW 59th St
Alachua, FL 32653
Jeannette Hinsdale
PO Box 1156
Alachua, FL 32616
Antoinette Endelicato
5562 NW 93rd Ave
Gainesville, FL 32653
Don Rhine
288 Turkey Creek
Alachua, FL 32615
Craig Parenteau
FDEP
4801 Camp Ranch Road
Gainesville, FL 32641

COVID-19 PANDEMIC

Alachua County breaks 60,000-vaccination mark

Emily Mavrakis
Gainesville Sun
USA TODAY NETWORK

The state's vaccine report shows that 643 people received a dose of a COVID-19 vaccine locally Wednesday as the county surpassed 60,000 total inoculations.

So far, 45,171 local residents have received both doses needed for maximum immunity and another 15,606 have gotten a first dose.

About 22.6% of the local population has received a vaccine dose, with 16.6% fully vaccinated.

Groups eligible for COVID-19 vaccinations now include:

- Long-term care facility residents and staff;
- Persons 60 years of age and older;
- Health care personnel with direct patient contact;
- Persons under 65 deemed medically vulnerable by a physician (form required)
- K-12 school employees;
- Sworn law enforcement officers 50 years of age and older; and
- Firefighters 50 years of age and older.

Eligible individuals may register for a vaccine by calling 334-8810 or online at alachua.floridahealth.gov. Residents are asked not to register with the state's vaccination site, myvaccine.fl.gov.

The county health department will be reaching registrants by texting or calling from 352-334-7900.

Those who have already been vaccinated are asked to opt-out of their registration to assist the health department in expediting appointments.

The North Florida/South Georgia Veterans Health System is now scheduling COVID-19 vaccine appointments to all veterans, regardless of age. Veterans can call 548-6000 Ext. 103755 to schedule an appointment. If there is no vaccine availability at your preferred site, you may be offered an appointment at another location.

Retailers including Publix, Walmart, Sam's Club and Winn-Dixie also are scheduling vaccine appointments in Alachua County, which can be made online.

Alachua County reported another COVID-19-related fatality Thursday, a person affiliated with long-term care.

The county's COVID-19 fatality is now 252, including 75 affiliated with long-term care.

The residents include at least 71 men and 73 women.

The county also reported 31 new coronavirus cases in Thursday's report from the state health department.

The county's total case count is 22,911 cases, with 540 reported so far this month.

Statewide, Florida reported 5,093 new cases, for a total of 1,994,117.

Thursday afternoon, 35 patients at Alachua County hospitals had a primary diagnosis of COVID-19, according to data from Florida's Agency for Health Care Administration. Hospitals had about 29.12% available capacity.

Alachua County public schools have reported 297 staff and 651 student cases since Aug. 17. Weekly cases have declined since peaking in early January, and there are seven active cases. Another 39 students or staff are quarantined for possible virus exposure.

The University of Florida's coronavirus testing and case dashboard includes positive case totals dating back to March 2020.

Seventeen students or staff tested positive Wednesday, and 136 cases have been reported so far in March.

The total number of positives so far since March 2020 is 1,425 for staff, 6,457 for students and 1,295 for employees of a UF-affiliated organization. Another 382 people affiliated with UF are in isolation or quarantine, according to the dashboard.

About 3% of student dorms set aside for isolation and quarantine are occupied. Occupancy levels have increased slightly in the past two weeks.

Hurricanes

Continued from Page 1A

"To avoid that we just said let's start May 15," Graham said. "It's a better service. This keeps it more consistent."

Graham, who is also chairman of the World Meteorological Organization's hurricane committee, met this week virtually with the group to discuss the 2020 hurricane season.

He said a special team is being assembled to look at whether the early storms, which are generally weak but can form close to shore, are an anomaly or a trend that could be driven by technological advances being able to better gauge the atmosphere.

A WMO agenda item introducing the discussion about date changes says premature storms can carry the "misguided perception that they are early, uncommon or not significant."

"Most National Weather Service messaging says for the public to get ready by the start of hurricane season, and the current season timing is not the most beneficial to preparedness efforts since these early storms can be hazardous," the agenda item notes.

Since the late 1960s when satellites began identifying tropical cyclones in the Atlantic, 19 named storms have formed before June 1, according to Colorado State University researcher Phil Klotzbach.

Those early-stirring storms have included 2019's Subtropical Storm Andrea, 2018's Tropical Storm Alberto, 2017's Tropical Storm Arlene, 2016's Hurricane Alex and Tropical Storm Bonnie and 2015's Tropical Storm Ana.

"At least 20 direct deaths have occurred from late May storms since 2012 with about 200 million dollars in total damage, and one of these systems was a 60-knot (70 mph) tropical storm at landfall," according to the agenda item.

But Graham noted a pitfall to an earlier start date for hurricane season could be preparation fatigue before the strongest and most damaging storms begin in late August.

"How do you keep people engaged," Klotzbach said. "If we say May 15 is the start date, then we are waiting three months for the hurricane season to really ramp up."

Kmiller@gbpost.com
@Kmillerweather

TODAY IN HISTORY

Today is Friday, March 19, the 78th day of 2021. There are 287 days left in the year.

On this date in:

1931: Nevada Gov. Fred B. Balzar signed a measure legalizing casino gambling.

1942: During World War II, President Franklin D. Roosevelt ordered men between the ages of 45 and 64, inclusive, to register for non-military duty.

1945: During World War II, 724 people were killed when a Japanese dive bomber attacked the carrier USS Franklin off Japan (the ship was saved). Adolf Hitler ordered the destruction of German facilities that could fall into Allied hands in his so-called "Nero Decree," which was largely disregarded.

1962: Bob Dylan's first album, titled "Bob Dylan," was released by Columbia Records.

1966: The Texas Western Miners defeated the heavily favored Kentucky Wildcats, 72-65, to win the NCAA Championship played in College Park, Maryland; making the contest especially noteworthy was that Texas Western became the first basketball team to start five Black players in a national title game as it faced an all-white Kentucky squad.

1977: The series finale of "Mary Tyler Moore" aired on CBS-TV, ending the situation comedy's seven-season run.

1979: The U.S. House of Representatives began televising its floor proceedings; the live feed was carried by C-SPAN (Cable-Satellite Public Affairs Network), which was making its debut.

1987: Televangelist Jim Bakker resigned as chairman of his PTL ministry organization amid a sex and money scandal involving Jessica Hahn, a former church secretary.

1993: Supreme Court Justice Byron R. White announced plans to retire. (White's departure paved the way for Ruth Bader Ginsburg to become the court's second female justice.)

2003: President George W. Bush ordered the start of war against Iraq. (Because of the time difference, it was early March 20 in Iraq.)

2014: Toyota agreed to pay $1.2 billion to settle an investigation by the U.S. government, admitting that it had hidden information about defects that caused Toyota and Lexus vehicles to accelerate unexpectedly, resulting in injuries and deaths.

FLORIDA LOTTERY RESULTS: VISIT FLALOTTERY.COM OR CALL 850-921-7529.

Florida Lottery
Results are for tickets sold only in Florida

FLORIDA LOTTO

WEDNESDAY, MARCH 17 7-10-17-39-52-54

DOUBLE PLAY

WEDNESDAY, MARCH 17 19-21-37-38-39-47
To see payouts on games above, visit flalottery.com.

POWERBALL

WEDNESDAY, MARCH 17 ..... 34-38-42-61-62 PB: 19 (x2)
5+PB: $184 million (0). Next jackpot $260M
5 of 5: $1 million (0).
4+PB: $50,000 (9). 4 of 5: $100 (27).
3+PB: $100 (53). 3 of 5: $7 (1,530).

MEGA MILLIONS

TUESDAY, MARCH 16 ..... 10-41-46-62-69 MB: 6 (x2)
5+MB: $79 million (0). Next jackpot $160M.
5 of 5: $1 million (0). 4+MB: $10,000 (1).
4 of 5: $500 (12). 3+MB: $200 (41).
3 of 5: $10 (1,063). 2+MB: $10 (906).
1+MB: $5 (7,648). MB: $2 (19,506).

JACKPOT TRIPLE PLAY

TUESDAY, MARCH 16 3-11-12-26-28-39
6 of 6: $800,000 (0). 5 of 6: $302 (23).
4 of 6: $21 (1,907). 3 of 6: $1 (29,572).
Combo10: $10,000 (1). Combo9: $500 (15).
Combo8: $50 (84). Combo7: $20 (503).
Combo6: $10 (2,013). Combo5: $5 (11,371).
Combo4: Free ticket (30,621).

FANTASY 5

WEDNESDAY, MARCH 17 1-2-3-22-28
5 of 5: $107,893 (2). 4 of 5: $119.50 (298).
3 of 5: $9 (10,452). 2 of 5: Free ticket (94,983).

PICK 2, 3, 4, 5

THURSDAY, MARCH 18, MIDDAY
9-4 ..... 3-4-9 ..... 6-2-3-5 ..... 1-1-9-5-0 Fireball: 6

WEDNESDAY, MARCH 17, EVENING
3-7 ..... 4-9-8 ..... 4-2-9-4 ..... 7-6-6-1-8 Fireball: 6

CASH4LIFE

WEDNESDAY, MARCH 17 ..... 2-26-27-34-36 CB: 4
No winners of $1,000 a day or week for life.
4 of 5+CB: $2,500 (1). 4 of 5: $509 (5).
3 of 5+CB: $100 (60). 3 of 5: $25 (240).
2 of 5+CB: $10 (1,250). 2 of 5: $4 (4,011).
1 of 5+CB: Free ticket (8,066).

BIRTHDAYS

Actor **Renee Taylor** ("The Nanny") is 88. Actor **Ursula Andress** ("Dr. No," "Casino Royale") is 85. Singer **Clarence "Frogman" Henry** is 84. Singer **Ruth Pointer** of the Pointer Sisters is 75. Actor **Glenn Close** is 74. Film producer **Harvey Weinstein** is 69. Actor **Bruce Willis** is 66. Actor **Mary Scheer** ("iCarly," "MadTV") is 58. Actor **Connor Trinneer** ("Star Trek: Enterprise") is 52. Guitarist-keyboardist **Gert Bettens** of K's Choice is 51. Rapper **Bun B** of UGK is 48. Drummer



Zach Lind of Jimmy Eat World is 45. Actor **Virginia Williams** ("Fuller House") is 43. Actor **Abby Brammell** ("The Unit") is 42. Actor **Craig Lamar Traylor** ("Malcolm in the Middle") is 32. Actor **Philip Bolden** ("Are We There Yet?") is 26.

The "Tulip" ... a Gainesville "Cult Classic" ... thousands sold@ Pinner's Now 28 colors!!



PINNER'S
www.pinnersshoes.com
Mon-Fri 7:30-5:30, Sat 10-4

352-376-7001
3411 W. University Ave.
On the corner of University Avenue and SW 13th Street

PUBLIC NOTICE

A neighborhood meeting will be held to discuss a development on a 36 acre parcel located at 12895 NW US HWY 441. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the nature of the proposal and to seek comments. The proposed work consists of renovating existing buildings and construction of asphalt parking (125± spaces), water & sewer utilities, stormwater management.
The meeting will be held Monday, April 5, 2021 at 6 PM electronically due to the COVID pandemic.
Meeting link is https://tinyurl.com/yg9rmgvr.
Contact person: Rob Davis, robert.davis4@wsupllc.com or (904) 262-2286. Mailing address: 1441 Maclay Commerce Drive, Tallahassee, FL 32312.
If you are unable to attend, please contact us by the information above. We can provide printed materials post meeting. Comments may be submitted in writing to the address or email/phone above. Printed materials discussed at the meeting are available upon request.

The Gainesville Sun

Main Number 378-1411
Breaking News 374-5073
To Subscribe 378-1416
Toll Free 800-443-9493

DOUGLAS RAY:
Editor and General Manager 374-5035

NICKIE ANDERSON:
Local News Editor 338-3119

ARNOLD FELICIANO:
Sports Editor 374-5055
Call in Results 374-5074

NATHAN CRABBE:
Editorial/Opinion Editor 374-5075

Annual Home Delivery Subscription Rate
7 days: $780

DELIVERY PROBLEMS, CHANGES OR BILLING QUESTIONS
Customer Service 378-1416
Toll Free 800-443-9493
Monday-Friday 6 a.m.-6 p.m.
Saturday-Sunday 7 a.m.-10 a.m.

ADVERTISING AND OBITUARIES
Place a Classified Ad 372-4222
Toll Free 800-443-4245
Fax 338-3131
Cancel or Correct an Ad 372-4222
Classified Legal Ads 374-5017
Fax 338-3131
To Advertise 867-4012
Obituaries 307-0004
Fax 338-3131

COMMITMENT TO ACCURACY
We promptly correct errors of fact. If you believe we have made an error, call us at 352-338-3119. If you have a question or comment about coverage, write Douglas Ray, Executive editor, 2700 SW 13th St., Gainesville, FL 32608. Email: doug.ray@gainesville.com or call 352-374-5035.

SUN PHOTO REPRINTS: To request a copy of a photo shot by a Sun photographer, send an email to news@gainesville.com. Include the date of publication and other identifying information. Photos are not to be republished in print or online.

The Gainesville Sun (ISSN 0163-4925) is published daily by the Gainesville Sun, 2700 SW 13th St., Gainesville, FL 32608. Periodicals postage paid at Gainesville, FL 32608.

POSTMASTER: Send address changes to The Gainesville Sun, 2700 SW 13th Street, Gainesville, Florida 32608.

All material herein is the property of The Gainesville Sun. Reproduction in whole or in part is forbidden without the written permission of the publisher.

Print delivery available within the newspaper distribution area only. By submitting your address and/or email, you understand that you may receive promotional offers from Gannett and its related companies. You may unsubscribe from receiving any such email offers at any time by clicking on the unsubscribe link in any of the emails you may receive. Payment collected will be applied first to any previous outstanding balance. Prices include applicable sales tax. The advertised price does not include the charges for any premium editions. Premium editions are published to provide additional information and value to our readers. You agree that you will be charged up to an additional $8.00 for each premium edition published and delivered to you during your subscription period, in addition to the cost of your subscription. The length of your subscription will be shortened by the publication of premium editions if those premium editions are delivered to you during your subscription. As an illustrative example, if you select a subscription of up to 12 weeks at a cost of $48.00, and two premium editions at $2.00 each are published and delivered to you during that subscription period, your subscription will be shortened by 1 week because the weekly cost of the subscription is $4.00 per week and the premium edition charges total $4.00. Depending upon the length of your subscription and the timing of the publication and delivery of premium editions, you will not be charged for any premium editions if none are published and delivered to you during your subscription. As such, in that case only, the length of your subscription will not be shortened. The timing of the publication and delivery of premium editions is variable. There will be no more than 2 premium editions published each month during the subscription term. Print subscribers may suspend print delivery during vacation periods. For vacation periods less than 14 consecutive days billing continues and subscriber maintains access to the digital portion of subscription. Credit days will be issued for any days in excess of the first 14 days.

Subscribers also have the option to have print copies held as Vacation Pack or may donate the newspaper value to our Newspaper in Education (NIE) program. If you sign up for our Ezpay program, your subscription will automatically be charged to your credit card 0 to 14 days prior to your current expiration date. For the duration of your subscription or until you notify us otherwise. For more information or to cancel your subscription please call 1-352-378-1416.

FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

Robert H. Davis, Jr., P.E.
Wood Environment & Infrastructure Solutions, Inc.
2533 Greer Rd., Suite 6
Tallahassee, Florida 32308

June 5, 2019

RE: DHR Project File No.: 2019-2773, Received by DHR: May 17, 2019
Project: *Cultural Resource Assessment - City of Alachua Land Development Code: Harvest Phoenix, 12895 NW US Highway 441, Alachua, Florida*
County: Alachua

Mr. Davis:

In accordance with the City of Alachua Land Development Code, we reviewed the referenced property for possible impact to cultural resources (any prehistoric or historic district, site, building, structure, or object) listed, or eligible for listing, in the *National Register of Historic Places*, or otherwise of historical, archaeological, or architectural value.

Based on the information provided, it is the opinion of this office that the proposed project will have no effect on historic properties listed, or eligible for listing, in the *National Register of Historic Places*. However, since the project includes ground disturbance activities the following special condition regarding unexpected discoveries should be included during project activities:

- If prehistoric or historic artifacts, such as pottery or ceramics, projectile points, 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 applicant shall contact the Florida Department of State, Division of Historical Resources, Compliance Review Section at (850)-245-6333. Project activities shall not resume without verbal and/or written authorization. In the event that unmarked human remains are encountered during permitted activities, all work shall stop immediately and the proper authorities notified in accordance with Section 872.05, *Florida Statutes*.

If you have any questions, please contact Corey Lentz, Historic Sites Specialist, by email at *Corey.Lentz@dos.myflorida.com*, or by telephone at 850.245.6339.

Sincerely,

Timothy A. Parsons, Ph.D.
Director, Division of Historical Resources
& State Historic Preservation Officer

LEGAL DESCRIPTION:

SUBJECT PROPERTY LEGAL DESCRIPTION (PREPARED BY THIS FIRM):

A PARCEL OF LAND LOCATED IN SECTION 20, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING A PORTION OF PARCEL A AS RECORDED IN OFFICIAL RECORDS BOOK 3527, PAGE 1217 OF THE PUBLIC RECORDS OF ALACHUA COUNTY FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND IRON PIN MARKING THE SOUTHEAST CORNER OF SECTION 20, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA; THENCE WEST A DISTANCE OF 1313.40 FEET TO A POINT; THENCE NORTH A DISTANCE OF 218.99 FEET TO A FOUND 3/4" IRON PIN MARKING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 441 (200 FOOT RIGHT-OF-WAY); THENCE NORTH 72 DEGREES 51 MINUTES 47 SECONDS WEST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 171.11 FEET TO A FOUND 5/8" IRON PIN (FLORIDA D.O.T.) MARKING THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A DELTA OF 06 DEGREES 52 MINUTES 05 SECONDS, A RADIUS OF 11424.66 FEET AND A CHORD BEARING NORTH 69 DEGREES 24 MINUTES 13 SECONDS WEST, 1368.62 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 1369.44 FEET TO A FOUND 6"x6" CONCRETE MONUMENT (FLORIDA D.O.T.); THENCE NORTH 66 DEGREES 00 MINUTES 17 SECONDS WEST, A DISTANCE OF 58.98 FEET TO A SET 5/8" REBAR & CAP (#3524) MARKING THE INTERSECTION WITH THE SOUTHERLY PROJECTION OF A LINE OFFSET 10 FEET FROM THE FACE OF AN EXISTING MOLTECH MANUFACTURING BUILDING WITH SAID RIGHT-OF-WAY LINE AND THE POINT OF BEGINNING OF SAID PARCEL A; THENCE ON THE BOUNDARY OF SAID PARCEL A THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

1) CONTINUE NORTH 66 DEGREES 00 MINUTES 17 SECONDS WEST ON SAID RIGHT-OF-WAY LINE, A DISTANCE OF 828.95 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND;
2) THENCE CONTINUE NORTH 66 DEGREES 00 MINUTES 17 SECONDS WEST ON SAID RIGHT-OF-WAY LINE, A DISTANCE OF 422.07 FEET;
3) THENCE NORTH 22 DEGREES 09 MINUTES 10 SECONDS EAST, A DISTANCE OF 158.74 FEET;
4) THENCE NORTH 66 DEGREES 13 MINUTES 12 SECONDS WEST, A DISTANCE OF 305.43 FEET;
5) THENCE NORTH 01 DEGREES 33 MINUTES 25 SECONDS EAST, A DISTANCE OF 116.27 FEET;

THENCE NORTH 23 DEGREES 50 MINUTES 23 SECONDS EAST ON A LINE 20 FEET EASTERLY OF AND PARALLEL WITH THE WESTERLY LINE OF SAID PARCEL A, A DISTANCE OF 558.33 FEET TO A POINT ON THE SOUTHERLY MOST SOUTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4637, PAGE 2216 OF SAID PUBLIC RECORDS; THENCE SOUTH 65 DEGREES 30 MINUTES 13 SECONDS EAST ON SAID SOUTH LINE, A DISTANCE OF 679.02 FEET TO THE SOUTHERLY MOST SOUTHEAST CORNER OF SAID LANDS; THENCE SOUTH 24 DEGREES 02 MINUTES 31 SECONDS WEST, A DISTANCE OF 184.54 FEET; THENCE SOUTH 49 DEGREES 29 MINUTES 39 SECONDS EAST, A DISTANCE OF 103.97 FEET; THENCE SOUTH 23 DEGREES 59 MINUTES 52 SECONDS WEST, A DISTANCE OF 603.28 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE AND THE POINT OF BEGINNING.

PARENT TRACT LEGAL DESCRIPTION (PREPARED BY OTHERS):

PARCEL A: A PARCEL OF LAND LOCATED IN SECTION 20, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND IRON PIN MARKING THE SOUTHEAST CORNER OF SECTION 20, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA; THENCE WEST A DISTANCE OF 1313.40 FEET TO A POINT; THENCE NORTH A DISTANCE OF 218.99 FEET TO A FOUND 3/4" IRON PIN MARKING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 441 (200 FOOT RIGHT-OF-WAY); THENCE NORTH 72 DEGREES 51 MINUTES 47 SECONDS WEST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 171.11 FEET TO A FOUND 5/8" IRON PIN (FLORIDA D.O.T.) MARKING THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A DELTA OF 06 DEGREES 52 MINUTES 05 SECONDS, A RADIUS OF 11424.66 FEET AND A CHORD BEARING NORTH 69 DEGREES 24 MINUTES 13 SECONDS WEST, 1368.62 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 1369.44 FEET TO A FOUND 6"x6" CONCRETE MONUMENT (FLORIDA D.O.T.); THENCE NORTH 66 DEGREES 00 MINUTES 17 SECONDS WEST, A DISTANCE OF 58.98 FEET TO A SET 5/8" REBAR & CAP (#3524) MARKING THE INTERSECTION WITH THE SOUTHERLY PROJECTION OF A LINE OFFSET 10 FEET FROM THE FACE OF AN EXISTING MOLTECH MANUFACTURING BUILDING WITH SAID RIGHT-OF-WAY LINE AND THE POINT OF BEGINNING; THENCE, LEAVING SAID RIGHT-OF-WAY LINE, NORTH 23 DEGREES 59 MINUTES 25 SECONDS EAST, ALONG SAID PROJECTED LINE, A DISTANCE OF 664.68 FEET TO A SET REBAR & CAP (#3524); THENCE NORTH 66 DEGREES 04 MINUTES 35 SECONDS WEST, A DISTANCE OF 265.85 FEET TO A SET NAIL & DISK (#3524); THENCE NORTH 24 DEGREES 28 MINUTES 46 SECONDS EAST, A DISTANCE OF 680.88 FEET TO A SET 5/8" REBAR & CAP (#3524); THENCE NORTH 65 DEGREES 49 MINUTES 12 SECONDS WEST, A DISTANCE OF 500.01 FEET TO A SET 5/8" REBAR & CAP (#3524); THENCE NORTH 24 DEGREES 11 MINUTES 00 SECONDS EAST, A DISTANCE OF 870.43 FEET TO A SET 5/8" REBAR & CAP (#3524) MARKING THE INTERSECTION WITH THE SOUTH LINE OF THE SEABOARD COAST LINE RAILROAD (200' RIGHT-OF-WAY); THENCE NORTH 58 DEGREES 45 MINUTES 42 SECONDS WEST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 881.26 FEET TO A FOUND 5/8" REBAR & CAP (#3524); THENCE SOUTH 23 DEGREES 50 MINUTES 23 SECONDS WEST, A DISTANCE OF 2014.63 FEET TO A FOUND 4"x4" CONCRETE MONUMENT; THENCE SOUTH 01 DEGREES 33 MINUTES 25 SECONDS WEST, A DISTANCE OF 169.02 FEET TO A FOUND 5/8" REBAR AND CAP (#3524); THENCE SOUTH 66 DEGREES 13 MINUTES 12 SECONDS EAST, A DISTANCE OF 305.43 FEET TO A FOUND 1" OPEN PIPE; THENCE SOUTH 22 DEGREES 09 MINUTES 10 SECONDS WEST, A DISTANCE OF 158.74 FEET TO A FOUND 1" OPEN PIPE MARKING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441; THENCE SOUTH 66 DEGREES 00 MINUTES 17 SECONDS EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1251.02 FEET TO THE POINT OF BEGINNING.

LESS THE FOLLOWING DESCRIBED PARCEL (CEMETERY LOT): A PARCEL OF LAND LOCATED IN SECTION 20, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND IRON PIN MARKING THE SOUTHEAST CORNER OF SECTION 20, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA; THENCE WEST A DISTANCE OF 1313.40 FEET TO A POINT; THENCE NORTH A DISTANCE OF 218.99 FEET TO A FOUND 3/4" IRON PIN MARKING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 441 (200 FOOT RIGHT-OF-WAY); THENCE NORTH 72 DEGREES 51 MINUTES 47 SECONDS WEST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 171.11 FEET TO A FOUND 5/8" IRON PIN (FLORIDA D.O.T.) MARKING THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A DELTA OF 06 DEGREES 52 MINUTES 05 SECONDS, A RADIUS OF 11424.66 FEET AND A CHORD BEARING NORTH 69 DEGREES 24 MINUTES 13 SECONDS WEST, 1368.62 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 1369.44 FEET TO A FOUND 6"x6" CONCRETE MONUMENT (FLORIDA D.O.T.); THENCE NORTH 65 DEGREES 56 MINUTES 44 SECONDS WEST A DISTANCE OF 867.12 FEET TO A FOUND 5/8" REBAR & CAP (#3524); THENCE LEAVING SAID RIGHT-OF-WAY LINE NORTH 15 DEGREES 03 MINUTES 32 SECONDS WEST A DISTANCE OF 187.96 FEET TO A FOUND 5/8" REBAR & CAP (#3524); THENCE NORTH 24 DEGREES 10 MINUTES 22 SECONDS EAST A DISTANCE OF 626.55 FEET TO A FOUND 5/8" REBAR AND CAP (#3524); THENCE NORTH 24 DEGREES 10 MINUTES 34 SECONDS EAST A DISTANCE OF 41.51 FEET TO A SET 5/8" REBAR & CAP (#3524); THENCE NORTH 16 DEGREES 37 MINUTES 33 SECONDS EAST A DISTANCE OF 129.54 FEET TO A FOUND 5/8" REBAR & CAP (#3524) AND THE POINT OF BEGINNING; THENCE NORTH 02 DEGREES 02 MINUTES 12 SECONDS EAST A DISTANCE OF 200.81 FEET TO A POINT; THENCE NORTH 79 DEGREES 51 MINUTES 54 SECONDS WEST A DISTANCE OF 58.29 FEET TO A POINT; THENCE NORTH 02 DEGREES 52 MINUTES 48 SECONDS EAST A DISTANCE OF 66.89 FEET TO A POINT; THENCE SOUTH 86 DEGREES 13 MINUTES 09 SECONDS WEST A DISTANCE OF 165.25 FEET TO A POINT; THENCE SOUTH 10 DEGREES 05 MINUTES 22 SECONDS WEST A DISTANCE OF 240.68 FEET TO A POINT; THENCE SOUTH 83 DEGREES 17 MINUTES 12 SECONDS EAST A DISTANCE OF 255.69 FEET TO THE POINT OF BEGINNING.

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3312256 8 PG(S)
1/25/2021 10:13 AM
BOOK 4852 PAGE 1515
J.K. JESS IRBY, ESQ.
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 992282
Doc Stamp-Mort: $0.00
Doc Stamp-Deed: $166,600.00
Intang. Tax: $0.00

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL AND SEND
TAX BILLS TO:

IIP-FL 3 LLC
11440 West Bernardo Court
Suite 100
San Diego, CA 92127
Attn: General Counsel

PERMANENT PARCEL NUMBERS:
05855004000 and 05855004001

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

This DEED is made and entered into as of the 22 day of January, 2021, by Harvest DCP of Florida, LLC, a Florida limited liability company, having an address of 1155 West Rio Salado Parkway, Suite 201, Tempe, Arizona 85281 Attention: Assistant General Counsel, Real Estate ("Grantor"), to for the benefit of IIP-FL 3 LLC, a Delaware limited liability company, having an address of 11440 West Bernardo Court, Suite 100, San Diego, California 92127 ("Grantee").

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other valuable consideration paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, does by these presents GRANT, BARGAIN AND SELL unto the Grantee the following described real estate, situated in the County of Alachua and the State of Florida, (the "Property") more particularly described as follows:

See Exhibit A attached hereto and hereby made a part hereof.

Subject however, to any real estate taxes or assessments for the year 2020 and all subsequent years, applicable zoning, laws and governmental regulations and the conditions, restrictions, reservations, covenants, easements, rights of way, and other agreements of record affecting title to the Property set forth on Exhibit B attached hereto, however this provisions shall not reimpose any of the same (the "Permitted Exceptions").

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto the Grantee, and to its successors and assigns forever. The Grantor hereby specially warrants the title to the Property, subject to the Permitted Exceptions, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor but against none other.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed as of the day and year first above written.

Witness Signatures:

Name: William M. Koslow

Name: Robert Dennis

GRANTOR:

HARVEST DCP OF FLORIDA, LLC,
a Florida limited liability company

By: _____
Name: Steve White
Title: CEO

STATE OF ARIZONA)
) SS.
COUNTY OF MARICOPA)

I, The undersigned, a Notary Public for said County and state, do hereby certify that Steve White, the CEO of Harvest DCP of Florida, LLC, a Florida limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such CEO of Harvest DCP of Florida, LLC, a Florida limited liability company, he signed and delivered the said instrument as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

WITNESS my hand and notarial seal or stamp, this 19 day of January, 2021.

_____
Notary Public

My commission expires:
1/18/2022

ALLISON MCBRIDE
Notary Public, State of Arizona
Maricopa County
My Commission Expires
January 18, 2022

EXHIBIT A
TO SPECIAL WARRANTY DEED

LEGAL DESCRIPTION OF REAL PROPERTY

A Parcel of land located in Section 20, Township 8 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:

Commence at a found iron pin marking the Southeast corner of Section 20, Township 8 South, Range 19 East, Alachua County, Florida; thence West a distance of 1313.40 feet to a point; thence North a distance of 218.99 feet to a found 3/4 inch iron pin marking a point on the North right-of-way line of U.S. Highway No. 441 (200 foot right-of-way); thence North 72 degrees 51 minutes 47 seconds West along said North right-of-way line a distance of 171.11 feet to a found 5/8 inch iron pin (Florida Department of Transportation) marking the Point of Curvature of a curve concave to the Northeast having a delta of 06 degrees 52 minutes 05 seconds, a radius of 11424.66 feet and a chord bearing North 69 degrees 24 minutes 13 seconds West, 1368.62 feet: thence along the arc of said curve a distance of 1369.44 feet to a found 6 inch x 6 inch concrete monument (Florida Department of Transportation); thence North 66 degrees 00 minutes 17 seconds West, a distance of 58.98 feet to a set 5/8 inch rebar and cap (#3524) marking the intersection with the Southerly projection of a line offset 10 feet from the face of an existing Moltech Manufacturing building with said right-of-way line and the Point of Beginning; thence, leaving said right-of-way line, North 23 degrees 59 minutes 25 seconds East, along said projected line, a distance of 664.68 feet to a set rebar and cap (#3524): thence North 66 degrees 04 minutes 35 seconds West, a distance of 265.85 feet to a set nail and disk (#3524); thence North 24 degrees 28 minutes 46 seconds East, a distance of 680.88 feet to a set 5/8 inch rebar and cap (#3524); thence North 65 degrees 49 minutes 12 seconds West, a distance of 500.01 feet to a set 5/8 inch rebar and cap (#3524); thence North 24 degrees 11 minutes 00 seconds East, a distance of 870.43 feet to a set 5/8 inch rebar and cap (#3524) marking the intersection with the South line of the Seaboard Coast Line Railroad (200 foot right-of-way); thence North 58 degrees 45 minutes 42 seconds West, along said right-of-way, a distance of 881.26 feet to a found 5/8 inch rebar and cap (#3524); thence South 23 degrees 50 minutes 23 seconds West, a distance of 2014.63 feet to a found 4 inch x 4 inch concrete monument; thence South 01 degrees 33 minutes 25 seconds West, a distance of 169.02 feet to a found 5/8 inch rebar and cap (#3524); thence South 66 degrees 13 minutes 12 seconds East, a distance of 305.43 feet to a found 1 inch open pipe; thence South 22 degrees 09 minutes 10 seconds West, a distance of 158.74 feet to a found 1 inch open pipe marking a point on the North right-of-way line of U.S. Highway 441; thence South 66 degrees 00 minutes 17 seconds East, along said right-of-way line, a distance of 1251.02 feet to the Point of Beginning, more or less.

Less the following-described Parcel (Cemetery Lot):

A Parcel of land located in Section 20, Township 8 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:

Commence at a found iron pin marking the Southeast corner of Section 20, Township 8 South, Range 19 East, Alachua County, Florida; thence West a distance of 1313.40 feet to a point; thence North a distance of 218.99 feet to a found 3/4 inch iron pin marking a point on the North right-of-way line of U.S. Highway No. 441 (200 foot right-of-way); thence North 72 degrees 51 minutes 47 seconds West along said North right-of-way line a distance of 171.11 feet to a found 5/8 inch iron pin (Florida Department of Transportation) marking the Point of Curvature of a curve concave to the Northeast having a delta of 06 degrees 52 minutes 05 seconds, a radius of 11424.66 feet and a chord bearing North 69 degrees 24 minutes 13 seconds West 1368.62 feet: thence along the arc of said curve a distance of 1369.44 feet to a found 6 inch x 6 inch concrete monument (Florida Department of Transportation); thence North 65 degrees 56 minutes 44 seconds West a distance of 867.12 feet to a found 5/8 inch rebar and cap (#3524); thence leaving said right-of-way line North 15 degrees 03 minutes 32 seconds West a distance of 187.96 feet to a found 5/8 inch rebar and cap (#3524); thence North 24 degrees 10 minutes 22 seconds East a distance of 626.55 feet to a found 5/8 inch rebar and cap (#3524); thence North 24 degrees 10 minutes 34 seconds East a distance of 41.51 feet to a set 5/8 inch rebar and cap (#3524); thence North 16 degrees 37 minutes 33 seconds East a distance of 129.54 feet to a found 5/8 inch rebar and cap (#3524) and the Point of Beginning; thence North 02 degrees 02 minutes 12 seconds East a distance of 200.81 feet to a point; thence North 79 degrees 51 minutes 54 seconds West a distance of 58.29 feet to a point; thence North 02 degrees 52 minutes 48 seconds East a distance of 66.89 feet to a point; thence South 86 degrees 13 minutes 09 seconds West a distance of 165.25 feet to a point; thence South 10 degrees 05 minutes 22 seconds West a

distance of 240.68 feet to a point; thence South 83 degrees 17 minutes 12 seconds East a distance of 255.69 feet to the Point of Beginning.

AND LESS AND EXCEPT: (Laser Parcel)

A portion of Parcel A as recorded in Official Records Book 3527, Page 1217 of the Public Records of Alachua County, Florida being more particularly described as follows:

Commence at the Southeast corner of Section 20, Township 8 South, Range 19 East, Alachua County, Florida; thence West a distance of 1313.40 feet; thence North a distance of 218.99 feet to a point on the North right-of-way line of U.S. Highway No. 441 (200 foot right-of-way); thence North 72 degrees 51 minutes 47 seconds West on said North right-of-way line a distance of 171.11 feet to the Point of Curvature of a curve concave to the Northeast having a delta of 06 degrees 52 minutes 05 seconds, a radius of 11424.66 feet and a chord bearing and distance of North 69 degrees 24 minutes 13 seconds West, 1368.62 feet; thence Northwesterly on the arc of said curve a distance of 1369.44 feet; thence North 66 degrees 00 minutes 17 seconds West, a distance of 58.98 feet to the Southeast corner of said Parcel A; thence on the boundary of said Parcel A the following Seven (7) courses and distances: 1) leaving said North right-of-way line, North 23 degrees 59 minutes 25 seconds East, a distance of 664.68 feet; 2) thence North 66 degrees 04 minutes 35 seconds West, a distance of 265.85 feet; 3) thence North 24 degrees 28 minutes 46 seconds East, a distance of 680.88 feet; 4) thence North 65 degrees 49 minutes 12 seconds West, a distance of 500.01 feet to the Point of Beginning of the following described Parcel of land; 5) thence North 24 degrees 11 minutes 00 seconds East, a distance of 870.43 feet to a point on the South right-of-way line of the Seaboard Coast Line Railroad (200 foot right-of-way); 6) thence North 58 degrees 45 minutes 42 seconds West, on said South right-of-way line, a distance of 881.26 feet; 7) thence South 23 degrees 50 minutes 23 seconds West, a distance of 1504.88 feet; thence leaving said boundary South 65 degrees 30 minutes 13 seconds East, a distance of 699.02 feet; thence North 24 degrees 02 minutes 31 seconds East, a distance of 530.00 feet to a point on the Northwesterly projection of the boundary of said Parcel A; thence South 65 degrees 49 minutes 12. seconds East on said Northwesterly projection, a distance of 167.86 feet to the Point of Beginning.

AND LESS AND EXCEPT: (Harvest Parcel)

A Parcel of land located in Section 20, Township 8 South, Range 19 East, Alachua County, Florida, being a portion of Parcel A as recorded in Official Records Book 3527, Page 1217 of the Public Records of Alachua County, Florida and more particularly described as follows:

Commence at a found iron pin marking the Southeast Corner of Section 20, Township 8 South Range 19 East, Alachua, County, Florida; thence West a distance of 1313.40 feet to a Point; thence North a distance of 218.99 feet to a found 3/4 inch iron pin marking a Point on the North right-of-way line of U.S. Highway No. 441 (200 foot right-of-way); thence North 72 degrees 51 minutes 47 seconds West along said North right-of-way line a distance of 171.11 feet to a found 5/8 inch iron pin (Florida D.O.T.) marking the Point of Curvature of a curve Concave to the Northeast having a delta of 06 degrees 52 minutes 05 seconds, a Radius of 11424.66 feet and a chord bearing North 69 degrees 24 minutes 13 seconds West, 1368.62 feet; thence along the arc of said curve a distance of 1369.44 feet to a found 6 inch x 6 inch concrete monument (Florida D.O. T.); thence North 66 degrees 00 minutes 17 seconds West, a distance of 58.98 feet to a set 5/8 inch rebar and cap. (#3524) marking the intersection with the Southerly projection of a line offset 10 feet from the face of an existing Moltech Manufacturing Building with said right-of-way line and the Point of Beginning of said Parcel A; thence on the boundary of said Parcel A the following Five (5) courses and distances: 1) continue North 66 degrees 00 minutes 17 seconds West on said right-of-way line, a distance of 828.95 feet to the Point of Beginning of the following described Parcel of land; 2) thence continue North 66 degrees 00 minutes 17 seconds West on said right-of-way line, a distance of 422.07 feet; 3) thence North 22 degrees 09 minutes 10 seconds East, a distance of 158.74 feet; 4) thence North 66 degrees 13 minutes 12 seconds West, a distance of 305.43 feet; 5) thence North 01 degrees 33 minutes 25 seconds East, a distance of 116.27 feet; thence North 23 degrees 50 minutes 23 seconds East on a line 20 feet Easterly of and parallel with the Westerly line of said Parcel A, a distance of 558.33 feet to a Point on the Southerly most South line of the lands described in Official Records Book 4637, Page 2216 of said Public Records; thence South 65 degrees 30 minutes 13 seconds East on said South line, a distance of 679.02 feet to the Southerly most Southeast corner of said lands; thence South 24 degrees 02 minutes 31 seconds West, a distance of 184.54 feet; thence South 49 degrees 29 minutes 39 seconds East, a distance of 103.97 feet; thence South 23 degrees 59 minutes 52 seconds West, a distance of 603.28 feet to a Point on said North right-of-way line and the Point of Beginning.

AND LESS AND EXCEPT: (Parcel for Hague Fire Station Contract)

A parcel of land located in Section 20, Township 8 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:

Commence at the Southeast corner of lands as described and recorded in Official Records Book 3527, at Page 1217, of the Public Records of Alachua County, Florida, said corner being on the North right of way line of U.S. Highway 441, (State Road number 25/20, 200 foot wide right of way); thence run North 66 degrees 00 minutes 17 seconds West, along said right of way line a distance of 101.41 feet to the Point of Beginning; thence run North 66 degrees 00 minutes 17 seconds West, along said right of way line, a distance of 188.59 feet to the Easterly easement line of a Duke Energy 160 foot wide right of way, (formerly Florida Power Corporation) as described and recorded in Official Records Book 219, at Page 571, Public Records of Alachua County, Florida; thence run North 23 degrees: 58 minutes 26 seconds East, departing from said right of way line and along said easement line, a distance of 237.92 feet; thence run South 66 degrees 00 minutes 17 seconds East, departing said easement line, a distance of 188. 71 feet; thence run South 24 degrees 00 minutes 13 seconds West, a distance of 237.92 feet to the Point of Beginning.

AND LESS AND EXCEPT: (20 FOOT WIDE STRIP)

A 20 foot wide strip of land located in Section 20, Township 8 South, Range 19 East, Alachua County, Florida, being a portion of Parcel A as recorded in Official Records Book 3527, Page 1217, of the Public Records of Alachua County, Florida, and more particularly described as follows:

Commence at the Southeast corner of said Parcel A, being on the North right-of-way line of U.S. Highway 441; thence on the boundary of said Parcel A the following five (5) courses and distances: 1) North 66 degrees 00 minutes 17 seconds West on said right-of-way line, a distance of 1,251.02 feet; 2) thence North 22 degrees 09 minutes 10 seconds East, a distance of 158.74 feet; 3) thence North 66 degrees 13 minutes 12 seconds West, a distance of 305.43 feet; 4) thence North 01 degrees 33 minutes 25 seconds East, a distance of 116.27 feet to the Point of Beginning; 5) thence continue North 01 degrees 33 minutes 25 seconds East, a distance of 52.75 feet to a point on the Westerly line of said Parcel A; thence North 23 degrees 50 minutes 23 seconds East on said Westerly line, a distance of 509.75 feet to a point on the Southerly most South line of the lands described in Official Records Book 4637, Page 2216, of said public records; thence South 65 degrees 30 minutes 13 seconds East on said South line, a distance of 20.00 feet; thence South 23 degrees 50 minutes 23 seconds West on a line 20 feet East of and parallel with said Westerly line, a distance of 558.33 feet to the Point of Beginning.

TOGETHER WITH:

A 50 feet wide outfall storm drainage easement located in Section 20, Township 8 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:

Commence at a found iron pin marking the Southeast corner of Section 20, Township 8 South, Range 19 East, Alachua County, Florida; thence West a distance of 1313.40 feet to a point; thence North a distance of 218.99 feet to a found 3/4 inch iron pin marking a point on the North right-of-way line of U.S. Highway No. 441 (200 foot right-of-way); thence North 72 degrees 51 minutes 47 seconds West along said North right-of-way line a distance of 171.11 feet to a found 5/8 inch iron pin (Florida Department of Transportation) marking the Point of Curvature of a curve concave to the Northeast having a delta of 06 degrees 52 minutes 05 seconds, a radius of 11424.66 feet and a chord bearing North 69 degrees 24 minutes 13 seconds West, 1368.62 feet; thence along the arc of said curve a distance of 1369.44 feet to a found 6 inch x 6 inch concrete monument (Florida Department of Transportation); thence North 66 degrees 00 minutes 17 seconds West, a distance of 58.98 feet to a set 5/8 inch re bar and cap #3524) marking the intersection with the Southerly projection of a line offset 10 feet from the face of an existing moltech manufacturing building with said right-of-way line; thence, leaving said right-of-way line, North 23 degrees 59 minutes 25 seconds East, along said projected line, a distance of 664.68 feet to a set rebar and cap (#3524); thence North 66 degrees 04 minutes 35 seconds West, a distance of 265.85 feet to a set nail and disk #3524); thence North 24 degrees 28 minutes 46 seconds East, a distance of 680.88 feet to a set 5/8 inch rebar and cap (#3524); thence continue North 24 degrees 28 minutes 46 seconds East, a distance of 292.58 feet to a point marking the Point of Beginning; thence South 65 degrees 21 minutes 28 seconds East, a distance of 700.27 feet to a point; thence South 23 degrees 19 minutes 09 seconds East, a distance of 245.10 feet to a point; thence South 18 degrees 09 minutes 39 seconds East, a distance of 132.02 feet to a point; thence South 15 degrees 32 minutes 29 seconds West, a distance of 265.88 feet to a point; thence South 74 degrees

27 minutes 31 seconds East, a distance of 50.00 feet to a point; thence North 15 degrees 32 minutes 29 seconds East, a distance of 281.02 feet to a point; thence North 18 degrees 09 minutes 39 seconds West, a distance of 149.41 feet to a point; thence North 23 degrees 19 minutes 09 seconds West, a distance of 266.56 feet to a point; thence North 65 degrees 21 minutes 28 seconds West, a distance of 734.70 feet to a point marking the intersection with the waters edge of Lake Ursula; thence along the said waters edge of Lake Ursula, a distance of 50.00 feet to a point; thence, leaving said waters edge, South 65 degrees 21 minutes 28 seconds East, a distance of 15.22 feet to the Point of Beginning.

AND TOGETHER WITH:

Lake Ursula storm drainage easement located in Section 20, Township 8 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:

Commence at a found iron pin marking the Southeast corner of Section 20, Township 8 South, Range 19 East, Alachua County, Florida; thence West a distance of 1313.40 feet to a point; thence North a distance of 218.99 feet to a found 3/4 inch iron pin marking a point on the North right-of-way line of U.S. Highway No. 441 (200 foot right-of-way); thence North 72 degrees 51 minutes 47 seconds West along said North right-of-way line a distance of 171.11 feet to a found 5/8 inch iron pin (Florida Department. of Transportation) marking the Point of Curvature of a curve concave to the Northeast having a delta of 06 degrees 52 minutes 05 seconds, a radius of 11424.66 feet and a chord bearing North 69 degrees 24 minutes 13 seconds West, 1368.62 feet; thence along the arc of said curve a distance of 1369.44 feet to a found 6 inch x 6 inch concrete monument (Florida Department of Transportation); thence North 66 degrees 00 minutes 17 seconds West, a distance of 58.98 feet to a set 5/8 inch rebar and cap #3524) marking the intersection wing the Southerly projection of a line offset 10 feet from the face of an existing moltech manufacturing building with said right-of-way line; thence leaving said right-of-way line, North 23 degrees 59 minutes 25 seconds East, along said projected line, a distance of 664.68 feet to a set rebar and cap (#3524); thence North 66 degrees 04 minutes 35 seconds West, a distance of 265.85 feet to a set nail and disk #3524); thence North 24 degrees 28 minutes 46 seconds East, a distance of 680.88 feet to a set 5/8 inch rebar and cap (#3524) and the Point of Beginning; thence North 65 degrees 49 minutes 12. seconds West, a distance of 500.01 feet to a set 5/8 inch rebar and cap (#3524); thence North 24 degrees 11 minutes 00 seconds East, a distance of 870.43 feet to a set 5/8 inch rebar and cap #3524) marking the intersection with the South line of the seaboard coast line railroad (200 foot right-of-way); thence South 58 degrees 45 minutes 42 seconds East, a distance of 508.03 feet to a point; thence South 24 degrees 28 minutes 46 seconds West, a distance of 808.02 feet to the Point of Beginning.

AND TOGETHER WITH:

A Parcel of land located in Section 20, Township 8 South, Range 19 East, Alachua County, Florida, being a portion of Parcel A as recorded in Official Records Book 3527, Page 1217 of the Public Records of Alachua County, Florida and more particularly described as follows:

Commence at a found iron pin marking the Southeast Corner of Section 20, Township 8 South Range 19 East, Alachua, County, Florida; thence West a distance of 1313.40 feet to a Point; thence North a distance of 218.99 feet to a found 3/4 inch iron pin marking a Point on the North right-of-way line of U.S. Highway No. 441 (200 foot right-of-way); thence North 72 degrees 51 minutes 47 seconds West along said North right-of-way line a distance of 171.11 feet to a found 5/8 inch iron pin (Florida D.O.T.) marking the Point of Curvature of a curve Concave to the Northeast having a delta of 06 degrees 52 minutes 05 seconds, a Radius of 11424.66 feet and a chord bearing North 69 degrees 24 minutes 13 seconds West, 1368.62 feet; thence along the arc of said curve a distance of 1369.44 feet to a found 6 inch x 6 inch concrete monument (Florida D.O. T.); thence North 66 degrees 00 minutes 17 seconds West, a· distance of 58.98 feet to a set 5/8 inch rebar and cap. (#3524) marking the intersection with the Southerly projection of a line offset 10 feet from the face of an existing Moltech Manufacturing Building with said right-of-way line and the Point of Beginning of said Parcel A; thence on the boundary of said Parcel A the following Five (5) courses and distances: 1) continue North 66 degrees 00 minutes 17 seconds West on said right-of-way line, a distance of 828.95 feet to the Point of Beginning of the following described Parcel of land; 2) thence continue North 66 degrees 00 minutes 17 seconds West on said right-of-way line, a distance of 422.07 feet; 3) thence North 22 degrees 09 minutes 10 seconds East, a distance of 158.74 feet; 4) thence North 66 degrees 13 minutes 12 seconds West, a distance of 305.43 feet; 5) thence North 01 degrees 33 minutes 25 seconds East, a distance of 116.27 feet; thence North 23 degrees 50 minutes 23 seconds East on a line 20 feet Easterly of and parallel with the Westerly line of said Parcel A, a distance of 558.33 feet to a Point on the Southerly most South line of the lands described in Official Records Book 4637, Page 2216 of said Public Records; thence South 65 degrees 30 minutes 13 seconds East on said South line, a distance of 679.02 feet

to the Southerly most Southeast corner of said lands; thence South 24 degrees 02 minutes 31 seconds West, a distance of 184.54 feet; thence South 49 degrees 29 minutes 39 seconds East, a distance of 103.97 feet; thence South 23 degrees 59 minutes 52 seconds West, a distance of 603.28 feet to a Point on said North right-of-way line and the Point of Beginning.

Tax Parcel No: A portion of 05855-004-000

ADDRESS: 12895 NW US Highway 441
Alachua, Florida

EXHIBIT B
TO SPECIAL WARRANTY DEED

PERMITTED TITLE EXCEPTIONS

1. Taxes for the year 2021 and subsequent years, which are not yet due and payable.

2. Easement granted to Florida Power Corporation as set forth in document recorded in Official Records Book 219, Page 571, of the Public Records of Alachua County, Florida; Supplement to Easement recorded in Official Records Book 349, Page 472, of the Public Records of Alachua County, Florida.

3. Ordinance No. 0-90-21 of the City of Alachua extending corporate limits recorded in Official Records Book 1786, Page 815, of the Public Records of Alachua County, Florida.

4. Right of way of the "community road" as referenced in Official Records Book 1923, Page 140, Public Records of Alachua County, Florida. (As to Parcel 1)

5. Notice recorded in Official Records Book 2138, Page 2461, of the Public Records of Alachua County, Florida. (As to Parcel 2)

6. Terms and conditions contained in Drainage Easement between Lithium Nickel Asset Holding Company I, Inc., a Delaware corporation, and Phoenix Commercial Park, LLLP, a Florida limited liability limited partnership, recorded in Official Records Book 3527, Page 1206, of the Public Records of Alachua County, Florida.

7. Distribution Easement granted to Duke Energy Florida, Inc., d/b/a Duke Energy, recorded in Official Records Book 4308, Page 685, of the Public Records of Alachua County, Florida.

8. Ordinance 18-14 of the City of Alachua, Florida, extending corporate limits to encompass subject property recorded in Official Records Book 4617, Page 1019, of the Public Records of Alachua County, Florida.

9. Easement granted to the City of Alachua, recorded in Official Records Book 4668, Page 800, of the Public Records of Alachua County, Florida.

10. Terms and conditions contained in Easement granted to Harvest DCP of Florida, LLC, recorded in Official Records Book 4682, Page 646, of the Public Records of Alachua County, Florida.

11. Easement granted to Duke Energy of Florida, LLC d/b/a Duke Energy recorded in Official Records Book 4746, Page 1719, of the Public Records of Alachua County, Florida.

12. Easement for ingress and egress over and across subject property for access to any burial lots or cemetery located on adjacent lands.

13. Terms, covenants, conditions and provisions of that certain unrecorded lease by and between IIP-FL 3 LLC, as landlord, and San Felasco Nurseries, Inc., a Florida corporation.

John Power TAX COLLECTOR
Serving Alachua County

Account Summary

Real Estate Account #05855 004 000

Owner:
HARVEST DCP OF FLORIDA LLC

Situs:
12871 NW US HWY 441
ALACHUA 32615

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/30/2020** for **$73,468.76**. Print paid bill (PDF)

Account History

BILL	AMOUNT DUE
2020 Annual Bill	$0.00 Print (PDF)
2019 Annual Bill	$0.00 Print (PDF)
2018 Annual Bill	$0.00 Print (PDF)
2017 Annual Bill	$0.00 Print (PDF)
2016 Annual Bill	$0.00 Print (PDF)
2015 Annual Bill	$0.00 Print (PDF)
2014 Annual Bill	$0.00 Print (PDF)
2013 Annual Bill	$0.00 Print (PDF)
Total Amount Due	**$0.00**

BILL	AMOUNT DUE
2012 Annual Bill ⓘ	$0.00 Print (PDF)
2011 Annual Bill ⓘ	$0.00 Print (PDF)
2010 Annual Bill ⓘ	$0.00 Print (PDF)
2009 Annual Bill ⓘ	$0.00 Print (PDF)
2008 Annual Bill ⓘ	$0.00 Print (PDF)
2007 Annual Bill ⓘ	$0.00 Print (PDF)
Total Amount Due	**$0.00**

© 2019–2021 Grant Street Group. All rights reserved.

FLORIDA DEPARTMENT OF
Environmental Protection

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Shawn Hamilton
Interim Secretary

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

Owner(s)/Permittee(s):	Harvest, Inc.
File No:	0408808001EG
File Name:	BUILDING C SWMF
Site Address:	12895 NW US Highway 441 Alachua FL - 32615 8518
County:	Alachua
Latitude:	29° 46' 27.5471"
Longitude:	-82° 26' 17.1403"
Total Project Area:	9.77
Total Impervious Surface Area:	1.42
Approximate Date of Commencement of Construction:	09/30/2021
Registered Florida Professional:	Robert Davis
License No.:	73115
Company:	Wood Environment & Infrastructure Solutions, Inc.

Date: August 25, 2021

Robert Davis certified through the Department's Enterprise Self-Service Application portal that the project described above was designed by the above-named Florida registered professional to meet the following requirements:

(a)The total project area involves less than 10 acres and less than 2 acres of impervious surface;
(b)Activities will not impact wetlands or other surface waters;
(c)Activities are not conducted in, on, or over wetlands or other surface waters;
(d)Drainage facilities will not include pipes having diameters greater than 24 inches, or the hydraulic equivalent, and will not use pumps in any manner;
(e)The project is not part of a larger common plan, development, or sale; and
(f)The project does not:
1.Cause adverse water quantity or flooding impacts to receiving water and adjacent lands;

2.Cause adverse impacts to existing surface water storage and conveyance capabilities;
3.Cause a violation of state water quality standards; or
4.Cause an adverse impact to the maintenance of surface or ground water levels or surface water flows established pursuant to s. 373.042 or a work of the district established pursuant to s. 373.086, F.S.

This certification was submitted before initiation of construction of the above project. The system is designed, and will be operated and maintained in accordance with applicable rules adopted pursuant to part IV of chapter 373, F.S. There is a rebuttable presumption that the discharge from such system will comply with state water quality standards.Therefore, construction, alteration, and maintenance of the stormwater management system serving this project is authorized in accordance with s.403.814(12), F.S.

In accordance with s. 373.416(2), F.S., if ownership of the property or the stormwater management system is sold or transferred to another party, continued operation of the system is authorized only if notice is provided to the Department within 30 days of the sale or transfer.This notice can be submitted to:

FDEP Northeast District
8800 Baymeadows Way West
Jacksonville, FL32256

This certification was submitted along with the following electronic documents:

If you have submitted this certification as a Florida Registered Professional, you may wish to sign and seal this certification, and return a copy to the Department, in accordance with your professional practice act requirements under Florida Statutes.

I, Robert Davis, License No. 73115, do hereby certify that the above information is true and accurate, based upon my knowledge, information and belief. In the space below, affix signature, date, seal, company name, address and certificate of authorization (if applicable).

This sealed certification may be submitted to the Department, either electronically (as an attachment in Adobe PDF or other secure, digital format) at DEP_NED@dep.state.fl.us, or as a hardcopy, at the postal address below:

FDEP Northeast District
8800 Baymeadows Way West
Jacksonville, FL32256



Evolve®

Compact Low Wattage Area Light

EACL

GE current
a Daintree company

Product Features

Current's EAL Series of Area Light Luminaires offer a wide range of optical patterns, color temperatures, lumen packages, and mounting configurations to optimize area light applications, as well as provide versatility in lighting design within the same form factor.

The new Compact Low Wattage Area Light (EACL) expands the range of lumen packages down to 3,000 Lumens to meet the needs of applications requiring lower lumens. The EACL is an ideal cost effective solution for smaller Commercial and Retail exterior applications requiring between 3,000 and 20,000 Lumens.

The EACL features our innovative highly flexible Universal Mounting Arm option, which provides installers the ability to mount EAL fixtures on both round and square poles of multiple sizes. In addition, it features both in-line and offset bolt patterns allowing it to easily be affixed to the majority of bolt patterns one would find in the field.

Applications

- Site and area light applications such as parking lots, retail exteriors, commercial exteriors, and other general spaces.

Housing

- Slim architectural design incorporates an integral heat sink and light engine, ensuring maximum heat transfer, and long LED life.
- Die cast aluminum housing
- 3G vibration per ANSI C136.31-2018

LED & Optical Assembly

- LM-79 tests and reports in accordance with IESNA standards
- Upward Light Output Ratio (ULOR) = 0 (horizontal orientation)
- 70 CRI at 3000K, 4000K and 5000K
- Distributions: II, III, IV

Lumen Maintenance

- Projected Lxx per IES TM-21 at 25 °C for reference:

EACL01 OPTICAL CODE	LXX(10K)@HOURS 25,000 HR	50,000 HR	60,000 HR
A2, A3, A4, B2, B3, B4, C2, C3, C4 D2, D3, D4, E2, E3, E4, F2, F3, F4	L94	L90	L88
H2,H3, H4	L97	L96	L96

NOTES: Projected Lxx based on LM80 (10,000 hour testing). Accepted industry tolerances apply to initial luminous flux and lumen maintenance measurements.

Lumen Ambient Temperature Factors:

Ambient Temp (°C)	Initial Flux Factor
10	1.02
20	1.01
25	1.00
30	0.99
40	0.98

Ratings

- IP66 optical enclosure per ANSI C136.25-2013
- Operating Temperature –40°C to +50°C
- c UL cUL Listed
- UL UL 1598 Listed Suitable for Wet Locations

Mounting

Option C1 (Standard)

- Integral Slipfitter for 1.25"-2" Pipe (1.66in. OD-2.378in. OD) supplied with leads. +/- 5 deg adjustment for leveling.

Option D1

- Universal Mounting Arm, fitted for round or square pole mounting supplied with 16/3 3ft cable.

Option K1

- Knuckle Slipfitter for 1.9 in. -2.3 in. OD Tenon with leads. Restricted aiming angle 0° to +45°.

Option S1

- Knuckle Slipfitter for 2.3in. - 3.0in OD Tenon with leads. Restricted aiming angle 0° to +45°.

Option V1

- Knuckle Wall Mount with leads. Restricted aiming angle 0° to +45°.

Finish

- Corrosion resistant polyester powder paint, minimum thickness 2.0 mil.
- Standard colors: Black, Dark Bronze, Gray & White.
- RAL & custom colors available.
- Optional coastal finish available.

Electrical

- 120-277 VAC and 347-480 VAC available.
- System power factor is ≥90% and THD ≤20%.*
- ANSI C136.41 7-pin dimming receptacle, optional.
- ANSI photo electric sensors (PE) for all voltages, optional.
- Dimming/Occupancy:
  - Externally wired 0-10V dimming, optional.
  - Standalone dimming occupancy sensor available
  - Daintree occupancy sensor available.
- Surge Protection per ANSI C136.2-2015.
  - 6kV/3kA "Basic" surge protection, standard.
  - 10kV/5kA "Enhanced" surge protection optional.

** System PF and THD specified at rated watts*

Warranty

- 5 Year Standard

Accessories

- See Page 7 for PE Controls and Light Shield Information

Ordering Number Logic

Evolve® Compact Low Wattage Area Light (EACL)



Project name _____

Date _____

Type _____

EACL 01 _ __ __ 7 _ __ _ _ C1 ____ ___

PROD. ID	GENERATION	VOLTAGE	OPTICAL CODE	DISTRIBUTION	CRI	CCT	DIMMING	CONTROLS	MOUNTING ARM	COLOR	OPTIONS
E = Evolve **AC**= Compact Area Light **L** = Low Wattage	**01** = 1st Generation	**0** = 120-277* **H** = 347-480* **1** = 120 **2** = 208 **3** = 240 **4** = 277 **5** = 480 **D** = 347 * Not available with Fusing. Must choose a discrete voltage with F Option.	**AF** = Asymmetric Forward **AW** = Asymmetric Wide **AN** = Asymmetric Narrow/Auto	**7** = 70 (min)	**30** = 3000K **40** = 4000K **50** = 5000K	**N** = Dimming thru PE receptacle **D** = External Dimming 18/2-3ft cable **X** = Non-Dimmable **Note:** Standard dimming 0-10V	**1** = None **A** = ANSI 7-pin PE receptacle (no control) **D** = ANSI 7-pin PE receptacle with shorting cap provided	**C1** = Integral Slip-fitter for 1.25"- 2" Pipe (1.66in. OD - 2.378 in. OD)* **Note:** C1 Comes Standard **D1** = Universal Mounting Arm, fitted for round or square pole mounting** **K1** = Knuckle Slipfitter for 1.9 in - 2.3in. OD Tenon* ++ **S1** = Knuckle Slipfitter for 2.3in. - 3.0in OD Tenon* ++ **V1** = Knuckle Wall Mount* ++ * Supplied with 3ft leads ** Supplied with 16/3 3ft cable ++ Restricted Aiming Angle 0° to +45°	**GRAY** = Gray **BLCK** = Black **DKBZ** = Dark Bronze **WHTE** = White	**F** = Fusing **H** = Motion Sensor (Sensor Switch) **H1** = Motion Sensor w/LightGrid **H2** = Motion Sensor (Daintree) **J** = cUL/Canada **L** = Tool-Less Entry **R** = Enhanced Surge Protection (10kV/5kA) **U** = DALI dimming+^ **V** = 3-Position Terminal Block **Y** = Coastal Finish **XXX** = Special Options +Compatiable with LightGrid Wireless Control System Nodes ^Not compatible with motion sensor control

	OPTICAL CODE	DISTRIBUTION	TYPICAL INITIAL LUMENS 3000K	TYPICAL INITIAL LUMENS 4000K & 5000K	TYPICAL SYSTEM WATTAGE 120-277V	TYPICAL SYSTEM WATTAGE 347-480V	BUG RATING 3000K B-U-G	BUG RATING 4000K & 5000K B-U-G	IES FILE NUMBER 3000K	IES FILE NUMBER 4000K	IES FILE NUMBER 5000K
TYPE IV	A4	Asymmetric Forward (AF)	2900	3000	21	23	B1-U0-G1	B1-U0-G1	EACL01_A4AF730_-120-277V.IES EACL01_A4AF730_-347-480V.IES	EACL01_A4AF740_-120-277V.IES EACL01_A4AF740_-347-480V.IES	EACL01_A4AF750_-120-277V.IES EACL01_A4AF750_-347-480V.IES
	B4		4900	5000	36	38	B1-U0-G1	B1-U0-G1	EACL01_B4AF730_-120-277V.IES EACL01_B4AF730_-347-480V.IES	EACL01_B4AF740_-120-277V.IES EACL01_B4AF740_-347-480V.IES	EACL01_B4AF750_-120-277V.IES EACL01_B4AF750_-347-480V.IES
	C4		7300	7500	55		B1-U0-G2	B1-U0-G2	EACL01_C4AF730_.IES	EACL01_C4AF740_.IES	EACL01_C4AF750_.IES
	D4		9800	10000	73		B2-U0-G2	B2-U0-G2	EACL01_D4AF730_.IES	EACL01_D4AF740_.IES	EACL01_D4AF750_.IES
	E4		12200	12500	95		B2-U0-G2	B2-U0-G2	EACL01_E4AF730_.IES	EACL01_E4AF740_.IES	EACL01_E4AF750_.IES
	F4		14700	15000	122		B2-U0-G2	B2-U0-G2	EACL01_F4AF730_.IES	EACL01_F4AF740_.IES	EACL01_F4AF750_.IES
	H4		19000	20000	153		B3-U0-G3	B3-U0-G3	EACL01_H4AF730_.IES	EACL01_H4AF740_.IES	EACL01_H4AF750_.IES
TYPE III	A3	Asymmetric Wide (AW)	2900	3000	21	23	B1-U0-G1	B1-U0-G1	EACL01_A3AW730_-120-277V.IES EACL01_A3AW730_-347-480V.IES	EACL01_A3AW740_-120-277V.IES EACL01_A3AW740_-347-480V.IES	EACL01_A3AW750_-120-277V.IES EACL01_A3AW750_-347-480V.IES
	B3		4900	5100	36	38	B1-U0-G1	B1-U0-G1	EACL01_B3AW730_-120-277V.IES EACL01_B3AW730_-347-480V.IES	EACL01_B3AW740_-120-277V.IES EACL01_B3AW740_-347-480V.IES	EACL01_B3AW750_-120-277V.IES EACL01_B3AW750_-347-480V.IES
	C3		7400	7600	55		B1-U0-G2	B1-U0-G2	EACL01_C3AW730_.IES	EACL01_C3AW740_.IES	EACL01_C3AW750_.IES
	D3		9900	10200	73		B2-U0-G2	B2-U0-G2	EACL01_D3AW730_.IES	EACL01_D3AW740_.IES	EACL01_D3AW750_.IES
	E3		12400	12700	95		B2-U0-G2	B2-U0-G2	EACL01_E3AW730_.IES	EACL01_E3AW740_.IES	EACL01_E3AW750_.IES
	F3		14900	15300	122		B2-U0-G2	B2-U0-G2	EACL01_F3AW730_.IES	EACL01_F3AW740_.IES	EACL01_F3AW750_.IES
	H3		19300	20400	153		B3-U0-G2	B3-U0-G2	EACL01_H3AW730_.IES	EACL01_H3AW740_.IES	EACL01_H3AW750_.IES
TYPE II	A2	Asymmetric Narrow/Auto (AN)	2900	3000	21	23	B1-U0-G1	B1-U0-G1	EACL01_A2AN730_-120-277V.IES EACL01_A2AN730_-347-480V.IES	EACL01_A2AN740_-120-277V.IES EACL01_A2AN740_-347-480V.IES	EACL01_A2AN750_-120-277V.IES EACL01_A2AN750_-347-480V.IES
	B2		4900	5000	36	38	B1-U0-G1	B1-U0-G1	EACL01_B2AN730_-120-277V.IES EACL01_B2AN730_-347-480V.IES	EACL01_B2AN740_-120-277V.IES EACL01_B2AN740_-347-480V.IES	EACL01_B2AN750_-120-277V.IES EACL01_B2AN750_-347-480V.IES
	C2		7300	7500	55		B2-U0-G1	B2-U0-G2	EACL01_C2AN730_.IES	EACL01_C2AN740_.IES	EACL01_C2AN750_.IES
	D2		9800	10100	73		B2-U0-G2	B2-U0-G2	EACL01_D2AN730_.IES	EACL01_D2AN740_.IES	EACL01_D2AN750_.IES
	E2		12300	12600	95		B2-U0-G2	B2-U0-G2	EACL01_E2AN730_.IES	EACL01_E2AN740_.IES	EACL01_E2AN750_.IES
	F2		14700	15100	122		B3-U0-G2	B3-U0-G3	EACL01_F2AN730_.IES	EACL01_F2AN740_.IES	EACL01_F2AN750_.IES
	H2		19100	20200	153		B3-U0-G3	B3-U0-G3	EACL01_H2AN730_.IES	EACL01_H2AN740_.IES	EACL01_H2AN750_.IES

Photometrics

Evolve® Compact Low Wattage Area Light (EACL)

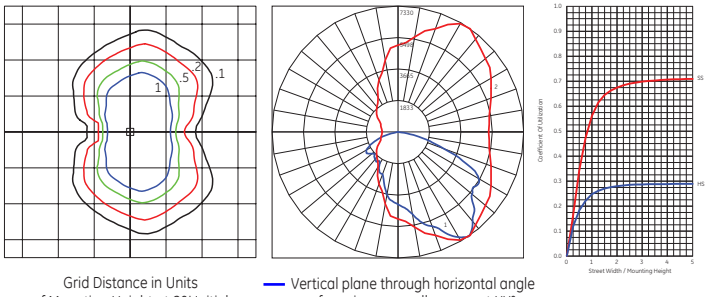


Project name _____

Date _____

Type _____

EACL Type II - Very Short
15,100 Lumens (EACL01_F2AN750___.IES)

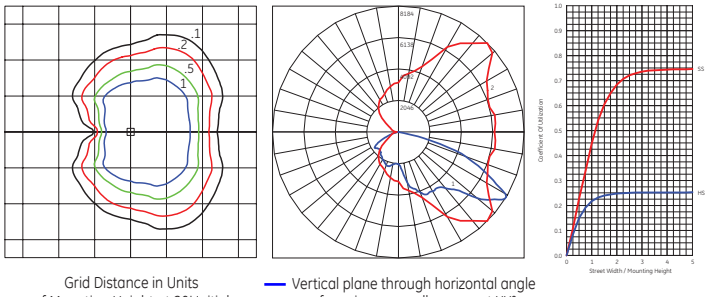


Grid Distance in Units of Mounting Height at 20' Initial Footcandle Values at Grade

— Vertical plane through horizontal angle of maximum candlepower at XX°

— Vertical plane through horizontal angle of XX°

EACL Type III - Short
15,300 Lumens (EACL01_F3AW750___.IES)

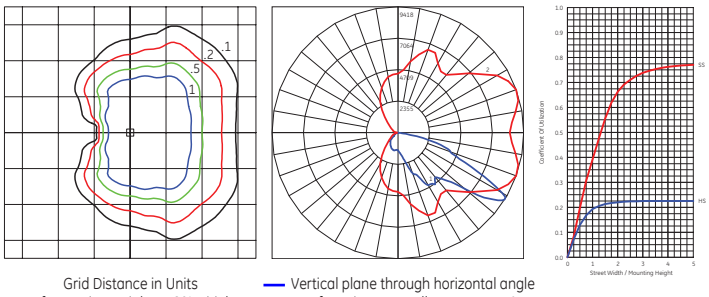


Grid Distance in Units of Mounting Height at 20' Initial Footcandle Values at Grade

— Vertical plane through horizontal angle of maximum candlepower at XX°

— Vertical plane through horizontal angle of XX°

EACL Type III - Very Short
15,000 Lumens (EACL01_F4AF750___.IES)

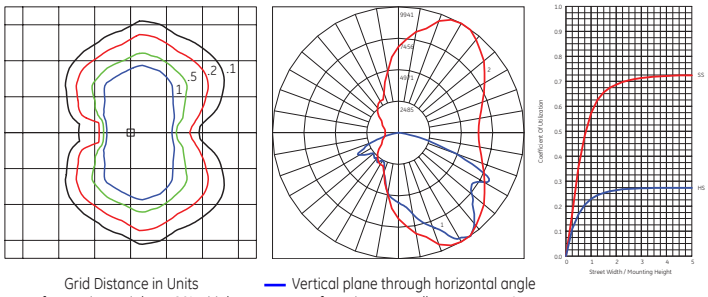


Grid Distance in Units of Mounting Height at 20' Initial Footcandle Values at Grade

— Vertical plane through horizontal angle of maximum candlepower at XX°

— Vertical plane through horizontal angle of XX°

EACL Type II - Very Short
20,200 Lumens (EACL01_H2AN750___.IES)

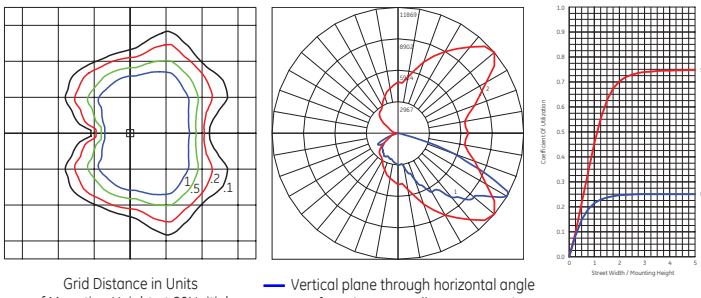


Grid Distance in Units of Mounting Height at 20' Initial Footcandle Values at Grade

— Vertical plane through horizontal angle of maximum candlepower at XX°

— Vertical plane through horizontal angle of XX°

EACL Type III - Short
20,400 Lumens (EACL01_H3AW750___.IES)

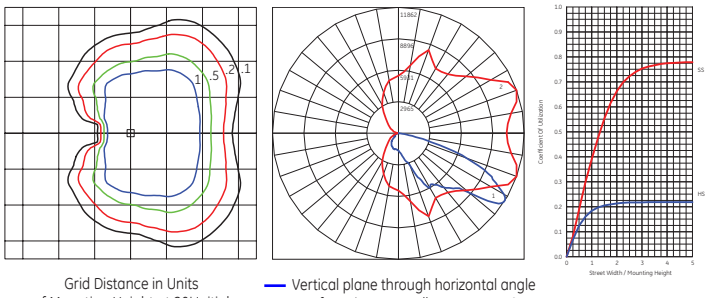


Grid Distance in Units of Mounting Height at 20' Initial Footcandle Values at Grade

— Vertical plane through horizontal angle of maximum candlepower at XX°

— Vertical plane through horizontal angle of XX°

EACL Type IV - Very Short
20,000 Lumens (EACL01_H4AF750___.IES)



Grid Distance in Units of Mounting Height at 20' Initial Footcandle Values at Grade

— Vertical plane through horizontal angle of maximum candlepower at XX°

— Vertical plane through horizontal angle of XX°

Product Dimensions

Evolve® Compact Low Wattage Area Light (EACL)

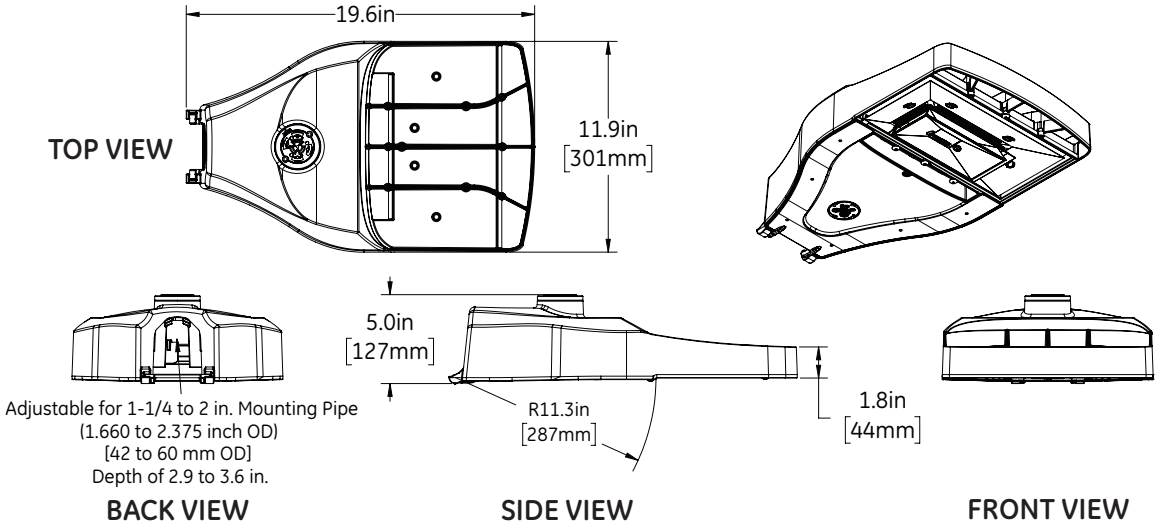


Project name _____

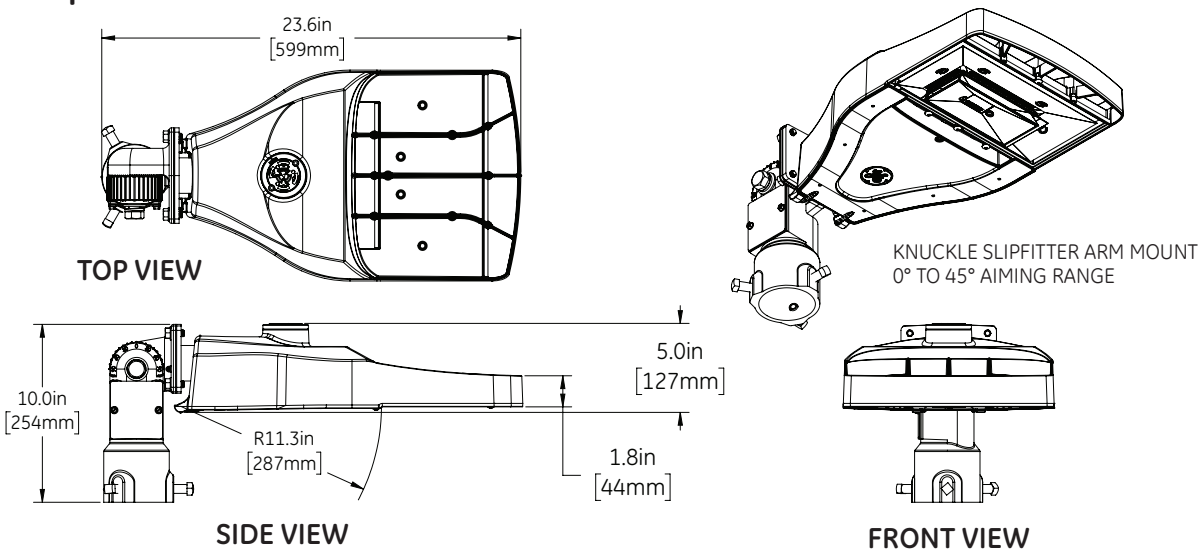
Date _____

Type _____

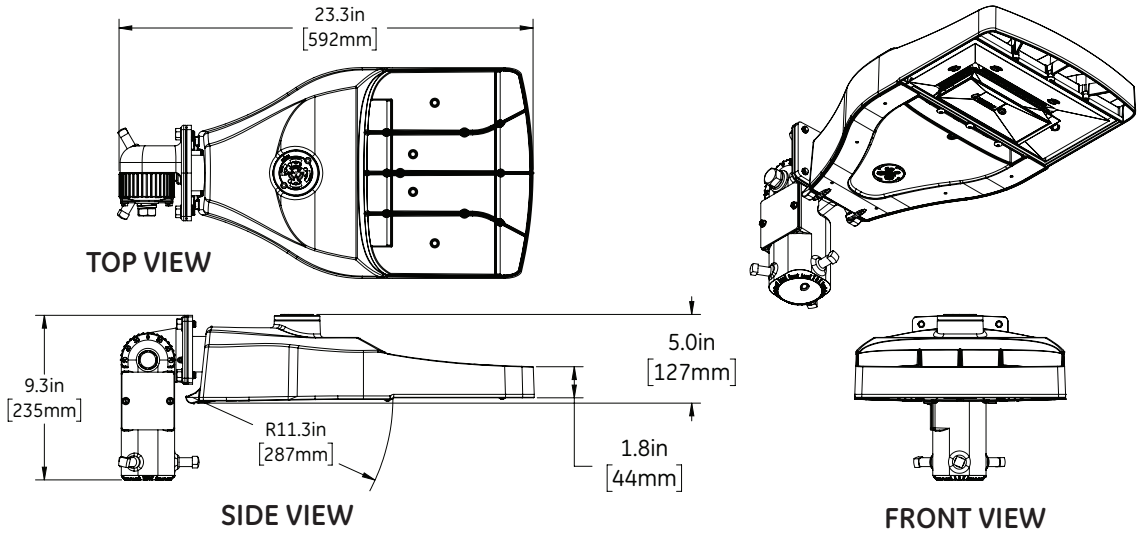
Integral Slipfitter: C1



Knuckle Slipfitter: S1



Knuckle Slipfitter: K1



Product Dimensions

Evolve® Compact Low Wattage Area Light (EACL)

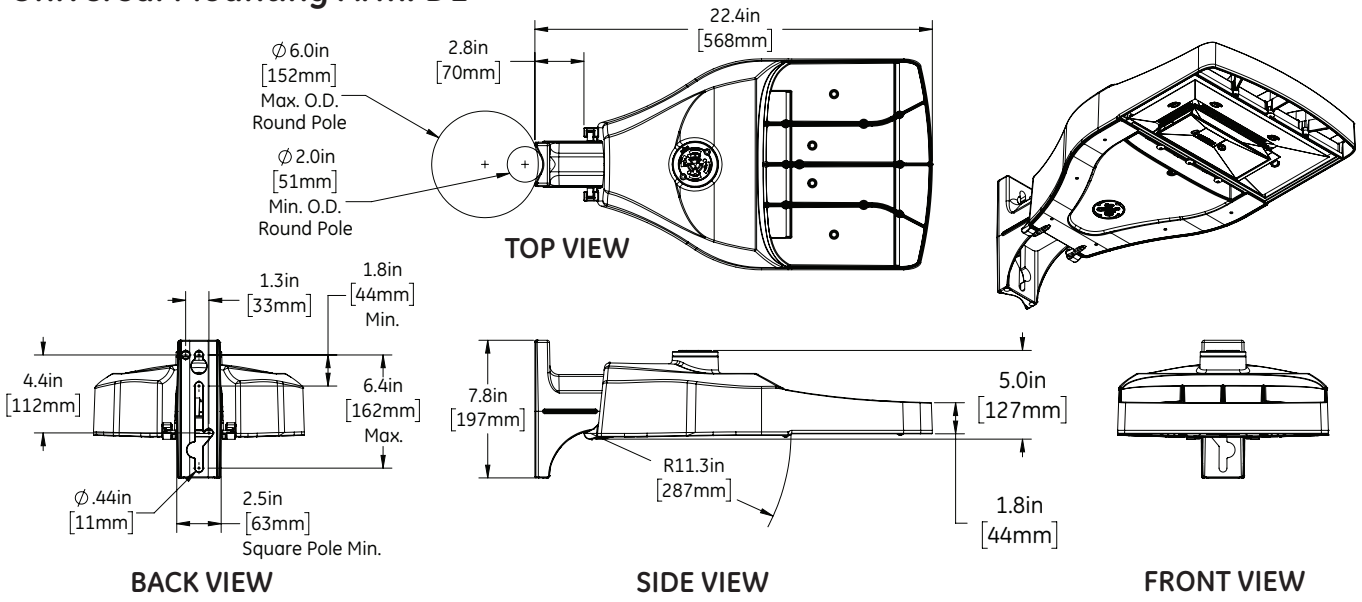


Project name _____

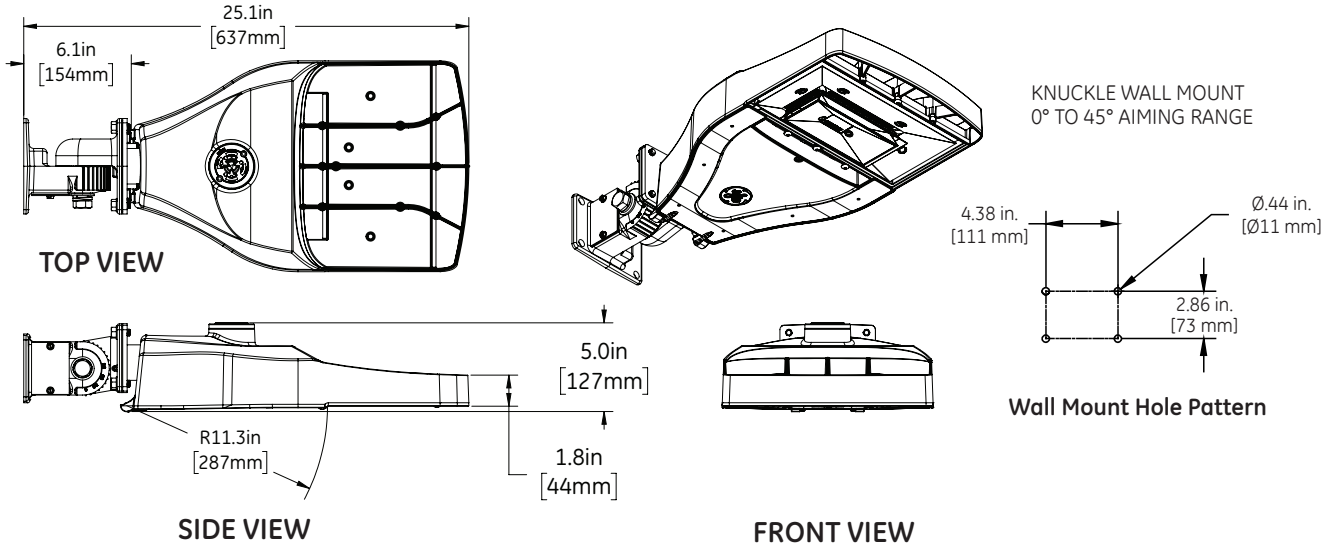
Date _____

Type _____

Universal Mounting Arm: D1



Knuckle Wall Mount: V1



DATA

- Net Weight: 18 lbs (8.16 kg) Max depending on configuration
- Effective Projected Area (EPA):
  - Integral Slipfitter C1, EPA = 0.31 Min/0.37 Max
  - Universal Arm Mount D1, EPA = 0.31 Min / 0.52 Max
  - Knuckle Slipfitter S1, K1 downward aim, EPA = 0.46 Min / 0.56 Max
  - Knuckle Slipfitter S1, K1 45° aim, EPA = 0.56 Min / 1.03 Max

Accessories

Evolve® Compact Low Wattage Area Light (EACL)



Project name _____

Date _____

Type _____

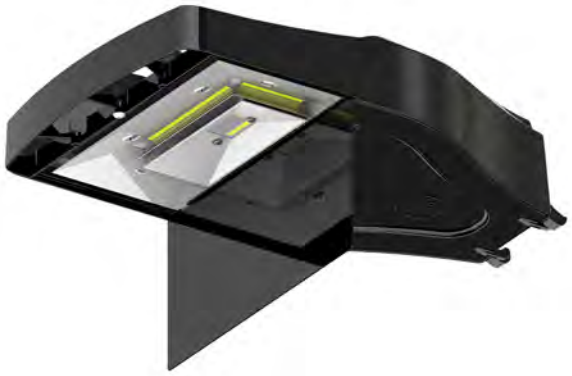
PE Accessories (to be ordered separately)

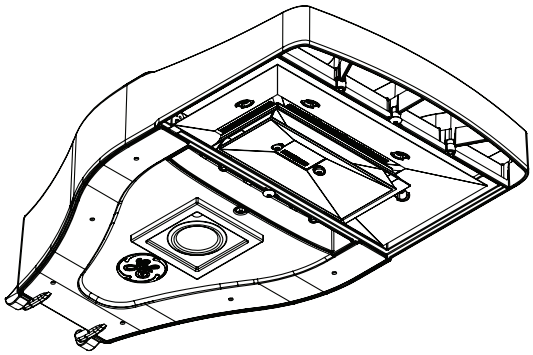
SAP Number	Part Number	Description
93029237	PED-MV-LED-7	ANSI C136.41 Dimming PE, 120-277V
93029238	PED-347-LED-7	ANSI C136.41 Dimming PE, 347V
93029239	PED-480-LED-7	ANSI C136.41 Dimming PE, 480V

SAP Number	Part Number	Description
28299	PEC0TL	STANDARD 120-277V
28294	PEC5TL	STANDARD 480V
80436	PECDTL	STANDARD 347V
73251	SCCL-PECTL	Shorting cap

Back Light Shield

Shield Orientation	Cutoff Distance	Shield Order Logic
Back	Long	ELS-EAC-RBL-BLCK



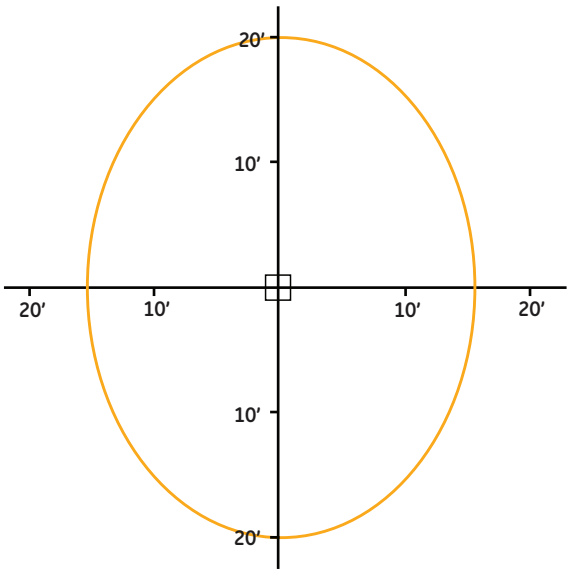


H-Motion Sensing Option

- Intended for applications, between 15-30 ft. mounting height. (4.57-9.14m). For mounting heights exceeding 30 ft., pole mounted sensors are recommended.
- Provides a coverage area radius for walking motion of 15-20 ft. (4.57-6.10m).
- Provides 270° of coverage (~90° is blocked by the pole).
- Standard factory settings:
  - 50% output when unoccupied, 100% output occupied.
  - Integral PE Sensor.
  - 5 minute post-occupancy time delay, 5 minute dimming ramp-down.
- Fixture power increase of 1W expected with sensor use.

Note: Standard options may be reprogrammed in the field. Reprogramming instructions included in product shipment.

Sensor Pattern



Sensing Pattern Area Fixture Up to 30 ft. Mounting Height

Mounting Information

Evolve® Compact Low Wattage Area Light (EACL)



Project name _____

Date _____

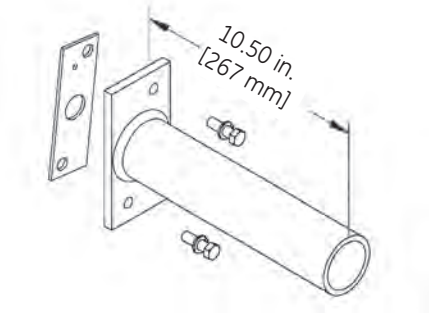
Type _____

Mounting Arms for Slipfitter

Order separately with Mounting Option C1 (Slipfitter)

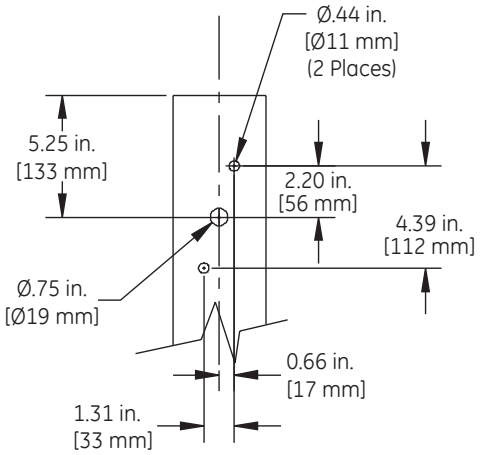
SQUARE POLE MOUNTING ARM

3.5 TO 4.5-inch (89 to 114mm) SQUARE
(WILL ALLOW 4 FIXTURES PER POLE @ 90 DEGREES.)



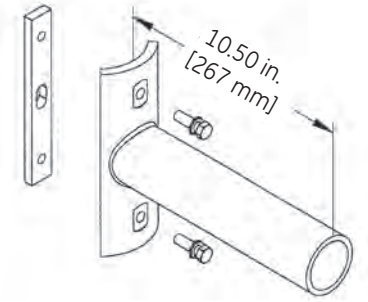
ORDER SEPARATELY FROM FIXTURE AS CATALOG NUMBER
SPA-EAMT10BLCK "Black"
SPA-EAMT10DKBZ "Dark Bronze"
SPA-EAMT10WHTE "White"
SPA-EAMT10GRAY "Gray"

SQUARE POLE MOUNTING DRILLING TEMPLATE



ROUND POLE MOUNTING ARM

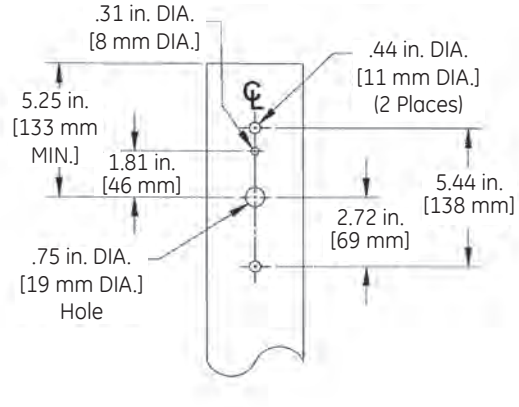
3.5 TO 4.5-inch (89 to 114mm) OD
(WILL ALLOW 4 FIXTURES PER POLE @ 90 DEGREES.)



ORDER SEPARATELY FROM FIXTURE AS CATALOG NUMBER
RPA-EAMT10BLCK "Black"
RPA-EAMT10DKBZ "Dark Bronze"
RPA-EAMT10WHTE "White"
RPA-EAMT10GRAY "Gray"

ROUND POLE MOUNTING DRILLING TEMPLATE

3.5 TO 4.5-inch (89 to 114mm) OD
round pole mounting arm

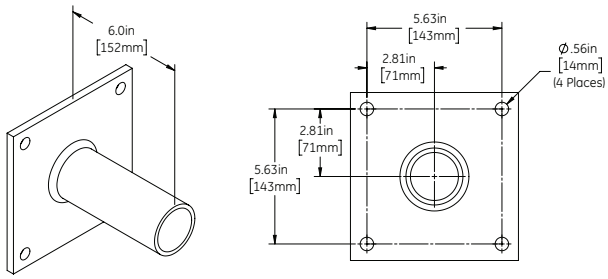


Wall Mounting Bracket Adapter Plate

ORDER SEPERATELY FROM FIXTURE AS CATALOG NUMBER
WMB-EAMT06
NOTE: For Wall Mounting, order luminaire with mounting arm: C1 = Slipfitter 2" Pipe (2.378 in. OD) supplied with leads.

Other mounting patterns are available for retrofit installations. Contact manufacturing for other available mounting patterns.

WALL MOUNTING BRACKET HOLE PATTERN



GE current
a Daintree company

www.gecurrent.com

© 2020 Current Lighting Solutions, LLC. All rights reserved. GE and the GE monogram are trademarks of the General Electric Company and are used under license. Information provided is subject to change without notice. All values are design or typical values when measured under laboratory conditions.

OLP3157 (Rev 06/22/20)

Building C

Domestic Water Calculations

Floor	Location	Item	Fixture	Occupancy	Type of Supply Control	Load Values Water Supply Fixture Unit[1]			Quantity	Cumulative Fixture Units
						COLD	HOT	TOTAL		
Existing	Men's Restroom Existing	1	Water Closet	Public	Tank	5.00	0.00	5.00	7	35.00
		2	Lavatory	Public	Faucet	1.50	1.50	2.00	6	12.00
		3	Urinal	Public	Low Flow	5.00	0.00	5.00	2	10.00
	Women's Restroom	4	Water Closet	Public	Tank	5.00	0.00	5.00	2	10.00
		5	Lavatory	Public	Faucet	1.50	1.50	2.00	2	4.00
Remodel	Fertigation - 148	6	Mop Sink	Public	Faucet	2.25	2.25	3.00	1	3.00
		7	Hand Sink	Public	Faucet	1.50	1.50	2.00	2	4.00
	Media Prep - 105	8	Hand Sink	Public	Faucet	1.50	1.50	2.00	1	2.00
		9	Wall Hydrant	Public	Faucet	3.00	0.00	3.00	1	3.00
	Grow Chamber - 107	10	Wall Hydrant	Public	Faucet	3.00	0.00	3.00	1	3.00
	Utility Closet - 109	11	Mop Sink	Public	Faucet	2.25	2.25	3.00	1	3.00
	Men's Restroom - 120	12	Water Closet	Public	Tank	5.00	0.00	5.00	1	5.00
		13	Lavatory	Public	Faucet	1.50	1.50	2.00	3	6.00
		14	Urinal	Public	Low Flow	5.00	0.00	5.00	2	10.00
	Women's Restroom - 117	15	Water Closet	Public	Tank	5.00	0.00	5.00	3	15.00
		16	Lavatory	Public	Faucet	1.50	1.50	2.00	3	6.00
	Corridor - 112	17	Drinking Fountain	Public	3/8" Valve	0.25	0.00	0.25	2	0.50
	Utility - 138	18	Mop Sink	Public	Faucet	2.25	2.25	3.00	1	3.00
		19	Hand Sink	Public	Faucet	1.50	1.50	2.00	1	2.00
	Clone Room 137	20	Hand Sink	Public	Faucet	1.50	1.50	2.00	2	4.00
		21	Hand Sink	Public	Faucet	1.50	1.50	2.00	1	2.00
	Open Harvest - 146	22	Hand Sink	Public	Faucet	1.50	1.50	2.00	1	2.00
		23	Mop Sink	Public	Faucet	2.25	2.25	3.00	1	3.00
		24	Eyewash	Public	Faucet	2.25	2.25	3.00	1	3.00
	Cure - 132	25	Hand Sink	Public	Faucet	1.50	1.50	2.00	1	2.00
	Trim - 125 and Future - 127	26	Mop Sink	Public	Faucet	2.25	2.25	3.00	2	6.00
		27	Hand Sink	Public	Faucet	1.50	1.50	2.00	6	12.00
	Packaging - 131	28	Hand Sink	Public	Faucet	1.50	1.50	2.00	1	2.00
		29	Mop Sink	Public	Faucet	2.25	2.25	3.00	1	3.00
	Breakroom - 115	30	Kitchen Sink	Public	Faucet	3.00	3.00	4.00	1	4.00
			Total Fixture Units							179.50
			GPM (based on International Plumbing Code 2006, Table E103.3 (3)							61.20
			Fertigation Flow Rate GPM						1	90.00
			Total Flow Rate: GPM							151.20
			Type L Copper Pipe Selected (Inch)							3.00
			Design Water Velocity (Maximum) feet/s							8.00
			Calculated Water velocity-feet/s							7.12
			Friction Loss (feet/100 feet of pipe)							5.65

September 18, 2020

Analytical Report For:

San Felasco Nurseries, Inc., d/b/a Harvest

Lab Work Order Number

EI10004

Project Name

Harvest Gainesville - Cultivation

Project Number

R&D 09/10/2020

4705 Old Rd 37 Lakeland, FL 33813 Phone: 863-608-7800 Web: www.moderncanna.com

ISO/IEC 17025:2017 Accredited Testing Laboratory
(Florida DOH-OMMU) License #: **CMTL-0005**
(PJLA) Accreditation #: **102020**

Samples in this Report

Lab ID	Sample	Matrix	Date Sampled	Date Received
EI10004-01	Water-1	Chemical	10-Sep-2020 8:00	09/10/2020
EI10004-02	Water-2	Chemical	10-Sep-2020 8:00	09/10/2020
EI10004-03	Water-3	Chemical	10-Sep-2020 8:00	09/10/2020
EI10004-04	Water-4	Chemical	10-Sep-2020 8:00	09/10/2020
EI10004-05	Water-5	Chemical	10-Sep-2020 8:00	09/10/2020
EI10004-06	Soil-1	PM	10-Sep-2020 8:00	09/10/2020
EI10004-07	Soil-2	PM	10-Sep-2020 8:00	09/10/2020
EI10004-08	Soil-3	PM	10-Sep-2020 8:00	09/10/2020

The contents of this report apply to the sample(s) analyzed in accordance with the chain of custody document.
No duplication of this report is allowed, except in its entirety.

Detection Summary

Sample ID	Sample Name	Potency	Hits	Limit
EI10004-01	Water-1	Total THC: ND % Total CBD: ND %	..... None	-
EI10004-02	Water-2	Total THC: ND % Total CBD: ND %	..... None	-
EI10004-03	Water-3	Total THC: ND % Total CBD: ND %	..... None	-
EI10004-04	Water-4	Total THC: ND % Total CBD: ND %	..... None	-
EI10004-05	Water-5	Total THC: ND % Total CBD: ND %	..... None	-
EI10004-06	Soil-1	Total THC: ND % Total CBD: ND %	Percent Dried Solids..... 56.33 %	-
EI10004-07	Soil-2	Total THC: ND % Total CBD: ND %	Percent Dried Solids..... 47.99 %	-
EI10004-08	Soil-3	Total THC: ND % Total CBD: ND %	Percent Dried Solids..... 58.42 %	-

The contents of this report apply to the sample(s) analyzed in accordance with the chain of custody document.
No duplication of this report is allowed, except in its entirety.

Sample Results

Sample: Water-1 EI10004-01 (Chemical)

Potency

General Method

Analyte	Result		Qual	Dil.	MDL	PQL	Batch	Analyst	Method
THC, Total	ND	%		2	0.000620	0.00902	B0I1020	LTV	HPLC
(CBD), Total	ND	%		2	0.000947	0.00902	B0I1020	LTV	HPLC
Delta 8-Tetrahydrocannabinol (8 THC)	ND	%		2	0.000303	0.00481	B0I1020	LTV	HPLC
Delta-9-tetrahydrocannabinol (9 THC)	ND	%		2	0.000332	0.00481	B0I1020	LTV	HPLC
Tetrahydrocannabinonolic acid, (THCA)	ND	%		2	0.000327	0.00481	B0I1020	LTV	HPLC
Tetrahydrocannabivarin, (THCV)	ND	%		2	0.000702	0.00481	B0I1020	LTV	HPLC
Cannabidiol, (CBD)	ND	%		2	0.000630	0.00481	B0I1020	LTV	HPLC
Cannabidiolic Acid, (CBDA)	ND	%		2	0.000394	0.00481	B0I1020	LTV	HPLC
Cannabidivarin, (CBDV)	ND	%		2	0.000432	0.00481	B0I1020	LTV	HPLC
Cannabichromene, (CBC)	ND	%		2	0.00145	0.00481	B0I1020	LTV	HPLC
Cannabigerol, (CBG)	ND	%		2	0.000303	0.00481	B0I1020	LTV	HPLC
Cannabigerolic Acid, (CBGA)	ND	%		2	0.000308	0.00481	B0I1020	LTV	HPLC
Cannabinol, (CBN)	ND	%		2	0.000365	0.00481	B0I1020	LTV	HPLC

The contents of this report apply to the sample(s) analyzed in accordance with the chain of custody document.
No duplication of this report is allowed, except in its entirety.

Sample Results

Sample: Water-2 EI10004-02 (Chemical)

Potency

General Method

Analyte	Result		Qual	Dil.	MDL	PQL	Batch	Analyst	Method
THC, Total	ND	%		2	0.000643	0.00936	B0I1020	LTV	HPLC
(CBD), Total	ND	%		2	0.000982	0.00936	B0I1020	LTV	HPLC
Delta 8-Tetrahydrocannabinol (8 THC)	ND	%		2	0.000314	0.00499	B0I1020	LTV	HPLC
Delta-9-tetrahydrocannabinol (9 THC)	ND	%		2	0.000344	0.00499	B0I1020	LTV	HPLC
Tetrahydrocannabinonolic acid, (THCA)	ND	%		2	0.000339	0.00499	B0I1020	LTV	HPLC
Tetrahydrocannabivarin, (THCV)	ND	%		2	0.000728	0.00499	B0I1020	LTV	HPLC
Cannabidiol, (CBD)	ND	%		2	0.000653	0.00499	B0I1020	LTV	HPLC
Cannabidiolic Acid, (CBDA)	ND	%		2	0.000409	0.00499	B0I1020	LTV	HPLC
Cannabidivarin, (CBDV)	ND	%		2	0.000449	0.00499	B0I1020	LTV	HPLC
Cannabichromene, (CBC)	ND	%		2	0.00151	0.00499	B0I1020	LTV	HPLC
Cannabigerol, (CBG)	ND	%		2	0.000314	0.00499	B0I1020	LTV	HPLC
Cannabigerolic Acid, (CBGA)	ND	%		2	0.000319	0.00499	B0I1020	LTV	HPLC
Cannabinol, (CBN)	ND	%		2	0.000379	0.00499	B0I1020	LTV	HPLC

The contents of this report apply to the sample(s) analyzed in accordance with the chain of custody document.
No duplication of this report is allowed, except in its entirety.

Sample Results

Sample: Water-3 EI10004-03 (Chemical)

Potency

General Method

Analyte	Result		Qual	Dil.	MDL	PQL	Batch	Analyst	Method
THC, Total	ND	%		2	0.000620	0.00902	B0I1020	LTV	HPLC
(CBD), Total	ND	%		2	0.000946	0.00902	B0I1020	LTV	HPLC
Delta 8-Tetrahydrocannabinol (8 THC)	ND	%		2	0.000303	0.00480	B0I1020	LTV	HPLC
Delta-9-tetrahydrocannabinol (9 THC)	ND	%		2	0.000331	0.00480	B0I1020	LTV	HPLC
Tetrahydrocannabinonolic acid, (THCA)	ND	%		2	0.000327	0.00480	B0I1020	LTV	HPLC
Tetrahydrocannabivarin, (THCV)	ND	%		2	0.000701	0.00480	B0I1020	LTV	HPLC
Cannabidiol, (CBD)	ND	%		2	0.000629	0.00480	B0I1020	LTV	HPLC
Cannabidiolic Acid, (CBDA)	ND	%		2	0.000394	0.00480	B0I1020	LTV	HPLC
Cannabidivarin, (CBDV)	ND	%		2	0.000432	0.00480	B0I1020	LTV	HPLC
Cannabichromene, (CBC)	ND	%		2	0.00145	0.00480	B0I1020	LTV	HPLC
Cannabigerol, (CBG)	ND	%		2	0.000303	0.00480	B0I1020	LTV	HPLC
Cannabigerolic Acid, (CBGA)	ND	%		2	0.000307	0.00480	B0I1020	LTV	HPLC
Cannabinol, (CBN)	ND	%		2	0.000365	0.00480	B0I1020	LTV	HPLC

The contents of this report apply to the sample(s) analyzed in accordance with the chain of custody document.
No duplication of this report is allowed, except in its entirety.

Sample Results

Sample: Water-4 EI10004-04 (Chemical)

Potency

General Method

Analyte	Result		Qual	Dil.	MDL	PQL	Batch	Analyst	Method
THC, Total	ND	%		2	0.000646	0.00940	B0I1020	LTV	HPLC
(CBD), Total	ND	%		2	0.000986	0.00940	B0I1020	LTV	HPLC
Delta 8-Tetrahydrocannabinol (8 THC)	ND	%		2	0.000315	0.00501	B0I1020	LTV	HPLC
Delta-9-tetrahydrocannabinol (9 THC)	ND	%		2	0.000346	0.00501	B0I1020	LTV	HPLC
Tetrahydrocannabinonolic acid, (THCA)	ND	%		2	0.000341	0.00501	B0I1020	LTV	HPLC
Tetrahydrocannabivarin, (THCV)	ND	%		2	0.000731	0.00501	B0I1020	LTV	HPLC
Cannabidiol, (CBD)	ND	%		2	0.000656	0.00501	B0I1020	LTV	HPLC
Cannabidiolic Acid, (CBDA)	ND	%		2	0.000411	0.00501	B0I1020	LTV	HPLC
Cannabidivarin, (CBDV)	ND	%		2	0.000451	0.00501	B0I1020	LTV	HPLC
Cannabichromene, (CBC)	ND	%		2	0.00151	0.00501	B0I1020	LTV	HPLC
Cannabigerol, (CBG)	ND	%		2	0.000315	0.00501	B0I1020	LTV	HPLC
Cannabigerolic Acid, (CBGA)	ND	%		2	0.000320	0.00501	B0I1020	LTV	HPLC
Cannabinol, (CBN)	ND	%		2	0.000381	0.00501	B0I1020	LTV	HPLC

The contents of this report apply to the sample(s) analyzed in accordance with the chain of custody document.
No duplication of this report is allowed, except in its entirety.

Sample Results

Sample: Water-5 EI10004-05 (Chemical)

Potency

General Method

Analyte	Result		Qual	Dil.	MDL	PQL	Batch	Analyst	Method
THC, Total	ND	%		2	0.000618	0.00900	B0I1020	LTV	HPLC
(CBD), Total	ND	%		2	0.000944	0.00900	B0I1020	LTV	HPLC
Delta 8-Tetrahydrocannabinol (8 THC)	ND	%		2	0.000302	0.00479	B0I1020	LTV	HPLC
Delta-9-tetrahydrocannabinol (9 THC)	ND	%		2	0.000331	0.00479	B0I1020	LTV	HPLC
Tetrahydrocannabinonolic acid, (THCA)	ND	%		2	0.000326	0.00479	B0I1020	LTV	HPLC
Tetrahydrocannabivarin, (THCV)	ND	%		2	0.000700	0.00479	B0I1020	LTV	HPLC
Cannabidiol, (CBD)	ND	%		2	0.000628	0.00479	B0I1020	LTV	HPLC
Cannabidiolic Acid, (CBDA)	ND	%		2	0.000393	0.00479	B0I1020	LTV	HPLC
Cannabidivarin, (CBDV)	ND	%		2	0.000431	0.00479	B0I1020	LTV	HPLC
Cannabichromene, (CBC)	ND	%		2	0.00145	0.00479	B0I1020	LTV	HPLC
Cannabigerol, (CBG)	ND	%		2	0.000302	0.00479	B0I1020	LTV	HPLC
Cannabigerolic Acid, (CBGA)	ND	%		2	0.000307	0.00479	B0I1020	LTV	HPLC
Cannabinol, (CBN)	ND	%		2	0.000364	0.00479	B0I1020	LTV	HPLC

The contents of this report apply to the sample(s) analyzed in accordance with the chain of custody document.
No duplication of this report is allowed, except in its entirety.

Sample Results

Sample: Soil-1 EI10004-06 (PM)

Potency

General Method

Analyte	Result		Qual	Dil.	MDL	PQL	Batch	Analyst	Method
THC, Total	ND	% dry		2	0.00112	0.0164	B0I1116	LTV	HPLC
(CBD), Total	ND	% dry		2	0.00171	0.0164	B0I1116	LTV	HPLC
Delta 8-Tetrahydrocannabinol (8 THC)	ND	% dry		2	0.000559	0.00874	B0I1116	LTV	HPLC
Delta-9-tetrahydrocannabinol (9 THC)	ND	% dry		2	0.000594	0.00874	B0I1116	LTV	HPLC
Tetrahydrocannabinonolic acid, (THCA)	ND	% dry		2	0.000594	0.00874	B0I1116	LTV	HPLC
Tetrahydrocannabivarin, (THCV)	ND	% dry		2	0.00126	0.00874	B0I1116	LTV	HPLC
Cannabidiol, (CBD)	ND	% dry		2	0.00115	0.00874	B0I1116	LTV	HPLC
Cannabidiolic Acid, (CBDA)	ND	% dry		2	0.000699	0.00874	B0I1116	LTV	HPLC
Cannabidivarin, (CBDV)	ND	% dry		2	0.000769	0.00874	B0I1116	LTV	HPLC
Cannabichromene, (CBC)	ND	% dry		2	0.00262	0.00874	B0I1116	LTV	HPLC
Cannabigerol, (CBG)	ND	% dry		2	0.000559	0.00874	B0I1116	LTV	HPLC
Cannabigerolic Acid, (CBGA)	ND	% dry		2	0.000559	0.00874	B0I1116	LTV	HPLC
Cannabinol, (CBN)	ND	% dry		2	0.000664	0.00874	B0I1116	LTV	HPLC

The contents of this report apply to the sample(s) analyzed in accordance with the chain of custody document.
No duplication of this report is allowed, except in its entirety.

Sample Results

Sample: Soil-1 EI10004-06 (PM)

General Chemistry

Analyte	Result	Units	Qual.	Dil.	MDL	PQL	Batch	Analyst	Method
Percent Dried Solids	56.33	%		1			B0I1202	WM	SM 2540 B

The contents of this report apply to the sample(s) analyzed in accordance with the chain of custody document.
No duplication of this report is allowed, except in its entirety.

Sample Results

Sample: Soil-2 EI10004-07 (PM)

Potency

General Method

Analyte	Result		Qual	Dil.	MDL	PQL	Batch	Analyst	Method
THC, Total	ND	% dry		2	0.00132	0.0194	B0I1116	LTV	HPLC
(CBD), Total	ND	% dry		2	0.00203	0.0194	B0I1116	LTV	HPLC
Delta 8-Tetrahydrocannabinol (8 THC)	ND	% dry		2	0.000661	0.0103	B0I1116	LTV	HPLC
Delta-9-tetrahydrocannabinol (9 THC)	ND	% dry		2	0.000703	0.0103	B0I1116	LTV	HPLC
Tetrahydrocannabinonolic acid, (THCA)	ND	% dry		2	0.000703	0.0103	B0I1116	LTV	HPLC
Tetrahydrocannabivarin, (THCV)	ND	% dry		2	0.00149	0.0103	B0I1116	LTV	HPLC
Cannabidiol, (CBD)	ND	% dry		2	0.00136	0.0103	B0I1116	LTV	HPLC
Cannabidiolic Acid, (CBDA)	ND	% dry		2	0.000827	0.0103	B0I1116	LTV	HPLC
Cannabidivarin, (CBDV)	ND	% dry		2	0.000909	0.0103	B0I1116	LTV	HPLC
Cannabichromene, (CBC)	ND	% dry		2	0.00310	0.0103	B0I1116	LTV	HPLC
Cannabigerol, (CBG)	ND	% dry		2	0.000661	0.0103	B0I1116	LTV	HPLC
Cannabigerolic Acid, (CBGA)	ND	% dry		2	0.000661	0.0103	B0I1116	LTV	HPLC
Cannabinol, (CBN)	ND	% dry		2	0.000785	0.0103	B0I1116	LTV	HPLC

The contents of this report apply to the sample(s) analyzed in accordance with the chain of custody document.
No duplication of this report is allowed, except in its entirety.

Sample Results

Sample: Soil-2 EI10004-07 (PM)

General Chemistry

Analyte	Result	Units	Qual.	Dil.	MDL	PQL	Batch	Analyst	Method
Percent Dried Solids	47.99	%		1			B0I1202	WM	SM 2540 B

The contents of this report apply to the sample(s) analyzed in accordance with the chain of custody document.
No duplication of this report is allowed, except in its entirety.

Sample Results

Sample: Soil-3 EI10004-08 (PM)

Potency

General Method

Analyte	Result		Qual	Dil.	MDL	PQL	Batch	Analyst	Method
THC, Total	ND	% dry		2	0.00109	0.0160	B0I1116	LTV	HPLC
(CBD), Total	ND	% dry		2	0.00167	0.0160	B0I1116	LTV	HPLC
Delta 8-Tetrahydrocannabinol (8 THC)	ND	% dry		2	0.000546	0.00853	B0I1116	LTV	HPLC
Delta-9-tetrahydrocannabinol (9 THC)	ND	% dry		2	0.000580	0.00853	B0I1116	LTV	HPLC
Tetrahydrocannabinonolic acid, (THCA)	ND	% dry		2	0.000580	0.00853	B0I1116	LTV	HPLC
Tetrahydrocannabivarin, (THCV)	ND	% dry		2	0.00123	0.00853	B0I1116	LTV	HPLC
Cannabidiol, (CBD)	ND	% dry		2	0.00113	0.00853	B0I1116	LTV	HPLC
Cannabidiolic Acid, (CBDA)	ND	% dry		2	0.000683	0.00853	B0I1116	LTV	HPLC
Cannabidivarin, (CBDV)	ND	% dry		2	0.000751	0.00853	B0I1116	LTV	HPLC
Cannabichromene, (CBC)	ND	% dry		2	0.00256	0.00853	B0I1116	LTV	HPLC
Cannabigerol, (CBG)	ND	% dry		2	0.000546	0.00853	B0I1116	LTV	HPLC
Cannabigerolic Acid, (CBGA)	ND	% dry		2	0.000546	0.00853	B0I1116	LTV	HPLC
Cannabinol, (CBN)	ND	% dry		2	0.000649	0.00853	B0I1116	LTV	HPLC

The contents of this report apply to the sample(s) analyzed in accordance with the chain of custody document.
No duplication of this report is allowed, except in its entirety.

Sample Results

Sample: Soil-3 EI10004-08 (PM)

General Chemistry

Analyte	Result	Units	Qual.	Dil.	MDL	PQL	Batch	Analyst	Method
Percent Dried Solids	58.42	%		1			B0I1202	WM	SM 2540 B

The contents of this report apply to the sample(s) analyzed in accordance with the chain of custody document.
No duplication of this report is allowed, except in its entirety.

Quality Control

General Method

Batch: B0I1020 - Solid Extraction

Blank (B0I1020-BLK1) Prepared: 09/11/20 15:00 Analyzed: 09/13/20 20:11

Analyte	Result	Qual	MDL	PQL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit
THC, Total	ND		0.00119	0.0173	%						
(CBD), Total	ND		0.00182	0.0173	%						
Delta 8-Tetrahydrocannabinol (8 THC)	ND		0.000581	0.00923	%						
Delta-9-tetrahydrocannabinol (9 THC)	ND		0.000637	0.00923	%						
Tetrahydrocannabinonolic acid, (THCA)	ND		0.000627	0.00923	%						
Tetrahydrocannabivarin, (THCV)	ND		0.00135	0.00923	%						
Cannabidiol, (CBD)	ND		0.00121	0.00923	%						
Cannabidiolic Acid, (CBDA)	ND		0.000756	0.00923	%						
Cannabidivarin, (CBDV)	ND		0.000830	0.00923	%						
Cannabichromene, (CBC)	ND		0.00279	0.00923	%						
Cannabigerol, (CBG)	ND		0.000581	0.00923	%						
Cannabigerolic Acid, (CBGA)	ND		0.000590	0.00923	%						
Cannabinol, (CBN)	ND		0.000701	0.00923	%						

LCS (B0I1020-BS1) Prepared: 09/11/20 15:00 Analyzed: 09/13/20 20:27

Analyte	Result	Qual	MDL	PQL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit
THC, Total	7.50		0.129	1.88	%				70-130		
(CBD), Total	7.79		0.197	1.88	%				70-130		
Delta 8-Tetrahydrocannabinol (8 THC)	7.48		0.0630	1.00	%	8.00		93.6	70-130		
Delta-9-tetrahydrocannabinol (9 THC)	7.50		0.0690	1.00	%	8.00		93.8	70-130		
Tetrahydrocannabinonolic acid, (THCA)	ND		0.0680	1.00	%				70-130		
Tetrahydrocannabivarin, (THCV)	ND		0.146	1.00	%				70-130		
Cannabidiol, (CBD)	7.79		0.131	1.00	%	8.00		97.4	70-130		
Cannabidiolic Acid, (CBDA)	ND		0.0820	1.00	%				70-130		
Cannabidivarin, (CBDV)	8.44		0.0900	1.00	%	8.00		106	70-130		
Cannabichromene, (CBC)	ND		0.302	1.00	%				70-130		
Cannabigerol, (CBG)	7.73		0.0630	1.00	%	8.00		96.6	70-130		
Cannabigerolic Acid, (CBGA)	ND		0.0640	1.00	%				70-130		
Cannabinol, (CBN)	7.61		0.0760	1.00	%	8.00		95.1	70-130		

LCS Dup (B0I1020-BSD1) Prepared: 09/11/20 15:00 Analyzed: 09/13/20 20:44

Analyte	Result	Qual	MDL	PQL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit
THC, Total	7.48		0.129	1.88	%				70-130	0.374	30
(CBD), Total	7.79		0.197	1.88	%				70-130	0.0257	30
Delta 8-Tetrahydrocannabinol (8 THC)	7.49		0.0630	1.00	%	8.00		93.6	70-130	0.0801	30
Delta-9-tetrahydrocannabinol (9 THC)	7.48		0.0690	1.00	%	8.00		93.4	70-130	0.374	30
Tetrahydrocannabinonolic acid, (THCA)	ND		0.0680	1.00	%				70-130		30
Tetrahydrocannabivarin, (THCV)	ND		0.146	1.00	%				70-130		30
Cannabidiol, (CBD)	7.79		0.131	1.00	%	8.00		97.4	70-130	0.0257	30
Cannabidiolic Acid, (CBDA)	ND		0.0820	1.00	%				70-130		30
Cannabidivarin, (CBDV)	8.42		0.0900	1.00	%	8.00		105	70-130	0.261	30
Cannabichromene, (CBC)	ND		0.302	1.00	%				70-130		30
Cannabigerol, (CBG)	7.72		0.0630	1.00	%	8.00		96.6	70-130	0.104	30
Cannabigerolic Acid, (CBGA)	ND		0.0640	1.00	%				70-130		30
Cannabinol, (CBN)	7.64		0.0760	1.00	%	8.00		95.4	70-130	0.394	30

Matrix Spike (B0I1020-MS1) **Source: EI10002-09** Prepared: 09/11/20 15:00 Analyzed: 09/13/20 21:00

The contents of this report apply to the sample(s) analyzed in accordance with the chain of custody document.
No duplication of this report is allowed, except in its entirety.

Quality Control

General Method (Continued)

Batch: B0I1020 - Solid Extraction (Continued)

Analyte	Result	Qual	MDL	PQL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit
THC, Total	44.5		0.124	1.81	%		37.3		70-130		
(CBD), Total	50.8		0.190	1.81	%		43.3		70-130		
Delta 8-Tetrahydrocannabinol (8 THC)	7.31		0.0607	0.963	%	7.71	0.0607 U	94.8	70-130		
Delta-9-tetrahydrocannabinol (9 THC)	44.5		0.0665	0.963	%	7.71	37.3	92.5	70-130		
Tetrahydrocannabinonolic acid, (THCA)	ND		0.0655	0.963	%		0.0655 U		70-130		
Tetrahydrocannabivarin, (THCV)	ND		0.141	0.963	%		0.141 U		70-130		
Cannabidiol, (CBD)	50.8		0.126	0.963	%	7.71	43.2	98.1	70-130		
Cannabidiolic Acid, (CBDA)	ND		0.0790	0.963	%		0.0790 U		70-130		
Cannabidivarin, (CBDV)	8.82		0.0867	0.963	%	7.71	0.210	112	70-130		
Cannabichromene, (CBC)	ND		0.291	0.963	%		0.291 U		70-130		
Cannabigerol, (CBG)	9.55		0.0607	0.963	%	7.71	1.93	98.9	70-130		
Cannabigerolic Acid, (CBGA)	ND		0.0617	0.963	%		0.0617 U		70-130		
Cannabinol, (CBN)	7.99		0.0732	0.963	%	7.71	0.224	101	70-130		

Matrix Spike Dup (B0I1020-MSD1) **Source: EI10002-09** Prepared: 09/11/20 15:00 Analyzed: 09/13/20 21:34

Analyte	Result	Qual	MDL	PQL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit
THC, Total	43.7		0.113	1.65	%		37.3		70-130	1.74	30
(CBD), Total	49.8		0.173	1.65	%		43.3		70-130	1.96	30
Delta 8-Tetrahydrocannabinol (8 THC)	6.53		0.0554	0.879	%	7.03	0.0554 U	92.8	70-130	11.3	30
Delta-9-tetrahydrocannabinol (9 THC)	43.7		0.0606	0.879	%	7.03	37.3	90.5	70-130	1.74	30
Tetrahydrocannabinonolic acid, (THCA)	ND		0.0598	0.879	%		0.0598 U		70-130		30
Tetrahydrocannabivarin, (THCV)	ND		0.128	0.879	%		0.128 U		70-130		30
Cannabidiol, (CBD)	49.8		0.115	0.879	%	7.03	43.2	93.6	70-130	1.96	30
Cannabidiolic Acid, (CBDA)	ND		0.0721	0.879	%		0.0721 U		70-130		30
Cannabidivarin, (CBDV)	7.97		0.0791	0.879	%	7.03	0.210	110	70-130	10.1	30
Cannabichromene, (CBC)	ND		0.265	0.879	%		0.265 U		70-130		30
Cannabigerol, (CBG)	8.71		0.0554	0.879	%	7.03	1.93	96.5	70-130	9.15	30
Cannabigerolic Acid, (CBGA)	ND		0.0562	0.879	%		0.0562 U		70-130		30
Cannabinol, (CBN)	7.21		0.0668	0.879	%	7.03	0.224	99.4	70-130	10.2	30

The contents of this report apply to the sample(s) analyzed in accordance with the chain of custody document.
No duplication of this report is allowed, except in its entirety.

Quality Control

General Method (Continued)

Batch: B0I1116 - Solid Extraction

Blank (B0I1116-BLK1) Prepared: 09/14/20 14:05 Analyzed: 09/15/20 11:35

Analyte	Result	Qual	MDL	PQL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit
THC, Total	ND		0.000315	0.00462	% wet						
(CBD), Total	ND		0.000483	0.00462	% wet						
Delta 8-Tetrahydrocannabinol (8 THC)	ND		0.000158	0.00246	% wet						
Delta-9-tetrahydrocannabinol (9 THC)	ND		0.000167	0.00246	% wet						
Tetrahydrocannabinonolic acid, (THCA)	0.000222I		0.000167	0.00246	% wet						
Tetrahydrocannabivarin, (THCV)	ND		0.000355	0.00246	% wet						
Cannabidiol, (CBD)	ND		0.000325	0.00246	% wet						
Cannabidiolic Acid, (CBDA)	ND		0.000197	0.00246	% wet						
Cannabidivarin, (CBDV)	ND		0.000217	0.00246	% wet						
Cannabichromene, (CBC)	ND		0.000739	0.00246	% wet						
Cannabigerol, (CBG)	ND		0.000158	0.00246	% wet						
Cannabigerolic Acid, (CBGA)	ND		0.000158	0.00246	% wet						
Cannabinol, (CBN)	ND		0.000187	0.00246	% wet						

LCS (B0I1116-BS1) Prepared: 09/14/20 14:05 Analyzed: 09/15/20 12:08

Analyte	Result	Qual	MDL	PQL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit
THC, Total	1.98		0.0320	0.469	% wet				70-130		
(CBD), Total	2.05		0.0490	0.469	% wet				70-130		
Delta 8-Tetrahydrocannabinol (8 THC)	1.97		0.0160	0.250	% wet	2.00		98.5	70-130		
Delta-9-tetrahydrocannabinol (9 THC)	1.98		0.0170	0.250	% wet	2.00		98.9	70-130		
Tetrahydrocannabinonolic acid, (THCA)	ND		0.0170	0.250	% wet				70-130		
Tetrahydrocannabivarin, (THCV)	ND		0.0360	0.250	% wet				70-130		
Cannabidiol, (CBD)	2.05		0.0330	0.250	% wet	2.00		102	70-130		
Cannabidiolic Acid, (CBDA)	ND		0.0200	0.250	% wet				70-130		
Cannabidivarin, (CBDV)	2.22		0.0220	0.250	% wet	2.00		111	70-130		
Cannabichromene, (CBC)	ND		0.0750	0.250	% wet				70-130		
Cannabigerol, (CBG)	2.04		0.0160	0.250	% wet	2.00		102	70-130		
Cannabigerolic Acid, (CBGA)	ND		0.0160	0.250	% wet				70-130		
Cannabinol, (CBN)	2.01		0.0190	0.250	% wet	2.00		100	70-130		

LCS Dup (B0I1116-BSD1) Prepared: 09/14/20 14:05 Analyzed: 09/15/20 12:25

Analyte	Result	Qual	MDL	PQL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit
THC, Total	1.98		0.0320	0.469	% wet				70-130	0.0253	30
(CBD), Total	2.05		0.0490	0.469	% wet				70-130	0.0732	30
Delta 8-Tetrahydrocannabinol (8 THC)	1.97		0.0160	0.250	% wet	2.00		98.6	70-130	0.0507	30
Delta-9-tetrahydrocannabinol (9 THC)	1.98		0.0170	0.250	% wet	2.00		98.9	70-130	0.0253	30
Tetrahydrocannabinonolic acid, (THCA)	ND		0.0170	0.250	% wet				70-130		30
Tetrahydrocannabivarin, (THCV)	ND		0.0360	0.250	% wet				70-130		30
Cannabidiol, (CBD)	2.05		0.0330	0.250	% wet	2.00		103	70-130	0.0732	30
Cannabidiolic Acid, (CBDA)	ND		0.0200	0.250	% wet				70-130		30
Cannabidivarin, (CBDV)	2.23		0.0220	0.250	% wet	2.00		111	70-130	0.404	30
Cannabichromene, (CBC)	ND		0.0750	0.250	% wet				70-130		30
Cannabigerol, (CBG)	2.04		0.0160	0.250	% wet	2.00		102	70-130	0.245	30
Cannabigerolic Acid, (CBGA)	ND		0.0160	0.250	% wet				70-130		30
Cannabinol, (CBN)	2.01		0.0190	0.250	% wet	2.00		101	70-130	0.149	30

Matrix Spike (B0I1116-MS1) **Source: EI11004-01** Prepared: 09/14/20 14:05 Analyzed: 09/15/20 12:42

The contents of this report apply to the sample(s) analyzed in accordance with the chain of custody document.
No duplication of this report is allowed, except in its entirety.

Quality Control

General Method (Continued)

Batch: B0I1116 - Solid Extraction (Continued)

Analyte	Result	Qual	MDL	PQL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit
THC, Total	20.4		0.0352	0.516	% dry		16.3		70-130		
(CBD), Total	2.31		0.0539	0.516	% dry		0.0547		70-130		
Delta 8-Tetrahydrocannabinol (8 THC)	2.15		0.0176	0.275	% dry	2.20	0.0176 U	98.0	70-130		
Delta-9-tetrahydrocannabinol (9 THC)	2.93		0.0187	0.275	% dry	2.20	0.738	99.8	70-130		
Tetrahydrocannabinonolic acid, (THCA)	19.9		0.0187	0.275	% dry		17.8		70-130		
Tetrahydrocannabivarin, (THCV)	ND		0.0396	0.275	% dry		0.0396 U		70-130		
Cannabidiol, (CBD)	2.26		0.0363	0.275	% dry	2.20	0.0363 U	103	70-130		
Cannabidiolic Acid, (CBDA)	0.0599I		0.0220	0.275	% dry		0.0602		70-130		
Cannabidivarin, (CBDV)	2.47		0.0242	0.275	% dry	2.20	0.0322	111	70-130		
Cannabichromene, (CBC)	ND		0.0824	0.275	% dry		0.0824 U		70-130		
Cannabigerol, (CBG)	2.33		0.0176	0.275	% dry	2.20	0.0953	102	70-130		
Cannabigerolic Acid, (CBGA)	1.02		0.0176	0.275	% dry		0.984		70-130		
Cannabinol, (CBN)	2.20		0.0209	0.275	% dry	2.20	0.0209 U	100	70-130		

Matrix Spike Dup (B0I1116-MSD1) **Source: EI11004-01** Prepared: 09/14/20 14:05 Analyzed: 09/15/20 12:58

Analyte	Result	Qual	MDL	PQL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit
THC, Total	19.9		0.0342	0.502	% dry		16.3		70-130	2.11	30
(CBD), Total	2.24		0.0524	0.502	% dry		0.0547		70-130	2.95	30
Delta 8-Tetrahydrocannabinol (8 THC)	2.11		0.0171	0.267	% dry	2.14	0.0171 U	98.7	70-130	1.96	30
Delta-9-tetrahydrocannabinol (9 THC)	2.88		0.0182	0.267	% dry	2.14	0.738	100	70-130	1.73	30
Tetrahydrocannabinonolic acid, (THCA)	19.4		0.0182	0.267	% dry		17.8		70-130	2.18	30
Tetrahydrocannabivarin, (THCV)	ND		0.0385	0.267	% dry		0.0385 U		70-130		30
Cannabidiol, (CBD)	2.19		0.0353	0.267	% dry	2.14	0.0353 U	102	70-130	3.01	30
Cannabidiolic Acid, (CBDA)	0.0599I		0.0214	0.267	% dry		0.0602		70-130	0.0169	30
Cannabidivarin, (CBDV)	2.40		0.0235	0.267	% dry	2.14	0.0322	111	70-130	3.14	30
Cannabichromene, (CBC)	ND		0.0802	0.267	% dry		0.0802 U		70-130		30
Cannabigerol, (CBG)	2.25		0.0171	0.267	% dry	2.14	0.0953	101	70-130	3.24	30
Cannabigerolic Acid, (CBGA)	0.992		0.0171	0.267	% dry		0.984		70-130	2.43	30
Cannabinol, (CBN)	2.15		0.0203	0.267	% dry	2.14	0.0203 U	100	70-130	2.55	30

The contents of this report apply to the sample(s) analyzed in accordance with the chain of custody document.
No duplication of this report is allowed, except in its entirety.

Quality Control

General Chemistry

Batch: B0I1202 - General Chemistry

Duplicate (B0I1202-DUP1) **Source: EI11002-06** Prepared: 09/14/20 12:50 Analyzed: 09/14/20 15:53

Analyte	Result	Qual	MDL	PQL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit
Percent Dried Solids	94.14				%		95.37			1.29	200

The contents of this report apply to the sample(s) analyzed in accordance with the chain of custody document.
No duplication of this report is allowed, except in its entirety.

Notes and Definitions

Item	Definition
I	The value is between the MDL and the PQL
Dry	Sample results reported on a dry weight basis.
ND	Analyte NOT DETECTED at or above the reporting limit.
U	Analyte NOT DETECTED at or above the reporting limit.
%REC	Percent Recovery
Dil.	Dilution
LOQ	Limit of Quantitation
MDL	Method Detection Limit
PQL	Practical Quantitation Limit
RPD	Relative Percent Difference
Source	Sample that was matrix spiked or duplicated.

The contents of this report apply to the sample(s) analyzed in accordance with the chain of custody document.
No duplication of this report is allowed, except in its entirety.

Modern Canna, LLC
4705 Old Road 37
Lakeland, Florida 33813
Phone: (863) 608-7800
Email: info@moderncanna.com

MCS WORK ORDER NUMBER: 09102020 SFN CULT. R&D

EI10004

25507894

Chain of Custody

Company Name: HARVEST of Alachua, FL

Address: 12895 NW US HW 441 Alachua, FL 32615

Email Address: twiley@harvestinc.com
Phone: 352-275-8874

Project Name: 9/10/2020

Project Location: San Felsco Cultivation- R&D

Project Manager: Tara Wiley

Karen Ruth Ball
8638083299
Honda 2012, Blue
License: B400-516-61-746-0
Plate: LIXD20
Vin #: 19XFB2F55CE075162

Sampled by [Print Name(s)] / Affiliation
G GARBY

Sampler(s) Signature(s)
G GARBY

Analyses Requested

REQUESTED DUE DATE
9/12/2020

Item No.	Sample Name	Sampled Date	Sampled Time	Sample (g)	Matrix	Container Type	Potency	Terpenes	Metals	Pesticides	Mycotoxins	Microbials	Water Activity	Residual Solvents	Foreign Matter	Mositure	Remarks	Lab. No.
1	Water-1	9/10/2020	800	10 grams	Water, runoff	Bottle	Presence of cannabinoids											-01
2	Water-2	9/10/2020	800	10 grams	Water, runoff	Bottle	Presence of cannabinoids											-02
3	Water-3	9/10/2020	800	10 grams	Water, runoff	Bottle	Presence of cannabinoids											-03
4	Water-4	9/10/2020	800	10 grams	Water, runoff	Bottle	Presence of cannabinoids											-04
5	Water-5	9/10/2020	800	10 grams	Water, runoff	Bottle	Presence of cannabinoids											-05
6	Soil-1	9/10/2020	800	10 grams	Soil	Container	Presence of cannabinoids											-06
7	Soil-2	9/10/2020	800	10 grams	Soil	Container	Presence of cannabinoids											-07
8	Soil-3	9/10/2020	800	10 grams	Soil	Container	Presence of cannabinoids											-08
		9/10/2020																

Shipment Method: MCS couriers

Out: / / Via:

Returned: / / Via:

PO Number:

8 <= Total Number of Containers

Item No.	Relinquished by / Affiliation	Date	Time	Accepted by / Affiliation	Date	Time
	Graham Garby	9/10/20	11:15	Karen Ball	9.10.20	11:15
	Karen Ball	9/10/20	13:46	[illegible]	9/10/2020	13:45
	Bernadette Mulli	9/10/20	13:46	Sophia Gonzalez	9/10/2020	13:46

MATRIX CODES: P = Plant Material Ex = Extract Material S = Soil W = Water E = Edible O = Other

CONTAINER TYPE: T = Tincture Bottle S = Syringe PR = Pre-Roll V = Vape Cartridge C = Capsule J = Jar/Plastic Container B = Bag (Plastic, Mylar, etc) O = Other

EI10004

FLORIDA
MEDICAL MARIJUANA TRANSPORT MANIFEST

Date Completed:	9/10/2020	License # of Originating Entity:	MMTC-2016-0006	Reserved
Name of Originating Entity:		HARVEST of Gainesville		
Address of Originating Entity:		7404 NW 126th Street Gainesville, FL 32653		
Phone # of Originating Entity:		352.559.8910 ext. 105		
		Phone # OMMU Can Call with Questions:		352.559.8910 ex. 105

If you are delivering more than 17 products to one stop, use the space for the next stop to continue listing products. For smokable product, enter the grams of Medical Marijuana in the "Weight / Quantity" field. For infused product, enter the quantity (i.e., item count) in the "Weight / Quantity" field. You do not have to include the grams of Medical Marijuana in infused products.
Check here ☐ if multiple pages are used. List the total number of pages in the manifest here: 3

Number of stops on route:	1
Name of destination entity:	Modern Canna Science
License no. of destination entity:	n/a
Phone # of destination entity:	863.606.3090
Address of destination entity:	4705 Old Rd. 37. Lakeland, FL 33813
Date and approximate time of departure:	9/10/20 1200
Date and approximate time of arrival:	9/10/20 1400

Karen Ruth Ball
8638083299
Honda 2012, Blue
License: B400-516-61-746-0
Plate: LIXD20
Vin #: 19XFB2F55CE075162

Route to be traveled:	Head south on NW 126th St toward State Hwy 232. Turn right onto State Hwy 232/Millhopper Rd. Turn left onto County Rd 241. Turn left onto NW 39th Ave. Use the right lane to merge onto I-75 S via the ramp to Tampa. Merge onto I-75 S. Keep right at the fork to stay on I-75 S. Keep left at the fork to stay on I-75 S, follow signs for Naples. Keep left to stay on I-75 S. Take exit 261 to merge onto I-4 E toward Orlando. Use the right 2 lanes to take exit 27 for FL-570 E toward Lakeland/Winter Haven. Continue onto FL-570 E. Take exit 5 for FL-563 toward Harden Blvd. Merge onto S Parkway Frontage Rd. Turn right onto FL-563/Harden Blvd. Turn left onto Alamo Dr W. Turn right onto Old Rd 37. Turn right. Destination will be on the left. 4705 Old Rd 37 Lakeland, FL 33813

Name of persons transporting medicated product:		Occupational license # of persons transporting:			
Transport vehicle make, model		License plate:			
Name of person transporting:	KAREN BALL	Signature:	Karen Ball	Date:	9-10-20
Name of person transporting:		Signature:		Date:	

I confirm that the contents of this shipment match batch ID and weight/unit records entered below, and I agree to take custody of these items

Name of person accepting delivered product:	Kaley Kass Shipmate	Title:	
Signature of person accepting delivered product:	Kaley Kass Shipmate	Date and time:	9/10/2020 1345

I confirm that the contents of this shipment match batch ID and weight/unit records entered below, and I agree to take custody of those items

PRODUCT REJECTION AND/OR DISCREPANCY (circle any product rejected below; circle any discrepancy below and indicate correction(s); a driver and store employee must sign off on any discrepencies)

Name of person(s) rejecting or modifying information about delivered product:		Title(s):	
Signature of person(s) rejecting or modifying information about delivered product:		Date and time:	

FLORIDA
MEDICAL MARIJUANA TRANSPORT MANIFEST

Item Description and Batch IDs			Weight/Quantity (units)	
Water, runoff	Water-1	Laboratory sample	10	grams
Water, runoff	Water-2	Laboratory sample	10	grams
Water, runoff	Water-3	Laboratory sample	10	grams
Water, runoff	Water-4	Laboratory sample	10	grams
Water, runoff	Water-5	Laboratory sample	10	grams
Soil	Soil-1	Laboratory sample	10	grams
Soil	Soil-2	Laboratory sample	10	grams
Soil	Soil-3	Laboratory sample	10	grams

Letters may be mailed, faxed or emailed. Letters may be edited to fit available space. Please include your name, address, and day and evening phone numbers for verification. Letters MUST be signed.

■**A STORY:** Do you have a timely story or news event that is of interest to the community? Email our assignment editor at cwalker@alachuatoday.com or call (386) 462-3355.

■**COMMUNITY CALENDAR, CHURCH, BIRTH & WEDDING ANNOUNCEMENTS:** Email to editor@alachuatoday.com, call (386) 462-3355 or fax (386) 462-4569 your information. Please include phone number and name of individual submitting the announcement.

Letters, comments and opinions on the Opinions page are not necessarily those of the management/ownership of the Alachua County Today.

INSIDE ALACHUA COUNTY TODAY...

CHURCH DIRECTORY . . . A3
CLASSIFIEDS . . A4
EVENTS A3
JOBS A5
BUSINESS & SERVICES DIRECTORY . . . A7



Jesse says, "So if a cow doesn't produce milk, is a milk dud or an udder failure?"

there are approximately 4,000 vendors. A typical cool Monday there may be as many as 100,000 visitors.

It was kind of nice not to have to push through crowds. I believe some of the folks hadn't been out for a while, or there are some friendly people that go to the flea market. Folks would just stop and speak to us. One guy stopped and told a joke to one of our daughters, Tamara. She came up to me and said you priced for $5, one for $4 and four for $1 and he sold them to me for $10. I did see a display of records for sale in Wal-Mart, so they are making a comeback. We do know the quality and sound was amazing. Don't worry a few years ago my son, David, bought me a record player for Christmas.

Rentals at the clubhouse are down. August was great but September is down to no regular rentals and four business, short-time rentals. will be on Sept. 18 from 8 a.m. to 2 p.m. Spots are $25. I plan to space us out so that we are social distancing and masks will be required if you haven't had the shots for Covid.

If you are interested in a booth, just give me a call at 352-240-2736 or e-mail me at emelielmatthews@gmail.com and I will happily send you a registration form. If you decide at the last minute, before Saturday, you want a spot, send me an

HIGH SPRINGS:

Continued from page A1

Meeting date changes for 2021

Funding for this equipment is the increase in the fire assessment approved by Commissioners on June 24.

In other city business, High Springs residents have been "talkin' trash" to the High Springs City Commission. Complaints about missed trash pick-ups, inconsistent service and recycling issues resulted in an appearance by Green for Life On-site Manager Kevin Smith at the city's Aug. 26 commission meeting.

Smith outlined corrective activities he has implemented to help improve customer service. No action was taken by the Commission as Smith says he's working on the issues.

In other business, commissioners authorized the city manager to formally accept an engagement letter from for legal services as bond counsel. City Manager Ashley Stathatos said she is recommending them to Nabors, Giblin and Nickerson assist with the issuance of debt obligations to finance several of the upcoming infrastructure projects proposed in the coming fiscal year. Stathatos cautioned that not having representation could mean that procedures might be done incorrectly and cost the City more in the long run.

"This is not just for bonds," said Stathatos, "it's for any debts even if we finance through the banks. Their role would be to assist with mainly the tax-exempt financing portion."

In response to concerns about where the funds would come from to pay the firm, Stathatos said, "The funds will come when we get the financing and will be wrapped in with the financing." She added that the City will be starting to finance large projects. "It could end up costing us more if we do something incorrectly and have to go back and fix it rather than just starting it the right way from the beginning to make sure we don't miss anything."

Nabors, Giblin and Nickerson will provide counsel on legal questions related to the incurrence of debt, preparation of all resolutions and other instruments authorizing and securing debt, preparation of all documentation required for bond sale and closings, analysis and resolution of tax problems associated with the financing.

The fee for services in connection with the issuance of bonds is $1 per $1,000 of bonds issued with a minimum of $7,500 per issuance, plus out of pocket expenses.

The Commission unanimously agreed to change meeting dates for September, November and December. Meeting dates for September are Sept. 9 and 20. For November the dates are Nov. 18 and 29 and for December the meeting date is Dec. 9.

# # #

Email cwalker@alachuatoday.com

BOUKARI LAW, P.A.
www.BoukariLaw.com

H. BRYAN BOUKARI
ATTORNEY

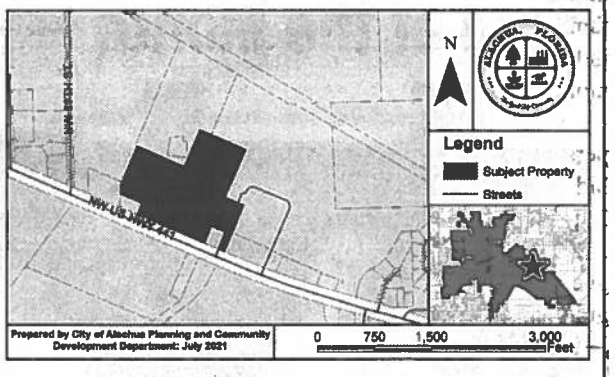
- FAMILY LAW
  ♦Custody ♦Divorce
- SMALL BUSINESS SUPPORT
- WILLS & PROBATE
- LAND USE
- MEDIATION SERVICES

FOR A CONSULTATION CALL
(386) 462-7LAW
(7529)
14804 Main Street
Alachua, Florida

City of ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on September 14, 2021, 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 Rob Davis, P.E., of Wood Environment & Infrastructure Solutions, Inc., applicant and agent for IIP FL 3 LLC, property owner, for consideration of a Site Plan which proposes parking lot and site improvements and the addition of ±912 square feet of new floor area on a ±36.26 acre subject property, located at 12895 NW US Highway 441; Tax Parcel No. 05855-004-000 and 05855-004-001; FLUM: Industrial; Zoning: Industrial General (IG).



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - September 2, 2021)

AFFIDAVIT FOR POSTED LAND USE SIGN

I Travis Quinn (name), POSTED THE LAND USE SIGN ON 8/30/2021 (date) FOR THE Harvest Site Plan (2021) (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)

4

(number of signs)

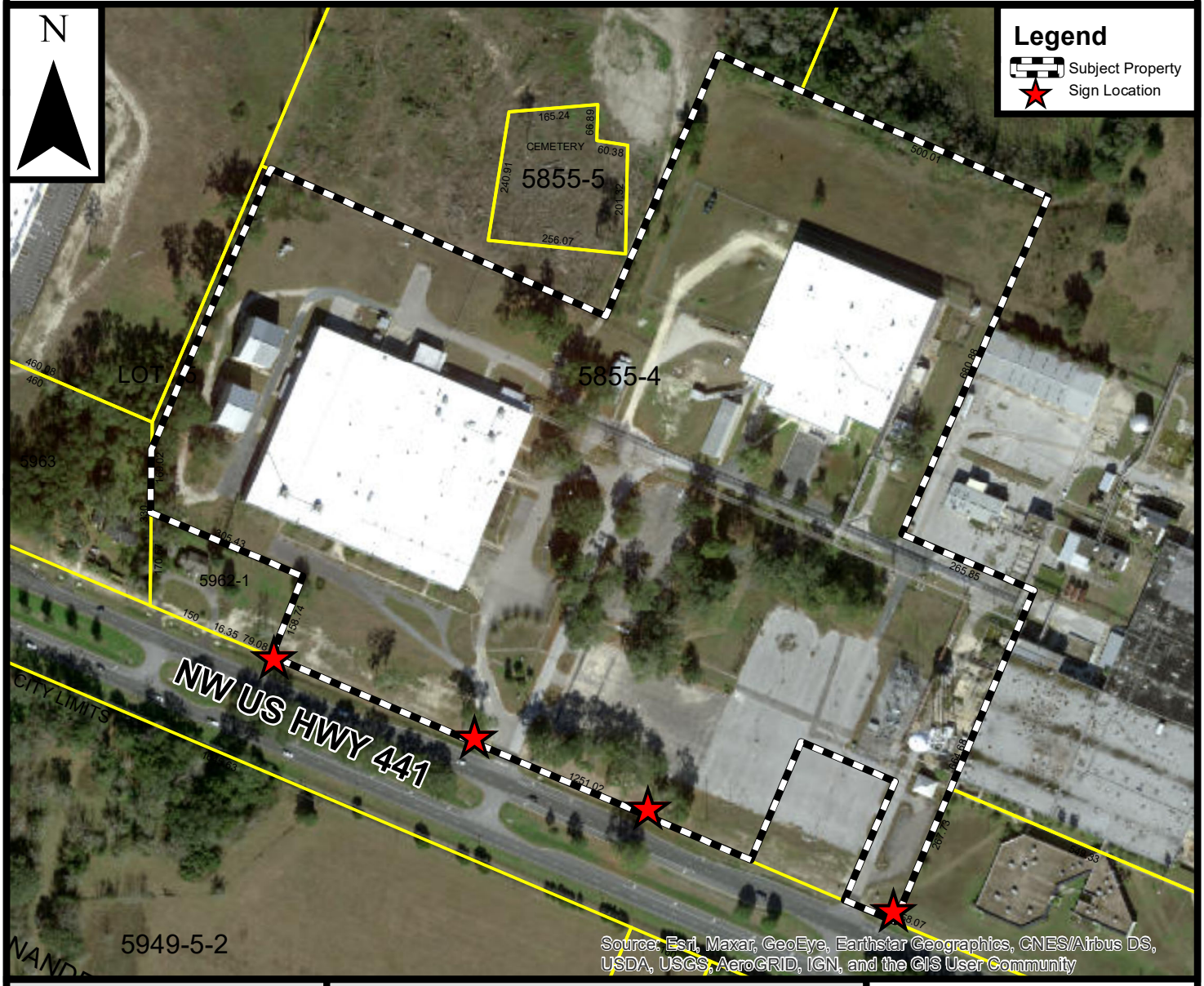
IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

Pursuant to Section 2.2.9(D) of the City's Land Development Regulations, posted notice signs must be placed on the land that is the subject of the application, along each street which is adjacent to or runs through the land in a manner that makes them clearly visible. Signs shall be posted at intervals of not more than 400 feet when the land subject to the application has less than 1,500 feet of road frontage. When the land subject to the application has 1,500 feet or more of road frontage, signs shall be posted at intervals of not more than 1,320 feet.

Signs shall be inspected by the City subsequent to their posting. The applicant shall be responsible for ensuring that the posted notice is maintained on the land subject to the application until the completion of the final public hearing on the application.

Signs must be removed by the applicant and returned to the City within ten days after the final decision on the application.

Harvest Site Improvements
Site Plan



Prepared by the City of Alachua
Planning & Community Development Department

Prepared February 2021

DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that the data is dynamic and in a constant state of maintenance, correction, and update.

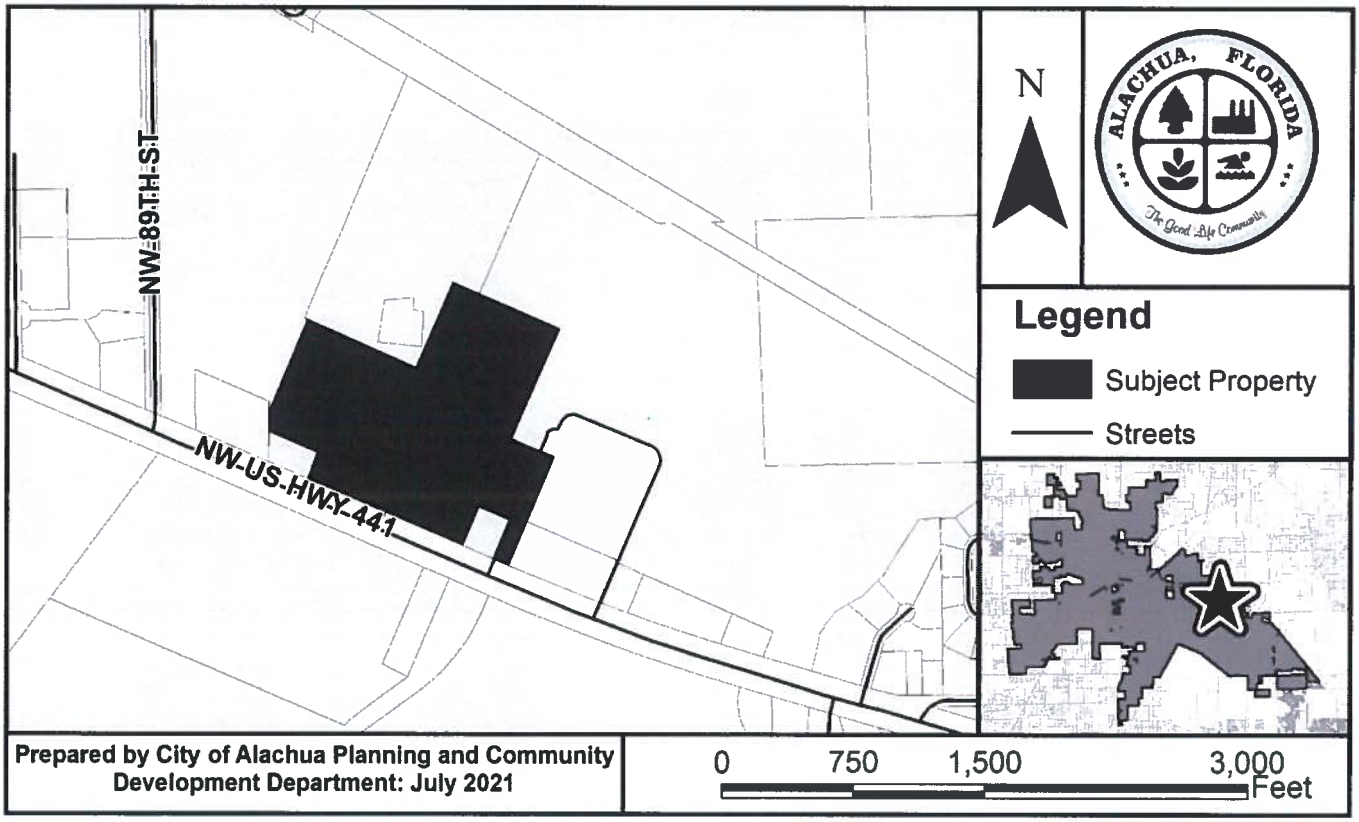
0 100 200 400 Feet

City of ALACHUA
THE GOOD LIFE COMMUNITY

Mailed 8/30/21 KC

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on September 14, 2021, 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 Rob Davis, P.E., of Wood Environment & Infrastructure Solutions, Inc., applicant and agent for IIP FL 3 LLC, property owner, for consideration of a Site Plan which proposes parking lot and site improvements and the addition of ±912 square feet of new floor area on a ±36.26 acre subject property, located at 12895 NW US Highway 441; Tax Parcel No. 05855-004-000 and 05855-004-001; FLUM: Industrial; Zoning: Industrial General (IG).



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.

The Laser Investment Group LLC.
13900 Tech City Cir STE 100
Alachua, FL 32615

IIP-FL 3 LLC
11440 W Bernardo CT STE 100
San Diego, CA 92127

Lithium Nickel Asset Holding
12705 NW US HWY 441
Alachua, FL 32615

Duke Energy Florida, Inc.
550 S Tryon St Tax Dept
Charlotte, NC 28202

HIPP Investments LLC
14610 NW 129th Ter
Alachua, FL 32615

Schneider & Wershow Trustees
1 SE 1st Ave
Gainesville, FL 32601

Tom R & Associates LLC
11 SE 2nd Ave
Gainesvill, FL 32601

Alachua County FL
12 SE 1st st
Gainesville, FL 32601

Pinkoson & Pinkoson & UPshaw
5550 SW State Road 45
Newberry, FL 32669

Rush Robert A
11 SE 2nd Ave
Gainesville, FL 32601

Antoinette Endelicato
5562 NW 93rd Ave
Gainesville, FL 32653

Dan Rhine
288 Turkey Creek
Alachua, FL 32615

Tom Gorman
9210 NW 59th St
Alachua, FL 32653

Richard Gorman
5716 NW 93rd Ave
Alachua, FL 32653

Peggy Arnold
410 Turkey Creek
Alachua, FL 32615

David Forest
23 Turkey Creek
Alachua, FL 32615

President, TCMOA
1000 Turkey Creek
Alachua, FL 32615

Linda Dixon, AICP
PO Box 115050
Gainesville, FL 32611

Craig Parenteau
FDEP
4801 Camp Ranch Rd
Gainesville, FL 32641

Jeanette Hinsdale
PO Box 1156
Alachua, FL 32616

Lynn Coullias
7406 NW 126th Ave
Alachua, FL 32615

Lynda Coon
7216 NW 126th Ave
Alachua, FL 32615

Tamara Robbins
PO Box 2317
Alachua, FL 32616

M.L. Liebesman
County Manager
12 SE 1st Street
Gainesville, FL 32601

Bonnie Flynn
16801 NW 166th Dr
Alachua, FL 32615

Hugh & Jean Calderwood
PO Box 2307
Alachua, FL 32616

Lisa Jenkins
PO Box 1071
Alachua, FL 32616

Item II E, Oct. 12, 2021 P&Z agenda. Quasi Judicial hearing

From : Tamara Robbins <tamararobbinsjm@cox.net> Tue, Oct 12, 2021 08:52 AM

Subject : Item II E, Oct. 12, 2021 P&Z agenda. Quasi Judicial hearing

To : jtabor@cityofalachua.org, LeAnne Williams <le_williams@cityofalachua.org>

Cc : Mike DaRoza <mdaroza@cityofalachua.org>, William DaRoza <wi_daroza@cityofalachua.org>, Kathy Winburn <kwinburn@cityofalachua.org>

Good morning,
Mr. Tabor I called city hall last week and left a message on your voice mail regarding the legally required posted notice signage for the above noted application. The signs were, and still are not in the required locations and do not reflect the updated public hearing date.
In the back up material provide for tonight's application review, an affidavit signed by Travis Quinn dated 8-30-21 confirms the receipt of 4 signs to be placed in the locations noted on the map of page 3. The requirements for posting public notice signs are per Article 2.2.9 D of the COA Land Development Regulations. It is also the the requirement of COA officials to inspect the signs subsequent to their posting. I travel this section of the 441 daily and I do not recall ever seeing 4 posted signs. Per Art. 2.2.9 D, the applicant shall be responsible for ensuring that the posted notice is maintained on the land subject to the application until the completion of the final public hearing on the application.
There currently is only one sign posted and due to the location it is not legible from the road. I do not know if the sign has current information regarding the Quasi Judicial Hearing scheduled for tonight, 10-12-2021.

I therefore object to the public hearing scheduled for tonight due to the lack of proper public notice having been posted. This public hearing should again be deferred to a future date, and proper public notice should be posted per City of Alachua, Land Development Regulations, Art. 2.2.9 D.

Please provide this communication into the record.

Thank you,
Tamara Robbins
PO Box 2317
Alachua FL 32616
352 339-5386

Sent from my iPad

CAUTION: This email originated from outside of the organization. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

and that, 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.

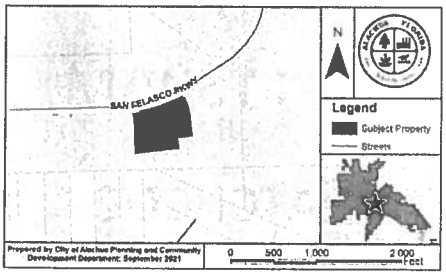
In accordance with the Americans with Disabilities Act, persons with disabilities needing a special accommodation for attendance at this meeting should contact MV Transportation, Inc. at (352) 375-2784, no later than 72 hours prior to the proceedings. If hearing impaired, call the Florida Relay System at (800) 955-8770.

(Published: Alachua County Today - October 28, 2021)

City of ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on November 9, 2021, 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 Travis Hastay, P.E., of Causseaux, Hewett, & Walpole, Inc., applicant and agent for the University of Florida Foundation, property owner, for consideration of a Site Plan proposing the construction of a ±54,800 square foot research and development facility with associated site improvements on a ±8.34 acre subject property; Tax Parcel Number 03929-000-000; FLUM: Corporate Park; Zoning: Corporate Park (CP).



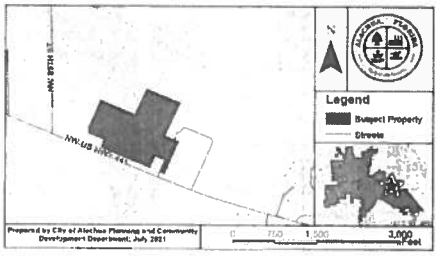
At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - October 28, 2021)

City of ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA FOR RATIFICATION OF THE PLANNING & ZONING BOARD'S APPROVAL OF A SITE PLAN

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on November 9, 2021, at 6:00 p.m. in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the ratification of the request by Rob Davis, P.E., of Wood Environment & Infrastructure Solutions, Inc., applicant and agent for IIP FL 3 LLC, property owner, for a Site Plan which was approved at the October 12, 2021 meeting of the City of Alachua Planning & Zoning Board proposing parking lot and site improvements and the addition of ±912 square feet of new floor area on a ±36.26 acre subject property, located at 12895 NW US Highway 441; Tax Parcel No. 05855-004-000 and 05855-004-001; FLUM: Industrial; Zoning: Industrial General (IG).



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.

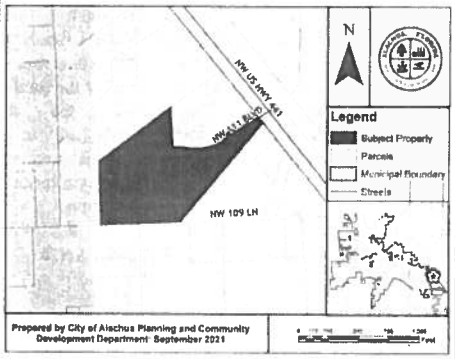
(Published: Alachua County Today - October 28, 2021)

Alachua County Today
is your best source for local news - 386.462.3355

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 November 15, 2021 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 Chad Colson, of CHW, Inc., applicant and agent, for Alachua Crossings, LLC property owner, for consideration of the Final Plat of Alachua Crossings. The final plat proposes a minor subdivision to plat the ±16.02 acre subject property into two lots, along with common areas and an easement for ingress/egress. The subject property is located at 5550 NW 111th Boulevard. Tax Parcel Numbers 05885-010-003; Future Land Use Map (FLUM) Designation: Commercial; Zoning: Commercial Intensive (CI).



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 - October 28, 2021)

AFFIDAVIT FOR POSTED LAND USE SIGN

I Dan Garrett (name), POSTED THE LAND USE SIGN ON 10/25/2021 (date) FOR THE Harvest Site Plan - 11/9/21 PZB (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)

4

(number of signs)

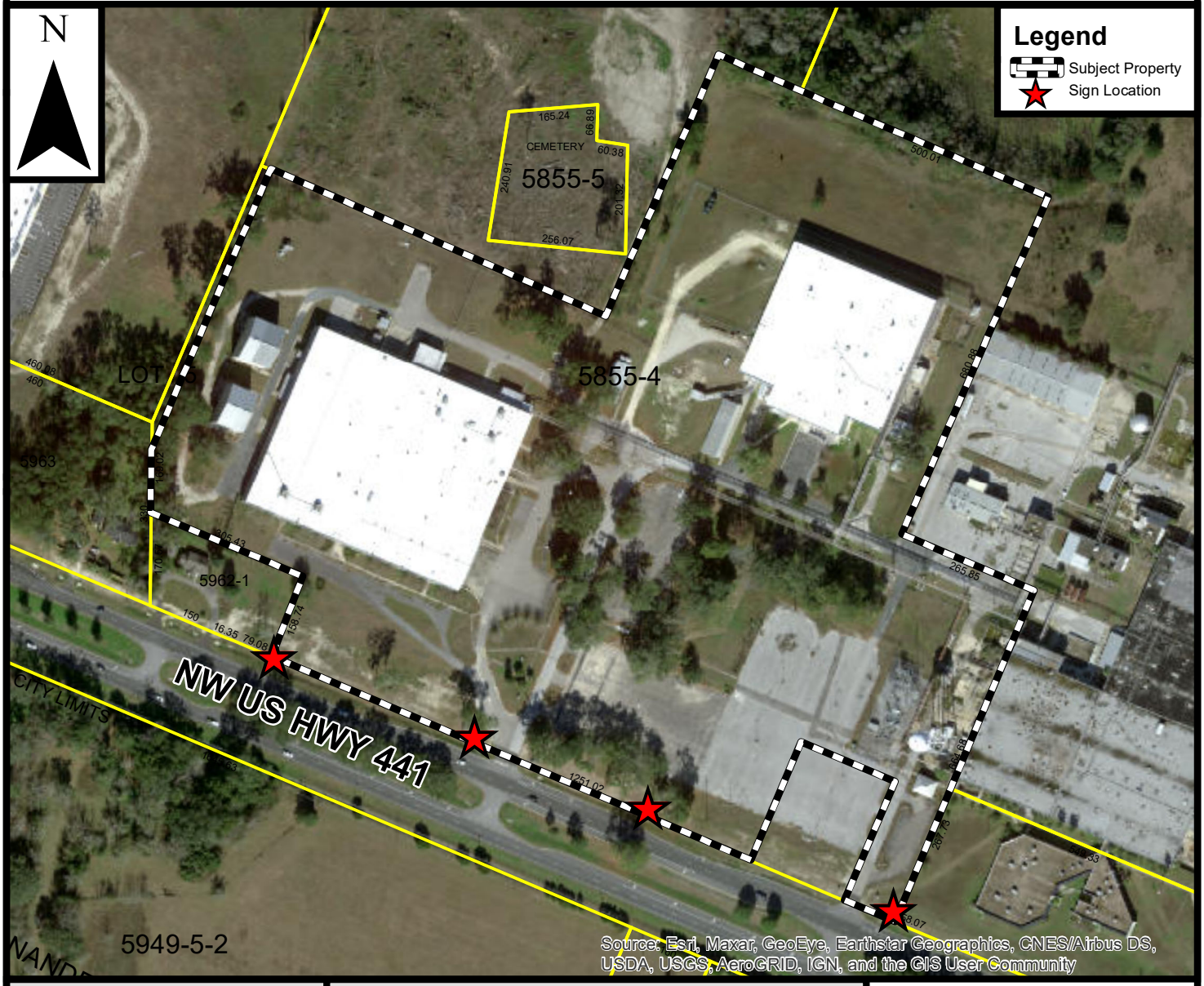
IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

Pursuant to Section 2.2.9(D) of the City's Land Development Regulations, posted notice signs must be placed on the land that is the subject of the application, along each street which is adjacent to or runs through the land in a manner that makes them clearly visible. Signs shall be posted at intervals of not more than 400 feet when the land subject to the application has less than 1,500 feet of road frontage. When the land subject to the application has 1,500 feet or more of road frontage, signs shall be posted at intervals of not more than 1,320 feet.

Signs shall be inspected by the City subsequent to their posting. The applicant shall be responsible for ensuring that the posted notice is maintained on the land subject to the application until the completion of the final public hearing on the application.

Signs must be removed by the applicant and returned to the City within ten days after the final decision on the application.

Harvest Site Improvements
Site Plan



Prepared by the City of Alachua
Planning & Community Development Department

Prepared February 2021

DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that the data is dynamic and in a constant state of maintenance, correction, and update.

0 100 200 400 Feet

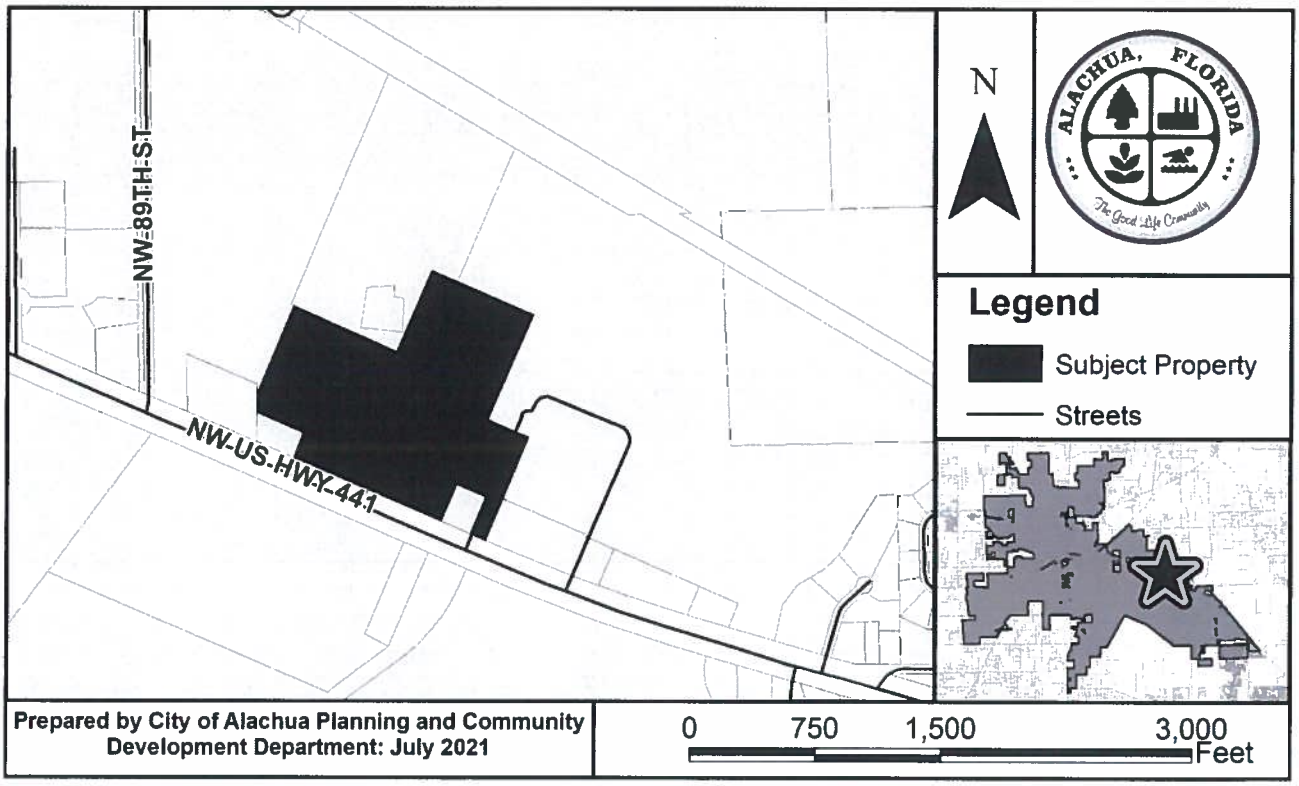
City of ALACHUA

THE GOOD LIFE COMMUNITY

Mailed 10/25/21 KC

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA FOR RATIFICATION OF THE PLANNING & ZONING BOARD'S APPROVAL OF A SITE PLAN

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on November 9, 2021, at 6:00 p.m. in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the ratification of the request by Rob Davis, P.E., of Wood Environment & Infrastructure Solutions, Inc., applicant and agent for IIP FL 3 LLC, property owner, for a Site Plan which was approved at the October 12, 2021 meeting of the City of Alachua Planning & Zoning Board proposing parking lot and site improvements and the addition of ±912 square feet of new floor area on a ±36.26 acre subject property, located at 12895 NW US Highway 441; Tax Parcel No. 05855-004-000 and 05855-004-001; FLUM: Industrial; Zoning: Industrial General (IG).



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.

P.O. Box 9 ♦ Alachua, Florida 32616-0009
Phone: (386) 418-6121 ♦ Fax: (386) 418-6130

AVERY® Address Labels Laser 5160®

The Laser Investment Group LLC.
13900 Tech City Cir STE 100
Alachua, FL 32615

IIP-FL 3 LLC
11440 W Bernardo CT STE 100
San Diego, CA 92127

Lithium Nickel Asset Holding
12705 NW US Hwy 441
Alachua, FL 32615

Duke Energy Florida, Inc.
550 S Tryon St Tax Dept
Charlotte, NC 28202

HIPP Investments LLC
14610 NW 129th Ter
Alachua, FL 32615

Schneider & Wershow Trustees
1 SE 1st Ave
Gainesville, FL 32601

Tom R & Associates LLC
11 SE 2nd Ave
Gainesvill, FL 32601

Alachua County FL
12 SE 1st St
Gainesville, FL 32601

Pinkoson & Pinkoson & UPShaw
5550 SW State Road 45
Newberry, FL 32669

Rush Robert A
11 SE 2nd Ave
Gainesville, FL 32601

Smooth Feed Sheets™ Use template for 5160®

Antoinette Endelicato
5562 NW 93rd Ave
Gainesville, FL 32653

Dan Rhine
288 Turkey Creek
Alachua, FL 32615

Tom Gorman
9210 NW 59th St
Alachua, FL 32653

Richard Gorman
5716 NW 93rd Ave
Alachua, FL 32653

Peggy Arnold
410 Turkey Creek
Alachua, FL 32615

David Forest
23 Turkey Creek
Alachua, FL 32615

President, TCMOA
1000 Turkey Creek
Alachua, FL 32615

Linda Dixon, AICP
PO Box 115050
Gainesville, FL 32611

Craig Parenteau
FDEP
4801 Camp Ranch Rd
Gainesville, FL 32641

Jeanette Hunsdale
PO Box 1156
Alachua, FL 32616

Lynn Coullias
7406 NW 126th Ave
Alachua, FL 32615

Lynda Coon
7216 NW 126th Ave
Alachua, FL 32615

Tamara Robbins
PO Box 2317
Alachua, FL 32616

M.L. Lieberman
County Manager
12 SE 1st Street
Gainesville, FL 32601

Bonnie Flynn
16801 NW 166th Dr.
Alachua, FL 32615

Hugh & Jean Calderwood
PO Box 2307
Alachua, FL 32616

Lisa Jenkins
PO Box 1071
Alachua, FL 32616

Shasta Schnellhorn
15907 NW 188th St
Alachua, FL 32615

City of Alachua
THE GOOD LIFE COMMUNITY

Board/Committee Agenda Item

MEETING DATE: 11/9/2021
SUBJECT: Site Plan – Momentum Labs: A request by Travis Hastay, P.E., of Causseaux, Hewett, & Walpole, Inc., applicant and agent for the University of Florida Foundation, property owner, for consideration of a Site Plan proposing the construction of a ±54,800 square foot research and development facility with associated site improvements on a ±8.34 acre subject property; Tax Parcel Number 03929-000-000; FLUM: Corporate Park; Zoning: Corporate Park (CP) (Quasi-Judicial Hearing).

PREPARED BY: Justin Tabor, AICP, Principal Planner

RECOMMENDED ACTION:

Staff recommends that the Planning & Zoning Board approve the Site Plan submitted by CHW, Inc., on behalf of the University of Florida Foundation, Inc., for Momentum Labs subject to the four (4) conditions provided in Exhibit "A" and located on page 21 of the November 9, 2021 Staff Report to the Planning & Zoning Board upon making the following motion:

Move that based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application submitted by CHW, Inc. on behalf of the University of Florida Foundation, Inc. for Momentum Labs to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan, subject to the four (4) conditions provided in Exhibit "A" and located on page 21 of the November 9, 2021 Staff Report to the Planning & Zoning Board.

Summary

The proposed site plan is a request by Travis Hastay, P.E., of Causseaux, Hewett, & Walpole, Inc., applicant and agent for the University of Florida Foundation, property owner, for consideration of a Site Plan proposing the construction of a ±54,800 square foot research and development facility with associated site improvements.

The subject property is ±8.34 acres in area and is located south of San Felasco Parkway. The proposed development will connect to two (2) existing street stubs along San Felasco Parkway. The proposed development includes the construction of three (3) private roadways, with on-street parking proposed along one of the roadways. Street stubs are provided for future connection to the proposed private roadways.

The proposed development will convey the development's stormwater runoff to a new stormwater management facility to be located between the proposed building and San Felasco Parkway.

ATTACHMENTS:

Description

- Staff Report & Staff Supporting Materials
- Site Plan - Momentum Labs (Part 1 of 2)

- Site Plan - Momentum Labs (Part 2 of 2)
- Application & Supporting Materials (Part 1 of 2)
- Application & Supporting Materials (Part 2 of 2)
- Public Notice Materials for the 11/9/21 PZB Hearing

City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date: November 9, 2021
Quasi-Judicial Hearing

SUBJECT:	A request for a Site Plan proposing the construction of a ±54,800 square foot research and development facility with associated site improvements
APPLICANT/AGENT:	Travis Hastay, P.E., Causseaux, Hewett, & Walpole, Inc.
PROPERTY OWNER:	University of Florida Foundation, Inc.
LOCATION:	South of San Felasco Parkway
PARCEL ID NUMBERS:	A portion of 03929-000-000
FLUM DESIGNATION:	Corporate Park
ZONING:	Corporate Park (CP)
OVERLAY:	N/A
ACREAGE:	±8.34 acres
PROJECT PLANNER:	Justin Tabor, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board approve the Site Plan submitted by CHW, Inc., on behalf of the University of Florida Foundation, Inc., for Momentum Labs subject to the four (4) conditions provided in Exhibit "A" and located on page 21 of the November 9, 2021 Staff Report to the Planning & Zoning Board.
RECOMMENDED MOTION:	*Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application submitted by CHW, Inc. on behalf of the University of Florida Foundation, Inc. for Momentum Labs to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan, subject to the four (4) conditions provided in Exhibit "A" and located on page 21 of the November 9, 2021 Staff Report to the Planning & Zoning Board.*

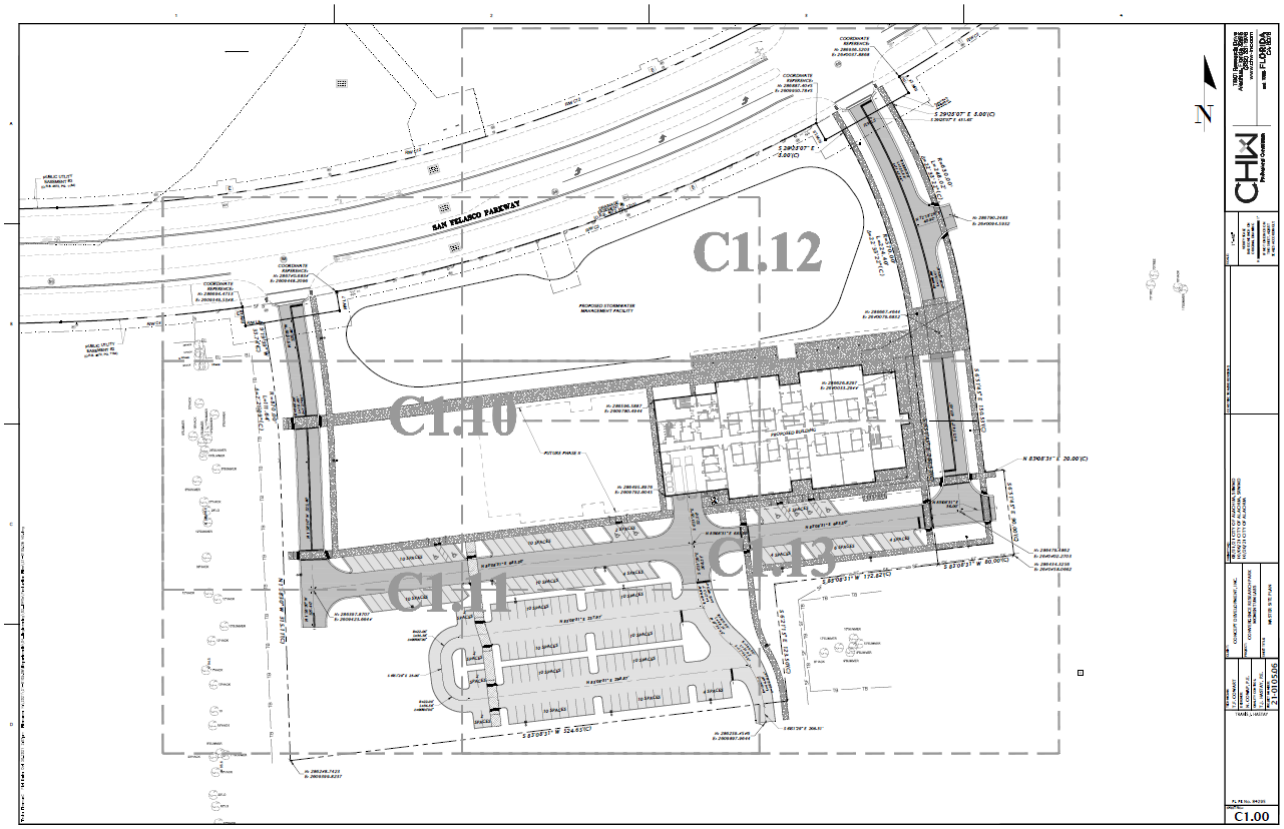
SUMMARY

The proposed site plan is a request by Travis Hastay, P.E., of Causseaux, Hewett, & Walpole, Inc., applicant and agent for the University of Florida Foundation, property owner, for consideration of a Site Plan proposing the construction of a ±54,800 square foot research and development facility with associated site improvements.

The subject property is ±8.34 acres in area and is located south of San Felasco Parkway. The proposed development will connect to two (2) existing street stubs along San Felasco Parkway. The proposed development includes the construction of three (3) private roadways, with on-street parking proposed along one of the roadways. Street stubs are provided for future connection to the proposed private roadways.

The proposed development will convey the development's stormwater runoff to a new stormwater management facility to be located between the proposed building and San Felasco Parkway.

Illustration 1. Momentum Labs – Master Site Plan



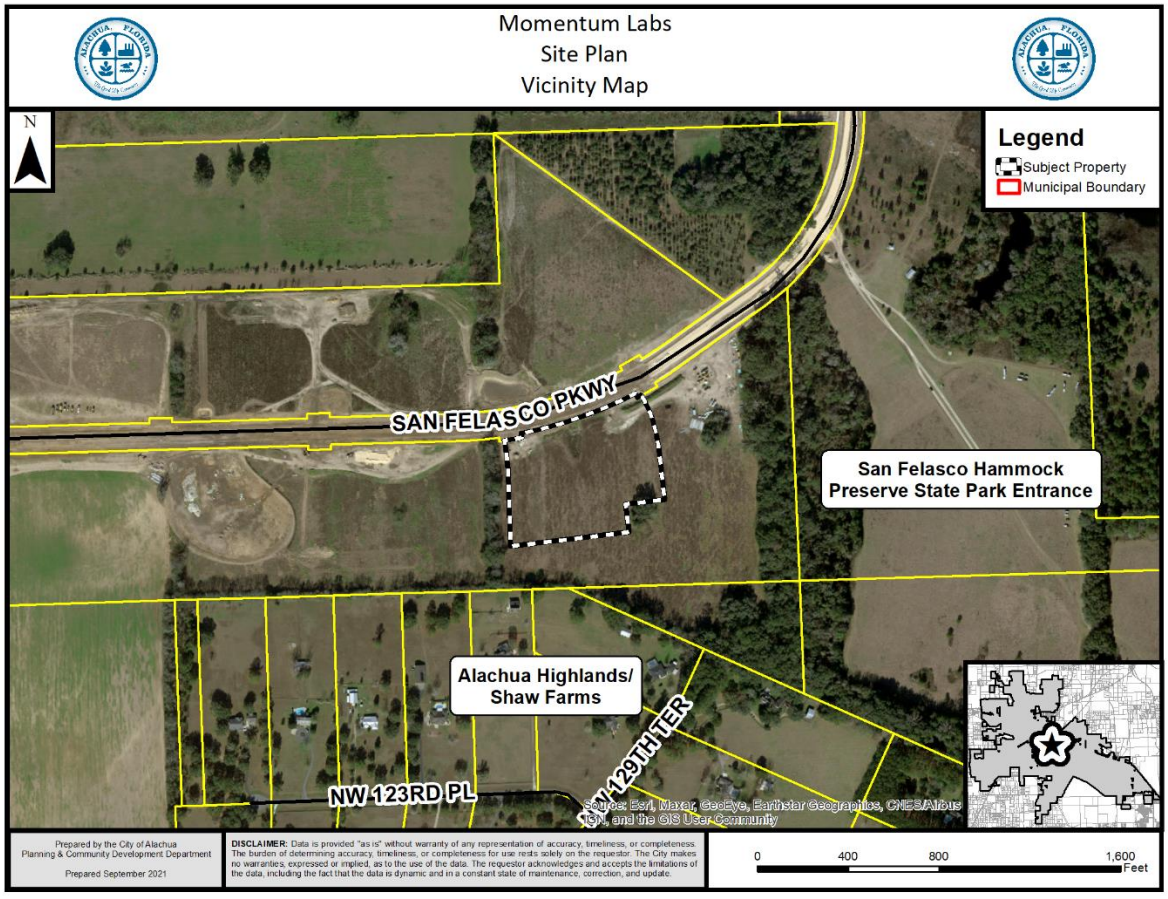
SURROUNDING USES

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	San Felasco Parkway; Vacant Lands	Corporate Park	Corporate Park (CP)
South	Vacant Lands; Shaw Farms / Alachua Highlands	Agriculture; Corporate Park	Agricultural (A); Corporate Park (CP)
East	Vacant Lands	Corporate Park	Corporate Park (CP)
West	Vacant Lands	Corporate Park	Corporate Park (CP)

Map 1. Vicinity Map



NEIGHBORHOOD MEETING

The purpose of a Neighborhood Meeting is to educate the owners of nearby land and any other interested members of the public about the project and to receive comments regarding the project. As required by Section 2.2.4 of the LDRs, all property owners within 400 feet of the subject property were notified of the meeting and notice of the meeting was published in a newspaper of general circulation.

A Neighborhood Meeting was held virtually on July 8, 2021. The applicant was present and available to answer questions. Materials submitted by the applicant indicate that the meeting was attended by 11 members of the public. A summary of the discussion that occurred during the meeting has been provided by the applicant.

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.

Vision Element

GOAL 1: Economic Development: The City of Alachua has a unique business climate. The City is home to corporations, technology incubators, local businesses, and start-up companies. The City will maintain its focus on a welcoming business environment and encourage business development in the downtown area and along the U.S. 441 corridor. Alachua desires to continue to be a home to innovative businesses and an employment center where jobs are provided at every level. The City will continue to encourage the growth and development of established industries, such as biotechnology, and encourage the diversification and expansion of commercial businesses which provide integral services to the City's residents.

Evaluation and Findings: The proposed development will provide for the expansion and further growth of the City's established biotechnology industry.

Future Land Use Element

GOAL 1: Future Land Use Map 2035:

The City shall maintain a Future Land Use Map in order to effectively guide development in a sustainable manner and to ensure economic prosperity and stability while maintaining a high quality of life for all of its present and future citizens, businesses, and visitors.

Objective 1.4: *Corporate Park*

The City shall establish one mixed-use land use category: Corporate Park. This land use category shall provide a range of research and development, technology and biotechnology industries, office, supporting retail, and limited residential

uses located near major transportation corridors. The Corporate Park category is intended to:

1. provide appropriate locations for mixed use office-oriented development to promote and foster the growth of established industries within the City, including but not limited to research and development and technology and biotechnology, with provisions for a variety of residential uses; and,
2. provide a variety of employment opportunities to the citizens of Alachua and the North Central Florida Region.

Policy 1.4.a: The Corporate Park land use category may include office/business parks, biotechnology and other technologies, business incubators, a limited amount of retail sales and services, single-family and multi-family residential, live-work units, building industry uses, and accessory storage facilities (including outdoor storage yards) either as allowed uses or with a special exception permit. Such uses shall be developed in a manner compatible with surrounding land uses, and to minimize potential nuisances or damage to the environment.

Policy 1.4.b: Development within the Corporate Park land use category should be designed in a campus-like or "corporate park" setting with generous, linked open space to maximize value and to promote visual quality and compatibility with the surrounding area. Pedestrian-friendly features, such as buildings placed near the street, sidewalks, and trails leading to nearby uses, such as retail and housing, is encouraged.

Policy 1.4.c: Non-residential Corporate Park uses shall be limited to an intensity of less than or equal to 0.50 floor area ratio (F.A.R.) for parcels 5 acres or greater, 0.75 F.A.R. for parcels less than 5 acres but greater than 1 acre, and 1.0 F.A.R. for parcels 1 acre or less.

Evaluation and Findings: The subject property has a Corporate Park FLUM Designation. This land use category is intended to provide a range of uses, including research and development, technology, and biotechnology industries. Development within the Corporate Park land use category should be designed in a campus-like or "corporate park" setting. Pedestrian-friendly features, including pedestrian pathways that stub to the project's perimeter, will provide for future connectivity between the proposed development and future adjacent development, as encouraged by Policy 1.4.b. The proposed development complies with the maximum floor area ratio established by Policy 1.4.c.

Policy 1.4.e: Corporate Park uses shall be located and designed in such a manner as to prevent undesirable impacts to adjacent properties.

1. The Corporate Park land use category may include material distribution facilities and manufacturing facilities subject to the following standards and maximums:

Type of Use	Maximum Area: Manufacturing Area/Storage	Maximum Building Size	Maximum Building Area Coverage
Regional Warehouse	None permitted	100,000 sq. ft.	50%
Manufacturing/ Assembly	75% of total area	100,000 sq. ft.	40%

2. The Corporate Park land use category may include flex facilities subject to the following standards and maximums:

Type of Flex	Maximum Building Size	Maximum Area: Manufacturing	Maximum Area: Warehousing	Maximum Building Area Coverage
Research and Development	150,000 sq. ft.	75% of total area (may include labs and offices)	75% of total area	50%
Office Showroom	150,000 sq. ft.	None permitted	60% warehousing / 20% retail showroom	50%
Multitenant	120,000 sq. ft.	None permitted	60% retail / 40% warehousing	50%

Evaluation and Findings: The proposed building will be located as close as possible to San Felasco Parkway, thereby reducing potential impacts to neighboring residential areas as much as possible. The proposed building complies with the requirements of Policy 1.4.e.2.

Policy 1.4.f: The City shall develop performance standards for uses in the Corporate Park land use category in order to address the following:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
2. Buffering from adjacent existing/potential uses and use of landscaping to create an integrated design;
3. Open space provisions and balance of proportion between gross floor area and site size;

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

Evaluation and Findings: The applicant has demonstrated through the site plan, application, and supporting documentation that each of these sub-policies have been sufficiently addressed.

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

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

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.

Evaluation and Findings: The site plan includes a landscaping plan which demonstrates that the proposed development will comply with all applicable landscaping and buffering standards required by the City's Comprehensive Plan and Land Development Regulations. Upon completion of the entire development (i.e., of all pods), approximately 17% of the subject property will consist of landscaped areas, which exceeds the minimum 10% area required by Policy 2.4.a.

Objective 2.5: Open Space Standards: The City shall utilize open space requirements to preserve the rural character of Alachua, protect natural resources, and provide spaces for people to recreate and gather.

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.

Evaluation and Findings: The site plan indicates that following completion of the entire development (i.e., of all pods), the subject property will include 4.81 acres of open space (57.7% of the site), exceeding the minimum 10% open space requirement.

Objective 5.1: Natural features: The City shall coordinate land use categories 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.

Evaluation and Findings: Based on the environmental assessment provided by the applicant, no listed wildlife or plant species were observed on-site. However, the environmental assessment notes the site has the potential for listed species to occur on-site based upon the site's available habitat and location. These species include the Florida pine snake, the gopher tortoise, the little blue heron, the Southeastern American kestrel, and the tricolored heron. Staff proposes a condition that would require a 100% survey considering the potential presence of listed species to be prior to the issuance of a building permit for the proposed building.

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.

Policy 5.2.a: All new development shall meet level of service requirements for roadways, potable water, sanitary sewer, stormwater, solid waste, and public schools in accordance with LOS standards adopted in the elements addressing these facilities.

Evaluation and Findings: An analysis of the development's impact to public facilities has been provided within this report. This analysis demonstrates that the development will not adversely affect the level of service (LOS) standard of any monitored public facilities.

Policy 9.1: Any new development or redevelopment within a Commercial or Industrial land use category within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.b of the Community Facilities Element of the City's Comprehensive Plan, shall connect to the City's potable water and wastewater system.

Evaluation and Findings: The proposed development will connect to potable water and wastewater facilities.

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.

Evaluation and Findings: An analysis of the development's impacts to transportation facilities is provided within this report. The development will not adversely affect the level of service for transportation facilities.

Policy 1.3.a: The City shall establish minimum and maximum parking standards in order to avoid excessive amounts of underutilized parking areas.

Policy 1.3.d: The City shall require landscaping within parking areas, with an emphasis on canopy trees. The City shall consider establishing incentives for landscaping in excess of minimum standards.

Policy 1.3.f: The City shall establish bicycle parking facility standards based on type of use within developments.

Policy 1.3.g: The City shall require spaces to accommodate persons with physical disabilities as required by the Americans with Disabilities Act.

Evaluation and Findings: The site plan complies with the applicable standards of Section 6.1, *Off-street Parking and Loading Standards*, of the City's Land Development Regulations. Required landscaping materials and pedestrian crossings and connections will be provided within parking areas. The site plan also provides all required bicycle parking facilities and the minimum number of required accessible parking spaces.

Policy 1.1.d: The City hereby establishes the following level of service standards for sanitary sewer facilities:

Wastewater System Levels of Service

a) *Quality*: Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection (FDEP).
b) *Quantity*: System-wide wastewater collection and treatment will be sufficient to provide a minimum of 250 gallons per day per equivalent residential unit (ERU) on an average annual basis. Plant expansion shall be planned in accordance with Rule 62-600.405, Florida Administrative Code, or subsequent provision..
c) *System capacity*: If the existing demand and reserved capacity of the committed use of the City's wastewater facility reaches 85% of the permitted capacity design, no further development orders for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

Evaluation and Findings: An analysis of the development's impacts to sanitary sewer facilities is provided within this report. The development will not adversely affect the level of service for sanitary sewer facilities.

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

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.

Evaluation and Findings: The proposed development is located within the City's utility service area and will connect to the City's wastewater system.

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

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

Evaluation and Findings: An analysis of the development's impacts to solid waste facilities is provided within this report. The development will not adversely affect the level of service for solid waste facilities.

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:

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.

Evaluation and Findings: The proposed development is located within the City's utility service area and will connect to the City's potable water system.

Policy 4.1.c: The City establishes the following level of service standards for potable water:

1. *Quality*: Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection.
2. *Quantity*: System-wide potable water distribution and treatment will be sufficient to provide a minimum of 275 gallons per day per equivalent residential unit (ERU) on an average annual basis.
3. *Capacity*: Plant expansion shall be planned in accordance with Florida Administrative Code. Additionally, if the existing demand and reserved capacity of the City's potable water facility reaches 85% of the permitted design capacity, no further development orders or permits for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

Evaluation and Findings: An analysis of the development's impacts to potable water facilities is provided within this report. The development will not adversely affect the level of service for potable water facilities.

Conservation & Open Space Element

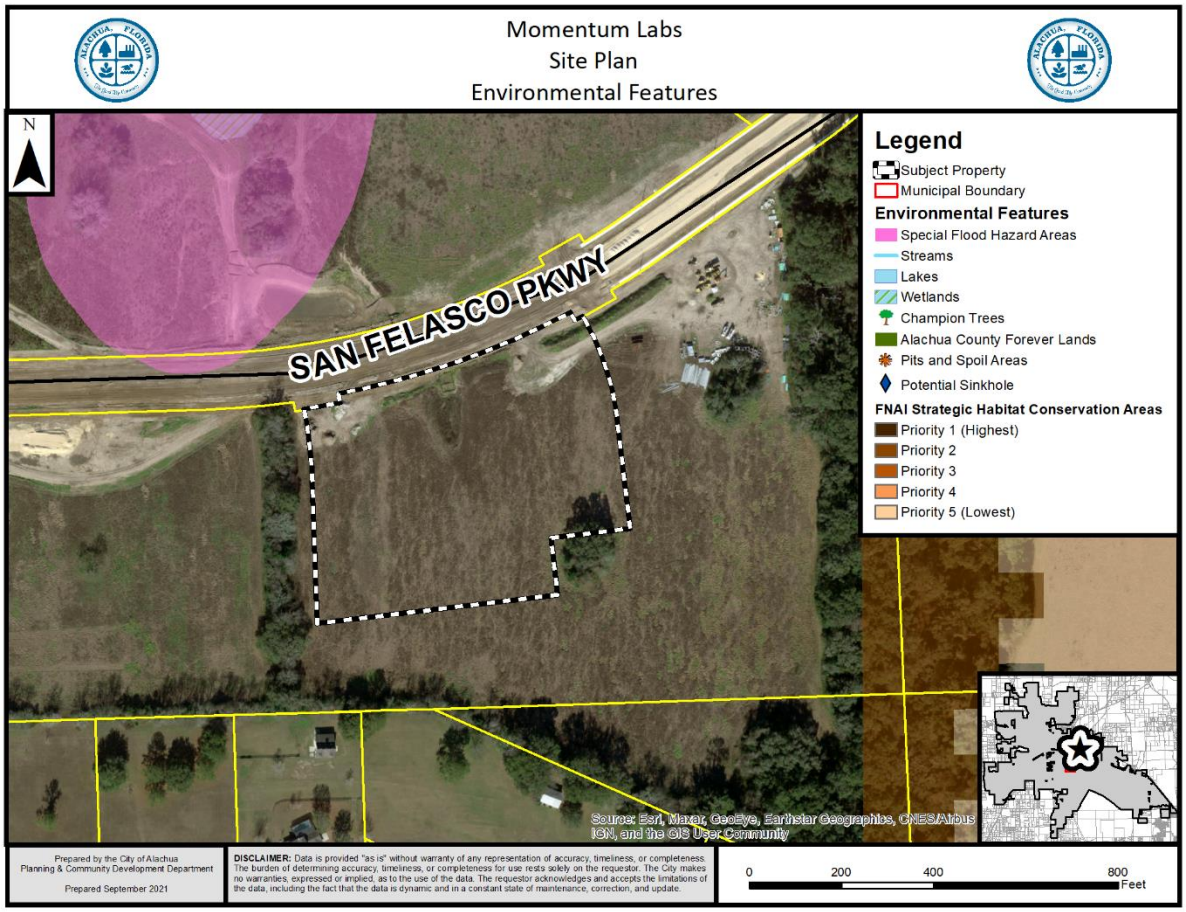
Policy 1.2.a: The City shall ensure that land use designations, development practices and regulations protect native communities and ecosystems, and environmentally sensitive lands.

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

Evaluation and Findings: Based on the environmental assessment provided by the applicant, no listed wildlife or plant species were observed on-site. However, the environmental assessment notes the site has the potential for listed species to occur on-site based upon the site's available habitat and location. These species include the Florida pine snake, the gopher tortoise, the little blue heron, the Southeastern American kestrel, and the tricolored heron. Staff proposes a condition that would require a 100% survey considering the potential presence of listed species to be prior to the issuance of a building permit for the proposed building.

ENVIRONMENTAL CONDITIONS ANALYSIS

Map 2. Environmental Features



Wetlands

According to the National Wetlands Inventory, no potential wetlands are located on the subject property. Any wetlands identified must be delineated and protected in accordance with the applicable protection standards.

Evaluation: No wetlands have been identified on subject property. If wetlands are identified on subject property at a later time, the 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; 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 1987 and updated 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 not adversely impact any Strategic Ecosystem(s) identified within the ecological inventory report.

Regulated Plant & Animal Species

Based on the environmental assessment provided by the applicant, no listed wildlife or plant species were observed on-site. However, the environmental assessment notes the site has the potential for listed species to occur on-site based upon the site's available habitat and location. These species include the Florida pine snake, the gopher tortoise, the little blue heron, the Southeastern American kestrel, and the tricolored heron.

Evaluation: Staff proposes a condition that would require a 100% survey considering the potential presence of listed species to be prior to the issuance of a building permit for the proposed building. If a regulated plant or animal species is identified at the time of this, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations and must obtain all required local, state, and federal permits required for relocation of the listed species.

Soil Survey

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 three (3) soil types found on the subject property:

Arredondo Fine Sand (0% - 5% slopes)
Hydrologic Soil Group: A
This soil type is well drained and permeability is rapid at the surface. This soil type poses only slight limitations as sites for homes and small commercial buildings.

Arredondo Fine Sand (5% - 8% slopes)
Hydrologic Soil Group: A
This soil type is well drained and permeability is rapid at the surface. This soil type poses only slight limitations as sites for homes and local roads and moderate limitations for small commercial buildings.

Millhopper Fine Sand (0% - 5% slopes)
Hydrologic Soil Group: A
This soil type is moderately well drained and permeability is rapid at the surface. This soil type poses only slight limitations as sites for homes, local roads, and small commercial buildings.

Evaluation: The soil types present on the subject property does not pose any significant limitations for development, therefore, there are no known issues related to the soils located on the subject property.

Flood Potential

Panel 140D 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: The subject property is located in Flood Zone "X" (areas determined to be outside of the 500-year floodplain. Therefore, there are 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. The subject property is located within an area where sinkholes may potentially allow hydrologic access to the Floridan Aquifer System, however, best available data indicates that no sinkholes or known indicators of sinkhole activity are located on the subject property.

Evaluation: There are no geologic features located on the subject property which indicate an increased potential for karst sensitivity.

Wellfield Protection Zones

Policy 7.2.1 of the Future Land Use Element of the City's Comprehensive Plan establishes a 500 foot radius area around each city-owned potable water well.

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

Historic Structures/Markers and Historic Features

The subject property does not contain any historic structures as determined by the State of Florida and the Alachua County Historic Resources Inventory. Additionally, the subject property is not located within the City's Historic Overlay District, as established by Section 3.7 of the City's Land Development Regulations.

Evaluation: There are no issues related to historic structures or markers.

COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

SITE PLAN STANDARDS

Section 2.4.9(E) of the City's Land Development Regulations (LDRs) establishes the standards with which all site plans must be found to be compliant. The application has been reviewed for compliance with the standards of Section 2.4.9(E.) An evaluation and findings of the application's compliance with the standards of Section 2.4.9(E) is provided below.

(E) Site Plan Standards

A Site Plan shall be approved only upon a finding the applicant demonstrates all of the following standards are met:

(1) ***Consistency with Comprehensive Plan***
The development and uses in the Site Plan comply with the Goals, Objectives and Policies of the Comprehensive Plan.

Evaluation & Findings: An analysis of the application's consistency with the Comprehensive Plan has been provided in this report.

(2) ***Use Allowed in Zone District***
The use is allowed in the zone district in accordance with Article 4: *Use Regulations*.

Evaluation & Findings: The subject property is zoned Corporate Park (CP). The site plan proposes the construction of a ±54,800 square foot building which is intended to be utilized for research and development / office and lab space. Article 10 of the City's LDRs defines "Light Manufacturing" as follows: "the mechanical transformation of predominantly previously prepared materials into new products, including assembly of component parts and the creation of products for sale to the wholesale or retail markets or directly to consumers. Such uses are wholly confined within an enclosed building, do not include processing of

hazardous gases and chemicals, and do not emit noxious noise, smoke, vapors, fumes, dust, glare, odor or vibration. Examples include, but are not limited to: … ***research, development***, testing facilities and ***laboratories***…" (emphasis added). Table 4.1-1 of the City's LDRs establishes the allowable uses within each zoning district, and indicates that the CP zoning district permits light manufacturing uses.

(3) *Zone District Use-Specific Standards*

The development and uses in the Site Plan comply with Section 4.3, *Use-Specific Standards*.

Evaluation & Findings: The use type proposed by the development is the "light manufacturing" use type. There are no Use-Specific Standards which apply to the "light manufacturing" use type.

(4) *Development and Design Standards*

The development proposed in the Site Plan and its general layout and design comply with all appropriate standards in Article 6: *Development Standards*.

Evaluation & Findings: The application has been reviewed for and is found to be in compliance with all relevant provisions of Article 6, *Development Standards*, including but not limited to *Section 6.1*, Off Street Parking & Loading Standards, *Section 6.2*, Tree Protection/Landscape/Xeriscape Standards, *Section 6.3*, Fencing Standards, *Section 6.4*, Exterior Lighting Standards, *Section 6.6.3*, Residential Protection Standards, *Section 6.7*, Open Space Standards, and Section 6.9, Environmental Protection Standards.

(5) *Subdivision Standards*

In cases where a subdivision has been approved or is pending, the development proposed in the Site Plan and its general layout and design comply with all appropriate standards in Article 7: *Subdivision Standards*.

Evaluation & Findings: No subdivision of land is currently proposed nor is it required for the proposed development, therefore, compliance with this standard is not applicable.

(6) *Complies with All Other Relevant Laws and Ordinances*

The proposed site plan development and use complies with all other relevant City laws and ordinances, state and federal laws, and regulations.

Evaluation & Findings: The application is consistent with all other relevant City ordinances and regulations.

PUBLIC FACILITIES IMPACT

Table 2. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2, 3]	Segment Description	Lanes	Functional Classification	Area Type	LOS
13	CR 241 (from CR 235 to South City Limit)	2/U	Major Collector	Comm	D

1 Source: City of Alachua Comprehensive Plan, Transportation 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 (when applicable.) 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 3. Potential Trip Generation[1]

Land Use	AADT (Enter/Exit)[2]	AM Peak Hour (Enter/Exit)[2]	PM Peak Hour (Enter/Exit)[2]
Research and Development Center (ITE Code 760)	765 (382/383)	23 (17/6)	43 (6/37)

1 Source: ITE Trip Generation, 10th Edition.
2 Formulas: AADT -11.26 trips per 1,000 square feet x 54,800 square feet (50% entering/50% exiting); AM Peak Hour - 0.42 trips per 1,000 square feet x 54,800 square feet (75% entering/25% exiting); PM Peak Hour -0.49 trips per 1,000 square feet x 54,800 square feet (15% entering/85% exiting.)

Table 4a. Potential Impact on Affected Comprehensive Plan Roadway Segments (AADT)

Traffic System Category	Segment 13 CR 241 (from CR 235 to South City Limit))[1]
Average Annual Daily Trips	
Maximum Service Volume[2]	20,880
Existing Traffic[3]	6,025
Reserved Trips[4]	0
Available Capacity[4]	14,855
Increase in Daily Trips Generated by Development[5]	383
Residual Capacity After Development's Impacts[6]	14,472

1 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 State Highway System Level of Service Report, Florida Department of Transportation, District Two.
4 Source: City of Alachua October 2021 Development Monitoring Report.
5 Trip Distribution: Segment 13 - 100%.
6 This application is for a Final Development Order. Facility capacity and concurrency will be reserved.

Table 4b. Potential Impact on Affected Comprehensive Plan Roadway Segments (Peak Hour)

Traffic System Category	Segment 13 CR 241 (from CR 235 to South City Limit))[1]
PM Peak Hour Trips	
Maximum Service Volume[2]	1,881
Existing Traffic[3]	572
Reserved Trips[4]	0
Available Capacity[4]	1,309
Increase in PM Peak Hour Trips Generated by Development[5]	22
Residual Capacity After Development's Impacts[6]	1,287

1 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 State Highway System Level of Service Report, Florida Department of Transportation, District Two.
4 Source: City of Alachua October 2021 Development Monitoring Report.
5 Trip Distribution: Segment 13 – 100%.
6 This application is for a Final Development Order. Facility capacity and concurrency will be reserved.

Evaluation: It is anticipated that the proposed development will not adversely affect the Level of Service ("LOS") for the affected roadway segments, and the project's impact is therefore acceptable.

Potable Water Impacts

Table 5. Potential Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity[1]	2,300,000
Less Actual Potable Water Flows[1]	1,300,250
Reserved Capacity[2]	172,094
Available Capacity	827,656
Projected Potable Water Demand from Application[3]	8,220
Residual Capacity	**819,436**
Percentage of Permitted Design Capacity Utilized	**64.37%**

Sources:
1 City of Alachua Public Services Department, April 2021.
2 City of Alachua October 2021 Development Monitoring Report.
3 Source: Chapter 64E-6, Florida Administrative Code; Formula: 15 gallons per day per 100 square feet x 54,800 square feet.

Evaluation: The proposed development would increase the maximum potential demand by 8,220 gallons per day. The proposed development will not adversely affect the LOS for potable water facilities, and the project's impacts are therefore acceptable.

Sanitary Sewer Impacts

Table 6. Potential Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows[1]	677,000
Reserved Capacity[2]	153,133
Available Capacity	669,867
Projected Sanitary Sewer Demand from Application[3]	8,220
Residual Capacity	**661,647**
Percentage of Permitted Design Capacity Utilized	**55.89%**

Sources:
1 City of Alachua Public Services Department, April 2021.
2 City of Alachua October 2021 Development Monitoring Report.
3 Source: Chapter 64E-6, Florida Administrative Code; Formula: 15 gallons per day per 100 square feet x 54,800 square feet.

Evaluation: The proposed development would increase the maximum potential demand by 8,220 gallons per day. The proposed development will not adversely affect the LOS for sanitary sewer facilities, and the project's impacts are therefore acceptable.

Solid Waste Impacts

Table 7. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Demand from Existing Development[1]	41,880	7,643.10
Reserved Capacity[2]	17,139.34	3,127.93
Demand Generated by Application[3]	657.59	120.01
New River Solid Waste Facility Capacity[4]	**50 years**	

Sources:
2020 US Census; Policy 2.1.a, CFNGAR Element (Formula: 10,574 persons x 0.73 tons per person per year).
1 City of Alachua October 2021 Development Monitoring Report.
2 Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996
3 New River Solid Waste Facility, April 2020.

Evaluation: The proposed development will not adversely affect the LOS for sanitary sewer facilities, and the project's impacts are therefore acceptable.

Recreation Facilities

The proposed development is a nonresidential development. Therefore, there are no impacts to recreation facilities. The development will have no impact to the Level of Service (LOS) of recreation facilities.

Public School Facilities

The proposed development is a nonresidential development. Therefore, there are no impacts to public school facilities. The development will have no impact to the Level of Service (LOS) of public school facilities.

EXHIBIT "A"

TO

UNIVERSITY OF FLORIDA FOUNDATION, INC.
(MOMENTUM LABS)
SITE PLAN
STAFF REPORT

CONDITIONS:

1. The applicant agrees it shall provide a 100% survey of the subject property considering the potential presence of any listed species which may occur on-site based upon the site's available habitat and location prior to the issuance of a building permit for the proposed building. These species shall include the Florida pine snake, the gopher tortoise, the little blue heron, the Southeastern American kestrel, and the tricolored heron. If any listed species are observed on-site, the 100% survey shall include a list of all local, state, and federal permits required for relocation of the listed species. This survey shall be submitted prior to the issuance of a building permit for the proposed building, and shall be valid for a period of 3 years from the original date of survey.
2. In order to fulfill the purpose and intent of Section 6.6.3, the applicant agrees to the following requirements:
   a. No deliveries shall occur before 7 a.m. on week days and before 8 a.m. on weekend days, nor shall any shall any deliveries occur after 8 p.m. on week days or after 9 p.m. on weekend days.
   b. Except for lighting that is necessary for security, safety, or identification purposes, exterior lighting shall be turned off during non-operating hours.
3. The applicant agrees it shall obtain all other applicable local, state, and federal permits before the commencement of the development.
4. The applicant agrees that Conditions 1 – 3 as stated above do not inordinately burden the land and shall be binding upon the property owner, including any subsequent property owners, successors, or assigns, and that the development shall comply with Conditions 1 – 4 as stated herein.

EXHIBIT "B"

TO

UNIVERSITY OF FLORIDA FOUNDATION, INC.
(MOMENTUM LABS)
SITE PLAN
STAFF REPORT

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

JBPro
Civil Engineering | Land Planning
Surveying | Construction Services

Gainesville | St. Augustine
3530 NW 43rd Street
Gainesville, FL 32606

October 22, 2021

Mr. Justin Tabor, AICP
Planner
City of Alachua
Office of Planning & Community Development
P.O. Box 9
Alachua, FL 32616-0009

Re: San Felasco Eco Park – Momentum Labs

Dear Mr. Tabor:

As you requested, we have reviewed the San Felasco Eco Park – Momentum Labs submittal drawings and other materials provided to us for the above referenced project. The drawings reviewed were created by Travis Hastay and dated 10/20/2021. These latest plans have addressed all of our comments, and we find the project approvable from an engineering review standpoint.

Sincerely,

Christopher Potts, P.E.
Director of Engineering, JBrown Professional Group Inc.

CC: Travis Hastay

City of
ALACHUA
the good life community

City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **Oct 21, 2021**

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

FROM: **Rodolfo Valladares, P.E.**
Public Services Director
Tom Ridgik, P.E.
Engineering Supervisor

TR 10/21/2021

RE: **Momentum Park San Felasco Eco Park Site Plans**

Public Services has reviewed the subject project (based on a link to revised Oct 7th submittal) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comments on Aug 31 Submittal** **Sheet C0.00** • Location Map – Please correct location • General Note 3: Please identify who will provide the gas utility. • **Comments on Oct 7th Submittal** **Approved**
2.	**Comments on Aug 31 Submittal** **General** • Please clarify –who will be responsible for maintaining the roads and sidewalks. **Comments on Oct 7th Submittal** **Approved**

NO.	COMMENTS
3	**Comments on Aug 31 Submittal** **Sheet C0.10** • W&WW General Note: Please delete Note 27 inasmuch as it duplicates Note 18. • Maintenance of Stormwater System: Please update the entity responsible for maintaining the Stormwater System, not the Savannah Station HOA. • W&WW General Notes: Please include the following notes: "X. DURING CONSTRUCTION, FOR EACH WASTEWATER CLEANOUT, PROVIDE A TEMPORARY BARRIER TO PROTECT AGAINST DAMAGE". "Y. USE RIEBER GASKETS TO CONNECT ALL GRAVITY WASTEWATER MAINS AND ALL LATERALS". "Z. PVC WATER MAINS SHALL BE DR-18 RATED AND NSF-APPROVED FOR POTABLE WATER USE." **Comments on Oct 7th Submittal** **Approved**
4	**Comments on Aug 31 Submittal** **General** Several of the following comments call-out specific CoA standard details. Except for just a few, CHW should already have these details. CHW has the option of requesting a link to access CoA Standard Details. Please contact Harry Dillard of CoA. **Comments on Oct 7th Submittal** **Approved**
5	**Comments on Aug 31 Submittal** **General** If CoA is responsible to maintain road and sidewalks, CoA requires pavers for the passive ADA-compliant warning devices. Thus, on each applicable C1.XX sheet, change note to read: 'DETECTABLE WARNING STRIP PER FDOT INDEX 522-002; TYP AND AS PER COA STANDARD DETAIL 403." **Comments on Oct 7th Submittal** **Approved**
6	**Comments on Aug 31 Submittal** **Sheet C2.32** • Suggest deleting detail 315 as it's not required. • Replace detail 127 with updated version. • Replace detail 112 with update version. • Add manhole detail 215. • Replace detail 106 with updated version. • Add CoA detail 145 to document. • Add CoA detail 403 to the document.

NO.	COMMENTS
	Comments on Oct 7th Submittal **Approved**
7	**Comments on Aug 31 Submittal** **Sheet C2.33** • Replace detail 200 with updated version. • Replace detail 212 with updated version (SANITARY SEWER on 1 line). **Comments on Oct 7th Submittal** **Approved**
8	**Comments on Aug 31 Submittal** **General, Sheets C3.XX** • For P-W, CoA standards require three isolation valves per tee. (Occasionally, CoA will relax this requirement.) • See comments below. **Comments on Oct 7th Submittal** **Approved**
9	**Comments on Aug 31 Submittal** **Sheet C3.10** • Provide three isolation valves per tee, at least 3 instances. • On one cleanout, add note similar to "END OF COA MAINTENANCE, TYP". • MH-7 has note indicating that this is end of CoA maintenance. Please confirm that this is design intent. CoA is OK with this, but usually the End of CoA maintenance is at the cleanout. **Comments on Oct 7th Submittal** Please see markups. **Conditional Approval** **Comments on the revised Oct 7th submittal (cloud link)** **Approved**
10	**Comments on Aug 31 Submittal** **Sheet 3.11** • Provide three isolation valves per tee, at least 4 instances. • On one cleanout, add note similar to "END OF COA MAINTENANCE, TYP". • MH-7 has note indicating that this is end of CoA maintenance. Please confirm that this is design intent. CoA is OK with this, but usually the End of CoA maintenance is at the cleanout. **Comments on Oct 7th Submittal**

NO.	COMMENTS
	Approval
11	**Comments on Aug 31 Submittal** **Sheet C3.12** • For P-W under road, please call out that it's DI and call out the DI/PVC transitions. **Comments on Oct 7th Submittal** Please see markups. **Conditional Approval** **Comments on the revised Oct 7th submittal (cloud link)** **Approved**
12	**Comments on Aug 31 Submittal** **Sheet C3.13** • MH-7 has note indicating that this is end of CoA maintenance. Please confirm that this is design intent. CoA is OK with this, but usually the End of CoA maintenance is at the cleanout. • On one cleanout, add note similar to "END OF COA MAINTENANCE, TYP". • Provide three isolation valves per tee, at least 3 instances. • Inset A: Define "PIV", either here or on Legend Sheet. • Inset A: Also call out "END OF COA MAINTENANCE" at the ¾-inch irrigation meter. **Comments on Oct 7th Submittal** **Approved**
13	**Comments on Aug 31 Submittal** **General, Sheets LS-X** • Please confirm that there is 10-ft minimum distance between tree trunks and all P-W & P-WW lines. **Comments on Oct 7th Submittal** **Approved**
14	**Comments on Aug 31 Submittal** **General** **Sheets E-X** **Please complete the electrical design, including:** • Add an electrical legend sheet and scope. Include in the scope the work division between Contractor & CoA. See Attachment 1. • Consider adding another electrical sheet showing conduit & conductor sizes and

NO.	COMMENTS
	routing as well as transformers. **Comments on Oct 7th Submittal** **Approved**
15	**Comments on Aug 31 Submittal** **General** **Sheets E-X** **Please complete the electrical design, including:** • Add applicable CoA standard electrical details. Contact CoA electrical staff, either Billy Shiskin or Andy Lindsay. **Comments on Oct 7th Submittal** **Approved**
16	**Comments on Aug 31 Submittal** **General** **Sheets E-X** • Please provide a load schedule in order for CoA to size the transformer. **Comments on Oct 7th Submittal** **Approved**
17	**Comments on Aug 31 Submittal** **General** **Sheets E-X and/or C3.00** • Change two Underground Junction Boxes to two Above Ground Junction Cabinets. • Contact CoA electrical staff (Billy Shiskin or Andy Lindsay) as necessary. **Comments on Oct 7th Submittal** **Approved**
18	**Comments on Aug 31 Submittal** **Sheets C3.11 & C13.3 & others** There are long runs of P-W-pipe that are installed within roadways. CoA standards do NOT allow this: • Preferred Option: Please attempt to find alternative routing of P-W pipe so that it is not installed under roadways. • Alternative Option: If finding a suitable route not under a roadway is not possible, the CoA will consider the use of DI P-W pipe in lieu of PVC P-W pipe. DI pipe would also be required for all pipe segments under the road that branch off the water main. Clearly show the demarcation of PVC vs. DI pipe. It may "cleaner" to specify all P-W pipe as DI.

NO.	COMMENTS
	Submit response and all modified sheets. **Comments on Oct 7th Submittal** See related comments. **Approved as Noted.**
19	**Comments on Aug 31 Submittal** **Sheets C3.10 & C13.2** Where the new P-W pipe connects to the existing P-W pipe, please add the following notes: • "WET TAP SHALL BE DONE BY A SUB-CONTRACTOR PRE-APPROVED BY THE CITY OF ALACHUA." • "RESTRAIN BOTH ENDS OF THE GATE VALVE". **Comments on Oct 7th Submittal** **Approved**
20	**(New) Comment on Oct 7th Submittal** **Sheet C4.00**: Please call out 8-inch DIP under roads. See attached markup. **Conditionally Approved.** **Comments on the revised Oct 7th submittal (cloud link)** **Approved**
	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
Harry Dillard – Lead Engineering Technician

ATTACHMENT 1
SUGGESTED COA ELECTRICAL WORK SCOPE – COMMERCIAL
Note to Designer: For commercial projects, the design intent is a joint work effort between Contractor and COA to extend the existing primary service and to provide the new transformer. All secondary service (load-side) work is the complete responsibility of the Contractor.

1.1 SCOPE OF COA ELECTRICAL WORK: AT NO COST TO THE CITY, THE COA WILL PERFORM CERTAIN WORK ELEMENTS TO ASSIST THE CONTRACTOR IN PROVIDING COMPLETE AND OPERATING ELECTRICAL SYSTEMS AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN.

•

1.2 THE WORK TO EXTEND THE EXISTING PRIMARY SERVICE AND TO PROVIDE THE TRANSFORMER SHALL BE A JOINT EFFORT BETWEEN THE CONTRACTOR AND COA.

•

1.3 THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL ELECTRICAL WORK REQUIRED TO PROVIDE SECONDARY (LOAD-SIDE) SERVICE FROM THE TRANSFORMER.

1.4 COA WILL ORDER THE FOLLOWING PRODUCTS, WHICH SHALL BE PAID FOR BY THE CONTRACTOR: ALL PRIMARY CABLES, ALL TRANSFORMERS AND ALL MAKE-UP MATERIALS. ONCE ON SITE, THESE PRODUCTS WILL BE INSTALLED BY THE CITY OF ALACHUA. ALL PRIMARY MAKEUP, CONNECTIONS AND TESTING WILL BE COMPLETED BY THE CITY OF ALACHUA. ALL WORK PERFORMED BY THE COA WILL BE BACKCHARGED TO THE CONTRACTOR.
1.5 THE CONTRACTOR SHALL FURNISH AND INSTALL ALL OTHER MATERIALS, INCLUDING, BUT NOT LIMITED TO ALL CONDUIT, ENCLOSURES, POLES, LUMINAIRES, TRANSFORMER PADS AND SWITCHGEAR BASES.
1.6 THE CONTRACTOR SHALL SCHEDULE AN ELECTRICAL COORDINATION MEETING AT START OF PROJECT. REQUIRED ATTENDEES INCLUDE THE CONTRACTOR, THE ELECTRICAL SUB-CONTRACTOR, THE ENGINEER OF RECORD, THE COA PROJECT MANAGER AND COA ELECTRICAL STAFF.

October 20, 2021

Mr. Justin Tabor, AICP
Principal Planner
City of Alachua
Office of Planning & Community Development
P.O. Box 9
Alachua, FL 32616-0009

RE: Comments for Momentum Labs Site Plan Application

Dear Justin:

Please find attached the following items to address your comments from October 19th, 2021:

- PDF set of the following:
  - Revised Site Plans;

Public Services Comments:

The following comments are in reference to the markups provided of sheet C3.10, C3.12, and C4.00.

1) Sheet C3.10

   a) Revise match line reference on right side of sheet from C3.12 to C3.13
      - **Although the eastern match line of C3.10 overlaps with C3.13, C3.13 is fully covered by the eastern match line of C3.11. Therefore, C3.13 is called out on the eastern match line of C3.11 and C3.12 has been called out on the eastern match line of C3.10.**

2) Sheet C3.12

   a) Please call out 8" DIP WM under pavement near San Felasco Parkway at NE corner of project site and show locations of PVC/DI transition.
      - **8" DIP WM under pavement near San Felasco Parkway at NE corner of project site has been called out and PVC/DIP transitions have been labeled with dimensions.**

3) Sheet C4.00
   a) Please call out 8" DIP WM under pavement and show location of PVC/DI transitions, multiple locations.
      - **8" DIP WM under pavement has been labeled and locations of PVC/DI transitions have been shown on Sheet C4.00.**

JBPro Comments:

C1.10-C1.13

1) Please provide locations of transitions from catch curb to spill curb throughout the parking lot.
    - **Locations of transitions from catch curb to spill curb have been called out on the revised plans.**

2) R5-1 sign on Sheet C1.13 is located directly on top of a WW manhole. Please shift to avoid conflict.
    - **R5-1 sign on sheet C1.13 has been relocated in front of the southbound lane outside of the manhole.**

C2.10 – Detailed Grading and Drainage Plan

1) Suggest showing outline of proposed canopy area over the deck and show/label locations of supports
    - **Outline of proposed canopy over the deck and the support column locations have been labeled, refer to revised sheet C2.10.**

2) Provide additional proposed contours of the area surrounding S-22. Additionally, please provide additional existing grade contour labels for this area.
    - **The grading around S-22 has been revised and additional existing grade contour labels have been added in this area.**

C2.12 – Detailed Grading and Drainage Plan

1) Revise grading of edge of pavement spots on either side of the speed bump. These show a 6.33% cross slope towards the center of the road.
    - **Grading of edge of pavement spots on either side of the speed bump has been revised accordingly.**

2) Revise grading around S-11 and S-14 for consistency. Proposed grades don't work with centerline grade shown on the profile view and do not match the structure table.
    - **Grading has been revised accordingly around S-11 and S-14.**

C2.13 – Detailed Grading and Drainage Plan

1) Suggest additional sidewalk grades along the sidewalk which runs north south on this sheet.
    - **Additional sidewalk grades have been provided, refer to revised C2.13.**

We trust you will find this submittal to be complete for review and approval. If you have any questions, or need additional information, please contact me at (352) 331-1976 or via email at

Sincerely,
CHW



Travis Hastay, P.E.
Sr. Project Manager

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

October 19, 2021

Sent by electronic mail to travish@chw-inc.com

Travis Hastay, P.E.
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Planning & Zoning Board (PZB) Public Hearing: Momentum Labs Site Plan

Dear Mr. Hastay:

On October 7, 2021, the City of Alachua received your revised application and materials for a Site Plan submitted on behalf of the University of Florida Foundation, Inc. for Momentum Labs. Based upon a review of the revised application, the City has determined that the application can now be scheduled for a hearing before the Planning and Zoning Board (PZB).

You must provide two (2) *double-sided, three-hole punched, color sets* of the **complete** application package, seven (7) sets of plans, and a digital copy of all materials in PDF format on a CD or by emailing a Cloud / FTP link to download the materials to planning@cityofalachua.com *no less than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard.* The application has been scheduled for the **November 9, 2021** PZB Meeting, therefore, the above referenced materials must be submitted to the City no later than ***Tuesday, October 26, 2021.*** Materials may be submitted earlier than this date.

In addition, Section 2.2.9(D) of the Land Development Regulations requires the applicant to place posted notice signs on the subject property at least 14 days prior to the public hearing. Therefore, posted notice signs must be placed on the property no later than ***Tuesday, October 26, 2021***. Staff will contact notify you when the signs are available for pick up at City Hall.

If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public hearing, please submit the presentation or materials no later than 12:00 PM on the last business day prior the PZB meeting (no later than ***Monday, November 8, 2021***). Any presentation or materials may be submitted by emailing them to planning@cityofalachua.com.

Should you have any questions, please feel free to contact me at (386) 418-6100, x 1602 or via email at jtabor@cityofalachua.com.

Sincerely,

Justin Tabor, AICP
Principal Planner

c: Mike DaRoza, City Manager (*by electronic mail*)
Kathy Winburn, AICP, Planning & Community Development Director (*by electronic mail*)
Adam Hall, AICP, Principal Planner (*by electronic mail*)
Project File

October 7, 2021

Mr. Justin Tabor, AICP
Principal Planner
City of Alachua
Office of Planning & Community Development
P.O. Box 9
Alachua, FL 32616-0009

RE: Comments for Momentum Labs Site Plan Application

Dear Justin:

Please find attached the following items to address your comments from September 21st, 2021:

- 4 hard copy sets of the following:
  - Warranty Deed, O.R. Book 1466, Page 377;
  - Narrative addressing Section 6.6.3 (A) & (B);
  - Revised Site Plans;

- A link has been provided via email to a PDF set of the following:
  - Signed and Sealed Traffic Memo;
  - SRWMD ERP Application Information;
  - Site Plan Application;
  - Authorized Agent Affidavit;
  - Concurrency Impact Analysis;
  - Analysis of Consistency with the City of Alachua Comprehensive Plan;
  - Neighborhood Meeting Advertisement;
  - Neighborhood Meeting Notice;
  - Neighborhood Meeting Sign-In Sheet;
  - Neighborhood Meeting Summary;
  - Proof of 2020 Tax Payment;
  - Legal Description;
  - Division of Corporations Information;
  - Property Appraiser Information for Tax Parcel 03929-000-000;
  - Alachua County Wetland Self-Certification;
  - Quitclaim Deed;
  - Traffic Impact Analysis;
  - Signed and Sealed Stormwater Report;
  - Site Ecological Report;
  - Signed and Sealed Fire Flow Calculations;
  - Warranty Deed, O.R. Book 1466, Page 377;
  - Narrative addressing Section 6.6.3 (A) & (B);
  - Revised Site Plans;

1) Section 6.1, Off-Street Parking and Loading

a) Section 6.1.7(B) requires each off-street loading space shall have clear horizontal dimensions of 12 feet by 30 feet, exclusive of platforms and piers, and a clear vertical dimension of 14 feet. Provide the dimensions of each proposed off-street loading space.
   - **Off-street loading spaces have been dimensioned and are in compliance with the 12 feet x 30 feet x 14 feet requirement, refer to sheet C1.10. Spaces are 12 feet wide x 40 feet long x 15 feet tall. Refer to sheet A20-1 for vertical loading dock door dimensions.**

b) Section 6.1.10(A)(1) requires pedestrian pathways at least ten feet in width, either raised above the adjacent pavement, striped, or otherwise designated through the use of alternative materials, to be located between all primary building entrances and the parking areas serving those entrances when off-street parking lots have 100 or more parking spaces. It appears a future expansion of the parking lot located within the southern area of the subject property is contemplated. The parking lot is presently 96 spaces. If future expansion of this parking lot is expected, please address compliance with Section 6.1.10(A)(1).
   - **A 10 foot wide pedestrian path utilizing brick pavers has been provided between the building and parking area to accommodate additional parking spaces associated with future construction.**

2) Section 6.2.2, Tree Protection and Landscaping Standards

a) Site Landscaping
   i) Site landscaping calculations utilize an acreage of 4.90 acres. Per Sheet C0.00, project area is 8.34 acres. Please address.
      - **Calculations revised.**

   ii) Based upon updated project acreage, it appears there is a deficit of canopy trees on the east side of the building.
      - **Additional canopy trees provided.**

b) Perimeter Buffers
   i) No perimeter buffer calculations have been included for all perimeter buffers and no landscape materials/perimeter buffering is provided along the east and west perimeters. Perimeter buffers are required to be located along the outer perimeter of the parcel and extend to the parcel boundary line or right-of-way line. Please address.
      - **Perimeter buffer landscape provided.**

c) Parking Lot Buffer
   i) Please confirm the parking lot perimeter length is correct and revise calculations accordingly.
      - **Parking lot calculations revised.**

   ii) Per the current calculations, 46 understory trees are required, however, only 24 understory trees are provided in the plant schedule. Please address.
      - **Additional understory trees provided.**

   iii) Two understory trees per 100 lineal feet are required. There are several areas along the north and south parking lot perimeters with limited understory trees. Please address.
      - **Additional understory trees provided.**

d) Tree protection detail is inconsistent with the requirements of Section 6.2.1(D)(2)(a). Revise detail to provide a minimum six (6) foot protected area and to be a minimum of four (4) feet in height.'

- **Tree protection detail has been revised in accordance with Section 6.2.1(D)(2)(a), refer to sheet C2.30.**

e) Provide a calculation of total landscaped area (minimum 10% exclusive of open space areas per Policy 2.4.a of the Comprehensive Plan Future Land Use Element).
   - **Landscape area calculation provided.**

f) No outdoor waste receptacles are shown on the plan. Please confirm all waste receptacles shall be located interior to the building and that no outdoor waste receptacle pads are proposed.
   - **No outdoor waste receptacles are proposed. Waste receptacles will be located interior to the building on the west side of the loading area. Waste receptacles have been labeled on sheet C1.10.**

3) Section 6.3, Fencing Standards

a) Section 6.3.3(B) states that fences and walls, including retaining walls, shall not exceed a height of six (6) feet within front yards. A retaining wall is proposed within the front yard area to the north of the proposed building. It appears the retaining wall will exceed the maximum height of six (6) feet. Please address.
   - **The grading adjacent to the retaining wall has been revised so that the wall does not exceed a maximum height of 6 feet, refer to C2.12.**

4) Section 6.4, Exterior Lighting Standards

a) Provide the mounting height of all pole-mounted and wall-mounted lighting. Maximum height of pole-mounted lighting is 25 feet and maximum height of wall-mounted lighting is 15 feet.
   - **Mounting height of pole-mounted and wall-mounted lighting is provided on sheet E-8.**

5) Section 6.6.3, Residential Protection Standards

a) Please provide a narrative response to the residential protection standards as set forth in Section 6.6.3(A) and (B).
   - **A narrative addressing the residential protection standards set forth in Section 6.6.3 (A) and (B) has been included with this submittal.**

6) Land Rights

a) Provide legal descriptions and sketches of all proposed Public Utilities Easements (PUEs) The preparation of PUEs shall be coordinated with and approved by the City's Compliance & Risk Management Department.
   - **Legal descriptions and sketches of all Proposed Utilities Easements (PUEs) will be provided upon completion. This work has been initiated and will be coordinated with and approved by the City's Compliance & Risk Management Department.**

7) Public Services / Fire Rescue / Engineering Review Comments

a) The applicant must address all comments provided by the Public Services Department in a memorandum dated September 21, 2021.
   - **Acknowledged, all comments provided by the Public Services Department have been addressed.**

b) The applicant must address the comments provided by Chris Potts, P.E., of JBrown Professional Group, Inc., as provided in a memorandum dated September 20, 2021.
    - **Acknowledged, all comments provided by JBrown have been addressed.**

8) Miscellaneous

a) Proof of Ownership: The Quitclaim Deed (OR Book 4471, Page 1313) submitted with the application is not inclusive of the property subject to this application. Please include a copy of the deed as recorded in OR Book 1466, Page 377, of the Official Records of Alachua County.
    - **A copy of the deed as recorded in OR book 1466, page 377 of the Official Records of Alachua County has been included.**

9) Minor Revisions

a) Sheet C0.00: Confirm total number of parking spaces. It appears there are 159 spaces proposed.
    - **Total number of parking spaces has been revised to 157. Sheet C0.00 has been revised accordingly.**

b) Sheet C0.10: Confirm applicability of reference to Alachua County Public Works under MOT Notes and update accordingly.
    - **MOT notes have been reviewed and the reference to Alachua County Public Works has been removed.**

c) C0.10: Correct reference to maintenance entity under “Maintenance of Stormwater System”.
    - **The maintenance entity has been corrected to Concept Development, Inc.**

d) Sheet C0.22: Provide O&M entity name under “Basin Operation and Maintenance Requirements”.
    - **The O&M entity name (Concept Development, Inc.) has been added under “Basin Operation and Maintenance Requirements”.**

e) Sheet C1.13: Verify the correct scale is stated on the plan sheet.
    - **Acknowledged, the scale has been corrected on C1.13.**

Public Services Comments:

1) Sheet C0.00

a) Location Map — Please correct location
    - **The location map has been corrected on C0.00.**

b) General Note 3: Please identify who will provide the gas utility.
    - **A note has been added to C0.00 specifying GRU as the Natural Gas provider.**

2) General

a) Please clarify —who will be responsible for maintaining the roads and sidewalks.
    - **The on-site roads and sidewalks will be privately maintained by the developer, Concept Development, Inc.**

3) Sheet C0.10

a) W&WW General Note: Please delete Note 27 in as much as it duplicates Note 18.
   - **Note 27 has been deleted.**

b) Maintenance of Stormwater System: Please update the entity responsible for maintaining the Stormwater System, not the Savannah Station HOA.
   - **The maintenance note has been revised to list Concept Development, Inc. as the entity responsible for maintaining the stormwater system.**

c) W&WW General Notes: Please include the following notes: "X. DURING CONSTRUCTION, FOR EACH WASTEWATER CLEANOUT, PROVIDE A TEMORARY BARRIER TO PROTECT AGAINST DAMAGE".
   - **Note has been added, refer to W&WW General Notes, Note 27 on C0.10.**

d) W&WW General Notes: Please include the following notes: "W. USE RIEBER GASKETS TO CONNECT ALL GRAVITY WASTEWATER MAINS AND ALL LATERALS".
   - **Note has been added, refer to W&WW General Notes, Note 28 on C0.10.**

e) W&WW General Notes: Please include the following notes: "Z. PVC WATER MAINS SHALL BE DR-18 RATED AND NSF—APPROVED FOR POTABLE WATER USE."
   - **Note has been added, refer to W&WW General Notes, Note 29 on C0.10.**

4) General

a) Several of the following comments call-out specific CoA standard details. Except for just a few, CHW should already have these details. CHW has the option of requesting a link to access CoA Standard Details. Please contact Harry Dillard of CoA.
   - **Acknowledged.**

5) General

a) If CoA is responsible to maintain road and sidewalks, CoA requires pavers for the passive ADA—compliant warning devices. Thus, on each applicable C1.XX sheet, change note to read: "DETECTABLE WARNING STRIP PER FDOT INDEX 522—002; TYP AND AS PER COA STANDARD DETAIL 403."
   - **The on-site roads and sidewalks will be privately maintained**.

6) Sheet C2.32

a) Suggest deleting detail 315 as it's not required.
   - **Detail 315 has been removed.**

b) Replace detail 127 with updated version.
   - **Detail 127 has been replaced with updated version**

c) Replace detail 112 with update version.
   - **Detail 112 has been replaced with updated version**

d) Add manhole detail 215.
   - **Detail 215 has been added to C2.32.**

e) Replace detail 106 with updated version.
   - **Detail 106 has been replaced with updated version**

f) Add CoA detail 145 to document.
   - **Detail 145 has been added to C2.32.**

g) Add CoA detail 403 to the document.
   - **Detail 403 has been added to C2.34.**

7) Sheet C2.33
   a) Replace detail 200 with updated version.
      - **Detail 200 has been replaced with updated version.**

   b) Replace detail 212 with updated version (SANITARY SEWER on 1 line).
      - **Detail 212 has been replaced with updated version**

8) General, Sheets C3.XX
   a) For P-W, CoA standards require three isolation valves per tee. (Occasionally, CoA will relax this requirement.)
      - **Acknowledged, please note that when two tees were located in close proximity a third isolation valve was not added. Per discussion with Public Services during the PAT meeting, this was deemed acceptable.**

   b) See comments below.
      - **Acknowledged**.

9) Sheet C3.10

   a) Provide three isolation valves per tee, at least 4 instances.
      - **Acknowledged, valves have been added as applicable.**

   b) On one cleanout, add note similar to "END OF COA MAINTENANCE, TYP".
      - **CoA End of Maintenance will be located at the Manhole, refer to MH #7.**

   c) MH-7 has note indicating that this is end of CoA maintenance. Please confirm that this is design intent. CoA is OK with this, but usually the End of CoA maintenance is at the cleanout.
      - **CHW confirms that this is the design intent, as discussed with Public Services in the PAT meeting.**

10) Sheet C3.11

   a) Provide three isolation valves per tee, at least 4 instances.
      - **Acknowledged, valves have been added as applicable.**

   b) On one cleanout, add note similar to "END OF COA MAINTENANCE, TYP".
      - **CoA End of Maintenance will be located at the Manhole, refer to MH #7.**

   c) MH-7 has note indicating that this is end of CoA maintenance. Please confirm that this is design intent. CoA is OK with this, but usually the End of CoA maintenance is at the cleanout.
      - **CHW confirms that this is the design intent, as discussed with Public Services in the PAT meeting.**

11) Sheet C3.12

a) For P-W under road, please call out that it's DI and call out the DI/PVC transitions.
   - **P-W under road has been called out as DI. DI/PVC transitions have been labeled.**

12) Sheet C3.13

a) MH-7 has note indicating that this is end of CoA maintenance. Please confirm that this is design intent. CoA is OK with this, but usually the End of CoA maintenance is at the cleanout.
   - **CHW confirms that this is the design intent, as discussed with Public Services in the PAT meeting.**

b) On one cleanout, add note similar to "END OF COA MAINTENANCE, TYP". Provide three isolation valves per tee, at least 3 instances.
   - **CoA End of Maintenance will be located at the Manhole, refer to MH #7.**

c) Inset A: Define "PIV", either here or on Legend Sheet.
   - **"PIV" (Post Indicator Valve) has been defined under the abbreviations on the Legend Sheet, refer to C0.11.**

d) Inset A: Also call out "END OF COA MAINTENANCE" at the 3/4-inch irrigation meter.
   - **"END OF COA MAINTENANCE" has been called out at the ¾" irrigation meter on C3.13.**

13) General, Sheet LS-X

a) Please confirm that there is 10-ft minimum distance between tree trunks and all P-W & P-WW lines.
   - **10' minimum provided, refer to LS- 1 – LS-3.**

14) Sheets E-X

Please complete **the electrical design, including**:

a) Add an electrical legend sheet and scope. Include in the scope the work division between Contractor & CoA. See Attachment 1.
   - **Electrical legend sheet and scope have been included on sheet E-6. The language from Attachment 1 has also been included on sheet E-6.**

b) Consider adding another electrical sheet showing conduit & conductor sizes and routing as well as transformers.
   - **Conduit & conductor sizes, routing, and transformer information has been provided on sheets E-1 – E-4.**

c) Add applicable CoA standard electrical details. Contact CoA electrical staff, either Billy Shiskin or Andy Lindsay.
   - **Applicable CoA standard details have been added, refer to sheet E-7.**

d) Please provide a load schedule in order for CoA to size the transformer.
   - **Load schedule has been provided, please refer to sheet E-6.**

e) Change Two Underground Junction Boxes to two Above Ground Junction Cabinets.
   - **Underground junction boxes have been changed to above ground sectionalizing cabinets, refer to sheets E-1 – E-4.**

f) Contact CoA electrical staff (Billy Shiskin or Andy Lindsay) as necessary.
   - **Acknowledged.**

15) Sheets C3.11 & C13.3 & others

There are long runs of P-W-pipe that are installed within roadways. CoA standards do NOT allow this.

a) Preferred Option: Please attempt to find alternative routing of P-W pipe so that it is not installed under roadways.
   - **CHW has elected to utilize DIP under the roadway in lieu of rerouting P-W pipe outside of the roadways.**

b) Alternative Option: If finding a suitable route not under a is not possible, the CoA will consider the use of DI P-W pipe in lieu of PVC P-W pipe. DI pipe would also be required for all pipe segments under the road that branch off the water main. Clearly show the demarcation of PVC vs. DI pipe. It may be "cleaner" to specify all P-W pipe as DI.
   - **All pipe segments located under the roadway have been revised to DIP. These sections of pipe have been labeled and transition points have been called out on the utility sheets.**

16) Sheets C3.10 & C3.12

a) Where the new P-W pipe connects to the existing P-W pipe, please add the following notes:
   i) "WET TAP SHALL BE DONE BY A SUB-CONTRACTOR PRE-APPROVED BY THE CITY OF ALACHUA.":
      - **These connection will not include a wet tap, therefore the following note has been added instead: "REMOVE EX. CAP AND CONNECT TO EX. LINE, INSTALL 8" GATE VALVE AND BOX"**

   ii) "RESTRAIN BOTH ENDS OF THE GATE VALVE":
      - **The requested note has been added where the proposed P-W pipe connects to the existing P-W pipe on sheet C3.10 & C3.12.**

JBPro Comments:

C0.0 – Cover Sheet

1) Please provided handicap parking calculations. Ensure that these handicap parking spaces take into account future development.
   - **A calculation for accessible parking has been provided on the cover sheet. 8 accessible spaces have been provided, which accommodates up to 400 parking spaces. 400**

2) Please add C2.32-2.34 to the sheet index.
   - **C2.32-2.34 has been added to the sheet index.**

C0.10 – General Notes

1) Please revise Maintenance of Stormwater System note #1. This note references a different project.
   - **Maintenance of Stormwater System Note #1 has been corrected and now lists the correct maintenance entity.**

C0.20 – Stormwater Management Pollution Prevention Notes

1) The total site area to be disturbed is larger than the total site area.
    - **"TOTAL PROJECT SITE AREA" in SWPPN Section II, Part C. has been changed to "TOTAL PROJECT AREA". The area corresponding to "TOTAL PROJECT AREA" has been changed from 8.34 acres to 9.28 acres to include all disturbed area. The project site area listed on the cover sheet and the Section II, Site Description of the SWPPN describes the limits of the project parcel. Grading will occur outside the limits of the project parcel, therefore the disturbed area is larger than the "PROJECT SITE AREA".**

C0.21 - Stormwater Management Pollution Prevention Plan:

1) Please label the tree barricade per the legend.
    - **Tree barricades have been labeled per legend.**

2) Silt fence is not necessary along the east and western boundary due to the existing offsite topography.
    - **Acknowledged, silt fence has been removed from the east and western boundary of the site.**

3) Please label the silt fence as shown in the legend.
    - **Silt fence has been labeled as shown in the legend.**

4) Suggest sodding the swale along the eastern boundary of the site.
    - **Swale along the eastern boundary has been sodded.**

5) Suggest adding outfall protection to the mitered end section to the north of the site.
    - **Outfall protection has been added to the mitered end section to the north of the site.**

C1.10 – Detailed Horizontal Control and Site Plan

1) Please label dashed line to the west of existing building.
    - **Dashed line to the west of existing building represents future phase II and has been labeled accordingly.**

2) Stop bar and sign not necessary on the intersection of the entrance drive to the parking lot.
    - **Stop bar and sign have been removed from the intersection of the entrance drive to the parking lot.**

3) Suggest providing centerline striping on the entrance drive to the west side of the site.
    - **Centerline striping has been provided along the entrance drive to the west side of the site.**

C1.11 - Detailed Horizontal Control and Site Plan

1) Suggest signage at the end of the western entry drive to show now entry at the stub-out.
    - **Centerline striping has been provided along the western entry drive**

C1.12 - Detailed Horizontal Control and Site Plan

1) Suggest signage at the end of the western entry drive to show now entry at the stub-out.
    - **An R5-1 "DO NOT ENTER" sign has been provided at the stub-out.**

2) Provide dimensions on the building.
    - **Dimensions have been provided on the building.**

C1.13 - Detailed Horizontal Control and Site Plan

1) Suggest signage at the end of the western entry drive to show now entry at the stub-out.
    - **An R5-1 "DO NOT ENTER" sign has been provided at the stub-out.**

C2.10 – Detailed Grading and Drainage Plan

1) Please provide top and bottom of wall elevations on the retaining wall.
    - **Elevations have been provided for the top and bottom of the retaining wall.**

2) Suggest lowering the top elevation of S-22.
    - **Top elevation of S-22 will remain to prevent ponding above structure top.**

3) Suggest raising the top of S-23 to 80.00.
    - **Top elevation of S-23 has been raised to 80.00'.**

4) Suggest raising the area to the west of the building if this is going to be a future building pad.
    - **Area to the west of the building has been graded to allow runoff to drain into SMF #1 and will remain as shown.**

5) Please label the FFE of the building on this sheet for clarity.
    - **Building FFE has been labeled.**

6) Label curb to be spill-out curb where this is the intention.
    - **Spill curb has been labeled where applicable, refer to sheets 1.10-1.13.**

7) The curb cut ramp on the west side of the site has greater than a .5' drop. Please revise grading so that this is less than .5'.
    - **Curb cut ramp grading has been revised so that drop is less than 0.5 feet.**

8) Please add a spot to the end of the handicap striping on the east side of this sheet to ensure ADA compliance.
    - **An additional spot grade has been added to the end of the handicap striping on the east side of this sheet to ensure ADA compliance.**

9) Suggest adding additional grades at the driveway into the loading dock area to ensure it is constructed completely.
    - **Additional grades have been added at the driveway into the loading dock area to ensure constructability.**

10) There is a spot outside the loading dock of 88.50, the FFE is 89.00. Suggest regrading to ensure a truck can easily get into the loading dock.
    - **The slab inside of the loading area will be sloped toward the door. The intent is for the slab to be at an elevation of 89.00' near the back of the loading area with 0.5 feet of drop across the loading area to an elevation of 88.50' near the door.**

11) Has an auto turn analysis been done on the site and the loading dock to ensure that the necessary semi-truck will be able to access the loading dock?
    - **Yes, an auto turn analysis has been done to ensure that the necessary semi-truck will be able to access the loading dock.**

12) Suggest adding elevations to the transformer pad to ensure that this gets built to the proper grade.
    - **A spot grade has been added to the transformer pad.**

13) Suggest raising the spot just to the east of the door on the north side to avoid trapping water against the building.

- **This area will be covered by the building's canopy, therefore issues with drainage are note anticipated.**

C2.11 – Detailed Grading and Drainage Plan

1) Label curb to be spill-out curb where this is the intention.
    - **Spill-out curb has been labeled as applicable.**

2) Please revise grading of sidewalk where type F curb is shown against the sidewalk. The elevations are not consistent with Type F Curb.
    - **Type F curb against sidewalk has been revised to spill curb, therefore elevations are now consistent with curb type.**

3) Please add S-4 to Stormwater Structure Table.
    - **S-4 has been added to the stormwater structure table.**

C2.12 – Detailed Grading and Drainage Plan

1) Please provide an additional spot on the east side of the speed hump on the east side of the sidewalk.
    - **An additional spot grade has been added to the east side of the speed hump on the east side of the sidewalk as requested.**

2) Please provide top and bottom of wall elevations on the retaining wall.
    - **Top and bottom elevations have been provided on the retaining wall.**

3) Please label fence or railing which will be provided on the top of the wall.
    - **The following note has been provided: "PROPOSED RETAINING WALL WITH HANDRAILS (REFER TO ARCH. PLAN FOR DETAILS)**

4) Is the intention for all water to drain over wall from the concrete deck outside the building? Suggest providing erosion control methods at the bottom of the wall.
    - **The intent is for water collected by the building canopy to drain into stormwater pipes and route into SMF-1. The concrete deck outside of the building will be covered by the canopy, therefore any runoff generated by the deck will be incidental and drain over the wall. Since the volume of runoff anticipated by the deck will be insignificant, erosion control is not proposed at the bottom of the wall.**

C2.13 – Detailed Grading and Drainage Plan

1) Label curb to be spill-out curb where this is the intention
    - **Spill-out curb has been labeled as applicable.**

2) Please add spots to the bike pad.
    - **Spot grades have been added to the bike pad.**

3) Please add additional spots on the sidewalk where the curb cut ramps tie back into the sidewalk to ensure that cross slope is not exceeded.
    - **Additional spot grades have been added on the sidewalk where curb cut ramps tie back into the sidewalk to ensure cross slope is not exceeded.**

4) Please add additional spots to the area of the parking lot to the east of S-7 to ensure that there is no ponding.
    - **Additional spots have been added to this area to ensure no ponding will occur.**

C2.20 – Stormwater Management Facility Plan

1) Please remove the top elevations from the mitered end sections in the stormwater structure table.
    - **Top elevations have been removed from the mitered end sections in the stormwater structure table.**

2) Suggest pushing S-21 further north into the side slope so it is not sticking up quite as much.
    - **S-21 has been pushed further to the north as suggested.**

3) Please show the maintenance path sloping into the basin in the typical section.
    - **Stormwater Management Facility Cross Section A-A has been revised to show the maintenance path sloping into the basin at a maximum 1:8 slope.**

C2.30 – Construction Details

1) Please add spillout curb detail.
    - **Spill curb detail has been added to sheet 2.30.**

2) Please add retaining wall detail.
    - **Retaining wall and railing detail have been provided on sheet A20-1.**

3) Please add railing detail for around the retaining wall.
    - **Retaining wall and railing detail have been provided on sheet A20-1.**

C3.10 – Detailed Utility Site Plan

1) Please add additional detail to the P-W connection near.
    - **Additional detail has been added to P-W connections.**

C3.11 - Detailed Utility Site Plan

1) Please ensure that there is adequate separation between the potable water main and the curb inlets.
    - **Potable water main has been shifted so that a minimum of 4’ separation is provided between curb inlets and potable water main. A 4’ min. separation dimension has been called out on the revised plans.**

C3.12 - Detailed Utility Site Plan

1) Expand the PUE at the entrance of the site to cover the potable water main.
    - **PUE has been expanded to cover potable water main as requested.**

2) Verify that there is not too much deflection on the 8” PVC pipe.
    - **8” PVC has been reviewed for excess deflection. Bending radius of 8” PVC shown on plans is significantly less than maximum bending radius specified by pipe manufacturer.**

C3.13 - Detailed Utility Site Plan

1) Please ensure that there is adequate separation between the potable water main and the curb inlets.
    - **Potable water main has been shifted so that a minimum of 4’ separation is provided between curb inlets and potable water main. A 4’ min. separation dimension has been called out on the revised plans.**

2) Suggest shifting the wastewater manhole so that it is not within the crosswalk.
    - **Wastewater manhole has been shifted outside of the crosswalk as suggested.**

3) PIV should be located on fire main entering the building.
    - **PIV has been adjusted so that it is located on fire main entering the building.**

4) Please label the fire department connection on the detail.
    - **Fire department connection has been labeled on the southwest corner of the building on C3.13.**

C4.00 – Roadway Plan and Profile

1) Suggest adding vertical curves to the entry drive, specifically near S-17 and S-12 to smoothen transition.
    - **Vertical curves have been added near S-17 and S-12 as suggested.**

2) Suggest raising the S invert of MH#4 in order to shallow the slopes of the pipes.
    - **S invert of MH #4 has been raised as suggested.**

3) Please adjust inverts of storm pipe to ensure that a 0.30% minimum slope is met in the storm pipe.
    - **Inverts of storm pipe have been adjusted to provide a 0.30% minimum slope.**

We trust you will find this submittal to be complete for review and approval. If you have any questions, or need additional information, please contact me at (352) 331-1976 or via email at

Sincerely,
CHW



Travis Hastay, P.E.
Sr. Project Manager

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

September 21, 2021

Sent by electronic mail to travish@chw-inc.com

Travis Hastay, P.E.
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Planning Assistance Team (PAT) Summary: Momentum Labs Site Plan Application

Dear Mr. Hastay:

On August 31, 2021, the City of Alachua received your application for a Site Plan submitted on behalf of the University of Florida Foundation, Inc. The application proposes the construction of a ±54,800 square foot research and development facility with associated site improvements on a ±8.34 acre subject property, located on a portion of Tax Parcel Number 03929-000-000. A completeness review was performed on September 1, 2021 and the application was determined to be complete on September 8, 2021.

The application has been reviewed by the City's Planning Assistance Team (PAT). Upon review of the application and materials, the following insufficiencies must be addressed. A meeting is scheduled for **9:00 AM** on **Thursday, September 23, 2021** to review these comments.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM** on **Thursday, October 7, 2021**. 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. If all comments are addressed by the resubmission date above, the application may be scheduled for the **November 9, 2021 Planning & Zoning Board (PZB) Meeting.**

Please address the following:

1. *Section 6.1, Off-Street Parking and Loading*
   a. Section 6.1.7(B) requires each off-street loading space shall have clear horizontal dimensions of 12 feet by 30 feet, exclusive of platforms and piers, and a clear vertical dimension of 14 feet. Provide the dimensions of each proposed off-street loading space.
   b. Section 6.1.10(A)(1) requires pedestrian pathways at least ten feet in width, either raised above the adjacent pavement, striped, or otherwise designated through the use of alternative materials, to be located between all primary building entrances and the parking areas serving those entrances when off-street parking lots have 100 or more parking spaces. It appears a future expansion of the parking lot located within the

southern area of the subject property is contemplated. The parking lot is presently 96 spaces. If future expansion of this parking lot is expected, please address compliance with Section 6.1.10(A)(1).

c. Connect the two (2) drive aisles located in the southern portion of the subject property to provide for adequate vehicular circulation

2. *Section 6.2.2, Tree Protection and Landscaping Standards*

   a. Site Landscaping
      i. Site landscaping calculations utilize an acreage of 4.90 acres. Per Sheet C0.00, project area is 8.34 acres. Please address.
      ii. Based upon updated project acreage, it appears there is a deficit of canopy trees on the east side of the building.

   b. Perimeter Buffers
      i. No perimeter buffer calculations have been included for all perimeter buffers and no landscape materials/perimeter buffering is provided along the east and west perimeters. Perimeter buffers are required to be located along the outer perimeter of the parcel and extend to the parcel boundary line or right-of-way line. Please address.

   c. Parking Lot Buffer
      i. Please confirm the parking lot perimeter length is correct and revise calculations accordingly.
      ii. Per the current calculations, 46 understory trees are required, however, only 24 understory trees are provided in the plant schedule. Please address.
      iii. Two understory trees per 100 lineal feet are required. There are several areas along the north and south parking lot perimeters with limited understory trees. Please address.

   d. Tree protection detail is inconsistent with the requirements of Section 6.2.1(D)(2)(a). Revise detail to provide a minimum six (6) foot protected area and to be a minimum of four (4) feet in height.

   e. Provide a calculation of total landscaped area (minimum 10% exclusive of open space areas per Policy 2.4.a of the Comprehensive Plan Future Land Use Element).

   f. No outdoor waste receptacles are shown on the plan. Please confirm all waste receptacles shall be located interior to the building and that no outdoor waste receptacle pads are proposed.

3. *Section 6.3, Fencing Standards*

   a. Section 6.3.3(B) states that fences and walls, including retaining walls, shall not exceed a height of six (6) feet within front yards. A retaining wall is proposed within the front yard area to the north of the proposed building. It appears the retaining wall will exceed the maximum height of six (6) feet. Please address.

4. *Section 6.4, Exterior Lighting Standards*

   a. Provide the mounting height of all pole-mounted and wall-mounted lighting. Maximum height of pole-mounted lighting is 25 feet and maximum height of wall-mounted lighting is 15 feet.

5. *Section 6.6.3, Residential Protection Standards*
   a. Please provide a narrative response to the residential protection standards as set forth in Section 6.6.3(A) and (B).

6. *Land Rights*
   a. Provide legal descriptions and sketches of all proposed Public Utilities Easements (PUEs) The preparation of PUEs shall be coordinated with and approved by the City's Compliance & Risk Management Department.

7. *Public Services / Fire Rescue / Engineering Review Comments*
   a. The applicant must address all comments provided by the Public Services Department in a memorandum dated September 21, 2021.
   b. The applicant must address the comments provided by Chris Potts, P.E., of JBrown Professional Group, Inc., as provided in a memorandum dated September 20, 2021.

8. *Miscellaneous*
   a. Proof of Ownership: The Quitclaim Deed (OR Book 4471, Page 1313) submitted with the application is not inclusive of the property subject to this application. Please include a copy of the deed as recorded in OR Book 1466, Page 377, of the Official Records of Alachua County.

9. *Minor Revisions*
   a. Sheet C0.00: Confirm total number of parking spaces. It appears there are 159 spaces proposed.
   b. Sheet C0.10: Confirm applicability of reference to Alachua County Public Works under MOT Notes and update accordingly.
   c. Sheet C0.10: Correct reference to maintenance entity under "Maintenance of Stormwater System".
   d. Sheet C0.22: Provide O&M entity name under "Basin Operation and Maintenance Requirements".
   e. Sheet C1.13: Verify the correct scale is stated on the plan sheet.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1602 or via e-mail at jtabor@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,

Justin Tabor, AICP
Principal Planner

c: Mike DaRoza, City Manager *(by electronic mail)*
Kathy Winburn, AICP, Planning & Community Development Director *(by electronic mail)*
Adam Hall, AICP, Principal Planner *(by electronic mail)*
Project File

City of
ALACHUA
the good life community

City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **Sept 21, 2021**

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

FROM: **Rodolfo Valladares, P.E.**
Public Services Director
Tom Ridgik, P.E.
Engineering Supervisor

TR 9/24/2001

RE: **Momentum Park San Felasco Eco Park Site Plans**

Public Services has reviewed the subject project (Aug 31st Submittal) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comments on Aug 31 Submittal** **Sheet C0.00** • Location Map – Please correct location • General Note 3: Please identify who will provide the gas utility.
2.	**Comments on Aug 31 Submittal** **General** • Please clarify –who will be responsible for maintaining the roads and sidewalks.
3	**Comments on Aug 31 Submittal** **Sheet C0.10** • W&WW General Note: Please delete Note 27 inasmuch as it duplicates Note 18. • Maintenance of Stormwater System: Please update the entity responsible for maintaining the Stormwater System, not the Savannah Station HOA. • W&WW General Notes: Please include the following notes: "X. DURING CONSTRUCTION, FOR EACH WASTEWATER CLEANOUT, PROVIDE A TEMPORARY BARRIER TO PROTECT AGAINST DAMAGE".

NO.	COMMENTS
	"Y. USE RIEBER GASKETS TO CONNECT ALL GRAVITY WASTEWATER MAINS AND ALL LATERALS". "Z. PVC WATER MAINS SHALL BE DR-18 RATED AND NSF-APPROVED FOR POTABLE WATER USE."
4	**Comments on Aug 31 Submittal** **General** Several of the following comments call-out specific CoA standard details. Except for just a few, CHW should already have these details. CHW has the option of requesting a link to access CoA Standard Details. Please contact Harry Dillard of CoA.
5	**Comments on Aug 31 Submittal** **General** If CoA is responsible to maintain road and sidewalks, CoA requires pavers for the passive ADA-compliant warning devices. Thus, on each applicable C1.XX sheet, change note to read: 'DETECTABLE WARNING STRIP PER FDOT INDEX 522-002; TYP AND AS PER COA STANDARD DETAIL 403."
6	**Comments on Aug 31 Submittal** **Sheet C2.32** • Suggest deleting detail 315 as it's not required. • Replace detail 127 with updated version. • Replace detail 112 with update version. • Add manhole detail 215. • Replace detail 106 with updated version. • Add CoA detail 145 to document. • Add CoA detail 403 to the document.
7	**Comments on Aug 31 Submittal** **Sheet C2.33** • Replace detail 200 with updated version. • Replace detail 212 with updated version (SANITARY SEWER on 1 line).
8	**Comments on Aug 31 Submittal** **General, Sheets C3.XX** • For P-W, CoA standards require three isolation valves per tee. (Occasionally, CoA will relax this requirement.) • See comments below.
9	**Comments on Aug 31 Submittal** **Sheet C3.10** • Provide three isolation valves per tee, at least 3 instances. • On one cleanout, add note similar to "END OF COA MAINTENANCE, TYP". • MH-7 has note indicating that this is end of CoA maintenance. Please confirm that this is design intent. CoA is OK with this, but usually the End of CoA maintenance is at the cleanout.
10	**Comments on Aug 31 Submittal** **Sheet 3.11**

NO.	COMMENTS
	• Provide three isolation valves per tee, at least 4 instances. • On one cleanout, add note similar to "END OF COA MAINTENANCE, TYP". • MH-7 has note indicating that this is end of CoA maintenance. Please confirm that this is design intent. CoA is OK with this, but usually the End of CoA maintenance is at the cleanout.
11	**Comments on Aug 31 Submittal** **Sheet C3.12** • For P-W under road, please call out that it's DI and call out the DI/PVC transitions.
12	**Comments on Aug 31 Submittal** **Sheet C3.13** • MH-7 has note indicating that this is end of CoA maintenance. Please confirm that this is design intent. CoA is OK with this, but usually the End of CoA maintenance is at the cleanout. • On one cleanout, add note similar to "END OF COA MAINTENANCE, TYP". • Provide three isolation valves per tee, at least 3 instances. • Inset A: Define "PIV", either here or on Legend Sheet. • Inset A: Also call out "END OF COA MAINTENANCE" at the ¾-inch irrigation meter.
13	**Comments on Aug 31 Submittal** **General, Sheets LS-X** • Please confirm that there is 10-ft minimum distance between tree trunks and all P-W & P-WW lines.
14	**Comments on Aug 31 Submittal** **General** **Sheets E-X** **Please complete the electrical design, including:** • Add an electrical legend sheet and scope. Include in the scope the work division between Contractor & CoA. See Attachment 1. • Consider adding another electrical sheet showing conduit & conductor sizes and routing as well as transformers.
15	**Comments on Aug 31 Submittal** **General** **Sheets E-X** **Please complete the electrical design, including:** • Add applicable CoA standard electrical details. Contact CoA electrical staff, either Billy Shiskin or Andy Lindsay.
16	**Comments on Aug 31 Submittal** **General** **Sheets E-X** • Please provide a load schedule in order for CoA to size the transformer.
17	**Comments on Aug 31 Submittal** **General** **Sheets E-X and/or C3.00** • Change two Underground Junction Boxes to two Above Ground Junction Cabinets.

NO.	COMMENTS
	• Contact CoA electrical staff (Billy Shiskin or Andy Lindsay) as necessary.
18	**Comments on Aug 31 Submittal** **Sheets C3.11 & C13.3 & others** There are long runs of P-W-pipe that are installed within roadways. CoA standards do NOT allow this. • Preferred Option: Please attempt to find alternative routing of P-W pipe so that it is not installed under roadways. • Alternative Option: If finding a suitable route not under a roadway is not possible, the CoA will consider the use of DI P-W pipe in lieu of PVC P-W pipe. DI pipe would also be required for all pipe segments under the road that branch off the water main. Clearly show the demarcation of PVC vs. DI pipe. It may "cleaner" to specify all P-W pipe as DI. **Submit** response and all modified sheets.
19	**Comments on Aug 31 Submittal** **Sheets C3.10 & C13.2** Where the new P-W pipe connects to the existing P-W pipe, please add the following notes: • "WET TAP SHALL BE DONE BY A SUB-CONTRACTOR PRE-APPROVED BY THE CITY OF ALACHUA." • "RESTRAIN BOTH ENDS OF THE GATE VALVE".
20	
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
Harry Dillard – Lead Engineering Technician

ATTACHMENT 1
SUGGESTED COA ELECTRICAL WORK SCOPE – COMMERCIAL
Note to Designer: For commercial projects, the design intent is a joint work effort between Contractor and COA to extend the existing primary service and to provide the new transformer. All secondary service (load-side) work is the complete responsibility of the Contractor.

1.1 SCOPE OF COA ELECTRICAL WORK: AT NO COST TO THE CITY, THE COA WILL PERFORM CERTAIN WORK ELEMENTS TO ASSIST THE CONTRACTOR IN PROVIDING COMPLETE AND OPERATING ELECTRICAL SYSTEMS AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN.

•

1.2 THE WORK TO EXTEND THE EXISTING PRIMARY SERVICE AND TO PROVIDE THE TRANSFORMER SHALL BE A JOINT EFFORT BETWEEN THE CONTRACTOR AND COA.

•

1.3 THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL ELECTRICAL WORK REQUIRED TO PROVIDE SECONDARY (LOAD-SIDE) SERVICE FROM THE TRANSFORMER.

1.4 COA WILL ORDER THE FOLLOWING PRODUCTS, WHICH SHALL BE PAID FOR BY THE CONTRACTOR: ALL PRIMARY CABLES, ALL TRANSFORMERS AND ALL MAKE-UP MATERIALS. ONCE ON SITE, THESE PRODUCTS WILL BE INSTALLED BY THE CITY OF ALACHUA. ALL PRIMARY MAKEUP, CONNECTIONS AND TESTING WILL BE COMPLETED BY THE CITY OF ALACHUA. ALL WORK PERFORMED BY THE COA WILL BE BACKCHARGED TO THE CONTRACTOR.

1.5 THE CONTRACTOR SHALL FURNISH AND INSTALL ALL OTHER MATERIALS, INCLUDING, BUT NOT LIMITED TO ALL CONDUIT, ENCLOSURES, POLES, LUMINAIRES, TRANSFORMER PADS AND SWITCHGEAR BASES.

1.6 THE CONTRACTOR SHALL SCHEDULE AN ELECTRICAL COORDINATION MEETING AT START OF PROJECT. REQUIRED ATTENDEES INCLUDE THE CONTRACTOR, THE ELECTRICAL SUB-CONTRACTOR, THE ENGINEER OF RECORD, THE COA PROJECT MANAGER AND COA ELECTRICAL STAFF.

JBPro
Civil Engineering | Land Planning
Surveying | Construction Services

Gainesville | St. Augustine
3530 NW 43rd Street
Gainesville, FL 32606

September 20, 2021

Mr. Justin Tabor, AICP
Planner
City of Alachua
Office of Planning & Community Development
P.O. Box 9
Alachua, FL 32616-0009

Re: San Felasco Eco Park – Momentum Labs

Dear Mr. Tabor:

As you requested, we have reviewed the San Felasco Eco Park – Momentum Labs submittal drawings and other materials provided to us for the above referenced project. The drawings reviewed were created by Travis Hastay and dated 08/31/2021. Our review generated a few minor comments and recommendations that are outlined below.

C0.0 – Cover Sheet

1. Please provided handicap parking calculations. Ensure that these handicap parking spaces take into account future development.
2. Please add C2.32-2.34 to the sheet index.

C0.10 – General Notes

1. Please revise Maintenance of Stormwater System note #1. This note references a different project.

C0.20 – Stormwater Management Pollution Prevention Notes

1. The total site area to be disturbed is larger than the total site area.

C0.21 - Stormwater Management Pollution Prevention Plan

1. Please label the tree barricade per the legend.
2. Silt fence is not necessary along the east and western boundary due to the existing offsite topography.
3. Please label the silt fence as shown in the legend.
4. Suggest sodding the swale along the eastern boundary of the site.
5. Suggest adding outfall protection to the mitered end section to the north of the site.

C1.10 – Detailed Horizontal Control and Site Plan

1. Please label dashed line to the west of existing building.

2. Stop bar and sign not necessary on the intersection of the entrance drive to the parking lot.
3. Suggest providing centerline striping on the entrance drive to the west side of the site.

C1.11 - Detailed Horizontal Control and Site Plan

1. Suggest signage at the end of the western entry drive to show now entry at the stub-out.

C1.12 - Detailed Horizontal Control and Site Plan

1. Suggest signage at the end of the western entry drive to show now entry at the stub-out.
2. Provide dimensions on the building.

C1.13 - Detailed Horizontal Control and Site Plan

1. Suggest signage at the end of the western entry drive to show now entry at the stub-out.

C2.10 – Detailed Grading and Drainage Plan

1. Please provide top and bottom of wall elevations on the retaining wall.
2. Suggest lowering the top elevation of S-22.
3. Suggest raising the top of S-23 to 80.00.
4. Suggest raising the area to the west of the building if this is going to be a future building pad.
5. Please label the FFE of the building on this sheet for clarity.
6. Label curb to be spill-out curb where this is the intention.
7. The curb cut ramp on the west side of the site has greater than a .5’ drop. Please revise grading so that this is less than .5’.
8. Please add a spot to the end of the handicap striping on the east side of this sheet to ensure ADA compliance.
9. Suggest adding additional grades at the driveway into the loading dock area to ensure it is constructed completely.
10. There is a spot outside the loading dock of 88.50, the FFE is 89.00. Suggest regrading to ensure a truck can easily get into the loading dock.
11. Has an auto turn analysis been done on the site and the loading dock to ensure that the necessary semi-truck will be able to access the loading dock?
12. Suggest adding elevations to the transformer pad to ensure that this gets built to the proper grade.
13. Suggest raising the spot just to the east of the door on the north side to avoid trapping water against the building.

C2.11 – Detailed Grading and Drainage Plan

1. Label curb to be spill-out curb where this is the intention.

2. Please revise grading of sidewalk where type F curb is shown against the sidewalk. The elevations are not consistent with Type F Curb.
3. Please add S-4 to Stormwater Structure Table.

C2.12 – Detailed Grading and Drainage Plan

1. Please provide an additional spot on the east side of the speed hump on the east side of the sidewalk.
2. Please provide top and bottom of wall elevations on the retaining wall.
3. Please label fence or railing which will be provided on the top of the wall.
4. Is the intention for all water to drain over wall from the concrete deck outside the building? Suggest providing erosion control methods at the bottom of the wall.

C2.13 – Detailed Grading and Drainage Plan

1. Label curb to be spill-out curb where this is the intention
2. Please add spots to the bike pad.
3. Please add additional spots on the sidewalk where the curb cut ramps tie back into the sidewalk to ensure that cross slope is not exceeded.
4. Please add additional spots to the area of the parking lot to the east of S-7 to ensure that there is no ponding.

C2.20 – Stormwater Management Facility Plan

1. Please remove the top elevations from the mitered end sections in the stormwater structure table.
2. Suggest pushing S-21 further north into the side slope so it is not sticking up quite as much.
3. Please show the maintenance path sloping into the basin in the typical section.

C2.30 – Construction Details

1. Please add spillout curb detail.
2. Please add retaining wall detail.
3. Please add railing detail for around the retaining wall.

C3.00 – Master Utility Plan

1. Suggest labeling fire hydrants on master utility plan.

C3.10 – Detailed Utility Site Plan

1. Please add additional detail to the P-W connection near.

C3.11 - Detailed Utility Site Plan

1. Please ensure that there is adequate separation between the potable water main and the curb inlets.

C3.12 - Detailed Utility Site Plan

1. Expand the PUE at the entrance of the site to cover the potable water main.
2. Verify that there is not too much deflection on the 8” PVC pipe.

C3.13 - Detailed Utility Site Plan

1. Please ensure that there is adequate separation between the potable water main and the curb inlets.
2. Suggest shifting the wastewater manhole so that it is not within the crosswalk.
3. PIV should be located on fire main entering the building.
4. Please label the fire department connection on the detail.

C4.00 – Roadway Plan and Profile

1. Suggest adding vertical curves to the entry drive, specifically near S-17 and S-12 to smoothen transition.
2. Suggest raising the S invert of MH#4 in order to shallow the slopes of the pipes.
3. Please adjust inverts of storm pipe to ensure that a 0.30% minimum slope is met in the storm pipe.

Sincerely,



Christopher Potts, P.E.
Director of Engineering, JBrown Professional Group Inc.

CC: Travis Hastay

PROJECT ASSISTANCE TEAM SUMMARY

PROJECT NAME: Momentum Labs

APPLICATION TYPE: Site Plan

APPLICANT/AGENT: Travis Hastay, P.E., Causseaux, Hewett, & Walpole, Inc.

PROPERTY OWNER: University of Florida Foundation, Inc.

PAT MEETING DATE: September 21, 2021

FLUM DESIGNATION: Corporate Park

ZONING: Corporate Park (CP)

OVERLAY: N/A

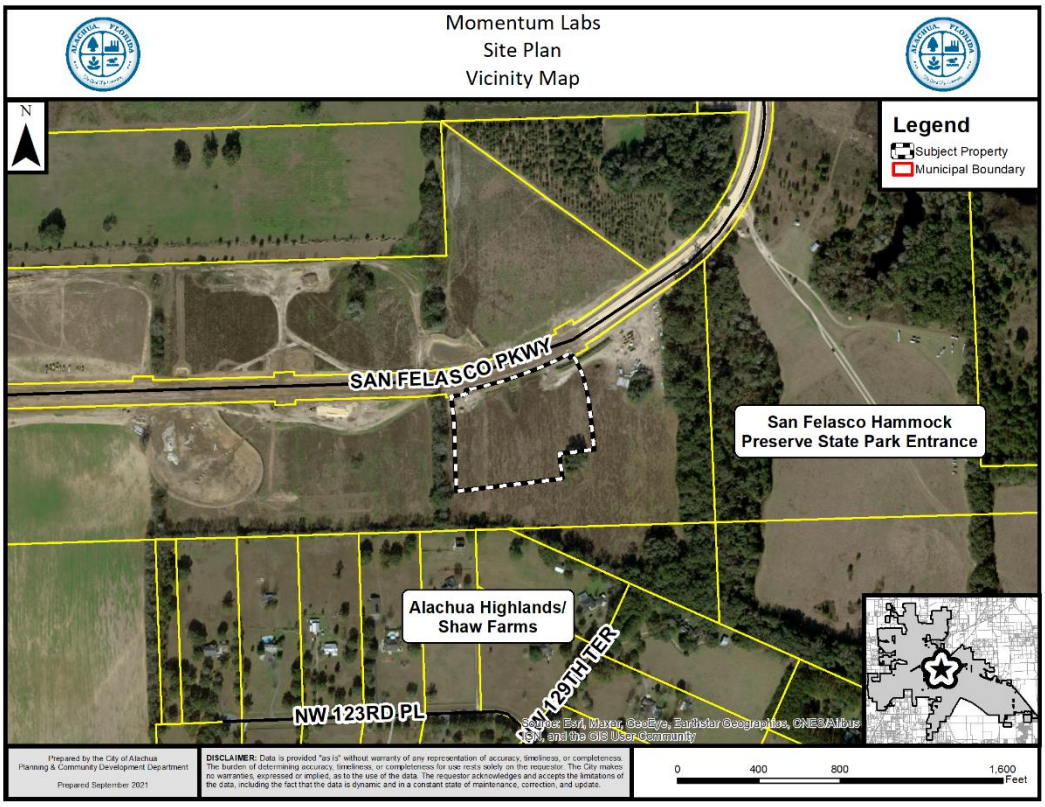
ACREAGE: ±8.34 acres

PARCEL(S): a portion of 03929-000-000

PROJECT SUMMARY: A Site Plan proposing the construction of a ±54,800 square foot research and development facility with associated site improvements

RESUBMISSION DUE DATE: All data, plans, and documentation addressing the insufficiencies identified below must be received by the Planning Department on or before **5:00 PM** on **Thursday, October 7, 2021**

TENTATIVE PZB DATE: If all comments are addressed by the resubmission date above, the application may be scheduled for the **November 9, 2021 PZB Meeting.**



Deficiencies to be Addressed

** Unless otherwise noted, references to code sections are to the City of Alachua Land Development Regulations. **

1. *Section 6.1, Off-Street Parking and Loading*
   a. Section 6.1.7(B) requires each off-street loading space shall have clear horizontal dimensions of 12 feet by 30 feet, exclusive of platforms and piers, and a clear vertical dimension of 14 feet. Provide the dimensions of each proposed off-street loading space.
   b. Section 6.1.10(A)(1) requires pedestrian pathways at least ten feet in width, either raised above the adjacent pavement, striped, or otherwise designated through the use of alternative materials, to be located between all primary building entrances and the parking areas serving those entrances when off-street parking lots have 100 or more parking spaces. It appears a future expansion of the parking lot located within the southern area of the subject property is contemplated. The parking lot is presently 96 spaces. If future expansion of this parking lot is expected, please address compliance with Section 6.1.10(A)(1).
   c. Connect the two (2) drive aisles located in the southern portion of the subject property to provide for adequate vehicular circulation

2. *Section 6.2.2, Tree Protection and Landscaping Standards*
   a. Site Landscaping
      i. Site landscaping calculations utilize an acreage of 4.90 acres. Per Sheet C0.00, project area is 8.34 acres. Please address.
      ii. Based upon updated project acreage, it appears there is a deficit of canopy trees on the east side of the building.
   b. Perimeter Buffers
      i. No perimeter buffer calculations have been included for all perimeter buffers and no landscape materials/perimeter buffering is provided along the east and west perimeters. Perimeter buffers are required to be located along the outer perimeter of the parcel and extend to the parcel boundary line or right-of-way line. Please address.
   c. Parking Lot Buffer
      i. Please confirm the parking lot perimeter length is correct and revise calculations accordingly.
      ii. Per the current calculations, 46 understory trees are required, however, only 24 understory trees are provided in the plant schedule. Please address.
      iii. Two understory trees per 100 lineal feet are required. There are several areas along the north and south parking lot perimeters with limited understory trees. Please address.
   d. Tree protection detail is inconsistent with the requirements of Section 6.2.1(D)(2)(a). Revise detail to provide a minimum six (6) foot protected area and to be a minimum of four (4) feet in height.
   e. Provide a calculation of total landscaped area (minimum 10% exclusive of open space areas per Policy 2.4.a of the Comprehensive Plan Future Land Use Element).
   f. No outdoor waste receptacles are shown on the plan. Please confirm all waste receptacles shall be located interior to the building and that no outdoor waste receptacle pads are proposed.

3. *Section 6.3, Fencing Standards*
    a. Section 6.3.3(B) states that fences and walls, including retaining walls, shall not exceed a height of six (6) feet within front yards. A retaining wall is proposed within the front yard area to the north of the proposed building. It appears the retaining wall will exceed the maximum height of six (6) feet. Please address.

4. *Section 6.4, Exterior Lighting Standards*
    a. Provide the mounting height of all pole-mounted and wall-mounted lighting. Maximum height of pole-mounted lighting is 25 feet and maximum height of wall-mounted lighting is 15 feet.

5. *Section 6.6.3, Residential Protection Standards*
    a. Please provide a narrative response to the residential protection standards as set forth in Section 6.6.3(A) and (B).

6. *Land Rights*
    a. Provide legal descriptions and sketches of all proposed Public Utilities Easements (PUEs) The preparation of PUEs shall be coordinated with and approved by the City's Compliance & Risk Management Department.

7. *Public Services / Fire Rescue / Engineering Review Comments*
    a. The applicant must address all comments provided by the Public Services Department in a memorandum dated September 21, 2021.
    b. The applicant must address the comments provided by Chris Potts, P.E., of JBrown Professional Group, Inc., as provided in a memorandum dated September 20, 2021.

8. *Miscellaneous*
    a. Proof of Ownership: The Quitclaim Deed (OR Book 4471, Page 1313) submitted with the application is not inclusive of the property subject to this application. Please include a copy of the deed as recorded in OR Book 1466, Page 377, of the Official Records of Alachua County.
9. *Minor Revisions*
    a. Sheet C0.00: Confirm total number of parking spaces. It appears there are 159 spaces proposed.
    b. Sheet C0.10: Confirm applicability of reference to Alachua County Public Works under MOT Notes and update accordingly.
    c. Sheet C0.10: Correct reference to maintenance entity under "Maintenance of Stormwater System".
    d. Sheet C0.22: Provide O&M entity name under "Basin Operation and Maintenance Requirements".
    e. Sheet C1.13: Verify the correct scale is stated on the plan sheet.

City of
ALACHUA
the good life community

City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **Sept 21, 2021**

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

FROM: **Rodolfo Valladares, P.E.**
Public Services Director
Tom Ridgik, P.E.
Engineering Supervisor

TR 9/21/2021

RE: **Momentum Park San Felasco Eco Park Site Plans**

Public Services has reviewed the subject project (Aug 31st Submittal) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comments on Aug 31 Submittal** **Sheet C0.00** • Location Map – Please correct location • General Note 3: Please identify who will provide the gas utility.
2.	**Comments on Aug 31 Submittal** **General** • Please clarify –who will be responsible for maintaining the roads and sidewalks.
3	**Comments on Aug 31 Submittal** **Sheet C0.10** • W&WW General Note: Please delete Note 27 inasmuch as it duplicates Note 18. • Maintenance of Stormwater System: Please update the entity responsible for maintaining the Stormwater System, not the Savannah Station HOA. • W&WW General Notes: Please include the following notes: "X. DURING CONSTRUCTION, FOR EACH WASTEWATER CLEANOUT, PROVIDE A TEMPORARY BARRIER TO PROTECT AGAINST DAMAGE".

NO.	COMMENTS
	"Y. USE RIEBER GASKETS TO CONNECT ALL GRAVITY WASTEWATER MAINS AND ALL LATERALS". "Z. PVC WATER MAINS SHALL BE DR-18 RATED AND NSF-APPROVED FOR POTABLE WATER USE."
4	**Comments on Aug 31 Submittal** **General** Several of the following comments call-out specific CoA standard details. Except for just a few, CHW should already have these details. CHW has the option of requesting a link to access CoA Standard Details. Please contact Harry Dillard of CoA.
5	**Comments on Aug 31 Submittal** **General** If CoA is responsible to maintain road and sidewalks, CoA requires pavers for the passive ADA-compliant warning devices. Thus, on each applicable C1.XX sheet, change note to read: 'DETECTABLE WARNING STRIP PER FDOT INDEX 522-002; TYP AND AS PER COA STANDARD DETAIL 403."
6	**Comments on Aug 31 Submittal** **Sheet C2.32** • Suggest deleting detail 315 as it's not required. • Replace detail 127 with updated version. • Replace detail 112 with update version. • Add manhole detail 215. • Replace detail 106 with updated version. • Add CoA detail 145 to document. • Add CoA detail 403 to the document.
7	**Comments on Aug 31 Submittal** **Sheet C2.33** • Replace detail 200 with updated version. • Replace detail 212 with updated version (SANITARY SEWER on 1 line).
8	**Comments on Aug 31 Submittal** **General, Sheets C3.XX** • For P-W, CoA standards require three isolation valves per tee. (Occasionally, CoA will relax this requirement.) • See comments below.
9	**Comments on Aug 31 Submittal** **Sheet 3.10** • Provide three isolation valves per tee, at least 3 instances. • On one cleanout, add note similar to "END OF COA MAINTENANCE, TYP". • MH-7 has note indicating that this is end of CoA maintenance. Please confirm that this is design intent. CoA is OK with this, but usually the End of CoA maintenance is at the cleanout.
10	**Comments on Aug 31 Submittal** **Sheet 3.11**

NO.	COMMENTS
	• Provide three isolation valves per tee, at least 4 instances. • On one cleanout, add note similar to "END OF COA MAINTENANCE, TYP". • MH-7 has note indicating that this is end of CoA maintenance. Please confirm that this is design intent. CoA is OK with this, but usually the End of CoA maintenance is at the cleanout.
11	**Comments on Aug 31 Submittal** **Sheet 3.12** • For P-W under road, please call out that it's DI and call out the DI/PVC transitions.
12	**C Comments on Aug 31 Submittal** **Sheet 3.13** • MH-7 has note indicating that this is end of CoA maintenance. Please confirm that this is design intent. CoA is OK with this, but usually the End of CoA maintenance is at the cleanout. • On one cleanout, add note similar to "END OF COA MAINTENANCE, TYP". • Provide three isolation valves per tee, at least 3 instances. • Inset A: Define "PIV", either here or on Legend Sheet. • Inset A: Also call out "END OF COA MAINTENANCE" at the ¾-inch irrigation meter.
13	**Comments on Aug 31 Submittal** **General, Sheets LS-X** • Please confirm that there is 10-ft minimum distance between tree trunks and all P-W & P-WW lines.
14	**Comments on Aug 31 Submittal** **General** **Sheets E-X** **Please complete the electrical design, including:** • Add an electrical legend sheet and scope. Include in the scope the work division between Contractor & CoA. See Attachment 1. • Consider adding another electrical sheet showing conduit & conductor sizes and routing as well as transformers.
15	**Comments on Aug 31 Submittal** **General** **Sheets E-X** **Please complete the electrical design, including:** • Add applicable CoA standard electrical details. Contact CoA electrical staff, either Billy Shiskin or Andy Lindsay.
16	**Comments on Aug 31 Submittal** **General** **Sheets E-X** • Please provide a load schedule in order for CoA to size the transformer.
17	**Comments on Aug 31 Submittal** **General** **Sheets E-X and/or C3.00** • Change two Underground Junction Boxes to two Above Ground Junction Cabinets.

NO.	COMMENTS
	• Contact CoA electrical staff (Billy Shiskin or Andy Lindsay) as necessary.
18	
19	
20	
	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
Harry Dillard – Lead Engineering Technician

ATTACHMENT 1
SUGGESTED COA ELECTRICAL WORK SCOPE – COMMERCIAL
Note to Designer: For commercial projects, the design intent is a joint work effort between Contractor and COA to extend the existing primary service and to provide the new transformer. All secondary service (load-side) work is the complete responsibility of the Contractor.

1.1 SCOPE OF COA ELECTRICAL WORK: AT NO COST TO THE CITY, THE COA WILL PERFORM CERTAIN WORK ELEMENTS TO ASSIST THE CONTRACTOR IN PROVIDING COMPLETE AND OPERATING ELECTRICAL SYSTEMS AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN.

•

1.2 THE WORK TO EXTEND THE EXISTING PRIMARY SERVICE AND TO PROVIDE THE TRANSFORMER SHALL BE A JOINT EFFORT BETWEEN THE CONTRACTOR AND COA.

•

1.3 THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL ELECTRICAL WORK REQUIRED TO PROVIDE SECONDARY (LOAD-SIDE) SERVICE FROM THE TRANSFORMER.

1.4 COA WILL ORDER THE FOLLOWING PRODUCTS, WHICH SHALL BE PAID FOR BY THE CONTRACTOR: ALL PRIMARY CABLES, ALL TRANSFORMERS AND ALL MAKE-UP MATERIALS. ONCE ON SITE, THESE PRODUCTS WILL BE INSTALLED BY THE CITY OF ALACHUA. ALL PRIMARY MAKEUP, CONNECTIONS AND TESTING WILL BE COMPLETED BY THE CITY OF ALACHUA. ALL WORK PERFORMED BY THE COA WILL BE BACKCHARGED TO THE CONTRACTOR.

1.5 THE CONTRACTOR SHALL FURNISH AND INSTALL ALL OTHER MATERIALS, INCLUDING, BUT NOT LIMITED TO ALL CONDUIT, ENCLOSURES, POLES, LUMINAIRES, TRANSFORMER PADS AND SWITCHGEAR BASES.

1.6 THE CONTRACTOR SHALL SCHEDULE AN ELECTRICAL COORDINATION MEETING AT START OF PROJECT. REQUIRED ATTENDEES INCLUDE THE CONTRACTOR, THE ELECTRICAL SUB-CONTRACTOR, THE ENGINEER OF RECORD, THE COA PROJECT MANAGER AND COA ELECTRICAL STAFF.

JBPro
Civil Engineering | Land Planning
Surveying | Construction Services

Gainesville | St. Augustine
3530 NW 43rd Street
Gainesville, FL 32606

September 20, 2021

Mr. Justin Tabor, AICP
Planner
City of Alachua
Office of Planning & Community Development
P.O. Box 9
Alachua, FL 32616-0009

Re: San Felasco Eco Park – Momentum Labs

Dear Mr. Tabor:

As you requested, we have reviewed the San Felasco Eco Park – Momentum Labs submittal drawings and other materials provided to us for the above referenced project. The drawings reviewed were created by Travis Hastay and dated 08/31/2021. Our review generated a few minor comments and recommendations that are outlined below.

C0.0 – Cover Sheet

1. Please provided handicap parking calculations. Ensure that these handicap parking spaces take into account future development.
2. Please add C2.32-2.34 to the sheet index.

C0.10 – General Notes

1. Please revise Maintenance of Stormwater System note #1. This note references a different project.

C0.20 – Stormwater Management Pollution Prevention Notes

1. The total site area to be disturbed is larger than the total site area.

C0.21 - Stormwater Management Pollution Prevention Plan

1. Please label the tree barricade per the legend.
2. Silt fence is not necessary along the east and western boundary due to the existing offsite topography.
3. Please label the silt fence as shown in the legend.
4. Suggest sodding the swale along the eastern boundary of the site.
5. Suggest adding outfall protection to the mitered end section to the north of the site.

C1.10 – Detailed Horizontal Control and Site Plan

1. Please label dashed line to the west of existing building.

2. Stop bar and sign not necessary on the intersection of the entrance drive to the parking lot.
3. Suggest providing centerline striping on the entrance drive to the west side of the site.

C1.11 - Detailed Horizontal Control and Site Plan

1. Suggest signage at the end of the western entry drive to show now entry at the stub-out.

C1.12 - Detailed Horizontal Control and Site Plan

1. Suggest signage at the end of the western entry drive to show now entry at the stub-out.
2. Provide dimensions on the building.

C1.13 - Detailed Horizontal Control and Site Plan

1. Suggest signage at the end of the western entry drive to show now entry at the stub-out.

C2.10 – Detailed Grading and Drainage Plan

1. Please provide top and bottom of wall elevations on the retaining wall.
2. Suggest lowering the top elevation of S-22.
3. Suggest raising the top of S-23 to 80.00.
4. Suggest raising the area to the west of the building if this is going to be a future building pad.
5. Please label the FFE of the building on this sheet for clarity.
6. Label curb to be spill-out curb where this is the intention.
7. The curb cut ramp on the west side of the site has greater than a .5’ drop. Please revise grading so that this is less than .5’.
8. Please add a spot to the end of the handicap striping on the east side of this sheet to ensure ADA compliance.
9. Suggest adding additional grades at the driveway into the loading dock area to ensure it is constructed completely.
10. There is a spot outside the loading dock of 88.50, the FFE is 89.00. Suggest regrading to ensure a truck can easily get into the loading dock.
11. Has an auto turn analysis been done on the site and the loading dock to ensure that the necessary semi-truck will be able to access the loading dock?
12. Suggest adding elevations to the transformer pad to ensure that this gets built to the proper grade.
13. Suggest raising the spot just to the east of the door on the north side to avoid trapping water against the building.

C2.11 – Detailed Grading and Drainage Plan

1. Label curb to be spill-out curb where this is the intention.

2. Please revise grading of sidewalk where type F curb is shown against the sidewalk. The elevations are not consistent with Type F Curb.
3. Please add S-4 to Stormwater Structure Table.

C2.12 – Detailed Grading and Drainage Plan

1. Please provide an additional spot on the east side of the speed hump on the east side of the sidewalk.
2. Please provide top and bottom of wall elevations on the retaining wall.
3. Please label fence or railing which will be provided on the top of the wall.
4. Is the intention for all water to drain over wall from the concrete deck outside the building? Suggest providing erosion control methods at the bottom of the wall.

C2.13 – Detailed Grading and Drainage Plan

1. Label curb to be spill-out curb where this is the intention
2. Please add spots to the bike pad.
3. Please add additional spots on the sidewalk where the curb cut ramps tie back into the sidewalk to ensure that cross slope is not exceeded.
4. Please add additional spots to the area of the parking lot to the east of S-7 to ensure that there is no ponding.

C2.20 – Stormwater Management Facility Plan

1. Please remove the top elevations from the mitered end sections in the stormwater structure table.
2. Suggest pushing S-21 further north into the side slope so it is not sticking up quite as much.
3. Please show the maintenance path sloping into the basin in the typical section.

C2.30 – Construction Details

1. Please add spillout curb detail.
2. Please add retaining wall detail.
3. Please add railing detail for around the retaining wall.

C3.00 – Master Utility Plan

1. Suggest labeling fire hydrants on master utility plan.

C3.10 – Detailed Utility Site Plan

1. Please add additional detail to the P-W connection near.

C3.11 - Detailed Utility Site Plan

1. Please ensure that there is adequate separation between the potable water main and the curb inlets.

C3.12 - Detailed Utility Site Plan

1. Expand the PUE at the entrance of the site to cover the potable water main.
2. Verify that there is not too much deflection on the 8” PVC pipe.

C3.13 - Detailed Utility Site Plan

1. Please ensure that there is adequate separation between the potable water main and the curb inlets.
2. Suggest shifting the wastewater manhole so that it is not within the crosswalk.
3. PIV should be located on fire main entering the building.
4. Please label the fire department connection on the detail.

C4.00 – Roadway Plan and Profile

1. Suggest adding vertical curves to the entry drive, specifically near S-17 and S-12 to smoothen transition.
2. Suggest raising the S invert of MH#4 in order to shallow the slopes of the pipes.
3. Please adjust inverts of storm pipe to ensure that a 0.30% minimum slope is met in the storm pipe.

Sincerely,



Christopher Potts, P.E.
Director of Engineering, JBrown Professional Group Inc.

CC: Travis Hastay

September 8, 2021

Mr. Justin Tabor, AICP
Principal Planner
City of Alachua
Office of Planning & Community Development
P.O. Box 9
Alachua, FL 32616-0009

RE: Comments for Momentum Labs Site Plan Application

Dear Justin:

Please find attached the following items to address your comments from September 1st, 2021:

- PDF copies of the following:
  - Signed and Sealed Traffic Memo;
  - SRWMD ERP Application Information;

1. Site Plan Application Attachment #1.d., Site Plan – Vicinity Map: Location and vicinity maps appear to identify the incorrect project. Please revise as needed.
   - **The location and vicinity maps are currently incorrect. These will be revised accordingly on the next submittal.**

2. Site Plan Application Attachment #11, Traffic Impact Analysis: The application package includes an operational analysis entitled "NW 140th St at the Proposed San Felasco Parkway Extension", dated 2/15/2019. An updated analysis is required and should also consider trip generation from the Convergence Research Park Residential Phases 1 – 3 project.
   - **Please see attached Traffic Memo.**

3. Site Plan Attachment #13, Environmental Resource Permit (ERP) from Water Management District: Please provide a copy of an approved ERP or documentation which shows that a permit application has been submitted to the Suwannee River Water Management District.
   - **Documentation has been attached which includes the permit number and submittal date of the SRWMD ERP application.**

4. Other Comments
   a. The proposed development includes the construction of three new roadways. Please confirm the applicant proposes for these to be private roadways.
   - **This is correct, the applicant is proposing each of the three new roadways as private.**

   b. A related project – Convergence Research Park Residential Phases 1 – 3 Preliminary Plat – is presently under review. The project title for this site plan application is San Felasco Eco Park – Momentum Labs. Please confirm if both "Convergence Research Park" and "San Felasco Eco Park" are the correct project titles.
   - **The "Convergence Research Park Residential" Phases 1-3 Preliminary Plat is named correctly. Instead of "San Felasco Eco Park – Momentum Labs", the correct title for this project is "Momentum Labs at Convergence Research Park". The title will be revised accordingly on the next submittal.**

We trust you will find this submittal to be complete for review and approval. If you have any questions, or need additional information, please contact me at (352) 331-1976 or via email at travish@chw-inc.com

Sincerely,
CHW



Travis Hastay, P.E.
Sr. Project Manager

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

September 1, 2021

Sent by electronic mail to travish@chw-inc.com

Travis Hastay, P.E.
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Completeness Review: Momentum Labs Site Plan Application

Dear Mr. Hastay:

On August 31, 2021, the City of Alachua received your application for a Site Plan submitted on behalf of the University of Florida Foundation, Inc. The application proposes the construction of a ±54,800 square foot research and development facility with associated site improvements on a ±8.34 acre subject property, located on a portion of Tax Parcel Number 03929-000-000.

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned application for completeness and finds that the application is complete, contingent upon receiving the information as noted below. Please provide materials addressing the comments below by **5:00 PM on Wednesday, September 8, 2021**. Materials may be submitted electronically to the project planner.

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

Please address the following:

1. **Site Plan Application Attachment #1.d., Site Plan – Vicinity Map:** Location and vicinity maps appear to identify the incorrect project. Please revise as needed.

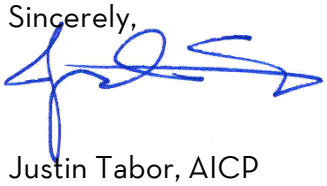
2. **Site Plan Application Attachment #11, Traffic Impact Analysis:** The application package includes an operational analysis entitled "NW 140th St at the Proposed San Felasco Parkway Extension", dated 2/15/2019. An updated analysis is required and should also consider trip generation from the Convergence Research Park Residential Phases 1 – 3 project.

3. **Site Plan Attachment #13, Environmental Resource Permit (ERP) from Water Management District:** Please provide a copy of an approved ERP or documentation which shows that a permit application has been submitted to the Suwannee River Water Management District.

4. **Other Comments**
   a. The proposed development includes the construction of three new roadways. Please confirm the applicant proposes for these to be private roadways.
   b. A related project – Convergence Research Park Residential Phases 1 – 3 Preliminary Plat – is presently under review. The project title for this site plan application is San Felasco Eco Park – Momentum Labs. Please confirm if both "Convergence Research Park" and "San Felasco Eco Park" are the correct project titles.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1602 or via e-mail at jtabor@cityofalachua.com.

Sincerely,



Justin Tabor, AICP
Principal Planner

c: Mike DaRoza, City Manager *(by electronic mail)*
Kathy Winburn, AICP, Planning & Community Development Director *(by electronic mail)*
Adam Hall, AICP, Principal Planner *(by electronic mail)*
Project File

August 31, 2021

City of Alachua
Adam Hall, AICP
P.O. Box 9
Alachua, Florida 32615

RE: San Felasco Eco Park – Momentum Labs

Dear Adam:

Please find attached the following items for review and approval of the above referenced project:

- Check #0011198 in the amount of $3,500.00

- Four (4) copies of the following:
  - Site Plan Application;
  - Authorized Agent Affidavit;
  - Concurrency Impact Analysis;
  - Analysis of Consistency with the City of Alachua Comprehensive Plan;
  - Neighborhood Meeting Advertisement;
  - Neighborhood Meeting Notice;
  - Neighborhood Meeting Sign-In Sheet;
  - Neighborhood Meeting Summary;
  - Proof of 2020 Tax Payment;
  - Division of Corporations Information;
  - Property Appraiser Information for Tax Parcel 03929-000-000;
  - Quitclaim Deed;
  - Legal Description;
  - Ecological Report;
  - Signed and Sealed Fire Flow Calculations;
  - Signed Wetland Self-Certification

- Three (3) copies of the following:
  - Traffic Impact Analysis

- Two (2) copies of the following:
  - Signed and Sealed Stormwater Report

- One (1) FTP Link to the full PDF submittal set of documents listed above.

The project intent is to construct a ±54,800 sf research and development facility with associated parking, utility infrastructure, and stormwater management facilities. The project is located on a portion of Alachua County Tax Parcel 03929-000-000. The site is located on the south side of San Felasco Parkway, just west of the San Felasco State Park entrance.

We trust you will find this submittal to be complete for review and approval. If you have any questions, or need additional information, please contact me at (352) 331-1976 or via email at travish@chw-inc.com

Sincerely,
CHW



Travis Hastay, P.E.
Senior Project Manager
N:\2021\21-0105.06\Departments\04_Engineering\01_Regulatory Permitting\Municipalities\City\Submittals and Comments\unfinished - LTR 210830 Momentum Labs - City Cover Letter.docx

SITE PLANS
FOR:

CONVERGENCE RESEARCH PARK MOMENTUM LABS

ALACHUA COUNTY, FLORIDA

SECTION 23, TOWNSHIP 8 SOUTH, RANGE 19 EAST

SUBMITTED TO:

SUWANNEE RIVER WATER MANAGEMENT DISTRICT
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
CITY OF ALACHUA

GENERAL NOTES

1. DEVELOPMENT DATA:

	PROPOSED DEVELOPMENT		
OVERALL SITE AREA=	363,290 S.F.	100.0 %	8.34 ACRES
BUILDING FOOTPRINT AREA=	28,900 S.F.	8.0 %	
CONC./PAVE AREA=	130,903 S.F.	36.0 %	
TOTAL IMPERVIOUS AREA=	159,803 S.F.	44.0 %	
OPEN AREA=	203,487 S.F.	56.0 %	

DESCRIPTION: THIS PROJECT CONSISTS OF THE CONSTRUCTION OF A ±54,800 SF RESEARCH AND DEVELOPMENT FACILITY, PADS AND ENCLOSURES FOR ASSOCIATED MECHANICAL EQUIPMENT, PARKING AREA, STORMWATER CONVEYANCE SYSTEM, AND ASSOCIATED UTILITY INFRASTRUCTURE.

2. MINIMUM BUILDING / YARD SETBACKS PER CP ZONING ARE AS FOLLOWS:
PRIMARY BUILDING (CP)
FRONT: 20'
SIDE: 15', EXCEPT WHERE RAILROAD SPUR ABUTS SIDE OR REAR PROPERTY LINE, THEN NONE.
REAR: 15', EXCEPT WHERE RAILROAD SPUR ABUTS SIDE OR REAR PROPERTY LINE, THEN NONE.

MINIMUM LOT AREA	NONE
MINIMUM LOT WIDTH	NONE
MAX BUILDING HEIGHT	100'
MAX LOT COVERAGE	NONE
MAX FAR	0.50

3. PARKING CALCULATIONS:
CAR: 1 SPACE PER 350 SQ. FT. FLOOR AREA
54,800 SQ. FT. / 350 SQ. FT. = MINIMUM 157 SPACES
157 SPACES X 125% = MAXIMUM 196 SPACES
PROVIDED: 157 SPACES TOTAL (8 ACCESSIBLE)

ACCESSIBLE SPACES:
REQUIRED: 6
PROVIDED: 8

BICYCLE: 1 SPACE/10 CAR SPACES = 160 / 10 = 16 SPACES REQUIRED; 16 SPACES PROVIDED

4. DATE OF BOUNDARY SURVEY:
A BOUNDARY SURVEY WAS COMPLETED BY CHW AND DATED JUNE 7, 2021.

5. UTILITIES:
-POTABLE WATER AND FIRE SERVICE WILL BE PROVIDED BY CITY OF ALACHUA.
-SANITARY SEWER SERVICE WILL BE PROVIDED BY CITY OF ALACHUA.
-ELECTRIC SERVICE WILL BE PROVIDED BY CITY OF ALACHUA.
-NATURAL GAS SERVICE WILL BE PROVIDED BY GRU.

6. DRAINAGE:
AN ON-SITE STORM SEWER COLLECTION SYSTEM WILL BE CONSTRUCTED AND CONNECT TO AN ON-SITE STORM SEWER COLLECTION SYSTEM WHICH DISCHARGES TO THE PROPOSED STORMWATER MANAGEMENT FACILITY (SMF-3A). THE FACILITY MEETS CITY OF ALACHUA AND SRWMD DESIGN CRITERIA.

7. NATURAL FEATURES:
TOPOGRAPHY SLOPES FROM SOUTH TO NORTH WITH MODERATE SLOPES. THERE ARE NO OTHER NATURAL SITE FEATURES.

8. ZONING/LAND USE INFORMATION AND COMPLIANCE:
CORPORATE PARK (CP) ZONING DISTRICT DESIGNATION.

THE PROPOSED FACILITIES ARE CONSISTENT WITH THE LIGHT MANUFACTURING DEFINITION PROVIDED IN ARTICLE 4 OF THE LDRS. PER ARTICLE 4 OF THE LDRS, RESEARCH AND DEVELOPMENT IS A PERMITTED USE WITHIN THE CORPORATE PARK ZONING DISTRICT.

PER ARTICLE 6 OF THE LDRS, THE PROPOSED SITE IS CONSISTENT WITH ALL APPLICABLE DEVELOPMENT STANDARDS. COMPLIANCE WITH REQUIRED PARKING CAN BE FOUND IN NOTE 3 ON THIS SHEET. THE PROPOSED LANDSCAPING FULFILLS GENERAL SITE, MITIGATION, AND BUFFER REQUIREMENTS. THE PROPOSED STORMWATER CONVEYANCE SYSTEM AND EROSION PROTECTION PROPOSED FULFILL ENVIRONMENTAL PROTECTION STANDARDS THROUGH THE USE OF BMPS.

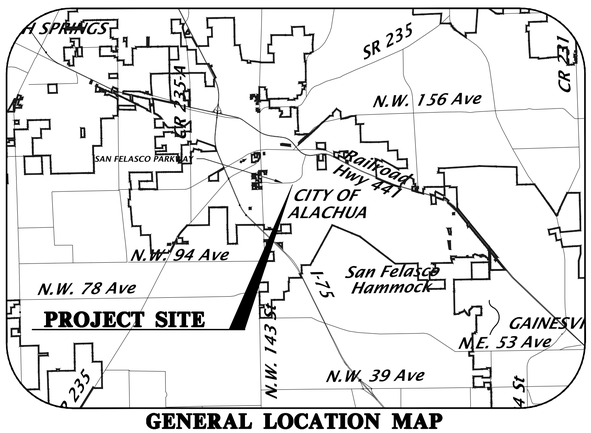
9. CONCURRENCY IMPACT ANALYSIS:
SUBMITTED UNDER SEPARATE COVER

10. LEGAL DESCRIPTION:
SEE SURVEY

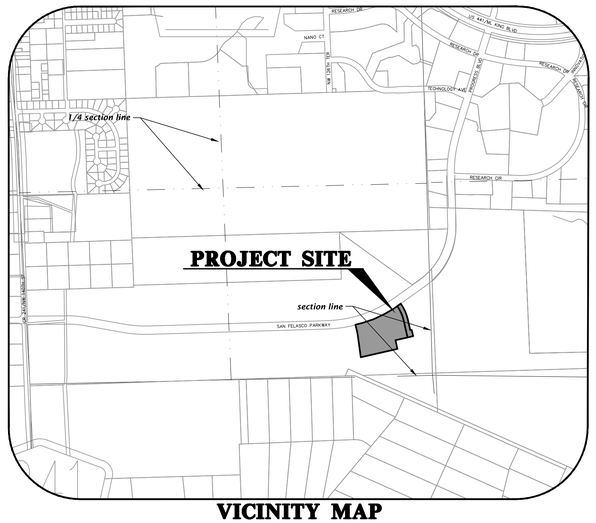
BEFORE YOU DIG !
CALL SUNSHINE STATE ONE CALL OF FLORIDA
AT LEAST TWO FULL BUSINESS DAYS BEFORE DIGGING OR DISTURBING EARTH
811
Know what's **below.**
Call before you dig.
1-800-432-4770

SHEET INDEX

SHEET NUMBER	DESCRIPTION
C0.00	COVER SHEET AND INDEX
1-5 OF 14	BOUNDARY AND LIMITED TOPOGRAPHIC SURVEY
C0.10	GENERAL NOTES
C0.11	LEGEND
C0.20	STORMWATER POLLUTION PREVENTION NOTES
C0.21	STORMWATER POLLUTION PREVENTION PLAN
C0.22	STORMWATER POLLUTION PREVENTION DETAILS
C0.30	DEMOLITION AND TREE PROTECTION PLAN
C1.00	MASTER SITE PLAN
C1.10 - C1.13	DETAILED HORIZONTAL CONTROL AND SITE PLAN
C2.00	MASTER GRADING AND DRAINAGE PLAN
C2.10 - C2.13	DETAILED GRADING AND DRAINAGE PLAN
C2.20	STORMWATER MANAGEMENT FACILITY PLAN
C2.30 - C2.34	CONSTRUCTION DETAILS
C3.00	MASTER UTILITY PLAN
C3.10 - C3.13	DETAILED UTILITY PLAN
C4.00	ROADWAY PLAN AND PROFILE
LS-1	LANDSCAPE SCHEDULE, DETAILS, & NOTES
LS-2 - LS-3	LANDSCAPE PLAN
IR-1 - IR-2	IRRIGATION MAINLINE & SLEEVING LAYOUT
E-1 - E-4	PHOTOMETRIC SITE PLAN
E-5 - E-9	PHOTOMETRIC DETAILS
A01-1	ARCHITECTURAL SITE PLAN
A10-1	FLOOR PLAN - LEVEL 01
A10-2	FLOOR PLAN - LEVEL 02
A10-3	ROOF PLAN
A20-1	BUILDING ELEVATION AND SECTIONS



GENERAL LOCATION MAP



VICINITY MAP
1"=1000'

SURVEYOR OF RECORD
AARON H. HICKMAN P.L.S.
CHW
11801 RESEARCH DRIVE
ALACHUA, FL 32615
(352) 331-1976

LANDSCAPE ARCHITECT
CAELI M. TOLAR, L.A.
CHW
11801 RESEARCH DRIVE
ALACHUA, FL 32615
(352) 331-1976

DEVELOPER
MATT CASON, PRESIDENT
CONCEPT DEVELOPMENT, INC
5200 NW 43RD STREET
SUITE 102-381
GAINESVILLE, FL. 32606
(352) 333-3233

PROPERTY OWNER
U OF F FOUNDATION
P.O. BOX 14425
GAINESVILLE, FLORIDA 32604

PHOTOMETRIC
BILL STORMANT
5304 NW 173RD STREET
ALACHUA, FLORIDA 32615
(352) 665-1426

ENGINEER OF RECORD
TRAVIS J. HASTAY, P.E.
CHW
11801 RESEARCH DRIVE
ALACHUA, FL 32615
(352) 331-1976

11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-9075
CHW Professional Consultants

SCALE: N/A
VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY
0 1"

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
08/31/21 CITY OF ALACHUA, SRWMD
10/06/21 CITY OF ALACHUA, SRWMD
10/20/21 CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.
PROJECT: CONVERGENCE RESEARCH PARK MOMENTUM LABS
SHEET TITLE: COVER SHEET AND INDEX

TECHNICIAN: T.F. COWART
DESIGNER: N. COWART P.E.
QUALITY CONTROL: T.J. HASTAY, P.E.
PROJECT NUMBER: 21-0105.06

TRAVIS J. HASTAY
FL PE No. 84295

SHEET NO.: C0.00

Tech: ThomasC Plot Date: Oct 20,2021 - 1:55pm Filename: W:\2021\21-0105.06\Department\04_Engineering\02_DWGs\Production Files\21-0105.06 C1.dwg

ALTA/NSPS LAND TITLE SURVEY

LOCATED IN FRACTIONAL SECTIONS 23 & 26
F.R. SANCHEZ GRANT, TOWNSHIP 8 SOUTH, RANGE 19 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

SUBJECT PARCEL DESCRIPTION: (BY SURVEYOR)

A TRACT OF LAND SITUATED IN FRACTIONAL SECTIONS 23 AND 26 AND THE F.R. SANCHEZ GRANT ALL IN TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, ALSO BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1466 AT PAGE 377 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE NORTHEAST CORNER OF THE SOUTH ONE-HALF (1/2) OF THE NORTHEAST ONE-QUARTER (1/4) OF THE AFOREMENTIONED FRACTIONAL SECTION 23; THENCE SOUTH 2°22'57"EAST, ALONG THE EAST LINE OF SAID FRACTIONAL SECTION 23 AND ALSO BEING THE WEST LINE OF REPLAT OF PROGRESS CENTER AS PER PLAT THEREOF RECORDED IN PLAT BOOK P, PAGES 48 AND 49 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, A DISTANCE OF 1650.94 FEET TO A 4" SQUARE CONCRETE MONUMENT (PRM 3456) MARKING THE SOUTHWEST CORNER OF SAID REPLAT OF PROGRESS CENTER AND THE POINT-OF-BEGINNING; THENCE DEPARTING SAID EAST LINE OF SAID FRACTIONAL SECTION 23, AND ALONG THE SOUTH LINE OF SAID REPLAT OF PROGRESS CENTER, SOUTH 88°19'42" EAST, A DISTANCE OF 372.92 FEET TO A 4" SQUARE CONCRETE MONUMENT (PRM LB 2389) MARKING THE NORTHEAST CORNER OF A 100 FOOT WIDE INGRESS/EGRESS EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1993 AT PAGE 0358 OF THE SAID PUBLIC RECORDS; THENCE SOUTH 2°24'55" EAST, ALONG THE EAST LINE OF SAID EASEMENT, A DISTANCE OF 197.02 FEET TO A 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION, TOP BROKEN) MARKING THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1,050.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 22°29'15" WEST, 883.15 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 49°44'19", AN ARC DISTANCE OF 911.50 FEET TO A 4" SQUARE CONCRETE MONUMENT (PRM LB 2389) MARKING THE END OF SAID CURVE, SAID POINT LYING ON THE AFOREMENTIONED SAID EAST LINE OF SAID FRACTIONAL SECTION 23; THENCE SOUTH 2°26'25" EAST, ALONG THE SAID EAST LINE, A DISTANCE OF 1289.26 FEET TO A 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE SOUTHEAST CORNER OF SAID FRACTIONAL SECTION 23; THENCE SOUTH 2°05'15" EAST, ALONG THE EAST LINE OF AFOREMENTIONED FRACTIONAL SECTION 26, A DISTANCE OF 495.88 FEET TO A 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE NORTH BOUNDARY LINE OF SHAW FARMS OF ALACHUA, AS RECORDED IN PLAT BOOK "L", PAGE 64, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; SAID LINE ALSO BEING THE AFOREMENTIONED F.R. SANCHEZ GRANT AND THE SOUTH LINE OF GOVERNMENT LOT 1 OF SAID FRACTIONAL SECTION 26; THENCE DEPARTING SAID EAST LINE NORTH 65°57'44" WEST, ALONG THE SAID NORTH BOUNDARY LINE OF SHAW FARMS OF ALACHUA, A DISTANCE OF 1138.44 FEET TO A 4" SQUARE CONCRETE MONUMENT (RLS 509); THENCE CONTINUING ALONG SAID NORTH LINE OF SHAW FARMS OF ALACHUA, SOUTH 88°11'52" WEST, A DISTANCE OF 260.29 FEET TO A 4" SQUARE CONCRETE MONUMENT (RLS 509); THENCE CONTINUING ALONG SAID NORTH LINE, SOUTH 88°10'19" WEST, A DISTANCE OF 1375.37 FEET TO A 4" SQUARE CONCRETE MONUMENT AT THE NORTHWEST CORNER OF LOT 22, SAID SHAW FARMS OF ALACHUA; THENCE ALONG THE WEST LINE OF SAID LOT 22, SOUTH 2°05'34" EAST, A DISTANCE OF 903.47 FEET TO A 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE SOUTHWEST CORNER OF SAID LOT 22 ALSO BEING THE NORTHEAST CORNER OF LANDS AS DESCRIBED AS "PARCEL III" IN OFFICIAL RECORDS BOOK 2394 AT PAGE 2237 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 87°47'59" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 129.63 FEET TO A 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE NORTHWEST CORNER OF SAID LANDS; THENCE SOUTH 2°02'58" EAST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 428.42 FEET TO A 4" SQUARE CONCRETE MONUMENT (RLS 509) MARKING THE SOUTHWEST CORNER OF SAID LANDS, SAID POINT ALSO BEING ON THE NORTH LINE OF AFOREMENTIONED SHAW FARMS OF ALACHUA, AND ALSO BEING ON THE SOUTH LINE OF LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1466 AT PAGE 377, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 88°07'20" WEST, ALONG THE NORTH LINE OF SAID SHAW FARMS OF ALACHUA AND ITS WESTERLY EXTENSION AND ALSO THE SOUTH LINE OF SAID LANDS IN OFFICIAL RECORDS BOOK 1466 AT PAGE 377, A DISTANCE OF 2415.15 FEET TO A 4" SQUARE CONCRETE MONUMENT (RLS 509); THENCE SOUTH 88°16'47" WEST, ALONG SAID SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1466 AT PAGE 377, A DISTANCE OF 435.44 FEET TO THE EAST RIGHT-OF-WAY LINE OF NORTHWEST COUNTY ROAD 241 (A.K.A. NORTHWEST 140TH STREET), HAVING AN 80 FOOT RIGHT-OF-WAY; THENCE NORTH 0°14'16" WEST, ALONG THE SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 510.10 FEET TO A 5/8" STEEL ROD AND CAP STAMPED FLA DOT, MARKING THE BEGINNING OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 11,419.16 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 3°39'24" WEST, 630.18 FEET; THENCE ALONG SAID EAST RIGHT OF WAY AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 3°09'44", AN ARC DISTANCE OF 630.26 FEET TO A 5/8" STEEL ROD AND CAP STAMPED FLA DOT, MARKING THE END OF SAID CURVE; THENCE NORTH 2°05'16" WEST, ALONG THE SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1661.20 FEET TO THE SOUTHWEST CORNER OF HIDDEN MEADOWS, A RECORDED IN PLAT BOOK "R", PAGE 2 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, NORTH 88°20'46" EAST, ALONG THE SOUTH LINE OF SAID HIDDEN MEADOWS, A DISTANCE OF 1501.59 FEET TO A 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE SOUTHEAST CORNER OF SAID HIDDEN MEADOWS; THENCE NORTH 2°35'34" WEST, ALONG THE EAST LINE OF SAID HIDDEN MEADOWS, A DISTANCE OF 25.97 FEET TO A 4" SQUARE CONCRETE MONUMENT (PRM LS 3784) MARKING THE SOUTHWEST CORNER OF LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2396 AT PAGE 1039 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE NORTH 88°20'38" EAST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 2900.15 FEET TO A SET 5/8" STEEL ROD AND CAP STAMPED PRM LB 5075 MARKING THE SOUTHEAST CORNER OF SAID LANDS; THENCE NORTH 2°22'09" WEST, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 660.12 FEET TO A 4" SQUARE CONCRETE MONUMENT (PRM LS 3784) MARKING THE NORTHWEST CORNER OF LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2900 AT PAGE 1014 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 54°04'53" EAST, ALONG THE SOUTHWESTERLY LINE OF SAID LANDS, A DISTANCE OF 1259.13 FEET TO A SET 5/8" STEEL ROD AND CAP STAMPED PRM LB 5075 MARKING THE SOUTHERLY MOST CORNER OF SAID LANDS; THENCE NORTH 54°27'14" EAST, ALONG THE EASTERLY LINE OF SAID LANDS, A DISTANCE OF 126.78 FEET TO A 4" SQUARE CONCRETE MONUMENT (TOP BROKEN NO IDENTIFICATION) MARKING THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1360.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 28°44'39" EAST, 806.85 FEET; THENCE NORTHERLY ALONG SAID EASTERLY LINE, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 51°25'01", AN ARC DISTANCE OF 834.58 FEET TO A 4" SQUARE CONCRETE MONUMENT (PRM LB 2389) MARKING THE END OF SAID CURVE AND THE NORTHEAST CORNER OF SAID LANDS; THENCE SOUTH 88°19'23" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 247.83 FEET TO A 4" SQUARE CONCRETE MONUMENT (RLS 509) MARKING THE INTERSECTION WITH THE EAST LINE OF AFOREMENTIONED FRACTIONAL SECTION 23; THENCE NORTH 2°22'57" WEST, ALONG SAID EAST LINE OF FRACTIONAL SECTION 23, A DISTANCE OF 308.43 FEET TO THE POINT-OF-BEGINNING.

LESS & EXCEPT RIGHT OF WAY OF SAN FELASCO PARKWAY, AS PER OFFICIAL RECORDS BOOK 4672, PAGE 1075 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS :

A TRACT OF LAND SITUATED IN FRACTIONAL SECTIONS 23 AND 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, ALSO BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1466 AT PAGE 377 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE NORTHEAST CORNER OF THE SOUTH ONE-HALF (1/2) OF THE NORTHEAST ONE-QUARTER (1/4) OF THE AFOREMENTIONED FRACTIONAL SECTION 23; THENCE SOUTH 2°22'57"EAST, ALONG THE EAST LINE OF SAID FRACTIONAL SECTION 23 AND ALSO BEING THE WEST LINE OF REPLAT OF PROGRESS CENTER AS PER PLAT THEREOF RECORDED IN PLAT BOOK P, PAGES 48 AND 49 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, A DISTANCE OF 1650.94 FEET TO A 4" SQUARE CONCRETE MONUMENT (PRM 3456) MARKING THE SOUTHWEST CORNER OF SAID REPLAT OF PROGRESS CENTER AND THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST LINE OF SAID FRACTIONAL SECTION 23, AND ALONG THE SOUTH LINE OF SAID REPLAT OF PROGRESS CENTER, SOUTH 88°19'42" EAST, A DISTANCE OF 372.92 FEET TO A 4" SQUARE CONCRETE MONUMENT (PRM LB 2389); THENCE SOUTH 2°24'55" EAST, A DISTANCE OF 197.02 FEET TO A 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION, TOP BROKEN) MARKING THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1050.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 26°02'02" WEST, 999.68 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 56°51'14", AN ARC DISTANCE OF 1041.90 FEET TO THE POINT OF TANGENCY; THENCE RUN SOUTH 54°27'10" WEST, A DISTANCE OF 441.64 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1810.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 58°43'32" WEST, 143.57 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°32'45", AN ARC DISTANCE OF 143.60 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 29°25'07" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 60°34'53" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 29°25'07" WEST, A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1810.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 70°37'37" WEST, 532.74 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°55'31", AN ARC DISTANCE OF 534.68 FEET TO THE END OF SAID CURVE; THENCE SOUTH 09°19'39" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 80°40'21" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 09°19'39" WEST, A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1810.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 85°16'42" WEST, 190.90 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 0°06'02", AN ARC DISTANCE OF 190.99 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 88°18'04" WEST, A DISTANCE OF 551.14 FEET; THENCE SOUTH 01°41'56" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 88°18'04" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 01°41'56" WEST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 88°18'04" WEST, A DISTANCE OF 1334.31 FEET; THENCE SOUTH 01°41'56" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 88°18'04" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 01°41'56" WEST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 88°18'04" WEST, A DISTANCE OF 432.20 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1700.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 85°45'52" WEST, 351.51 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°52'06", AN ARC DISTANCE OF 352.14 FEET TO THE POINT OF TANGENCY; THENCE NORTH 79°49'49" WEST, A DISTANCE OF 563.98 FEET THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1580.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 81°18'53"WEST, 81.85 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°58'07", AN ARC DISTANCE OF 81.86 FEET TO THE END OF SAID CURVE THENCE SOUTH 05°31'15" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 84°36'44" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 05°23'16" EAST, A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1580.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 89°15'24" WEST, 156.07 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°39'43", AN ARC DISTANCE OF 156.14 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 87°54'44" WEST, A DISTANCE OF 421.65 FEET; THENCE SOUTH 02°05'16" EAST, A DISTANCE OF 250.00 FEET; THENCE SOUTH 87°54'44" WEST, A DISTANCE OF 20.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 241, (ALSO KNOWN AS NW 140TH STREET, AN 80 FOOT WIDE PUBLIC RIGHT OF WAY); THENCE RUN NORTH 2°05'16" WEST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 370.00 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, NORTH 87°54'44"EAST, A DISTANCE OF 421.65 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1700.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 89°11'34" EAST, 171.72 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°47'24", AN ARC DISTANCE OF 171.79 FEET TO THE END OF SAID CURVE; THENCE NORTH 05°23'16" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 84°36'44" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 05°23'16" WEST, A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1700.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 81°22'43" EAST, 91.86 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°05'47", AN ARC DISTANCE OF 91.88 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 79°49'49" EAST, A DISTANCE OF 563.98 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1580.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 81°14'53" EAST, 78.18 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°50'70", AN ARC DISTANCE OF 78.19 FEET TO THE END OF SAID CURVE; THENCE NORTH 05°31'15" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 84°28'45" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 05°31'15" WEST, A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1580.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 88°59'44" EAST, 149.03 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°24'22", AN ARC DISTANCE OF 149.08 FEET TO THE POINT OF TANGENCY; THENCE NORTH 88°18'04" EAST, A DISTANCE OF 432.20 FEET; THENCE NORTH 01°41'56" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 88°18'04" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 01°41'56" EAST, A DISTANCE OF 20.00 FEET; THENCE NORTH 88°18'04" EAST, A DISTANCE OF 629.24 FEET; THENCE NORTH 01°41'56" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 88°18'04" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 01°41'56" EAST, A DISTANCE OF 20.00 FEET; THENCE NORTH 88°18'04" EAST, A DISTANCE OF 595.07 FEET; THENCE NORTH 01°41'56" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 88°18'04" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 01°41'56" EAST, A DISTANCE OF 20.00 FEET; THENCE NORTH 88°18'04" EAST, A DISTANCE OF 551.14 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1690.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 75°17'20" EAST, 761.04 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°01'28", AN ARC DISTANCE OF 767.62 FEET TO THE END OF SAID CURVE; THENCE NORTH 29°25'07" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 60°34'53" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 29°25'07" EAST, A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1690.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 56°40'09" EAST, 130.73 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°26'00", AN ARC DISTANCE OF 130.77 FEET TO THE POINT OF TANGENCY; THENCE NORTH 54°27'09"EAST, A DISTANCE OF 312.86 FEET TO THE SOUTHERLY MOST CORNER OF LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2900 AT PAGE 1014 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE ALONG THE EASTERLY LINE OF SAID LANDS THROUGH THE FOLLOWING TWO COURSES; 1) NORTH 54°27'14"EAST, A DISTANCE OF 126.80 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 930.00 FEET AND SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 28°45'06" EAST, 806.91 FEET; 2) NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51°25'15", AN ARC DISTANCE OF 834.64 FEET TO A 4" SQUARE CONCRETE MONUMENT STAMPED "PRM LB 2389" MARKING THE NORTHEAST CORNER OF SAID LANDS; THENCE SOUTH 88°19'23" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 247.95 FEET TO A 4" SQUARE CONCRETE MONUMENT STAMPED "RLS 509" MARKING ITS INTERSECTION OF THE EAST LINE OF SAID FRACTIONAL SECTION 23; THENCE NORTH 02°22'57" WEST, ALONG THE EAST LINE OF SAID FRACTIONAL SECTION 23, A DISTANCE OF 308.42 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, STATE PLANE FLORIDA NORTH ZONE. LINE FOR BASIS OF BEARINGS IS THE EAST LINE OF FRACTIONAL SECTION 23 BEING S02° 22'57"E.
2. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.
3. INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR VIA FIRST AMERICAN TITLE INSURANCE COMPANY FILE NUMBER 2076-5307164, DATED APRIL 30TH, 2021. SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN DONE BY THE SURVEYOR.
4. 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.
5. FENCES, SYMBOLS, MONUMENTATION AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
6. 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.
7. ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), AS PROJECTED FROM FDOT BENCHMARK BM(26/27/A01; PUBLISHED ELEVATION = 78.22 FEET (NAVD88).
8. ADDITIONAL POINTS MAY BE FOUND BY TURNING ON THE NODE" AND Z-" LAYERS IN THE SUPPLIED DIGITAL FILE.
9. SEE SHEET ONE (1) FOR BOUNDARY INFORMATION AND SEE SHEETS TWO (2) THROUGH FOURTEEN (14) FOR TOPOGRAPHIC INFORMATION.
10. ALL TREES 8" AND UP AS MEASURED AT BREAST HEIGHT ARE INCLUDED AS A PART OF THIS SURVEY.
11. BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A PRIOR SURVEY BY THIS SURVEYOR, PROJECT NUMBER 14-0382, DATED AUGUST 14, 2015.
12. THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A CEMETERY, SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
13. THERE WERE ZERO (0) TOTAL PARKING SPACES OBSERVED AT THE TIME OF THIS SURVEY.
14. THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS BEING CONDUCTED AT THE TIME OF THIS SURVEY.
15. THERE WAS NO EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES. THERE WAS NO OBSERVED EVIDENCE OF CURRENT STREET CONSTRUCTION OR REPAIRS. THERE WAS NO OBSERVED EVIDENCE OF CURRENT SIDEWALK CONSTRUCTION OR REPAIRS.
16. THIS SURVEY IS A TOTAL OF FOURTEEN (14) SHEETS. EACH SHEET IN NOT COMPLETE WITHOUT THE OTHERS.

LEGEND:

- = FOUND 4"x4" CONCRETE MONUMENT, I.D. AS NOTED
- = FOUND 5/8" STEEL REBAR AND CAP MARKED "PRM LB 5075"
- = FOUND 5/8" IRON ROD (MARKED AS NOTED)
- = ELECTRIC PANEL
- = FIBER OPTIC BOX
- = FIBER OPTIC LINE MARKER
- = TELEPHONE PEDESTAL
- = GUY ANCHOR
- = CABLE BOX
- = WELL
- = MAILBOX
- = SIGN
- = CONTROL PANEL
- = BACKFLOW PREVENTOR
- = BENCHMARK
- = CONCRETE POWER POLE
- = ELECTRIC METER
- = FIRE HYDRANT
- = TREE (SIZE AND TYPE AS NOTED)
- = SPIGOT
- = SANITARY SEWER MANHOLE
- = TRANSFORMER
- = WOODEN POWER POLE
- = WATER VALVE
- = WATER METER
- = MONITORING WELL
- = CONCRETE LIGHT POLE
- = ELECTRIC HANDHOLE
- = MAILBOX
- = SIGN
- = MITERED END SECTION
- = STORM DRAIN

CB = CHINA BERRY
LOB = LOBLOLLY PINE
LO = LIVE OAK
LAO = LAUREL OAK
WO = WATER OAK
HACK = HACKBERRY
BCHE = BLACK CHERRY
CHE = CHERRY LAUREL
SUMMER = SUMMER HAW
TREE = UNIDENTIFIED SPECIES
(R) = DATA BASED ON DEED OF RECORD
(P) = DATA BASED ON PLAT OF RECORD
(M) = DATA BASED ON FIELD MEASUREMENTS
INV. = INVERT
RCP = REINFORCED CONCRETE PIPE
PVC = POLYVINYL CHLORIDE
CPP = CORRUGATED PLASTIC PIPE
DIP = DUCTILE IRON PIPE
RCP = REINFORCED CONCRETE PIPE
CMP = CORRUGATED METAL PIPE

NRE = NORTH RIM ELEVATION
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
X 100.5 = SPOT ELEVATION (PERVIOUS SURFACE)
X 100.45 = SPOT ELEVATION (IMPERVIOUS SURFACE)

- ST = STORM SEWER LINE
- TE = TELEPHONE LINE
- OHW = OVERHEAD WIRE
- SS = SANITARY SEWER LINE
- (E) = FENCE (SIZE AND TYPE AS NOTED)
- FM = SANITARY SEWER FORCE MAIN
- W = UNDERGROUND WATER LINE
- (E) = ELECTRIC LINE (PER PLAN)
- (W) = WATER LINE (PER PLAN)
- (G) = GAS LINE (PER PLAN)
- 100 = CONTOUR LINE

- = ASPHALT SURFACE
- = CONCRETE SURFACE
- = RIPRAP
- = METAL LID
- = DIRT/GRASS SURFACE

SCHEDULE B-II TITLE EXCEPTIONS:

(PER FIRST AMERICAN TITLE INSURANCE COMPANY FILE NUMBER 2076-5307164, DATED APRIL 30TH, 2021)

ITEM NO. 13: THIS PROPERTY IS NOT AFFECTED BY THE EASEMENT GRANTED TO FLORIDA POWER CORPORATION BY INSTRUMENT RECORDED IN BOOK 73, PAGE 517, AS AMENDED BY QUIT CLAIM DEED AND PARTIAL RELEASE IN BOOK 1993, PAGE 345, (SHOWN GRAPHICALLY HEREON)

ITEM NO. 14: THIS PROPERTY IS NOT AFFECTED BY THE EASEMENT GRANTED EASEMENT GRANTED TO PINELLAS COUNTY POWER COMPANY BY INSTRUMENT RECORDED IN DEED BOOK 226, PAGE 155. (UNABLE TO DEPICT GRAPHICALLY)

ITEM NO. 15: THIS PROPERTY IS NOT AFFECTED BY THE EASEMENT GRANTED EASEMENT GRANTED TO PINELLAS COUNTY POWER COMPANY BY INSTRUMENT RECORDED IN DEED BOOK 226, PAGE 156. (UNABLE TO DEPICT GRAPHICALLY)

ITEM NO. 16: THIS PROPERTY IS NOT AFFECTED BY THE EASEMENT GRANTED EASEMENT GRANTED TO PINELLAS COUNTY POWER COMPANY BY INSTRUMENT RECORDED IN DEED BOOK 226, PAGE 222. (UNABLE TO DEPICT GRAPHICALLY)

ITEM NO. 17: THIS PROPERTY IS SUBJECT TO THE PUBLIC UTILITIES EASEMENTS GRANTED TO CITY OF ALACHUA BY INSTRUMENT RECORDED IN BOOK 4672, PAGE 1184. (SHOWN GRAPHICALLY HEREON)

ITEM NO. 18: THIS PROPERTY IS SUBJECT TO THE DRAINAGE EASEMENTS GRANTED TO CITY OF ALACHUA BY INSTRUMENT RECORDED IN BOOK 4672, PAGE 1213. (SHOWN GRAPHICALLY HEREON)

SOURCES OF INFORMATION UTILIZED IN THIS SURVEY INCLUDE :

a. ORIGINAL FIELD NOTES AND TOWNSHIP PLAT FOR TOWNSHIP 8 SOUTH, RANGE 18 EAST BY THE GENERAL LAND OFFICE, 1826-1852.
b. RIGHT-OF-WAY MAP FOR S-241, NOW KNOWN AS COUNTY ROAD 241 BY THE STATE OF FLORIDA, STATE ROAD DEPARTMENT DATED 12 JULY, 1954.
c. SURVEY IN SECTIONS 23, 24, 25, & 26 OF TOWNSHIP 8 SOUTH, RANGE 18 EAST BY THE PERRY C. MCGRIFF COMPANY DATED 24 NOVEMBER 1956.
d. SURVEY AND WORKSHEET FOR SECTION 23, TOWNSHIP 8 SOUTH RANGE 18 EAST BY WILLIAM D. PARRISH, DATED 29 JANUARY 1975.
e. SURVEY AND WORKSHEET IN TOWNSHIP 8 SOUTH, RANGE 18 EAST BY WILLIAM D. PARRISH, DATED 11 JUNE 1975.
f. BOUNDARY SURVEY OF UNIVERSITY OF FLORIDA FOUNDATION LANDS BY CHANCE, ENG & DENMAN, INC. DATED 14 FEBRUARY 1983.
g. PLAT OF SHAW FARMS OF ALACHUA, PLAT BOOK "L" PAGE 64.
h. PLAT OF REPLAT OF PROGRESS CENTER, PLAT BOOK "P", PAGES 48-49.
i. PLAT OF HIDDEN MEADOWS, PLAT BOOK



ALTA/NSPS LAND TITLE SURVEY

LOCATED IN FRACTIONAL SECTIONS 23 & 26
F.R. SANCHEZ GRANT, TOWNSHIP 8 SOUTH, RANGE 19 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, STATE PLANE FLORIDA NORTH ZONE. LINE FOR BASIS OF BEARINGS IS THE EAST LINE OF FRACTIONAL SECTION 23 BEING S02°22'57"E.
2. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.
3. INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE NOT FURNISHED TO THE SURVEYOR EXCEPT AS SHOWN. SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN DONE BY THE SURVEYOR.
4. 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.
5. FENCES, SYMBOLS, MONUMENTATION AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
6. 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.
7. ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), AS PROJECTED FROM FDOT BENCHMARK BM26/27A/01; PUBLISHED ELEVATION = 78.22 FEET (NAVD88).
8. ADDITIONAL POINTS MAY BE FOUND BY TURNING ON THE NODE* AND Z-* LAYERS IN THE SUPPLIED DIGITAL FILE.
9. SEE SHEET ONE (1) FOR BOUNDARY INFORMATION AND SEE SHEETS TWO (2) THROUGH FOURTEEN (14) FOR TOPOGRAPHIC INFORMATION.
10. ALL TREES 8" AND UP AS MEASURED AT BREAST HEIGHT ARE INCLUDED AS A PART OF THIS SURVEY.
11. BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A PRIOR SURVEY BY THIS SURVEYOR, PROJECT NUMBER 14-0382, DATED AUGUST 14, 2015.
12. THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A CEMETERY, SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
13. THERE WERE ZERO (0) TOTAL PARKING SPACES OBSERVED AT THE TIME OF THIS SURVEY.
14. THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS BEING CONDUCTED AT THE TIME OF THIS SURVEY.
15. THERE WAS NO EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES. THERE WAS NO OBSERVED EVIDENCE OF CURRENT STREET CONSTRUCTION OR REPAIRS. THERE WAS NO OBSERVED EVIDENCE OF CURRENT SIDEWALK CONSTRUCTION OR REPAIRS.
16. THIS SURVEY IS A TOTAL OF FOURTEEN (14) SHEETS. EACH SHEET IN NOT COMPLETE WITHOUT THE OTHERS.

GRAPHIC SCALE

0 25 50 100

LEGEND:

- = FOUND 4"X4" CONCRETE MONUMENT, I.D. AS NOTED
- = FOUND 5/8" STEEL REBAR AND CAP MARKED "PRM LB 5075"
- = FOUND 5/8" IRON ROD (MARKED AS NOTED)
- = SET 5/8" STEEL REBAR AND CAP MARKED "LB 5075"
- = ELECTRIC PANEL
- = FIBER OPTIC BOX
- = FIBER OPTIC LINE MARKER
- = TELEPHONE PEDESTAL
- = GUY ANCHOR
- = CABLE BOX
- = WELL
- = MAILBOX
- = SIGN
- = CONTROL PANEL
- = BACKFLOW PREVENTOR
- = BENCHMARK
- = CONCRETE POWER POLE
- = ELECTRIC METER
- = FIRE HYDRANT
- = TREE (SIZE AND TYPE AS NOTED)
- = SPIGOT
- = SANITARY SEWER MANHOLE
- = TRANSFORMER
- = WOODEN POWER POLE
- = WATER VALVE
- = WATER METER
- = MONITORING WELL
- = CONCRETE LIGHT POLE
- = ELECTRIC HANDHOLE
- = MAILBOX
- = SIGN
- = MITERED END SECTION
- = STORM DRAIN

CB = CHINA BERRY
LOB = LOBLOLLY PINE
LO = LIVE OAK
LAO = LAUREL OAK
WO = WATER OAK
HACK = HACKBERRY
BCHE = BLACK CHERRY
CHE = CHERRY LAUREL
SUMMER = SUMMER HAW
TREE = UNIDENTIFIED SPECIES
(R) = DATA BASED ON DEED OF RECORD
(P) = DATA BASED ON PLAT OF RECORD
(M) = DATA BASED ON FIELD MEASUREMENTS
INV. = INVERT
RCP = REINFORCED CONCRETE PIPE
PVC = POLYVINYL CHLORIDE
CPP = CORRUGATED PLASTIC PIPE
DIP = DUCTILE IRON PIPE
RCP = REINFORCED CONCRETE PIPE
CMP = CORRUGATED METAL PIPE

NRE = NORTH RIM ELEVATION
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
X 100.5 = SPOT ELEVATION (PERVIOUS SURFACE)
X 100.45 = SPOT ELEVATION (IMPERVIOUS SURFACE)

- ST = STORM SEWER LINE
- TE = TELEPHONE LINE
- OHW = OVERHEAD WIRE
- SS = SANITARY SEWER LINE
- x = FENCE (SIZE AND TYPE AS NOTED)
- FM = SANITARY SEWER FORCE MAIN
- W = UNDERGROUND WATER LINE
- (E) = ELECTRIC LINE (PER PLAN)
- (W) = WATER LINE (PER PLAN)
- (G) = GAS LINE (PER PLAN)
- 100 = CONTOUR LINE
- = ASPHALT SURFACE
- = CONCRETE SURFACE
- = RIPRAP
- = METAL LID
- = DIRT/GRASS SURFACE

RIGHT OF WAY LINE DATA TABLE (M)(R)

LINE	DIRECTION	LENGTH
R/W L4	S 29°25'07" E	20.00'
R/W L5	S 60°34'53" W	100.00'
R/W L6	N 29°25'07" W	20.00'
R/W L48	N 29°25'07" W	20.00'
R/W L49	N 60°34'53" E	100.00'
R/W L50	S 29°25'07" E	20.00'

RIGHT OF WAY CURVE DATA TABLE (M)(R)

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
R/W C1	1041.90'	1050.00'	56°51'14"	568.37'	999.68'	S 26°02'02" W
R/W C2	143.60'	1810.00'	4°32'45"	71.84'	143.57'	S 56°43'32" W
R/W C12	767.62'	1690.00'	26°01'28"	390.55'	761.04'	N 75°17'20" E

1801 Research Drive
Alachua, FL 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075

CHW
Professional Consultants

SCALE: 1" = 50'

VERIFY SCALE
BAR IS ONE INCH ON
ORIGINAL DRAWING
IF NOT ONE INCH ON
THIS SHEET ADJUST
SCALES ACCORDINGLY.
0 1"

CERTIFIED TO:

SURVEY DATE: 06-07-2021
REVISION DATE: N/A
PROJECT NUMBER: 21-0105.01

TECHNICIAN: KWM / NAD
CREW CHIEF: NH
CHECKED BY: AHH
FIELD BOOK & PAGE: 612 / 18

AARON H. HICKMAN
(SEE SURVEYOR'S CERTIFICATION - SHEET 1)
Professional Surveyor & Mapper Fla. License No. 6791

This map prepared by:

Certificate of Authorization No. LB. 5075

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

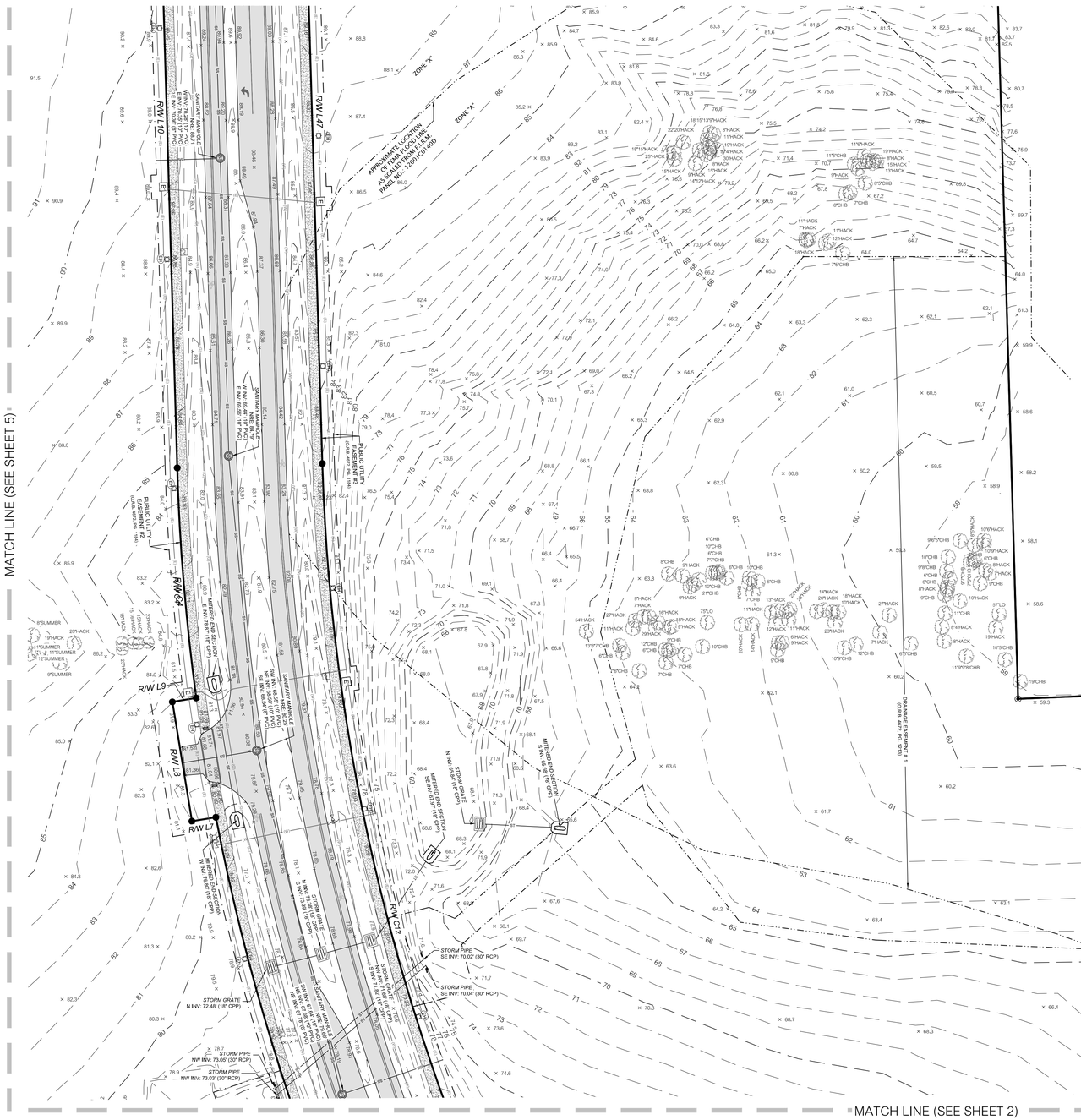
(SEE SURVEYOR'S CERTIFICATION - SHEET 1)

SHEET NO.: 2 OF 14

Tech: nickd Plot Date: Jan 18,2021 5:14pm Filename: C:\Users\chickd\appdata\local\temp\AcPublish_15640\21-0105.01 ALTA.dwg

ALTA/NSPS LAND TITLE SURVEY

LOCATED IN FRACTIONAL SECTIONS 23 & 26
F.R. SANCHEZ GRANT, TOWNSHIP 8 SOUTH, RANGE 19 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA



SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, STATE PLANE FLORIDA NORTH ZONE. LINE FOR BASIS OF BEARINGS IS THE EAST LINE OF FRACTIONAL SECTION 23 BEING S00°22'57"E.
2. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.
3. INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE NOT FURNISHED TO THE SURVEYOR EXCEPT AS SHOWN. SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN DONE BY THE SURVEYOR.
4. 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.
5. FENCES, SYMBOLS, MONUMENTATION AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
6. 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.
7. ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), AS PROJECTED FROM FDOT BENCHMARK BM/26/27/A/01; PUBLISHED ELEVATION = 78.22 FEET (NAVD88).
8. ADDITIONAL POINTS MAY BE FOUND BY TURNING ON THE NODE" AND Z-" LAYERS IN THE SUPPLIED DIGITAL FILE.
9. SEE SHEET ONE (1) FOR BOUNDARY INFORMATION AND SEE SHEETS TWO (2) THROUGH FOURTEEN (14) FOR TOPOGRAPHIC INFORMATION.
10. ALL TREES 8" AND UP AS MEASURED AT BREAST HEIGHT ARE INCLUDED AS A PART OF THIS SURVEY.
11. BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A PRIOR SURVEY BY THIS SURVEYOR, PROJECT NUMBER 14-0382, DATED AUGUST 14, 2015.
12. THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A CEMETERY, SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
13. THERE WERE ZERO (0) TOTAL PARKING SPACES OBSERVED AT THE TIME OF THIS SURVEY.
14. THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS BEING CONDUCTED AT THE TIME OF THIS SURVEY.
15. THERE WAS NO EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES. THERE WAS NO OBSERVED EVIDENCE OF CURRENT STREET CONSTRUCTION OR REPAIRS. THERE WAS NO OBSERVED EVIDENCE OF CURRENT SIDEWALK CONSTRUCTION OR REPAIRS.
16. THIS SURVEY IS A TOTAL OF FOURTEEN (14) SHEETS. EACH SHEET IN NOT COMPLETE WITHOUT THE OTHERS.

LEGEND:

- ⊡ = FOUND 4"X4" CONCRETE MONUMENT, I.D. AS NOTED
- ◉ = FOUND 5/8" STEEL REBAR AND CAP MARKED "PRM LB 5075"
- ⊗ = FOUND 5/8" IRON ROD (MARKED AS NOTED)
- = ELECTRIC PANEL
- = FIBER OPTIC BOX
- = FIBER OPTIC LINE MARKER
- = TELEPHONE PEDESTAL
- = GUY ANCHOR
- = CABLE BOX
- = WELL
- = MAILBOX
- = SIGN
- = CONTROL PANEL
- = BACKFLOW PREVENTOR
- = BENCHMARK
- = CONCRETE POWER POLE
- = ELECTRIC METER
- = FIRE HYDRANT
- = TREE (SIZE AND TYPE AS NOTED)
- = SPIGOT
- = SANITARY SEWER MANHOLE
- = TRANSFORMER
- = WOODEN POWER POLE
- = WATER VALVE
- = WATER METER
- = MONITORING WELL
- = CONCRETE LIGHT POLE
- = ELECTRIC HANDHOLE
- = MAILBOX
- = SIGN
- = MITERED END SECTION
- = STORM DRAIN

CB = CHINA BERRY
LOB = LOBLOLLY PINE
LO = LIVE OAK
LAO = LAUREL OAK
WO = WATER OAK
HACK = HACKBERRY
BCHE = BLACK CHERRY
CHE = CHERRY LAUREL
SUMMER = SUMMER HAW
TREE = UNIDENTIFIED SPECIES
(R) = DATA BASED ON DEED OF RECORD
(P) = DATA BASED ON PLAT OF RECORD
(M) = DATA BASED ON FIELD MEASUREMENTS
INV. = INVERT
RCP = REINFORCED CONCRETE PIPE
PVC = POLYVINYL CHLORIDE
CPP = CORRUGATED PLASTIC PIPE
DIP = DUCTILE IRON PIPE
RCP = REINFORCED CONCRETE PIPE
CMP = CORRUGATED METAL PIPE

NRE = NORTH RIM ELEVATION
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
X 100.5 = SPOT ELEVATION (PERVIOUS SURFACE)
X 100.45 = SPOT ELEVATION (IMPERVIOUS SURFACE)

- ST = STORM SEWER LINE
- TE = TELEPHONE LINE
- OHW = OVERHEAD WIRE
- SS = SANITARY SEWER LINE
- x = FENCE (SIZE AND TYPE AS NOTED)
- FM = SANITARY SEWER FORCE MAIN
- W = UNDERGROUND WATER LINE
- (E) = ELECTRIC LINE (PER PLAN)
- (W) = WATER LINE (PER PLAN)
- (G) = GAS LINE (PER PLAN)
- 100 = CONTOUR LINE
- = ASPHALT SURFACE
- = CONCRETE SURFACE
- = RIPRAP
- = METAL LID
- = DIRT/GRASS SURFACE

RIGHT OF WAY LINE DATA TABLE (M)(R)		
LINE	DIRECTION	LENGTH
R/W L7	S 9°19'39" E	20.00'
R/W L8	S 80°40'21" W	100.00'
R/W L9	N 9°19'39" W	20.00'
R/W L10	S 88°18'04" W	551.14'
R/W L47	N 88°18'04" E	551.14'

RIGHT OF WAY CURVE DATA TABLE (M)(R)						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
R/W C4	190.99'	1810.00'	6°02'45"	95.58'	190.90'	S 85°16'42" W
R/W C12	767.62'	1690.00'	26°01'28"	390.55'	761.04'	N 75°17'20" E

GRAPHIC SCALE
0 25 50 100

1801 Research Drive
Alachua, FL 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075
CHW
Professional Consultants

SCALE: 1" = 50'

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.

CERTIFIED TO:

(SEE SURVEYOR'S CERTIFICATION - SHEET 1)

SURVEY DATE: 06-07-2021
REVISION DATE: N/A
PROJECT NUMBER: 21-0105.01

TECHNICIAN: KWM / NAD
CREW CHIEF: JMM
DRAWN BY: AIH
FIELD BOOK & PAGE: 612 / 18

AARON H. HICKMAN
(SEE SURVEYOR'S CERTIFICATION - SHEET 1)
Professional Surveyor & Mapper Fla. License No. 6791

This map prepared by:
Certificate of Authorization No. LB. 5075
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET NO.:
3 OF 14

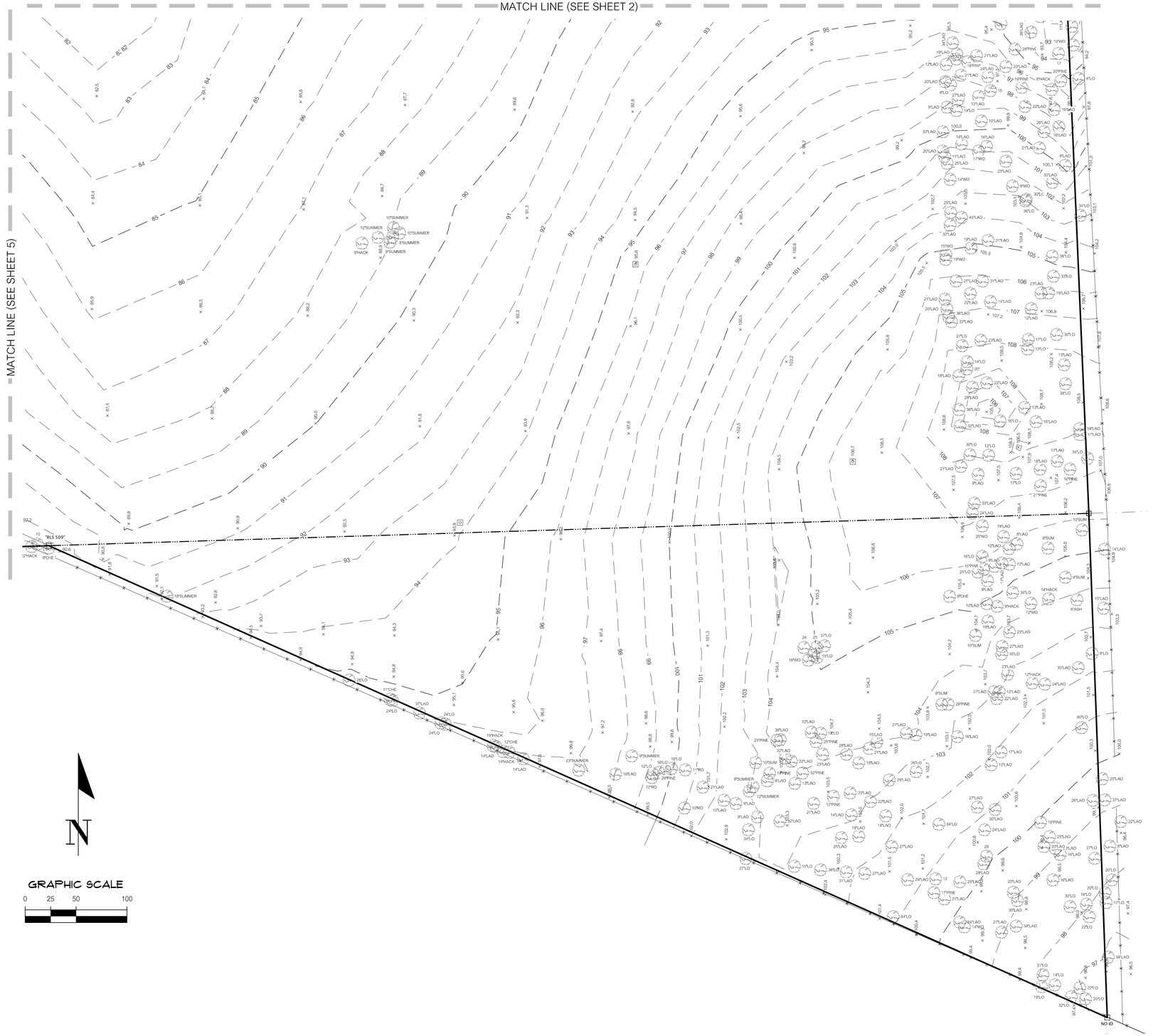
Tech: nickd Plot Date: Jun 16,2021 5:14pm Filename: C:\Users\nickd\appdata\local\temp\AcPublish_15640\21-0105.01 ALTA.dwg

ALTA/NSPS LAND TITLE SURVEY

LOCATED IN FRACTIONAL SECTIONS 23 & 26
F.R. SANCHEZ GRANT, TOWNSHIP 8 SOUTH, RANGE 19 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, STATE PLANE FLORIDA NORTH ZONE. LINE FOR BASIS OF BEARINGS IS THE EAST LINE OF FRACTIONAL SECTION 23 BEING S02°22'57"E.
2. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.
3. INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE NOT FURNISHED TO THE SURVEYOR EXCEPT AS SHOWN. SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN DONE BY THE SURVEYOR.
4. 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.
5. FENCES, SYMBOLS, MONUMENTATION AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
6. 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.
7. ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), AS PROJECTED FROM FDOT BENCHMARK BM/26/27/A/01; PUBLISHED ELEVATION = 78.22 FEET (NAVD88).
8. ADDITIONAL POINTS MAY BE FOUND BY TURNING ON THE NODE* AND Z-* LAYERS IN THE SUPPLIED DIGITAL FILE.
9. SEE SHEET ONE (1) FOR BOUNDARY INFORMATION AND SEE SHEETS TWO (2) THROUGH FOURTEEN (14) FOR TOPOGRAPHIC INFORMATION.
10. ALL TREES 8" AND UP AS MEASURED AT BREAST HEIGHT ARE INCLUDED AS A PART OF THIS SURVEY.
11. BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A PRIOR SURVEY BY THIS SURVEYOR, PROJECT NUMBER 14-0382, DATED AUGUST 14, 2015.
12. THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A CEMETERY, SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
13. THERE WERE ZERO (0) TOTAL PARKING SPACES OBSERVED AT THE TIME OF THIS SURVEY.
14. THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS BEING CONDUCTED AT THE TIME OF THIS SURVEY.
15. THERE WAS NO EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES. THERE WAS NO OBSERVED EVIDENCE OF CURRENT STREET CONSTRUCTION OR REPAIRS. THERE WAS NO OBSERVED EVIDENCE OF CURRENT SIDEWALK CONSTRUCTION OR REPAIRS.
16. THIS SURVEY IS A TOTAL OF FOURTEEN (14) SHEETS. EACH SHEET IN NOT COMPLETE WITHOUT THE OTHERS.



LEGEND:

- ⊡ = FOUND 4"X4" CONCRETE MONUMENT, I.D. AS NOTED
- ◉ = FOUND 5/8" STEEL REBAR AND CAP MARKED "PRM LB 5075"
- ⊗ = FOUND 5/8" IRON ROD (MARKED AS NOTED)
- = ELECTRIC PANEL
- = FIBER OPTIC BOX
- = FIBER OPTIC LINE MARKER
- = TELEPHONE PEDESTAL
- = GUY ANCHOR
- = CABLE BOX
- = WELL
- = MAILBOX
- = SIGN
- = CONTROL PANEL
- = BACKFLOW PREVENTOR
- = BENCHMARK
- = CONCRETE POWER POLE
- = ELECTRIC METER
- = FIRE HYDRANT
- = TREE (SIZE AND TYPE AS NOTED)
- = SPIGOT
- = SANITARY SEWER MANHOLE
- = TRANSFORMER
- = WOODEN POWER POLE
- = WATER VALVE
- = WATER METER
- = MONITORING WELL
- = CONCRETE LIGHT POLE
- = ELECTRIC HANDHOLE
- = MAILBOX
- = SIGN
- = MITERED END SECTION
- = STORM DRAIN

CB = CHINA BERRY
LOB = LOBLOLLY PINE
LO = LIVE OAK
LAO = LAUREL OAK
WO = WATER OAK

HACK = HACKBERRY
BCHE = BLACK CHERRY
CHE = CHERRY LAUREL
SUMMER = SUMMER HAW
TREE = UNIDENTIFIED SPECIES
(R) = DATA BASED ON DEED OF RECORD
(P) = DATA BASED ON PLAT OF RECORD
(M) = DATA BASED ON FIELD MEASUREMENTS
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
RCP = REINFORCED CONCRETE PIPE
PVC = POLYVINYL CHLORIDE
CPP = CORRUGATED PLASTIC PIPE
DIP = DUCTILE IRON PIPE
RCP = REINFORCED CONCRETE PIPE
CMP = CORRUGATED METAL PIPE
NRE = NORTH RIM ELEVATION (G)
INV. = INVERT
F.I.R.M. = FLOOD INSURANCE RATE MAP
X 100.5 = SPOT ELEVATION (PERVIOUS SURFACE)
X 100.45 = SPOT ELEVATION (IMPERVIOUS SURFACE)

- ST = STORM SEWER LINE
- TE = TELEPHONE LINE
- OHW = OVERHEAD WIRE
- SS = SANITARY SEWER LINE
- = FENCE (SIZE AND TYPE AS NOTED)
- FM = SANITARY SEWER FORCE MAIN
- W = UNDERGROUND WATER LINE
- (E) = ELECTRIC LINE (PER PLAN)
- (W) = WATER LINE (PER PLAN)
- = GAS LINE (PER PLAN)
- 100 = CONTOUR LINE
- = ASPHALT SURFACE
- = CONCRETE SURFACE
- = RIPRAP
- = METAL LID
- = DIRT/GRASS SURFACE

1801 Research Drive
Alachua, FL 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075

CHW
Professional Consultants

SCALE: 1" = 50'

VERIFY SCALE
BAR IS ONE INCH ON
ORIGINAL DRAWING
IF NOT ONE INCH ON
THIS SHEET ADJUST
SCALES ACCORDINGLY.
0 1"

CERTIFIED TO:

(SEE SURVEYOR'S CERTIFICATION - SHEET 1)

SURVEY DATE:	06-07-2021
REVISION DATE:	N/A
PROJECT NUMBER:	21-0105.01
TECHNICIAN:	KWM / NAD
DREW CHIEF:	JW
PLOTTED BY:	ASH
FIELD BOOK & PAGE:	612 / 18

This map prepared by:

AARON H. HICKMAN

(SEE SURVEYORS CERTIFICATION - SHEET 1)

Professional Surveyor & Mapper Fla. License No. 6791

Certificate of Authorization No. LB. 5075

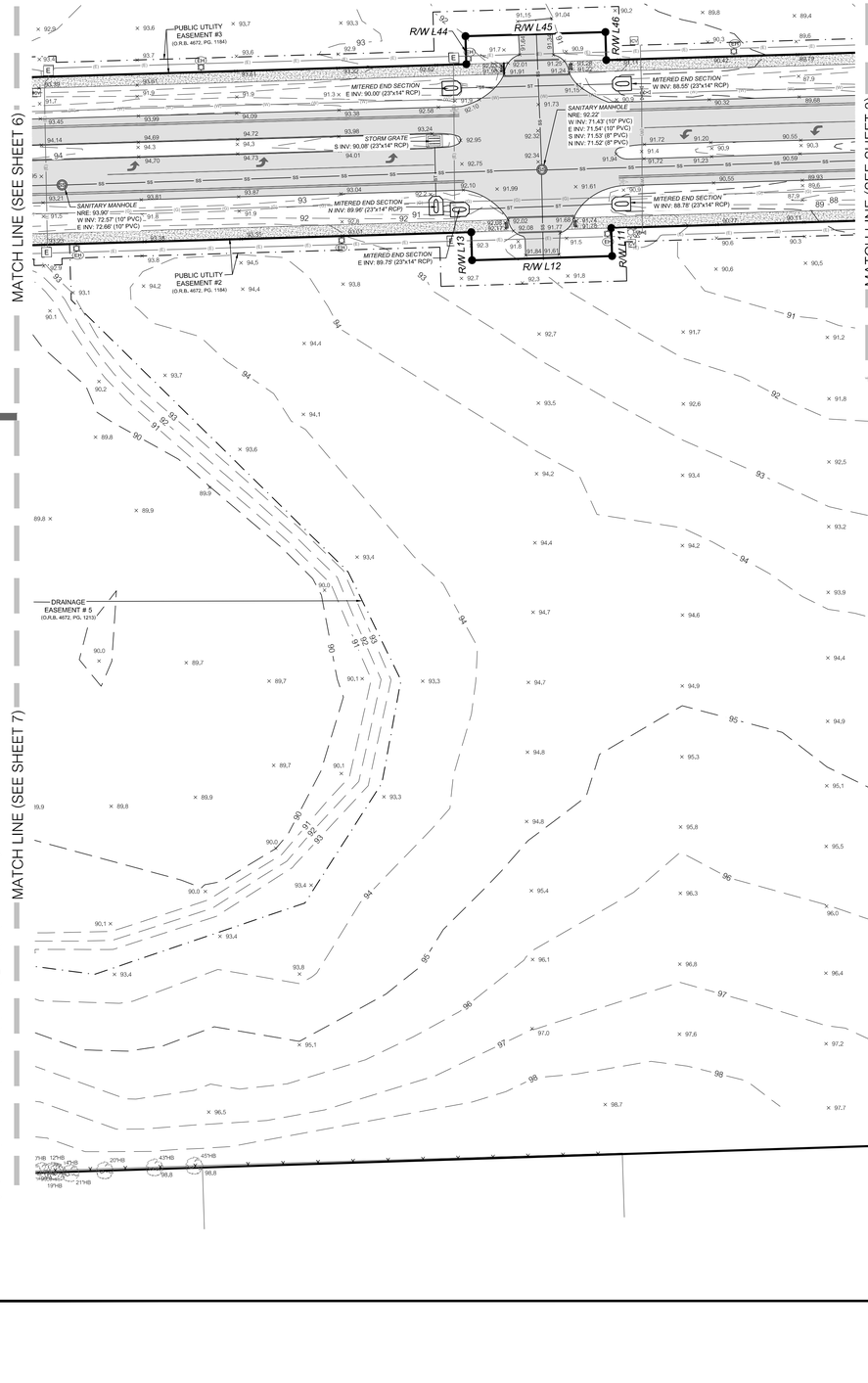
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET NO.:
4 OF 14

Tech: nickd Plot Date: Jan 18,2021 5:14pm Filename: C:\Users\nickd\Appdata\Local\Temp\AcPublish_15440\21-0105.01 ALTA.dwg

ALTA/NSPS LAND TITLE SURVEY

LOCATED IN FRACTIONAL SECTIONS 23 & 26
F.R. SANCHEZ GRANT, TOWNSHIP 8 SOUTH, RANGE 19 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA



SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, STATE PLANE FLORIDA NORTH ZONE. LINE FOR BASIS OF BEARINGS IS THE EAST LINE OF FRACTIONAL SECTION 23 BEING S02°22'57"E.
2. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.
3. INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE NOT FURNISHED TO THE SURVEYOR EXCEPT AS SHOWN. SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN DONE BY THE SURVEYOR.
4. 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.
5. FENCES, SYMBOLS, MONUMENTATION AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
6. 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.
7. ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), AS PROJECTED FROM FDOT BENCHMARK BM26/27/A/01; PUBLISHED ELEVATION = 78.22 FEET (NAVD88).
8. ADDITIONAL POINTS MAY BE FOUND BY TURNING ON THE NODE* AND Z-* LAYERS IN THE SUPPLIED DIGITAL FILE.
9. SEE SHEET ONE (1) FOR BOUNDARY INFORMATION AND SEE SHEETS TWO (2) THROUGH FOURTEEN (14) FOR TOPOGRAPHIC INFORMATION.
10. ALL TREES 8" AND UP AS MEASURED AT BREAST HEIGHT ARE INCLUDED AS A PART OF THIS SURVEY.
11. BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A PRIOR SURVEY BY THIS SURVEYOR, PROJECT NUMBER 14-0382, DATED AUGUST 14, 2015.
12. THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A CEMETERY, SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
13. THERE WERE ZERO (0) TOTAL PARKING SPACES OBSERVED AT THE TIME OF THIS SURVEY.
14. THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS BEING CONDUCTED AT THE TIME OF THIS SURVEY.
15. THERE WAS NO EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES. THERE WAS NO OBSERVED EVIDENCE OF CURRENT STREET CONSTRUCTION OR REPAIRS. THERE WAS NO OBSERVED EVIDENCE OF CURRENT SIDEWALK CONSTRUCTION OR REPAIRS.
16. THIS SURVEY IS A TOTAL OF FOURTEEN (14) SHEETS. EACH SHEET IN NOT COMPLETE WITHOUT THE OTHERS.

LEGEND:

- = FOUND 4"X4" CONCRETE MONUMENT, I.D. AS NOTED
- = FOUND 5/8" STEEL REBAR AND CAP MARKED "PRM LB 5075"
- = FOUND 5/8" IRON ROD (MARKED AS NOTED)
- = ELECTRIC PANEL
- = FIBER OPTIC BOX
- = FIBER OPTIC LINE MARKER
- = TELEPHONE PEDESTAL
- = GUY ANCHOR
- = CABLE BOX
- = WELL
- = MAILBOX
- = SIGN
- = CONTROL PANEL
- = BACKFLOW PREVENTOR
- = BENCHMARK
- = CONCRETE POWER POLE
- = ELECTRIC METER
- = FIRE HYDRANT
- = TREE (SIZE AND TYPE AS NOTED)
- = SPIGOT
- = SANITARY SEWER MANHOLE
- = TRANSFORMER
- = WOODEN POWER POLE
- = WATER VALVE
- = WATER METER
- = MONITORING WELL
- = CONCRETE LIGHT POLE
- = ELECTRIC HANDHOLE
- = MAILBOX
- = SIGN
- = MITERED END SECTION
- = STORM DRAIN

CB = CHINA BERRY
LOB = LOBLOLLY PINE
LO = LIVE OAK
LAO = LAUREL OAK
WO = WATER OAK
HACK = HACKBERRY
BCHE = BLACK CHERRY
CHE = CHERRY LAUREL
SUMMER = SUMMER HAW
TREE = UNIDENTIFIED SPECIES
(R) = DATA BASED ON DEED OF RECORD
(P) = DATA BASED ON PLAT OF RECORD
(M) = DATA BASED ON FIELD MEASUREMENTS
INV. = INVERT
RCP = REINFORCED CONCRETE PIPE
PVC = POLYVINYL CHLORIDE
CPP = CORRUGATED PLASTIC PIPE
DIP = DUCTILE IRON PIPE
RCP = REINFORCED CONCRETE PIPE
CMP = CORRUGATED METAL PIPE

NRE = NORTH RIM ELEVATION
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
X 100.5 = SPOT ELEVATION (PERVIOUS SURFACE)
X 100.45 = SPOT ELEVATION (IMPERVIOUS SURFACE)

- ST = STORM SEWER LINE
- TE = TELEPHONE LINE
- OHW = OVERHEAD WIRE
- SS = SANITARY SEWER LINE
- X X = FENCE (SIZE AND TYPE AS NOTED)
- FM = SANITARY SEWER FORCE MAIN
- W = UNDERGROUND WATER LINE
- (E) = ELECTRIC LINE (PER PLAN)
- (W) = WATER LINE (PER PLAN)
- (G) = GAS LINE (PER PLAN)
- 100 = CONTOUR LINE
- = ASPHALT SURFACE
- = CONCRETE SURFACE
- = RIPRAP
- = METAL LID
- = DIRT/GRASS SURFACE

N

GRAPHIC SCALE
0 25 50 100

RIGHT OF WAY LINE DATA TABLE (M)(R)

LINE	DIRECTION	LENGTH
R/W L11	S 1°41'56" E	20.00'
R/W L12	S 88°18'04" W	100.00'
R/W L13	N 1°41'56" W	20.00'
R/W L44	N 1°41'56" W	20.00'
R/W L45	N 88°18'04" E	100.00'
R/W L46	S 1°41'56" E	20.00'

TBO1 Research Drive
Alachua, FL 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075
CHW Professional Consultants

SCALE: 1" = 50'

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.
0 1"

CERTIFIED TO:

SURVEY DATE: 06-07-2021
REVISION DATE: N/A
PROJECT NUMBER: 21-0105.01

TECHNICIAN: KWM / NAD
DREW CHIEF: KWM
CHECKED BY: AHH
FIELD BOOK & PAGE: 612 / 18

AARON H. HICKMAN
(SEE SURVEYOR'S CERTIFICATION - SHEET 1)
Professional Surveyor & Mapper Fla. License No. 6791

This map prepared by:
Certificate of Authorization No. LB. 5075
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

(SEE SURVEYOR'S CERTIFICATION - SHEET 1)

SHEET NO.:
5 OF 14

Tech: Aaronh Plot Date: Aug 11,2021 3:13pm Filename: M:\2021\21-0105\Departments\01_Survey\SHP\21-0105.01 ALTA.dwg

GENERAL NOTES

1. THE TOPOGRAPHIC AND EXISTING INFORMATION SHOWN HEREON WERE TAKEN FROM A BOUNDARY AN ALTA/LAND TITLE SURVEY PREPARED BY CHW, DATED 6/07/2021.

2. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAS BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ACCURACY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND TO MAKE NECESSARY ARRANGEMENTS FOR ANY RELOCATION OF THESE UTILITIES WITH THE OWNER OF THE UTILITY. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING ANY UNDERGROUND UTILITY, WHETHER SHOWN ON THE PLANS OR LOCATED BY THE UTILITY COMPANY. THE RESPECTIVE UTILITY COMPANIES SHALL RELOCATE ALL UTILITIES THAT INTERFERE WITH THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL COOPERATE WITH THE UTILITY COMPANIES DURING THE RELOCATION OPERATIONS. ANY DELAY OR INCONVENIENCE CAUSED TO THE CONTRACTOR BY THE VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED.

3. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES AND SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE APPROPRIATE UTILITY COMPANIES IN ORDER TO ALLOW MARKING OF THE LOCATIONS OF EXISTING UNDERGROUND FACILITIES IN ADVANCE OF CONSTRUCTION BY CALLING THE FLORIDA SUNSHINE STATE ONE-CALL CENTER, INC. AT 1-800-432-4770 OR 811. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY "SUNSHINE" 48 HOURS PRIOR TO ANY CLEARING OF CONSTRUCTION TO IDENTIFY ALL UTILITY LOCATIONS. NO CONSTRUCTION ACTIVITY MAY OCCUR UNTIL THE UTILITIES HAVE BEEN PROPERLY MARKED.

4. THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL LOCATION AND VERTICAL LOCATION OF ALL EXISTING UTILITIES WITHIN THE LIMITS OF THE PROJECT ENVELOPE SHOWN PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL CALL ALL UTILITY COMPANIES TO HAVE THE LOCATIONS OF ALL UTILITIES FIELD MARKED PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONTINUING CONSTRUCTION.

5. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED BY THE CONTRACTOR.

6. ALL PRIVATE AND PUBLIC PROPERTY AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTING CONDITIONS BEFORE COMMENCING CONSTRUCTION WORK, UNLESS SPECIFICALLY EXEMPTED BY THE PLANS. ADDITIONAL COSTS ARE INCIDENTAL TO OTHER CONSTRUCTION AND NO EXTRA COMPENSATION WILL BE ALLOWED.

7. ALL WORK PERFORMED SHALL COMPLY WITH THE REGULATIONS AND ORDINANCES OF THE VARIOUS GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK INCLUDING LANDSCAPING.

8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS OF THE VARIOUS GOVERNMENTAL AGENCIES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION AND SCHEDULE INSPECTIONS ACCORDING TO AGENCY AND/OR MUNICIPALITY INSTRUCTIONS.

9. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH AND ENFORCE ALL APPLICABLE SAFETY REGULATIONS.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND SHALL PROVIDE BRACING, SHEETING OR SHORING AS NECESSARY. TRENCHES SHALL BE KEPT DRY WHILE PIPES ARE BEING PLACED. DEWATERING SHALL BE USED AS REQUIRED, AND PERMITTED THROUGH LOCAL GOVERNMENTAL AGENCIES AND WATER MANAGEMENT DISTRICT PER CURRENT REGULATIONS AT THE SOLE COST OF THE CONTRACTOR.

11. CONTRACTOR TO REVIEW GEOTECHNICAL REPORT AND BORINGS PRIOR TO BIDDING THE PROJECT AND FOLLOW OUTLINED CONSTRUCTION TECHNIQUES.

12. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING APPLICABLE TESTING WITH THE SERVICES OF AN APPROVED TESTING LABORATORY AND/OR SOILS ENGINEER, APPLICABLE REGULATORY AGENCIES, AND AS MAY BE FOUND IN THE ENGINEERING CONSTRUCTION DRAWINGS OR SPECIFICATIONS. CONTRACTOR TO VERIFY ALL TESTING WITH THE OWNER PRIOR TO COMMENCING CONSTRUCTION. UPON COMPLETION OF THE WORK, THE TESTING LABORATORY AND/OR SOILS ENGINEER MUST SUBMIT TO THE OWNER'S ENGINEER CERTIFICATIONS STATING THAT ALL REQUIREMENTS HAVE BEEN MET.

13. INSTALL SILT FENCE PRIOR TO SITE DEMOLITION OR NEW SITE CONSTRUCTION. INSTALL SILT FENCE PER FLORIDA STORMWATER EROSION AND SEDIMENTATION CONTROL INSPECTOR'S MANUAL AND PROVIDE TOE-IN. THE CONTRACTOR SHALL MAINTAIN THE SILT FENCE IN WORKING ORDER THROUGHOUT THE CONSTRUCTION PHASE. THE PROJECT SILT FENCE SHALL BE INSPECTED DAILY AND ANY CORRECTIVE MEASURES SHALL BE COMPLETED WITHIN 24 HOURS.

14. ALL TREE BARRICADES AND SILT FENCING SHALL BE INSTALLED AND INSPECTED BY THE CITY OF ALACHUA AND/OR CHW INSPECTOR PRIOR TO COMMENCEMENT OF ANY DEMOLITION OR CONSTRUCTION ACTIVITIES.

15. THE CONTRACTOR IS TO PREPARE THE SITE PRIOR TO BEGINNING ACTUAL CONSTRUCTION IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.

16. ALL DELETERIOUS MATERIAL (I.E. MUCK, PEAT, BURIED DEBRIS) IS TO BE EXCAVATED IN ACCORDANCE WITH THESE PLANS OR AS DIRECTED BY THE OWNER'S ENGINEER OR OWNER'S SOIL TESTING COMPANY. DELETERIOUS MATERIAL IS TO BE STOCKPILED AND REMOVED FROM THE SITE. EXCAVATED AREAS ARE TO BE BACKFILLED WITH APPROVED MATERIALS AND COMPACTED AS SHOWN ON THESE AREAS.

17. CONTRACTOR SHALL CLEAR AND GRUB ONLY THOSE PORTIONS OF THE SITE NECESSARY FOR CONSTRUCTION. DISTURBED AREAS SHALL BE AS DIRECTED BY THESE PLANS, IMMEDIATELY FOLLOWING CONSTRUCTION PER LOCAL INSPECTOR.

18. WORK BEING PERFORMED UNDER THIS CONTRACT SHALL INTERFACE SMOOTHLY WITH OTHER WORK BEING PERFORMED ON THE SITE BY OTHER CONTRACTORS AND/OR UTILITY COMPANIES. IT WILL BE NECESSARY FOR THE CONTRACTOR TO COORDINATE AND SCHEDULE HIS ACTIVITIES, WHERE NECESSARY, WITH OTHER CONTRACTORS AND UTILITY COMPANIES.

19. ALL PAVEMENT DIMENSIONS SHOWN ARE TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.

20. THE GOVERNING STANDARDS AND SPECIFICATIONS, UNLESS STATED OTHERWISE SHALL BE PER FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD PLANS (FY 2020-21 ROAD CONSTRUCTION), AND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION DATED JANUARY 2021, AS AMENDED BY CONTRACT DOCUMENTS. ALL MATERIALS AND METHODS SHALL MEET FDOT SPECIFICATIONS AND SHALL BE PRODUCED OR OBTAINED FROM AN FDOT APPROVED SOURCE.

21. ALL NEW TRAFFIC CONTROL DEVICES (SIGNS AND PAVEMENT MARKINGS) SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND FDOT STANDARDS.

22. ALL STRIPING WITHIN THE RIGHT OF WAY SHALL BE PLACED FIRST AS TEMPORARY STRIPING FOLLOWED BY APPLICATION OF THERMOPLASTIC STRIPING 30 DAYS LATER.

23. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PROPER BENCHMARKS ON-SITE. EXISTING BENCH MARKS SCHEDULED FOR REMOVAL SHALL BE RELOCATED AT CONTRACTORS EXPENSE AND RE-ESTABLISHED BY A LICENSED SURVEYOR.

24. ALL HANDICAP RAMPS SHALL COMPLY WITH THE FLORIDA ACCESSIBILITY CODE AND AMERICANS WITH DISABILITIES ACT.

25. A PRE-CONSTRUCTION CONFERENCE SHALL BE REQUIRED. THE CONTRACTOR, ENGINEER OF RECORD, AND THE OWNER SHALL MEET WITH THE CITY OF ALACHUA PRIOR TO INITIATION OF SITE CONSTRUCTION.

26. ANY CHANGE ORDER REQUESTS, SITE REVISIONS, AND PAY REQUESTS MUST BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD.

27. CONTRACTOR IS RESPONSIBLE FOR ALL DEWATERING AS NEEDED THROUGHOUT ALL CONSTRUCTION ACTIVITIES COVERED BY THESE PLANS. DEWATERING SHALL BE DONE IN ACCORDANCE WITH FDOT STANDARD SPECIFICATIONS, 2021 EDITION, SECTION 120.

28. THE CONTRACTOR IS RESPONSIBLE FOR THE PERFORMANCE AND COST OF ALL CLEARING AND GRUBBING AND ALL WORK OF REMOVAL, DISPOSAL, AND REPAIR OR REPLACEMENT OF EXISTING IMPROVEMENTS WHERE SHOWN IN THE PLANS, OR ORDERED BY THE ENGINEER TO BE REMOVED, OR WHERE REQUIRED BECAUSE OF THE CONSTRUCTION OPERATIONS, IN ORDER TO CONSTRUCT THE PROPOSED IMPROVEMENTS (THIS INCLUDES BUT IS NOT LIMITED TO PROPOSED PIPING, STRUCTURES, UTILITIES, PAVING, CURBING, ETC.).

29. AN AS-BUILT SURVEY MAY BE REQUIRED BY REGULATORY AGENCIES. CONTRACTOR TO COORDINATE WITH PROJECT OWNER FOR COMPLETION OF AS-BUILT SURVEYS PRIOR TO PROJECT / PERMIT CLOSE-OUT.

MAINTENANCE OF TRAFFIC (MOT) NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR CREATING A MAINTENANCE OF TRAFFIC (MOT) PLAN FOR CONSTRUCTION ACTIVITY THAT OCCURS WITHIN THE PUBLIC RIGHT-OF-WAY, INCLUDING BUT NOT LIMITED TO SIDEWALK WORK AND ACTIVITIES THAT REQUIRE A LANE (OR ROAD) CLOSURE, SUCH AS CONNECTION TO SEWER MANHOLES AND WATER MAINS. THE MOT PLAN MUST BE CREATED BY A REGISTERED PROFESSIONAL ENGINEER WHO IS CERTIFIED TO DO SO BY THE FDOT MOT CERTIFICATION TRAINING. THE MOT PLAN MUST ALSO BE IN ACCORDANCE WITH FDOT DESIGN STANDARDS AND FDOT STANDARD SPECIFICATIONS REQUIREMENTS AND MUST BE REVIEWED AND APPROVED BY THE CITY OF ALACHUA.

2. THE CONTRACTOR SHALL SUBMIT THE MOT TO THE APPROPRIATE REGULATORY AUTHORITY PRIOR TO WORK REQUIRING THE MOT FOR APPROVAL. NO WORK IN THE ROW SHALL OCCUR UNTIL THE MOT IS APPROVED.

DEMOLITION GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE TO DISPOSE OF ALL DEMOLITION MATERIALS IN A SAFE AND LAWFUL MANNER. THE CONTRACTOR SHALL SALVAGE TO THE OWNER ANY ITEM AS DETERMINED BY THE OWNER. ONCE DEMOLISHED, MATERIAL SHALL BE DISPOSED OF PROPERLY AND IMMEDIATELY.

2. REMOVE ALL IMPROVEMENTS DEFINED ON THE DEMOLITION PLAN. SALVAGE ITEMS TO OWNER AS DEFINED BY THE OWNER'S REPRESENTATIVE AND CONSTRUCTION DOCUMENT SPECIFICATIONS.

3. EXISTING PAVEMENT AND SIDEWALK EDGES THAT BORDER NEW CONSTRUCTION OR DEMOLITION ARE TO BE SAW-CUT TO PROVIDE A SMOOTH TRANSITION.

4. ALL EXISTING TREES ARE TO REMAIN UNLESS OTHERWISE NOTED.

5. ROOTS LARGER THAN 1 INCH IN DIAMETER ON TREES TO BE PRESERVED THAT ARE ENCOUNTERED DURING CONSTRUCTION MUST BE CUT CLEANLY AND COVERED OVER WITH SOIL BY THE END OF THE WORKING DAY.

6. ALL ASPHALT AND LIMEROCK WILL BE COMPLETELY REMOVED FROM AREAS THAT WILL BE LANDSCAPED. IN PARTICULAR, AREAS WHERE ASPHALT WILL BE REMOVED MUST HAVE THE TOP HARD SURFACE, LIMEROCK, AND COMPACTED SOIL REMOVED. REPLACEMENT SOIL SHALL BE CLEAN DEEP FILL OF PH 5.5 - 6.5. THE DEPTH OF UNCOMPACTED SOIL PRIOR TO PLANTING MUST BE AT LEAST 3 FEET TO ACCOMMODATE FUTURE TREE ROOT GROWTH. NO LIMEROCK, LARGE STONES, OR OTHER CONSTRUCTION DEBRIS CAN REMAIN IN AREAS TO BE LANDSCAPED.

PAVING, GRADING, AND DRAINAGE GENERAL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR EROSION/SEDIMENTATION CONTROL PRACTICES DURING CONSTRUCTION TO MINIMIZE ON-SITE EROSION/SEDIMENTATION AND TO PROTECT AGAINST DAMAGE TO OFF SITE PROPERTY. THE FOLLOWING PRACTICES SHALL BE EMPLOYED:

A. EROSION AND SEDIMENTATION CONTROL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. AREAS OF OFF-SITE DISCHARGE DURING CONSTRUCTION SHALL BE PROTECTED WITH A SEDIMENT BARRIER PER FLORIDA STORMWATER EROSION AND SEDIMENTATION CONTROL INSPECTOR'S MANUAL TO PREVENT OFF-SITE DISCHARGE OF SEDIMENTS. A SILT BARRIER SHALL SPECIFICALLY BE REQUIRED, CONSTRUCTED, AND MAINTAINED AS INDICATED ON THIS SHEET. TEMPORARY SEED AND MULCH SHOULD BE USED TO CONTROL ON-SITE EROSION WHEN IT IS NOT PRACTICAL TO ESTABLISH PERMANENT VEGETATION. SOD SHALL BE PLACED AS EARLY AS POSSIBLE ON ALL SLOPES STEEPER THAN 5 (FT) HORIZONTAL TO 1 (FT) VERTICAL. SOD SHALL BE PINNED AS REQUIRED. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE MAINTAINED IN WORKING ORDER THROUGHOUT THE CONSTRUCTION PHASE. THE CONTRACTOR SHALL INSPECT AND REPAIR AS NECESSARY THE EROSION/SEDIMENTATION PROTECTION AT THE END OF EACH WORKING DAY.

NOTE: EROSION/SEDIMENTATION CONTROL SHALL BE PLACED PRIOR TO SITE EXCAVATION AND SHALL REMAIN IN PLACE UNTIL SITE VEGETATION AND LANDSCAPING IS COMPLETE.

B. ALL INLET STRUCTURES AND PIPE SHALL BE PROTECTED FROM SILTATION BY CONSTRUCTING INLET PROTECTION AS DEFINED BY THESE PLANS OR IN THE FDOT STANDARDS. IF SILTATION OCCURS, THE CONTRACTOR IS RESPONSIBLE TO REMOVE SILTATION AS PART OF THE BASE CONTRACT AT NO ADDITIONAL COST TO THE OWNER.

C. EXCAVATED STORMWATER FACILITIES SHALL BE CONSTRUCTED AS PART OF THE INITIAL CONSTRUCTION. THE FACILITIES SHALL BE ROUGH GRADED TO THE DESIGN ELEVATIONS. AFTER THE CONTRIBUTING DRAINAGE AREA IS STABILIZED, THE FACILITIES BOTTOM SHALL BE OVER-EXCAVATED BY SIX INCHES, SCARIFIED, BACKFILLED WITH ARCHER FILLE (HAVING NO MORE THAN 5% PASSING NO. 200 SIEVE), AND GRADED TO FINAL DESIGN GRADES. EXCESS AND UNSUITABLE SOILS SHALL BE REMOVED FROM THE BASIN (REMOVE ALL ACCUMULATED SILTS, CLAYS, ORGANIC, AND DEBRIS). FINALLY, SCARIFIED AND RAKE BOTTOM AND VEGETATE.

D. PERMANENT VEGETATIVE STABILIZATION SHALL BE APPLIED ON FINE GRADED SITES AS SOON AS PRACTICAL. TEMPORARY SEEDING SHOULD BE EMPLOYED TO PREVENT EXPOSURE OF BARREN SOILS UNTIL PERMANENT VEGETATION CAN BE APPLIED.

E. ALL SLOPES 1:3 OR STEEPER REQUIRE LAPPED OR PEGGED SOD.

F. EROSION, SEDIMENT AND TURBIDITY CONTROL ARE THE RESPONSIBILITY OF THE CONTRACTOR. THESE DELINEATED MEASURES ARE THE MINIMUM REQUIRED, WITH ADDITIONAL CONTROLS TO BE UTILIZED AS NEEDED, DEPENDENT UPON ACTUAL SITE CONDITIONS AND CONSTRUCTION OPERATION.

G. ALL SYNTHETIC BALES, SILT FENCE, AND OTHER EROSION CONTROL MEASURES SHALL BE REMOVED AT THE COMPLETION OF THE PROJECT.

2. THE CONTRACTOR SHALL MAINTAIN IN HIS POSSESSION A COPY OF THE WATER MANAGEMENT DISTRICT CONSTRUCTION PERMIT. HE SHALL BE RESPONSIBLE FOR ADHERENCE TO ALL CONDITIONS CONTAINED IN THE PERMIT.

3. PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADE UNLESS OTHERWISE NOTED ON DRAWINGS.

4. CONTRACTOR SHALL SUBMIT FOR REVIEW TO THE OWNER AND OWNER'S ENGINEER SHOP DRAWINGS ON ALL PRECAST AND MANUFACTURED ITEMS TO BE USED ON THIS SITE. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT CONTRACTOR'S EXPENSE. ENGINEER'S APPROVAL OF A SHOP DRAWING DOES NOT RELIEVE THE CONTRACTOR'S RESPONSIBILITY FOR THE PERFORMANCE OF THE ITEM.

5. THE COST OF ALL TESTING OF COMPACTION AND OTHER REQUIRED TESTS SHALL BE PAID BY THE CONTRACTOR AND MADE AVAILABLE TO THE ENGINEER OF RECORD DURING SITE INSPECTIONS.

6. GENERAL CONTRACTOR TO CONTACT ENGINEER OF RECORD AND THE OWNER REPRESENTATIVE 48 HOURS IN ADVANCE PRIOR TO BACKFILLING TRENCHES FOR FIELD INSPECTION AND PRIOR TO LAYING ASPHALT FOR FIELD INSPECTION.

7. CONTRACTOR IS TO SUBMIT FDOT APPROVED ASPHALT DESIGN MIXES TO THE OWNER'S REPRESENTATIVE AND ENGINEER OF RECORD BEFORE ANY WORK IS TO COMMENCE ON PROJECT. THE MIXTURE AT THE PLANT OR ON THE ROAD SHALL NOT EXCEED 335 DEGREES. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE AND PROVIDE TEMPERATURE READINGS PRIOR TO LAYING ASPHALT.

8. AS DETERMINED NECESSARY AND DIRECTED BY CITY OF ALACHUA, OR ENGINEER OF RECORD, THE CONTRACTOR SHALL UNDERCUT ALL UNSUITABLE MATERIAL 24 INCHES BELOW THE BOTTOM OF ANY PROPOSED LIMEROCK BASE, AND SHALL BACKFILL WITH FILL MATERIAL MEETING FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. SEE FDOT INDEX NO. 120-001 AND 120-002.

9. PROVIDE LEVEL PLATFORM IN FRONT OF ALL EGRESS DOORS. THE FLOOR SURFACE ON BOTH SIDES OF A DOOR SHALL BE AT THE SAME ELEVATION. THE FLOOR SURFACE OR LANDING ON EACH SIDE OF THE DOOR SHALL EXTEND FROM THE DOOR IN THE CLOSED POSITION A DISTANCE EQUAL TO THE DOOR WIDTH AND SHALL COMPLY WITH SECTION 4.13.6 MANEUVERING CLEARANCES AT DOORS OF THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION.

10. RAMPS SHALL HAVE LEVEL LANDINGS AT THE BOTTOM AND TOP OF EACH RAMP RUN. CURB RAMPS ARE NOT REQUIRED TO HAVE LANDINGS. LANDINGS SHALL HAVE THE FOLLOWING FEATURES:

A. THE LANDING SHALL BE AT LEAST AS WIDE AS THE RAMP RUN LEADING TO IT.

B. ALL LANDINGS ON RAMPS SHALL BE NOT LESS THAN 60" CLEAR, AND THE BOTTOM OF EACH RAMP SHALL HAVE NOT LESS THAN 72" OF STRAIGHT AND LEVEL CLEARANCE.

C. IF RAMPS CHANGE DIRECTION AT LANDINGS, THE MINIMUM LANDING SIZE SHALL BE 60"X60". IF A RAMP RUN HAS A RISE GREATER THAN 6" OR A HORIZONTAL PROJECTION GREATER THAN 72" THEN IT SHALL HAVE HANDRAILS ON BOTH SIDES. HANDRAILS ARE NOT REQUIRED ON CURB RAMPS. HANDRAILS SHALL BE SHOWN ON THE SITE PLAN.

11. THE CONTRACTOR SHALL STOCKPILE TOPSOIL AND CONSTRUCTION MATERIALS IN AREAS DESIGNATED BY THE OWNER.

12. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING RECORD DRAWINGS AS NOTED IN NOTE #29 UNDER SITE GENERAL NOTES.

13. ALL CONCRETE USED SHALL BE 2,500 PSI MINIMUM.

14. ALL WELLS, CLEANOUTS, MANHOLE TOPS, PULL BOX COVERS AND OTHER UTILITY APPURTENANCES IN THE AREA OF REDEVELOPMENT SHALL BE PROTECTED AND TOPS ADJUSTED TO MATCH PROPOSED GRADES.

15. CONTRACTOR SHALL SAW CUT, TACK, AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS ANY EXISTING PAVEMENT.

16. SOD SHALL BE PLACED AROUND ALL STRUCTURES AS DIRECTED BY THE FDOT INDEX NO. 524-001 AND FDOT INDEX 425- AND 430- SERIES AS APPROPRIATE. ALL OTHER DISTURBED AREAS SHALL BE SEEDED AND MULCHED.

17. ALL STORM SEWER CURB AND DITCH BOTTOM INLETS SHALL CONFORM TO THE APPLICABLE FDOT INDEX. ALL DRAINAGE STRUCTURES WITH GRATES THAT ARE LOCATED IN GRASSED AREAS SHALL HAVE THE GRATE CHAINED TO THE STRUCTURE USING AN EYE BOLT AND CHAIN.

18. ALL CONCRETE STRUCTURES SHALL HAVE ALL EXPOSED EDGES CHAMFERED 3/4" AND CLASS I SURFACE FINISH.

19. ALL HDPE FITTINGS AND CONNECTORS SHALL BE WATER TIGHT. SEE SPECIFICATIONS FOR MORE INFORMATION.

20. COMPACTION OF ALL MATERIALS SHALL BE LIMITED TO STATIC MODE ONLY, UNLESS DIRECTED OTHERWISE BY THE ENGINEER OF RECORD.

21. ALL RCP PIPE JOINTS SHALL BE WRAPPED WITH FILTER FABRIC IN ACCORDANCE WITH FDOT STANDARD SPECIFICATION SECTION 430.

WATER AND WASTEWATER GENERAL NOTES

1. THE UTILITY PLAN AND PLAT SHOWS ALL PUBLIC UTILITY EASEMENTS (PUES) IN A METES AND BOUNDS FORMAT. THE OWNER MAY CHOOSE TO GRANT THE METES AND BOUNDS EASEMENTS AS SHOWN, OR A BLANKET EASEMENT OVER THE ENTIRE PROPERTY, PROVIDED FACILITIES ARE INSTALLED WITHIN THE PRESCRIBED DISTANCES AS SHOWN ON THE UTILITY PLANS AND IN ACCORDANCE WITH THE UTILITY SEPARATION REQUIREMENTS
2. ALL CONSTRUCTION MATERIALS AND METHODS FOR POTABLE WATER, WASTEWATER, AND RECLAIMED WATER SYSTEMS SHALL BE IN CONFORMANCE WITH CITY'S DESIGN & CONSTRUCTION STANDARDS, LATEST EDITION.
3. POTABLE WATER AND WASTEWATER MAINS SHALL MAINTAIN A MINIMUM 10 FEET HORIZONTAL AND 1.5 FOOT VERTICAL SEPARATION. POTABLE WATER MAINS TO BE INSTALLED ABOVE WASTEWATER MAINS. ARRANGE CROSSINGS SUCH THAT WASTEWATER JOINTS SHALL BE AS FAR AS POSSIBLE FROM THE WATER MAIN JOINTS, 6-FEET MINIMUM. ALSO SEE NOTE 26.
4. A MINIMUM HORIZONTAL SEPARATION OF 10 FEET FOR POTABLE WATER MAINS, WASTEWATER FORCE MAINS, AND RECLAIMED WATER MAINS, AND 15 FEET FOR GRAVITY WASTEWATER MAINS SHALL BE PROVIDED AND MAINTAINED FROM, BUILDINGS, TRANSFORMERS, AND ALL PERMANENT STRUCTURES.
5. SERVICE LATERALS REQUIRE 5 FEET LESS CLEARANCE FOR EACH OF THE UTILITIES; NOTE THAT WATER SERVICE LATERALS SHALL BE INSTALLED WITHIN 4" SLEEVES UNDER ROADWAYS
6. POTABLE WATER SERVICES, REQUIRING A SEPARATE WATER METER, SHALL BE PROVIDED TO EACH LOT, BUILDING OR PARCEL.
7. 2" VALVES LOCATED IN PAVED AREAS, INCLUDING SIDEWALKS, OR DEEPER THAN 18 INCHES SHALL BE APPROVED CAST IRON, RESILIENT SEAT GATE VALVES WITH STANDARD 2" OPERATING NUT, THREADED WITH GALVANIZED NIPPLE BETWEEN THE VALVES AND TAPPING SADDLE OR TAPPED TEE.
8. WATER MAINS PLACED UNDER ROADWAYS, SHALL BE CEMENT LINED DUCTILE IRON PIPE (CLDIP) EXTENDING 5 FEET PAST THE BACK OF CURB.
9. TRACER WIRE INSTALLED ON ALL WATER MAINS, BOTH PVC AND DUCTILE IRON.
10. 2" WATER SERVICE CROSSINGS LOCATED UNDER ROADWAYS SHALL BE ENCASED IN 4" SCH 40 PVC EXTENDING 5' PAST THE BACK OF CURB.
11. ANCHORING TEES, COUPLINGS, AND BENDS SHALL BE USED ON ALL FIRE HYDRANT ASSEMBLIES AND INCLUDE AN ANCHORED VALVE TO THE MAIN.
12. ALL PRESSURIZED MAIN FITTINGS SHALL BE MECHANICAL JOINT WITH RESTRAINED JOINT GLANDS; A SUFFICIENT LENGTH OF THE PIPE CONNECTED TO THE FITTINGS SHALL BE MECHANICALLY RESTRAINED TO PROVIDE ADEQUATE REACTION. DEAD END RUNS SHALL BE BELL RESTRAINED UPSTREAM OR WING BLOCKED WHERE ANY ISOLATION VALVE IS SUBJECT TO BLOWING OFF DUE TO EXCAVATION.
13. ALL SANITARY WASTEWATER SERVICE LATERALS SHALL BE MIN. 4" DIAMETER PVC (SDR 35) AT 1.00% MIN. SLOPE UNLESS OTHERWISE LABELED.
14. WASTEWATER CLEANOUT COVERS LOCATED WITHIN PAVEMENT AND SIDEWALKS SHALL BE RATED FOR TRAFFIC LOAD BEARING.
15. MANHOLES WHICH ARE NOT INSTALLED UNDER PAVEMENT SHALL HAVE A RIM ELEVATION AT LEAST 6" ABOVE FINISHED GRADE, AND A 10:1 SLOPE TO FINISHED GRADE.
16. UNLESS OTHERWISE NOTED ON THE PLANS, THE FINISHED FLOOR ELEVATIONS OF BUILDINGS SHALL BE A MINIMUM OF 6" ABOVE THE LOWEST UPSTREAM MANHOLE TOP. IF THIS IS INFEASIBLE, A WASTEWATER SERVICE LATERAL BACKWATER VALVE IS REQUIRED ON THE CUSTOMER SIDE OF THE CLEANOUT.
17. WHEN A POTABLE OR RECLAIMED WATER MAIN, OR A WASTEWATER FORCE MAIN IS ROUTED WITHIN 5 FT. OF AN ELECTRIC TRANSFORMER, A COMPLETE LENGTH OF DIP SHALL BE CENTERED ON THE TRANSFORMER WITH MECHANICAL RESTRAINT AT EACH END. NO FITTINGS OR VALVES SHALL OCCUR WITHIN 10 FT. OF THE NEAREST EDGE OF THE TRANSFORMER. A MINIMUM CLEARANCE OF 3' SHALL BE MAINTAINED BETWEEN THE MAIN AND THE TRANSFORMER.
18. ALL FORCE MAINS, BOTH PVC AND DUCTILE IRON, TO HAVE TRACER WIRE WITH VALVE BOX EVERY 300-FT FOR TESTING OF TRACER WIRE.
19. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES TO DISCONNECT OR REMOVE THEIR FACILITIES PRIOR TO REMOVING OR DEMOLISHING ANY EXISTING STRUCTURES FROM THE SITE.
20. THE CONTRACTOR IS RESPONSIBLE FOR ANY NECESSARY UTILITY FIELD LOCATION AND RELOCATION AS REQUIRED.
21. THE COST OF ALL TESTING OF COMPACTION AND OTHER REQUIRED TESTS SHALL BE PAID BY THE CONTRACTOR AND MADE AVAILABLE TO THE ENGINEER OF RECORD DURING SITE INSPECTIONS.
22. THE CONTRACTOR SHALL PERFORM AN INFILTRATION/EXFILTRATION TEST ON GRAVITY SEWERS IN ACCORDANCE WITH THE REGULATORY JURISDICTION. SAID TESTS ARE TO BE CERTIFIED BY THE ENGINEER AND SUBMITTED TO THE REGULATORY AGENCY FOR APPROVAL. COORDINATION AND NOTIFICATION OF PARTIES US THE CONTRACTOR'S RESPONSIBILITY.
23. ALL FORCE MAINS SHALL BE SUBJECT TO A HYDROSTATIC PRESSURE TEST IN ACCORDANCE WITH THE REGULATORY AGENCY HAVING JURISDICTION. SAID TESTS ARE TO BE CERTIFIED BY THE ENGINEER AND SUBMITTED TO THE REGULATORY AGENCY FOR APPROVAL. COORDINATION AND NOTIFICATION OF PARTIES IS THE CONTRACTOR'S RESPONSIBILITY.
24. CONTRACTOR SHALL SUBMIT FOR REVIEW TO THE OWNER AND OWNER'S ENGINEER SHOP DRAWINGS ON ALL PRECAST AND MANUFACTURED ITEMS TO BE USED ON THIS SITE. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT CONTRACTOR'S EXPENSE. ENGINEER'S APPROVAL OF A SHOP DRAWING DOES NOT RELIEVE THE CONTRACTOR'S RESPONSIBILITY FOR THE PERFORMANCE OF THE ITEM.
25. A HORIZONTAL SEPARATION OF TEN FEET PREFERRED, BUT NO LESS THAN SIX FEET, SHALL BE MAINTAINED BETWEEN POTABLE WATER MAINS AND GRAVITY OR PRESSURE WASTEWATER MAINS, WASTEWATER FORCE MAINS, AND RECLAIMED WATER MAINS NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. A HORIZONTAL SEPARATION OF TEN FEET PREFERRED, BUT NO LESS THAN THREE FEET, SHALL BE MAINTAINED BETWEEN POTABLE WATER MAINS AND VACUUM WASTEWATER MAINS. A HORIZONTAL SEPARATION OF THREE FEET SHALL BE MAINTAINED BETWEEN POTABLE WATER MAINS AND STORM SEWERS, STORMWATER FORCE MAINS, AND RECLAIMED WATER MAINS REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
26. POTABLE WATER MAINS CROSSING WASTEWATER PIPES (FORCE MAINS, GRAVITY PIPES, ETC.): IF 1.5 FT VERTICAL SEPARATION IS NOT POSSIBLE WHEN LOCATING A WATER MAIN ABOVE A WASTEWATER PIPE, THEN (1) INSTALL THE WASTEWATER PIPE WITH A MINIMUM PRESSURE RATING OF 150 PSIG, OR (2) ENCASE EITHER THE WATER OR WASTEWATER PIPE WITH A WATERTIGHT CARRIER PIPE THAT EXTENDS 10 FEET ON BOTH SIDES OF THE CROSSING, OR (3) AROUND THE WASTEWATER PIPE, PROVIDE FLOWABLE FILL THAT EXTENDS 10 FEET ON BOTH SIDES OF THE CROSSING OR (4) PROVIDE ONE 20-LF SEGMENT OF WATER MAIN AND ONE 20-LF SEGMENT OF WATERWATER MAIN CENTERED AT THE POINT OF CROSSING.
27. DURING CONSTRUCTION, FOR EACH WASTEWATER CLEANOUT, PROVIDE A TEMPORARY BARRIER TO PROTECT AGAINST DAMAGE.
28. USE RIEBER GASKETS TO CONNECT ALL GRAVITY WASTEWATER MAINS AND ALL LATERALS.
29. PVC WATER MAINS SHALL BE DR-18 RATED AND NSF-APPROVED FOR POTABLE WATER USE.

ELECTRIC SERVICE GENERAL NOTES

1. ALL ELECTRICAL UTILITIES AND INFORMATION SHOWN ON THE CIVIL PLANS ARE FOR LOCATION AND COORDINATION PURPOSES ONLY. REFER TO ELECTRICAL PLANS BY OTHERS FOR THE ELECTRICAL DESI

ABBREVIATIONS

	SYMBOLS
'	*FEET (WHEN USED WITH LENGTHS)*
°	*DEGREES*
'	*MINUTES (WHEN USED WITH ANGLES)*
"	*SECONDS*
%	*PERCENT*
@	*AT*
	A
AASHTO	*ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS*
AC	*ACRES*
ADA	*AMERICAN WITH DISABILITIES ACT*
ANSI	*AMERICAN NATIONAL STANDARDS INSTITUTE*
ARCH	*ARCHITECT*
ARV	*AIR RELEASE VALVE*
ASTM	*AMERICAN SOCIETY FOR TESTING AND MATERIALS*
AWWA	*AMERICAN WATER WORKS ASSOCIATION*
	B
BC	*BACK OF CURB*
BFP	*BACKFLOW PREVENTER*
BLDG	*BUILDING*
BM	*BENCHMARK*
BMP	*BEST MANAGEMENT PRACTICE*
BOC	*BACK OF CURB*
BVCS	*BEGIN VERTICAL CURVE STATION*
BVCE	*BEGIN VERTICAL CURVE ELEVATION*
BW	*BOTTOM OF WALL*
BSL	*BUILDING SETBACK LINE*
	C
CATV	*CABLE TELEVISION*
CI	*CURB INLET*
CIP	*CAST IRON PIPE*
CLDIP	*CEMENT LINE DUCTILE IRON PIPE*
CMP	*CORRUGATED METAL PIPE*
CO	*CLEANOUT*
CONC	*CONCRETE*
COORD	*COORDINATE*
CR	*COUNTY ROAD*
C/O	*CLEANOUT*
	D
DBH	*DIAMETER AT BREAST HEIGHT*
DE	*DRAINAGE EASEMENT*
DEG	*DEGREE*
DIA	*DIAMETER*
DIP	*DUCTILE IRON PIPE*
DWG	*DRAWING*
	E
e	*RATE OF ELEVATION*
E	*EAST*
EA	*EACH*
EL	*ELEVATION*
ELEV	*ELEVATION*
EOP	*EDGE OF PAVEMENT*
EOR	*ENGINEER OF RECORD*
ERCP	*ELLIPTICAL REINFORCED CONCRETE PIPE*
ESMT	*EASEMENT*
EVCS	*END VERTICAL CURVE STATION*
EVCE	*END VERTICAL CURVE ELEVATION*
EX	*EXISTING*
	F
FAC	*FLORIDA ADMINISTRATIVE CODE*
FBR	*FLORIDA BEARING RATIO*
FC	*FRICTION COURSE*
FDEP	*FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION*
FDOT	*FLORIDA DEPARTMENT OF TRANSPORTATION*
FFE	*FINISHED FLOOR ELEVATION*
FH	*FIRE HYDRANT*
FHWA	*FLORIDA HIGHWAY ADMINISTRATION*
FIG	*FIGURE*
FM	*FORCE MAIN*
FOC	*FACE OF CURB*
FS	*FLORIDA STATUTES*
FT	*FEET*
	G
GALV	*GALVANIZED*
GM	*GAS MAIN*
GV	*GATE VALVE*
	H
HDPE	*HIGH DENSITY POLYETHYLENE*
HP	*HIGH POINT*
	I
ID	*IDENTIFICATION*
INV	*INVERT*
INV EL	*INVERT ELEVATION*
IP	*IRON PIPE*
	K
K	*VERTICAL CURVE RATE OF CHANGE*
	L
L	*LENGTH*
LA	*LANDSCAPE ARCHITECT*
LBR	*LIMEROCK BEARING RATIO*
LDR	*LAND DEVELOPMENT REGULATION*
LF	*LINEAR FEET*
LP	*LOW POINT*
LT	*LEFT*
	M
MAX	*MAXIMUM*
ME	*MATCH EXISTING*
MH	*MANHOLE*
MIN	*MINIMUM*
MISC	*MISCELLANEOUS*
MJ	*MECHANICAL JOINT*
MUTCD	*MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES*
	N
N	*NORTH*
N-E	*NORTHING - EASTING*
N/A	*NOT APPLICABLE*
NAVD	*NORTH AMERICAN VERTICAL DATUM OF 1988*
NGVD	*NATIONAL GEODETIC VERTICAL DATUM OF 1929*
NO	*NUMBER*
NPDES	*NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM*
NTS	*NOT TO SCALE*
	O
OC	*ON CENTER*
OHW	*OVERHEAD WIRE*
ORB	*OFFICIAL RECORDS BOOK*
OSHA	*OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION*
	P
PAVT	*PAVEMENT*
PC	*POINT OF CURVATURE*
PCC	*POINT OF COMPOUND CURVE*
PE	*POLYETHYLENE*
PERF	*PERFORATED*
PIV	*POST INDICATOR VALVE*
PROP	*PROPOSED*
PT	*POINT OF TANGENCY*
PVC	*POLYVINYL CHLORIDE*
PUE	*PUBLIC UTILITY EASEMENT*
PVI	*POINT OF VERTICAL INTERSECTION*
	R
R	*RADIUS*
RCP	*REINFORCED CONCRETE PIPE*
RPM	*RAISED REFLECTIVE PAVEMENT MARKER*
RPZ	*REDUCED PRESSURE ZONE*
RT	*RIGHT*
RWM	*RECLAIMED WATER MAIN*
R/W	*RIGHT-OF-WAY*
	S
S	*SOUTH*
SAN	*SANITARY*
SHWE	*SEASONAL HIGH WATER ELEVATION*
SF	*SILT FENCE*
SL	*SLOPE*
SP	*SUPERPAVE*
SR	*STATE ROAD*
SS	*SANITARY SEWER*
ST	*STORM*
STA	*STATION*
STD	*STANDARD*
	T
TB	*TREE BARRICADE*
TCE	*TEMPORARY CONSTRUCTION EASEMENT*
TEMP	*TEMPORARY*
TOB	*TOP OF BANK*
TV	*TELEVISION*
TW	*TOP OF WALL*
TYP	*TYPICAL*
	U
USF	*UNITED STATES FOUNDRY*
USGS	*UNITED STATES GEOLOGICAL SURVEY*
UTIL	*UTILITY*
	V
V	*VERTICAL*
VC	*VERTICAL CURVE*
VCP	*VITRIFIED CLAY PIPE*
	W
W	*WEST*
W	*WATER*
W/	*WITH*
WM	*WATER MAIN*
WW	*WASTEWATER*
WWF	*WELDED WIRE FABRIC*

SIGNAGE

SIGNS ARE PER FDOT SPECIFICATIONS OR PER MUTCD. SIGN POSTS AND INSTALLATION SHALL BE PER FDOT INDEX NO. 700-010. SIGN PLACEMENT SHALL BE PER FDOT INDEX NO. 700-101.



FTP-20-06 (12" X 18") PER FDOT INDEX NO. 700-102



R1-1 "STOP" - SEE PLANS FOR SIZE

SITE INFORMATION

EX. PROPERTY LINE

LANDSCAPE BUFFER LINE

BUILDING SETBACK LINE

WETLAND LIMITS LINE

WETLAND SETBACK LINE

CENTER LINE

EASEMENT LINE

RIGHT-OF-WAY LINE

SF — SF *SILT FENCE LINE*

TB — TB *TREE BARRICADE LINE*

EX. STRUCTURE OR BUILDING

PROPOSED BUILDING

PROPOSED ASPHALTIC PAVEMENT

PROPOSED CONCRETE PAVEMENT

PROPOSED DETECTABLE WARNING SURFACE

DIRECTIONAL TRAFFIC ARROW PER FDOT INDEX NO. 17346

WATERSHED DIVIDE

99 *EX. ELEVATION CONTOUR*

99 *PROPOSED CONTOUR*

93.2+x *EX. SPOT ELEVATION*

93.23 *PROPOSED SPOT ELEVATION*

DIRECTION OF SURFACE DRAINAGE FLOW

PROPOSED SWALE LINE

X — X *EX. FENCE*

PROPOSED FENCE

12" PINE *EX. TREE (SIZE & TYPE)*

1234 *EX. TREE (TREE ID)*

12" PINE *EX. TREE TO BE REMOVED (SIZE & TYPE)*

1234 *EX. TREE TO BE REMOVED (TREE ID)*

PROJECT BENCHMARK

STORMWATER

THE PROPOSED STORMWATER STRUCTURES DEPICTED BELOW ARE DRAWN PER FDOT SPECIFICATIONS AND TO SCALE WHEN SHOWN ON THE PLAN SHEETS.

ST — ST *EX. GRAVITY STORMWATER MAIN*

P–ST *PROPOSED GRAVITY STORMWATER MAIN (PIPE LENGTHS ARE FROM N-E LOCATION OF A STRUCTURE TO N-E LOCATION OF A STRUCTURE)*

N-E LOCATION TOP/RIM ELEV. LOCATION — ST *EX. STORMWATER MANHOLE*

N-E LOCATION TOP/GRATE ELEV. LOCATION *PROPOSED 48" DIA. STORMWATER MANHOLE PER FDOT INDEX. NO. 425-001 AND 425-010*

N-E LOCATION TOP/GRATE ELEV. LOCATION *PROPOSED CIRCULAR AREA DRAIN*

N-E LOCATION TOP/GRATE ELEV. LOCATION *PROPOSED SQUARE AREA DRAIN*

N-E LOCATION TOP ELEV. LOCATION *PROPOSED TYPE 1 CURB INLET TOP PER FDOT INDEX NO. 425-020 (SEE PLANS FOR BOTTOM SPECIFICATION)*

N-E LOCATION TOP ELEV. LOCATION *PROPOSED TYPE 2 CURB INLET TOP PER FDOT INDEX NO. 425-020 (SEE PLANS FOR BOTTOM SPECIFICATION)*

N-E LOCATION TOP ELEV. LOCATION *PROPOSED TYPE 3 CURB INLET TOP PER FDOT INDEX NO. 425-020 (SEE PLANS FOR BOTTOM SPECIFICATION)*

N-E LOCATION TOP ELEV. LOCATION *PROPOSED TYPE 4 CURB INLET TOP PER FDOT INDEX NO. 425-020 (SEE PLANS FOR BOTTOM SPECIFICATION)*

N-E LOCATION TOP ELEV. LOCATION *PROPOSED TYPE 5 CURB INLET TOP PER FDOT INDEX NO. 425-021 (SEE PLANS FOR BOTTOM SPECIFICATION)*

N-E LOCATION TOP ELEV. LOCATION *PROPOSED TYPE 6 CURB INLET TOP PER FDOT INDEX NO. 425-021 (SEE PLANS FOR BOTTOM SPECIFICATION)*

N-E LOCATION TOP/GRATE ELEV. LOCATION *PROPOSED TYPE 9 CURB INLET TOP PER FDOT INDEX NO. 425-024 (SEE PLANS FOR BOTTOM SPECIFICATION)*

N-E LOCATION TOP/GRATE ELEV. LOCATION *PROPOSED TYPE 'C' DITCH BOTTOM INLET TOP PER FDOT INDEX NO. 425-052 (SEE PLANS FOR GRATE MATERIAL AND BOTTOM SPECIFICATION)*

N-E LOCATION TOP/GRATE ELEV. LOCATION *PROPOSED TYPE 'D' DITCH BOTTOM INLET TOP PER FDOT INDEX NO. 425-052 (SEE PLANS FOR GRATE MATERIAL AND BOTTOM SPECIFICATION)*

N-E LOCATION TOP/GRATE ELEV. LOCATION *PROPOSED TYPE 'E' DITCH BOTTOM INLET TOP PER FDOT INDEX NO. 425-052 (SEE PLANS FOR GRATE MATERIAL AND BOTTOM SPECIFICATION)*

N-E LOCATION TOP/GRATE ELEV. LOCATION *PROPOSED TYPE 'F' DITCH BOTTOM INLET TOP WITH STEEL GRATE PER FDOT INDEX NO. 425-053 (SEE PLANS FOR BOTTOM SPECIFICATION)*

N-E LOCATION TOP/GRATE ELEV. LOCATION *PROPOSED TYPE 'G' DITCH BOTTOM INLET TOP WITH STEEL GRATE PER FDOT INDEX NO. 425-053 (SEE PLANS FOR BOTTOM SPECIFICATION)*

N-E LOCATION TOP/GRATE ELEV. LOCATION *PROPOSED TYPE 'H' DITCH BOTTOM INLET TOP PER FDOT INDEX NO. 425-052 (SEE PLANS FOR GRATE MATERIAL AND BOTTOM SPECIFICATION)*

N-E LOCATION TOP/GRATE ELEV. LOCATION *PROPOSED TYPE 'J' DITCH BOTTOM INLET TOP WITH STEEL GRATE PER FDOT INDEX NO. 425-054 (SEE PLANS FOR BOTTOM SPECIFICATION)*

PIPE INV. LOCATION N-E LOCATION *PROPOSED U-TYPE CONCRETE ENDWALLS WITH GRATES PER FDOT INDEX NO. 430-010 (SEE PLANS FOR SIZE)*

N-E LOCATION INV. ELEV. LOCATION *PROPOSED FLARED END SECTION PER FDOT INDEX NO. 430-020 (SEE PLANS FOR SIZE)*

N-E LOCATION PIPE INV. ELEV. LOCATION *PROPOSED CROSS DRAIN MITERED END SECTION PER FDOT INDEX NO. 430-021 (SEE PLANS FOR SIZE)*

N-E LOCATION PIPE INV. ELEV. LOCATION *PROPOSED SIDE DRAIN MITERED END SECTION PER FDOT INDEX NO. 430-022 (SEE PLANS FOR SIZE)*

S-10 *PROPOSED STORMWATER STRUCTURE ID TAG*

POTABLE AND RECLAIMED WATER

W — W *EX. POTABLE WATER MAIN*

P–W *PROPOSED POTABLE WATER MAIN*

RCW — RCW *EX. RECLAIMED WATER MAIN*

P–RCW *PROPOSED RECLAIMED WATER MAIN*

11.25° BEND W/ MECHANICALLY RESTRAINED JOINTS (POTABLE AND RCW)

22.5° BEND W/ MECHANICALLY RESTRAINED JOINTS (POTABLE AND RCW)

45° BEND W/ MECHANICALLY RESTRAINED JOINTS (POTABLE AND RCW)

90° BEND W/ MECHANICALLY RESTRAINED JOINTS (POTABLE AND RCW)

TEE (POTABLE AND RCW)

CROSS (POTABLE AND RCW)

BLOWOFF ASSEMBLY (POTABLE AND RCW)

REDUCER (POTABLE AND RCW)

EX. GATE VALVE AND BOX (POTABLE AND RCW)

PROPOSED GATE VALVE AND BOX (POTABLE AND RCW)

EX. AIR RELEASE VALVE (POTABLE AND RCW)

POST INDICATOR VALVE (POTABLE AND RCW)

EX. FIRE HYDRANT ASSEMBLY

PROPOSED FIRE HYDRANT ASSEMBLY

PROPOSED SAMPLE POINT

EX. WATER METER (POTABLE AND RCW)

PROPOSED POTABLE WATER METER

PROPOSED POTABLE WATER BACK FLOW PREVENTER

PROPOSED RECLAIMED WATER METER

W *EX. WATER WELL*

EX. HOSE BIB (POTABLE AND RECLAIMED)

PROPOSED HOSE BIB (POTABLE AND RECLAIMED)

11 *PROPOSED FITTING ID TAG (POTABLE AND RECLAIMED)*

WASTEWATER

WW — WW *EX. GRAVITY WASTEWATER MAIN*

P–WW *PROPOSED GRAVITY WASTEWATER MAIN (PIPE LENGTHS ARE FROM N-E LOCATION OF A STRUCTURE TO N-E LOCATION OF A STRUCTURE)*

FM — FM *EX. WASTEWATER FORCE MAIN*

P–FM *PROPOSED WASTEWATER FORCE MAIN*

N-E LOCATION RIM ELEV. LOCATION *EX. WASTEWATER MANHOLE*

N-E LOCATION RIM ELEV. LOCATION *PROPOSED WASTEWATER MANHOLE*

EX. WASTEWATER CLEANOUT

PROPOSED WASTEWATER CLEANOUT

PROPOSED WASTEWATER GREASE TRAP

MH# *PROPOSED WASTEWATER MANHOLE ID*

11.25° BEND W/ MECHANICALLY RESTRAINED JOINTS (WW FORCE MAIN)

22.5° BEND W/ MECHANICALLY RESTRAINED JOINTS (WW FORCE MAIN)

45° BEND W/ MECHANICALLY RESTRAINED JOINTS (WW FORCE MAIN)

90° BEND W/ MECHANICALLY RESTRAINED JOINTS (WW FORCE MAIN)

WYE W/ MECHANICALLY RESTRAINED JOINTS (WW FORCE MAIN)

EX. PLUG VALVE AND BOX (WW FORCE MAIN)

PROPOSED PLUG VALVE AND BOX (WW FORCE MAIN)

EX. AIR RELEASE VALVE (WW FORCE MAIN)

PROPOSED AIR RELEASE VALVE (WW FORCE MAIN)

MISCELLANEOUS UTILITIES

THE PROPOSED UTILITIES BELOW ARE DESIGN BY OTHERS AND ARE DEPICTED FOR COORDINATION PURPOSES ONLY. REFER TO PLANS BY OTHERS FOR EXACT LOCATIONS, DIMENSION, AND DETAILS.

P–ATT *PROPOSED AT&T LINE*

BC — BC *EX. BURIED CABLE LINE*

P–BC *PROPOSED BURIED CABLE LINE*

BTEL *EX. BURIED TELEPHONE LINE*

P–TEL *PROPOSED TELEPHONE LINE*

CATV *EX. CABLE TELEVISION LINE*

P–TV *PROPOSED CABLE/TELEVISION LINE*

FO — FO *EX. FIBER OPTIC LINE*

UGTEL *EX. UNDERGROUND TELEPHONE LINE*

T-E *EX. TELEPHONE PEDESTAL*

EX. TELEVISION/CABLE PEDESTAL

CHW — CHW *EX. CHILLED WATER MAIN*

P–CHW *PROPOSED CHILLED WATER MAIN*

FIRE *EX. FIRE MAIN*

P–FIRE *PROPOSED FIRE MAIN*

IRR — IRR *EX. IRRIGATION LINE*

P–IRR *PROPOSED IRRIGATION LINE*

STEAM *EX. STEAM LINE*

P–STEAM *PROPOSED STEAM LINE*

P–CLAY *PROPOSED CLAY ELECTRIC LINE*

E — E *EX. ELECTRIC LINE*

P–E *PROPOSED ELECTRIC LINE*

EN — EN *EX. ENERGY LINE*

P–LIGHT *PROPOSED PRIVATE LIGHTING LINE*

OHW — OHW *EX. OVERHEAD WIRE LINE*

UGE — UGE *EX. UNDERGROUND ELECTRIC LINE*

EX. LIGHT

EX. UTILITY POLE

EX. UTILITY POLE

EX. WOOD POWER POLE

EX. GUY ANCHOR

T *PROPOSED TRANSFORMER*

GAS — GAS *EX. GAS LINE*

P–GAS *PROPOSED GAS LINE*

EX. GAS MARKER

EX. GAS MARKER

NOTES:
1. THIS LEGEND IS ALL INCLUSIVE AND MAY INCLUDE ITEMS NOT A PART OF THIS PLAN SET.

2. SYMBOLS SHOWN ON THIS SHEET ARE FOR ILLUSTRATIVE PURPOSES ONLY. UNLESS NOTED OTHERWISE, SYMBOLS IN THESE PLANS MAY NOT BE REPRESENTATIVE OF SIZE.

11801 Research Drive
Alachua, Florida 32615
(386) 418-1975
(352) 331-3053
www.chw-inc.com
est. 1988 FLORIDA CA-9075

CHW Professional Consultants

SCALE: N/A

VERIFY SCALE
BAR IS ONE INCH ON
ORIGINAL DRAWING
IF NOT ONE INCH ON
THIS SHEET ADJUST
SCALES ACCORDINGLY

0" 1"

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
08/31/21 CITY OF ALACHUA, SRWMD
09/06/21 CITY OF ALACHUA, SRWMD
10/20/21 CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: CONVERGENCE RESEARCH PARK MOMENTUM LABS

SHEET TITLE: LEGEND

TECHNICIAN: T.F. COWART
DESIGNER: N.L. COWAP, P.E.
INSPECTION BY: T.J. HASTAY, P.E.
TRAVIS J. HASTAY

PROJECT NUMBER: 21-0105.06

FL PE No. 84295

SHEET NO.: C0.11

Tech: Thomas© Plot Date: Oct 20,2021 1:54pm Filename: M:\2021\21-0105.00\Departments\04_Engineering\02_DWGS\Production Files\21-0105.00 C11.dwg

I. INTRODUCTION

THIS DOCUMENT WAS PREPARED IN ORDER TO ILLUSTRATE COMPLIANCE WITH CHAPTER 62-621.300 (4) OF THE FLORIDA ADMINISTRATIVE CODE, WHICH PERTAINS TO THE GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES. THE ADMINISTRATIVE CODE GRANTS THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) THE AUTHORITY TO REGULATE POINT SOURCE DISCHARGE OF STORMWATER FROM CONSTRUCTION SITES. THIS DOCUMENT ESTABLISHES A STORMWATER POLLUTION PREVENTION PLAN FOR THE SITE USING STANDARD PRACTICE AND BEST MANAGEMENT PRACTICES (BMPs) AND IS ORGANIZED TO CORRESPOND TO 62-621.300(4)(a) GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES FDEP FORM 62-621.300(4)(b) IS TO BE SUBMITTED IN CONJUNCTION WITH THIS DOCUMENT. CONTRACTOR(S) MUST FILL IN THE ACTIVITIES SEQUENCE (SECTION ii. B. BELOW) AND SIGN THIS SHEET (REFER TO SIGNATURE TABLE THIS SHEET) AND RETAIN THIS SHEET AND ALL FOLLOWING SWPPP SHEETS ON SITE. ALTERNATIVELY, CONTRACTOR(S) MAY PREPARE AND SIGN THEIR OWN SWPP PLAN MEETING THE REQUIREMENTS. IF THE SITE OR CONTRACTOR ACTIVITIES REQUIRE ANY BMPs THAT ARE NOT DESCRIBED ON THIS SHEET, THE CONTRACTOR MUST PREPARE AN ALTERNATIVE OR ADDITIONAL SWPPP DOCUMENT CONTAINING THE NECESSARY BMPs.

II. SITE DESCRIPTION

COUNTY:	*ALACHUA COUNTY, FLORIDA*
SECTION, TOWNSHIP, RANGE:	*SECTION 23, TOWNSHIP 8 SOUTH, RANGE 19 EAST*
COUNTY PARCEL NO.:	*03929-000-000*
STREET ADDRESS:	*SOUTH SIDE OF SAN FELASCO PARKWAY, DIRECTLY WEST OF SAN FELASCO STATE PARK*
PROJECT SITE AREA:	*8.34 ACRES*
SITE LOCATION MAP:	*SEE COVER SHEET OF CONSTRUCTION DRAWINGS*

A. NATURE OF CONSTRUCTION ACTIVITY

THE PROPOSED DEVELOPMENT INCLUDES THE CONSTRUCTION OF A ±54,800 S.F. RESEARCH AND DEVELOPMENT FACILITY AND ASSOCIATED PAVEMENT FOR DRIVEWAYS AND PARKING, SIDEWALKS, UTILITIES, AND STORMWATER MANAGEMENT FACILITY. THE PROJECT SITE IS LOCATED ALONG THE SOUTH SIDE OF SAN FELASCO PARKWAY, DIRECTLY WEST OF THE SAN FELASCO STATE PARK, ALACHUA, FLORIDA. THE PROJECT SITE TOTAL AREA IS APPROXIMATELY 8.34 ACRES.

B. SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES - CONTRACTOR MUST FILL IN DAYS

DAYS

FROM_____TO_____ PRIOR TO CONSTRUCTION, SILT FENCING AND TREE PROTECTION FENCING SHALL BE INSTALLED AND ALL EXISTING STORM DRAINAGE SWALE AND INLETS SHALL BE PROTECTED IN ACCORDANCE WITH THE STATE OF FLORIDA EROSION AND SEDIMENT CONTROL DESIGNER AND REVIEWER MANUAL, DATED JULY 2013, AND THESE PLANS.

FROM_____TO_____ THE CONSTRUCTION SERVICE ENTRANCE SHALL BE STABILIZED TO MINIMIZE THE CREATION OF DUST AND OFF-SITE TRACKING OF SEDIMENTS.

FROM_____TO_____ ONLY THE AREA COMPRISING THE PROPOSED STORMWATER MANAGEMENT FACILITY(S) SHALL BE CLEARED AND GRUBBED OF UNWANTED VEGETATION.

FROM_____TO_____ THE PROPOSED STORMWATER MANAGEMENT FACILITY(S) SHALL BE CONSTRUCTED.

FROM_____TO_____ IF SUITABLE, THE EXCAVATED SOIL FROM THE FACILITY(S) MAY BE USED AS FILL FOR ON-SITE GRADING THAT IS DEPICTED IN THESE CONSTRUCTION PLANS. THE CONTRACTOR SHALL DISPOSE OF ALL UNSUITABLE MATERIAL ON-SITE OR OFF-SITE TO A PERMITTED LOCATION.

FROM_____TO_____ THE REMAINING PORTION OF THE SITE THAT IS TREATED BY THE CONSTRUCTED STORMWATER MANAGEMENT FACILITY(S) SHALL BE CLEARED AND GRUBBED.

FROM_____TO_____ THE PERMANENT ROADWAYS/DRIVEWAYS SHALL BE ROUGHLY GRADED.

FROM_____TO_____ THE UNDERGROUND UTILITIES INFRASTRUCTURE AND STORMWATER PIPING SYSTEM SHALL BE INSTALLED. ANY DE-WATERING (PUMPED) SHALL BE DIVERTED TO THE ASSOCIATED STORMWATER MANAGEMENT FACILITY(S).

FROM_____TO_____ THE PERMANENT ROADWAY/DRIVEWAY SUBGRADE SHALL BE COMPACTED, A LIMEROCK BASE SHALL BE ESTABLISHED, AND THEN FOLLOWED BY AN OVERLAY OF ASPHALT.

FROM_____TO_____ UPON SIGNIFICANT COMPLETION OF CONSTRUCTION, THE STORMWATER PIPING SYSTEM SHALL BE FLUSHED OUT TO REMOVE ACCUMULATED DEBRIS AND SEDIMENT.

FROM_____TO_____ UPON COMPLETION OF THE DEBRIS AND SEDIMENT REMOVAL FROM THE STORMWATER PIPING SYSTEM, THE PROPOSED STORMWATER MANAGEMENT FACILITY(S) SHALL BE FINE GRADED AND SHALL BE EXCAVATED A MINIMUM OF SIX INCHES BELOW THE DESIGN BOTTOM ELEVATION AND REPLACED WITH FILL HAVING A MINIMUM PERMEABILITY RATE OF 20 FEET/DAY WITH A MAXIMUM OF 5% SOIL FINES PASSING THE NO. 200 SIEVE. THE BOTTOM SHALL BE SCARIFIED AND STABILIZED ACCORDING TO THESE PLANS. ONCE COMPLETED, NO HEAVY MACHINERY SHALL BE ALLOWED WITHIN THE STORMWATER MANAGEMENT FACILITY(S).

FROM_____TO_____ ALL REMAINING DISTURBED AREAS WITHIN THE CONSTRUCTION AREA SHALL BE COMPLETELY GRASSED AND/OR LANDSCAPED ACCORDING TO THESE PLANS. TURF ESTABLISHMENT SHALL BE PER FDOT STANDARD SPECIFICATIONS SECTION 570. EVIDENCE OF GROWTH MUST BE PRESENT PRIOR TO REMOVAL OF SILT FENCING AND OTHER EROSION CONTROL APPLICATIONS.

C. SITE DEVELOPMENT DATA:

TOTAL PROJECT AREA:	*9.28 ACRES*
TOTAL SITE AREA TO BE DISTURBED:	*9.28 ACRES*
TOTAL IMPERVIOUS AREA (AS SHOWN IN CONSTRUCTION DRAWINGS):	*3.67 ACRES*
TOTAL DETENTION VOLUME:	*6.90 ACRE-FEET*
TOTAL OPEN AREA:	*5.61 ACRES*

D. SOIL CONDITIONS AND STORMWATER QUALITY

THE NRCS DATA FOR THE SITE REVEALS THAT THE SITE SOILS ARE COMPRISED OF MILLHOPPER SAND, ARREDONDO FINE SAND, BLICHTON SAND, AND KENDRICK SAND. GSE ENGINEERING & CONSULTING, INC. CONDUCTED A GEOTECHNICAL EXPLORATION OF THE PROPOSED STORMWATER MANAGEMENT FACILITY(S) LOCATION IN MAY OF 2021. THE INVESTIGATION REVEALED THAT THE PROJECT SITE'S SURFACE SOILS HAVE THE FOLLOWING CHARACTERISTICS:

ELEVATION OF EFFECTIVE OR MOBILIZED AQUIFER:	*0 FEET*
ELEVATION OF SEASONAL HIGH WATER TABLE:	*40 FEET*
HORIZONTAL HYDRAULIC CONDUCTIVITY:	*3.5 FEET/DAY*
UNSATURATED VERTICAL INFILTRATION:	*2.5 FEET/DAY*

DESIGN PERCOLATION RATES FOR THE STORMWATER MANAGEMENT FACILITY(S) WERE DETERMINED BASED ON LABORATORY PERMEABILITY TEST RESULTS FROM BORING SAMPLES TAKEN WITHIN THE LIMITS OF THE STORMWATER MANAGEMENT FACILITY(S).

THE STORMWATER MANAGEMENT FACILITY(S) WAS DESIGNED TO PROVIDE RATE AND VOLUME CONTROL AND WATER QUALITY TREATMENT OF THE STORMWATER RUNOFF RESULTING FROM THE POST-DEVELOPMENT SITE UNDER 100-YEAR CRITICAL STORM EVENT RAINFALL CONDITIONS. THE STORMWATER POLLUTION PREVENTION PLAN (C0.21) DEPICTS THE POST-DEVELOPMENT WATERSHED(S) LIMITS AND THE TABLE BELOW SUMMARIZES EACH WATERSHED.

WATERSHED ID	*POST DEVELOPMENT AREA (ACRES)*	*POST DEVELOPMENT RUNOFF FACTOR (CN)*	*POST DEVELOPMENT IMPERVIOUS AREA (ACRES)*	*STORMWATER MANAGEMENT FACILITY TYPE*	*FACILITY DETENTION CAPACITY (ACRE-FEET)*	*100-YEAR FLOOD ELEVATION (FT)*
POST DA-3A	*8.95*	*73*	*3.67*	*DRY RETENTION*	*6.90*	*79.75*
OFFSITE 3A-1	*6.74*	*39*	*0.00*	*" "*	*" "*	*" "*
OFFSITE 3A-2	*35.21*	*43*	*0.00*	*" "*	*" "*	*" "*

E. SITE MAP

PLEASE SEE THE STORMWATER POLLUTION PREVENTION PLAN (C0.21) FOR DETAILS.

F. STORMWATER OUTFALL LOCATION AND RECEIVING WATER BODY

THE STORMWATER MANAGEMENT FACILITY 3A OUTFALL STRUCTURE IS LOCATED AT THE NORTH PORTION OF THE PROJECT (29°46'22.3" N, 82°28'44.2" W) AND THE ASSOCIATED RECEIVING WATER BODY IS CELLON CREEK.

III. CONTROLS TO REDUCE POLLUTION

AS OUTLINED IN THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT (SJRWMD) PERMIT, ALL CONSTRUCTION ACTIVITIES SHALL BE CONDUCTED IN A MANNER AS TO NOT VIOLATE STATE WATER QUALITY STANDARDS. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES REQUIRED TO RETAIN SEDIMENT ON-SITE. IF SITE CONDITIONS ARE SUCH THAT ADDITIONAL CONTROL MEASURES ARE REQUIRED OTHER THAN WHAT IS SPECIFIED IN THE EROSION AND SEDIMENTATION CONTROL PLAN, THEN THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL BEST MANAGEMENT PRACTICES. THESE MEASURES MUST BE INSPECTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PHASE AND UNTIL AS DIRECTED BY THESE PLANS. THE STORMWATER POLLUTION PREVENTION PLAN (C0.21) AND SECTION IV BELOW PROVIDE DETAILS ON THE SPECIFIC CONTROL MEASURES TO REDUCE STORMWATER POLLUTION.

IV. EROSION AND SEDIMENT CONTROLS

A. STABILIZATION PRACTICES

EXISTING TREES AND NATURAL VEGETATION TO REMAIN ON-SITE SHALL BE PROTECTED BY TREE BARRICADE FENCING AS DEPICTED ON THE STORMWATER POLLUTION PREVENTION PLAN (C0.21). TYPE III SILT FENCING SHALL PROTECT ALL DRAINAGE STRUCTURES AND SHALL BUFFER AREAS WITH POTENTIAL TO CONTRIBUTE OFF-SITE RUNOFF AND AS SPECIFICALLY DEPICTED ON THE STORMWATER POLLUTION PREVENTION PLAN (C0.21). STABILIZATION MEASURES SHALL BE INITIATED FOR EROSION AND SEDIMENT CONTROL ON DISTURBED AREAS AS SOON AS PRACTICAL, BUT IN NO CASE MORE THAN 7 DAYS, IN PORTIONS OF THE SITE WHERE CONSTRUCTION HAS TEMPORARILY OR PERMANENTLY CEASED. AS SPECIFIED IN SECTION II.B. ABOVE, UPON COMPLETION OF CONSTRUCTION, ALL STORMWATER MANAGEMENT FACILITIES SHALL BE SCRAPED CLEAN OF ACCUMULATED SEDIMENT AFTER THE COMPLETION OF CONSTRUCTION. ALL TURF ESTABLISHMENT SHALL BE PERFORMED MEETING THE REQUIREMENTS OF SECTION 570 OF THE STANDARD SPECIFICATIONS. EVIDENCE OF GROWTH MUST BE PRESENT PRIOR TO FINAL RELEASE.

B. STRUCTURE PRACTICES

AS DEPICTED IN THE STORMWATER POLLUTION PREVENTION PLAN (C0.21), A STORMWATER MANAGEMENT SYSTEM WILL BE CONSTRUCTED AND WILL BE COMPRISED OF A DRY RETENTION FACILITY AND A STORM PIPE CONVEYANCE SYSTEM. TO PREVENT EROSION DURING CONSTRUCTION, TYPE III SILT FENCING WILL BE INSTALLED IN THE LOCATIONS SHOWN ON THE PLANS. ALL EXISTING AND PROPOSED STORM DRAINS AND DRAINAGE SWALES SHALL BE PROTECTED ACCORDING TO THE STATE OF FLORIDA EROSION AND SEDIMENT CONTROL DESIGNER AND REVIEWER MANUAL, DATED JULY 2013 OR PER DETAILS PROVIDED ON SHEET C0.21 UNTIL CONSTRUCTION IS COMPLETE. THE STORM PIPE CONVEYANCE SYSTEM SHALL BE FLUSHED OUT TO REMOVE ALL ACCUMULATED DEBRIS AND SEDIMENT UPON COMPLETION OF CONSTRUCTION.

C. DRAINAGE LOCATIONS THAT SERVE AREAS WITH LESS THAN 10 DISTURBED ACRES

AS SPECIFIED IN THE "SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES," THE SMF(S) WILL BE CONSTRUCTED PRIOR TO CLEARING AND GRUBBING OUTSIDE OF THE SMF(S) AREAS AND CONSTRUCTION OF THE PERMANENT PAVED AREAS. THE TOTAL CONTRIBUTING DRAINAGE AREA TO THE STORMWATER MANAGEMENT SYSTEM IS APPROXIMATELY 50.90 ACRES AND WILL CONSIST OF APPROXIMATELY 9.28 ACRES OF DISTURBED CONSTRUCTION AREA. THEREFORE, NO ADDITIONAL SEDIMENT TRAP BASINS ARE NECESSARY TO PROVIDE SEDIMENT STORAGE ON-SITE DURING CONSTRUCTION. AS SHOWN ON THE STORMWATER POLLUTION PREVENTION PLAN (C0.21), THE PROPOSED STORMWATER MANAGEMENT SYSTEM WILL PREVENT OFF-SITE EROSION DURING CONSTRUCTION. SILT FENCES OR EQUIVALENT SEDIMENT CONTROLS SHALL BE INSTALLED AT SIDE SLOPE AND DOWN SLOPE BOUNDARIES, INLET LOCATION, OUTLET LOCATIONS, AND OTHER LOCATIONS AS SHOWN ON THE STORMWATER POLLUTION PREVENTION PLAN, AS REQUIRED. BY COMPLETION OF CONSTRUCTION, THE SIDE SLOPES, SWALES, AND ALL DISTURBED AREAS SHALL BE STABILIZED WITH GRASS AND LANDSCAPING AS SPECIFIED ON THE CONSTRUCTION DRAWINGS.

D. DRAINAGE LOCATIONS THAT SERVE AREAS WITH MORE THAN 10 DISTURBED ACRES

NOT APPLICABLE, SEE SECTION C, ABOVE.

V. STORMWATER MANAGEMENT

A. BEST MANAGEMENT PRACTICES

AFTER CONSTRUCTION, THE STORMWATER MANAGEMENT SYSTEM SHALL BE MAINTAINED IN ACCORDANCE WITH THE SPECIFIED STORMWATER MAINTENANCE NOTES IN THE INCLUDED CONSTRUCTION DRAWINGS AND/OR RESPECTIVE MAINTENANCE REPORTS. SPECIFICALLY, THE PROPOSED SMF(S) SHALL BE MOWED REGULARLY IN THE SPECIFIED AREAS, STORM PIPES AND STRUCTURES WILL BE INSPECTED SEMI-ANNUALLY AND CLEANED ANNUALLY, SMF(S) SIDE SLOPES SHALL BE MAINTAINED TO PREVENT EROSION, AND LANDSCAPING AND GRASS THAT PREVENTS EROSION SHALL BE MAINTAINED. ADDITIONALLY, REMEDIAL ACTIONS SHALL BE TAKEN SHOULD THE SMF(S) NOT PERFORM AS DESIGNED.

B. VEGETATED SWALES

WHEN VEGETATED SWALES ARE UTILIZED, SILT FENCING OR EQUIVALENT SEDIMENT CONTROLS SHALL BE INSTALLED AT ADEQUATE INTERVALS TO COLLECT SEDIMENT ALONG THE SWALE. THE SEDIMENT SHALL BE REMOVED WHEN SEDIMENT REACHES ONE-THIRD OF THE HEIGHT OF THE SILT FENCING. SEE THE STORMWATER POLLUTION PREVENTION PLAN (C0.21) FOR DETAILS AND LOCATIONS, AS REQUIRED.

C. VELOCITY DISSIPATION DEVICES AT DISCHARGE POINTS

WHEN DISCHARGE POINTS ARE NOT LOCATED UNDER WATER, RIP RAP PADS HAVE BEEN PROVIDED AT LOCATIONS WHERE NECESSARY DUE TO ANTICIPATED DISCHARGE VELOCITIES. PLEASE SEE THE CONSTRUCTION PLANS FOR DETAILS AND LOCATIONS, AS NEEDED.

VI. CONTROLS FOR OTHER POTENTIAL POLLUTANTS

A. WASTE DISPOSAL

THE CONTRACTOR SHALL PROVIDE LITTER COLLECTION CONTAINERS WITHIN THE PROJECT BOUNDARIES DURING CONSTRUCTION. CONTRACTOR SHALL DISPOSE OF ALL UNSUITABLE MATERIALS AND CONSTRUCTION DEBRIS IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS.

B. DUST CONTROL

TO PREVENT OFF-SITE VEHICULAR TRACKING OF SEDIMENTS AND DUST GENERATION, A STABILIZED CONSTRUCTION ENTRANCE SHALL BE ESTABLISHED BY THE SITE CONTRACTOR. PLEASE SEE THE STORMWATER POLLUTION PREVENTION PLAN (C0.21) FOR DETAILS AND LOCATION(S).

C. EXISTING VERSUS PROPOSED POTABLE AND SANITARY SEWER SYSTEMS

THERE ARE EXISTING SANITARY SEWER AND POTABLE WATER SYSTEMS LOCATED NEAR THE PROJECT SITE. EXTENSION AND UPGRADES ARE PROPOSED. IF TEMPORARY SANITARY SYSTEMS ARE UTILIZED DURING CONSTRUCTION, THE CONTRACTOR SHALL PROPERLY CONTROL AND DISCHARGE ANY SANITARY WASTE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.

D. FERTILIZER & PESTICIDES

THE USE OF FERTILIZERS, HERBICIDES, AND PESTICIDES ON THE PROJECT SITE, WILL BE DIRECTED BY THE LANDSCAPE PLAN AND THE FDOT STANDARD SPECIFICATIONS SECTION 570, TO SUPPORT THE GROWTH OF THE PROPOSED VEGETATION. ESTABLISHING THIS VEGETATION WILL AID IN THE STABILIZATION OF THE PROJECT SITE AND REDUCE EROSION. APPLICATION RATES FOR THE FERTILIZERS, HERBICIDES, AND PESTICIDES SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS TO GUARD AGAINST OVER-USE, WHICH CAN LEAD TO VIOLATIONS OF STATE WATER QUALITY STANDARDS.

E. TOXIC MATERIAL

THE CONSTRUCTION SITE WILL BE IN FULL COMPLIANCE WITH STATE AND FEDERAL REQUIREMENTS. A PLASTIC MAT, TAR PAPER, OR OTHER IMPERVIOUS MATERIAL SHALL BE PLACED UNDER AREAS WHERE TOXIC LIQUIDS ARE TO BE OPENED AND STORED.

F. HAZARDOUS MATERIALS

ALL HAZARDOUS MATERIALS SHALL BE STORED IN A SECURE LOCATION, UNDER COVER, AND IN APPROPRIATE TIGHTLY, SEALED CONTAINERS WHEN NOT IN USE. ALL PRODUCTS SHALL BE STORED IN AND USED FROM THE ORIGINAL CONTAINER WITH THE ORIGINAL PRODUCT LABEL. CONTAINERS MUST BE STORED IN A MANNER TO PROTECT THEM FROM THE ELEMENTS AND INCIDENTAL DAMAGE. THE MINIMUM PRACTICAL QUANTITY OF ALL SUCH MATERIALS SHALL BE KEPT ON THE JOB SITE AND SCHEDULED FOR DELIVERY AS CLOSE TO TIME OF USE AS PRACTICAL.

ALL PRODUCTS SHALL BE USED IN STRICT COMPLIANCE WITH THE INSTRUCTIONS ON THE PRODUCT LABEL.

SUFFICIENT EQUIPMENT AND/OR MATERIALS SHALL BE KEPT ONSITE TO CONTAIN AND CLEAN UP SPILLS OF HAZARDOUS MATERIALS IN THE AREAS WHERE THESE MATERIALS ARE STORED OR USED. SPILL CONTROL AND CONTAINMENT KIT SUPPLIES SHALL BE OF SUFFICIENT QUANTITIES AND APPROPRIATE CONTENT TO CONTAIN A SPILL FROM THE LARGEST ANTICIPATED PIECE OF EQUIPMENT AND FROM THE LARGEST ANTICIPATED QUANTITIES OF PRODUCTS STORED ON THE SITE AT ANY GIVEN TIME.

CONTRACTOR TO CONTAIN AND CLEAN UP ANY SPILLS IMMEDIATELY AFTER THEY OCCUR. ANY SPILLS OF PETROLEUM PRODUCTS OR HAZARDOUS MATERIALS IN EXCESS OF REPORTABLE QUANTITIES AS DEFINED BY EPA, STATE, OR LOCAL AGENCY REGULATIONS SHALL BE REPORTED TO THE APPROPRIATE AGENCIES IN THE REQUIRED TIME FRAMES. THE CONTRACTOR SHALL PROVIDE A WRITTEN NOTICE TO THE OWNER IMMEDIATELY UPON IDENTIFICATION OF ANY SPILL.

ALL EXCESS, USED, OR SPILLED PRODUCTS, INCLUDING CONTAMINATED SOIL, SHALL BE DISPOSED OF BY THE CONTRACTOR IN STRICT COMPLIANCE WITH INSTRUCTIONS ON THE PRODUCT LABEL AND ALL APPLICABLE REGULATIONS.

VII. APPROVED STATE AND LOCAL PLANS

THE CONSTRUCTION DRAWINGS FOR THE PROJECT WERE APPROVED AND PERMITTED BY THE FOLLOWING AGENCIES:

** CITY OF ALACHUA*
** SUWANNEE RIVER WATER MANAGEMENT DISTRICT*
** FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION*

VIII. CONSTRUCTION ACTIVITY DISCHARGES

IN ACCORDANCE WITH THIS PLAN, THERE ARE NO ANTICIPATED DISCHARGES OF STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES.

IX. CHANGES TO THE POLLUTION PREVENTION PLAN

THIS STORMWATER POLLUTION PREVENTION PLAN SHALL BE AMENDED TO REFLECT ANY APPLICABLE CHANGE IN A STATE, REGIONAL, OR LOCAL PERMIT FOR WHICH THE PERMITTEE RECEIVES WRITTEN NOTICE. WHEN WRITTEN NOTICE IS RECEIVED, THE PERMITTEE SHALL PROVIDE A RE-CERTIFICATION OF THIS POLLUTION PREVENTION PLAN, WHICH HAS BEEN REVISED TO ADDRESS SUCH CHANGES. AMENDMENTS TO THE PLAN SHALL BE PREPARED, SIGNED, DATE, AND KEPT AS ATTACHMENTS TO THE ORIGINAL PLAN.

X. ALTERNATIVE PERMIT REQUIREMENTS

NO ALTERNATIVE PERMIT REQUIREMENTS ARE REQUESTED.

XI. MAINTENANCE

THE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE, INSPECTION SCHEDULE, AND REPAIRS OUTLINED IN THIS PLAN. MAINTENANCE SHALL CONTINUE THROUGHOUT THE PROJECT UNTIL WORK IS COMPLETE. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER CONSTRUCTION IS COMPLETE. IN ADDITION TO THE TIMES MENTIONED IN THE PREVIOUS SECTIONS, THE CONTRACTOR SHALL INITIATE ANY REPAIRS WITHIN 24 HOURS OF BEING REPORTED. IN THE EVENT THAT THE SMF(S) DO NOT PERFORM PROPERLY OR IF A SINKHOLE DEVELOPS, THE PROJECT ENGINEER SHALL BE NOTIFIED TO ASSIST IN COORDINATING REMEDIAL ACTION. ACCUMULATED SEDIMENT SHALL BE REMOVED FROM SILT FENCING WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF THE SILT FENCE. UPON FINAL COMPLETION OF CONSTRUCTION AND ACCEPTANCE BY BOTH THE CITY AND OWNER, THE OPERATION AND MAINTENANCE ENTITY WILL BE CONCEPT DEVELOPMENT, INC.

XII. INSPECTIONS

THE CONTRACTOR SHALL INSPECT ALL POINTS OF POTENTIAL DISCHARGE FROM THE PROJECT SITE FOR ALL DISTURBED AREAS ON THE CONSTRUCTION SITE AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.50 INCHES OR GREATER. FOR POINTS OF DISCHARGE INTO SURFACE WATERS OF THE STATE OR AN MS4, A QUALIFIED INSPECTOR (PROVIDED BY THE OPERATOR) SHALL PERFORM THE REQUIRED INSPECTIONS. THE CONTRACTOR SHALL INSTALL A RAIN GAUGE AT THE SITE TO MONITOR AND DOCUMENT RAINFALL EVENTS 0.50 INCHES OR GREATER. LOCATIONS WHERE THE SITE IS COMPLETELY CONSTRUCTED AND STABILIZED, SUCH INSPECTIONS SHALL BE CONDUCTED AT LEAST ONCE A MONTH. ALL INSPECTIONS SHALL BE RECORDED ON THE CONSTRUCTION INSPECTION FORM. THE CONTRACTOR MAY USE THEIR OWN FORM (MEETING FDEP SWPPP REQUIREMENTS) OR A SAMPLE FORM FROM FDEP. A SAMPLE CONSTRUCTION FORM IS AVAILABLE AT: "HTTPS://FLORIDADEP.GOV/WATER/STORMWATER/DOCUMENTS/CONSTRUCTION-SWPPP". MORE SPECIFICALLY, THE INSPECTION SHALL ENSURE THE FOLLOWING CATEGORIES.

A. DISTURBED AREAS

ALL DISTURBED AREAS AND AREAS USED FOR MATERIAL STORAGE SHALL BE INSPECTED FOR POLLUTANTS ENTERING THE STORMWATER SYSTEM. THE STORMWATER MANAGEMENT SYSTEM AND EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE INSPECTED TO ENSURE THEY ARE OPERATING CORRECTLY. LOCATIONS WHERE VEHICLES ENTER AND EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING.

B. MAINTENANCE PERFORMANCE

BASED ON THE RESULTS OF THE INSPECTION, ALL MAINTENANCE OPERATIONS NEEDED TO ASSURE PROPER COMPLIANCE WITH THIS PLAN SHALL BE DONE IN A TIMELY MANNER, BUT IN NO CASE LATER THAN 7 DAYS FOLLOWING THE INSPECTION.

C. REPORTING REQUIREMENTS

ALL INSPECTIONS SHALL BE RECORDED ON THE CONSTRUCTION INSPECTION FORM. THIS FORM IS CREATED TO SUMMARIZE THE SCOPE OF THE INSPECTION, THE NAME(S) AND QUALIFICATION OF THE INSPECTOR(S), THE DATE OF INSPECTION, RAINFALL DATA, OBSERVATIONS, THE ACTIONS TAKEN TO CORRECT INCIDENTS OF NON-COMPLIANCE WITH THE PROVISIONS OF THIS PLAN. IF NO INCIDENTS OF NON-COMPLIANTS ARE OBSERVED, THE REPORT SHALL CONTAIN A CERTIFICATION THAT THE FACILITY IS IN COMPLIANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN AND THE ASSOCIATED PERMIT.

XIII. NON-STORMWATER DISCHARGES

IN ADDITION TO STORMWATER RUNOFF, THIS PLAN APPLIES TO RUNOFF FROM IRRIGATION OPERATIONS AND CONSTRUCTION PRACTICES. THIS PLAN DOES NOT PERTAIN TO DISCHARGES FROM FIRE FIGHTING ACTIVITIES.

XIV. CONTRACTORS CERTIFICATION

THE CONTRACTORS OR SUB-CONTRACTORS SHALL PHOTOCOPY AND COMPLETE THE FORM ON THIS PAGE. IT SHALL BE PROVIDED TO THE OWNER AND KEPT ON FILE PURSUANT TO SECTION XV REGARDING PROJECT RECORDS.

XV. RETENTION OF RECORDS

THE PERMITTEE SHALL RETAIN COPIES OF STORMWATER POLLUTION PREVENTION PLANS AND ALL REPORTS REQUIRED BY THIS PERMIT, AND RECORDS OF ALL DATA USED TO COMPLETE THE NOTICE OF INTENT TO BE COVERED BY THIS PERMIT, FOR A PERIOD OF AT LEAST THREE YEARS FROM THE DATE THAT THE SITE IS FINALLY STABILIZED.

THE PERMITTEE SHALL RETAIN A COPY OF THE STORMWATER POLLUTION PREVENTION PLAN AND ALL REPORTS, RECORDS, AND DOCUMENTATION REQUIRED BY THIS PERMIT AT THE CONSTRUCTION SITE, OR AN APPROPRIATE ALTERNATIVE LOCATION AS SPECIFIED IN THE NOTICE OF INTENT, FROM THE DATE OF PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION.

XVI. NOTICE OF TERMINATION

NOTICE OF TERMINATION:

1. *WHERE A SITE HAS BEEN FINALLY STABILIZED AND ALL STORMWATER DISCHARGES AUTHORIZED BY THIS PERMIT ARE ELIMINATED, THE PERMITTEE SHALL SUBMIT A NOTICE OF TERMINATION (DEP FORM 62-621.300(6)), SIGNED IN ACCORDANCE WITH PART VII.C OF DEP DOCUMENT NO. 62-621.300(4)(a), WITHIN 14 DAYS OF FINAL STABILIZATION OF THE SITE TO TERMINATE COVERAGE UNDER THIS PERMIT.*
2. *ELIMINATION OF STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY MEANS THAT ALL DISTURBED SOILS AT THE SITE HAVE BEEN FINALLY STABILIZED AND TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN REMOVED OR WILL BE REMOVED AT AN APPROPRIATE TIME, OR THAT ALL STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY FROM THE SITE THAT ARE AUTHORIZED BY THIS GENERIC PERMIT HAVE OTHERWISE BEEN ELIMINATED.*
3. *FOR CONSTRUCTION ACTIVITIES WHERE THE OPERATOR CHANGES, THE EXISTING OPERATOR SHALL FILE AN N.O.T. IN ACCORDANCE WITH THIS PART WITHIN 14 DAYS OF RELINQUISHING CONTROL OF THE PROJECT TO A NEW OPERATOR.*

THE PERMITTEE SHALL SUBMIT A NOTICE OF TERMINATION TO THE FOLLOWING ADDRESS:

NPDES STORMWATER NOTICES CENTER, MS# 2510
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
2600 BLAIR STONE ROAD
TALLAHASSEE, FLORIDA 32399-2400

PROJECTS THAT DISCHARGED STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITY TO A MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4) SHALL SUBMIT A COPY OF THE N.O.T. TO THE OPERATOR OF THE MS4.

Contractor/Subcontractor Certification Statement
Stormwater Pollution Prevention Plan

Site Name: Momentum Labs
Site Location: San Felasco Parkway
Alachua County, Florida

THE CONTRACTOR(S) OR SUB-CONTRACTOR(S) RESPONSIBLE FOR COMPLYING WITH THIS STORMWATER POLLUTION PREVENTION PLAN SHALL SIGN THE CERTIFICATION STATEMENT BELOW. MULTIPLE COPIES OF THIS CERTIFICATION STATEMENT MAY BE NECESSARY DEPENDING ON THE NUMBER OF SUB-CONTRACTORS ASSOCIATED WITH THE PROJECT

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND, AND SHALL COMPLY WITH, THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES AND THIS STORMWATER POLLUTION PREVENTION PLAN PREPARED THEREUNDER.

DATE	RESPONSIBLE INDIVIDUAL'S NAME	RESPONSIBLE INDIVIDUAL'S SIGNATURE	TITLE	COMPANY NAME, ADDRESS, AND PHONE NUMBER

11801 Research Drive
Alachua, FL 32615
(386) 418-1975
(352) 331-2053
www.chw-inc.com
est. 1988 FLORIDA CA-9075
CHW Professional Consultants

SCALE: N/A

VERIFY SCALE
BAR IS ONE INCH ON
ORIGINAL DRAWING
IF NOT ONE INCH ON
THIS SHEET ADJUST
SCALES ACCORDINGLY

0 1"

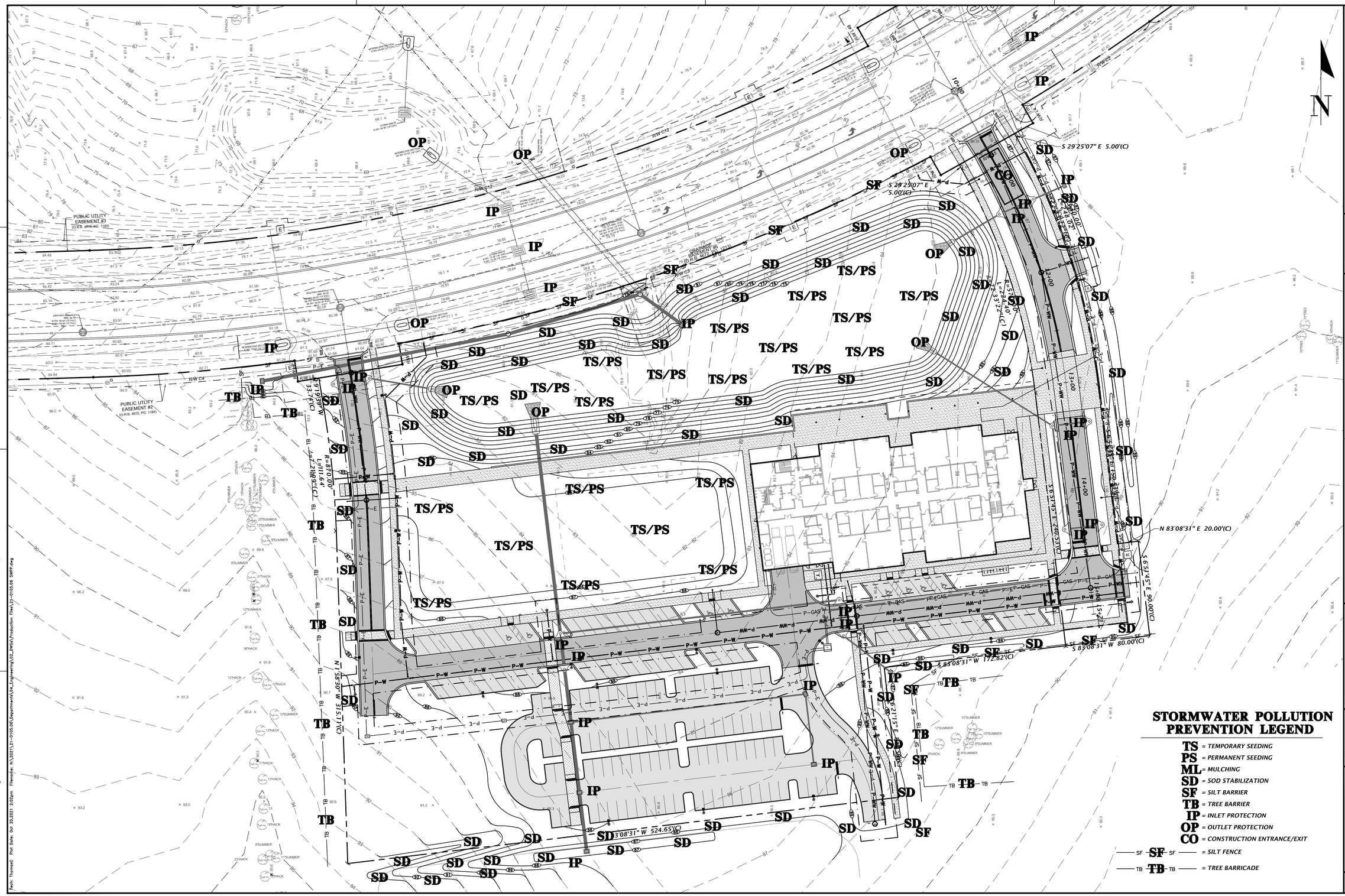
CONSTRUCTION BID DIVISIONS:

SUBMITTALS:
08/31/21 CITY OF ALACHUA, SRWMD
10/01/21 CITY OF ALACHUA, SRWMD
10/20/21 CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: CONVERGENCE RESEARCH PARK
MOMENTUM LABS

SHEET TITLE: STORMWATER MANAGEMENT
POLLUTION



STORMWATER POLLUTION PREVENTION LEGEND

- **TS** = *TEMPORARY SEEDING*
- **PS** = *PERMANENT SEEDING*
- **ML** = *MULCHING*
- **SD** = *SOD STABILIZATION*
- **SF** = *SILT BARRIER*
- **TB** = *TREE BARRIER*
- **IP** = *INLET PROTECTION*
- **OP** = *OUTLET PROTECTION*
- **CO** = *CONSTRUCTION ENTRANCE/EXIT*
- SF **SF** SF —— *SILT FENCE*
- TB **TB** TB —— *TREE BARRICADE*

11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-9075
CHW
Professional Consultants

SCALE: 1"=40'

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
08/31/21 CITY OF ALACHUA SRWMD
10/06/21 CITY OF ALACHUA SRWMD
10/20/21 CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: CONVERGENCE RESEARCH PARK
MOMENTUM LABS

SHEET TITLE: STORMWATER POLLUTION PREVENTION PLAN

TECHNICIAN: T.F. COWART
DESIGNER: N.A. COMPTON, P.E.
PROJECT MANAGER: T.J. HASTAY, P.E.
PROJECT NUMBER: 21-0105.06

TRAVIS J. HASTAY
FL PE No. 84295

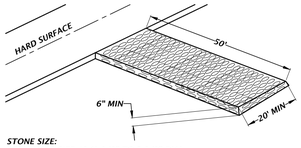
SHEET NO.: C0.21

Tech: ThomasC Plot Date: Oct 20,2021 2:03pm Filename: K:\2021\21-0105.06\Departments\04_Engineering\03_Plans\Production Files\21-0105.06 SWPP.dwg

STORMWATER POLLUTION PREVENTION LEGEND

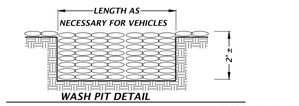
TS = TEMPORARY SEEDING
PS = PERMANENT SEEDING
ML = MULCHING
SD = SOD STABILIZATION
SF = SILT BARRIER
TB = TREE BARRIER
IP = INLET PROTECTION
OP = OUTLET PROTECTION
CO = CONSTRUCTION ENTRANCE/EXIT

NOTE:
1. CONSTRUCTION EXIT INSTALLATION SHALL REMOVE MUD/SOILS FROM TIRES TO PREVENT TRACKING ONTO PUBLIC ROADS.
2. TOP DRESSING WITH 2" STONE MAY BE REQ'D AS DETERMINED BY THE USE AND FUNCTION OF THE SYSTEM.
3. THE WASH PIT SHOULD BE INSTALLED IF THE STANDARD CONSTRUCTION EXIT DOES NOT SUFFICIENTLY REMOVE SOILS AND WASHING IS REQ'D.

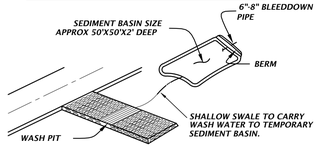


STONE SIZE:
ASTM D448 SIZE #1 (1-1/2" TO 3-1/2" DIA)

STANDARD CONSTRUCTION EXIT



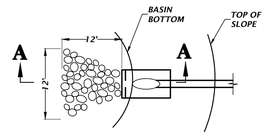
WASH PIT DETAIL



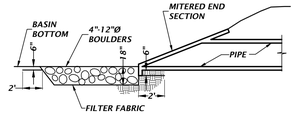
CONSTRUCTION EXIT WITH WASH PIT

TEMPORARY CONSTRUCTION EXIT DETAIL

NTS



PLAN



SECTION A-A

NOTES:

1. ANCHOR FILTER FABRIC BY EXTENDING BEYOND RIPRAP AND BACKFILLING AS SHOWN ON DETAIL.
2. RIPRAP SHALL NOT EXTEND ONTO SIDE SLOPES.
3. ADJUST SHAPE OF APRON WHERE REQUIRED TO MATCH TOE OF SLOPE.
4. BROKEN SLOPE IS NOT ACCEPTABLE.

RIP-RAP EROSION PROTECTION

NTS

BASIN OPERATION AND MAINTENANCE REQUIREMENTS

SURFACEWATER MANAGEMENT FACILITIES (SMF'S)

ALL SMF'S PERMITTED BY THE DISTRICT SHALL BE OPERATED AND MAINTAINED IN ACCORDANCE WITH THE DESIGNS, PLANS CALCULATIONS, AND OTHER SPECIFICATIONS THAT ARE SUBMITTED WITH AN APPLICATION, APPROVED BY THE DISTRICT, AND INCORPORATED BY REFERENCE INTO ANY PERMIT ISSUED. SMF'S SHALL BE KEPT FREE OF DEBRIS, TRASH, GARBAGE, OILS AND GREASES, AND OTHER REFUSE THROUGH REGULAR INSPECTION AND MAINTENANCE BY THE PERMITTEE.

EROSION CONTROL

THE SYSTEM SHALL BE REGULARLY INSPECTED AND MAINTAINED BY THE PERMITTEE TO INSURE THAT ALL EROSION IS CONTROLLED AND SOIL IS STABILIZED TO PREVENT SEDIMENT DISCHARGE TO WATERS IN THE STATE. ANY VEGETATION ESTABLISHED FOR EROSION CONTROL SHALL BE PROPERLY MAINTAINED FOR FUNCTION.

CULVERTS, PIPES AND STRUCTURES

ALL STRUCTURES WITHIN THE SYSTEM SHALL BE REGULARLY INSPECTED AND MAINTAINED ON A REGULAR BASIS BY THE PERMITTEE TO INSURE THAT THEY DO NOT BECOME CLOGGED OR CHOKED WITH VEGETATIVE OR AQUATIC GROWTH TO SUCH AN EXTENT AS TO RENDER THEM INOPERABLE.

MAINTENANCE

THE BASIN SHALL BE REGULARLY MOWED TO AVOID EXCESSIVE VEGETATION GROWTH. THE MOWING RATE SHALL BE AT A MINIMUM OF 12 TIMES PER YEAR, WITH MORE FREQUENT MOWING IN THE SUMMER MONTHS. BASIN SIDE SLOPES SHALL INITIALLY BE SODDED AND THE SOD MAINTAINED.

FUNCTION

BASINS THAT DO NOT DRAWDOWN PROPERLY AND MAINTAIN STANDING WATER FOR AN EXTENDED PERIOD OF TIME MAY REQUIRE REMEDIAL ACTION. THE ENGINEER SHALL BE NOTIFIED TO HELP COORDINATE REMEDIAL ACTION IN THE EVENT IMPROPER RECOVERY IS NOTED.

LIMEROCK/SINKHOLE

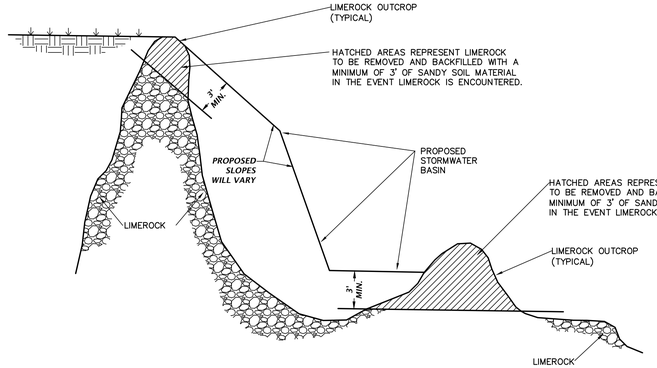
IF A CONTINUOUS LIMEROCK FORMATION IS ENCOUNTERED DURING EXCAVATION OF THE SWALES/BASIN OR IF A SINKHOLE FORMS IN THE AREA OF A DRAINAGE SWALE/BASIN THE ENGINEER OF RECORD SHALL BE NOTIFIED BY EITHER THE CONTRACTOR OR THE ESTABLISHED OPERATION AND MAINTENANCE ENTITY. THE ENGINEER OF RECORD SHALL INSPECT THE REPAIRED AREA UPON COMPLETION OF THE REPAIR.

WHERE A CONTINUOUS LIMEROCK FORMATION IS ENCOUNTERED DURING EXCAVATION OF THE SWALES/BASINS, THE LIMEROCK SHALL BE OVER EXCAVATED BY 3 FEET ,AN APPROVED GEO TEXTILE FABRIC SHALL BE PLACED IN THE EXCAVATION AND BACKFILLED WITH SANDY SOILS IN A LOOSE CONDITION.

ALL SWALES/BASINS SHALL BE INSPECTED MONTHLY FOR SINKHOLE OCCURRENCE. SHOULD A SINKHOLE OCCUR, THE AREA SHALL BE REPAIRED AS SOON AS POSSIBLE. REPAIR SHALL INCLUDE FILLING (LIMEROCK SUCH AS ROAD BASE MATERIAL, CLAY/SAND MIXTURE, OR CONCRETE IF NECESSARY). A 3-FOOT DEEP CAP THAT EXTENDS 3 FEET BEYOND THE PERIMETER OF THE SINKHOLE SHALL BE CONSTRUCTED WITH CLAYEY SOILS. THE CLAYEY SOIL SHALL HAVE AT LEAST 20% PASSING THE NO. 200 SIEVE, COMPACTED TO 95% OF STANDARD PROCTOR, AND COMPACTED IN A WET CONDITION WITH MOISTURE 2% - 4% ABOVE OPTIMUM. THE CLAY SOIL CAP SHALL BE RE-GRADED TO PREVENT CONCENTRATION OF WATERS (PONDING) AND RE-VEGETATED.

OPERATION & MAINTENANCE ENTITY

CONCEPT DEVELOPMENT, INC.



LIMEROCK OUTCROP REMOVAL DETAIL

NTS

TYPICAL INSTALLATION SEQUENCE FOR SILT-SAVER FRAME AND FILTER

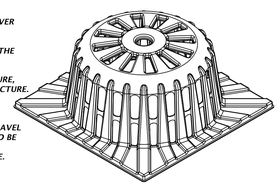
1. EXCAVATE APPROXIMATELY 4" TO 6" BELOW THE TOP OF THE INLET STRUCTURE.

2. PLACE THE FRAME ONTO THE INLET STRUCTURE, ENSURING PROPER SEATING OF FRAME TO STRUCTURE.

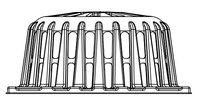
3. SLIDE THE FILTER OVER THE FRAME.

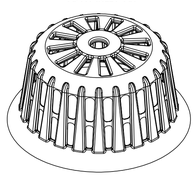
4. FILL THE FILTER POCKETS WITH SOIL, #57 GRAVEL OR EQUIVALENT. THE FILTER POCKETS SHOULD BE COMPLETELY FILLED TO ENSURE A GOOD SEAL BETWEEN THE GROUND AND INLET STRUCTURE.

5. BACK FILL AROUND THE FRAME AND FILTER ASSEMBLY IS NOT REQUIRED TO COMPLETE INSTALLATION; HOWEVER, BACK FILLING MAY BE NECESSARY TO COMPLETE EXCAVATION REQUIREMENTS FOR THE SITE.



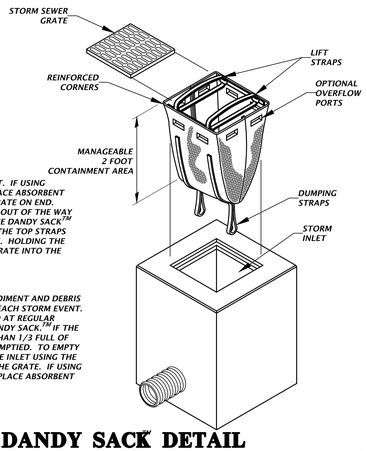
BASE OF FRAME SHAPED & SIZED TO FIT INLET TOP





SILT-SAVER® DETAIL

NTS



INSTALLATION:

REMOVE THE GRATE FROM INLET. IF USING OPTIONAL OIL ABSORBENTS; PLACE ABSORBENT PILLOW IN UNIT. STAND THE GRATE ON END. MOVE THE TOP LIFTING STRAPS OUT OF THE WAY AND PLACE THE GRATE INTO THE DANDY SACK™ SO THAT THE GRATE IS BELOW THE TOP STRAPS AND ABOVE THE LOWER STRAPS. HOLDING THE LIFTING DEVICES, INSERT THE GRATE INTO THE INLET.

MAINTENANCE:

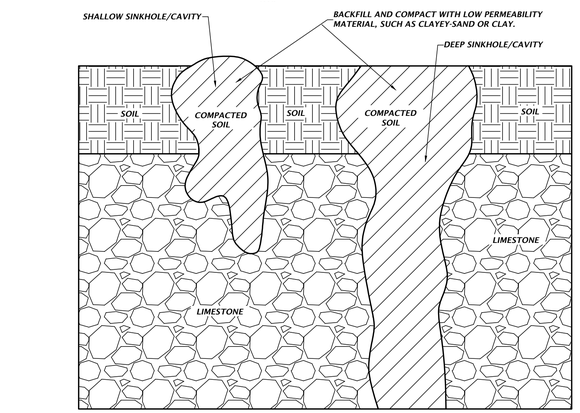
REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM VICINITY OF UNIT AFTER EACH STORM EVENT. AFTER EACH STORM EVENT AND AT REGULAR INTERVALS, LOOK INTO THE DANDY SACK.™ IF THE CONTAINMENT AREA IS MORE THAN 1/3 FULL OF SEDIMENT, THE UNIT MUST BE EMPTIED. TO EMPTY UNIT, LIFT THE UNIT OUT OF THE INLET USING THE LIFTING STRAPS AND REMOVE THE GRATE. IF USING OPTIONAL OIL ABSORBENTS; REPLACE ABSORBENT WHEN NEAR SATURATION.

DANDY SACK® DETAIL

NTS

INLET PROTECTION OPTIONS DETAIL

NTS



SHALLOW AND DEEP SINKHOLE/CAVITY MAINTENANCE REPAIR DETAIL

NTS

11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-9075
CHW Professional Consultants

SCALE: N/A
VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.
0 1"

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
08/31/21 CITY OF ALACHUA, SRWMD
09/16/21 CITY OF ALACHUA, SRWMD
10/20/21 CITY OF ALACHUA

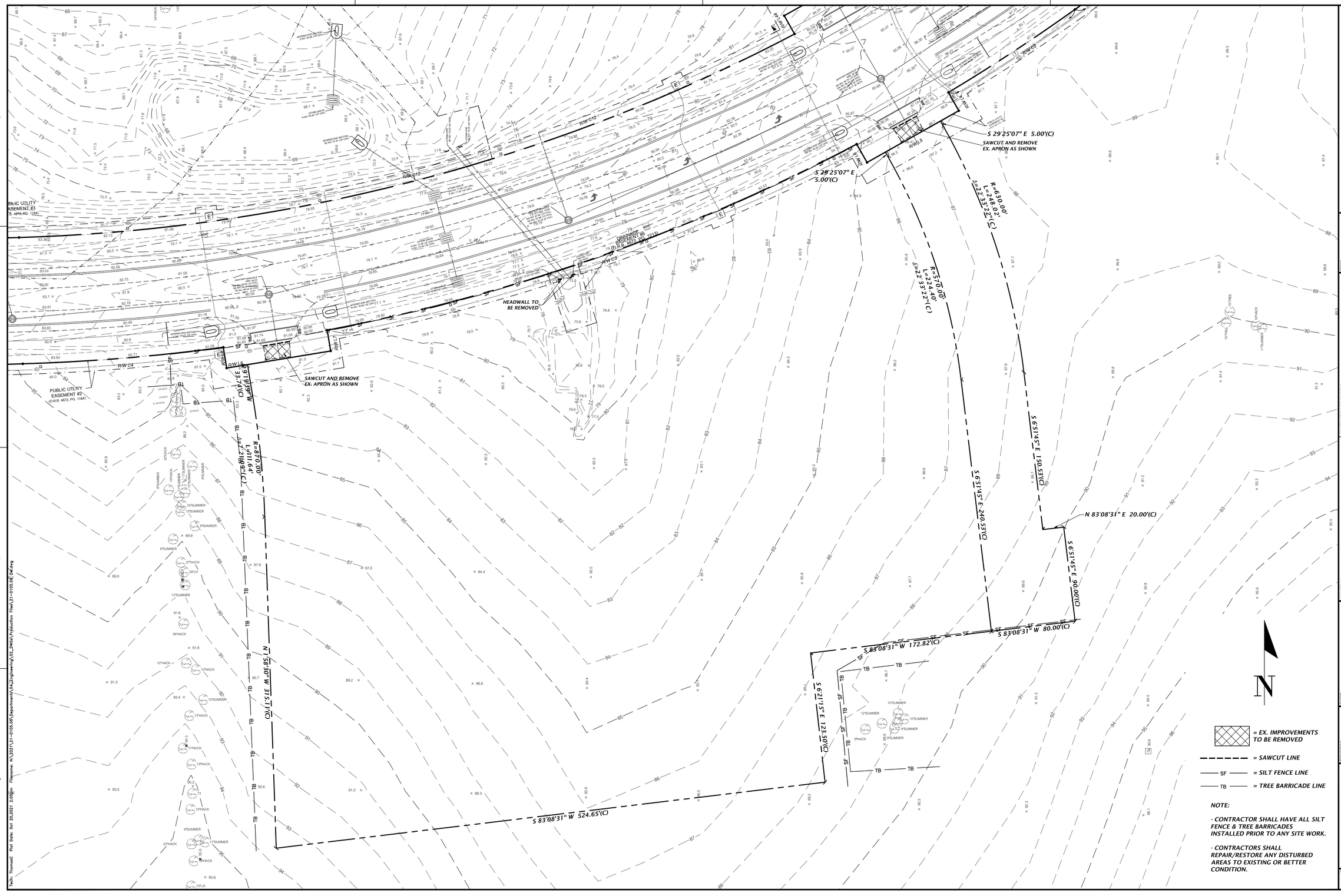
CLIENT: CONCEPT DEVELOPMENT, INC.
PROJECT: CONVERGENCE RESEARCH PARK MOMENTUM LABS
SHEET TITLE: STORMWATER POLLUTION PREVENTION DETAILS

TECHNICIAN: T.F. COWART
DESIGNER: N. COWAP, P.E.
PROJECT ENGINEER: T.J. HASTAY, P.E.
PROJECT NUMBER: 21-0105.06

TRAVIS J. HASTAY
FL PE No. 84295

SHEET NO.: C0.22

Tech: ThomasC Plot Date: Oct 20,2021 2:03pm Filename: K:\2021\21-0105.06\Departments\04_Engineering\03_DWGS\Production Files\21-0105.06 SWPP.dwg



11801 Research Drive
Alachua, FL 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-9075
CHW
Professional Consultants

SCALE: 1"=30'

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
08/31/21 CITY OF ALACHUA, SRWMD
09/08/21 CITY OF ALACHUA, SRWMD
10/20/21 CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: CONVERGENCE RESEARCH PARK
MOMENTUM LABS

SHEET TITLE: DEMOLITION AND TREE PROTECTION PLAN

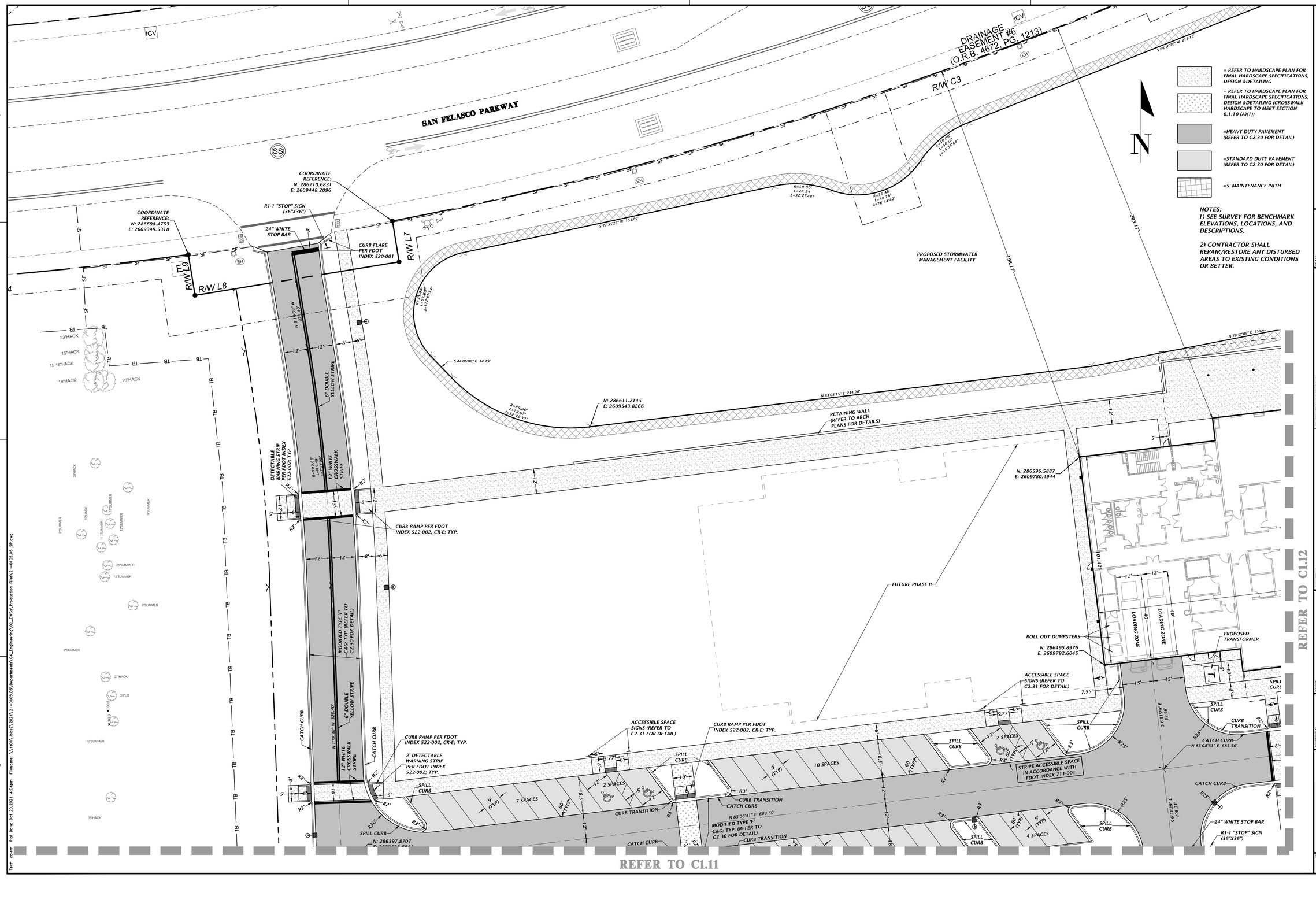
TECHNICAL: T.F. COWART
DESIGN: K. CONAP, P.E.
DRAWN BY: T.J. HASTAY, P.E.
PROJECT NUMBER: 21-0105.06

TRAVIS J. HASTAY
FL PE No. 84295

SHEET NO.: C0.30

Yatch, Thomas | Plot Date: Oct 20,2021 2:09pm | Filename: N:\2021\21-0105.06\Department\Civil\Engineering\01_DWGs\Production Files\21-0105.06_DM.dwg

SAN FELASCO PARKWAY
R/W C12
R/W C3
R/W C4
R/W 5
R/W 18
PUBLIC UTILITY EASEMENT #3 (O.R.B. 4672, PG. 1184)
PUBLIC UTILITY EASEMENT #2 (O.R.B. 4672, PG. 1184)
DRAINAGE EASEMENT (O.R.B. 4672, PG. 1213)
PROPOSED STORMWATER MANAGEMENT FACILITY
PROPOSED BUILDING
FUTURE PHASE II
C1.12
C1.10
C1.11
C1.13
COORDINATE REFERENCE: N: 286936.5203 E: 2610037.8868
COORDINATE REFERENCE: N: 286887.4015 E: 2609950.7815
COORDINATE REFERENCE: N: 286710.6831 E: 2609448.2096
COORDINATE REFERENCE: N: 286694.4753 E: 2609349.5318
N: 286790.2483 E: 2610094.5932
N: 286667.1644 E: 2610079.6832
N: 286626.8297 E: 2610033.2911
N: 286596.5887 E: 2609780.4944
N: 286495.8976 E: 2609792.6045
N: 286397.8707 E: 2609423.6641
N: 286218.7423 E: 2609399.8237
N: 286259.1516 E: 2609897.9644
N: 286479.4862 E: 2610102.2703
N: 286434.3256 E: 2610158.0662
S 29°25'07" E 5.00'(C)
S 29°25'07" E 431.65'
R=630.00' L=248.04' Δ=22°33'22"(C)
N 72°18'29" E 40.92'
R=570.00' L=224.40' Δ=22°33'22"(C)
S 6°51'45" E 150.53'(C)
S 6°51'45" E 431.65'
S 6°51'45" E 240.53'(C)
S 6°51'45" E 90.00'(C)
N 83°08'31" E 20.00'(C)
N 83°08'31" E 36.00'
S 6°51'29" E 52.56'
S 6°51'29" E 208.31'
N 83°08'31" E 683.50'
N 83°08'31" E 683.50'
N 83°08'31" E 257.97'
N 83°08'31" E 298.87'
S 83°08'31" W 524.65'(C)
S 83°08'31" W 172.82'(C)
S 83°08'31" W 80.00'(C)
S 6°51'29" E 23.00'
S 6°21'15" E 123.50'(C)
S 6°51'29" E 208.31'
N 1°58'30" W 325.40'
N 1°58'30" W 313.71'(C)
R=870.00' L=111.17' Δ=7°19'27"(C)
R=22.00' L=34.56' Δ=90°00'00"
R=570.00' L=224.40' Δ=22°33'22"(C)
10 SPACES
4 SPACES
6 SPACES
5 SPACES
2 SPACES
ACCESS AISLE
SF
TB
B1
CMP 18
CMP 24
CMP 30
CMP 36
CMP 42
CMP 48
CMP 54
CMP 60
CMP 66
CMP 72
CMP 78
CMP 84
CMP 90
CMP 96
CMP 102
CMP 108
CMP 114
CMP 120
CMP 126
CMP 132
CMP



CHW Professional Consultants
11801 Research Drive
Alachua, Florida 32615
352.331.1976
352.331.2476
www.chw-inc.com
est. 1988 FLORIDA CA-9075

SCALE: 1"=20'
VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
08/31/21 CITY OF ALACHUA, SRWMD
10/07/21 CITY OF ALACHUA, SRWMD
10/20/21 CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: CONVERGENCE RESEARCH PARK MOMENTUM LABS

SHEET TITLE: DETAILED HORIZONTAL CONTROL AND SITE PLAN

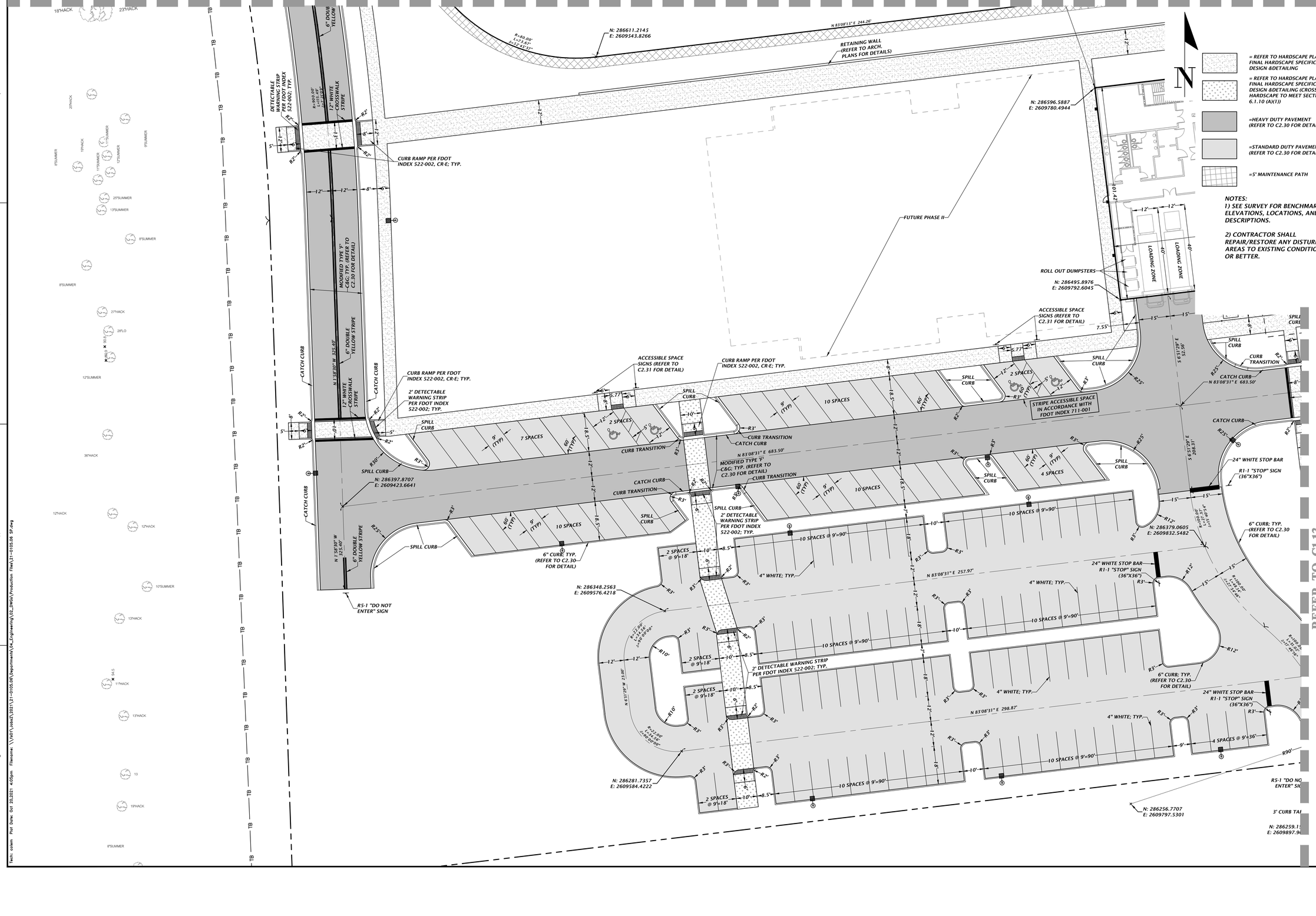
TECHNICIAN: T.F. COWART
DESIGNER: N. COWAP, P.E.
QA/QC CONTROL: T.J. HASTAY, P.E.
PROJECT NUMBER: 21-0105.06

TRAVIS J. HASTAY
FL PE No. 84295

SHEET NO.: C1.10

Xrefs: cplan Plot Date: Oct 20,2021 4:04pm Filename: \\10.1.1.60\Jobs2\2021\21-0105.06\Departments\04_Engineering\03_Civil\Production Files\21-0105.06 SP.dwg

REFER TO C1.10



11801 Research Drive
Alachua, FL 32615
(352) 331-1976
352-331-2476
www.chw-inc.com
est. 1988 FLORIDA CA-9075
CHW
Professional Consultants

SCALE: 1"=20'
VERIFY SCALE BAR IS ONE INCH ON YOUR PLANS. IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
08/31/21 CITY OF ALACHUA, SRWMD
10/01/21 CITY OF ALACHUA, SRWMD
10/20/21 CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: CONVERGENCE RESEARCH PARK MOMENTUM LABS

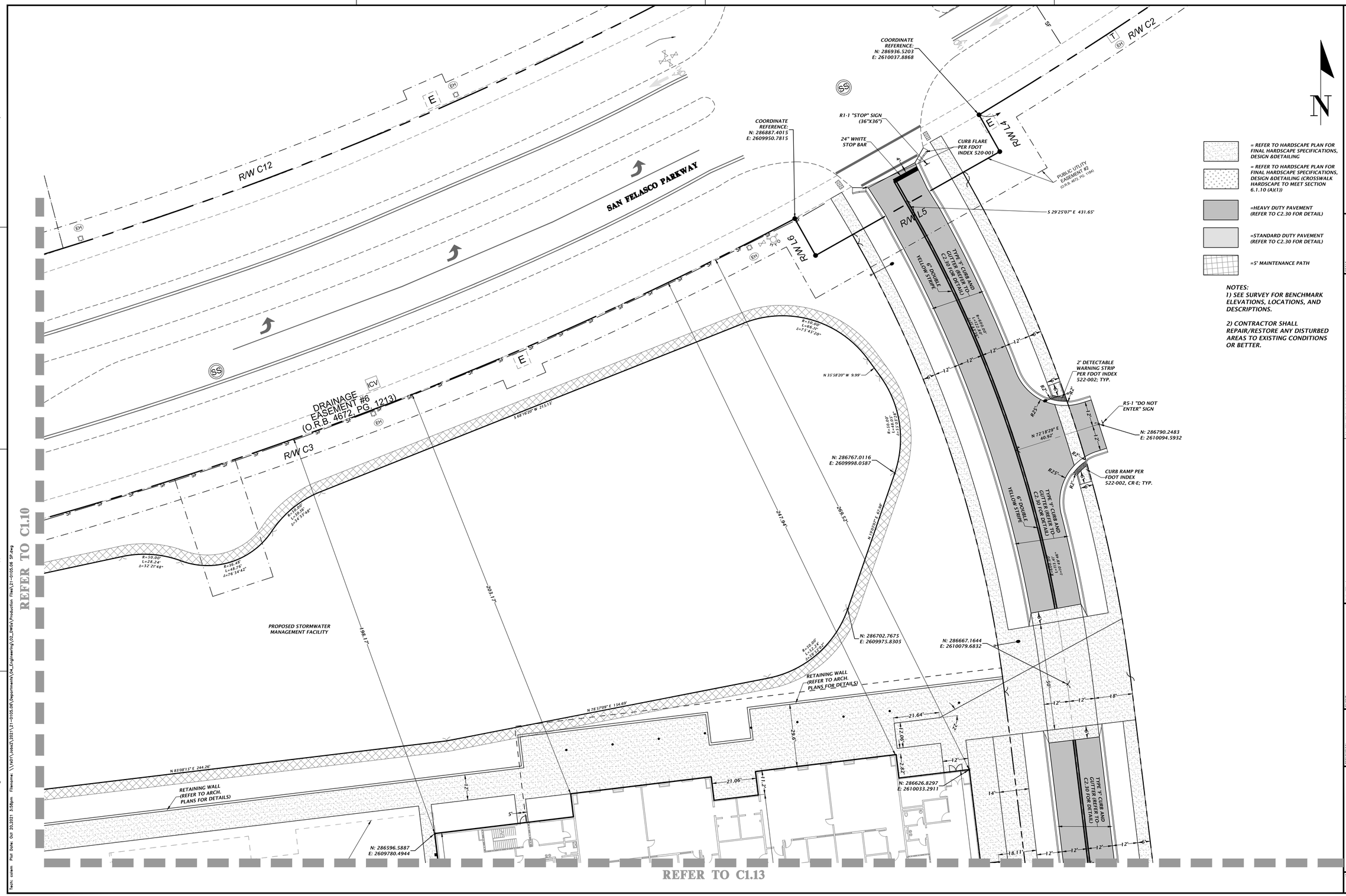
SHEET TITLE: DETAILED HORIZONTAL CONTROL AND SITE PLAN

TECHNICIAN: T.F. COWART
DESIGNER: N. CLOWNEY
PROJECT MANAGER: T.J. HASTAY, P.E.
PROJECT NUMBER: 21-0105.06

TRAVIS J. HASTAY
FL PE No. 84295

SHEET NO.: C1.11

Tech: cowart Plot Date: Oct 20,2021 - 4:05pm Filename: \\fs01\Data\2021\21-0105.06\Departments\04_Engineering\03_Site\Production Files\21-0105.06 SP.dwg



NOTES:

1) SEE SURVEY FOR BENCHMARK ELEVATIONS, LOCATIONS, AND DESCRIPTIONS.

2) CONTRACTOR SHALL REPAIR/RESTORE ANY DISTURBED AREAS TO EXISTING CONDITIONS OR BETTER.

REFER TO C1.10

REFER TO C1.13

11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-9075
CHW Professional Consultants

SCALE: 1"=20'
VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
08/31/21 CITY OF ALACHUA, SRWMD
10/06/21 CITY OF ALACHUA, SRWMD
10/20/21 CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: CONVERGENCE RESEARCH PARK MOMENTUM LABS

SHEET TITLE: DETAILED HORIZONTAL CONTROL AND SITE PLAN

TECHNICIAN: T.F. COWART
DESIGNER: N.A. COMPP, P.E.
PROJECT CONTROL: T.J. HASTAY, P.E.
PROJECT NUMBER: 21-0105.06

TRAVIS J. HASTAY
FL PE No. 84295

SHEET NO.: C1.12

Tech: cstem Plot Date: Oct 20,2021 3:58pm Filename: \\Vol1\Jobs2\2021\21-0105.06\Departments\04_Engineering\02_DWGs\Production Files\21-0105.06 SP.dwg

REFER TO C1.12

REFER TO C1.11

N 83°08'15" E 244.26'

RETAINING WALL (REFER TO ARCH. PLANS FOR DETAILS)

FUTURE PHASE II

N: 286596.5887
E: 2609780.4944

PROPOSED BUILDING

N: 286626.8297
E: 2610033.2911

N: 286526.4593
E: 2610045.3625

TYPE 'F' CURB AND GUTTER (REFER TO C2.30 FOR DETAIL)

6" DOUBLE YELLOW STRIP

24" WHITE STOP BAR

12" WHITE CROSSWALK STRIPE

2' DETECTABLE WARNING STRIP PER FDOT INDEX 522-002; TYP.

ACCESSIBLE SPACE SIGN; TYP. (REFER TO C2.31 FOR DETAIL)

8 U-SHAPED BIKE RACKS (REFER TO C2.30 FOR DETAIL)

LOADING ZONE

LOADING ZONE

PROPOSED TRANSFORMER

ROLL OUT DUMPSTERS

N: 286495.8976
E: 2609792.6045

ACCESSIBLE SPACE SIGNS (REFER TO C2.31 FOR DETAIL)

CURB RAMP PER FDOT INDEX 522-002, CR-E; TYP.

CURB RAMP PER FDOT INDEX 522-002, CR-E; TYP.

CATCH CURB

R5-1 "DO NOT ENTER" SIGN

2' DETECTABLE WARNING STRIP PER FDOT INDEX 522-002; TYP.

10 SPACES

2 SPACES

5 SPACES

4 SPACES

6 SPACES

STRIPE ACCESSIBLE SPACE IN ACCORDANCE WITH FDOT INDEX 711-001

MODIFIED TYPE 'F' C&G; TYP. (REFER TO C2.30 FOR DETAIL)

CURB TRANSITION

CATCH CURB

SPILL CURB

N 83°08'31" E 683.50'

N 83°08'31" E 36.00'

S 6°51'29" E 208.31'

N 83°08'31" E 257.97'

N 83°08'31" E 298.87'

24" WHITE STOP BAR

R1-1 "STOP" SIGN (36"X36")

4" WHITE; TYP.

6" CURB; TYP. (REFER TO C2.30 FOR DETAIL)

2' DETECTABLE WARNING STRIP PER FDOT INDEX 522-002; TYP.

R400.00'
L=271.48'
Δ=38°53'48"

R100.00'
L=72.34'
Δ=41°26'45"

R90'

3' CURB TAPER

R5-1 "DO NOT ENTER" SIGN

N: 286256.7707
E: 2609797.5301

N: 286259.1516
E: 2609897.9644

N: 286434.3256
E: 2610158.0662

N: 286404.1363
E: 2609907.0519

N: 286392.9855
E: 2610005.5275

R118'

= REFER TO HARDSCAPE PLAN FOR FINAL HARDSCAPE SPECIFICATIONS, DESIGN &DETAILING

= REFER TO HARDSCAPE PLAN FOR FINAL HARDSCAPE SPECIFICATIONS, DESIGN &DETAILING (CROSSWALK HARDSCAPE TO MEET SECTION 6.1.10 (A)(1))

=HEAVY DUTY PAVEMENT (REFER TO C2.30 FOR DETAIL)

=STANDARD DUTY PAVEMENT (REFER TO C2.30 FOR DETAIL)

=5' MAINTENANCE PATH

NOTES:
1) SEE SURVEY FOR BENCHMARK ELEVATIONS, LOCATIONS, AND DESCRIPTIONS.

2) CONTRACTOR SHALL REPAIR/RESTORE ANY DISTURBED AREAS TO EXISTING CONDITIONS OR BETTER.

10"SUMMER
12"SUMMER
10"SUMMER
8"SUMMER
9"HACK
9"SUMMER

N

11801 Research Drive
Alachua, FL 32615
(352) 331-1976
(352) 331-2476
www.chw-inc.com

est. 1988 FLORIDA CA-9075

CHW
Professional Consultants

SCALE: 1"=20'
VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.
0 1"

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
08/13/21 CITY OF ALACHUA, SRWMD
10/01/21 CITY OF ALACHUA, SRWMD
10/20/21 CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: CONVERGENCE RESEARCH PARK MOMENTUM LABS

SHEET TITLE: DETAILED HORIZONTAL CONTROL AND SITE PLAN

TECHNICAL: T.F. COWART
DESIGN: N. CLEMENTS
DRAWN: T.L. HASTAY
CHECKED: T.L. HASTAY, P.E.

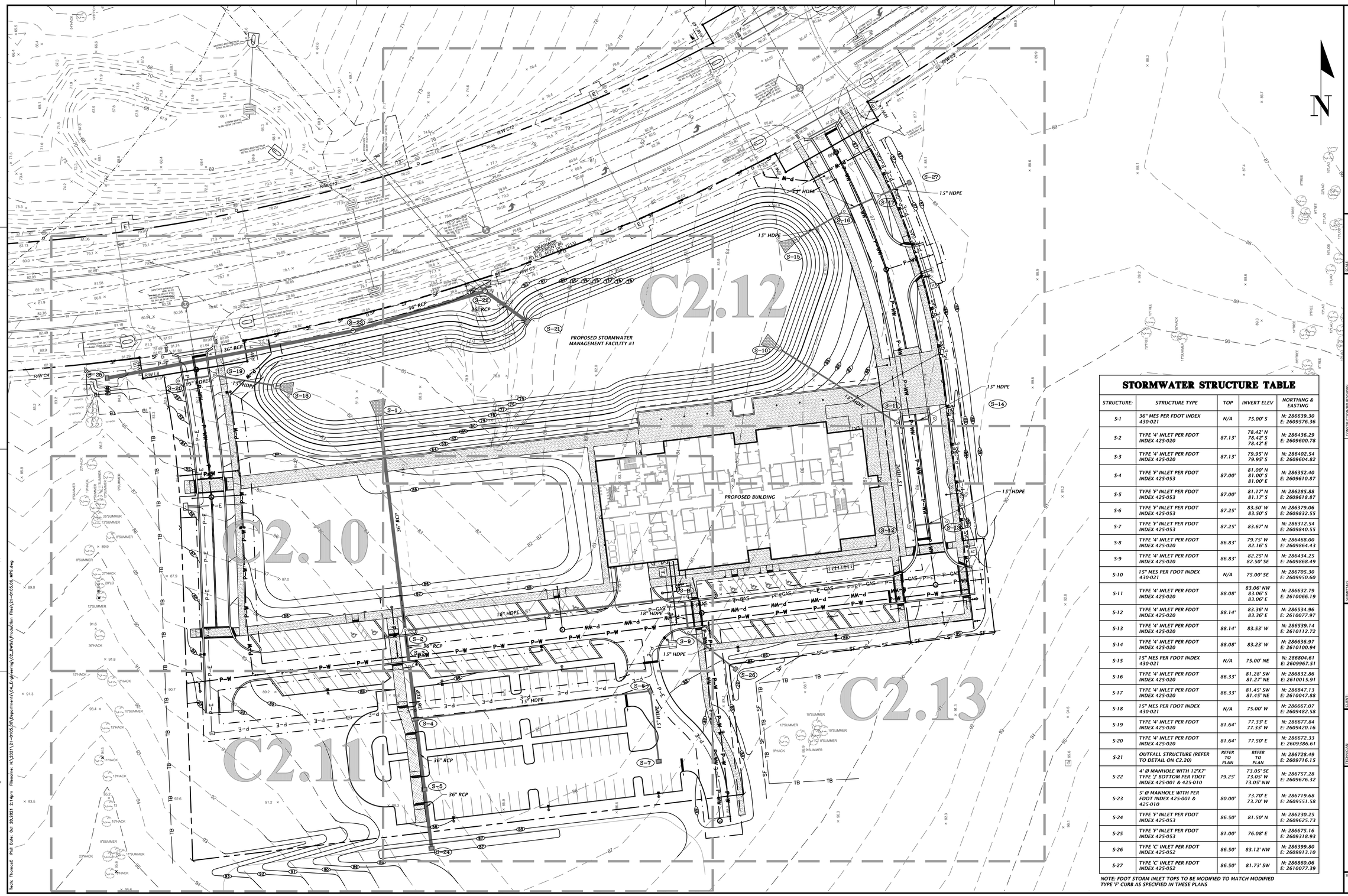
PROJECT NUMBER: 21-0105.06

TRAVIS J. HASTAY

FL PE No. 84295

SHEET NO: C1.13

Tech: cowart Plot Date: Oct 20,2021 4:26pm Filename: \\chw\shared\2021\21-0105.06\Department\04_Engineering\02_Design\Production Files\21-0105.06 SP.dwg



STORMWATER STRUCTURE TABLE

STRUCTURE:	STRUCTURE TYPE	TOP	INVERT ELEV	NORTHING & EASTING
S-1	36" MES PER FDOT INDEX 430-021	N/A	75.00' S	N: 286639.30 E: 2609576.36
S-2	TYPE '4' INLET PER FDOT INDEX 425-020	87.13'	78.42' N 78.42' S 78.42' E	N: 286436.29 E: 2609600.78
S-3	TYPE '4' INLET PER FDOT INDEX 425-020	87.13'	79.95' N 79.95' S	N: 286402.54 E: 2609604.82
S-4	TYPE 'F' INLET PER FDOT INDEX 425-053	87.00'	81.00' N 81.00' S 81.00' E	N: 286352.40 E: 2609610.87
S-5	TYPE 'F' INLET PER FDOT INDEX 425-053	87.00'	81.17' N 81.17' S	N: 286285.88 E: 2609618.87
S-6	TYPE 'F' INLET PER FDOT INDEX 425-053	87.25'	83.50' W 83.50' S	N: 286379.06 E: 2609832.55
S-7	TYPE 'F' INLET PER FDOT INDEX 425-053	87.25'	83.67' N	N: 286312.54 E: 2609840.55
S-8	TYPE '4' INLET PER FDOT INDEX 425-020	86.83'	79.75' W 82.16' S	N: 286468.00 E: 2609864.43
S-9	TYPE '4' INLET PER FDOT INDEX 425-020	86.83'	82.25' N 82.50' SE	N: 286434.25 E: 2609868.49
S-10	15" MES PER FDOT INDEX 430-021	N/A	75.00' SE	N: 286705.30 E: 2609950.60
S-11	TYPE '4' INLET PER FDOT INDEX 425-020	88.08'	83.06' NW 83.06' S 83.06' E	N: 286632.79 E: 2610066.19
S-12	TYPE '4' INLET PER FDOT INDEX 425-020	88.14'	83.36' N 83.36' E	N: 286534.96 E: 2610077.97
S-13	TYPE '4' INLET PER FDOT INDEX 425-020	88.14'	83.53' W	N: 286539.14 E: 2610112.72
S-14	TYPE '4' INLET PER FDOT INDEX 425-020	88.08'	83.23' W	N: 286636.97 E: 2610100.94
S-15	15" MES PER FDOT INDEX 430-021	N/A	75.00' NE	N: 286804.61 E: 2609967.51
S-16	TYPE '4' INLET PER FDOT INDEX 425-020	86.33'	81.28' SW 81.27' NE	N: 286832.86 E: 2610015.91
S-17	TYPE '4' INLET PER FDOT INDEX 425-020	86.33'	81.45' SW 81.45' NE	N: 286847.13 E: 2610047.88
S-18	15" MES PER FDOT INDEX 430-021	N/A	75.00' W	N: 286667.07 E: 2609482.58
S-19	TYPE '4' INLET PER FDOT INDEX 425-020	81.64'	77.33' E 77.33' W	N: 286677.84 E: 2609420.16
S-20	TYPE '4' INLET PER FDOT INDEX 425-020	81.64'	77.50' E	N: 286672.33 E: 2609386.61
S-21	OUTFALL STRUCTURE (REFER TO DETAIL ON C2.20)	REFER TO PLAN	REFER TO PLAN	N: 286728.49 E: 2609716.15
S-22	4' Ø MANHOLE WITH 12"X7" TYPE 'J' BOTTOM PER FDOT INDEX 425-001 & 425-010	79.25'	73.05' SE 73.05' W 73.05' NW	N: 286757.28 E: 2609676.32
S-23	5' Ø MANHOLE WITH PER FDOT INDEX 425-001 & 425-010	80.00'	73.70' E 73.70' W	N: 286719.68 E: 2609551.58
S-24	TYPE 'F' INLET PER FDOT INDEX 425-053	86.50'	81.50' N	N: 286230.25 E: 2609625.73
S-25	TYPE 'F' INLET PER FDOT INDEX 425-053	81.00'	76.08' E	N: 286675.16 E: 2609318.93
S-26	TYPE 'C' INLET PER FDOT INDEX 425-052	86.50'	83.12' NW	N: 286399.80 E: 2609913.10
S-27	TYPE 'C' INLET PER FDOT INDEX 425-052	86.50'	81.73' SW	N: 286860.06 E: 2610077.39

NOTE: FDOT STORM INLET TOPS TO BE MODIFIED TO MATCH MODIFIED TYPE 'F' CURB AS SPECIFIED IN THESE PLANS

11801 Research Drive
Alachua, Florida 32615
352.331.1976
352.331.2476
www.chw-inc.com
est. 1988 FLORIDA CA-9075
CHW
Professional Consultants

SCALE: 1"=40'

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

CONSTRUCTION/BID REVISIONS

SUBMITTALS:
08/31/21 CITY OF ALACHUA SRWMD
10/13/21 FDOT, ALACHUA SRWMD
10/20/21 CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: CONVERGENCE RESEARCH PARK
MOMENTUM LABS

SHEET TITLE: MASTER GRADING AND DRAINAGE PLAN

TECHNICIAN: T.F. COWART
DESIGNER: M.A. COWAP, P.E.
PROJECT MANAGER: T.J. HASTAY, P.E.
PROJECT NUMBER: 21-0105.06

TRAVIS J. HASTAY
FL PE No. 84295

SHEET NO.: C2.00

Tech: ThomasC Plot Date: Oct 20,2021 2:14pm Filename: W:\2021\21-0105.00\Departments\04_Eng\Working\03_DWGs\Production Files\21-0105.04 MPK.dwg

STORMWATER STRUCTURE TABLE

STRUCTURE:	STRUCTURE TYPE	TOP	INVERT ELEV	NORTHING & EASTING
S-1	36" MES PER FDOT INDEX 430-021	N/A	75.00' S	N: 286639.30 E: 2609576.36
S-2	TYPE '4' INLET PER FDOT INDEX 425-020	87.13'	78.42' N 78.42' S 78.42' E	N: 286436.29 E: 2609600.78
S-8	TYPE '4' INLET PER FDOT INDEX 425-020	86.83'	79.75' W 82.16' S	N: 286468.00 E: 2609864.43
S-9	TYPE '4' INLET PER FDOT INDEX 425-020	86.83'	82.25' N 82.50' SE	N: 286434.25 E: 2609868.49
S-18	15" MES PER FDOT INDEX 430-021	N/A	75.00' W	N: 286667.07 E: 2609482.58
S-19	TYPE '4' INLET PER FDOT INDEX 425-020	81.64'	77.33' E 77.33' W	N: 286677.84 E: 2609420.16
S-20	TYPE '4' INLET PER FDOT INDEX 425-020	81.64'	77.50' E	N: 286672.33 E: 2609386.61
S-21	OUTFALL STRUCTURE (REFER TO DETAIL ON C2.20)	REFER TO PLAN	REFER TO PLAN	N: 286728.49 E: 2609716.15
S-22	4' Ø MANHOLE WITH 12"X7" TYPE 'J' BOTTOM PER FDOT INDEX 425-001 & 425-010	79.25'	73.05' SE 73.05' W 73.05' NW	N: 286757.28 E: 2609676.32
S-23	5' Ø MANHOLE WITH PER FDOT INDEX 425-001 & 425-010	80.00'	73.70' E 73.70' W	N: 286719.68 E: 2609551.58
S-25	TYPE 'F' INLET PER FDOT INDEX 425-053	81.00'	76.08' E	N: 286675.16 E: 2609318.93

NOTE: FDOT STORM INLET TOPS TO BE MODIFIED TO MATCH MODIFIED TYPE 'F' CURB AS SPECIFIED IN THESE PLANS

REFER TO C2.11

REFER TO C2.12

11801 Research Drive
Alachua, Florida 32615
(386) 418-1975
www.chw-inc.com
est. 1988 FLORIDA CA-9075

CHW
Professional Consultants

SCALE: 1"=20'

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

CONSTRUCTION/BID REVISIONS

SUBMITTALS:
08/31/21 CITY OF ALACHUA, SRWMD
10/06/21 CITY OF ALACHUA, SRWMD
10/20/21 CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: CONVERGENCE RESEARCH PARK
MOMENTUM LABS

SHEET TITLE: DETAILED GRADING AND DRAINAGE PLAN

TECHNICAL: T.F. COWART
DESIGN: TRAVIS J. HASTAY, P.E.
DRAWN: N. CONSTANTINO
CHECKED: T.J. HASTAY, P.E.

PROJECT NUMBER: 21-0105.06

TRAVIS J. HASTAY
FL PE No. 84295

SHEET NO.: C2.10

Tech: calm Plot Date: Oct 20,2021 4:29pm Filename: N:\2021\21-0105.06\Department\04_Engineering\01_Site\Production Files\21-0105.06 PG.dwg

REFER TO C2.10

REFER TO C2.13

STORMWATER STRUCTURE TABLE

STRUCTURE:	STRUCTURE TYPE	TOP	INVERT ELEV	NORTHING & EASTING
S-2	TYPE '4' INLET PER FDOT INDEX 425-020	87.13'	78.42' N 78.42' S 78.42' E	N: 286436.29 E: 2609600.78
S-3	TYPE '4' INLET PER FDOT INDEX 425-020	87.13'	79.95' N 79.95' S	N: 286402.54 E: 2609604.82
S-4	TYPE 'F' INLET PER FDOT INDEX 425-053	87.00'	81.00' N 81.00' S 81.00' E	N: 286352.40 E: 2609610.87
S-5	TYPE 'F' INLET PER FDOT INDEX 425-053	87.00'	81.17' N 81.17' S	N: 286285.88 E: 2609618.87
S-6	TYPE 'F' INLET PER FDOT INDEX 425-053	87.25'	83.50' W 83.50' S	N: 286379.06 E: 2609832.55
S-7	TYPE 'F' INLET PER FDOT INDEX 425-053	87.25'	83.67' N	N: 286312.54 E: 2609840.55
S-8	TYPE '4' INLET PER FDOT INDEX 425-020	86.83'	79.75' W 82.16' S	N: 286468.00 E: 2609864.43
S-9	TYPE '4' INLET PER FDOT INDEX 425-020	86.83'	82.25' N 82.50' SE	N: 286434.25 E: 2609868.49
S-24	TYPE 'F' INLET PER FDOT INDEX 425-053	86.50'	81.50' N	N: 286230.25 E: 2609625.73

NOTE: FDOT STORM INLET TOPS TO BE MODIFIED TO MATCH MODIFIED TYPE 'F' CURB AS SPECIFIED IN THESE PLANS

204'-36" RCP @ 1.67%

34'-36" RCP @ 4.51%

67'-36" RCP @ 0.25%

56'-36" RCP @ 0.59%

223'-15" HDPE @ 1.12%

67'-15" HDPE @ 0.25%

CURB TRANSITION CATCH CURB

CURB TRANSITION

CATCH CURB

SPILL CURB

11801 Research Drive
Alachua, FL 32615
(352) 331-1976
www.chw-inc.com

est. 1988 FLORIDA CA-9075

SCALE: 1"=20'

VERIFY SCALE
BAR IS ONE INCH ON
ORIGINAL DRAWING
IF NOT ONE INCH ON
THIS SHEET ADJUST
SCALES ACCORDINGLY

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
08/31/21 CITY OF ALACHUA, SRWMD
10/06/21 FDOT, CITY OF ALACHUA, SRWMD
10/20/21 CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: CONVERGENCE RESEARCH PARK
MOMENTUM LABS

SHEET TITLE: DETAILED GRADING AND DRAINAGE PLAN

TECHNICIAN: T.F. COWART

DESIGNER: N. COWART, P.E.

PROJECT MANAGER: T.J. HASTAY, P.E.

PROJECT NUMBER: 21-0105.06

TRAVIS J. HASTAY

FL PE No. 84295

SHEET NO.: C2.11

Tech: cstem Plot Date: Oct 20,2021 4:31pm Filename: N:\2021\21-0105.06\Departments\04_Engineering\05_Design\Production Files\21-0105.06 PG.dwg

STORMWATER STRUCTURE TABLE

STRUCTURE:	STRUCTURE TYPE	TOP	INVERT ELEV	NORTHING & EASTING
S-10	15" MES PER FDOT INDEX 430-021	N/A	75.00' SE	N: 286705.30 E: 2609950.60
S-11	TYPE '4' INLET PER FDOT INDEX 425-020	88.08'	83.06' NW 83.06' S 83.06' E	N: 286632.79 E: 2610066.19
S-14	TYPE '4' INLET PER FDOT INDEX 425-020	88.08'	83.23' W	N: 286636.97 E: 2610100.94
S-15	15" MES PER FDOT INDEX 430-021	N/A	75.00' NE	N: 286804.61 E: 2609967.51
S-16	TYPE '4' INLET PER FDOT INDEX 425-020	86.33'	81.28' SW 81.27' NE	N: 286832.86 E: 2610015.91
S-17	TYPE '4' INLET PER FDOT INDEX 425-020	86.33'	81.45' SW 81.45' NE	N: 286847.13 E: 2610047.88
S-21	OUTFALL STRUCTURE (REFER TO DETAIL ON C2.20)	REFER TO PLAN	REFER TO PLAN	N: 286728.49 E: 2609716.15
S-22	4' Ø MANHOLE WITH 12"X7" TYPE 'J' BOTTOM PER FDOT INDEX 425-001 & 425-010	79.25'	73.05' SE 73.05' W 73.05' NW	N: 286757.28 E: 2609676.32
S-27	TYPE 'C' INLET PER FDOT INDEX 425-052	86.50'	81.73' SW	N: 286860.06 E: 2610077.39

NOTE: FDOT STORM INLET TOPS TO BE MODIFIED TO MATCH MODIFIED TYPE 'F' CURB AS SPECIFIED IN THESE PLANS

REFER TO C2.10

REFER TO C2.13

11801 Research Drive
Alachua, FL 32615
352.331.1976
www.chw-inc.com
est. 1988 FLORIDA CA-9075

SCALE: 1"=20'

VERIFY SCALE
BAR IS ONE INCH ON
ORIGINAL DRAWING
IF NOT ONE INCH ON
THIS SHEET ADJUST
SCALES ACCORDINGLY

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
08/31/21 CITY OF ALACHUA, SRWMD
10/06/21 CITY OF ALACHUA, SRWMD
10/20/21 CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: CONVERGENCE RESEARCH PARK
MOMENTUM LABS

SHEET TITLE: DETAILED GRADING AND DRAINAGE PLAN

TECHNICIAN: T.F. COWART
DESIGN: N. COWAP, P.E.
ACCEPTED BY: T.J. HASTAY, P.E.

TRAVIS J. HASTAY

PROJECT NUMBER: 21-0105.06

FL PE No. 84295

SHEET NO.: C2.12

Tech: ThomasC Plot Date: Oct 20,2021 2:33pm Filename: K:\2021\21-0105.06\Departments\04_Engineering\03_SWMP\Production Files\21-0105.06 PG.dwg

REFER TO C2.12

REFER TO C2.11

PROPOSED RETAINING WALL WITH HANDRAILS (REFER TO ARCH. PLAN FOR DETAILS)

PROPOSED BUILDING CANOPY (REFER TO ARCH. PLAN FOR DETAILS)

PROPOSED BUILDING FFE=89.00

N

STORMWATER STRUCTURE TABLE

STRUCTURE:	STRUCTURE TYPE	TOP	INVERT ELEV	NORTHING & EASTING
S-2	TYPE '4' INLET PER FDOT INDEX 425-020	87.13'	78.42' N 78.42' S 78.42' E	N: 286436.29 E: 2609600.78
S-3	TYPE '4' INLET PER FDOT INDEX 425-020	87.13'	79.95' N 79.95' S	N: 286402.54 E: 2609604.82
S-4	TYPE 'F' INLET PER FDOT INDEX 425-053	87.00'	81.00' N 81.00' S 81.00' E	N: 286352.40 E: 2609610.87
S-5	TYPE 'F' INLET PER FDOT INDEX 425-053	87.00'	81.17' N 81.17' S	N: 286285.88 E: 2609618.87
S-6	TYPE 'F' INLET PER FDOT INDEX 425-053	87.25'	83.50' W 83.50' S	N: 286379.06 E: 2609832.55
S-7	TYPE 'F' INLET PER FDOT INDEX 425-053	87.25'	83.67' N	N: 286312.54 E: 2609840.55
S-8	TYPE '4' INLET PER FDOT INDEX 425-020	86.83'	79.75' W 82.16' S	N: 286468.00 E: 2609864.43
S-9	TYPE '4' INLET PER FDOT INDEX 425-020	86.83'	82.25' N 82.50' SE	N: 286434.25 E: 2609868.49
S-12	TYPE '4' INLET PER FDOT INDEX 425-020	88.14'	83.36' N 83.36' E	N: 286534.96 E: 2610077.97
S-13	TYPE '4' INLET PER FDOT INDEX 425-020	88.14'	83.53' W	N: 286539.14 E: 2610112.72
S-24	TYPE 'F' INLET PER FDOT INDEX 425-053	86.50'	81.50' N	N: 286230.25 E: 2609625.73
S-26	TYPE 'C' INLET PER FDOT INDEX 425-052	86.50'	83.12' NW	N: 286399.80 E: 2609913.10

NOTE: FDOT STORM INLET TOPS TO BE MODIFIED TO MATCH MODIFIED TYPE 'F' CURB AS SPECIFIED IN THESE PLANS

11801 Research Drive
Alachua, FL 32615
(386) 418-4975
352-331-2476
www.chw-inc.com
CHW
Professional Consultants
est. 1988 FLORIDA CA-9075

SCALE: 1"=20'
VERIFY SCALE BAR IS ONE INCH ON YOUR DRAWINGS
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
08/31/21 CITY OF ALACHUA, SRWMD
10/01/21 CITY OF ALACHUA, SRWMD
10/20/21 CITY OF ALACHUA

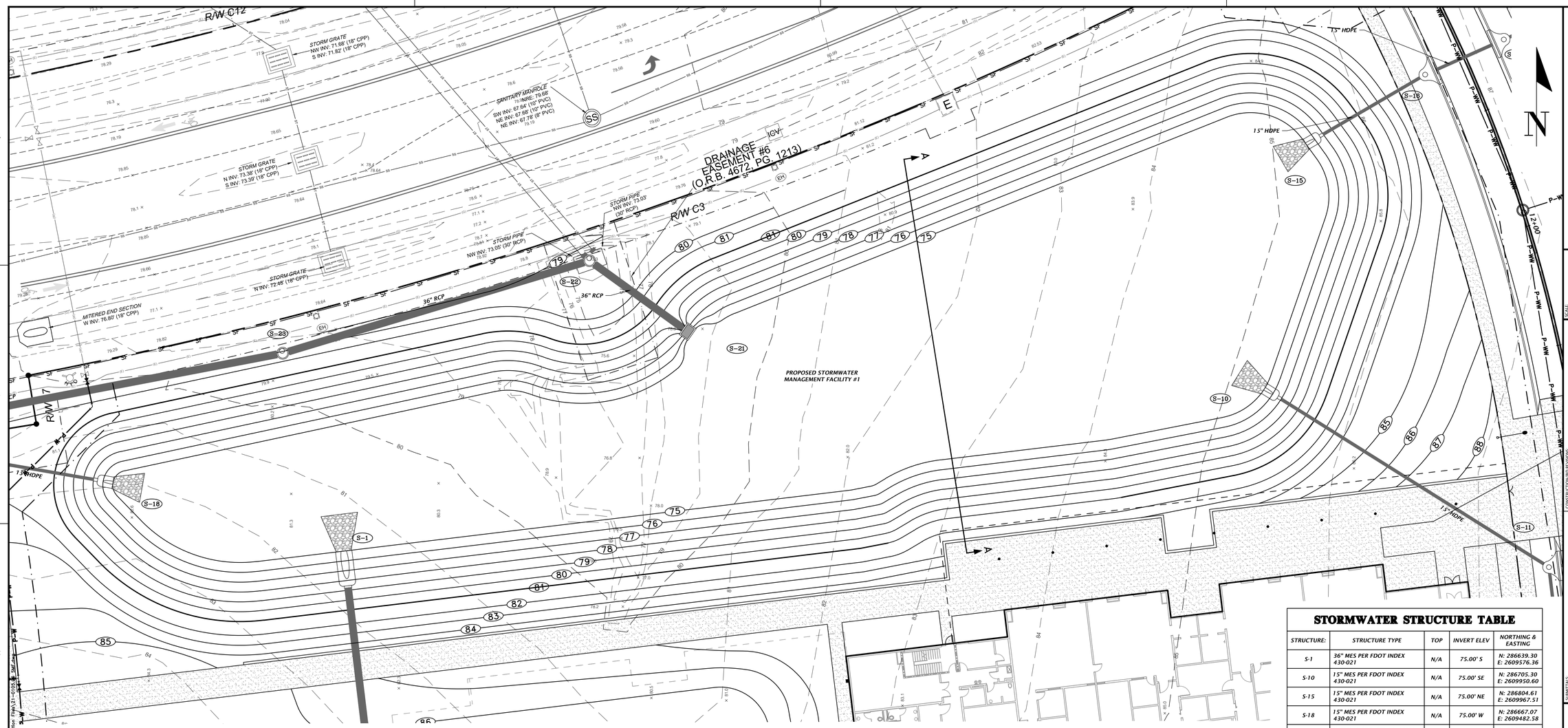
CLIENT: CONCEPT DEVELOPMENT, INC.
PROJECT: CONVERGENCE RESEARCH PARK MOMENTUM LABS
SHEET TITLE: DETAILED GRADING AND DRAINAGE PLAN

TECHNICIAN: T.F. COWART
DESIGNER: N. COTTON
PROJECT ENGINEER: T.J. HASTAY, P.E.
PROJECT NUMBER: 21-0105.06

TRAVIS J. HASTAY
FL PE No. 84295

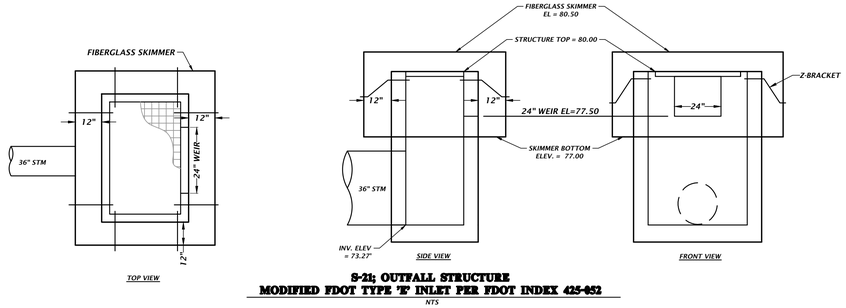
SHEET NO.: C2.13

Tech: ThomasC Plot Date: Oct 20,2021 2:54pm Filename: H:\2021\21-0105.06\Department\04_Engineering\02_Work\Production Files\21-0105.06 PK.dwg

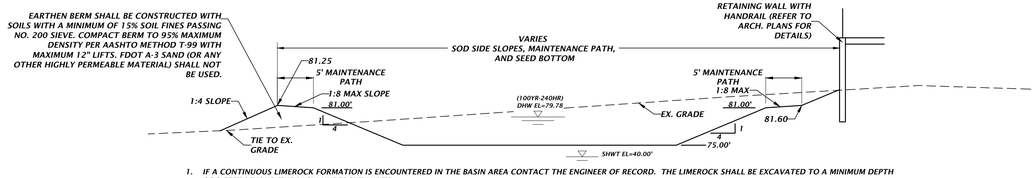


STORMWATER STRUCTURE TABLE

STRUCTURE:	STRUCTURE TYPE	TOP	INVERT ELEV	NORTHING & EASTING
S-1	36" MES PER FDOT INDEX 430-021	N/A	75.00' S	N: 286639.30 E: 2609576.36
S-10	15" MES PER FDOT INDEX 430-021	N/A	75.00' SE	N: 286705.30 E: 2609350.60
S-15	15" MES PER FDOT INDEX 430-021	N/A	75.00' NE	N: 286804.61 E: 2609967.51
S-18	15" MES PER FDOT INDEX 430-021	N/A	75.00' W	N: 286667.07 E: 2609482.38
S-21	OUTFALL STRUCTURE (REFER TO DETAIL ON C2.20)	80.00'	73.27' NW	N: 286728.49 E: 2609716.15



S-21; OUTFALL STRUCTURE
MODIFIED FDOT TYPE 'F' INLET PER FDOT INDEX 425-052
NTS



1. IF A CONTINUOUS LIMEROCK FORMATION IS ENCOUNTERED IN THE BASIN AREA CONTACT THE ENGINEER OF RECORD. THE LIMEROCK SHALL BE EXCAVATED TO A MINIMUM DEPTH OF 3 FEET BEYOND THE BASIN UNDERCUT LIMITS.
2. IF A SOLUTION PIPE SINKHOLE DOES FORM IN THE STORMWATER BASIN, THEN THE SINKHOLE SHALL BE REPAIRED BY BACKFILLING WITH MATERIAL OF LOWER-PERMEABILITY MATERIAL, SUCH AS CLAYEY SAND OR CLAY. THE MATERIAL SHALL BE COMPACTED AND THE SINKHOLE REPAIR SHOULD BRING THE SURFACE BACK TO AN ELEVATION WHICH IS SLIGHTLY ABOVE THE ORIGINAL BOTTOM, CREATING A SMALL MOUND.
3. IN AREAS WHERE CLAY RICH SOILS ARE ENCOUNTERED AT THE BASIN BOTTOM, UNDERCUT SOILS A MINIMUM OF 3 FEET AND BACKFILL WITH ON-SITE OR IMPORTED SANDS AND SAND WITH SILT (SP-SM) HAVING A MAXIMUM OF 12 PERCENT SOIL FINES PASSING THE NO. 200 SIEVE.

STORMWATER MANAGEMENT FACILITY CROSS SECTION A-A

11801 Research Drive
Alachua, FL 32615
(352) 331-1976
352-331-2476
www.chw-inc.com
est. 1988 FLORIDA CA-9075
CHW
Professional Consultants

SCALE: 1"=20'
VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS

SUBMITTALS:
08/31/21 CITY OF ALACHUA, SRWMD
10/01/21 CITY OF ALACHUA, SRWMD
10/20/21 CITY OF ALACHUA

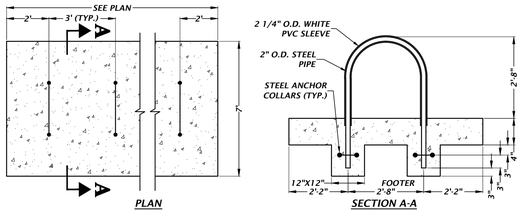
CLIENT: CONCEPT DEVELOPMENT, INC.
PROJECT: CONVERGENCE RESEARCH PARK MOMENTUM LABS
SHEET TITLE: STORMWATER MANAGEMENT FACILITY PLAN

TECHNICIAN: T.F. COWART
DESIGNER: N. COWART P.E.
QUALITY CONTROL: T.J. HASTAY P.E.
PROJECT NUMBER: 21-0105.06

TRAVIS J. HASTAY
FL PE No. 84295

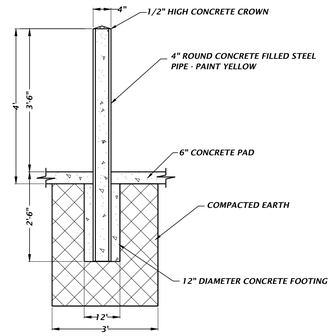
SHEET NO: C2.20

Tech: ThomasF Plot Date: Oct 20,2021 2:37pm Filename: M:\2021\21-0105.06\Department\04_Engineering\02_DWGs\Production Files\21-0105.06 SWF.dwg



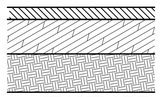
U-SHAPE BIKE RACK

NTS

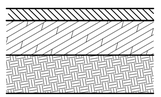


PIPE BOLLARD DETAIL

NTS



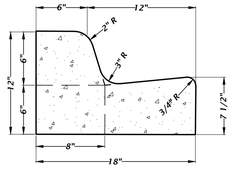
STANDARD DUTY ASPHALT DETAIL



HEAVY DUTY ASPHALT DETAIL

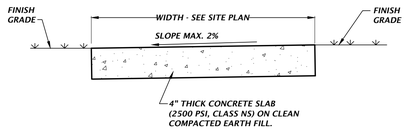
ASPHALT PAVEMENT DETAILS

NTS



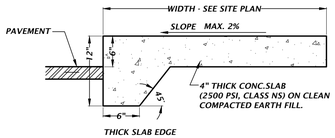
MODIFIED TYPE 'F' CONCRETE CURB AND GUTTER DETAIL

NTS



NOT ADJACENT TO PAVEMENT

NTS



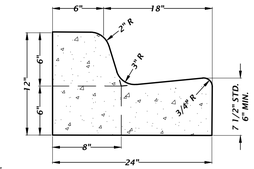
ADJACENT TO PAVEMENT

NTS

NOTES:

1. *SAWCUT CONTROL JOINTS SHALL BE CONSTRUCTED 5 FEET ON CENTER*
2. *EXPANSION JOINTS WITH PREFORMED JOINT FILLER SHALL BE CONSTRUCTED BETWEEN ALL FIXED OBJECTS AND WALK AND AT CONSTRUCTION JOINTS.*

CONCRETE SIDEWALK DETAILS

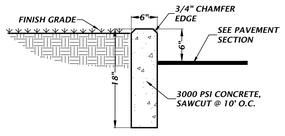


NOTE:

WHEN USED ON THE HIGH SIDE OF ROADWAY, THE CROSS-SLOPE OF THE GUTTER SHALL MATCH THE CROSS-SLOPE OF THE ADJACENT PAVEMENT AND THE THICKNESS OF THE LIP SHALL BE 6".

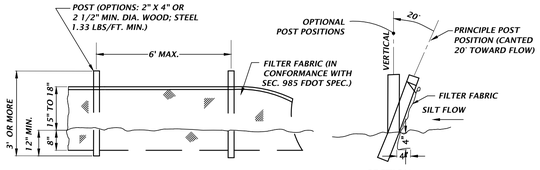
TYPE 'F' CONCRETE CURB AND GUTTER DETAIL

NTS



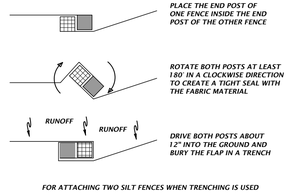
TYPICAL 6" CURB DETAIL

NTS



TYPE III SILT FENCE DETAIL

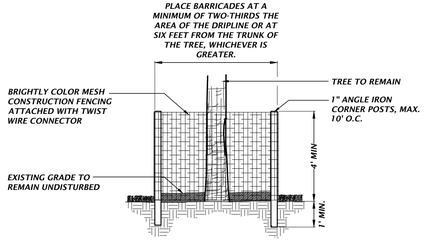
NTS



FOR ATTACHING TWO SILT FENCES WHEN TRENCHING IS USED

TYPE III SILT FENCE WRAPPING DETAIL

NTS



TREE PROTECTION DETAIL

NTS

TREE PROTECTION NOTES

1) PROTECTIVE BARRIERS SHALL BE CONSTRUCTED, AS NECESSARY, TO PREVENT THE DESTRUCTION OR DAMAGING OF REGULATED TREES THAT ARE LOCATED WITHIN 50 FEET OF ANY CONSTRUCTION ACTIVITY OR STORAGE OF EQUIPMENT AND MATERIALS.

2) PROTECTIVE BARRIERS SHALL BE PLAINLY VISIBLE AND SHALL CREATE A CONTINUOUS BOUNDARY AROUND TREES OR VEGETATION CLUSTERS IN ORDER TO PREVENT ENCROACHMENT BY MACHINERY, VEHICLES OR STORED MATERIALS.

3) NO TRENCHING ALLOWED WITHIN THE PROTECTIVE BARRIER ZONE. HAND DIG TO INSTALL UTILITY IF APPROVED BY CITY MANAGER OR DESIGNEE. WHERE ROOTS GREATER THAN ONE INCH IN DIAMETER ARE DAMAGED OR EXPOSED, THEY SHALL BE CUT CLEANLY AND RE-COVERED WITH SOIL WITHIN ONE HOUR OF DAMAGE OR EXPOSURE.

4) PROTECTIVE BARRIERS SHALL REMAIN IN PLACE AND INTACT UNTIL SUCH TIME AS LANDSCAPE OPERATIONS BEGIN.

5) LANDSCAPE PREPARATION IN THE PROTECTED AREA SHALL BE LIMITED TO SHALLOW DISCING OF THE AREA. DISCING SHALL BE LIMITED TO A DEPTH OF 4 INCHES.

6) NO BUILDING MATERIALS, MACHINERY OR HARMFUL CHEMICALS SHALL BE PLACED WITHIN PROTECTIVE BARRIERS.

7) THE AMERICAN NATIONAL STANDARDS INSTITUTE A-300 PART V: MANAGEMENT OF TREES AND SHRUBS DURING SITE PLANNING, SITE DEVELOPMENT, AND SITE CONSTRUCTION OR OTHER NATIONALLY RECOGNIZED ARBORICULTURAL STANDARDS SHALL BE USED AS GUIDELINES FOR TREE PROTECTION, PLANTING, PRUNING AND CARE DURING DEVELOPMENT AND CONSTRUCTION.

11801 Research Drive
Alachua, Florida 32615
352.331.1976
352.331.2476
www.chw-inc.com

est. 1988 FLORIDA CA-9075

CHW
Professional Consultants

SCALE: N/A

VERIFY SCALE
BAR IS ONE INCH ON
ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON
THIS SHEET ADJUST
SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
08/31/21 CITY OF ALACHUA, SRWMD
10/01/21 CITY OF ALACHUA, SRWMD
10/20/21 CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: CONVERGENCE RESEARCH PARK MOMENTUM LABS

SHEET TITLE: CONSTRUCTION DETAILS

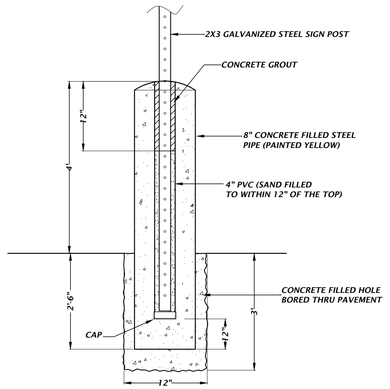
TECHNICIAN: T.F. COWART
DESIGNER: N. COWAP, P.E.
PROJECT ENGINEER: T.J. HASTAY, P.E.
PROJECT NUMBER: 21-0105.06

TRAVIS J. HASTAY

FL PE No. 84295

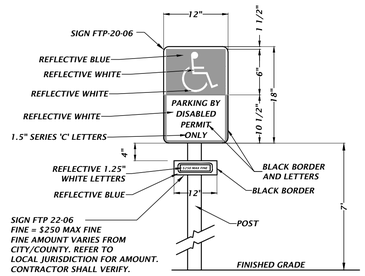
SHEET NO: C2.30

Tech: ThomasC Plot Date: Oct 20,2021 1:57pm Filename: N:\2021\21-0105.06\Department\04_Engineering\02_Bim\Civil\Production Files\21-0105.06 CY.dwg



BOLLARD & ACCESSIBLE SIGN DETAIL

NTS

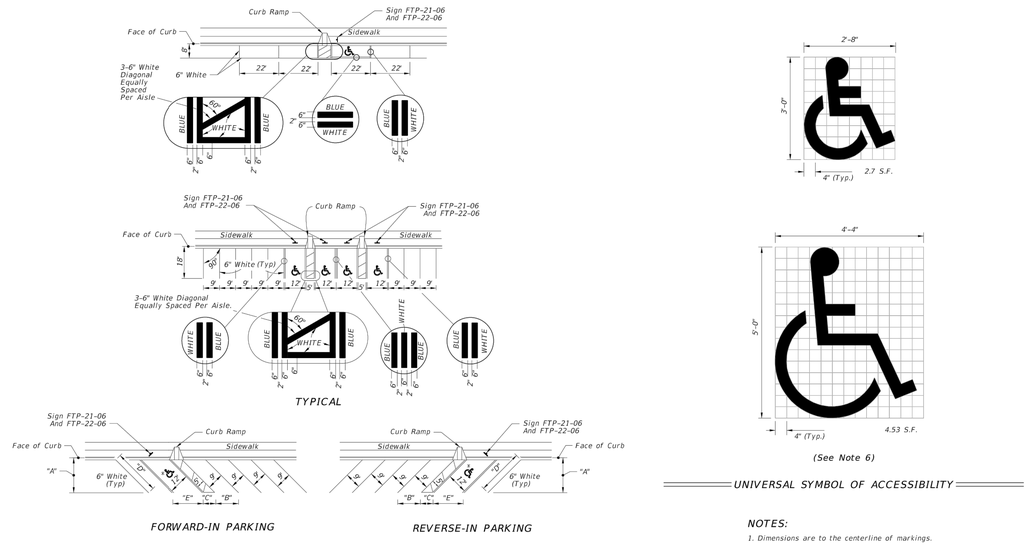


ACCESSIBLE PARKING SIGN DETAIL

NTS

SIGN NOTES:

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



* FOR ACCESSIBLE MARKINGS - SEE ABOVE

DIMENSIONS					
∠ θ	"A"	"B"	"C"	"D"	"E"
45°	17'-0"	12'-9"	7'-0"	24'-0"	17'-0"

PAVEMENT MARKING FOR PARKING

NOTES:

1. *Dimensions are to the centerline of markings.*
2. *An Access Aisle is required for each accessible space when angle parking is used.*
3. *Criteria for pavement markings only, not public sidewalk curb ramp locations. For ramp locations refer to plans.*
4. *Tint blue pavement markings to match color 15180 of Federal Standards 595a.*
5. *Mount FTP-22-06 sign below the FTP-21-06 sign.*
6. *Use of the pavement symbol in accessible parking spaces is optional. When pavement symbol is used, the symbol is either 3'-0" or 5'-0" high and white in color.*

LAST REVISION	DESCRIPTION:	FDOT	FY 2021-22 STANDARD PLANS	PAVEMENT MARKINGS	INDEX	SHEET
02/05/21	Added railroad pavement marking details.				711-001	12 of 14

2/5/2021 11:53:53 AM

11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-9075
CHW Professional Consultants

SCALE: N/A

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

CONSTRUCTION/BID REVISIONS

SUBMITTALS:
08/31/21 CITY OF ALACHUA, SRWMD
10/05/21 CITY OF ALACHUA, SRWMD
10/20/21 CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.
PROJECT: CONVERGENCE RESEARCH PARK MOMENTUM LABS
SHEET TITLE: CONSTRUCTION DETAILS

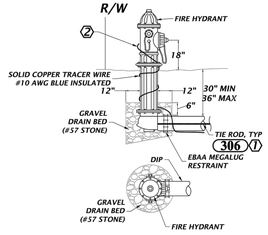
TECHNICIAN: T.F. COWART
DESIGNER: N. COWAP, P.E.
QUALITY CONTROL: T.J. HASTAY, P.E.
PROJECT NUMBER: 21-0105.06

TRAVIS J. HASTAY

FL PE No. 84295

SHEET NO.: C2.31

Tech: ThomasC Plot Date: Oct 20,2021 1:57pm Filename: N:\2021\21-0105.06\Department\04_Engineering\02_Bridge\Production Files\21-0105.06 CV.dwg



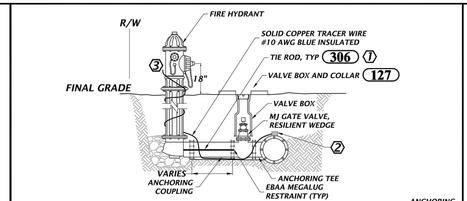
GENERAL NOTE(S):

1. RESTRAIN MINIMUM OF 58' OF PIPE.

KEYED NOTE(S):

1. PROVIDE TIE RODS FOR DUAL RESTRAINT AND AS PER 306.
2. EXTEND TRACER WIRE AT LEAST 8-INCHES ABOVE GRADE.

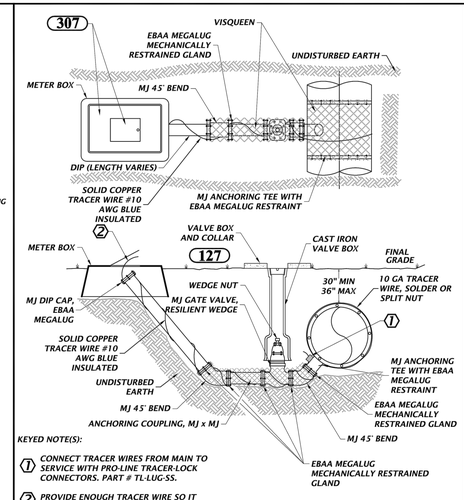
100 FIRE HYDRANT (DEAD END)
NTS



KEYED NOTE(S):

1. PROVIDE TIE RODS FOR DUAL RESTRAINT AND AS PER 306.
2. CONNECT TRACER WIRES FROM MAIN TO SERVICE WITH PRO-LINE TRACER-LOCK CONNECTORS. PART # TL-LUG-SS.
3. EXTEND TRACER WIRE AT LEAST 8-INCHES ABOVE GRADE.

103 FIRE HYDRANT (PERPENDICULAR/ PARALLEL TO MAIN)
NTS



KEYED NOTE(S):

1. CONNECT TRACER WIRES FROM MAIN TO SERVICE WITH PRO-LINE TRACER-LOCK CONNECTORS. PART # TL-LUG-SS.
2. PROVIDE ENOUGH TRACER WIRE SO IT CAN EXTEND AT LEAST 8-INCHES ABOVE METER BOX.

106 2" AND 3" BLOW OFF ASSEMBLY
NTS

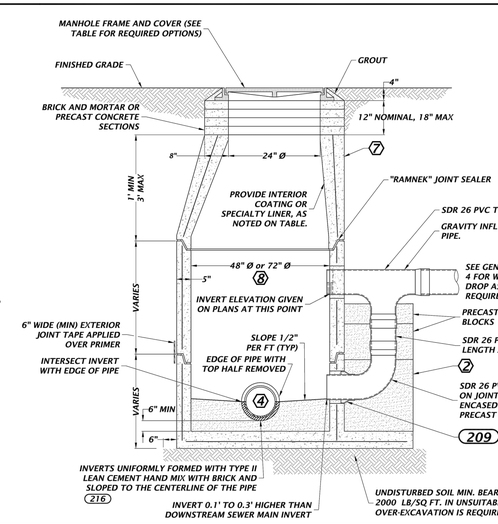
TABLE - MANHOLE LININGS AND COVERS			
APPLICATION TYPE 3	HYDROGEN SULFIDE GAS CONCENTRATION	MANHOLE LINING REQUIRED	MANHOLE COVER AND FLUME
TYPE 1: WASTEWATER DISCHARGE FROM RESIDENTIAL HOMES, EITHER DIRECTLY OR INDIRECTLY	LOW	YES 3	CAST IRON 212
TYPE 2: DRY ROAD OR CITY ROAD, RECEIVES FORCE MAIN DISCHARGE, EITHER DIRECTLY OR INDIRECTLY	HIGH	YES 1	COMPOSITE 213
TYPE 3: COUNTY OR STATE ROAD, RECEIVES FORCE MAIN DISCHARGE, EITHER DIRECTLY OR INDIRECTLY	HIGH	YES 1	CAST IRON WITH COATING 214

GENERAL NOTE(S):

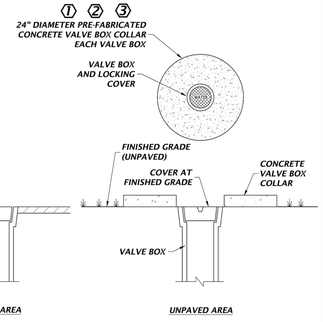
1. MODIFY DETAIL AS NECESSARY IF DROP NOT REQUIRED.
2. PRECAST MANHOLE SECTIONS TO BE MANUFACTURED IN ACCORDANCE WITH THE LATEST EDITIONS OF A.S.T.M. C-478-73 WITH 4000 LB. CONC., TYPE II CEMENT. ALL LIFTING HOLES AND OUTSIDE INSERTS SHALL BE FILLED WITH NON-SHRINK GROUT AND SEALED WITH "RAMNEK" SEALER.
3. THE INTERIOR AND EXTERIOR OF MANHOLE AND THE INTERIOR OF THE ADJUSTMENT RINGS SHALL BE JOINED AND SEALED WITH "RAMNEK" SEALER.
4. MANHOLE AND DROP ASSEMBLY SHALL BE REQUIRED FOR 6" OR LARGER INFLUENT PIPES WITH 2 FOOT OR GREATER INFLUENT DROP.
5. ALL M/H JOINTS BELOW THE TOP CONE SECTION SHALL INCLUDE A 6" WIDE (MIN) EXTERIOR JOINT TAPE (W/PRIMER). TAPE ON THE CONE SECTION IS OPTIONAL.
6. PRECAST BASE SECTIONS WITH A BOTTOM SHALL BE INSTALLED ON UNDISTURBED EARTH. BEDDING IS REQUIRED WHEN THE SOIL CONDITIONS ARE WET OR WHEN THE SOIL IS UNSUITABLE. UTILITIES SHALL DETERMINE IN THE FIELD REQUIRED REMOVAL OF UNSUITABLE MATERIAL TO REACH SUITABLE FOUNDATION. IF UNDERCUTTING OCCURS, THE BOTTOM OF THE TRENCH SHALL BE BROUGHT UP TO THE ORIGINAL GRADE WITH APPROVED MATERIAL AND THOROUGHLY COMPACTED TO A MINIMUM OF 93% MODIFIED PROCTOR.

KEYED NOTE(S):

1. UNLESS OTHERWISE NOTED OR SHOWN, FOR NEW MANHOLES, PROVIDE AGRU SURE-GRIP YELLOW 3.0 MM THICK LINER. FOR EACH EXISTING MANHOLE THAT CONNECTS TO NEW PIPING, PROVIDE RAVEN 405 EPOXY COATING. FURNISH AND INSTALL THESE PRODUCTS AS PER LATEST VERSION OF CITY OF ALACHUA, PUBLIC SERVICES, REQUIREMENTS FOR DESIGN AND CONSTRUCTION.
2. THIS CONCRETE BOX INCLUDES PIPING INTEGRALLY CAST AT THE FACTORY.
3. INTERIOR: TWO COATS WATER BASED EPOXY COATING. RED INITIAL COAT FOLLOWED BY GRAY FINAL COAT.
4. GRAVITY PIPE WITH TOP HALF REMOVED PASSES THROUGH MANHOLE AS PER 216
5. FROM MANHOLE VENDOR. TYPICAL SIZES ARE 2'x2'x2' AND 2'x2'x1'.
6. FOR EXISTING MANHOLE, PROVIDE FLOWABLE FILL AROUND JOINT BEND INSTEAD OF PRECAST DROP BOX
7. FOR ALL MANHOLES, PROVIDE EXTERIOR COAT AS FOLLOWS: TWO COATS WATER BASED EPOXY COATING. RED INITIAL COAT FOLLOWED BY GRAY FINAL COAT.
8. MANHOLE (MH) HEIGHT = RIM ELEVATION MINUS FLOOR ELEVATION. WHEN MANHOLE HEIGHT LESS THAN 20 FEET, PROVIDE 48" DIAMETER. WHEN MANHOLE HEIGHT 20 FEET OR MORE, PROVIDE 72" DIAMETER.



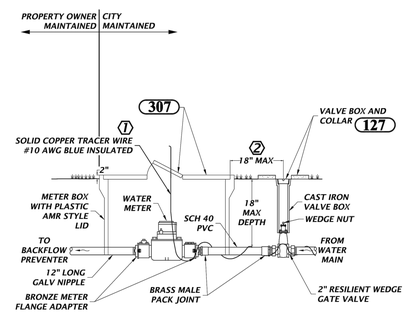
215 STANDARD MANHOLE AND DROP, AS REQUIRED
NTS



KEYED NOTE(S):

1. VALVE BOX COLLAR FEATURES:
   - 24" DIAMETER, 11" INNER OPENING
   - 4" THICK
   - TWO RINGS OF #3 REBAR
   - 4000 PSI TEST CONCRETE
2. SUPPLIER AND PRODUCT:
   - MASONRY SUPPLY, INC., SELMA, NC OR EQUAL
   - ITEM: 24" CONCRETE VALVE BOX COLLAR OR EQUAL
   - PART: MSVB-24 OR EQUAL
3. PAINT VALVE BOX COVER AND COLLAR AS PER 307

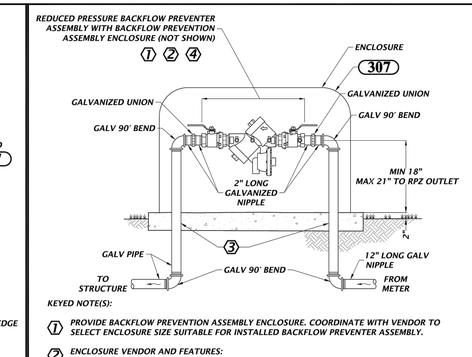
127 VALVE BOX COVER
NTS



KEYED NOTE(S):

1. PROVIDE ENOUGH TRACER WIRE SO IT CAN EXTEND AT LEAST 8-INCHES ABOVE METER BOX.
2. PROVIDE ENOUGH SPACE FOR INSTALLING VALVE BOX COLLAR

112 1 1/2" AND 2" METER ASSEMBLY
NTS



KEYED NOTE(S):

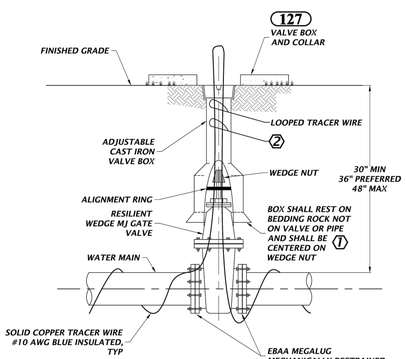
1. PROVIDE BACKFLOW PREVENTION ASSEMBLY ENCLOSURE. COORDINATE WITH VENDOR TO SELECT ENCLOSURE SIZE SUITABLE FOR INSTALLED BACKFLOW PREVENTER ASSEMBLY.
2. ENCLOSURE VENDOR AND FEATURES:
   - MARINE GRADE ALUMINUM
   - 1.5 INCH INSULATION, 9.0 R VALUE
   - MEANS TO ACCESS ASSEMBLY
   - LOCKABLE
   - MOUNTING HARDWARE
   - COLOR: TAN, UNLESS OTHERWISE NOTED.
   - VENDORS: SAFE T COVER, NASHVILLE, TN; OR EQUAL
3. POUR CONCRETE PAD WITH DIMENSIONS AS PER VENDOR'S RECOMMENDATIONS. MINIMUM THICKNESS OF 4 INCHES.
   - PROVIDE SLEEVES AROUND PIPING
4. BACKFLOW PREVENTER FURNISHED, INSTALLED AND MAINTAINED BY PROPERTY OWNER, NOT COA.

121 3/4" TO 2" BACKFLOW PREVENTER AND ENCLOSURE
NTS

ABBREVIATIONS

APP	APPROXIMATE
ARV	AIR RELEASE VALVE
AWG	AMERICAN WIRE GAUGE
DI	DUCTILE IRON
DIP	DUCTILE IRON PIPE
E	ELECTRIC CONDUCTOR
FLG	FLANGED
FT	FOOT
FM	FORCE MAIN
GA	GAUGE
GALV	GALVANIZED
GRN	GREEN
GSP	GALVANIZED STEEL PIPE
GV	GATE VALVE
ID	INSIDE DIAMETER
LF	LINEAR FEET
MAX	MAXIMUM
MIN	MINIMUM
MJ	MECHANICAL JOINT
NTS	NOT TO SCALE
OD	OUTSIDE DIAMETER
OS&Y	OUTSIDE SCREW AND YOKE
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE
R/W	RIGHT OF WAY
RPZ	REDUCED PRESSURE ZONE
SCH	SCHEDULE
SF	SQUARE FEET
SIM	SIMILAR
SS	STAINLESS STEEL
TYP	TYPICAL
URD	UNDERGROUND RESIDENTIAL DISTRIBUTION
YEL	YELLOW
WM	WATER MAIN
WW	WASTEWATER

151 DETAIL ABBREVIATIONS
NTS



GENERAL NOTE(S):

1. PVC EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATION.
2. VALVE BOX LID TO BE LETTERED WITH THE WORD "WATER" OR "RECLAIMED".

KEYED NOTE(S):

1. WHEN VALVE BOX IS TO BE INSTALLED IN ROADWAY OR OTHER TRAFFIC AREAS SET VALVE BOX ON FIVE (5) SOLID COMMON BRICKS.
2. VALVE BOX MAY SERVE AS ACCESS POINT FOR TRACER WIRES. PROVIDE ENOUGH LOOPED TRACER WIRE SO IT CAN EXTEND 8-INCHES ABOVE GRADE.

145 GATE VALVE FOR WATER AND RECLAIMED WATER MAINS 4" OR LARGER
NTS

11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-9075

SCALE: N/A
VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.
0 1"

CONSTRUCTION/BID REVISIONS

SUBMITTALS:	
08/31/21	CITY OF ALACHUA, SRWMD
10/01/21	CITY OF ALACHUA, SRWMD
10/20/21	CITY OF ALACHUA

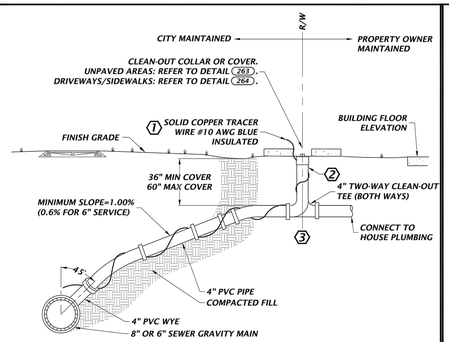
CLIENT: CONCEPT DEVELOPMENT, INC.
PROJECT: CONVERGENCE RESEARCH PARK MOMENTUM LABS
SHEET TITLE: CONSTRUCTION DETAILS

TECHNICIAN: T.F. COWART
DESIGNER: T.J. HASTAY, P.E.
REVIEWED: M. COWART, P.E.
APPROVED: T.J. HASTAY, P.E.
PROJECT NUMBER: 21-0105.06

TRAVIS J. HASTAY
FL PE No. 84295

SHEET NO.: C2.32

Tech: ThomasC Plot Date: Oct 20,2021 - 4:09pm J:\Projects\2021\21-0105.06 Momentum Labs\Engineering\Civil\Sheets\Construction Plans\21-0105.06 Details.dwg



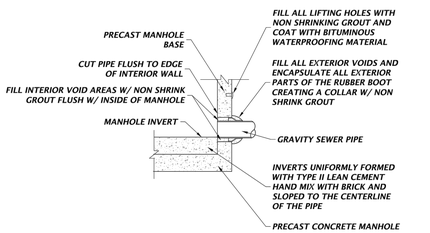
GENERAL NOTE(S):

A. *SOLVENT WELD ALL PVC FITTINGS.*
B. *DURING DESIGN AND CONSTRUCTION, REVIEW LATERAL LOCATION RELATIVE TO PROPOSED DRIVEWAY. STRONG CITY OF ALACHUA PREFERENCE IS FOR CLEAN-OUT NOT TO BE INSTALLED IN DRIVEWAY. SEE CITY OF ALACHUA DESIGN AND CONSTRUCTION MANUAL.*

KEYED NOTE(S):

1. *EXTEND TRACER WIRE 8-INCHES BEYOND TOP OF VALVE BOX COLLAR.*
2. *DO NOT CONNECT HOUSE PLUMBING TO STUB RISER.*
3. *DETAIL SHOWS CLEAN-OUT (CO) AT R/W. INSTALLING CITY MAINTAINED CO BETWEEN R/W AND MIDDLE OF PUE IS PERMITTED. CITY OF ALACHUA MUST APPROVE LOCATION IF CO IS INSTALLED BETWEEN MIDDLE OF PUE AND PUE TERMINUS.*

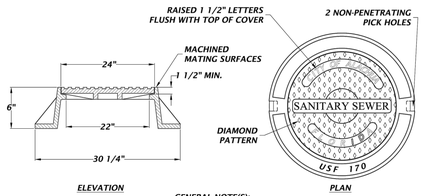
200 **WASTEWATER SERVICE LATERAL** — *NTS*



GENERAL NOTE:

RUBBER BOOT, DOUBLE BANDED, 316 S/S CLAMPS, MEETING THE ASTM C923 STANDARD. Kor-N-Seal® I EX SERIES CONNECTOR WITH DOUBLE STAINLESS STEEL BANDS OR EQUAL

209 **MANHOLE PIPE CONNECTION** — *NTS*



GENERAL NOTE(S):

1. *USF 170 RING AND CE COVER*
2. *LOAD CLASSIFICATION: HEAVY DUTY*
3. *MATERIAL: GRAY CAST IRON, ASTM A48 CLASS 35B*
4. *PAINT TOP AS PER* **307**

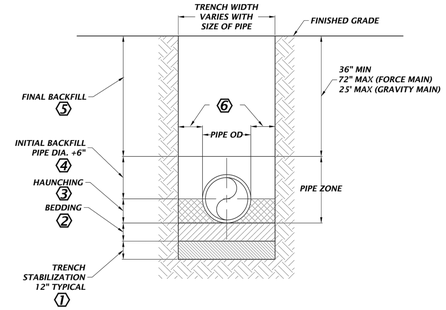
212 **CAST IRON SANITARY SEWER MANHOLE FRAME AND COVER** — *NTS*

GENERAL NOTE(S):

1. *WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.*
2. *ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.*
3. *DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL GOVERN DEPTH OF BEDDING ROCK BELOW THE PIPE. UTILITIES SHALL DETERMINE IN THE FIELD REQUIRED REMOVAL OF UNSUITABLE MATERIAL TO REACH SUITABLE FOUNDATION. THE BOTTOM OF THE TRENCH SHALL NOT BE EXCAVATED BELOW THE SPECIFIED GRADE. IF UNDERCUTTING OCCURS, THE BOTTOM OF THE TRENCH SHALL BE BROUGHT UP TO THE ORIGINAL GRADE WITH APPROVED MATERIAL AND THOROUGHLY COMPACTED TO A MINIMUM OF 95% MODIFIED PROCTOR.*
4. *FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES.*

KEYED NOTE(S):

1. *TRENCH STABILIZATION SHALL BE PROVIDED TO A DEPTH OF 12-INCHES. THE MATERIAL SHALL BE NO. 57 STONE.*
2. *BEDDING SHALL BE A MINIMUM OF 6-INCHES AND COMPOSED OF IMPORTED GRANULAR FILL. COMPACT TO 95% STANDARD PROCTOR, AASHTO T-99.*
3. *HAUNCHING PORTION OF THE PIPE ZONE SHALL BE PLACED TO THE SPRINGLINE OF THE PIPE AND COMPOSED OF IMPORTED GRANULAR FILL. COMPACT TO 95% STANDARD PROCTOR ASSHTO T-99.*
4. *INITIAL BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180. FROM THE SPRINGLINE OF THE PIPE TO TWO (2) FEET ABOVE THE PIPE THE SOIL SHALL BE CAREFULLY BACKFILLED IN 6-INCH LIFTS AND THE SOIL CONSOLIDATED WITH THE HAND OPERATED TAMPING MACHINE (OR AS REQUIRED BY CITY, COUNTY, OR STATE INSPECTORS).*
5. *FINAL BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180. AFTER PLACEMENT AND COMPACTION OF THE INITIAL BACKFILL, THE BALANCE OF THE BACKFILL MATERIAL MAY BE MACHINE PLACED OR AS REQUIRED BY THE INSPECTOR AND SHALL NOT CONTAIN ANY ROCKS OR DEBRIS.*
6. *12" MINIMUM*



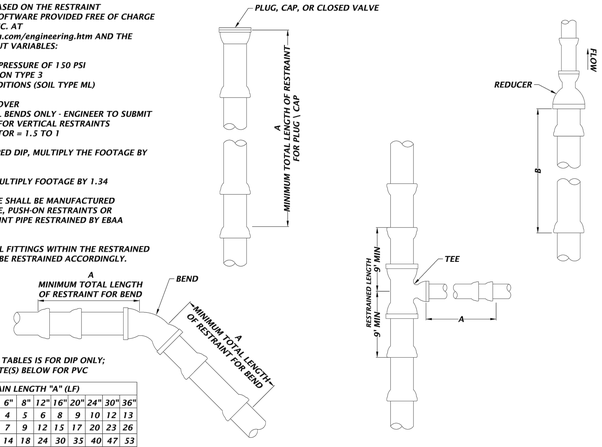
303 **BEDDING AND TRENCHING DETAIL** — *NTS*

GENERAL NOTE(S):

1. *THIS TABLE IS BASED ON THE RESTRAINT CALCULATION SOFTWARE PROVIDED FREE OF CHARGE BY EBAA IRON INC. AT http://www.ebaa.com/engineering.htm AND THE FOLLOWING INPUT VARIABLES:*

   A. *MAXIMUM TEST PRESSURE OF 150 PSI*
   B. *LAYING CONDITION TYPE 3*
   C. *POOR SOIL CONDITIONS (SOIL TYPE ML)*
   D. *USING DIP*
      E. *2 FEET OF COVER*
      F. *HORIZONTAL BENDS ONLY - ENGINEER TO SUBMIT CALCULATIONS FOR VERTICAL RESTRAINTS*
      G. *SAFETY FACTOR = 1.5 TO 1*

2. *FOR POLYWRAPPED DIP, MULTIPLY THE FOOTAGE BY 1.50*
3. *FOR PVC PIPE, MULTIPLY FOOTAGE BY 1.34*
4. *RESTRAINED PIPE SHALL BE MANUFACTURED RESTRAINED PIPE, PUSH-ON RESTRAINTS OR MECHANICAL JOINT PIPE RESTRAINED BY EBAA MEGALUG.*
5. *ANY ADDITIONAL FITTINGS WITHIN THE RESTRAINED SECTION SHALL BE RESTRAINED ACCORDINGLY.*



NOTE: THIS TABLES IS FOR DIP ONLY; SEE NOTE(S) BELOW FOR PVC

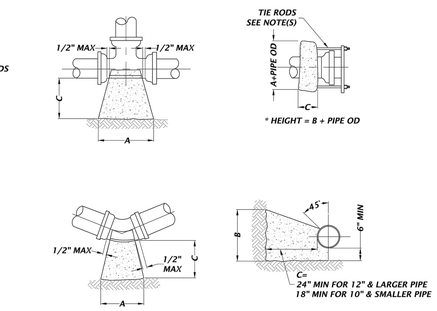
RESTRAIN LENGTH "A" (LF)									
FITTING	*4"*	*6"*	*8"*	*12"*	*16"*	*20"*	*24"*	*30"*	*36"*
11¼° BEND	3	4	5	6	8	9	10	12	13
22½° BEND	5	7	9	12	15	17	20	23	26
45°/OFFSET	10	14	18	24	30	35	40	47	53
90° BEND	24	33	42	58	72	85	97	112	126
DEAD END	42	58	75	104	131	157	181	213	243

A=MINIMUM FOOTAGE OF PIPE TO BE RESTRAINED.

	RESTRAIN (LF)	
FITTING SIZE	*TEE "A"*	*REDUCER "B"*
4x4	*21*	*"*
6x4	*10*	*30*
6x6	*37*	*"*
8x4	*A.T.*	*54*
8x6	*28*	*32*
8x8	*54*	*"*
12x4	*A.T.*	*90*
12x6	*11*	*76*
12x8	*37*	*55*
12x12	*82*	*"*
16x6	*A.T.*	*111*
16x8	*21*	*96*
16x12	*66*	*56*
16x16	*109*	*"*
20x6	*A.T.*	*141*
20x8	*8*	*130*
20x12	*51*	*99*
20x16	*93*	*55*
20x20	*134*	*"*
24x6	*A.T.*	*168*
24x8	*A.T.*	*159*
24x12	*37*	*134*
24x16	*77*	*99*
24x20	*117*	*54*
24x24	*157*	*"*
30x6	*A.T.*	*203*
30x8	*A.T.*	*196*
30x12	*20*	*177*
30x16	*57*	*150*
30x20	*94*	*116*
30x24	*132*	*75*
30x30	*189*	*"*
36x6	*A.T.*	*235*
36x8	*A.T.*	*229*
36x12	*7*	*214*
36x16	*40*	*193*
36x20	*74*	*166*
36x24	*109*	*133*
36x30	*162*	*74*
36x36	*218*	*"*

A.T.=RESTRAINT REQUIRED AT TEE ONLY.
"=NOT APPLICABLE

309 **JOINT RESTRAINT** — *NTS*



THRUST BLOCK FOR BENDS															
	90° BEND			*SF BEARING*	*45° BEND*			*SF BEARING*	*22-1/2° BEND*			*SF BEARING*	*11-1/4° BEND*			*SF BEARING*
SIZE	*A*	*B*	*C*	*SURFACE*	*A*	*B*	*C*	*SURFACE*	*A*	*B*	*C*	*SURFACE*	*A*	*B*	*C*	*SURFACE*
4"	*16"*	*16"*	*18"*	*1.78*	*14"*	*16"*	*18"*	*1.56*	*14"*	*16"*	*18"*	*1.56*	*14"*	*16"*	*18"*	*1.56*
6"	*22"*	*32"*	*18"*	*4.89*	*16"*	*18"*	*18"*	*2.00*	*14"*	*16"*	*18"*	*1.56*	*14"*	*16"*	*18"*	*1.56*
8"	*32"*	*36"*	*18"*	*8.00*	*24"*	*28"*	*18"*	*4.67*	*16"*	*18"*	*18"*	*2.00*	*14"*	*16"*	*18"*	*1.56*
10"	*36"*	*46"*	*18"*	*11.50*	*26"*	*36"*	*18"*	*6.50*	*20"*	*24"*	*18"*	*3.33*	*14"*	*18"*	*18"*	*1.75*
12"	*44"*	*56"*	*24"*	*17.11*	*32"*	*40"*	*24"*	*8.89*	*24"*	*30"*	*24"*	*5.00*	*16"*	*20"*	*24"*	*2.22*
14"	*52"*	*62"*	*24"*	*22.39*	*36"*	*48"*	*24"*	*12.00*	*26"*	*36"*	*24"*	*6.50*	*20"*	*24"*	*24"*	*3.33*
16"	*58"*	*72"*	*24"*	*29.00*	*40"*	*54"*	*24"*	*15.00*	*32"*	*38"*	*24"*	*8.44*	*22"*	*26"*	*24"*	*3.97*

THRUST BLOCK FOR TEES AND PLUGS				
	90° BEND			*SF BEARING*
SIZE	*A*	*B*	*C*	*SURFACE*
4"	*16"*	*16"*	*18"*	*1.78*
6"	*20"*	*24"*	*18"*	*3.33*
8"	*26"*	*32"*	*18"*	*5.78*
10"	*32"*	*40"*	*18"*	*8.89*
12"	*36"*	*48"*	*24"*	*12.00*
14"	*40"*	*56"*	*24"*	*15.56*
16"	*48"*	*60"*	*24"*	*20.00*

GENERAL NOTE(S):

1. *ALL BEARING SURFACES TO BE CARRIED TO UNDISTURBED SOIL.*
2. *THESE TABLES SHOW MINIMUM SIZES FOR THRUST BLOCKS IN GOOD SOIL (A-1 THRU A-3, CLEAN SANDS AND GRAVELS) WITH MINIMUM BEARING CAPACITY OF 2000 psi.*
3. *POOR SOILS A-4 THRU A-8, SILTY SOILS, CLAYS, MUCK AND PEAT WILL REQUIRE LARGER THRUST BLOCKING.*
4. *BOTH CONCRETE THRUST BLOCKS AND TIE RODS MUST BE USED WHEN, IN THE JUDGEMENT OF THE ENGINEER, THE NATURE AND CRITICALITY OF AN INSTALLATION IS SUCH AS TO REQUIRE POSITIVE ASSURANCE OF STABILITY.*
5. *THE USE OF THRUST BLOCKS SHALL BE LIMITED TO SITUATIONS SUCH AS POINT REPAIR WHERE EXPOSING SEVERAL JOINTS OF PIPE IS NOT FEASIBLE DUE TO EXISTING GROUND CONDITIONS.*
6. *CONCRETE COLLARS WITH TIE RODS MAY BE USED ON DEAD END LINES AT THE CONTRACTOR'S DISCRETION. NUMBER OF TIE RODS REQUIRED IS AS FOLLOWS:*

   3" - 8" DIAMETER MAIN - 2 TIE RODS REQUIRED PER JOINT (5/8" ROD)
   10" - 12" DIAMETER MAIN - 4 TIE RODS REQUIRED PER JOINT (5/8" ROD)
   14" - 16" DIAMETER MAIN - 6 TIE RODS REQUIRED PER JOINT (5/8" ROD)

7. *TIE RODS AND NUTS SHALL CONFORM TO AWWA/ANSI C111/A21.11*
8. *TIE RODS AND NUTS SHALL PROVIDE MIN YIELD AND TENSILE STRENGTH OF 45,000 PSI AND 60,000 PSI, RESPECTIVELY.*
9. *MAXIMUM TEST PRESSURE TO BE 150 PSI.*
10. *SAFETY FACTOR = 1.5*

306 **THRUST BLOCK AND TIE ROD DETAILS** — *NTS*

PAINT SYSTEM NO. 5

SURFACE PREPARATION -PRESSSURE WASH SURFACE TO BE PAINTED

OPTIMAL APPLICATION CONDITIONS

AMBIENT TEMPERATURE BETWEEN 55 AND 75 DEGREES F.

HUMIDITY BELOW 60 PERCENT

IF OUTSIDE THESE LIMITS, REQUEST PERMISSION TO APPLY PAINT FROM COA INSPECTOR OR SERVICES DURING CONSTRUCTION ENGINEER

APPLY (SPRAY) FIRST COAT

APPLY (SPRAY) SECOND COAT EITHER WITHIN TWO HOURS OR MORE THAN 48 HOURS AFTER APPLYING FIRST COAT.

PRODUCT

KRYLON SPAY PAINT

FUSION ALL-IN-ONE

PAINT PLUS PRIMER

COLORS

POTABLE WATER - GLOSS PATRIOTIC BLUE

WASTEWATER - GLOSSY SPRING GRASS

RECLAIMED - GLOSSY ICY GRAPE

307 **PAINT SYSTEM NO. 5** — *NTS*

11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
(352) 331-2476
www.chw-inc.com
est. 1988 FLORIDA CA-9075
CHW Professional Consultants

SCALE: N/A

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY
0" 1"

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
08/31/21 CITY OF ALACHUA, SRWMD
10/06/21 CITY OF ALACHUA, SRWMD
10/20/21 CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.
PROJECT: CONVERGENCE RESEARCH PARK MOMENTUM LABS
SHEET TITLE: CONSTRUCTION DETAILS

TECHNICAL: T.F. COWART
DESIGN: T.J. HASTAY, P.E.
DRAWN: M. COWART
CHECKED: T.J. HASTAY, P.E.
PROJECT MANAGER: TRAVIS J. HASTAY
PROJECT NUMBER: 21-0105.06

FL PE No. 84295

SHEET NO.: C2.33

Tech: Thomasc Plot Date: Oct 20,2021 - 1:54pm Filename: N:\2021\21-0105.06\Departments\04_Engineering\08_Work\Production Files\21-0105.06 C2.dwg

FLOW STREAMS

- POTABLE WATER
- WW– WASTEWATER FORCE MAIN
- WW–GR WASTEWATER GRAVITY

LINE LEGENDS

- TRACER WIRE
- SUBDIVISION BOUNDARY OR PROPERTY LOT BOUNDARY
- TRACER WIRE CONNECTOR
- GROUND WIRE

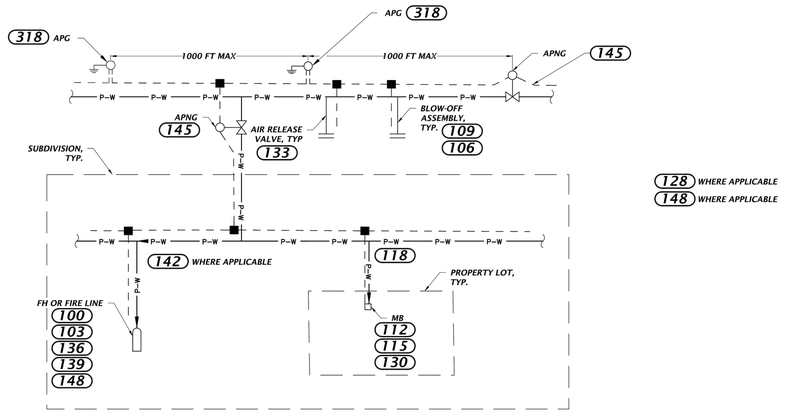
SYMBOLS

- APG — ACCESS POINT WITH PROVISIONS TO GROUND TRANSMITTER
- MH — MANHOLE
- APNG — GENERAL VALVE WITH VALVE BOX USED AS ACCESS POINT. (NON-GROUNDED)
- LS — LIFT STATION
- MB — METER BOX
- FH — FIRE HYDRANT

GENERAL NOTE(S):

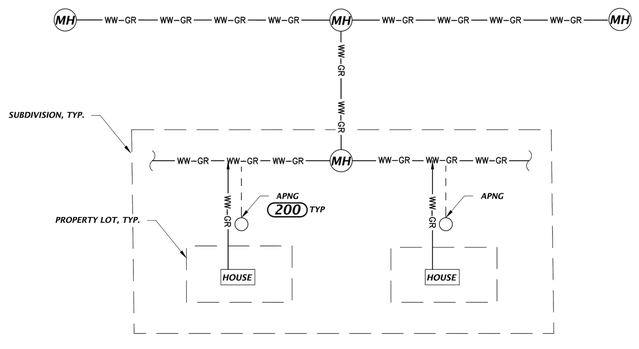
1. RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENTS NOT SHOWN.
2. THESE CONFIGURATION DETAILS DO NOT STAND ALONE. SEE RELATED TRACER WIRE DETAILS.
3. TRACER WIRE CONNECTORS SHALL BE PRO-LINE TRACER-LOCK CONNECTORS, PART #TL-LUG-SS.
4. TRACER WIRE REQUIRED FOR BOTH DUCTILE IRON AND PVC PIPE.

321A TRACER WIRE CONFIGURATION: LEGENDS AND ABBREVIATIONS
NTS



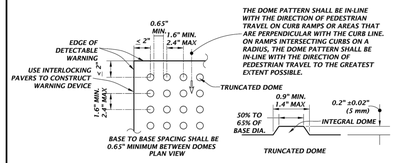
GENERAL NOTES: SEE 321A

321B POTABLE (OR RECLAIMED) TRACER WIRE CONFIGURATION
NTS



GENERAL NOTES: SEE 321A

321D WASTEWATER GRAVITY SYSTEM TRACER WIRE CONFIGURATION
NTS



1. PROVIDE DETECTABLE WARNINGS IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG) SECTION 705-DETECTABLE WARNINGS ON WALKING SURFACES AND THE 2017 FLORIDA BUILDING CODE, ACCESSIBILITY, CHAPTER 7, SECTION 705.
2. RAISED TRUNCATED DOMES SHALL HAVE A BASE DIAMETER FROM 0.9" MIN TO 1.4" MAX, A TOP DIAMETER FROM 50% TO 65% OF BASE DIAMETER, A HEIGHT OF 0.2 INCH (5 mm) NOMINAL, CENTER-TO-CENTER SPACING FROM 1.6" MIN TO 2.4" MAX, AND BASE-TO-BASE SPACING OF 0.65% MINIMUM, MEASURED BETWEEN THE MOST ADJACENT DOMES ON A SQUARE GRID.
3. SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT.
4. ALL SIDEWALK CURB RAMPS SHALL HAVE DETECTABLE WARNING SURFACES THAT EXTEND THE FULL WIDTH OF THE RAMP AND IN THE DIRECTION OF TRAVEL 24 INCHES.
5. MATS ARE NOT ACCEPTABLE.
6. PROVIDE INTERLOCKING PAVERS AS FOLLOWS:
   - A - DETECTABLE WARNING SURFACE FOR THE RAMPS SHALL CONSIST OF INTERLOCKING 4" X 8" ADA DETECTABLE WARNING SURFACE PAVERS HAVING A MINIMUM DEPTH OF 2". CONCRETE PAVERS ARE TO MEET ASTM C902 CLASS SX TYPE 1; AND BRICK PAVERS ARE TO MEET ASTM C53, GRADE N, SOLID BRICK COLOR TO MEET ADA CONTRAST REQUIREMENTS.
   - B - ALL UNITS SHALL BE SOUND AND FREE OF DEFECTS THAT WOULD INTERFERE WITH THE APPEARANCE OF PROPER PLACEMENT OF THE UNIT OR IMPAIR THE STRENGTH OR LONGEVITY OF THE FINAL STRUCTURE. ANY UNITS THAT ARE STRUCTURALLY DAMAGED DURING THE WORK SHALL BE IMMEDIATELY REMOVED AND REPLACED. THE PAVERS ARE TO BE LAID IN A TWO BY TWO BASKETWEAVE PATTERN, FLUSH WITH THE FINISH GRADE OF THE RAMP SURFACE, AND HAVE GAPS BETWEEN 1/16 AND 1/8 INCH. CUT PAVERS (MASONRY SAW ONLY) SHALL BE NO SMALLER THAN ONE-THIRD OF A WHOLE PAVER.
   - C - MODIFY FORMWORK OR PROVIDE FORMED GROUT INFILL BEHIND CURVED DROP CURB SECTIONS TO ENSURE STRAIGHT EDGE RESTRAINT FOR PAVERS.
   - D - CONCRETE EDGE RESTRAINT FOR WARNING AREA. MAXIMUM GAP OF 1/8" BETWEEN PAVERS AND EDGE. USE½" RADIUS ALONG CONCRETE EDGES.
   - E - WHEN PAVERS ABUT EITHER EARTH/DIRT OR PAVEMENT, A SIX INCH CONCRETE BAND SHALL BE INSTALLED. BAND SHALL BE WITHIN LIMITS OF THE WIDTH OF PROPOSED CONCRETE AND NOT EXTENDED AN ADDITIONAL SIX INCHES..
7. ALL MATERIALS/METHODS TO BE UTILIZED SHALL BE SUBMITTED FOR APPROVAL TO THE ENGINEER AND CITY OF ALACHUA PRIOR TO ORDERING THE MATERIALS/METHODS. FAILURE TO OBTAIN APPROVAL BEFORE ORDERING OR INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT CONTRACTOR'S EXPENSE. ENGINEER'S APPROVAL DOES NOT RELIEVE THE CONTRACTOR'S RESPONSIBILITY FOR THE PERFORMANCE OF THE ITEM.

403 ADA DETECTABLE WARNING
NTS

11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-9075
CHW Professional Consultants

SCALE: N/A
VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.
0 1"

CONSTRUCTION/BID REVISIONS

SUBMITTALS:
08/31/21 CITY OF ALACHUA, SRWMD
10/06/21 CITY OF ALACHUA, SRWMD
10/20/21 CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.
PROJECT: CONVERGENCE RESEARCH PARK MOMENTUM LABS
SHEET TITLE: CONSTRUCTION DETAILS

TECHNICIAN: T.F. COWART
DESIGNER: N.A. GOWAN, P.E.
PROJECT CONTROL: T.J. HASTAY, P.E.
PROJECT NUMBER: 21-0105.06

TRAVIS J. HASTAY
FL PE No. 84295

SHEET NO.: C2.34

Tech: ThomasC Plot Date: Oct 20,2021 1:59pm Filename: H:\2021\21-0105.06\Departments\04_Engineering\03_DWGS\Production Files\21-0105.06 GT.dwg

C3.12

C3.10

C3.11

C3.13

PROPOSED STORMWATER MANAGEMENT FACILITY #1

PROPOSED BUILDING

MH#1

MH#2

MH#3

MH#4

MH#5

MH#6

MH#7

MH#8

32'-6" PVC @ 4.50%

18'-8" PVC @ 0.40%

121'-8" PVC @ 4.50%

46'-8" PVC @ 0.40%

302'-6" PVC @ 0.40%

40'-6" PVC @ 1.00%

34'-6" PVC @ 1.00%

223'-8" PVC @ 0.40%

46'-8" PVC @ 0.40%

133'-8" PVC @ 0.40%

197'-8" PVC @ 0.41%

PROPOSED FIRE HYDRANT

SANITARY SEWER STRUCTURE TABLE

STRUCTURE NAME:	STRUCTURE TYPE	TOP	INVERT ELEV	NORTHING & EASTING
MH-1	SANITARY MANHOLE PER CITY OF ALACHUA STD DETAIL 215	72.32'	68.88' S 68.77' N	N: 286683.03 E: 2609403.23
MH-2	SANITARY MANHOLE PER COA STD DETAIL 215	72.95'	69.37' N 69.47' W 69.67' E	N: 286562.48 E: 2609417.56
MH-3	SANITARY MANHOLE PER COA STD DETAIL 215	86.46'	67.13' SE 67.03' NW	N: 286888.76 E: 2610008.26
MH-4	SANITARY DROP MANHOLE PER COA STD DETAIL 215	87.00'	72.56' NW 78.29' S 72.86' E	N: 286777.81 E: 2610055.60
MH-5	SANITARY MANHOLE PER COA STD DETAIL 215	89.25'	79.50' N 79.60' W 79.60' E	N: 286479.49 E: 2610102.27
MH-6	SANITARY MANHOLE PER COA STD DETAIL 215	84.09'	80.49' E 80.59' W 80.39' S 80.79' N	N: 286452.89 E: 2609881.16
MH-7	SANITARY MANHOLE PER COA STD DETAIL 215	85.20'	81.12' E 81.42' N	N: 286437.05 E: 2609749.45
MH-8	SANITARY MANHOLE PER COA STD DETAIL 215	89.00'	81.40' N	N: 286256.19 E: 2609898.37

11801 Research Drive
Alachua, Florida 32615
352.331.1976
www.chw-inc.com
est. 1988 FLORIDA CA-9075
CHW
Professional Consultants

SCALE: 1"=40'

VERIFY SCALE
BAR IS ONE INCH ON
ORIGINAL DRAWING
IF NOT ONE INCH ON
THIS SHEET ADJUST
SCALES ACCORDINGLY.

0 1"

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
08/31/21 CITY OF ALACHUA, SRWMD
09/29/21 CITY OF ALACHUA, SRWMD
10/20/21 CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: CONVERGENCE RESEARCH PARK
MOMENTUM LABS

SHEET TITLE: MASTER UTILITY PLAN

TECHNICIAN: T.F. COWART
DESIGNER: N.A. COWART, P.E.
PROJECT MGR.: T.J. HASTAY, P.E.
PROJECT NUMBER: 21-0105.06

TRAVIS J. HASTAY
FL PE No. 84295

SHEET NO.: C3.00

Tech: ThomasC Plot Date: Oct 20,2021 2:50pm Filename: W:\2021\21-0105.00\Departments\04_Engineering\03_DWGs\Production Files\21-0105.00_MMS.dwg

SANITARY SEWER STRUCTURE TABLE

STRUCTURE NAME:	STRUCTURE TYPE	TOP	INVERT ELEV	NORTHING & EASTING
MH-1	SANITARY MANHOLE PER CITY OF ALACHUA STD DETAIL 215	72.32'	68.88' S 68.77' N	N: 286683.03 E: 2609403.23
MH-2	SANITARY MANHOLE PER COA STD DETAIL 215	72.95'	69.37' N 69.47' W 69.67' E	N: 286562.48 E: 2609417.56
MH-3	SANITARY MANHOLE PER COA STD DETAIL 215	86.46'	67.13' SE 67.03' NW	N: 286888.76 E: 2610008.26
MH-4	SANITARY DROP MANHOLE PER COA STD DETAIL 215	87.00'	72.56' NW 78.29' S 72.86' E	N: 286777.81 E: 2610055.60
MH-5	SANITARY MANHOLE PER COA STD DETAIL 215	89.25'	79.50' N 79.60' W 79.60' E	N: 286479.49 E: 2610102.27
MH-6	SANITARY MANHOLE PER COA STD DETAIL 215	84.09'	80.49' E 80.59' W 80.59' S 80.79' N	N: 286452.89 E: 2609881.16
MH-7	SANITARY MANHOLE PER COA STD DETAIL 215	85.20'	81.12' E 81.42' N	N: 286437.05 E: 2609749.45
MH-8	SANITARY MANHOLE PER COA STD DETAIL 215	89.00'	81.40' N	N: 286256.19 E: 2609898.37

REFER TO C3.12

REFER TO C3.11

TIBOI Research Drive
Alachua, FL 32615
352.331.1976
www.chw-inc.com
est. 1988 FLORIDA CA-9075

CHW
Professional Consultants

SCALE: 1"=20'

VERIFY SCALE
BAR IS ONE INCH ON
ORIGINAL DRAWING
IF NOT ONE INCH ON
THIS SHEET ADJUST
SCALES ACCORDINGLY

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
08/31/21 CITY OF ALACHUA, SRWMD
09/30/21 CITY OF ALACHUA, SRWMD
10/20/21 CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: CONVERGENCE RESEARCH PARK
MOMENTUM LABS

SHEET TITLE: DETAILED UTILITY SITE PLAN

TECHNICIAN: T.F. COWART
DESIGNER: N. COWAP, P.E.
QUALITY CONTROL: T.J. HASTAY, P.E.
PROJECT NUMBER: 21-0105.06

TRAVIS J. HASTAY
FL PE No. 84295

SHEET NO: C3.10

Tech: ThomasC Plot Date: Oct 20,2021 2:33pm Filename: N:\2021\21-0105.06\Department\04_Engineering\02_DWGs\Production Files\21-0105.06 MS.dwg

REFER TO C3.10

SANITARY SEWER STRUCTURE TABLE

STRUCTURE NAME:	STRUCTURE TYPE	TOP	INVERT ELEV	NORTHING & EASTING
MH-1	SANITARY MANHOLE PER CITY OF ALACHUA STD DETAIL 215	72.32'	68.88' S 68.77' N	N: 286683.03 E: 2609403.23
MH-2	SANITARY MANHOLE PER COA STD DETAIL 215	72.95'	69.37' N 69.47' W 69.67' E	N: 286562.48 E: 2609417.56
MH-3	SANITARY MANHOLE PER COA STD DETAIL 215	86.46'	67.13' SE 67.03' NW	N: 286888.76 E: 2610008.26
MH-4	SANITARY DROP MANHOLE PER COA STD DETAIL 215	87.00'	72.56' NW 78.29' S 72.86' E	N: 286777.81 E: 2610055.60
MH-5	SANITARY MANHOLE PER COA STD DETAIL 215	89.25'	79.50' N 79.60' W 79.60' E	N: 286479.49 E: 2610102.27
MH-6	SANITARY MANHOLE PER COA STD DETAIL 215	84.09'	80.49' E 80.59' W 80.59' S 80.79' N	N: 286452.89 E: 2609881.16
MH-7	SANITARY MANHOLE PER COA STD DETAIL 215	85.20'	81.12' E 81.42' N	N: 286437.05 E: 2609749.45
MH-8	SANITARY MANHOLE PER COA STD DETAIL 215	89.00'	81.40' N	N: 286256.19 E: 2609898.37

3" BLOW OFF PER COA STD DETAIL 106
8" CAP INV=69.54
MH#2
SS C/O TOP=85.50 INV=71.12
2-6" PVC SLEEVE STUB OUTS
32'-6" PVC @ 4.50%
18"-8" PVC @ 0.40%
8" PVC W.M. (MIN. 36" COVER)
PROPOSED P.U.E.
1-8" TEE 2-8" GATE VALVE AND BOX
8" DIP W.M. (MIN. 36" COVER)
SS C/O W/ PED. RATED COVER TOP=87.50 INV=82.32
40'-6" PVC @ 1.00%
GAS SERVICE
P-GAS 6" DIP WATER SERVICE (MIN. 36" COVER)
END CITY OF ALACHUA MAINTENANCE
MH#7
133'-8" PVC @ 0.40%
1-8"X8"X6" TEE 1-8" GATE VALVE AND BOX 1-6" GATE VALVE AND BOX
FIRE HYDRANT ASSEMBLY PER COA STD DETAIL 103
6" DIP WATER SERVICE (MIN. 36" COVER)
1-8"X8"X6" TEE 2-8" GATE VALVE AND BOX 1-6" GATE VALVE AND BOX
8" DIR W.M. (MIN. 36" COVER)
197'-8" PVC @ 0.41%
1-6" PVC ELEC. CONDUIT

REFER TO C3.13

11801 Research Drive
Alachua, FL 32615
352.331.1976
www.chw-inc.com
est. 1988 FLORIDA CA-9075
CHW Professional Consultants

SCALE: 1"=20'
VERIFY SCALE BAR IS ONE INCH ON YOUR DRAWINGS
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

CONSTRUCTION/BID REVISIONS

SUBMITTALS:
08/31/21 CITY OF ALACHUA, SRWMD
10/06/21 FLUCCS, SRWMD
10/20/21 CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.
PROJECT: CONVERGENCE RESEARCH PARK MOMENTUM LABS
SHEET TITLE: DETAILED UTILITY SITE PLAN

TECHNICIAN: T.F. COWART
DESIGNER: N.A. COWART, P.E.
PROJECT CONTROL: T.J. HASTAY, P.E.
TRAVIS J. HASTAY
PROJECT NUMBER: 21-0105.06
FL PE No. 84295
SHEET NO.: C3.11

Tech: ThomasC Plot Date: Oct 20,2021 2:54pm Filename: H:\2021\21-0105.06\Departments\04_Engineering\02_DWGs_Production Files\21-0105.06 WS.dwg

SANITARY SEWER STRUCTURE TABLE

STRUCTURE NAME:	STRUCTURE TYPE	TOP	INVERT ELEV	NORTHING & EASTING
MH-1	SANITARY MANHOLE PER CITY OF ALACHUA STD DETAIL 215	72.32'	68.88' S 68.77' N	N: 286683.03 E: 2609403.23
MH-2	SANITARY MANHOLE PER COA STD DETAIL 215	72.95'	69.37' N 69.47' W 69.67' E	N: 286562.48 E: 2609417.56
MH-3	SANITARY MANHOLE PER COA STD DETAIL 215	86.46'	67.13' SE 67.03' NW	N: 286888.76 E: 2610008.26
MH-4	SANITARY DROP MANHOLE PER COA STD DETAIL 215	87.00'	72.56' NW 78.29' S 72.86' E	N: 286777.81 E: 2610055.60
MH-5	SANITARY MANHOLE PER COA STD DETAIL 215	89.25'	79.50' N 79.60' W 79.60' E	N: 286479.49 E: 2610102.27
MH-6	SANITARY MANHOLE PER COA STD DETAIL 215	84.09'	80.49' E 80.59' W 80.59' S 80.79' N	N: 286452.89 E: 2609881.16
MH-7	SANITARY MANHOLE PER COA STD DETAIL 215	85.20'	81.12' E 81.42' N	N: 286437.05 E: 2609749.45
MH-8	SANITARY MANHOLE PER COA STD DETAIL 215	89.00'	81.40' N	N: 286256.19 E: 2609898.37

REFER TO C3.10

REFER TO C3.13

11801 Research Drive
Alachua, FL 32615
352.331.1976
www.chw-inc.com
est. 1988 FLORIDA CA-9075

CHW
Professional Consultants

SCALE: 1"=20'

VERIFY SCALE
BAR IS ONE INCH ON
ORIGINAL DRAWING
IF NOT ONE INCH ON
THIS SHEET ADJUST
SCALES ACCORDINGLY

CONSTRUCTION/BID REVISIONS

SUBMITTALS:
08/31/21 CITY OF ALACHUA, SRWMD
10/01/21 CITY OF ALACHUA, SRWMD
10/20/21 CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: CONVERGENCE RESEARCH PARK
MOMENTUM LABS

SHEET TITLE: DETAILED UTILITY SITE PLAN

TECHNICAL: T.F. COWART
DESIGNER: M. COWAP, P.E.
QUALITY CONTROL: T.J. HASTAY, P.E.
PROJECT NUMBER: 21-0105.06

TRAVIS J. HASTAY
FL PE No. 84295

SHEET NO.: C3.12

Tech: cstern Plot Date: Oct 20,2021 4:45pm Filename: W:\2021\21-0105.00\Department\04_Engineering\02_Civil\Production Files\21-0105.00 WS.dwg

REFER TO C3.12

REFER TO C3.11

PROPOSED BUILDING FFE=89.00

FIRE LINE AND POTABLE WATER PREVENTERS TO LINE BACKFLOW BE LOCATED INSIDE BUILDING

FDC

SS C/O W/ PED. RATED COVER TOP=87.56 INV=81.64

SS C/O W/ PED. RATED COVER TOP=87.50 INV=82.32

PROPOSED TRANSFORMER

REFER TO INSET 'A'

GAS SERVICE

6" DIP WATER SERVICE (MIN. 36" COVER)

END CITY OF ALACHUA MAINTENANCE

MH#6

MH#7

MH#8

MH#5

34'-6" PVC @ 1.00%

40'-6" PVC @ 1.00%

133'-8" PVC @ 0.40%

223'-9" PVC @ 0.40%

46'-8" PVC @ 0.40%

197'-8" PVC @ 0.41%

1-8"X8"X6" TEE
1-8" GATE VALVE AND BOX
1-6" GATE VALVE AND BOX

1-8" TEE
2-8" GATE VALVE AND BOX

8" DIP W.M. (MIN. 36" COVER)

1-6" PVC CONDUIT FOR FUTURE LOOP

8" PVC W.M. (MIN. 36" COVER)

2-6" PVC CONDUITS

PROPOSED P.U.E.

7.5'

ABOVE GROUND JUNCTION CABINET

GAS MAIN STUB FOR FUTURE MULTI-FAMILY

8" CAP INV=80.28'

1-8" TEE
3-8" GATE VALVE AND BOX

1-8"X8"X6" TEE
1-6" GATE VALVE AND BOX
1-FIRE HYDRANT ASSEMBLY PER COA STD DETAIL 103

1-8" TEE
1-8" GATE VALVE AND BOX
1-8" CAP

3" BLOW OFF PER COA STD DETAIL 106

8" GATE VALVE AND BOX

8" CAP

1-6" PVC ELEC. CONDUIT

4" FIRE LINE (DESIGNED AND PERMITTED BY OTHERS)
2" WATER SERVICE
2" WATER METER (END COA MAINTENANCE)
PROPOSED P.U.E.
REFER TO IRRIG. PLANS FOR CONTINUATION
1" BACKFLOW PREVENTER
3/4" IRRIGATION METER (END COA MAINTENANCE)
2-2" C.V. AND BOX
2" 90° BEND
2" TEE
6"X2" TAPPED PLUG

4" G.V. AND BOX (END COA MAINTENANCE)
6"X4" TAPPED PLUG
6" GATE VALVE AND BOX
FIRE HYDRANT ASSEMBLY PER COA STD DETAIL 103
PIV (DESIGNED AND PERMITTED BY OTHERS)
6" PVC
INSET 'A' SCALE: 1"=10'

SANITARY SEWER STRUCTURE TABLE

STRUCTURE NAME:	STRUCTURE TYPE	TOP	INVERT ELEV	NORTHING & EASTING
MH-1	SANITARY MANHOLE PER CITY OF ALACHUA STD DETAIL 215	72.32'	68.88' S 68.77' N	N: 286683.03 E: 2609403.23
MH-2	SANITARY MANHOLE PER COA STD DETAIL 215	72.95'	69.37' N 69.47' W 69.67' E	N: 286562.48 E: 2609417.56
MH-3	SANITARY MANHOLE PER COA STD DETAIL 215	86.46'	67.13' SE 67.03' NW	N: 286888.76 E: 2610008.26
MH-4	SANITARY DROP MANHOLE PER COA STD DETAIL 215	87.00'	72.56' NW 78.29' S 72.86' E	N: 286777.81 E: 2610055.60
MH-5	SANITARY MANHOLE PER COA STD DETAIL 215	89.25'	79.50' N 79.60' W 79.60' E	N: 286479.49 E: 2610102.27
MH-6	SANITARY MANHOLE PER COA STD DETAIL 215	84.09'	80.49' E 80.59' W 80.59' S 80.79' N	N: 286452.89 E: 2609881.16
MH-7	SANITARY MANHOLE PER COA STD DETAIL 215	85.20'	81.12' E 81.42' N	N: 286437.05 E: 2609749.45
MH-8	SANITARY MANHOLE PER COA STD DETAIL 215	89.00'	81.40' N	N: 286256.19 E: 2609898.37

11801 Research Drive
Alachua, Florida 32615
(386) 418-1975
www.chw-inc.com
est. 1988 FLORIDA CA-9075

SCALE: 1"=20'

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

CONSTRUCTION/BID REVISIONS

SUBMITTALS:
08/31/21 CITY OF ALACHUA, SRWMD
10/01/21 CITY OF ALACHUA, SRWMD
10/20/21 CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: CONVERGENCE RESEARCH PARK
MOMENTUM LABS

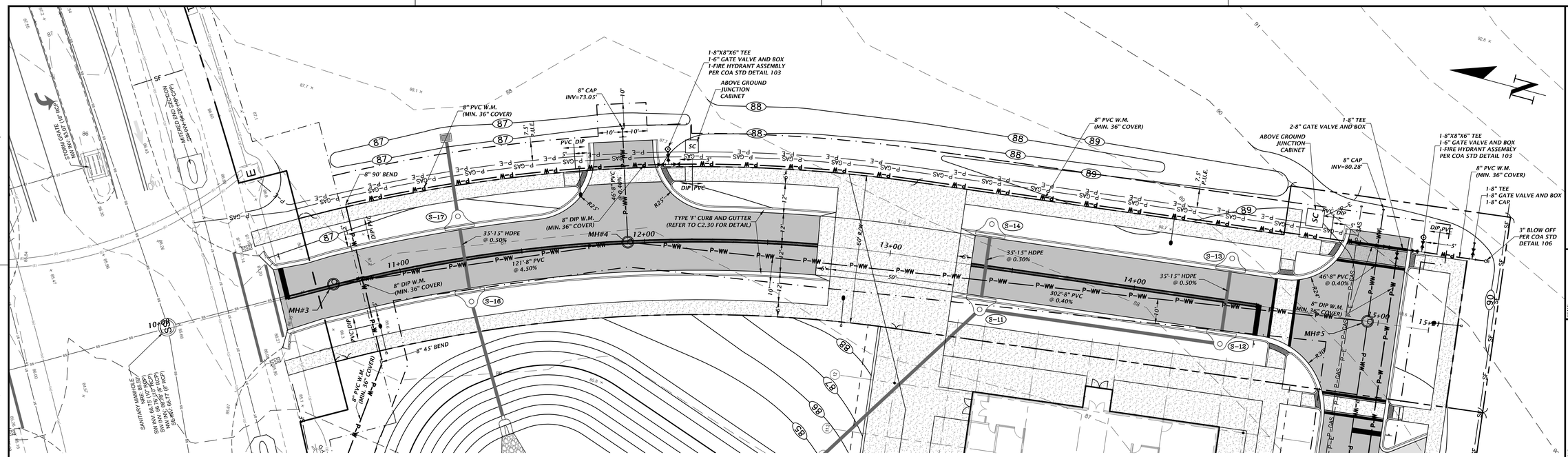
SHEET TITLE: DETAILED UTILITY SITE PLAN

TECHNICIAN: T.F. COWART
DESIGNER: N.C. COWAP, P.E.
QA/QC REVIEW: T.J. HASTAY, P.E.
PROJECT NUMBER: 21-0105.06

TRAVIS J. HASTAY
FL PE No. 84295

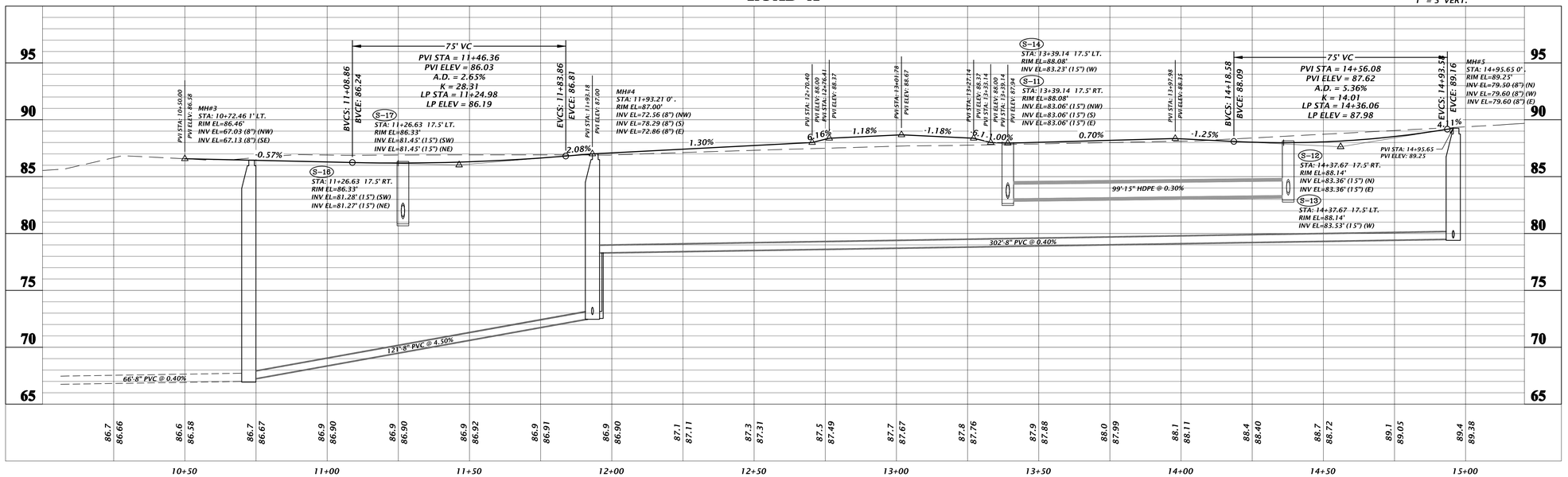
SHEET NO.: C3.13

Path: cswm Plot Date: Oct 20,2021 - 4:41pm Filename: N:\2021\21-0105.06\Department\04_Engineering\03_Design\Production Files\21-0105.06 WS.dwg



ROAD A

SCALE: 1" = 20' HORIZ.
1" = 5' VERT.



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

est. 1988 FLORIDA CA-9075

CHW
Professional Consultants

SCALE: 1"=20'

VERIFY SCALE
BAR IS ONE INCH ON
ORIGINAL DRAWING
IF NOT ONE INCH ON
THIS SHEET ADJUST
SCALES ACCORDINGLY

CONSTRUCTION BIDS REVISIONS

SUBMITTALS:
08/31/21 CITY OF ALACHUA, SRWMD
10/06/21 CITY OF ALACHUA
10/20/21 CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: CONVERGENCE RESEARCH PARK
MOMENTUM LABS

SHEET TITLE: ROADWAY PLAN AND PROFILE

TECHNICIAN: T.F. COWART
DESIGNER: N. COWART, P.E.
QUALITY CONTROL: T.J. HASTAY, P.E.
PROJECT MANAGER: TRAVIS J. HASTAY
PROJECT NUMBER: 21-0105.06

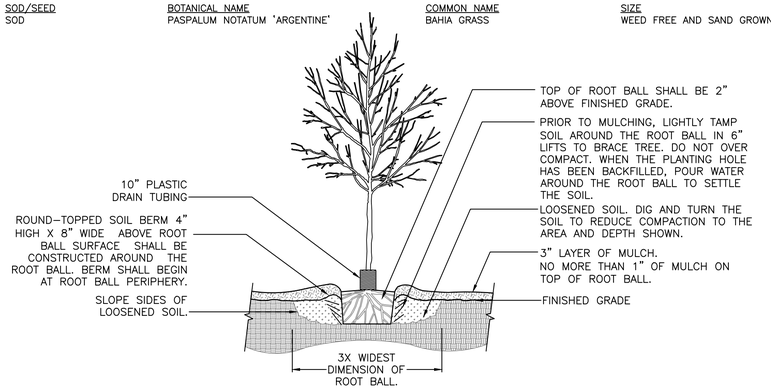
FL PE No. 84295

SHEET NO.: C4.00

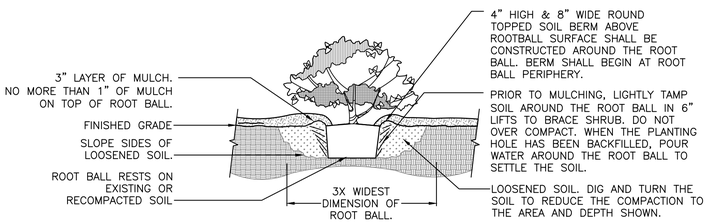
Tech: cstem Plot Date: Oct 20,2021 4:53pm Filename: M:\2021\21-0105.06\Department\04_Engineering\02_DWGs\Production Files\21-0105.06 PP.dwg

PLANT SCHEDULE

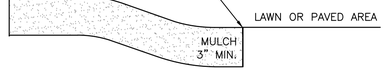
TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
IAE	15	ILEX X ATTENUATA 'EAGLESTON'	EAGELSTON HOLLY	30 GAL, 7' HT, 3' SPR, 2" CAL
LIN	24	LAGERSTROEMIA INDICA 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	15 GAL, 8' HT, 30" SPR, 1.5" CAL
MGD	12	MAGNOLIA GRANDIFLORA 'DD BLANCHARD'	DD BLANCHARD MAGNOLIA	30 GAL, 12' HT, 42" SPR, 2" CAL
PM	60	PODOCARPUS MACROPHYLLUS	PODOCARPUS	15 GAL, 4' HT, 3' SPR, 1.5" CAL
QO	44	QUERCUS MICHAUXII	BASKET OAK	30 GAL, 12' HT, 42" SPR, 2" CAL
QVP	8	QUERCUS VIRGINIANA 'PARKSIDE'	PARKSIDE LIVE OAK	30 GAL, 12' HT, 54" SPR, 2" CAL
TD	41	TAXODIUM DISTICHUM	BALD CYPRESS	30 GAL, 12' HT, 42" SPR, 2" CAL
UA	24	ULMUS ALATA	WINGED ELM	30 GAL, 10' HT, 4' SPR, 2" CAL
SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**
DP	131	PODOCARPUS MACROPHYLLUS 'DWARF PRINGLES'	DWARF PRINGLES PODOCARPUS	3 GAL., 18" HT., 18"SPR.
IN	356	ILEX VOMITORIA 'NANA'	DWARF YAUPON	3 GAL., 5" HT., 14" SPR.
RI	300	RHAPHIOLEPIS INDICA 'ELEANOR TABER'	INDIAN HAWTHORN 'ELEANOR TABER'	3 GAL., 24" HT. X 12" SPR.
VD	179	VACCINIUM DARROWII	LOWBUSH BLUEBERRY	3 GAL., 16" HT. X 12" SPR.
VOS	414	VIBURNUM OBOVATUM 'MRS. SHILLER'S DELIGHT'	MRS. SHILLERS DELIGHT VIBURNUM	3 GAL., 18" HT., 18"SPR.
GROUND COVERS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE** / **SPACING**
LEM	871	LIRIOPE MUSCARI 'EMERALD GODDESS'	EMERALD GODDESS LIRIOPE	1 GAL., FULL / 18" o.c.
SOD/SEED		**BOTANICAL NAME**	**COMMON NAME**	**SIZE**
SOD		PASPALUM NOTATUM 'ARGENTINE'	BAHIA GRASS	WEED FREE AND SAND GROWN SOD



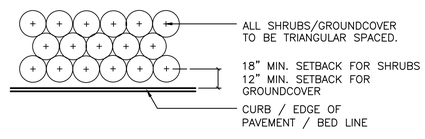
1 TREE PLANTING DETAIL
SCALE: N.T.S.



2 SHRUB PLANTING DETAIL
SCALE: N.T.S.



3 MULCH DETAIL
SCALE: N.T.S.



NOTE: THE PERIMETER OF ALL CURVED PLANTING BEDS SHALL BE PLANTED WITH A ROW OF SHRUBS AS SHOWN IN THE PLANS AND AT THE SPACING SHOWN IN THE PLANT LIST. INTERIOR PORTIONS OF EACH BED SHALL BE PLANTED AT APPROPRIATE SPACING ACCORDING TO THIS PLANT SPACING DETAIL.

4 SHRUB PLANTING DETAIL
SCALE: N.T.S.

LANDSCAPED AREA REQUIREMENT
PER CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE ELEMENT, POLICY 2.4.A

TOTAL SITE AREA	8.34 ACRES
TOTAL PROPOSED OPEN AREA	4.81 ACRES
OPEN AREA % OF TOTAL SITE AREA (MIN. 10%)	57.7%
TOTAL PROPOSED LANDSCAPE AREA (EXCLUSIVE OF OPEN AREA)	0.84 ACRES
LANDSCAPED AREA % OF TOTAL SITE AREA (MIN. 10%)	17%

PERIMETER BUFFER LANDSCAPE REQUIREMENTS [Section 6.2.2(D)(3)]

LOCATION	BUFFER LENGTH & TYPE	LANDSCAPE REQUIRED	LANDSCAPE PROVIDED
WEST PERIMETER	339 L.F. BUFFER TYPE 'A'	OPTION 2 1 CANOPY TREE/60 LF, CONTINUOUS HEDGE	6 CANOPY TREES PROVIDED CONTINUOUS HEDGE PROVIDED
EAST PERIMETER	217 L.F. BUFFER TYPE 'A'	OPTION 2 1 CANOPY TREE/60 LF, CONTINUOUS HEDGE	4 CANOPY TREES PROVIDED CONTINUOUS HEDGE PROVIDED
SOUTHEAST PERIMETER	415 L.F. BUFFER TYPE 'D'	OPTION 2 1 CANOPY TREE/25 LF, 1 UNDERSTORY HEDGE/35 LF CONTINUOUS HEDGE	17 CANOPY TREES PROVIDED 12 UNDERSTORY TREES PROVIDED CONTINUOUS HEDGE PROVIDED

PARKING AREA LANDSCAPE REQUIREMENTS [Sec. 6.2.2(D)(2)(a) & (b)]

DESCRIPTION	LANDSCAPE REQUIRED	LANDSCAPE PROVIDED
PARKING AREA PERIMETER LANDSCAPE	PARKING PERIMETER = 3,800 L.F. 4 CANOPY TREES PER 100 L.F. 2 UNDERSTORY/ORNAMENTAL PER 100 L.F. CONTINUOUS ROW OF SHRUBS 152 CANOPY TREES REQUIRED 76 UNDERSTORY TREES REQUIRED CONTINUOUS ROW OF SHRUBS	152 CANOPY TREES PROVIDED 76 UNDERSTORY TREES PROVIDED CONTINUOUS ROW OF SHRUBS PROVIDED
INTERIOR PARKING AREA LANDSCAPE	PARKING AREA = 52,702 S.F. 1 CANOPY TREE REQUIRED PER 1,800 S.F. 10 SHRUBS REQUIRED PER CANOPY TREE REQUIRED 32 CANOPY TREES REQUIRED 320 SHRUBS REQUIRED	32 CANOPY TREES PROVIDED 320 SHRUBS PROVIDED

SITE LANDSCAPE CALCULATIONS [Sec. 6.2.2(D)(1)(c)]

DESCRIPTION	TREE REQUIREMENTS	TREES PROVIDED
PRIMARY SIDE CANOPY TREES (NORTH SIDE)	1 TREES PER ACRE X 8.34 ACRES = 8 CANOPY TREES REQUIRED	8 CANOPY TREES PROVIDED
REAR SIDE CANOPY TREES (SOUTH SIDE)	2 TREES PER ACRE X 8.34 ACRES = 16 TREES REQUIRED	16 CANOPY TREES PROVIDED
EAST SIDE CANOPY TREES	2 TREES PER ACRE X 8.34 ACRES = 16 TREES REQUIRED	16 CANOPY TREES PROVIDED
WEST SIDE CANOPY TREES	2 TREES PER ACRE X 8.34 ACRES = 16 TREES REQUIRED	16 CANOPY TREES PROVIDED
SITE UNDERSTORY TREES	6 UNDERSTORY TREES PER ACRE X 8.34 ACRES = 50 TREES REQUIRED 50% IN FRONT = 25 TREES REQUIRED 25% ON EAST SIDE = 13 TREES REQUIRED 25% ON WEST SIDE = 12 TREES REQUIRED 50 UNDERSTORY TREES REQUIRED	FRONT SIDE 25 UNDERSTORY TREES PROVIDED EAST SIDE 13 UNDERSTORY TREES PROVIDED WEST SIDE 12 UNDERSTORY TREES PROVIDED 50 UNDERSTORY TREES PROVIDED
BUILDING FACADE	4 CANOPY TREES PER 150 LIN. FT. AND ROW OF SHRUBS REQUIRED ON EACH SIDE 260 LF NORTH FACADE = 7 TREES REQUIRED 260 LF SOUTH FACADE = 7 TREES REQUIRED 100 LF WEST FACADE = 3 TREES REQUIRED 100 LF EAST FACADE = 3 TREES REQUIRED	NORTH FACADE 7 CANOPY TREES PROVIDED SOUTH FACADE 7 CANOPY TREES PROVIDED WEST FACADE 3 CANOPY TREES PROVIDED EAST FACADE 3 CANOPY TREES PROVIDED ROW OF SHRUBS PROVIDED ON ALL SIDES

KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast, it's free, it's the law.
Call 811 two business days before digging

LEGEND

NEW TREES TO BE ADDED

EXISTING TREES TO REMAIN

GENERAL NOTES
ALL ASPHALT, LIMEROCK, AND CONSTRUCTION DEBRIS SHALL BE REMOVED FROM PLANTING BEDS AND SOD AREAS PRIOR TO LANDSCAPE INSTALLATION. IF ENCOUNTERED DURING CONSTRUCTION OR INSTALLATION, THESE SHALL BE EXCAVATED AND REMOVED FROM THE SITE. PLANTING DEPTH OF SOIL IN SUCH AREAS SHOULD BE AT LEAST 3'. IF FILL MUST BE ADDED, IT MUST BE FLORIDA CLEAN DEEP FILL (FREE OF WEED SEEDS) WITH pH 6.0 – 7.5.

ALL LANDSCAPED AREAS SHALL BE MULCHED WITH 3" THICKNESS OF MULCH. PINE BARK MULCH SHALL BE USED IN ALL AREAS, EXCEPT RETENTION AREAS. PINE STRAW MULCH SHALL BE USED IN RETENTION AREAS.

NEW TREES OUTSIDE OF MULCHED LANDSCAPED BEDS WILL BE PROTECTED FROM MOWER AND STRING TRIMMER DAMAGE WITH 10" OF PLASTIC DRAIN TUBING.

LEADER SHOOTS AND MAIN STRUCTURAL LIMBS OF TREES SHALL NOT BE TOPPED OR PRUNED. TREES WILL BE STAKED AS NEEDED. GUYLINES WILL BE OF NON-SYNTHETIC BIODEGRADABLE MATERIAL.

REFER TO CIVIL PLANS FOR TREE BARRICADE DETAILS AND INFORMATION.

GRASSING
ALL DISTURBED AND UNPAVED AREAS TO BE GRASSED WITH SOD THAT IS FREE OF NOXIOUS WEEDS INCLUDING TROPICAL SODA APPLE OR SHALL BE SEEDED AND MULCHED. SEE CIVIL SITE PLANS FOR ADDITIONAL RELATED INFORMATION.

PLANT MATERIAL
ALL PLANT MATERIAL TO BE FLORIDA NO.1 OR BETTER, GRADED IN ACCORDANCE WITH THE STATE OF FLORIDA DEPARTMENT OF AGRICULTURE, DIVISION OF PLANT INDUSTRY'S 'GRADES AND STANDARDS FOR NURSERY PLANTS', CURRENT EDITION AT THE TIME PLANS ARE ISSUED. CALL THE CITY URBAN FORESTRY INSPECTOR AT 352-334-5023 AND LANDSCAPE ARCHITECT PRIOR TO PURCHASING ANY PLANT MATERIAL FOR AN ON SITE INSPECTION AND REVIEW OF LANDSCAPE PLAN.

PLANT QUANTITIES SHOWN ARE FOR PERMITTING PURPOSES ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM ALL QUANTITIES SHOWN ON THE PLAN.

10% OPEN SPACE REQUIREMENT
AS PER CITY OF ALACHUA LDR SECTION 6.7.3 (A), THE MINIMUM OPEN SPACE SET ASIDE SHALL BE 10% OF THE DEVELOPMENT SITE. REFER TO CIVIL PLANS FOR OPEN SPACE CALCULATIONS.

IRRIGATION
LANDSCAPE IRRIGATION TO BE PROVIDED BY AUTOMATIC IRRIGATION SYSTEM IN ACCORDANCE WITH CITY OF ALACHUA LDR SECTION 6.2.2(D)(6)(B)(vi).

A TEMPORARY OR PERMANENT AUTOMATIC IRRIGATION SYSTEM IS REQUIRED FOR ALL NEW REQUIRED LANDSCAPING INSTALLED [ALACHUA COUNTY LDC SEC. 407.46(A)]. TEMPORARY IRRIGATION SYSTEMS MUST BE REMOVED ONCE THE PLANTS ARE ESTABLISHED OR WITHIN TWO YEARS, WHICHEVER OCCURS FIRST. PRIOR TO THE INSTALLATION OF A NEW PERMANENT IRRIGATION SYSTEM OR SUBSTANTIAL MODIFICATION TO AN EXISTING SYSTEM, AN IRRIGATION PLAN MUST BE SUBMITTED TO AND APPROVED BY THE ALACHUA COUNTY ENVIRONMENTAL PROTECTION DEPARTMENT THROUGH THE ONLINE ALACHUA COUNTY IRRIGATION PROFESSIONAL PORTAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING THE IRRIGATION PLAN THROUGH THE IRRIGATION PROFESSIONAL PORTAL. THE IRRIGATION SYSTEM SHALL COMPLY WITH THE LANDSCAPE IRRIGATION DESIGN AND MAINTENANCE STANDARDS FOUND IN ARTICLE II OF PART II, TITLE 7, CHAPTER 79 OF THE ALACHUA COUNTY CODE, WHICH, AMONG ADDITIONAL DESIGN STANDARDS, LIMITS HIGH VOLUME IRRIGATION TO 60% OF THE LANDSCAPED AREA. FOR MORE INFORMATION, CONTACT THE ALACHUA COUNTY ENVIRONMENTAL PROTECTION DEPARTMENT AT 352-264-6800.

ALL NEWLY PLANTED TREES SHALL HAVE INDIVIDUAL LOW FLOW OR MICRO-IRRIGATION SUPPLIES [407.46(A)3]. ALL IRRIGATION SYSTEMS ARE REQUIRED TO HAVE A MOISTURE SENSOR/AUTOMATIC RAINFALL SHUTOFF DEVICE [407.46(A)4].

11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA0001663
CHW Professional Consultants

SCALE: N/A
VERIFY SCALE BAR IS CORRECT FOR PLOTTED SIZE
0 1" IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
09/07/2021_CITY OF ALACHUA_SRWMD
10/07/2021_CITY OF ALACHUA_SRWMD

CLIENT: CONCEPT DESIGN DEVELOPMENT, INC.
PROJECT: CONVERGENCE RESEARCH PARK MOMENTUM LABS
SHEET TITLE: LANDSCAPE SCHEDULE, DETAILS, & NOTES

TECHNICIAN: L.ROSARIO
DESIGNER: L.ROSARIO
QUALITY CONTROL: C.TOLAR
PROJECT NUMBER: 21-0105.06

SHEET NO.: LS-1

Tech: lwelser Plot Date: Oct 07,2021 4:17pm Filename: M:\2021\21-0105.06\Department\03_Design\05_Civil\02_Plans\31-0105.06 Design Base.dwg

KNOW WHAT'S BELOW
ALWAYS CALL 811 BEFORE YOU DIG
It's fast, it's free, it's the law.
Call 811 two business days before digging

SAN FELASCO PARKWAY

SEE CIVIL PLANS FOR BASIN-RELATED GRASSING INFORMATION

FLU: COMMERCIAL RETAIL

FLU: MANUFACTURING & OFFICE

BUILDING

LIMITS OF SOD, TYP

MATCHLINE LS-2
MATCHLINE LS-3

GRAPHIC SCALE
0 15 30 60

N

11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA LA0001663
CHW Professional Consultants

SCALE: 1"=30'
VERIFY SCALE BAR IS CORRECT FOR THIS SHEET
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:

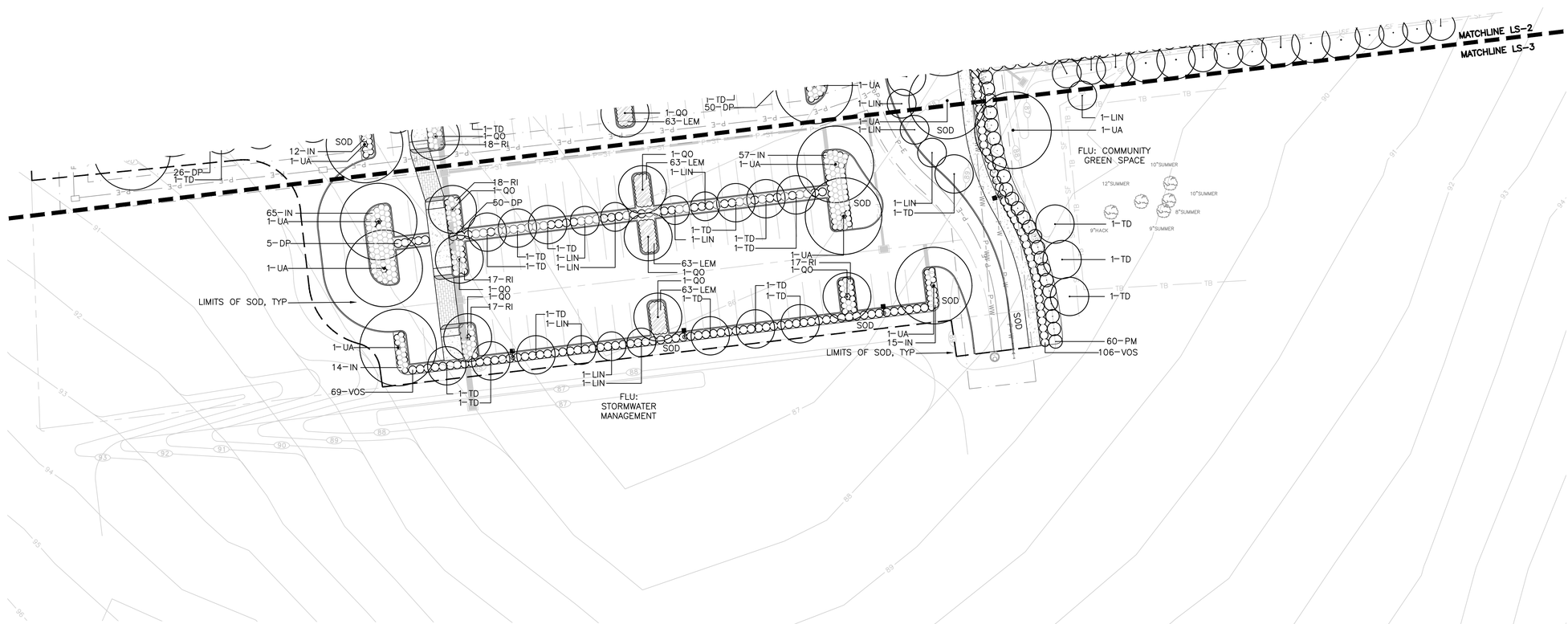
SUBMITTALS:
09/07/2021 CITY OF ALACHUA, SRWMD
10/07/2021 CITY OF ALACHUA, SWMD

CLIENT: CONCEPT DESIGN DEVELOPMENT, INC.
PROJECT: CONVERGENCE RESEARCH PARK MOMENTUM LABS
SHEET TITLE: LANDSCAPE PLAN

TECHNICIAN: L.ROSARIO
DESIGNER: L.ROSARIO
QUALITY CONTROL: C.TOLAR
PROJECT NUMBER: 21-0105.06

SHEET NO.: LS-2

Tech: kenor Plot Date: Oct 07,2021 4:18pm Filename: N:\2021\21-0105.06\Department\03_Design\02_Work\01_Permitting\21-0105.06 Design Base.dwg



GRAPHIC SCALE
0 15 30 60

811
KNOW WHAT'S BELOW
ALWAYS CALL 811 BEFORE YOU DIG
It's fast, it's free, it's the law.
Call 811 two business days before digging

11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA0001663
CHW Professional Consultants

SCALE: 1"=30'

VERIFY SCALE
BAR IS ONE INCH ON
ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON
THIS SHEET ADJUST
SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
09/07/2021 CITY OF ALACHUA, SRWMD
10/07/2021 CITY OF ALACHUA, SRWMD

CLIENT: CONCEPT DESIGN DEVELOPMENT, INC.
PROJECT: CONVERGENCE RESEARCH PARK
MOMENTUM LABS
SHEET TITLE: LANDSCAPE PLAN

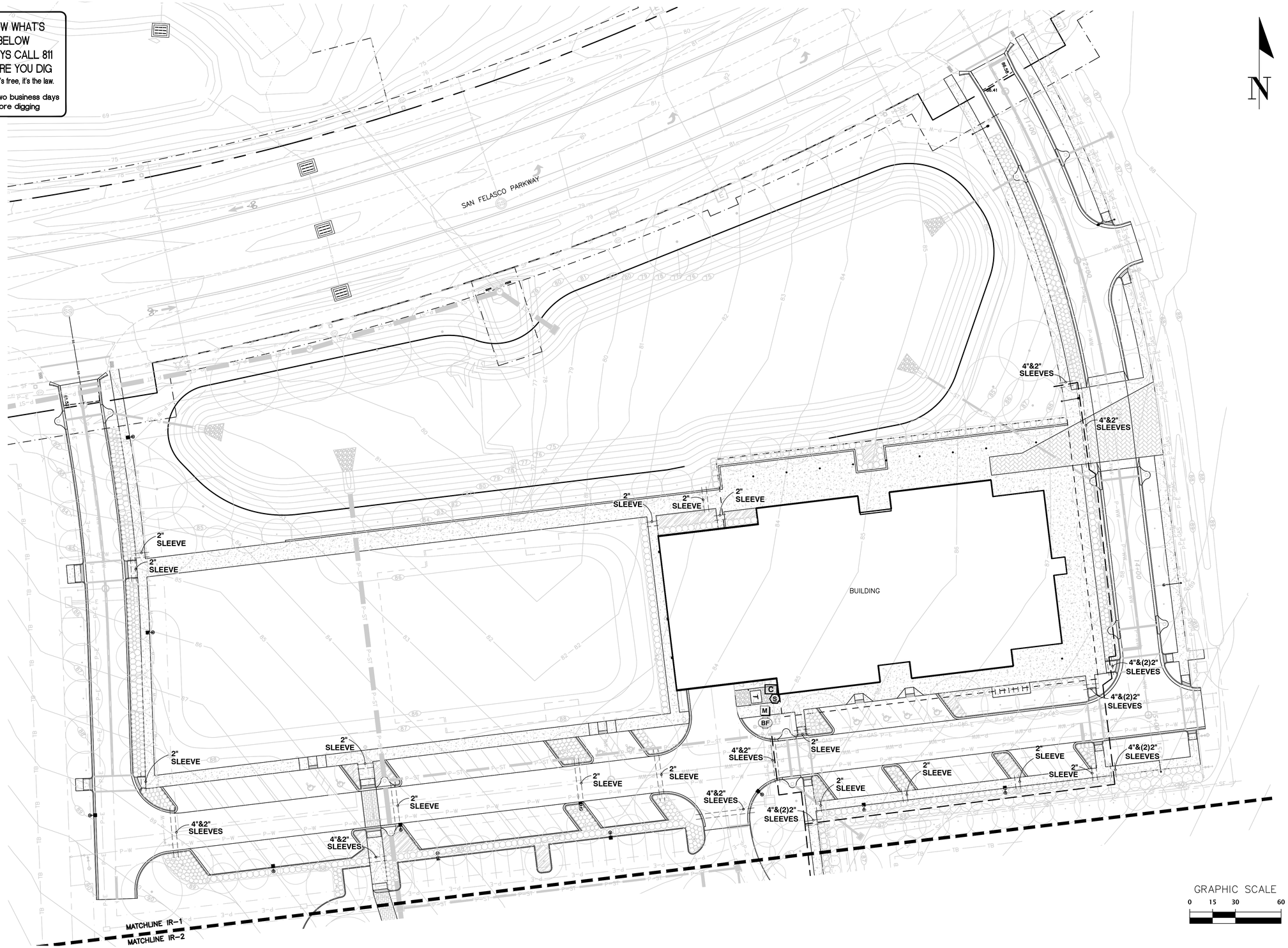
TECHNICIAN: L.ROSARIO
DESIGNER: L.ROSARIO
QUALITY CONTROL: C.TOLAR
PROJECT NUMBER: 21-0105.06

SHEET NO.: LS-3

Tech: lwear Plot Date: Oct 07,2021 4:15pm File:mmr N:\2021\21-0105.06\Department\03_Design\03_SWCA\01_Permitting\21-0105.06 Design Base.dwg

KNOW WHAT'S BELOW
ALWAYS CALL 811 BEFORE YOU DIG
It's fast, it's free, it's the law.

Call 811 two business days before digging



N

11801 Research Drive
Alachua, FL 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA
LA0001663

CHW
Professional Consultants

SCALE: 1"=30'

VERIFY SCALE
BAR IS ONE INCH ON
ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON
THIS SHEET ADJUST
SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
09/07/2021_CITY OF ALACHUA_SRWMD
10/07/2021_CITY OF ALACHUA_SRWMD

CLIENT: CONCEPT DESIGN DEVELOPMENT, INC.

PROJECT: CONVERGENCE RESEARCH PARK
AGMENTUM LABS

SHEET TITLE: IRRIGATION MAINLINE & SLEEVING LAYOUT

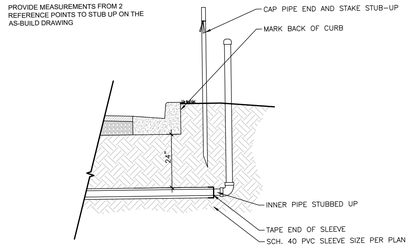
TECHNICIAN: L.ROSARIO
DESIGNER: L.ROSARIO
QUALITY CONTROL: C.TOLAR
PROJECT NUMBER: 21-0105.06

SHEET NO.: IR-1

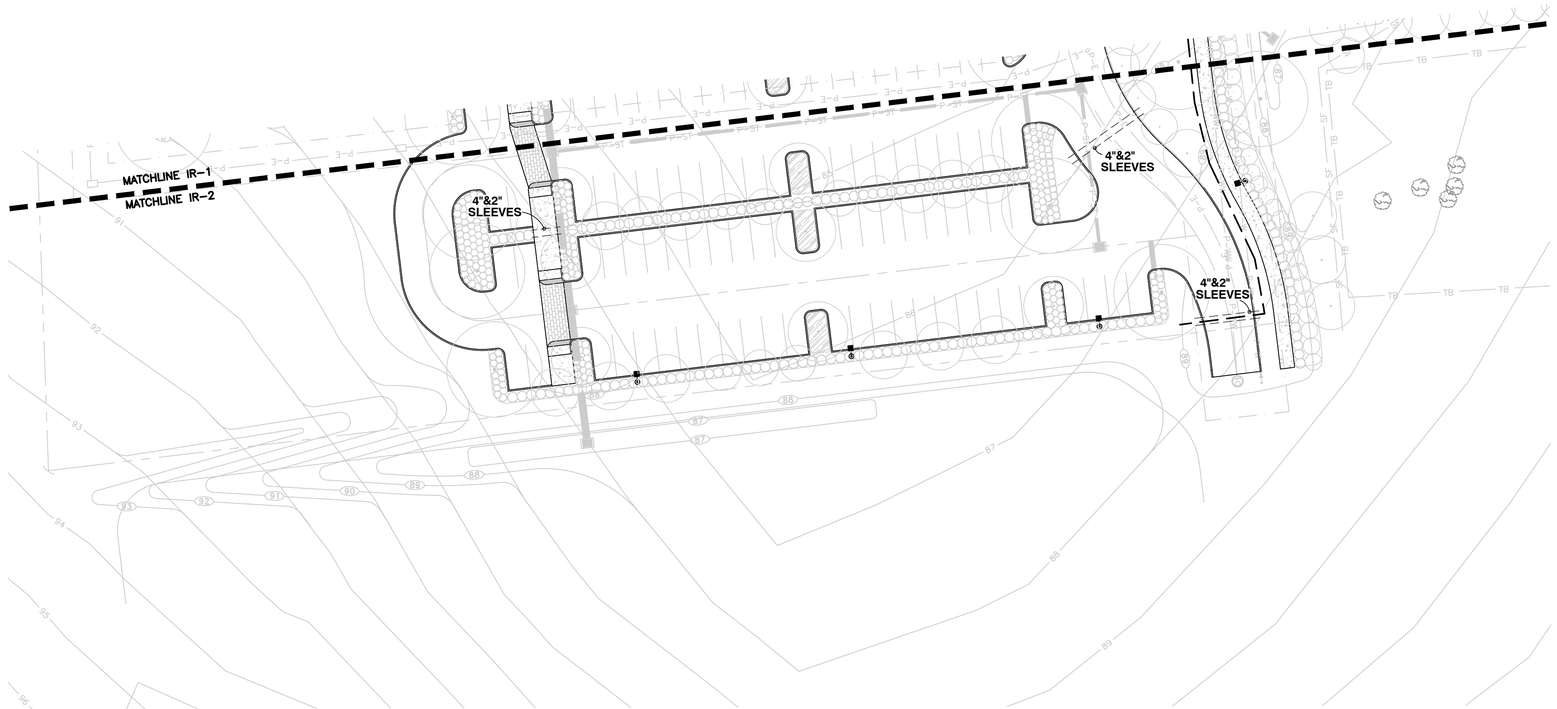
Tech: kenor Plot Date: Oct 07,2021 - 4:23pm Filename: N:\2021\21-0105.06\Department\03_Design\03_SWFD\01_Permitting\21-0105.06 Design Base - IR.dwg

IRRIGATION_SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
C	Hunter I2C-1200-PL 12 Station Controller
S	Hunter Solar-Sync Weather Sensor
M	Water Meter 1"
BF	Wilkins 975XL 1-1/2"
— — —	Irrigation Mainline: PVC Class 200 2"
= = = = =	Pipe Sleeve: PVC Schedule 40



1 SLEEVING ROUGH-IN DETAIL
SCALE: N.T.S.



GRAPHIC SCALE
0 15 30 60

KNOW WHAT'S BELOW
ALWAYS CALL 811 BEFORE YOU DIG
It's fast, it's free, it's the law.
Call 811 two business days before digging

N

CHW Professional Consultants
11801 Research Drive
Alachua, FL 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA LA0001683

SCALE: 1"=30'
VERIFY SCALE BAR IS TRUE WHEN PLOTTED AT FULL SIZE
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.
0 1"

CONSTRUCTION/BID REVISIONS:

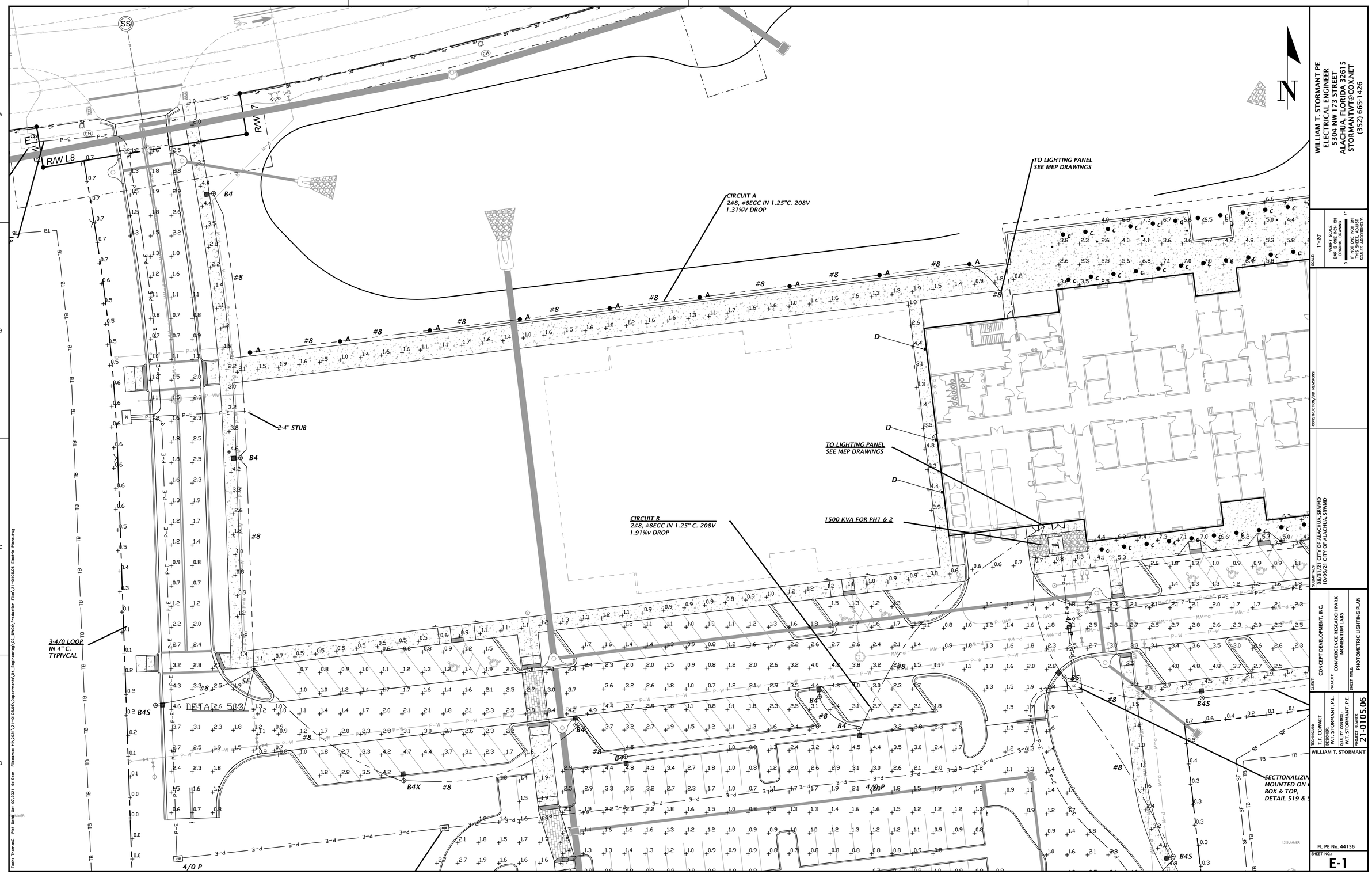
SUBMITALS:
09/07/2021 - CITY OF ALACHUA, SRWMD
10/07/2021 - CITY OF ALACHUA, SWMD

CLIENT: CONCEPT DESIGN DEVELOPMENT, INC.
PROJECT: CONVERGENCE RESEARCH PARK
MOMENTUM LABS
SHEET TITLE: IRRIGATION MAINLINE & SLEEVING LAYOUT

TECHNICIAN: L.ROSARIO
DESIGNER: L.ROSARIO
QUALITY CONTROL: C.TOLAR
PROJECT NUMBER: 21-0105.06

SHEET NO.: IR-2

Tech: trevor Plot Date: Oct 07,2021 4:23pm Filename: M:\2021\21-0105.06\Department\03_Design\02_Civil\04_Permitting\21-0105.06 Design Base - IR.dwg



WILLIAM T. STORMANT PE
ELECTRICAL ENGINEER
5304 NW 173 STREET
ALACHUA, FLORIDA 32615
STORMANTWT@COX.NET
(352) 665-1426

SCALE: 1"=20'

VERIFY SCALE
BAR IS 1" INCH ON
ORIGINAL DRAWING
IF NOT ONE INCH ON
THIS SHEET ADJUST
SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:

SUBMITALS:
08/31/21 CITY OF ALACHUA, SRWMD
10/05/21 CITY OF ALACHUA, SRWMD

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: CONVERGENCE RESEARCH PARK
MOMENTUM LABS

SHEET TITLE: PHOTOMETRIC LIGHTING PLAN

TECHNICIAN: T.F. COWART

DESIGNER: W.T. STORMANT, P.E.

QUALITY CONTROL: W.T. STORMANT, P.E.

PROJECT NUMBER: 21-0105.06

WILLIAM T. STORMANT

FL PE No. 44156

SHEET NO.: E-1

Tech: thomasd Plot Date: Oct 07,2021 9:19am Filename: N:\2021\21-0105.06\Department\04_Engineering\02_BIM\Dy1\Production Files\21-0105.06 Electric Plans.dwg



WILLIAM T. STORMANT PE
ELECTRICAL ENGINEER
5304 NW 173 STREET
ALACHUA, FLORIDA 32615
STORMANTWT@COX.NET
(352) 665-1426

SCALE: 1"=20'

VERIFY SCALE
BAR IS ONE INCH ON
ORIGINAL DRAWING
IF NOT ONE INCH ON
THIS SHEET ADJUST
SCALES ACCORDINGLY.
0 1"

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
08/31/21 CITY OF ALACHUA, SRWMD
10/06/21 CITY OF ALACHUA, SRWMD

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: CONVERGENCE RESEARCH PARK
MOMENTUM LABS

SHEET TITLE: PHOTOMETRIC LIGHTING PLAN

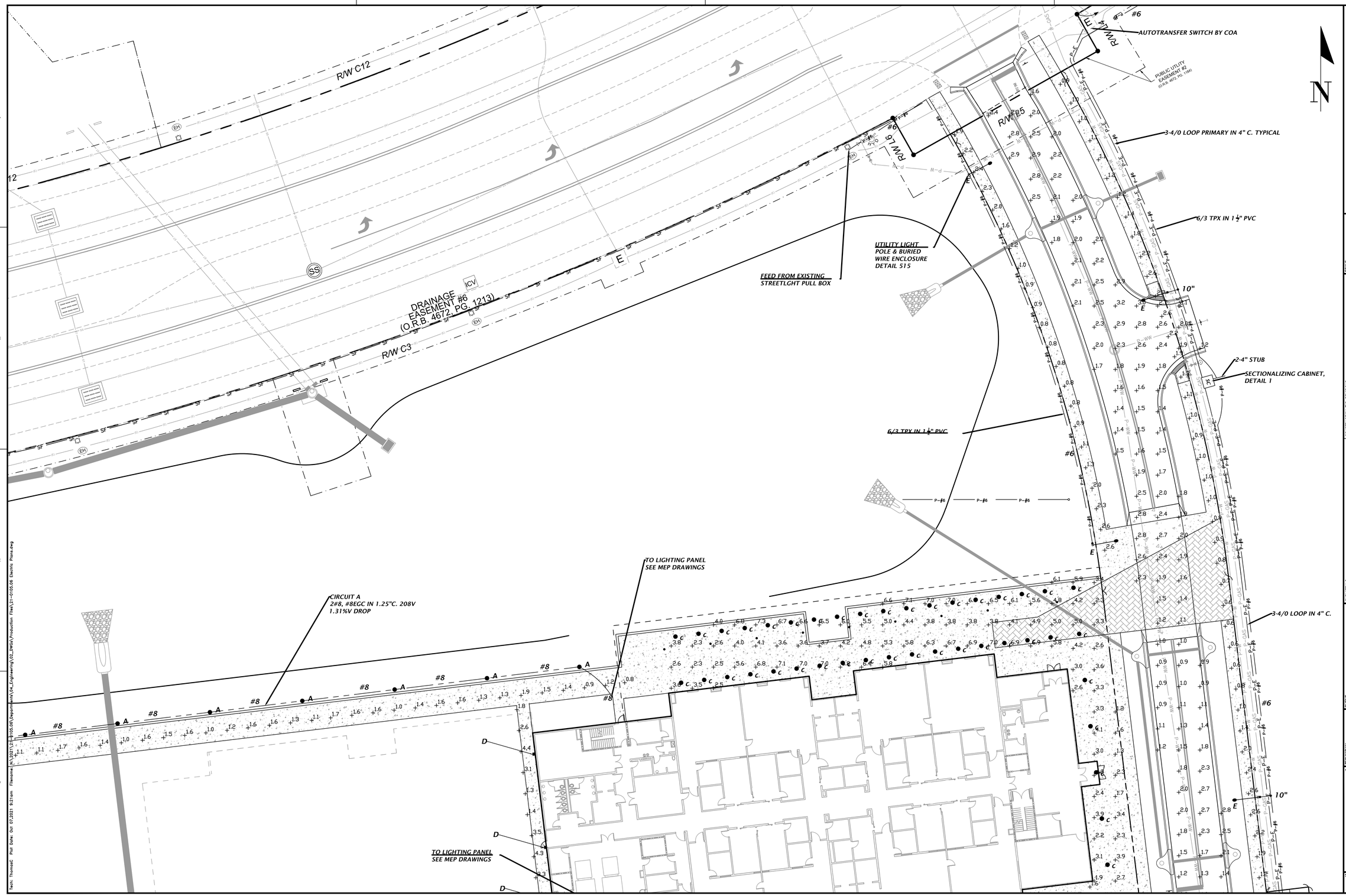
TECHNICIAN: T.F. COWART
DESIGNER: W.T. STORMANT, P.E.
QUALITY CONTROL: W.T. STORMANT, P.E.
PROJECT NUMBER: 21-0105.06

WILLIAM T. STORMANT

FL PE No. 44156

SHEET NO.:
E-2

Mech. Thomas|C Plot Date: Oct. 07,2021 9:20am Filename: N:\2021\21-0105.06\Departments\04_Engineering\01_DWGS\Production Files\21-0105.06 Electric Plans.dwg



WILLIAM T. STORMANT PE
ELECTRICAL ENGINEER
5304 NW 173 STREET
ALACHUA, FLORIDA 32615
STORMANTWT@COX.NET
(352) 665-1426

SCALE: 1"=20'

VERIFY SCALE
BAR IS ONE INCH ON
ORIGINAL DRAWING
IF NOT ONE INCH ON
THIS SHEET ADJUST
SCALES ACCORDINGLY.
0 1"

CONSTRUCTION/BID REVISIONS:

SUBMITALS:
08/31/21 CITY OF ALACHUA, SRWMD
10/06/21 CITY OF ALACHUA, SRWMD

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: CONVERGENCE RESEARCH PARK
MOMENTUM LABS

SHEET TITLE: PHOTOMETRIC LIGHTING PLAN

TECHNICIAN: T.F. COWART

DESIGNER: W.T. STORMANT, P.E.

QUALITY CONTROL: W.T. STORMANT, P.E.

PROJECT NUMBER: 21-0105.06

WILLIAM T. STORMANT

FL PE No. 44156

SHEET NO.: E-3

Tech: Thomas© Plot Date: Oct 07,2021 9:21am Filename: M:\2021\21-0105.06\Departments\04_Engineering\02_BIM\Production Files\21-0105.06 Electric Plans.rvg

TO LIGHTING PANEL
SEE MEP DRAWINGS

1500 KVA FOR PH1 & 2

CIRCUIT B
2#8, #8EGC IN 1.25" C. 208V
1.91%v DROP

CIRCUIT C
2#8, #8EGC IN 1.25"C. 208V
1.82%V DROP

SECTIONALIZING CABINET
MOUNTED ON CONCRETE
BOX & TOP,
DETAIL 519 & 527

2-4" STUB

4/0 P

10"

10"

2-4" STUB

10'SUMMER
12'SUMMER
10'SUMMER
8'SUMMER
9'HACK
9'SUMMER

WILLIAM T. STORMANT PE
ELECTRICAL ENGINEER
5304 NW 173 STREET
ALACHUA, FLORIDA 32615
STORMANTWT@COX.NET
(352) 665-1426

SCALE: 1"=20'

VERIFY SCALE
BAR IS ONE INCH ON
ORIGINAL DRAWING
IF NOT ONE INCH ON
THIS SHEET ADJUST
SCALES ACCORDINGLY.

0 1"

CONSTRUCTION/BID REVISIONS:

SUBMITALS:
06/31/21 CITY OF ALACHUA, SRWMD
10/05/21 CITY OF ALACHUA, SRWMD

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: CONVERGENCE RESEARCH PARK
MOMENTUM LABS

SHEET TITLE: PHOTOMETRIC LIGHTING PLAN

TECHNICIAN: T.F. COWART
DESIGNED: W.T. STORMANT, P.E.
DRAWN: W.T. STORMANT, P.E.
QUALITY CONTROL: W.T. STORMANT, P.E.

PROJECT NUMBER: 21-0105.06

WILLIAM T. STORMANT

FL PE No. 44156

SHEET NO.: E-4

Tech: Thomas0 Plot Date: Oct 07 2021 9:22am Filename: H:\2021\21-0105.06\Drawings\04_Engineering\02_Revit\Production Files\21-0105.06 Electric Plans.dwg

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Building West Egress	+	2.9 fc	4.4 fc	1.2 fc	3.7:1	2.4:1
CANOPY EAST	+	3.0 fc	4.5 fc	1.3 fc	3.5:1	2.3:1
CANOPY NORTH	+	5.4 fc	7.7 fc	2.4 fc	3.2:1	2.3:1
Canppy South	+	5.9 fc	7.7 fc	0.9 fc	8.6:1	6.6:1
Dock	+	0.8 fc	1.2 fc	0.5 fc	2.4:1	1.6:1
DRIVE WEST	+	1.6 fc	4.6 fc	0.6 fc	7.7:1	2.7:1
East Public Street	+	1.9 fc	3.1 fc	0.9 fc	3.4:1	2.1:1
PARCEL LINE WEST	+	0.2 fc	0.8 fc	0.0 fc	N/A	N/A
Parcel Lines South	+	0.2 fc	0.7 fc	0.0 fc	N/A	N/A
Parking Central	+	1.7 fc	4.9 fc	0.7 fc	7.0:1	2.4:1
Parking East and Cent. Drive	+	1.6 fc	3.7 fc	0.5 fc	7.4:1	3.2:1
Parking West	+	1.9 fc	4.7 fc	0.6 fc	7.8:1	3.2:1
Sidewalk Center drive	+	1.7 fc	4.5 fc	0.6 fc	7.5:1	2.8:1
Sidewalk East Parking	+	1.6 fc	2.9 fc	0.7 fc	4.1:1	2.3:1
Sidewalk N	+	1.5 fc	1.9 fc	0.9 fc	2.1:1	1.7:1
Sidewalk Public Street East	+	1.4 fc	2.7 fc	0.6 fc	4.5:1	2.3:1
SIDEWALK WEST of Building	+	1.3 fc	4.4 fc	0.5 fc	8.8:1	2.6:1
Sidewals Public W	+	1.5 fc	2.6 fc	0.8 fc	3.3:1	1.9:1

Schedule

Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
	A		9			BONGO-60W-LED-NW	1	7898	1	59.4	Max: 1363cd
	B3		3	NLS Lighting LLC	TRC-5-T3-48L-7-40K	TRAC Series Square T3	1	11646	1	104	Max: 10842cd
	B4		6	NLS Lighting LLC	TRC-4-T4-48L-1-40K	Arm Mounted luminaire with T4 Optics	1	17322	1	156	Max: 11042cd
	B4S		5	NLS Lighting	TRC-5-T4-48L-1-40K-HSS	T4 OPTICS WITH BLACK HSS	1	9518	1	156	Max: 10076cd
	B4T		0	NLS Lighting	TRC-5-T4-48L-1-40K-HSS	T4 OPTICS WITH BLACK HSS	1	9518	1	312	Max: 10076cd
	B5		1	NLS Lighting LLC	TRC-4-T5-48L-1-40K	Arm Mounted luminaire	1	17935	1	156	Max: 7179cd
	C		57	Specialty Lighting Industries		GR-CZ20-FL-RD	1	1449	1	21.1	Max: 3785cd
	D		3	NATIONAL LIGHTING SOLUTIONS	HRM-1-T4-16L-7-40K	14.25"L X 12.00"W X 9.0"H LED LUMINAIRE ALUMINUM REFLECTOR WITH CLEAR LENS	1	3092	1	36	Max: 1507cd
	E		5	HOWARD LIGHTING PRODUCTS	L403L-180W-40K-T3-10-GR-M	100-277V 50/60HZ 180W 4000K	1	17989	1	173.3	Max: 8372cd

Solera 1610 Sismet Road, Mississauga, Ontario L4W 1R4, Canada
Toll Free: 1.877.765.3722 Fax: 905.457.1115 www.soleracorp.com

Date	
Quote #	
Project Name	
Type	

BONGO - Post Top



Description:

BONGO is post-top with a modern appearance. Light is distributed by an indirect throw. Both symmetric and asymmetric patters available. All external hardware is stainless steel.

Name - Engine - Lumens - CCT - Electrical - Mounting - Lens - Pattern - Options - Finish

Name	Light Engine	Source Lumens(LED)(5000K)	Color Temp	Electrical
BONGO	60W LED (Max)	8010	3000K	UNV 120-277V
	150 HPS		3500K	HLV 347-480V
	150MH-T6		4000K	TT Tri-Tap(HID)
	150MH ED17 Base		5000K	MT Multi-Tap(HID)
	Contact for custom	Contact for custom	Contact for custom	

Mounting		Lens		Light Pattern		Options		Finishes	
PT3	Post top slips over 3" pole	CPL	Clear polycarbonate lens (Std)	SYM	Symmetric (Std)	SD	Step dimming	Standard	
PT4	Post top slips over 4" pole	PR	Prismatic lens (K12)	ASM	Asymmetric	MS	Motion sensor	BL	Black
WM	Wall mount	CG	Clear glass lens			TCO	Trespass cut off	WH	White
						TP	Tamperproof hardware	SG	Silver Grey
						TS	Tamperproof screws	BZ	Bronze
						PC	Buttom photocell	Custom	
						SF	Single fuse	CC	Custom Color
									See website for custom colors. Contact factory for physical samples.

- Lumens are based on max wattage & 5000K CCT
- IES files available upon request
- Std - Standard Offering

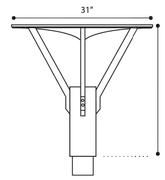
Since product development is an on-going process, Solera reserves the right to change the information on this spec sheet.
Date Modified: 09-20-2019

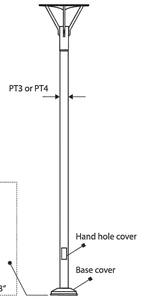
Solera 1610 Sismet Road, Mississauga, Ontario L4W 1R4, Canada
Toll Free: 1.877.765.3722 Fax: 905.457.1115 www.soleracorp.com

Dimensions & Mounting:

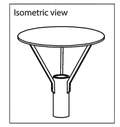
Please note that drawings are not to scale.

Side view

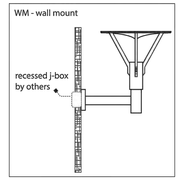




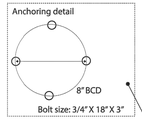
Isometric view



WM - wall mount



Anchoring detail

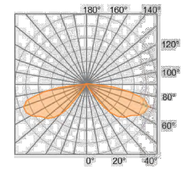


Listing:

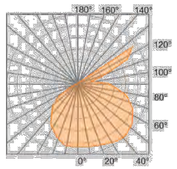
Complies to CSA and UL standards.

Polar Graph:

SYM



ASM



Since product development is an on-going process, Solera reserves the right to change the information on this spec sheet.
Date Modified: 09-20-2019

WILLIAM T. STORMANT PE
ELECTRICAL ENGINEER
5304 NW I 75 STREET
ALACHUA, FLORIDA 32615
STORMANTWT@COX.NET
(352) 665-1426

SCALE: N/A

VERIFY SCALE BAR IS ONE INCH ON DRAWING BEING PLOTTED
0 1"
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
08/31/21 CITY OF ALACHUA, SRWMD
10/06/21 CITY OF ALACHUA, SRWMD

CLIENT: CONCEPT DEVELOPMENT, INC.
PROJECT: CONVERGENCE RESEARCH PARK MOMENTUM LABS
SHEET TITLE: PHOTOMETRIC DETAILS

TECHNICIAN: T.F. COWART
DESIGNED: W.T. STORMANT, P.E.
QUALITY CONTROL: W.T. STORMANT, P.E.
PROJECT NUMBER: 21-0105.06

WILLIAM T. STORMANT

FL PE No. 44156

SHEET NO.: E-5

Mech: Thomas|C Plot Date: Oct 07,2021 9:22am Filename: W:\2021\21-0105.06\Department\04_Engineering\01_BIM\3_Production Files\21-0105.06 Electric Plans.rvg

SPECIFICATIONS:

1. SCOPE OF PROJECT - THE WORK SHALL INCLUDE (BUT NOT BE LIMITED TO) THE FOLLOWING COMPLETE (AND OPERATING) SYSTEMS AND AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN FOR A ON-SITE COA ELECTRICAL PRIMARY VOLTAGE DISTRIBUTION SYSTEM INCLUDING A 3 PHASE -4/0 URD LOOP AND A COA AND PRIVATE LIGHTING SYSTEMS. THE BREAK OUT THE FORK IS DETAILED BELOW.

1.1 SCOPE OF COA ELECTRICAL WORK: AT NO COST TO THE CITY, THE COA WILL PERFORM CERTAIN WORK ELEMENTS TO ASSIST THE CONTRACTOR IN PROVIDING COMPLETE AND OPERATING ELECTRICAL SYSTEMS AS SHOWN ON THE DRAWINGS AND SPEIFIED HEREIN.

1.2 THE WORK TO EXTEND THE SERVICE AND TO PROVIDE THE TRANSFORMER SHALL BE A JOINT EFFORT BETWEEN THE CONTRACTOR AND COA.

1.3 THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL ELECTRICAL WORK REQUIRED TO PROVIDE SECONDARY LOAD-SIDE SERVICE FROM THE TRANSFORMER INCLUDING THE PRIVATE LIGHTING SYSTEM.

1.4 COA WILL ORDER THE FOLLOWING PRODUCTS, WHICH WILL BE PAID FOR BY THE CONTRACTOR: ALL PRIMARY CABLES, ALL TRANSFORMERS, AND ALL MAKEUP MATERIALS. ONCE ON SITE, THESE PRODUCTS WILL BE INSTALL BY COA. ALL PRIMARY MAKE UP, CONNECTIONS AND TESTING WILL BE COMPLETED BY COA. ALL WORK PERFORMED BY COA WILL BE BACK CHARGED TO THE CONTRACTOR.

1.5 THE CONTRACTOR SHALL FURNISH AND INSTALL ALL OTHER MATERIALS, INCLUDING BUT NOT LIMITED TO ALL CONDUIT, ENCLOSURES, POLES, LUMINAIRES, TRANSFORMER PADS AND SWITCHGEAR BASES FOR THE UTILITY SYSTEM.

1.6 THE CONTRACTOR SHALL SCHEDULE AN ELECTRICAL COORDINATION MEETING AT START OF PROJECT. REQUIRED ATTENDEES INCLUDE THE CONTRACTOR, THE ELECTRICAL SUB-CONTRACTOR, THE ENGINEER OF RECORD, THE COA PROJECT MANAGER AND COA ELECTRICAL STAFF.

1.7 PROVIDE ALL WIRING, CONDUIT, POLES, LUMINAIRES, BASES AND EQUIPMENT TO INSTALL A COMPLETE AND OPERATING PRIVATE LIGHTING SYSTEM. CONTRACTOR'S RESPONSIBILITY TO ADD PULL BOXES AS NEEDED. TO MEET CODE.

1.8 PRIVATE LIGHTING SYSTEM WILL BE SERVED AND CONTROLLED FROM THE BUILDING ELECTRICAL ROOM AS SHOWN ON THE BUILDING ELECTRICAL (MEP) PLANS AND IS NOT A PART OF THIS PLAN. COORDINATED CABLE BUILDING ENTRY WITH MEP PLANS.

1.9 ALL UTILITY SYSTEM CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS FOR THIS TYPE FACILITY AND MEET CITY OF ALACHUA UTILITIES POLICIES AND PRACTICES.

1.10 "PROVIDE" SHALL MEAN FURNISH, INSTALL, CONNECT, ADJUST, AND TEST EXCEPT WHERE NOTED.

2. MATERIALS AND EQUIPMENT SHALL BE NEW AND SUITABLE FOR THE PURPOSE INTENDED. CUT SHEETS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD AND THE ELECTRIC DEPARTMENT PRIOR TO ORDERING FOR APPROVAL.CONTRACTOR IS RESPONSIBLE FOR PROCURING AND INSTALLING: CONDUITS, POLES, LUMINARIES. ALL SECONDARY VOLTAGE CABLES AND CONNECTORS, SECTIONALIZING CABNETS, SWITCHGEAR BASES AND COVERS, UNDERGROUND JUNCTION BOXES AND BURIED WIRE ENCLOSURES AND AL OTHER ITEMS REQUIRED FOR COMPLETE OPERATING SYSTEMS.

2.1A. UNDERGROUND 15 KV 1/0 AWG AL, 19 STRAND, JACKETED PRIMARY CABLE SHALL HAVE STRAND FILLED CENTRAL CONDUCTOR, SEMI-CONDUCTING CONDUCTOR SHIELD, 175 MIL VIRGIN TREE RETARDANT CROSS-LINKED POLYETHYLENE INSULATION, BLACK CROSS-LINKED POLYETHYLENE SHIELD, FULL CONCENTRIC CU NEUTRAL, WITH INSULATING, BLACK LINEAR LOW DENSITY POLYETHYLENE JACKET EXTRUDED OVER THE NEUTRAL. APPROVED MANUFACTURERS ARE HENDRIX, PIRELLI, PRYSMIAN AND SOUTHWIRE. COA PROCURED.

2.1B. UNDERGROUND 15 KV 4/0 AWG AL, 19 STRAND, (3/4 HARD) JACKETED PRIMARY CABLE SHALL HAVE STRAND FILLED CENTRAL CONDUCTOR, SEMI-CONDUCTING CONDUCTOR SHIELD, 175 MIL VIRGIN TREE RETARDANT CROSS-LINKED POLYETHYLENE INSULATION, BLACK CROSS-LINKED POLYETHYLENE SHIELD, 1/3 CONCENTRIC CU NEUTRAL, WITH INSULATING, BLACK LINEAR LOW DENSITY POLYETHYLENE JACKET EXTRUDED OVER THE NEUTRAL. APPROVED MANUFACTURERS ARE HENDRIX, PIRELLI, PRYSMIAN AND SOUTHWIRE. COA PROCURED.

2.2A. UNDERGROUND UTILITY SECONDARY ALUMINUM CABLES SHALL HAVE THERMOSETTING XLP INSULATION WITH YELLOW STRIPE TO IDENTIFY NEUTRAL. 1/0 TRIPLEX - CODE WORD MARION OR BRENAU/EYS; 4/0 TRIPLEX - CODE WORD SWEET BRIAR; #2 TRIPLEX AND #6 TRIPLEX. APPROVED MANUFACTURERS ARE HENDRIX, PIRELLI, AND SOUTHWIRE. CONTRACTOR FURNISHED, AL WIRE IS NOT TO BE USED FOR THE PRIVATE LIGHTING SYSTEM.

2.2B. UNDERGROUND PRIVATE LIGHTING SECONDARY CABLES SHALL COPPER WITH THHN OR THWN-2 INSULATION WITH COLORATION TO MEET THE NATIONAL ELECTRICAL REQUIREMENTS.

2.3. THE LOAD BREAK ELBOWS AND T HOUSINGS SHALL HAVE EPDM RUBBER INSULATION. VERIFY CABLE DIMENSIONS FOR APPLICABILITY. APPROVED MANUFACTURERS ARE ELASTIMOLD, COOPER POWER SYSTEMS, AND RTE. COA PROCURED.

2.4. THREE PHASE PAD MOUNTED TRANSFORMER SHALL BE DEAD FRONT, LOOP FEED CAPABILITY, HIGH VOLTAGE 12470 GRD Y 7200 VOLTS, LOW VOLTAGE 208 GRD Y/120 VOLT, 95 KV BIL, COMPARTMENTAL TYPE, RATINGS BASED ON 65 DEGREE C WINDING RISE, HIGH GRADE, COLD REDUCED, GRAIN ORIENTED SILICON STEEL CORE, 8.3/14.4 KV CLASS BUSHING WELLS AND LOAD BREAK INSERTS, LOW VOLTAGE TERMINALS SHALL BE STUD TYPE, TANK SHALL BE SEALED AND FURNISHED COMPLETE WITH PCB FREE DIELECTRIC OIL, AND DOORS SHALL BE PAD LOCKABLE. TRANSFORMERS SHALL BE PROTECTED WITH A BAYONET FUSE. SHALL BE EQUIPPED WITH A PRESSURE RELIEF DEVICE. TRANSFORMER. SHALL MEET OR EXCEED THE JANUARY 1, 2010 D.O.E. EFFICIENCY LEVELS FOR LIQUID FILLED TRANSFORMERS. TRANSFORMERS WILL BE MOUNTED ON A WINDOWED, CONTRACTOR PROVIDED, POURED IN PLACE TRANSFORMER PAD AS SHOWN IN THE DETAILS. TRANSFORMER IS SIZED AS SHOWN AND IS COA PROCURED. PLEASE COORDINATE WITH COA FOR A DETAILED TRANSFORMER SPECIFICATION.

2.5. UTILITY SECONDARY CABLES SHALL BE TERMINATED WITHIN THE TRANSFORMERS ON SPADE TYPE TRANSFORMER TERMINALS WITHIN THREE PHASE TRANSFORMERS. APPROVED MANUFACTURERS UTILCO, CMC, ESP AND PREFORMED LINE PRODUCTS.

2.6A.10" BURIED WIRE ENCLOSURE", SECONDARY JUNCTION BOX SHALL BE MADE OFHIGH DENSITY POLYETHYLENE AND TOP. APPROXIMATE DIMENSTIONS 10" TOP DIAMETER, 19" DEPTH. BASIS OF DESIGN PENCELL PLASTICS PE-10HDH EITH ELECTRIC ID.

2.6B. "LARGE BURIED WIRE ENCLOSURE" (LBWE),F0R SECONDART CONNECTIONS SHALL BE MADE OF POLYMER CONCRETE BOX WITH FIBERGLASS COVER. BASIS OF DESIGN CDR SYSTEM CORP. PA10-1730-18.

2.6C. SECONDARY CONNECTIONS MADE WITHIN ENCLOSURES SHALL BE DIRECT BURIAL, BOLTED TYPE. APPROVED MANUFACTURERS ARE UTILCO, CMC, AND ESP.

2.7. PVC CONDUIT SHALL BE SCHEDULE 40, HEAVY WALL, RATED FOR 90C. CABLE, UL LISTED IN 10 OR 20 FOOT LENGTHS WITH INTEGRAL BELLS. ALL 6" ELBOWS SHALL BE FIBERGLASS WITH 48" RADIUS WITH APPROPRIATE TRANSITION FITTINGS. ALL OTHER ELBOWS SHALL BE PVC SCHEDULE 40 WITH LONG RADIUS SWEEPS.

2.8. PROVIDE PARKING STAND ARRESTORS TO BE INSTALLED AT EACH OPEN POINT AND ELBOW ARRESTORS AT END POINT. APPROVED MANUFACTURER IS ELASTIMOLD. COA PROCURED.

2.9. ALL TRANSFORMERS SHALL HAVE SCHWEITZER ENGINEERING LABORATORIES (SEL) 3 PHASE FAULT INDICATORS INSTALLED ON B SIDE OF TRANSFORMER. - SHALL BE SEL 3BCRB0200IR. NOT APPLICABLE. COA PROCURED.

2.10. SEE LIGHTING SCHEDULE FOR STREET LIGHT FIXTURE AND POLE SPECIFICATIONS.

2.11 SECTIONALIZING CABINET (SC) SHALL BE FIBERGLASS WITH STAINLESS STEEL HARDWARE AND PENTA HEAD LOCKING SYSTEM. PROVIDE WITH (3)4-WAY 15 KV MULTITAP FEED THROUGH JUNCTION BARS INSTALLED A FACTORY. APPROVED MANUFACTURER IS NORDIC FIBERGLASS , INC. STOCK # OF CABINET IS ND552454-MG-101-X-X AND JUNCTION BAR IS 215J4U.

2.12 SECTIONALIZING CABINET INSTALLED ON TOP OF THE PRECAST CONCRETE SWITCHGEAR BASE. PRECAST BOX AND TOP SHALL BE 5000 PSI CONCRETE MADE BY SOUTHERN PRECAST INC. CATALOG NUMBER FOR BOX IS SPSWB0016X6 AND SECTIONALIZING CABINET BOX TOP IS SPSWTOO36X6. PROVIDE SECTIONALIZING CABINET, BOX AND TOP.

2.14 UNDERGROUND JUNCTION BOX "UJB" SHALL BE MADE OF CORRUGATED POLYESTER WALLS AND POLYMER CONCRETE COLLAR AND TOP. BASIS OF DESIGN CDR SYSTEM CORP. PA10-3038-30.

2.15 SEE LIGHTING DETAIL SHEET FOR SPECIFICATIONS FOR LUMINAIRE, ARM AND POLES.

GENERAL NOTES:

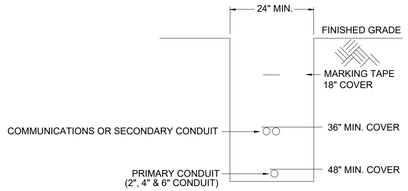
THE DRAWINGS ARE IN PART DIAGRAMMATIC AND ARE INTENDED TO CONVEY THE SCOPE OF THE WORK, INDICATE THE GENERAL LOCATION AND ARRANGEMENT OF CONDUIT AND PADS OR BASES, AND THE LIKE. IT IS NOT INTENDED TO SHOW IN MINUTE DETAIL EVERY AND ALL ACCESSORIES REQUIRED AT EACH LOCATION FOR THE EXECUTION OF THE WORK, BUT IT IS INTENDED THAT ALL ACCESSORIES REQUIRED FOR A COMPLETE SYSTEM BE FURNISHED AND INSTALLED BY THE CONTRACTOR.

EXAMINE ALL DRAWINGS FOR COORDINATION AND ALLOCATION OF SPACE AND AVOID INTERFERENCE WITH SURROUNDS. THE DRAWINGS SHALL BE FOLLOWED AS CLOSELY AS PRACTICAL IN PERFORMING THE WORK. DISCREPANCIES BETWEEN THE ELECTRICAL CONDUIT SYSTEM AND WORK OF OTHER TRADES SHALL BE COORDINATED BY THE CONTRACTOR AS DIRECTED BY THE ENGINEER AND AS REQUIRED BY FIELD CONDITIONS.

DISCREPANCIES DISCOVERED DURING THE BID PROCESS SHALL BE REFERRED TO THE ENGINEER PRIOR TO SUBMITTING A BID. THE ENGINEER WILL ISSUE INSTRUCTIONS BY ADDENDUM WHEN NECESSARY. INTERPRETATION OF THE DRAWINGS WILL BE BY THE ENGINEER.

CHANGES FROM THE DRAWINGS THAT ARE NECESSARY TO MAKE WORK CONFORM TO FIELD CONDITIONS, TO FIT WORK OF OTHER TRADES, OR TO RULES OF BODIES HAVING JURISDICTION, WILL BE MADE BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE CONTRACT. IN CASE OF DISPUTE, THE ENGINEER WILL RENDER A DECISION ON HOW TO PRECEED.

WARNING TAPE SHALL BE RED WITH CONTINUOUS BLACK MARKINGS "CAUTION CAUTION - CITY OF ALACHUA - ELECTRIC LINE BURIED BELOW SHALL BE ALLENSYSTEM "MARKLINE" OR EQUAL REEFINDUSTRIES OR THORENTERPRISES.



TYPICAL CONDUIT TRENCH DETAIL

NOT TO SCALE

ABBREVIATIONS

ABBREVIATION	***DESCRIPTION***
AL	***ALUMINUM***
AWG	***AMERICAN WIRE GAUGE***
BIL	***BASIC INSULATION LEVEL***
BUG	***BACK, UP AND GLARE RATING***
C	***CONDUIT***
COA	***CITY OF ALACHUA***
CU	***COPPER***
EGC	***EQUIPMENT GROUNDING CONDUCTOR***
FC	***FOOTCANDLE***
GRD	***GROUND***
IES	***ILLUMINATING ENGINEERING SOCIETY***
KCMIL	***THOUSANDS OF CIRCULAR MILS***
KV	***KILOVOLT***
LED	***LIGHT EMITTING DIODE***
SE	***LARGE BURIED WIRE ENCLOSURE***
LDR	***LAND DEVELOPMENT REGULATIONS***
MAX	***MAXIMUM***
MEP	***MECHANICAL, ELECTRICAL, AND PLUMBING***
MIN	***MINIMUM***
NEC	***NATIONAL ELECTRIC CODE***
P	***PROPOSED***
P-E	***PROPOSED ELECTRIC***
PSI	***POUNDS PER SQUARE INCH***
PUE	***PUBLIC UTILITY EASEMENT***
ROW	***RIGHT OF WAY***
RP	***RECOMMENDED PRACTICE***
S/L	***STREET LIGHT***
10"	***SMALL BURIED WIRE ENCLOSURE***
SC	***SECTIONALIZING CABINET***
TPX	***TRIPLEX***
TX	***TRANSFORMER***
TYP	***TYPICAL***
UD	***UNDERGROUND***
UGE	***UNDERGROUND ELECTRIC***
UJB	***UNDERGROUND JUNCTION BOX***
URD	***UNDERGROUND DISTRIBUTION***

ELECTRICAL UTILITIES LEGEND

SC — SECTIONALIZING CABINET ON CONCRETE BASE WITH TOP

SC — PRIMARY SECTIONALIZING CABINET DIRECT BURIED INTEGRAL BASE- FOR 4/0 PRIMARY VOLTAGE LOOP - WILL BE SOURCE FOR OUT PARCELS.

TX — 3 ϕ TRANSFORMER ON CONCRETE PAD

P–4/0P — 4/0 P — P–4/0P — 3-4/0 AL UTILITY PRIMARY CABLE IN 4" PVC AT 48" MIN. COVER

P–#6 — #6 — P–#6 — #6 TPX AL SECONDARY CONDUCTORS AT 36" MIN. CONDUCTOR SIZE AND QUANTITY AS MARKED. CONDUIT FOR #6 IS 1 1/4"FOR UTILITY S/L

#8 — 2 #8 AND #8 CU EGC SECONDARY CONDUCTORS IN 1.25"AT 36" MIN. OR AS CODE ALLOWS FOR PRIVATE LIGHTING

P–2–4in — P–2–4in — CAP STUBS AND MARK WITH 4' STICK OF CONDUIT

10" — SMALL BURIED WIRE ENCLOSURE, APPROXIMATELY10" DIA. X 19" DEEP. (TYPICALLY FOR STREETLIGHTING FEEDS - INCLUDED BUT NOT SHOWN ON ALL LIGHTS)

SE — LARGE BURIED WIRE ENCLOSURE, APPROXIMATELY 30" X 17"X16" DEEP.

UJB — UD JUNCTION BOX 30" X 48" X 30" DEEP - FOR 1/0 PRIMARY CONNECTIONS.

SEE LIGHTING DETAIL SHEET FOR LIGHTING LEGEND FOR LUMINAIRE DESCRIPTION AND SPECS.

System Capacity and Calculated Demand Load

Building Load Summary		
	Normal Power	Standby Power
kVA	1,660	310
VA/SF	20	8

Notes:
1. Refer to service load calculations located in for detailed analysis.
2. Includes 10% spare capacity.
3. Power factor is anticipated to be 90% and is derived from historical data on recent projects with similar program elements.

PRELIMINARY LOAD INFORMATION

FROM MEP DOCUMENTATION

WILLIAM T. STORMANT PE
ELECTRICAL ENGINEER
5304 NW 173 STREET
ALACHUA, FLORIDA 32615
STORMANTWT@COX.NET
(352) 665-1426

SCALE: N/A

VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY. 0 1"

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
08/31/21 CITY OF ALACHUA, SRWMD
10/05/21 CITY OF ALACHUA, SRWMD

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: CONVERGENCE RESEARCH PARK
MOMENTUM LABS

SHEET TITLE: PHOTOMETRIC DETAILS

TECHNICIAN: T.F. COWART
DESIGNER: W.T. STORMANT, P.E.
QUALITY CONTROL: W.T. STORMANT, P.E.
PROJECT NUMBER: 21-0105.06

WILLIAM T. STORMANT

FL PE No. 44156

SHEET NO.: E-6

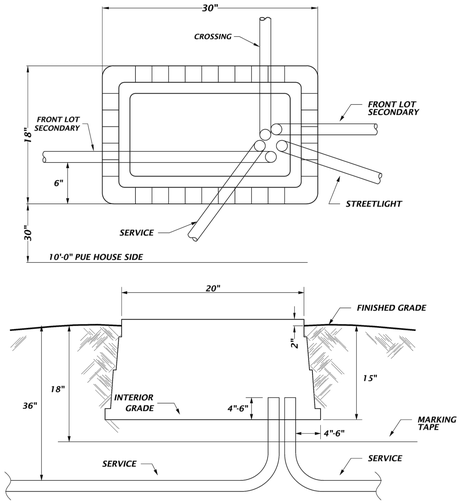
Mech. Thomas Plot Date: Oct 07,2021 9:22am Filename: W:\2021\21-0105.06\Departments\04_Engineering\05_BIM\Production Files\21-0105.06 Electric Plans.dwg

ELECTRICAL UTILITIES LEGEND AND ABBREVIATIONS

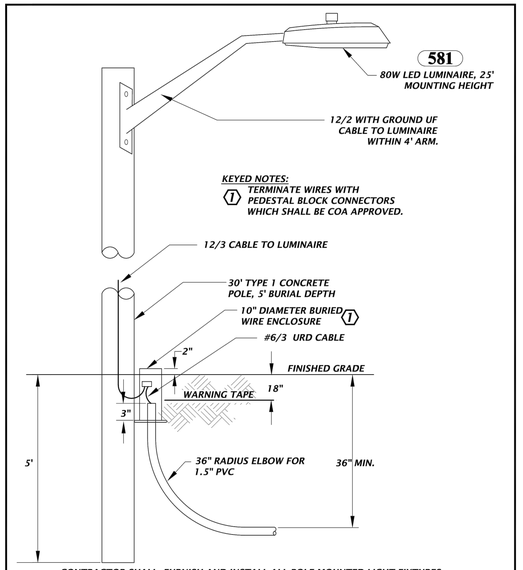
50a	TRANSFORMER ON CONCRETE PAD, 50 KVA PHASE b, 120/240 VOLT SINGLE PHASE SECONDARY.
P-2b P-2b P-2b	1/0 AL PRIMARY CABLE, IN 2" PVC AT 48" MIN. COVER.
P-4/0 P-4/0 P-4/0	4/0 AL TPX SECONDARY CABLE, IN 2.5" PVC AT 36" MIN. COVER.
6/3 P-SL P-SL P-SL	6/3 AL TPX SECONDARY STREETLIGHT CABLE, IN 1.5" PVC AT 36" MIN. COVER.
12/2 P-SL P-SL	12/2 WITH GROUND, IN 1.5" PVC AT 36" MIN. COVER.
	JUNCTION BOX
SE	SERVICE ENCLOSURE, BURIED, APPROXIMATELY 33" X 20" X 15" DEEP.
80W 30'	80 WATT LED CUTOFF LUMINAIRE ON 30' FIBERGLASS POLE (25' MOUNTING HT) WITH 4' ARM.
10"	ROUND BURIED STREETLIGHT WIRING ENCLOSURE APPROXIMATELY 10" DIAMETER X 12" DEEP HIGH DENSITY POLYETHYLENE.
SW	600 AMP PAD MOUNTED SWITCHGEAR. DOORS INDICATE SOURCE AND LOAD SIDES.

PME	PAD MOUNTED EQUIPMENT
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE
CT	CURRENT TRANSFORMER
R/W	RIGHT OF WAY

500 ELECTRICAL UTILITIES LEGEND AND ABBREVIATIONS
NTS



503 SERVICE ENCLOSURE
NTS



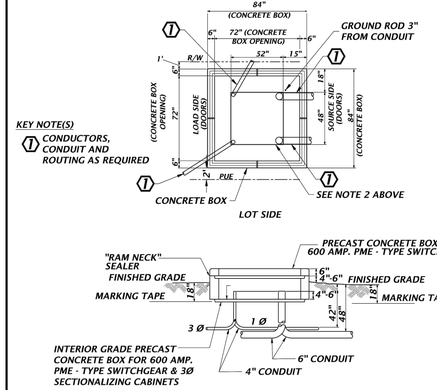
CONTRACTOR SHALL FURNISH AND INSTALL ALL POLE MOUNTED LIGHT FIXTURES, POLES, AND 10" DIAM. SECONDARY ENCLOSURES AS SHOWN ON THE DRAWINGS.

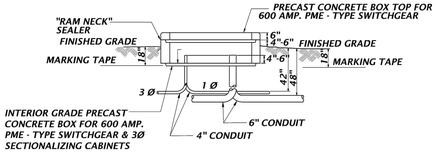
515 STREETLIGHT
NTS

GENERAL NOTE(S) :

1) ALL CONDUIT FURNISHED AND INSTALLED BY OWNER. CONDUIT SHALL BE INSTALLED WITH ONE PIECE OF CONTINUOUS PRE-LUBRICATED WOVEN POLYESTER PULL TAPE WITH PRINTED SEQUENTIAL FOOTAGE MARKINGS.
2) THIS 48" X 52" (NOTE LOCATION OF FUSE AND SWITCH SIDES OF SWITCHGEAR) AREA WILL BE LOCATED IN THE FIELD AND USED TO INSTALL CONDUIT BEFORE THE CONCRETE BOX IS INSTALLED.
3) DO NOT CUT OFF ELBOWS.
4) FOR 4" CONDUIT A 48" RADIUS ELBOW IS REQUIRED, FOR LESS THAN 4" CONDUIT 36" RADIUS ELBOW IS REQUIRED.

KEY NOTE(S)
1 CONDUCTORS, CONDUIT AND ROUTING AS REQUIRED

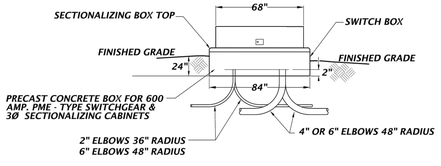




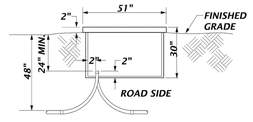
518 TYPICAL 600 AMP. PME 9 & SOURCE TRANSFER PME 9, SWITCHGEAR AND SECTIONALIZING CABINET (SC) & 3Ø CONDUIT LAYOUT
NTS

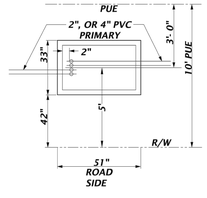
GENERAL NOTE(S):

1) DO NOT CUT OFF ELBOWS. ELBOWS AT EQUIPMENT LOCATIONS AND THE CONDUIT SYSTEM TRANSITION TO THIS EQUIPMENT WILL BE INSTALLED DEEPER THAN THE NOMINAL INSTALLATION DEPTH TO MEET TURN-UP REQUIREMENTS. ELBOWS SHALL BE TURNED UP IN CENTER PORTION OF BASE.
2) 2" OR 4" CONDUIT SHALL BE USED AS SHOWN ON THE SITE PLAN.
3) PROVIDE THREE 4-WAY JUNCTION BARS AT ALL LOCATIONS. GROUND PER NATIONAL ELECTRICAL SAFETY CODE.
4) FOR 4" AND 6" CONDUIT, 48" RADIUS ELBOWS ARE REQUIRED; FOR LESS THAN 4" CONDUIT 36" RADIUS ELBOWS ARE REQUIRED
5) CABINET MADE BY SHALLBETTER, INC. CATALOG # SSED-306830-NJM-AL-GRU.



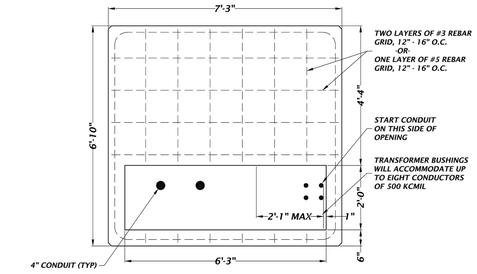
527 TYPICAL SECTIONALIZING CABINET (SC) WITH SECTIONALIZING BOX TOP AND SWITCH BOX
NTS

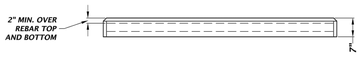




TRANSFORMER PADS SHALL BE PLACED ON COMPACTED EARTH.

530 UNDERGROUND JUNCTION BOX
NTS

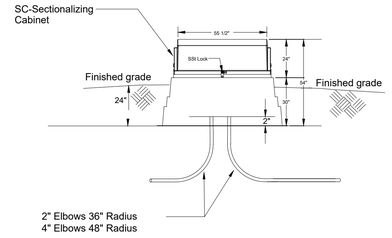


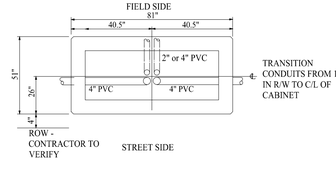


NOTES:
1. LOCATE TRANSFORMER FRONT 8' TO 15' FROM PAVING FOR LINE TRUCK ACCESS.
2. LOCATE TRANSFORMER A MINIMUM OF 4' FROM THE BUILDING DRIP LINE AND 10' FROM ANY WINDOW OR DOOR.
3. MAINTAIN 10' SEPARATION FROM FIRE HYDRANT, TRASH DUMPSTER OR TRASH COMPACTOR.
4. TERMINATE CONDUITS FLUSH WITH TOP OF PAD.
5. CONCRETE SHALL BE 3500 PSI POURED IN PLACE OR COA-APPROVED PRECAST.
6. CONTRACTOR SHALL COORDINATE WITH COA FOR EXACT LOCATION OF CONDUIT, ETC.

584A CONCRETE MOUNTING PAD AND CONDUIT PLACEMENT FOR THREE-PHASE TRANSFORMERS, 750-2500 KVA
NTS

NOTES:
1) Do not cut off elbows. Elbows at equipment locations and the conduit system transition to this equipment will be installed deeper than the nominal installation depth to meet turn-up requirements. Elbows shall be turned up in center portion of base.
2) 2" or 4" conduit shall be used as shown on the site plan.
3) Provide three 4-way junction bars at all locations. Ground per National Electrical Safety Code.
4) For 4" conduit, 48" radius elbows are required; for less than 4" conduit 36" radius elbows are required
5) Fiberglass enclosure made by Nordic Fiberglass Catalog # ND552454-MG-101-X-X-215J4U. or approved equal. (TOP 23"Dx55"Wx24"H) (BASE 51"Dx81"Wx30"H)
6) The centerline of the base shall be located 2' 6" from right of way line.
7) The base flares out to 81" at bottom.





SECTIONALIZING CABINET (SC) WITH GROUND SLEEVE (TYP.)

DETAIL 1 : NOT TO SCALE

WILLIAM T. STORMANT PE
ELECTRICAL ENGINEER
5304 NW 173 STREET
ALACHUA, FLORIDA 32615
STORMANTWT@COX.NET
(352) 665-1426

SCALE: N/A
VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING
0 IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY. 1"

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
08/31/21 CITY OF ALACHUA, SRWMD
10/06/21 CITY OF ALACHUA, SWMD

CLIENT: CONCEPT DEVELOPMENT, INC.
PROJECT: CONVERGENCE RESEARCH PARK MOMENTUM LABS
SHEET TITLE: PHOTOMETRIC DETAILS

TECHNICIAN: T.F. COWART
DESIGNED: W.T. STORMANT, P.E.
QUALITY CONTROL: W.T. STORMANT, P.E.
PROJECT NUMBER: 21-0105.06

WILLIAM T. STORMANT

FL PE No. 44156

SHEET NO.: E-7

Tech: ThomasC Plot Date: Oct 07,2021 9:24am Filename: H:\2021\21-0105.06\Departments\04_Engineering\02_DWGS\Production Files\21-0105.06 Electric Plans.dwg

"A"

Solera

1610 Sismet Road, Mississauga, Ontario L4W 1R4, Canada
Toll Free: 1.877.765.3722 Fax: 905.457.1115 www.soleracorp.com

Date
Quote #
Project Name
Type



BONGO - Post Top

Description:
BONGO is post-top with a modern appearance. Light is distributed by an indirect throw. Both symmetric and asymmetric patters available. All external hardware is stainless steel.

Name ____ Engine ____ Lumens ____ CCT ____ Electrical ____ Mounting ____ Lens ____ Pattern ____ Options ____ Finish ____

Name	Light Engine	Source Lumens (LED/HOUR)	Color Temp	Electrical
BONGO	60W LED (Max)	8010	3000K	UNV 120-277V
	150 HPS		3500K	HLV 347-480V
	150MH-T6		4000K	TT Tri-Tap(HID)
	150MH ED17 Base		5000K	MT Multi-Tap(HID)
	Contact for custom	Contact for custom	Contact for custom	

Mounting	Lens	Light Pattern	Options	Finishes
PT3 Post top slips over 3" pole	CPL Clear polycarbonate lens (Std)	SYM Symmetric (Std)	SD Step dimming	Standard
PT4 Post top slips over 4" pole	PR Prismatic lens (K12)	ASM Asymmetric	MS Motion sensor	BL Black
WM Wall mount	CG Clear glass lens		TCO Trespass cut off	WH White
			SG Silver Grey	
			TP Tamperproof hardware	BZ Bronze
			TS Tamperproof screws	Custom
			PC Buttom photocell	CC Custom Color
			SF Single fuse	See website for custom colors, Contact factory for physical samples.

- Lumens are based on max wattage & 5000K CCT
- IES files available upon request
- Std - Standard Offering

Since product development is an on-going process, Solera reserves the right to change the information on this spec sheet.
Date Modified: 09-20-2019

"B"

NLS LIGHTING

NV-1

AREA LIGHTING

FORM AND FUNCTION
- Sleek, low profile housing
- Spec grade performance
- Engineered for optimum thermal management
- Low depreciation rate
- Reduces energy consumption and costs up to 65%
- Exceeds IES foot candle levels utilizing the least number of poles and fixtures per project
- Optical system designed for:
  - Parking Lots
  - Auto Dealerships
  - General Area Lighting

CONSTRUCTION
- Die Cast Aluminum
- External cooling fins, Finite Element Analysis (FEA) designed
- Corrosion resistant external hardware
- One-piece silicone gasket ensures IP-65 seal for electronics compartment
- One-piece Optics Plate™ mounting silicone Micro Optics
- Two-piece silicone Micro Optic system ensures IP-67 level seal around each PCB
- Grade 2 Clear Anodized Optics Plate™ standard

FINISH
- 3-5 mils electrostatic powder coat.
- NLS' standard high-quality finishes prevent corrosion protects against and extreme environmental conditions

WARRANTY
Five-year limited warranty for drivers and LEDs.



LISTINGS
- Certified to UL 1598
- UL 8750
- CSA C22.2 No. 250.0
- DesignLights Consortium® (DLC)
- DesignLights Consortium Premium®(DLCP)
- IP65/ IP67 Rated
- 3G Vibration Rated per ANSI C136.31-2010

PROUDLY MANUFACTURED IN THE USA

LED WATTAGE CHART

	16L	32L	48L	64L
350 milliamps	18w	-	-	-
530 milliamps	28w	-	-	-
700 milliamps	36w	71w	104w	136w
1050 milliamps	56w	106w	156w	205w

Project Name: Type:

Cat #	Light Dist.	No. of LEDs	Milliamps	Kelvin	Volts	Mounting	Color	Options
NV Size 1 **(NV-1)**	Type 2 **(T2)**	16 **(16L)**	350 **(35)**	3000K **(30K)**	120-277 **(UNV)**	**Direct Pole** Single O180 3" **(DPS3)** D90, T90, T120, OD 3" **(DPS3)**	Bronze **(BRZ)**	Bird Deterrant **(BD)** Marine Grade Finish **(MGF)** Optic Plate Painted to Match Fixture **(OPP)** Nema 7-Pin Receptacle **(PE7)** - Photocell + Receptacle **(PCR)** - Receptacle + Shorting Cap **(PER)** FSP-211 with Motion Sensor (UNV Voltage) **(FSP-35)** *9'-20' Heights* **(FSP-40)** *21'-40' Heights* Quick Mount Bracket **(QMB)** Retrofit Mount Bracket **(RQMB)** Round Pole Adaptor 3"- 4" Pole **(RPA4)** Round Pole Adaptor 5"- 6" Pole **(RPA5)** Rotated Optic Left **(ROL)** Rotated Optic Right **(ROR)** Automotive House Side Shield **(AHS)** House Side Shield **(HSS)** *HSS not applicable with N2 - NEMA 24° Optics* *HSS not applicable with N3 - NEMA 35° Optics*
	Type 3 **(T3)**	32 **(32L)**	530 **(53)**	4000K **(40K)**	347-480 **(HV)**	Knuckle Mount **(KM)** Wall Mount **(WM)** Trunnion Mount **(TM)** *Standard finish is stainless steel. Can be painted to match fixture* Tennis Arm **(TA)**	White **(WHT)**	
	Type 4 **(T4)**	48 **(48L)**					Silver **(SVR)**	
	Type 5 **(T5)**	64 **(64L)**	700 **(7)**	5000K **(50K)**			Black **(BLK)**	
	Nema 2 24° Narrow Beam **(N2)**		1050 **(1)**			*See next page for Arm Configurations* *For Round Pole, please specify RPA4 or RPA5*	Graphite **(GPH)**	
	Nema 3 35° Narrow Beam **(N3)**						Grey **(GRY)**	
							Custom **(CS)**	

"C"

GRAFFITI LIGHTING™

GR-O Series

Project Name:
Specifier:
Distributor:
Quantity: Type:
Signature:

Graffiti is the innovative new line of LED lighting solutions from Specialty Lighting Industries.



ADJUSTABLE/FIXED SPECIFICATIONS

MOUNTING - Recessed in architectural ceiling. Butterfly brackets and Hanger bars included with housing and mounting pans.
- **RM-** Open fixture for retrofit for remodel in existing ceilings
- **IC-**Housing for new construction where insulation comes in contact with fixture
- **NIC-**Housing for new construction where IC not required
- **NP-** For New construction
- **DP-** Pan for dropped ceilings
- **BP-** Pan for metal studs
- **CP-** Chicago Plenum

HOUSING - C1/C2 Fixed housing is smaller size than Lutron/EldoLED Fixed housing (see page 3 for details)*.

TRIM - One piece die cast aluminum, flanged or flangeless trim with a 1/2" regress bevel and overlap for flange . Available for wet locations. Accommodates up to 1" ceiling thickness as standard.
- **ZT/ZST-** for use in plaster/GWB ceilings
- **FT/FST-** for use in architectural ceilings

ELECTRICAL
- **Standard 0-10v (C1)** Dimming down to 1%
- **TRIAC/ELV (C2)** Dimming down to 1%
- **EldoLED 0-10v (E1)** Logarithmic Dimming down to 0.1%
- **EldoLED Dali (E2)** Dimming down to 0.1%
- **EldoLED 0-10v (E3)** Linear Dimming down to 0.1%
- **Lutron Hi-lume (L2)** Hi-lume 1% (former A-Series) 2-wire Driver
- **Lutron Hi-lume EcoSystem 1% (LTB)** Hi-lume 1% with Fade-to-Black (former H-Series) digital EcoSystem Driver
- **Lutron Hi-lume Premier 0.1% (LTP)** Hi-lume Premier 0.1% with Fade-to-Black digital EcoSystem
- **EM Pack** Dimming driver with emergency battery backup

All drivers are field replaceable*

Specifier/Installer is responsible for testing & validating compatability of any control equipment used. Additional conductors may be required depending on dimming system.

LED
- **CZ- Citizen** 2700-4000K, 90+CRI
- **AD- Ambient Dim™** 3000-1900K, 97 CRI
- **XT- Xicato** 2700-4000K, 90+ CRI

LENS/OPTICS - Interchangeable reflector provides multiple beam patterns. Field-changeable optics
- **Spot (15°)**
- **Narrow (24°)**
- **Flood (38°)**
- **Wide Flood (60°)**

Optional lenses available for aperture include Solite and Veiling Acrylic. Accepts two optical accessories and an optional trim mounted lens.

FINISH - Black powder paint housing. Aper. trim available in white as standard. Can be field painted to match ceiling finish.

WARRANTY - 5 year limited on LED and driver. See website for details.

LABELS - , US tested to UL standards 1598, Dry/Damp and Wet listings. IC/Airtight, compliant, compliant. Chicago Plenum Available.

Patent Pending. These specifications subject to change without notice. 12/19

THERMAL MANAGEMENT: Proprietary high performance aluminum black heatsink for maximum LED life

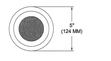
GRO Series in low to medium ceiling heights typically found in residential, commercial or retail applications. GR-O Series fixtures utilize a wider aperture lens to maximize light spread and minimizing light cut-off. The Graffiti™ fixtures provide cost effective LED lighting solutions. As the creative spirit of its name implies, Graffiti™ systems provide all the quality SLI has grown famous for over the last 25 years, but at reduced lead times, affordable price points and innovative technologies that will liberate your creative flair.

SpecialtyLighting 1306 Doris Avenue, Ocean, NJ 07712 USA 800.462.7317 / 732.517.0600 FAX 732.517.0017 www.specialtylightingindustries.com

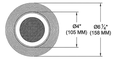
GRAFFITI LIGHTING™

INFORMATION- TRIM

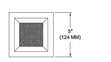

ROUND/ FLANGED



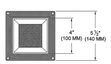

ROUND / FLANGELESS




SQUARE / FLANGED




SQUARE / FLANGELESS



PHOTOMETRICS

*Visit website for further photometric data or Click Here

*LED Technology rapidly changes. Please consult factory for latest specs and photometry.

ORDER INFO	CODE
Graffiti™ Housing	GR-O

Housing
- **RM** = Retrofit
- **IC** = IC
- **NIC** = Non IC
- **NP** = New Pan
- **DP** = Dropped Pan
- **BP** = Bracket Pan
- **CP** = Chicago Plenum

Source/System Watts/Delivered lm/LPW(Lumens/watt)
- **AD14** = Ambient Dim™ / 15W / 991lm / 66LPW
- **CZ14** = Citizen / 15W / 1233lm / 82LPW
- **CZ20** =Citizen / 21W /1587lm / 76LPW
- **XT8** = Xicato / 8W / 596lm / 75LPW
- **XT12** = Xicato / 15W / 932lm / 62LPW
- **XT17** = Xicato / 21W / 1221lm / 58LPW

Based on 40° Round Optic. See photometrics tab for Square aperture and other beam angles

Type
- **F** = Fixed — **C1/C2** Fixed Housing is smaller size than
- **A** = Adjustable — **Lutron / Eldo LED** Fixed Housing (See page 3 for Details)*

CCT
- **27** = 2700K
- **30** = 3000K
- **35** = 3500K
- **40** = 4000K
- **AD** = 3000K-1900K* (AD14 only)

Beam
- **SP** = Spot
- **NF** = Narrow flood
- **FL** = Flood
- **WF** = Wide flood

Xicato Lamp Source only available with NF and FL beam options

Driver
- **C1** = 0-10V dimming, 1%, 120-277v
- **C2** = TRIAC/ELV 2-wire, 1% 120V only (Leading/Trailing Edge)
- **E1** = EldoLED 0-10V Logarithmic Dim, 0.1%, 120-277v
- **E2** = EldoLED DALI, 0.1%, 120-277v
- **E3** = EldoLED 0-10V Linear Dim, 0.1%, 120-277v
- **L2** = Hi-lume 1% (former A-Series) 2-wire Driver, 120v only (LTEA)
- **LTB** = Hi-lume 1% with Fade-to-Black (former H-Series) digital EcoSystem Driver, 120-277v (LDE1)
- **LTP** = Hi-lume Premier 0.1% with Fade-to-Black digital EcoSystem, 120-277v (PEQ0)
- **EM***** = Emergency Pack — *Lutron & EldoLED require Inverter

Graffiti™ Trim	GRT-O

Shape
- **RD** = Round
- **SQ** = Square

Trim
- **FT** = Flanged
- **ZT** = Flangeless
- **FST*** = Flanged Shower
- **ZST*** = Flangeless Shower — ***Lens Required**

Finish — **WHT**
- **WHT** = White

Lens — **79A / 91A**
- **91A** = Solite
- **79A** = Frosted
- None

* CLICK HERE to view Accessories for Trims.

Patent Pending. These specifications subject to change without notice. 11/19

SpecialtyLighting 1306 Doris Avenue, Ocean, NJ 07712 USA 800.462.7317 / 732.517.0600 FAX 732.517.0017 www.specialtylightingindustries.com

"D"

NLS LIGHTING

HERMOSA WALL PACK

WALL/CEILING/FLOOD LIGHTING

The Hermosa 66 Watts LED Wall Pack is California Title 24 Compliant. Each model comes with photocell. Recommended replacement wattage up to 150 watts Metal Hallide. Clear lens is standard.

The Hermosa is the Best Value Solid State Outdoor Lighting Solution Today
- UL Listed for Wet Location
- Tempered Borosilicate Glass Lens
- High Quality Outdoor Powder Coat Finish
- Minimum Start Temperature -40° F
- Weather Resistant Silicon Gasket
- Independent Photometric Testing
- 5 Year Full Fixture or 483,000 Hour Life*
- Title 24 Compliant
- Die Cast Aluminum Housing
- IP 66 Rated
- Suitable for use at 40° C Ambient Temperature



STAR POWER™ OPTICAL SYSTEM
The Star Power™ reflector is an excellent system which provides great value and performance.

LED WATTAGE CHART

	16L	32L
530 milliamps	28w	54w
700 milliamps	36w	71w
1050 milliamps	56w	-

Project Name: Type:

Cat #	Light Dist	# of LEDs	Milliamps	Kelvin	Volts	Mounting	Color	Options
Hermosa 1 **(HRM-1)**	Type 2 **(T2)**	16 **(16L)**	530 **(53)**	3000K **(30K)**	120-277 **(UNV)**	Wall Mount **(WM)**	Bronze **(BRZ)**	Surge Protector **(10K)**
	Type 4 **(T4)**	32 **(32L)**	700 **(7)**	4000K **(40K)**			White **(WHT)**	Polycarbonate Lens **(PL)**
			1050 **(1)** *10L Only*	5000K **(50K)**			Silver **(SVR)**	Dual Circuit **(DC)**
							Hunter Green **(HGN)**	Photo Cell **(PC)** *Universal Voltage 120-277*
							Black **(BLK)**	FSP-211 with Motion Sensor (UNV Voltage) **(FSP-9)** *For 9' = Below* **(FSP-20)** *For 9'-20' Heights*
							Graphite **(GPH)**	Emergency Battery Back-Up **(EB)**
							Grey **(GRY)**	Cold Weather Battery Back-Up **(CWB)**
							Custom **(CS)**	

"E"

L400 Series — HOWARD LIGHTING PRODUCTS

09/05/2018

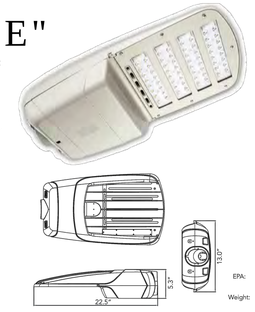
LED Street & Area Light

L400 Series
L403/L404 Models
LED Street and Area Light

The L400 Series captures the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. The L400 Series is the better alternative for traditional street and area lighting with quick payback and improved performance.

Applications: Roadway, parking lots, walkways and general area spaces.

Warranty:
- Ten year limited warranty.



Ordering Information

Model	Options	Power	Color	Distribution	Control Options	Finish	Input Voltage
L403	L: No Photocontrol*	120W	30K: 3000 K	T2: Type 2	10: 0-10V Dimming*	GR: Grey*	M: 120-277VAC*
	LC: With Long Life Photocontrol	180W	40K: 4000 K*	T3: Type 3		WH: White	H: 347-480VAC
L404		150W		T4: Type 4		BL: Black	
		240W		T5: Type 5		BR: Brown	

*Standard Configuration

Standard Features:
- Standard 7-Pin Photocontrol Receptacle (per ANSI C136.41)
- Stand-alone 10KV/10KA Surge Suppression Device (consult factory for 20KV / 20KA option)
- Terminal block accepts 14-6 AWG conductors (Line, Neutral, Ground) (consult factory for 600V, 85A, 14-2AWG terminal block)
- Four Bolt Mounting accommodates 1 ¼" NPS to 2" NPS horizontal tenon (pre-configured for 2" NPS)
- Integral Tilt-adjustment Steps ±5°
- Bird-guard
- Tool-Less Entry
- Input Voltage: 120-277V or 347-480V, 50/60Hz
- Power Factor : > 0.9 at full load and Total Harmonic Distortion: < 20% at full load
- Ambient Operating Temperatures -40°C to +50°C

Specifications subject to change without notice.
11-09-2018

Howard Lighting Products | 580 Eastview Drive | Laurel, MS 39443
(toll free) 800.956.3456 | direct) 601.422.0033 | (fax) 601.422.1652
www.HowardLightingProducts.com

Schedule - PROVIDE ALL FIXTURES, COORDINATE "C" AND "D" WITH BUILDING CONTRACTOR.

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Filename	Lumen Multiplier	Total Lamp Lumens	Wattage	Distribution	MOUNT HT/POLE LENGTH	Notes
●	A	9	SOLERA	BONGO-60V-LED-8010-4000KUNV-PT4-STM-BL PROVIDE 4' DIA POLE	PEDESTRIAN-SCALE LIGHTING FIXTURE POST TOP	bongo-4628587.ies	0.9	7108	59.4	TYPE 5	15' M.H. 15' POLE & BASE	PEDESTRIAN LIGHTING FOR ON-SITE NORTH SIDEWALK
●	C	57	Specialty Lighting Industries	GR-CZ20-FL-RD	RECESSED CEILING LIGHT	GR-CZ20-FL-RD.ies	0.9	1304	21.1	TYPE 5	28' IN CANOPY	CANOPY LIGHT
■	D	3	NATIONAL LIGHTING SOLUTIONS	NRM-1-T4-16L-7-40K	14.25"L X 12.00"W, X 9.0"H LED LUMINAIRE ALUMINUM REFLECTOR WITH CLEAR LENS - WALL PACK	NRM-1-T4-16L-7-40K CD.IES	0.9	2782	36	TYPE 4	15'	FULL CUTOFF WALL PACKS ON WEST WALL
	E	5	HOWARD LIGHTING PRODUCTS	L403L-180V-40K-T3-10-GR- SEE BELOW.	100-277V 50/60HZ 180V 4000K	Howard-LN63_L403L180 V40KT3.ies	0.85	15291	173.3	TYPE 3	30' M.H. 35' CONCRETE POLE	UTILITY POE AND LIGHT WITH IN PUBLIC RIGHT OF WAY TO MATCH SAN FELASCO PARKWAY LIGHTS
●	B4	7	NLS Lighing LLC	NV-1-T4-64L-7-40K-UNV D180-BLK PROVIDE 24' SQUARE POLE BLACK.	NV Series Area Lighting Fixture	NV-1-T4-64L-7-40K.IES	0.95	15110	136	TYPE4	24' M.H. ON 24' POLE ON BASE	PRIVATE LIGHTING FOR PARKING AREAS AND WEST PRIVATE DRIVE
●	B4S	7	NLS Lighting	NV-1-T4-64L-1-40K-UNV--HSS-D180-BL PROVIDE 24' SQUARE POLE BLACK.	NV Series Area Lighting Fixture	NV-1-T4-64L-1-40K-HSS.IES	0.95	12857	205	TYPE 4 HOUSE SIDE SHIELD	24' M.H. ON 24' POLE ON BASE	PRIVATE LIGHTING FOR PARKING AREAS AND WEST PRIVATE DRIVE
●	B4X	1	NLS Lighing LLC	NV-1-T4-48L-1-40K-UNV D180-BLK PROVIDE 24' SQUARE POLE BLACK.	NV Series Area Lighting Fixture	NV-1-T4-48L-1-40K.IES	0.95	17925	156	TYPE 4	24' M.H. ON 24' POLE ON BASE	PRIVATE LIGHTING FOR PARKING AREAS AND WEST PRIVATE DRIVE - ADDNL LUMENS FOR SIDEWALK
●	B5	1	NLS Lighting, LLC	NV-1-T5-48L-1-40-UNV D180-BLK PROVIDE 24' SQUARE POLE BLACK.	NV Series Area Lighting Fixture	NV-1-T5-48L-1-40K.IES	0.95	18368	156	TYPE 5	24' M.H. ON 24' POLE ON BASE	PRIVATE LIGHTING FOR PARKING AREAS AND WEST PRIVATE DRIVE

LIGHTING LEGEND AND SPECIFICATIONS

PROVIDE "E" FIXTURE - 180W TYPE III MED LED CUTOFF ON 10' ARM, 35' TYPE I CONCRETE POLE (POLE 1' FROM S/W TYP.) INCLUDE SBWE OR LBWE AS NOTED.
PROVIDE: -LUMINAIRE HOWARD LIGHTING (L403L-180-40K-T3-10-GRM) WITH SLIP FITTER
THIS IS THE CITY OF ALACHUA STANDARD LIGHT.
-10' BRACKET: CURLEY MACHINERY COMPANY C20011439TWFL
-35' TYPE I CONCRETE POLE, PRE-DRILLED, 1" I.D. P VC CONDUIT FROM 2' TOP OF POLE TO HANDHOLE 4'-6". BOTTOM OF POLE - MANUFACTURER ACCORD INDUSTRIES OR DURA-STRESS

NOTE: FOR THE A AND B TYPE FIXTURES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE POLES AND BASES THAT MEET THE FLORIDA BUILDING CODE WIND LOADING REQUIREMENTS.

WILLIAM T. STORMANT PE
ELECTRICAL ENGINEER
5304 NW 173 STREET
ALACHUA, FLORIDA 32615
STORMANTWT@COX.NET
(352) 665-1426

SCALE: N/A
VERIFY SCALE ON BAR ON PLOT
0 1" IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:

SUBMITALS:
08/31/21 CITY OF ALACHUA, SRWMD
10/06/21 CITY OF ALACHUA, SRWMD

CLIENT: CONCEPT DEVELOPMENT, INC.
PROJECT: CONVERGENCE RESEARCH PARK MOMENTUM LABS
SHEET TITLE: PHOTOMETRIC DETAILS

TECHNICIAN: T.F. COWART
DESIGNED: W.T. STORMANT, P.E.
DRAWN BY: T.F. COWART
QUALITY CONTROL: W.T. STORMANT, P.E.
PROJECT NUMBER: 21-0105.06

WILLIAM T. STORMANT
FL PE No. 44156

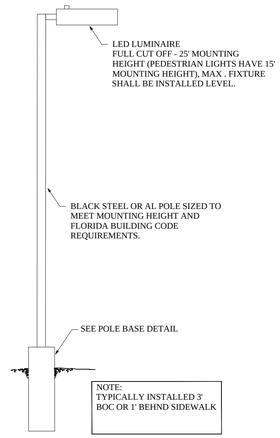
SHEET NO.: E-8

Tech: Thomas Plot Date: Oct 07,2021 9:25am Filename: N:\2021\21-0105.06\Department\04_Engineering\02_Bid\[Production Files\21-0105.06 Electric Plans.dwg

Statistics							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Applicable Code
PARKING	+	2.0 fc	4.9 fc	0.6 fc	8.2:1	3.4:1	NOTES C AND D
EAST PUBLIC ROAD	+	1.9 fc	3.2 fc	0.9 fc	3.6:1	2.1:1	NOTES C AND D, IESNA RP818
WEST CONNECTOR ROAD	+	1.7 fc	4.6fc	0.6 fc	7.7:1	2.8:1	NOTES C AND D, IESNA RP818
PARCEL LINE BOUNDARY	+	N/A	0.9 fc	0.0 fc	N/A	N/A	NOTE E
PARCEL LINE BOUNDARY	+	4.7 fc	7.4 fc	1.2 fc	6.2:1	3.9:1	NOTE F

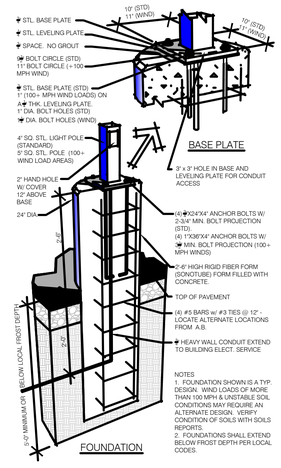
LIGHTING NOTES:

A. THIS PLAN MEETS THE CITY OF ALACHUA, COA, DEVELOPMENT STANDARDS AND RECOMMENDED MAINTAINED HORIZONTAL FOOTCANDLE RECOMMENDATIONS OF THE ILLUMINATING ENGINEER SOCIETY OF NORTH AMERICA (IESNA) FOUND IN IESNA RP8-18 FOR PARKING LOT LIGHTING. SIDEWALKS AND AREA WITHIN PARKWAY RIGHT OF WAY ARE NOT PART OF THIS PLAN.
B. ALL LUMINAIRES ARE FULL CUT-OFF AS PER COA DEVELOPMENT STANDARDS 6.4.4 (F)(1) .
C. LIGHTING UNIFORMITY RATIOS DO NOT EXCEED 10:1 AS PER COA 6.4.4(E)
D. MAXIMUM HORIZONTAL ILLUMINATION DOES NOT EXCEED 5 FOOTCANDLES AS PER COA 6.4.4(C)(2) IN PARKING LOT.
E. THE MAXIMUM LIGHT SPILL IS LESS THAN 1 FOOTCANDLE (FC) ON ADJACENT PROPERTIES. ROADWAY VALUES NOT INCLUDED.
F. BUILDING ENTRIES LESS THAN 10 FOOTCANDLES AS PER 6.4.4(C) (2).
G. THE MAXIMUM MOUNTING HEIGHT OF THE POLE MOUNTED FIXTURES IS 25' ABOVE FINISH GRADE AS PER COA 6.4.5.1.
H. LIGHT POLES ARE BLACK METAL (AL OR STEEL). MOUNTING HEIGHTS INCLUDING ABOVE GRADE FOUNDATION ARE INCLUDED IN SCHEDULE. CONTRACTOR RESPONSIBILITY TO VERIFY POLE CAPACITY AND FOUNDATIONS MEET FLORIDA BUILDING CODE WIND LOAD REQUIREMENTS. POLE LENGTH MUST TAKE INTO ACCOUNT THE HEIGHT OF THE CONCRETE FOUNDATION AND MAXIMUM MOUNTING HEIGHT ABOVE GRADE.
I. POLES ARE INSTALLED 3' FROM BACK OF CURB TO FACE OF POLE OR 1' BACK OF SIDEWALK.
J. LIGHTS ARE CONTROLLED BY TIME CLOCK AND PHOTOCELL (INSTALLED AS PER ARCHITECTURAL BUILDING ELECTRICAL PLANS, NOT A PART OF THIS PLAN).
K. FOOTCANDLE LEVELS SHOWN ARE MAINTAINED VALUES.



PRIVATE LIGHT POLE DETAIL

TYPICAL - NOT TO SCALE



SITE POLE BASE DETAIL

BIDDING PURPOSES ONLY - NOT FOR CONSTRUCTION

WILLIAM T. STORMANT PE
ELECTRICAL ENGINEER
5304 NW 173 STREET
ALACHUA, FLORIDA 32615
STORMANTWT@COX.NET
(352) 665-1426

SCALE: N/A

VERIFY SCALE
BAR IS ONE INCH ON
ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON
THIS SHEET ADJUST
SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
08/31/21 CITY OF ALACHUA, SRWMD
10/06/21 CITY OF ALACHUA, SWMD

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: CONVERGENCE RESEARCH PARK
MOMENTUM LABS

SHEET TITLE: PHOTOMETRIC DETAILS

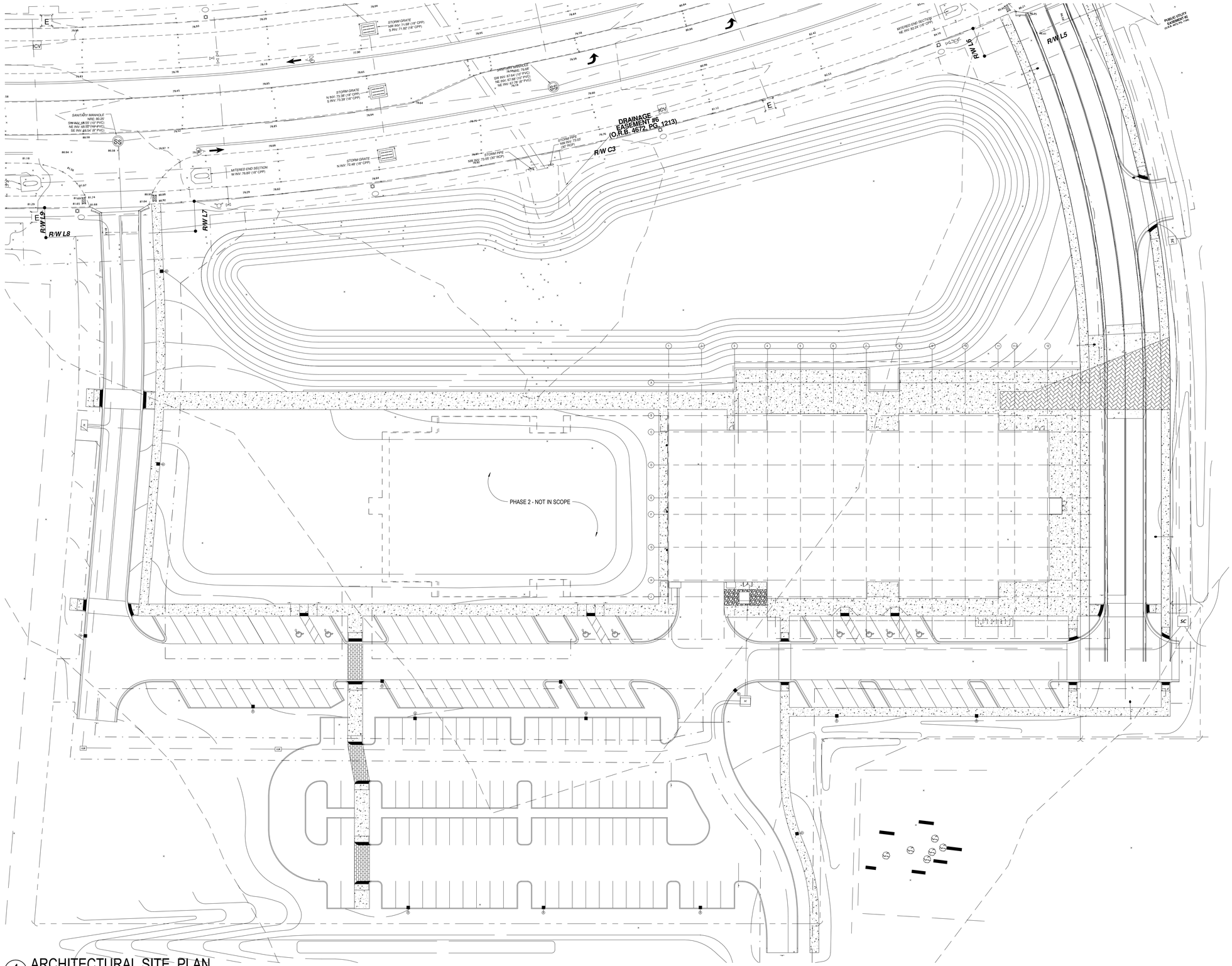
TECHNICIAN: T.F. COWART
DESIGNED: W.T. STORMANT, P.E.
QUALITY CONTROL: W.T. STORMANT, P.E.
PROJECT NUMBER: 21-0105.06

WILLIAM T. STORMANT

FL PE No. 44156

SHEET NO.: E-9

Tech: ThomasC Plot Date: Sat 07.2021 9:25am Filename: H:\2021\21-0105.06\Departments\04_Engineering\03_DWGS\Production Files\21-0105.06 Electric Plans.dwg



1 ARCHITECTURAL SITE PLAN
1" = 30'-0"

Perkins&Will

1315 Peachtree St NE
Atlanta, GA 30309
t 404.873.2300
f 404.892.5923
www.perkinswill.com

CONSULTANTS

CIVIL
CHW
101 NE 1st Avenue Ocala, Florida, 34470

STRUCTURAL
WALTER P MOORE
1201 Peachtree Street NE, 400 Colony Square, Suite 1600, Atlanta, Georgia 30361-6307

MEP
AEI ENGINEERING
12921 SW 1st Road Ste 205, Newberry, FL 32669

LANDSCAPING
PERKINS&WILL
1315 Peachtree Rd NE, Atlanta, GA 30309

PROJECT

MOMENTUM LABS

Progress Blvd
Alachua, FL 32615

CONCEPT COMPANIES

CONCEPT COMPANIES

KEYPLAN

PHASE 2 | PHASE 1

1

ISSUE CHART

MARK	ISSUE	DATE
Job Number		801845

TITLE

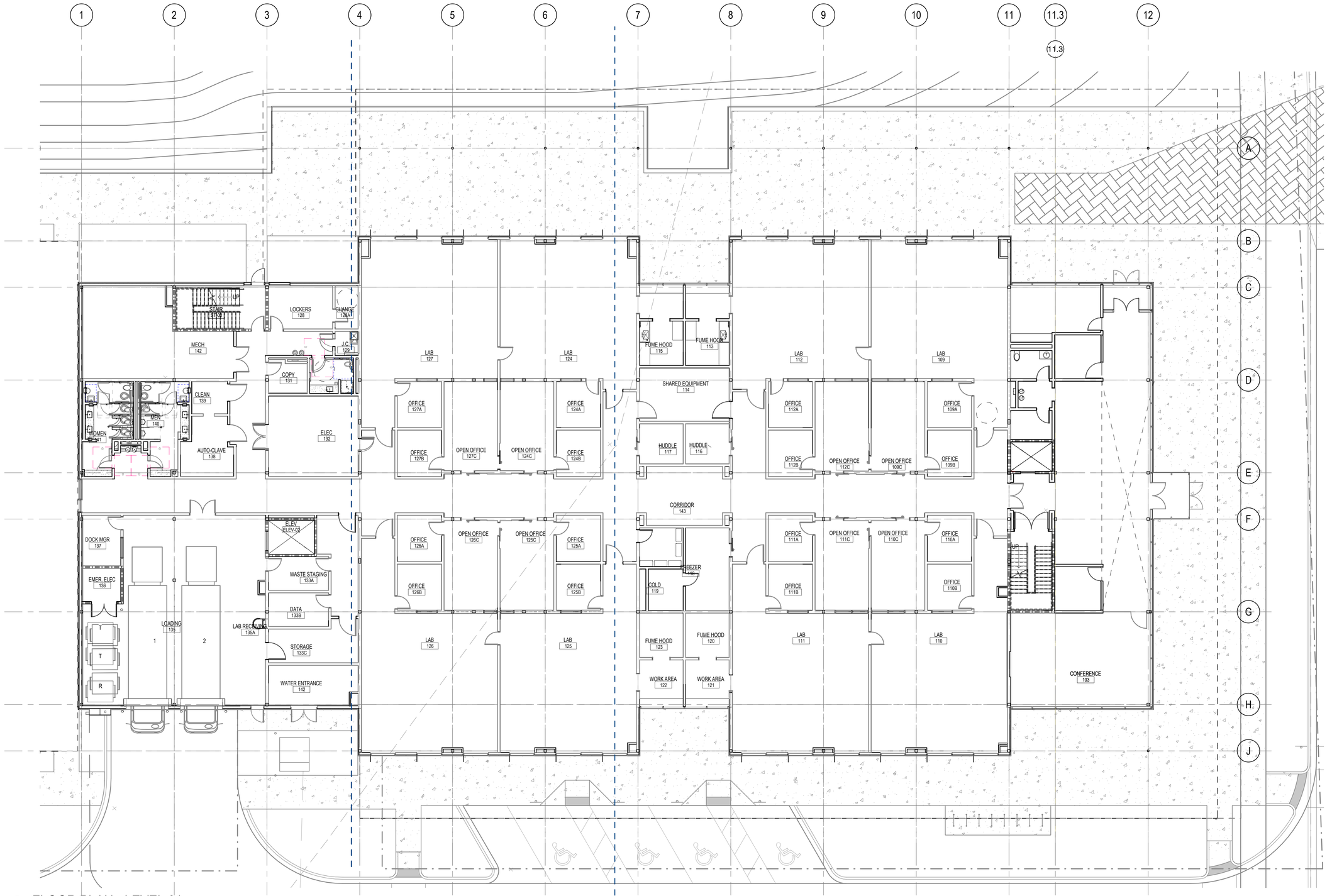
ARCHITECTURAL SITE PLAN

SHEET NUMBER

A01-1

© 2021 Perkins and Will

10/7/2021 11:10:43 AM BIM 360://San Felasco Research Master Plan/ARCH-SanFelascoResearch-MomentumLab.rvt



1 FLOOR PLAN - LEVEL 01
3/32" = 1'-0"

Perkins&Will

1315 Peachtree St NE
Atlanta, GA 30309
t 404.873.2300
f 404.892.5923
www.perkinswill.com

CONSULTANTS

CIVIL
CHW
101 NE 1st Avenue Ocala, Florida, 34470

STRUCTURAL
WALTER P MOORE
1201 Peachtree Street NE, 400 Colony Square, Suite 1600, Atlanta, Georgia 30361-6307

MEP
AEI ENGINEERING
12921 SW 1st Road Ste 205, Newberry, FL 32669

LANDSCAPING
PERKINS&WILL
1315 Peachtree Rd NE, Atlanta, GA 30309

PROJECT

MOMENTUM LABS
Progress Blvd
Alachua, FL 32615

CONCEPT COMPANIES

CONCEPT COMPANIES

KEYPLAN

PHASE 2 | PHASE 1

1

ISSUE CHART

MARK	ISSUE	DATE
Job Number		801845

TITLE

FLOOR PLAN - LEVEL 01

SHEET NUMBER

A10-1

© 2021 Perkins and Will

10/7/2021 11:10:48 AM BIM 360://San Felasco Research Master Plan/ARCH-SanFelascoResearch-MomentumLab.rvt



1 FLOOR PLAN - LEVEL 02
3/32" = 1'-0"

Perkins&Will

1315 Peachtree St NE
Atlanta, GA 30309
t 404.873.2300
f 404.892.5923
www.perkinswill.com

CONSULTANTS

CIVIL
CHW
101 NE 1st Avenue Ocala, Florida, 34470

STRUCTURAL
WALTER P MOORE
1201 Peachtree Street NE, 400 Colony Square, Suite 1600, Atlanta, Georgia 30361-6307

MEP
AEI ENGINEERING
12921 SW 1st Road Ste 205, Newberry, FL 32669

LANDSCAPING
PERKINS&WILL
1315 Peachtree Rd NE, Atlanta, GA 30309

PROJECT

MOMENTUM LABS
Progress Blvd
Alachua, FL 32615

CONCEPT COMPANIES

CONCEPT COMPANIES

KEYPLAN

PHASE 2 PHASE 1

1

ISSUE CHART

MARK	ISSUE	DATE

Job Number 801845

TITLE

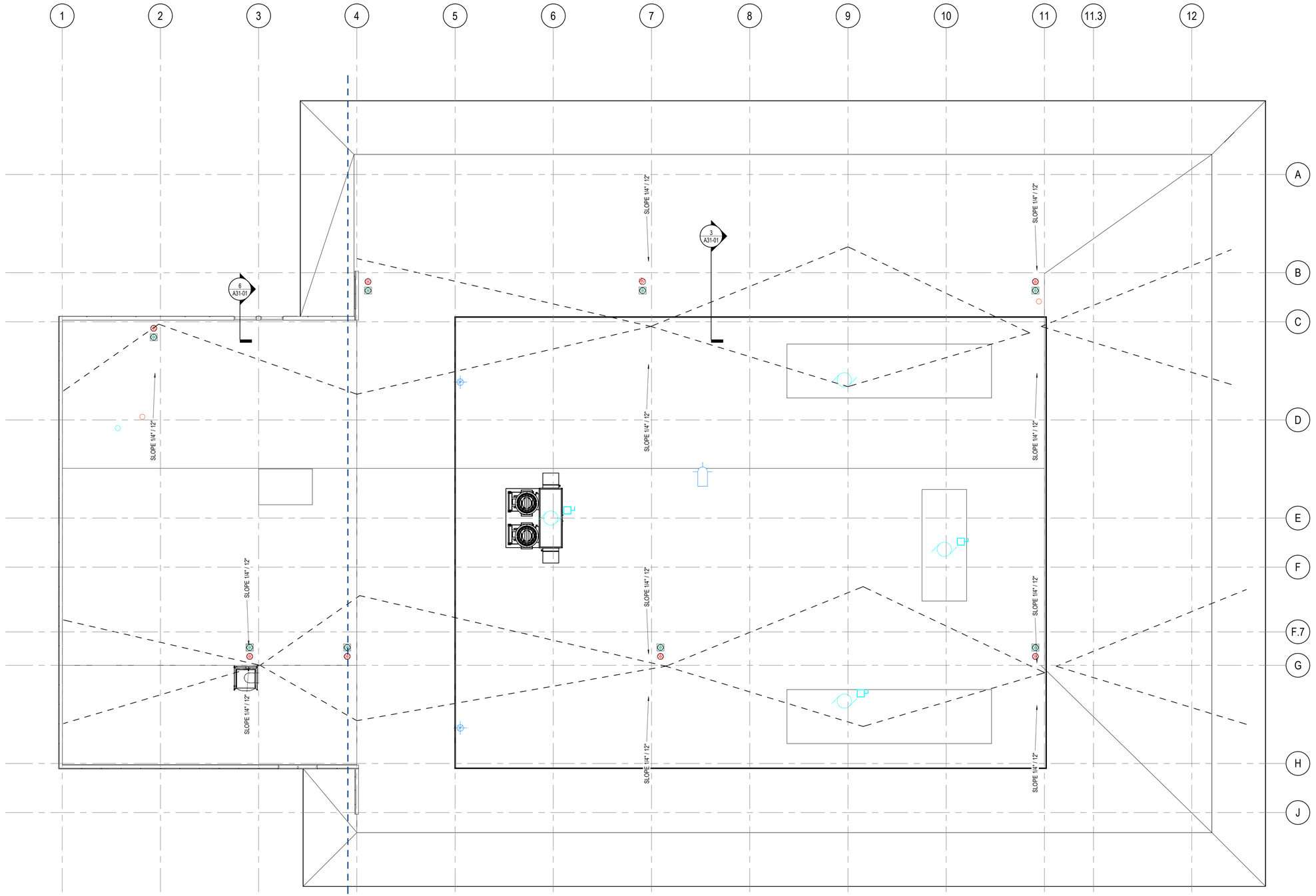
FLOOR PLAN - LEVEL 02

SHEET NUMBER

A10-2

© 2021 Perkins and Will

10/7/2021 11:10:49 AM BIM 360://San Felasco Research Master Plan/ARCH-SanFelascoResearch-MomentumLab.rvt



1 ROOF PLAN
3/32" = 1'-0"

Perkins&Will

1315 Peachtree St NE
Atlanta, GA 30309
t 404.873.2300
f 404.892.5923
www.perkinswill.com

CONSULTANTS

CIVIL
CHW
101 NE 1st Avenue Ocala, Florida, 34470

STRUCTURAL
WALTER P MOORE
1201 Peachtree Street NE, 400 Colony Square, Suite 1600, Atlanta, Georgia 30361-6307

MEP
AEI ENGINEERING
12921 SW 1st Road Ste 205, Newberry, FL 32669

LANDSCAPING
PERKINS&WILL
1315 Peachtree Rd NE, Atlanta, GA 30309

PROJECT

MOMENTUM LABS

Progress Blvd
Alachua, FL 32615

CONCEPT COMPANIES

CONCEPT COMPANIES

KEYPLAN

PHASE 2 PHASE 1

ISSUE CHART

MARK	ISSUE	DATE
Job Number		801845

TITLE

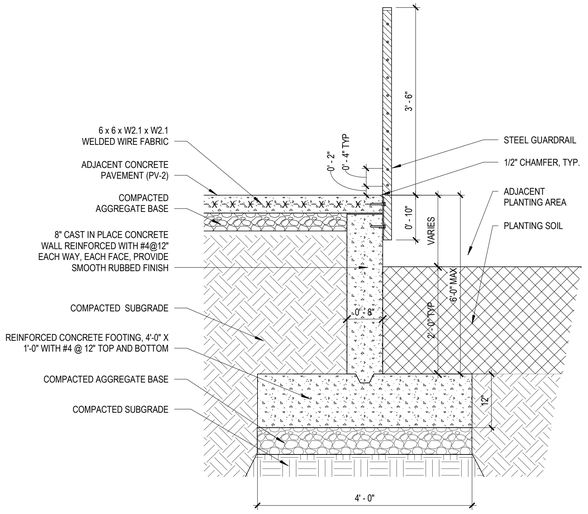
ROOF PLAN

SHEET NUMBER

A10-3

© 2021 Perkins and Will

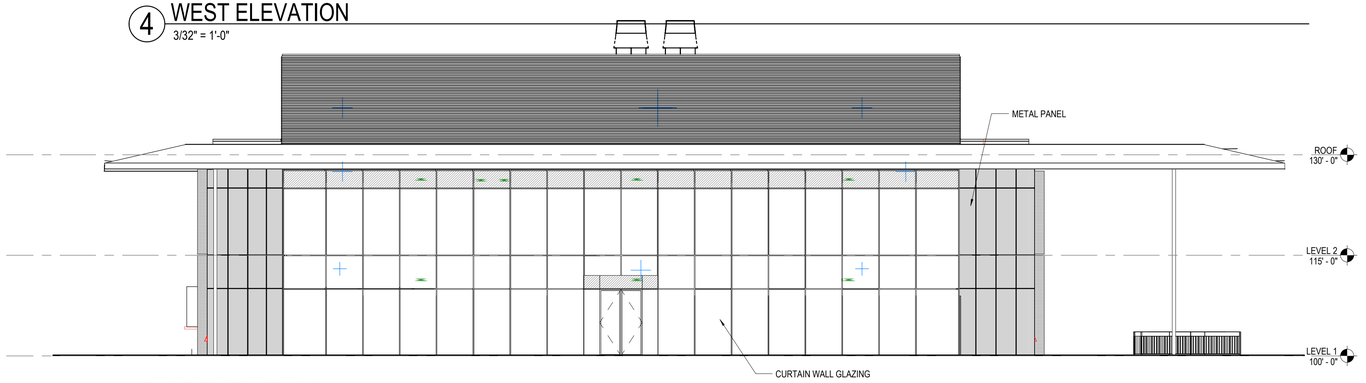
10/7/2021 11:10:50 AM BIM 360://San Felasco Research Master Plan/ARCH-SanFelascoResearch-MomentumLab.rvt



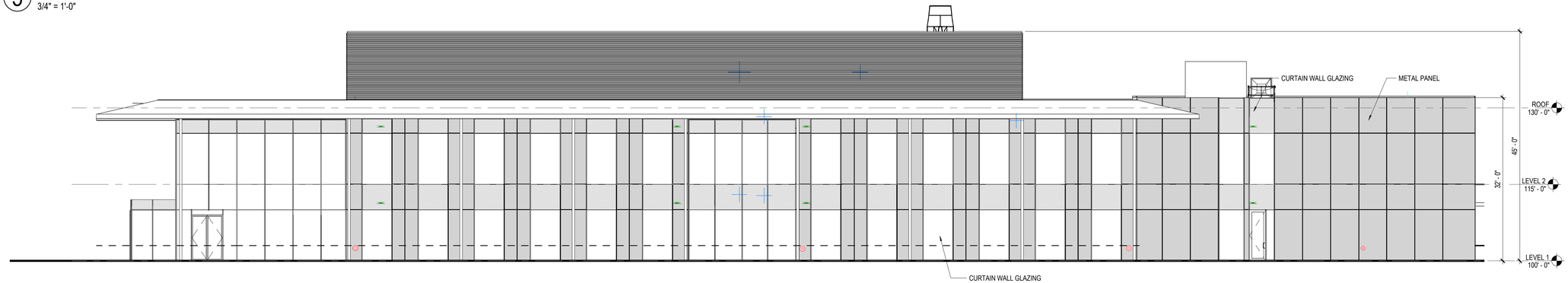
5 CONCRETE RETAINING WALL DETAIL
3/4" = 1'-0"



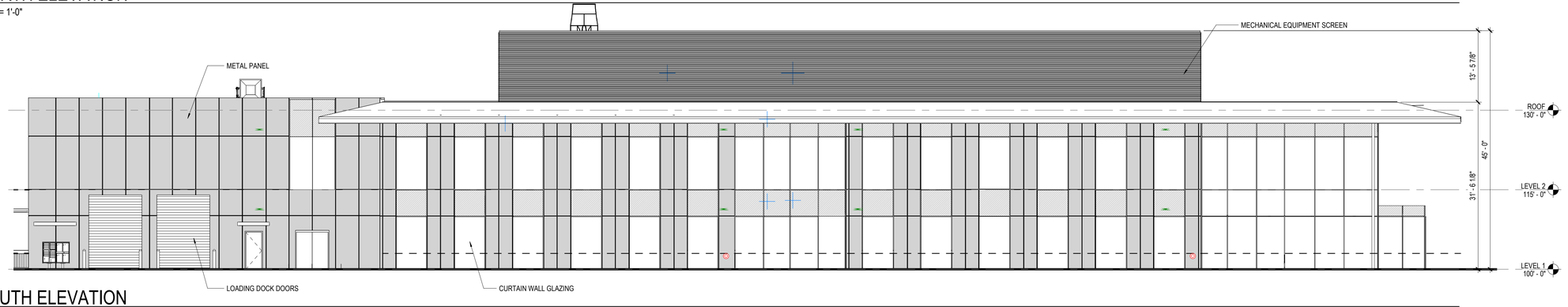
4 WEST ELEVATION
3/32" = 1'-0"



3 EAST ELEVATION
3/32" = 1'-0"



2 NORTH ELEVATION
3/32" = 1'-0"



1 SOUTH ELEVATION
3/32" = 1'-0"

Perkins&Will

1315 Peachtree St NE
Atlanta, GA 30309
t 404.873.2300
f 404.892.5923
www.perkinswill.com

CONSULTANTS

CIVIL
CHW
101 NE 1st Avenue Ocala, Florida, 34470

STRUCTURAL
WALTER P MOORE
1201 Peachtree Street NE, 400 Colony Square, Suite 1600, Atlanta, Georgia 30361-6307

MEP
AEI ENGINEERING
12921 SW 1st Road Ste 205, Newberry, FL 32669

LANDSCAPING
PERKINS&WILL
1315 Peachtree Rd NE, Atlanta, GA 30309

PROJECT

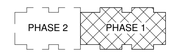
MOMENTUM LABS

Progress Blvd
Alachua, FL 32615

CONCEPT COMPANIES

CONCEPT COMPANIES

KEYPLAN



1

ISSUE CHART

MARK	ISSUE	DATE
	Job Number	801845

TITLE

BUILDING ELEVATIONS

SHEET NUMBER

A20-1

© 2021 Perkins and Will

10/7/2021 11:10:58 AM BIM 360://San Felasco Research Master Plan/ARCH-SanFelascoResearch-MomentumLab.rvt

City of ALACHUA
THE GOOD LIFE COMMUNITY

FOR OFFICE USE ONLY
Case #: _____
Application Fee: $_____
Filing Date: _____
Completeness Date: _____
Review Type: P&Z or PZB & CCOM

Site Plan Application

Reference City of Alachua Land Development Regulations (LDRs), Section 2.4.9

A. PROJECT

1. Project Name: _____
2. Pre-Application Conference Date: _____
3. Neighborhood Meeting Date: _____
4. Address of Subject Property: _____
5. Parcel ID Number(s): _____
6. Existing Use of Property: _____
7. Future Land Use Map Designation: _____
8. Zoning Designation: _____
9. Acreage: _____
10. Total Existing Building Square Footage, if applicable: _____
11. Total Existing Impervious Area (not including existing building area), if applicable: _____
12. Total Building Square Footage Proposed: _____
13. Total New Impervious Area Proposed (not including building area): _____

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☐ Agent
2. Name of Applicant(s) or Contact Person(s): _____ Title: _____
   Company (if applicable): _____
   Mailing address: _____
   City: _____ State: _____ ZIP: _____
   Telephone: _____ FAX: _____ e-mail: _____
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): _____
   Mailing Address: _____
   City: _____ State: _____ ZIP: _____

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

C. ADDITIONAL INFORMATION

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

D. ATTACHMENTS

1. Site Plan. Sheet size shall be 24” X 36” with a 3” left margin and ½” top, bottom, and right margin.

   Site Plan shall include:

   a. Name and location of project.
   b. Name and contact information (address, telephone, and email address) of property owner, developer (if applicable), and all professional consultants (i.e., landscape architect, photometric, electrical engineer, architect, etc.) for the project.
   c. Zoning of the subject property.
   d. Vicinity map - indicating general location of the site and major adjacent streets and all adjacent properties.
   e. Boundary and topographic survey. Survey shall be signed and sealed by the surveyor, and shall be no older than two (2) years.
   f. Complete legal description of the subject property.
   g. Statement of proposed uses.
   h. Location of the subject property in relation to adjacent properties.
   i. Date, north arrow, and graphic scale (not to exceed one (1) inch equal to 50 feet.)
   j. Area and dimensions of the subject property.
   k. Structures and major features – fully dimensioned – including setbacks from property lines and right-of-ways, distances between structures (if structures are within 25 feet of one another), floor area of each building, floor area ratio, and property lines.
   l. Location of all property lines, existing and proposed adjacent right-of-ways, sidewalks, curbs, and gutters.
   m. Distance between ingress and egress connections for the project and the ingress / egress connections for all contiguous properties and for properties on the opposite side of the road, measured from the interior radius of all ingress/egress connections.
   n. Location of all existing and proposed utilities (electric, potable water, sanitary sewer, gas, etc.) on the subject property, and on adjacent properties if located within 50 feet of the subject property, and within adjacent rights-of-way.
   o. Location of all existing and proposed fire hydrants.
   p. Location of all existing easements on the property and on adjacent properties if located within 50 feet of the subject property, and recording information for such easements.
   q. Location of all proposed easements (legal descriptions and sketches of all proposed easements shall be provided by the applicant following a review of proposed utility locations by Public Services).
   r. Location and dimensions of all existing and proposed vehicular parking spaces, dimensions of all drive aisles, and the angle of parking spaces.
   s. Location of all bicycle parking areas and specifications of bicycle racks.
   t. Location, dimensions, and vertical clearance of all off-street loading spaces, if required by Section 6.1 of the LDRs.
   u. Location and dimensions of all vehicle stacking spaces, if required by Section 6.1 of the LDRs.
   v. Vehicular parking calculations, indicating the minimum and maximum number of required spaces and the number of parking spaces provided (regular and accessible spaces) in accordance with Section 6.1 of the LDRs.
   w. Bicycle parking calculations, if required by Section 6.1 of the LDRs.
   x. Striping and signage for all traffic control devices.
   y. Landscape Plan, indicating the location, size, and design of required and proposed landscaped areas. Landscape Plans shall identify the following with sufficient detail and calculations to demonstrate compliance with Section 6.2.2 of the LDRs:
      i. Location, identification of the species, and size of all existing trees.
      ii. Required perimeter buffer areas.
      iii. Parking lot perimeter landscaping.
      iv. Parking lot interior landscaping.
      v. Building façade landscaping.
      vi. Calculation of landscaped areas (see Policy 2.4.a of the Comprehensive Plan Future Land Use Element).
      vii. Calculation of open space provided (see Section 6.7 of the LDRs).
      viii. Calculation of tree credits, if applicable. Calculations shall be as set forth in Sections 6.2.1(D)(4) and 6.2.2(D)(6) of the LDRs and shall be shown on the plan in tabular format (if tree credits are utilized, the Landscape Plan must identify in the landscape calculations where credit is applied).
      ix. Tree protection detail in accordance with Section 6.2.1(D)(2) of the LDRs.
      x. If tree removal is proposed, a tree survey, showing:
         (a) Each tree proposed for removal;
         (b) Each tree proposed for retention;
         (c) The size and species (both common and scientific names) of all trees proposed for removal/retention;
         (d) Location, size, and species of all new trees proposed to meet mitigation requirements. Mitigation trees must be shown on the plans and a list of all mitigation trees and calculation of required mitigation must be provided on the plan in tabular format.

z. Location of waste receptacles and detail of waste receptacle screening, demonstrating compliance with Section 6.2.3(B) and, if within the Gateway Overlay District, with Section 3.7.2(C)(5)(c)(ii).
aa. Photometric Plan, demonstrating compliance with the applicable provisions of Section 6.4 of the LDRs.
bb. Location and size of any lakes, ponds, canals, or other waters and waterways, and required setbacks dimensioned on the plans from such waterways.
cc. For development consisting of a nonresidential use, except for single tenant retail sales and services uses greater than or equal to 20,000 square feet in area and except for use types within the industrial services, manufacturing and production, warehouse freight and movement, waste-related services, and wholesale sales use categories ***not*** located within 500 feet of the right-of-way of US Highway 441: Architectural plans demonstrating compliance with the design standards for business uses as provided in Section 6.8.2 of the LDRs. Architectural plans shall include:
    i. Calculation of glazing of:
        (a) the front façade;
        (b) any facade facing a street;
        (c) any façade facing a publicly-accessible parking area which is a part of the development and consisting of 15 percent or more of the minimum off-street parking required by Section 6.1.4(B) of the LDRs; and,
        (d) any façade facing vacant land classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8 or RMF-15, or lands containing existing residential uses.
    ii. Calculation of the area of all façades subject to glazing.
    iii. Detail on the architectural plans depicting façade massing or a massing alternative as defined in Section 6.8.2(A)(2)(b).
    iv. Identification of each material utilized in each façade and the percentage of the total area of the façade for each material used.
dd. For development consisting of a nonresidential use where a single retail services tenant is greater than or equal to 20,000 square feet in area: Architectural plans demonstrating compliance with the design standards for single tenant retail sales and service uses greater than or equal to 20,000 square feet in area as provided in Section 6.8.3 of the LDRs. Architectural plans shall include:
    i. Color plans depicting the color of all materials used in the façade.
    ii. Identification of each material utilized in each façade and the percentage of the total area of the façade for each material used.
    iii. Calculation of glazing of:
        (a) the front façade;
        (b) any facade facing a street;
        (c) any façade facing a publicly-accessible parking area which is a part of the development and consisting of 15 percent or more of the minimum off-street parking required by Section 6.1.4(B) of the LDRs; and,
        (d) any façade facing vacant land classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8 or RMF-15, or lands containing existing residential uses.
    iv. Calculation of the area of all façades subject to glazing.
    v. If a glazing alternative as defined in Section 6.8.3(A)(2)(a)(iv) is used, calculation of area of alternative materials used or identification of other architectural features meeting the requirements of Section 6.8.3 of the LDRs.
    vi. Detail on the architectural plans depicting façade massing or a massing alternative as defined in Section 6.8.2(A)(2)(b) of the LDRs.
ee. For development consisting multi-family residential uses and/or a mobile home park:
    i. Gross acreage.
    ii. Number of dwelling units proposed.
    iii. Density.
    iv. Location and percentage of total open space and recreation areas.
    v. Floor area of each dwelling unit.
    vi. Number of proposed parking spaces.
    vii. Street layout, if applicable.
    viii. Layout of mobile home stands (for mobile home parks only).
    ix. City of Alachua Public School Student Generation Form.

2. Stormwater management plan - including the following:
    a. Plans showing existing contours at one (1) foot intervals based on U.S. Coastal and Geodetic Datum.
    b. Proposed finished floor elevation of all buildings.
    c. Existing and proposed stormwater management facilities with size and grades.
    d. Proposed orderly disposal of surface water runoff.
    e. Drainage calculations.

3. Fire Department Access and Water Supply Plan. All fire protection plans are subject to review and approval by the Alachua County Fire Marshal and City of Alachua Public Services Department. Fire Department Access and Water Supply Plan shall include:
    a. Plans prepared by a professional engineer licensed in the State of Florida.

b. Fire flow calculations for each newly constructed building. Calculations shall be performed in accordance with Chapter 18, Section 18.4 of the Florida Fire Prevention Code.
c. Documentation from the water purveyor stating the available flow to the subject property.

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

5. 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).

   For commercial/corporate park/industrial projects: In addition to submitting specific written information regarding the development's compliance with the relevant Goals, Objectives, and Policies of the City of Alachua Comprehensive Plan, a response to the design and performance standards as provided in Policy 1.3.d (for commercial projects), Policy 1.4.f (for corporate park projects), or Policy 1.5.d (for industrial projects) of the Future Land Use Element:

   The following criteria shall apply when evaluating commercial/corporate park/industrial development proposals:

   1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
   2. Buffering from adjacent existing/potential uses;
   3. Open space provisions and balance of proportion between gross floor area and site size;
   4. Adequacy of pervious surface area in terms of drainage requirements;
   5. Placement of signage;
   6. Adequacy of site lighting and intrusiveness of lighting upon the surrounding area;
   7. Safety of on-site circulation patterns (patron, employee and delivery vehicles), including parking layout and drive aisles, and points of conflict;
   8. Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;
   9. Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance; and
   10. Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design.
   11. Commercial/Corporate Park/Industrial uses shall be limited to an intensity of less than or equal to 0.50 floor area ratio for parcels 10 acres or greater, 0.50 floor area ratio for parcels less than 10 acres but 5 acres or greater, a 0.75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio to parcels 1 acre or less.
   12. Complementary residential uses (corporate park only).

6. *For Site Plans for Buildings Less than 80,000 Square Feet in Area:* 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).
   For Site Plans for Buildings Greater than or Equal to 80,000 Square Feet in Area: Two (2) sets of mailing labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits (obtain from the Alachua County Property Appraiser's web site) – and all persons/organizations registered to receive notice of development applications (current list may be obtained from the Planning & Community Development Department).

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

8. Legal description: (1) on 8.5" x 11" paper; and (2) electronic file in Word format.

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

10. Proof of payment of taxes.

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

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

13. 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 (FDEP) pursuant to Section 403.814(12), Florida Statutes (or documentation which shows a permit application/exemption/self-certification has been submitted to SRWMD or FDEP).

14. If access is from a County Road, access management permit from Alachua County Public Works (or documentation which shows a permit application has been submitted).

15. If access is from a State Road, access management permit from Florida Department of Transportation (or documentation which shows a permit application has been submitted).

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

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

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

Signature of Applicant

Signature of Co-applicant

Travis Hastay, P.E.

Typed or printed name *and title* of 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 31st, 2021, by Travis Hastay who executed the same

and has ____ produced _____ as identification or ☑ is personally known to me.

Signature of Notary

Print Name: Shannon W. Braddy

Notary Public, State of Florida

My Commission Expires:

SHANNON W BRADDY
MY COMMISSION # GG 233581
EXPIRES: October 28, 2022
Bonded Thru Notary Public Underwriters

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: TBD - NW 140th Street

Parcel ID Number(s): 03929-000-000, 03970-000-000 & 03969-000-000

Acreage: ± 266

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Karen Rice Title: Associate Vice President

Company (if applicable): U of F Foundation, Inc.

Mailing Address: Post Office Box 14425

City: Gainesville State: Florida ZIP: 32604-2425

Telephone: Contact Agent FAX: e-mail: Contact Agent

C. AUTHORIZED AGENT

Name: Robert Walpole, P.E. & Daniel Young, P.E. Title: President / Vice President

Company (if applicable): CHW

Mailing address: 11801 Research Drive

City: Alachua State: Florida ZIP: 32615

Telephone: (352) 331-1976 FAX: e-mail: walpole@chw-inc.com & daniely@chw-inc.com

D. REQUESTED ACTION:

To submit and obtain all approvals needed for the San Felasco Eco Park projects

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

Karen Rice, Associate Vice President, U of F Foundation, Inc.

Typed or printed name and title of applicant

Signature of Co-applicant

Reviewed
Tara Boonstra
UFF Legal Counsel

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 27th day of July, 2021 by Karen Rice as Associate Vice President, U of F Foundation, Inc., who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

Tara Boonstra

Signature of Notary Public, State of Florida

Tara Boonstra
Notary Public
State of Florida
Comm# HH114703
Expires 4/7/2025

MEMORANDUM

San Felasco Eco Park - Momentum Labs

21-0105.6

To: City of Alachua

From: Travis J. Hastay, P.E.

Date: August 31, 2021

RE: Fire Flow Calculations for Momentum Labs

The following is a calculation for required fire flow for the proposed project based on the NFPA 1: Fire Code.

Building data is based on the information available from the project architect at the time of this memo. Any changes to the building data will void the provided fire flow calculation and requires a revised analysis to verify the building complies with the applicable fire protection criteria. The building will be protected by an approved automatic fire sprinkler system.

NFPA 1 Calculations:

Building: **Research Lab Building**
Construction Type: II (000)
Fire Flow Area: ±54,800 SF

Required Fire Flow per NFPA Table 18.4.5.1.2: 5,000 gpm

Per NFPA 1, 18.4.5.3.2, a reduction in required fire flow of 75% shall be permitted when the building is protected throughout by an approved automatic sprinkler system. The resulting fire flow shall not be less than 1,000 gpm.

Required Fire Flow with automatic sprinkler system reduction: 5,000 gpm – 75% = 1,250 gpm
Required minimum Fire Flow: 1,250 gpm

Available Flow @ 20 psi per test on 8/5/2021: 1,875 gpm

Travis J. Hastay
FL PE #84295

N:\2021\21-0105.06\Departments\04_Engineering\01_Regulatory Permitting\Utilities\Fire Flow\Template - MEMO 201214 Ology ADM Expansion Fire Flow.docx

Table 18.4.5.1.2 Minimum Required Fire Flow and Flow Duration for Buildings

Fire Flow Area ft^2 (× 0.0929 for m^2)					Fire Flow gpm[1] (× 3.785 for L/min)	Flow Duration (hours)
I(443), I(332), II(222)*	II(111), III(211)*	IV(2HH), V(111)*	II(000), III(200)*	V(000)*		
0–22,700	0–12,700	0–8200	0–5900	0–3600	1500	2
22,701–30,200	12,701–17,000	8201–10,900	5901–7900	3601–4800	1750	
30,201–38,700	17,001–21,800	10,901–12,900	7901–9800	4801–6200	2000	
38,701–48,300	21,801–24,200	12,901–17,400	9801–12,600	6201–7700	2250	
48,301–59,000	24,201–33,200	17,401–21,300	12,601–15,400	7701–9400	2500	
59,001–70,900	33,201–39,700	21,301–25,500	15,401–18,400	9401–11,300	2750	3
70,901–83,700	39,701–47,100	25,501–30,100	18,401–21,800	11,301–13,400	3000	
83,701–97,700	47,101–54,900	30,101–35,200	21,801–25,900	13,401–15,600	3250	
97,701–112,700	54,901–63,400	35,201–40,600	25,901–29,300	15,601–18,000	3500	
112,701–128,700	63,401–72,400	40,601–46,400	29,301–33,500	18,001–20,600	3750	4
128,701–145,900	72,401–82,100	46,401–52,500	33,501–37,900	20,601–23,300	4000	
145,901–164,200	82,101–92,400	52,501–59,100	37,901–42,700	23,301–26,300	4250	
164,201–183,400	92,401–103,100	59,101–66,000	42,701–47,700	26,301–29,300	4500	
183,401–203,700	103,101–114,600	66,001–73,300	47,701–53,000	29,301–32,600	4750	
203,701–225,200	114,601–126,700	73,301–81,100	53,001–58,600	32,601–36,000	5000	
225,201–247,700	126,701–139,400	81,101–89,200	58,601–65,400	36,001–39,600	5250	
247,701–271,200	139,401–152,600	89,201–97,700	65,401–70,600	39,601–43,400	5500	
271,201–295,900	152,601–166,500	97,701–106,500	70,601–77,000	43,401–47,400	5750	
Greater than 295,900	Greater than 166,500	106,501–115,800	77,001–83,700	47,401–51,500	6000	
		115,801–125,500	83,701–90,600	51,501–55,700	6250	
		125,501–135,500	90,601–97,900	55,701–60,200	6500	
		135,501–145,800	97,901–106,800	60,201–64,800	6750	
		145,801–156,700	106,801–113,200	64,801–69,600	7000	
		156,701–167,900	113,201–121,300	69,601–74,600	7250	
		167,901–179,400	121,301–129,600	74,601–79,800	7500	
		179,401–191,400	129,601–138,300	79,801–85,100	7750	
		Greater than 191,400	Greater than 138,300	Greater than 85,100	8000	

*Types of construction are based on NFPA 220.

[1]Measured at 20 psi (139.9 kPa).

Hydrant Flow Test Report

Test Date 08/05/2021 **Test Time** 8:30 AM

Location

Alachua County Progress Boulevard
San Felasco state park/ NW 140th Street
Alachua Fl, 32615

Tested by

GATOR FIRE EQUIPMENT CO.
TESTED BY: J. Mallard & R. Weaver

WITNESSED BY: City of Alachua

Notes

Reading Hydrant on Progress BLVD at San Felasco State Park /Cottontail
Flowing Hydrant on Progress BLVD at NW 140th Street

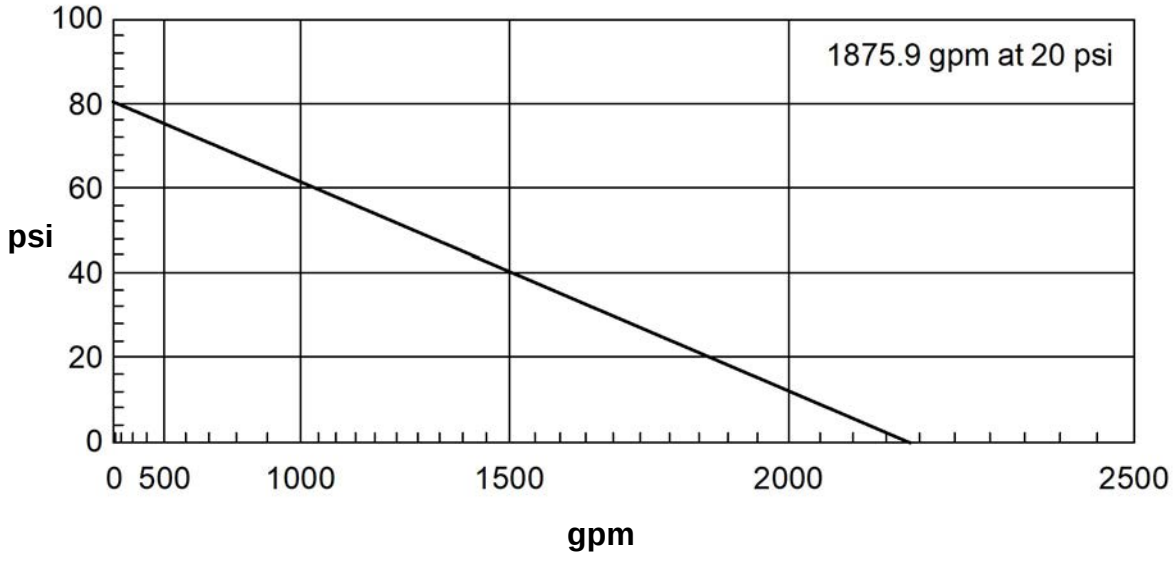
Read Hydrant

81 psi **static pressure**
52 psi **residual pressure**
0 ft **hydrant elevation**

Flow Hydrant(s)

Outlet	Elev	Size	C	Pitot Pressure	Flow
#1	0	2.5	.9	15	650 gpm
#2	0	2.5	.9	13	605 gpm
				Total	1255 gpm

Flow Graph



Created with the free hydrant flow test program from www.igneusinc.com

To: Kathy Winburn, AICP, City of Alachua Planning & Community Dev. Director

From: Seth Wood, Project Planner

Date: August 31, 2021

RE: San Felasco Eco Park Momentum Labs – Comprehensive Plan Consistency Analysis

This application is for a portion of Alachua County Tax Parcel 03929-000-000. The site is located on the San Felasco Parkway. The site's Future Land Use (FLU) category is Corporate Park district, and the Zoning District classification is Corporate Park District. The proposed use is a ±54,800-square-foot biotechnology and medical research incubator facility with associated utility infrastructure and parking.

The following identifies how this application is consistent with the City's Comprehensive Plan. Language from the Comprehensive Plan is provided in normal font, and the consistency statements are provided in **bold font**.

Future Land Use Element (FLUE)

Objective 1.4: Corporate Park
The City shall establish one mixed-use land use category: Corporate Park. This land use category shall provide a range of research and development, technology and biotechnology industries, office, supporting retail, and limited residential uses located near major transportation corridors. The Corporate Park category is intended to:

The proposed development, an incubator facility for biotechnology and medical research firms, is part of a larger mixed-use master plan for the area. This master plan will include a diversity of housing options and nonresidential developments, including offices and research and development space. The project site is located on the San Felasco Parkway, which locates the site proximate to multiple major transportation corridors, including US 441, County Road 235, and NW 140th Street.

1. provide appropriate locations for mixed use office-oriented development to promote and foster the growth of established industries within the City, including but not limited to research and development and technology and biotechnology, with provisions for a variety of residential uses; and

The project site location, near US 441 and Progress Park, is the appropriate location for the proposed development. Progress Park is home to multiple businesses, some of which in the biotechnology and medical research industry. The proposed development in the proposed location will help promote, foster, and grow these industries in the City of Alachua, both by increasing supply of office and laboratory space for new businesses, and through the principle of agglomeration effects—firms locating near one another, fostering competition and collaboration in industry.

2. Provide a variety of employment opportunities to the citizens of Alachua and the North Central Florida Region.

By expanding the amount of office space in the City of Alachua, this project will expand the possibility of businesses locating in the City of Alachua, thus expanding employment

t: (904) 619-6521 | 8465 Merchants Way, Suite 102, Jacksonville, FL 32222
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

opportunities. Furthermore, due to this project's status as a business incubator, not only will employment opportunities be expanded, but the opportunity to start new businesses will be expanded in turn.

Policy 1.4.a: The Corporate Park land use category may include office/business parks, biotechnology and other technologies, business incubators, a limited amount of retail sales and services, single-family and multi-family residential, live-work units, building industry uses, and accessory storage facilities (including outdoor storage yards) either as allowed uses or with a special exception permit. Such uses shall be developed in a manner compatible with surrounding land uses, and to minimize potential nuisances or damage to the environment.

This application proposes a business incubator building. This application is part of a larger mixed-use master plan, which will propose office space and residential space, developed in a manner that is both internally and externally compatible.

Policy 1.4.b Development within the Corporate Park land use category should be designed in a campus-like or "corporate park" setting with generous, linked open space to maximize value and to promote visual quality and compatibility with the surrounding area. Pedestrian-friendly features, such as buildings placed near the street, sidewalks, and trails leading to nearby uses, such as retail and housing, is encouraged.

This application is part of a larger mixed-use master plan, which will include generous linked open space. This development, as well as the other developments included in the master plan, will include pedestrian-friendly features, such as sidewalks and trails. These features will link the developments together, as well as link the master planned area to the community.

Policy 1.4.c: Non-residential Corporate Park uses shall be limited to an intensity of less than or equal to 0.50 floor area ratio (F.A.R.) for parcels 5 acres or greater, 0.75 F.A.R. for parcels less than 5 acres but greater than 1 acre, and 1.0 F.A.R. for parcels 1 acre or less.

The proposed use, on a site area of ±8.34 acres / ±363,290 sf, has a FAR that is less than 0.5 FAR, in conformance with this policy.

Policy 1.4.e: Corporate Park uses shall be located and designed in such a manner as to prevent undesirable impacts to adjacent properties.

This development will be designed to prevent undesirable impacts to adjacent properties through sufficient buffering in areas abutting surrounding single-family residential homes.

2. The Corporate Park land use category may include flex facilities subject to the following standards and maximums:

Type of Flex	Max. Building Size	Max. area: Manufacturing	Max. Area: Warehousing	Max. Building Area Coverage
Research and Development	150,000 sq. ft.	75% of total area (may include labs and offices)	75% of total area	50%

The proposed building is ±54,800 sf, which is below the maximum building size permitted. No manufacturing or warehousing areas are being proposed. The building has a footprint of ±28,900 sf, which covers below the 50% maximum building area coverage permitted.

Policy 1.4.f: The City shall develop performance standards for uses in the Corporate Park land use category in order to address the following:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;

Vehicular access to the site is provided via the San Felasco Parkway. Currently, sidewalks are located along both sides of the roadway. The site will include onsite pedestrian facilities that connect roadside sidewalks to the building. These connections will not cross vehicular use areas, reducing risk of conflict.

2. Buffering from adjacent existing/potential uses and use of landscaping to create an integrated design;

Adequate buffering from adjacent existing/potential uses will be provided, in order to ensure compatibility with the surrounding area. Landscaping, as demonstrated in the landscaping plans submitted with this application, will assist in creating an integrated design, both within this development plan, as well as within the larger San Felasco Eco Park Master Plan.

3. Open space provisions and balance of proportion between gross floor area and site size;

The gross floor area (GFA) of the proposed development is well proportioned to the site's size, with all open space requirements met.

4. Adequacy of pervious surface area in terms of drainage requirements;

A Stormwater Management Facility (SMF) of adequate size is included in the development plans submitted. It will be of adequate size to address all stormwater needs.

5. Placement of signage;

No signage is being proposed.

6. Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts to preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at appropriate intensities, directions and times to ensure light is not overused or impacting areas where it is not intended;

A photometric plan is submitted as part of this application, demonstrating compliance with City of Alachua lighting requirements. Onsite lighting is limited to ensure safe navigation of the site and to deter any unlawful activity after hours. Light placement ill not adversely affect surrounding properties.

7. Safety of on-site circulation patterns (patron, employee, and delivery vehicles), including parking layout and drive aisles, and points of conflict;

The onsite parking area is designed for safe onsite circulation, with minimal vehicle and pedestrian conflicts. Sidewalk connections allows pedestrians to safely travel to the building from the San Felasco Parkway or from the parking area with minimal vehicle conflict. Deliveries

are made along the rear of the building. Trash pickup will occur from the loading areas to the rear of the building.

8. Landscaping, as it relates to the requirements and goals of the Comprehensive Plan and Land Development Regulations;

Per Comprehensive Plan Future Land Use Element Policy 2.4.a, minimum landscaped area shall be 10% of the development site, not inclusive of any designated open space area. Landscaping of the project site will be in conformance with this policy, as demonstrated on the submitted landscape plans.

9. Unique site features and resources which may constrain site development, such as soils, existing vegetation and historic significance;

There are no wetlands in the development area, nor are there any environmental features onsite that warrant protection. There are no known onsite occurrences of historic significance.

10. Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design;

Not applicable.

11. Corporate Park uses shall be limited to an intensity of less than or equal to 0.50 floor area ratio for parcels 5 acres or greater, a 0.75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less; and,

The proposed use, on a site area of ±8.34 acres / ±363,290 sf, has a FAR that is less than a 0.5 FAR, in conformance with this policy.

12. Complementary residential uses.

No residential uses are proposed as part of this application. Complementary residential uses are included as part of the larger mixed-use master plan.

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

Landscaping plans are submitted as part of this site plan application. These plans demonstrate that the 10% minimum landscaped area requirement is met.

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.

The minimum open space requirement is met by this development.

Transportation Element (TE)

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.

The proposed Research and Development building will not result in a degradation of transportation Level of Service (LOS) standards. According to the June 2021 Development Monitoring Report, there is sufficient capacity on the affected roadway segment to handle the increase in AADT created by the proposed application. Therefore, after build-out of the proposed development, there will continue to be a surplus of available trips. This is demonstrated in detail in the submitted concurrency analysis memorandum.

Community Facilities and Natural Groundwater Recharge Element (CFNGAR)

Policy 1.1.d: The City hereby establishes the following Level of Service standards for sanitary sewer facilities:

b. Quantity: System-wide wastewater collection and treatment will be sufficient to provide a minimum of 250 gallons per day per equivalent residential unit (ERU) on an average annual basis.

The proposed development will allow a net increase of ±54,800 sf of non-residential uses, resulting in an increased demand of ±8,220 gallons per day on the City's sanitary sewer system. Per the City of Alachua June 2021 Development Monitoring Report, there is a residual capacity of 685,260 gallons per day.

Objective 2.1: Continue to ensure satisfactory and economical solid waste service for all City residents, with an emphasis on reuse and recycling.

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

The proposed development will allow a net increase of ±54,800 sf of non-residential uses, resulting in an increased demand of 120.012 tons per year on the City's solid waste system. Per the City of Alachua June 2021 Development Monitoring Report, there is a 50-year build-out capacity for the solid waste disposal facility.

Objective 4.1: Achieve and maintain acceptable levels of service for potable water quantity and quality.

Policy 4.1.c: The City establishes the following level of service standards for potable water:

2. Quantity: System-wide potable water distribution and treatment will be sufficient to provide a minimum of 275 gallons per day per equivalent residential unit (ERU) on an average annual basis.

The proposed development will allow a net increase of ±54,800 sf of non-residential uses, resulting in an increased demand of ±8,220 gallons per day on the City's potable water system. Per the City of Alachua June 2021 Development Monitoring Report, there is a residual capacity of 843,049 gallons per day.

To: Kathy Winburn, AICP, City of Alachua Planning & Community Dev. Director

From: Seth Wood, Project Planner

Date: August 31, 2021

RE: San Felasco Eco Park Momentum Labs – Concurrency Impact Analysis

This application is for a portion of Alachua County Tax Parcel 03929-000-000. The site is located on the San Felasco Parkway. The site's Future Land Use (FLU) category is Corporate Park district, and the Zoning District classification is Corporate Park District. The proposed use is a ±54,800-square-foot biotechnology and medical research incubator facility with associated utility infrastructure and parking.

Trip generation figures are based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition. The Concurrency Impact Analysis for this application is based on an **increase of ±54,800 square feet of Research and Development Center space**, ITE Land Use Code 760.

The following analysis estimates potential impacts on City of Alachua public facilities that may result from the proposed development. The following tables include data from the City of Alachua June 2021 Development Monitoring Report, as well as data obtained within the City Comprehensive Plan and Florida Administrative Code (F.A.C.).

Roadways / Transportation

Table 1: Projected Trip Generation

Land Use	ITE Code	Variable Used: SF	AM Peak			PM Peak			Daily
			Total	In	Out	Total	In	out	
Research and Development Center	760	54800	23	17	6	43	6	37	765

1. *Source: ITE Trip Generation 10th Edition*

Conclusion: Approval of this application may generate **765 daily vehicle trips**. The proposed development *will not* negatively impact the adopted LOS for adjacent and nearby roadways, as demonstrated in Tables 1 and 2 of this report.

Per City LDR §2.4.14(H)(2), affected roadways for developments generating *less* than 1,000 external average daily trips (ADT) are those within one-half mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater. Table 2 calculates projected impacts on City of Alachua roadways.

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

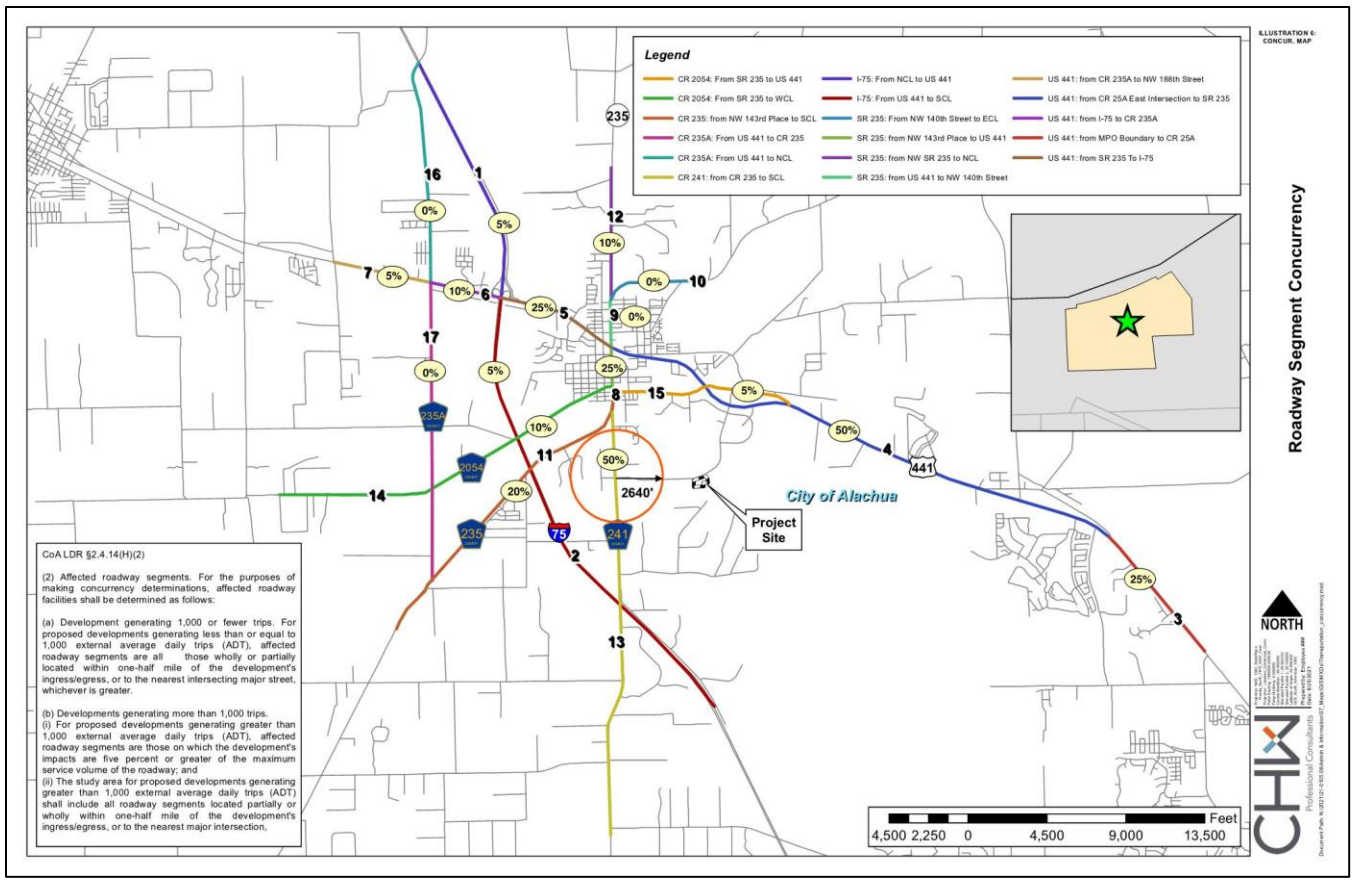


Figure 1: Anticipated Trip Distribution by Roadway Segment

Figure 1 illustrates the anticipated trip distribution. The project site is on the San Felasco Parkway. The center point used for the one-half mile radius measurement was the intersection of County Road (CR) 241 and the San Felasco Parkway. Because the San Felasco Parkway is accessible by both CR 241 and US 441, 50% of vehicles are anticipated to utilize this roadway. Trips are anticipated to be generated predominately by employees, who will likely live in the City of Alachua and surrounding communities.

Table 2: Projected Impacts on Roadways

	AADT	PM
Traffic System Category	**Segment 13: CR 241**	
	From SR 235 and North City Limit	
Maximum Service Volume[1]	20,880	1,881
Existing Traffic[1]	6,025	572
Reserved Trips[1]	0	0
Available Capacity	14,855	1,309
Projected Trip Generation[2]	382.5	21.5
Available Capacity w/ Application approval	**14,472.5**	**1,287.5**

1. *Source: City of Alachua June 2021 Development Monitoring Report*
2. *Note: Projected trip distribution percentage is estimated by 50% for Segment 13.*

Conclusion: CR 241 from SR 235 to the northern City limits is an affected roadway segment. There is available capacity with this application's approval. Therefore, this development *will not* cause the roadway segments to fall below the LOS standards.

Potable Water/Sanitary Sewer

Table 3: Projected Potable Water Impact

System Category	Gallons Per Day (GPD)
Current Permitted Capacity[1]	2,300,000
Less actual Potable Water Flows[1]	1,300,250
Reserved Capacity[1]	156,701
Residual Capacity[1]	843,049
Percentage of Permitted Design Capacity Utilized[1]	63.35%
Projected Potable Water Demand from Proposed Project[2]	8,220
Residual Capacity after Proposed Project	**834,829**

1. *Source: City of Alachua June 2021 Development Monitoring Report*
2. *Source: City of Alachua Comprehensive Plan & Chapter 64-E, F.A.C.*
   Formulas used: 54,800 sq. ft. x 15 gallons per 100 square feet of floor space

Conclusion: There is residual capacity with this application's approval. Therefore, the proposed development *will not* cause the City's potable water facilities to fall below LOS standards.

Table 4: Projected Sanitary Sewer Impact

System Category	Gallons Per Day (GPD)
Treatment Plant Current Permitted Capacity[1]	1,500,000
Less actual Treatment Plant Flows[1]	677,000
Reserved Capacity[1]	137,740
Residual Capacity[1]	685,260
Percentage of Permitted Design Capacity Utilized[1]	54.32%
Projected Potable Water Demand from Proposed Project[2]	8,220
Residual Capacity after Proposed Project	**677,040**

1. *Source: City of Alachua June 2021 Development Monitoring Report*
2. *Source: City of Alachua Comprehensive Plan & Chapter 64-E, F.A.C.*
   Formulas used: 54,800 sq. ft. x 15 gallons per 100 square feet of floor space

Conclusion: There is residual capacity with this application's approval. Therefore, the proposed development *will not* cause the City's sanitary sewer facilities to fall below LOS standards.

Solid Waste

Table 5: Projected Solid Waste Impact

System Category	LBs Per Day	Tons Per Year
Existing Demand[1]	41,880.00	7,643.10
Reserved Capacity[1]	17,139.34	3,127.93
New River Solid Waste Facility Capacity[1]	50 years	
Solid Waste Generated by Proposed Project[2]		**120.012**

1. *Source: City of Alachua June 2021 Development Monitoring Report.*
2. *Source: Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996. Formula used: (((12 lbs. / 1,000 ft^2/day x 54,800 sq. ft.) x 365)/2,000)*

Conclusion: There is available capacity with this application's approval. Therefore, the proposed development *will not* cause the City's solid waste facilities to fall below LOS standards.

To: Kathy Winburn, AICP, City of Alachua Planning & Community Dev. Director

From: Seth Wood, Project Planner

Date: October 7, 2021

RE: San Felasco Eco Park Momentum Labs – Land Development Regulations §6.6.3 Consistency Analysis

This application is for a portion of Alachua County Tax Parcel 03929-000-000. The site is located on the San Felasco Parkway. The site's Future Land Use (FLU) category is Corporate Park District, and the Zoning District classification is Corporate Park District. The proposed use is a ±54,800-square-foot biotechnology and medical research incubator facility with associated utility infrastructure and parking.

The proposed facility will be within 500 ft. of existing and proposed residential development. The following identifies how this application is consistent with City of Alachua Land Development Regulations Section 6.6.3—Residential Protection Standards. Language from the Land Development Regulations is provided in normal font; consistency statements are provided in **bold font**.

6.6.3 Residential Protection Standards

A. *General conditions*. As a condition of the approval of any nonresidential development located within 500 feet of any residential district or adjacent to an existing residential single-family or two-family development, conditions may be imposed to reduce or minimize any potential adverse impacts on the residential land or development. Such conditions may include but are not limited to the following:

1) *Hours of operation and deliveries.* Hours of operation and deliveries.

Use of the structure is anticipated to occur during standard business operating hours—approximately between 8:00 AM and 5:00 PM. Deliveries to the facility are anticipated to occur during normal operating hours. More detailed hours of operation and delivery will be determined as the building becomes occupied with new businesses.

2) *Activities that generate potential adverse impacts*. Location on a site of activities that generate potential adverse impacts on adjacent uses such as noise and glare.

No adverse impacts, such as noise or glare, are anticipated to be generated by the facility due to the nature of the intended use. Little noise can be expected, beyond the normal sounds of a facility of this nature in operation. The landscape buffering of the site will mitigate what noise, if any, is produced.

3) Placement of trash receptacles. Placement of trash receptacles.

Trash receptacles will be located in the southwest corner of the building and will be adequately screened.

4) Loading and delivery area. Location of loading and delivery areas.

The building's loading and delivery area will be located in the southwest corner of the building.

t: (904) 619-6521 | 8465 Merchants Way, Suite 102, Jacksonville, FL 32222
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

5) *Lighting*. Lighting location, intensity, and hours of illumination.

A photometric plan is submitted as part of this application, demonstrating compliance with City of Alachua lighting requirements. This plan demonstrates lighting location and intensity. Onsite lighting is limited to ensure safe navigation of the site and to deter any unlawful activity after hours. Light placement will not adversely affect surrounding properties.

6) *Placement of outdoor machines and activities.* Placement and illumination of outdoor vending machines, telephones, or similar outdoor services and activities.

Any outdoor machines will be located appropriately and in close proximity to the building, in order to minimize impacts to surrounding residential areas to the maximum extent practicable. No outdoor services or activities are anticipated.

7) *Additional landscaping and buffering to mitigate adverse impacts*. Additional landscaping and buffering to mitigate adverse impacts.

No adverse impacts to nearby residential areas are anticipated. Adequate buffering from adjacent existing/potential uses will be provided, in accordance with all City of Alachua landscaping requirements, in order to ensure compatibility with the surrounding area. Landscaping, as demonstrated in the landscaping plans submitted with this application, will assist in creating an integrated design.

8) *Height restrictions.* Height restrictions to preserve light and privacy and views of significant features from public property and rights-of-way.

The proposed structure is approximately 32 ft. tall, in conformance with the maximum building height permitted in the CP zoning district—100 ft., per Land Development Regulations Table 5.1-3. Given this height and given the fact that the proposed building is placed as far from residential property as practicable, no adverse impacts to light, privacy, or views are anticipated. Buffering along the project boundary will further protect privacy.

9) *Preservation of natural lighting and solar access*. Preservation of natural lighting and solar access.

The proposed building will be 32 ft. in height and will not inhibit access to natural light or solar for any surrounding residential developments.

10) *Ventilation and control of odors and fumes.* Ventilation and control of odors and fumes.

Any odors or fumes potentially generated by future users of the site will be controlled internally and will not be detectable outside of the facility.

11) *Paving and parking areas.* Paving to control dust.

All parking areas onsite will be paved.

12) *Placement or configuration of site design*. Placement or configuration of site design.

Site design, which includes building placement and configuration, was done to minimize impacts of onsite uses to nearby residential property. The proposed building is located as close as practicably possible to the San Felasco Parkway, and thus as far as practicably possible to its residential neighbors to the south.

B. *Height and setbacks.* Any nonresidential structure located in any nonresidential district and within 100 feet of a property boundary of a residential district or adjacent to a single-family or two-family dwelling shall be set back from the boundary of the residential district property boundary or residential development a minimum distance equal to the height of the nonresidential structure.

Per the elevations submitted as part of this site plan application, the building height will be 32 ft. The proposed nonresidential structure is planned to be located as close as practicable to the San Felasco Parkway to the north, rather than the residential areas to the south, and will be further than 100 ft. from the property boundary of these residential properties.

Mailed Memorandum

NEIGHBORHOOD MEETING NOTIFICATION

21-0105

To:	Neighbors of NW 140th Street/Progress Boulevard Intersection
From:	Gerry Dedenbach, AICP
Date:	June 24, 2021
RE:	Neighborhood Meeting Public Notice

A virtual Neighborhood Meeting will be held via video conference to discuss four applications in the City of Alachua: a site plan application for an incubator building; a site plan application for a flex space, inclusive of a bicycle depot, retail, and conference areas; a preliminary plat application for a cottage neighborhood; and a preliminary plat application for a ±300-lot subdivision. The applications affect ±257.23 acres in the City of Alachua (Alachua County Tax Parcels 03929-000-000, 03970-000-000, and 03969-000-000). The site is located on NW 140th Street, with NW 128th Place/Progress Boulevard running across the northern portion.

Date:	July 8, 2021
Time:	6:00 p.m.
Link:	bit.ly/San-Felasco-Masterplan
Zoom Call-in Number:	+1 301 715 8592
Meeting ID:	988 0925 7216
Contact:	Gerry Dedenbach, AICP 11801 Research Drive Alachua, FL 32615 (352) 331-1976 Live@CHW-inc.com

This is not a public hearing. The purpose of this meeting is to inform the public about the nature of the proposals and seek their comments.

Directions to Attend Meeting: Using your web browser, visit the web address link above. Please note, the link is case-sensitive. For best performance, Google Chrome, Safari, Microsoft Edge, or Mozilla Firefox are recommended. The meeting can also be attended by phone. To attend the meeting by phone, call the call-in number above, and enter the Meeting ID number followed by the pound sign ("#") when prompted.

If you are unable to attend the meeting, please contact CHW using the information above and we will provide printed materials after the virtual meeting is held. Comments may also be submitted in writing to the address or email above or by phone at the phone number above. Printed copies of all materials discussed at the meeting will be made available upon request.

t: (904) 619-6521 | 8465 Merchants Way, Suite 102, Jacksonville, FL 32222
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

Mailing Labels

CASON EVELYN YVONNE
12616 NW 140TH ST
ALACHUA, FL 32615

CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

DUQUE DIEGO ALONSO & MARIA MARG
13751 NW 131ST PL
ALACHUA, FL 32615

EDWARDS CHARLES T & NORMA G
13108 NW 140TH ST
ALACHUA, FL 32615

FOUNDATION FOR ENVIROMENTAL RESI
510 MISSISSIPPI RIVER BLVD N
ST PAUL, MN 55104

GRIFFIS & GRIFFIS JR TRUSTEES
PO BOX 40
ALACHUA, FL 32616

HARRIS GREGORY SCOTT & KELLY LYN
13950 NW 131ST PL
ALACHUA, FL 32615

HENLEY BRUCE LIFE ESTATE
PO BOX 2158
ALACHUA, FL 32615

HIGDON LINDA
PO BOX 118
ALACHUA, FL 32616

HOLMES JOHN E & JENNIFER A
13850 NW 131ST PL
ALACHUA, FL 32615

KIRKPATRICK & VAN DER LINDE H/W
13650 NW 131ST PL
ALACHUA, FL 32615

KOHN JOHN A & BETTE A
13551 NW 131ST PL
ALACHUA, FL 32615

LONG GREGORY M & MELISSA M
13026 NW 123RD PL
ALACHUA, FL 32615

MARO SHIRLEY A
12320 NW 129TH TER
ALACHUA, FL 32615

MILLS DOUGLAS W & CATHY A
13010 NW 123RD PL
ALACHUA, FL 32615

MORGAN & WALKO
12910 NW 140TH ST
ALACHUA, FL 32615

RICKES ROBERT E
13034 NW 123RD PL
ALACHUA, FL 32615

SALBERT JOHN
13851 NW 131ST PL
ALACHUA, FL 32615

SHAW FARMS OF ALACHUA INC
PO BOX 610
ALACHUA, FL 32616

SMITH JASON H & JESSICA A
13550 NW 131ST PL
ALACHUA, FL 32615

STATE OF FLA IIF
TIITF REC & PARKS SAN FELASCO HAMI
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

STORMANT JOHN F & SUSAN S
PO BOX 24
ALACHUA, FL 32616

SWIFT WILLIAM L & KATHERINE M
12413 NW 129TH TER
ALACHUA, FL 32615

TIPTON BRIAN & LAURA S
13002 NW 123RD PL
ALACHUA, FL 32615

U OF F FOUNDATION INC
PO BOX 14425
GAINESVILLE, FL 32604

UKHOVA TATIANA VASILYEVNA
13951 NW 131ST PL
ALACHUA, FL 32615

VALLELLANES CHARLOTTE V
13002 NW 140TH ST
ALACHUA, FL 32615

VERO EQUITIES INC
12416 NW 129TH TER
ALACHUA, FL 32615

BERG JAMES DEAN & SUSAN MARIE
12317 NW 129TH TER
ALACHUA, FL 32615

MARO SHIRLEY A
12320 NW 129TH TER
ALACHUA, FL 32615

STATE OF FLA IIF
TIITF REC & PARKS SAN FELASCO HAMI
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

SWIFT WILLIAM L & KATHERINE M
12413 NW 129TH TER
ALACHUA, FL 32615

TIPTON BRIAN & LAURA S
13002 NW 123RD PL
ALACHUA, FL 32615

U OF F FOUNDATION INC
PO BOX 14425
GAINESVILLE, FL 32604

VERO EQUITIES INC
12416 NW 129TH TER
ALACHUA, FL 32615

ALACHUA CONGREGATION OF JEHOVAH
14000 NW 154TH AVE #8
ALACHUA, FL 32615

ALLIN & RICO H/W
12204 NW 140TH ST
ALACHUA, FL 32615

BASSO CHRISTOPHER N & KARI B
12111 NW 136TH ST
ALACHUA, FL 32615

CANDILARIA OSCAR
13023 NW 123RD PL
ALACHUA, FL 32615

CASON EVELYN YVONNE
12616 NW 140TH ST
ALACHUA, FL 32615

COLLINS STEVEN W & BARBARA J
1143 NW 76TH BLVD
GAINESVILLE, FL 32606

FOX & JACK
12107 NW 140TH ST
ALACHUA, FL 32615

GRIFFIS & GRIFFIS JR TRUSTEES
PO BOX 40
ALACHUA, FL 32616

HENLEY BRUCE LIFE ESTATE
PO BOX 2158
ALACHUA, FL 32615

LONG GREGORY M & MELISSA M
13026 NW 123RD PL
ALACHUA, FL 32615

MANGELSDORF ROY & JUDY
12103 NW 136TH ST
ALACHUA, FL 32615

PIAZZA JUSTIN & REBECCA
12014 NW 136TH ST
ALACHUA, FL 32615

RICKES ROBERT E
13034 NW 123RD PL
ALACHUA, FL 32615

SHAW FARMS OF ALACHUA INC
PO BOX 610
ALACHUA, FL 32616

U OF F FOUNDATION INC
PO BOX 14425
GAINESVILLE, FL 32604

WALKER FREDERICK JAMES & LINDA M
PO BOX 725
ALACHUA, FL 32616

WOODWARD & WOODWARD CO-TRUSTI
12026 NW 136TH ST
ALACHUA, FL 32615

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville FL 32653

Dan Rhine
288 Turkey Creek
Alachua FL 32615

Richard Gorman
5716 NW 93rd Avenue
Alachua FL 32653

Tom Gorman
9210 NW 59th Street
Alachua FL 32653

Peggy Arnold
410 Turkey Creek
Alachua FL 32615

David Forest
23 Turkey Creek
Alachua FL 32615

President
TCMOA
1000 Turkey Creek
Alachua FL 32615

Linda Dixon, AICP
Assistant Director Planning
PO Box 115050
Gainesville FL 32611

Craig Parenteau
FL Deptarment of Environmental Protection
4801 Camp Ranch Road
Gainesville FL 32641

Jeannette Hinsdale
P.O. Box 1156
Alachua FL 32616

Lynn Coullias
7406 NW 126th Ave
Alachua FL 32615

Lynda Coon
7216 NW 126 Avenue
Alachua FL 32615

Tamara Robbins
PO Box 2317
Alachua FL 32616

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

Bonnie Flynn
16801 NW 166th Drive
Alachua FL 32615

Hugh & Jean Calderwood
P.O. Box 2307
Alachua FL 32616

Lisia Jenkins
P.O. Box 1071
Alachua FL 32616

Newspaper Advertisement

PUBLIC NOTICE

A virtual Neighborhood Meeting will be held via video conference to discuss four applications in the City of Alachua: a site plan application for an incubator building; a site plan application for a flex space, inclusive of a bicycle depot, retail, and conference areas; a preliminary plat application for a cottage neighborhood; and a preliminary plat application for a ±300-lot subdivision. The applications affect ±251.4 acres in the City of Alachua (Alachua County Tax Parcels 03929-000-000 and 03970-000-000). The site is located on NW 140th Street, with NW 128th Place/Progress Boulevard running across the northern portion.

This is not a public hearing. The purpose of this meeting is to inform the public about the nature of the proposals and seek their comments.

Time: 6:00 p.m. on July 8th, 2021
Link: bit.ly/San-Felasco-Masterplan
Zoom Call-in Number: +1 301 715 8592
Meeting ID: 988 0925 7216
Instructions: Using your web browser, visit the web address above, or call the number above. If unable to participate in the meeting, please contact CHW for printed materials. Comments may also be submitted in writing to the address or email below, or by phone.

Contact: Gerry Dedenbach, AICP
Address: 11801 Research Drive
Alachua, FL 32615
Phone Number: (352) 331-1976
Email: Live@CHW-inc.com

CHW
Professional Consultants

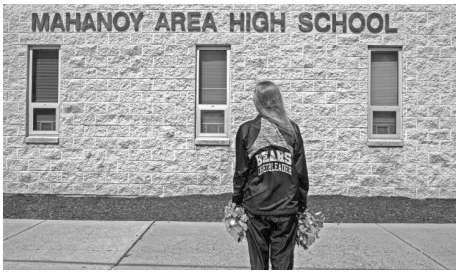
NATION & WORLD

DOW: 33,874.24 ▼71.34 (0.21%) **NASDAQ:** 14,271.73 ▲18.46 (0.13%) **S&P 500:** 4,241.84 ▼4.60 (0.11%)

Supreme Court backs punished cheerleader

Case centered on teen's profane off-campus post

John Fritze
USA TODAY



Brandi Levy wears her former cheerleading outfit while standing outside Mahanoy Area High School in Mahanoy City, Pa., on April 4. DANNA SINGER/AP

WASHINGTON – The Supreme Court on Wednesday sided with a former cheerleader who excoriated her school in a profanity-laced post on social media, holding that the punishment of her off-campus speech violated the First Amendment.

But the 8-1 ruling left unresolved the broader question of when schools may regulate off-campus speech, and when such punishment is off limits.

"It might be tempting to dismiss (the student's) words as unworthy of the robust First Amendment protections discussed herein," Associate Justice Stephen Breyer wrote for the majority. "But sometimes it is necessary to protect the superfluous in order to preserve the necessary."

Associate Justice Clarence Thomas dissented.

When Brandi Levy, who was 14 at the time, failed to make the varsity cheer team in 2017, she and one of her friends posted a vulgar message on Snapchat, exhorting her followers to "(Expletive) school (expletive) softball (expletive) cheer (expletive) everything." The message made it back to her coaches, who cut her from the JV squad. After appealing to school authorities, her parents sued the school district in federal court.

Levy's attorneys at the American Civil Liberties Union argued that allowing principals to punish students for their off-campus speech, including on social media, would give schools far too much power to police innocuous interactions with their friends. But school officials said they need to be able to discipline bullying and cheating that can begin off-campus or online before working its way into the school building.

Several of the justices said during oral arguments that they were wary of setting a hard-and-fast standard for when schools could regulate off-campus speech, and that hesitancy was reflected in the opinion. The court held that schools can sometimes punish a student for something they say at home, but that their power to do so was more limited than at school.

"The school's regulatory interests remain significant in some off-campus circumstances," Breyer wrote. "Thus, we do not now set forth a broad, highly general First Amendment rule stating just what counts as "off campus" speech and whether or how ordinary First Amendment standards must give way off campus."

Breyer said the court would leave that question to "future cases."

Thomas took issue with that approach in his dissent. Thomas asserted that historical factors suggested that schools could regulate off-campus speech if it could harm the school, its faculty or other students. Thomas said he believes that standard was met in Levy's case.

"The court's foundation is untethered from anything stable, and courts (and schools) will almost certainly be at a loss as to what exactly the court's opinion today means," Thomas wrote.

The standard for on-campus speech is more clear. A landmark 1969 Supreme Court decision, Tinker v. Des Moines, reaffirmed students' First Amendment rights at school. That case involved a group of students who wore black armbands to protest the war in Vietnam.

Harris to make 1st visit to border

Alexandra Jaffe
ASSOCIATED PRESS

WASHINGTON – Vice President Kamala Harris on Friday will make her first visit to the U.S.-Mexico border, her office announced, after she has faced criticism from members of both parties for failing to go there despite her role leading the Biden administration's response to a steep increase in migration.

Harris will visit the El Paso, Texas, area, accompanied by Homeland Security Secretary Alejandro Mayorkas, according to a statement.

The visit comes as Harris has faced months of attacks from Republicans, and some frustration from those in her own party, for declining to visit the area. Harris has been tasked by President Joe Biden with taking on the root causes of migration from Central America to the U.S.

So far she has focused her efforts on improving economic and living conditions in the region. Her aides have insisted her focus is distinct from the security issues that plague U.S. officials trying to handle a spike in border crossings.

But Republicans have seized on failures by Harris and Biden to paint the administration as absent on what they've described as a crisis at the border. The issue overshadowed Harris' first foreign trip earlier this month, to Guatemala and Mexico, where she met with both nations' presidents and local officials to discuss economic and humanitarian solutions to the significant migration out of both countries.

NOTICE OF PUBLIC HEARING

The Alachua County Board of County Commission will hold a public hearing Tuesday, July 06, 2021 at 5:00 pm or as soon thereafter as it may be heard. The meeting will be held virtually and in the John R. "Jack" Durrance Auditorium, room 209, 12 SE 1st Street, Gainesville, Florida to consider the following quasi-judicial zoning item:

ZOX-01-21 (Sand Bluff Solar Project Special Exception)
A request by FL Solar 6 LLC (Jason Thomas, Agent) on behalf of Uncle Willies LLC, owner, for a special exception to permit a major utility (photovoltaic solar array) on approximately 638 acres located in an 'A' (Agriculture) district with a Rural/Agriculture land use designation (one dwelling unit per five acres). The project is located along SW County Road 346 in Archer on parcel number 05197-000-000.

This meeting will allow for virtual or in person participation. The public may attend virtually through the County's Video on Demand website OR in person at 12 SE 1st Street, Gainesville, FL, Second Floor, Jack Durrance Board Room.

Public comment will be taken by telephone for all non-ministerial items on which the Board of County Commissioner votes. Once public comment is opened for an item under discussion, please call 1-800-876-7516.

The public is encouraged to submit any written or photographic documents prior to the meeting to planning@alachuacounty.us.

No later than 5 calendar days prior to the hearing, an individual or entity wishing to participate as a party in a quasi-judicial public hearing must provide the County with a written request to be considered as a party. The request must include a factual basis for why the requestor believes that he or she should be allowed to participate as a party. Please send your requests to be considered a party to planning@alachuacounty.us.

The Board of County Commission shall consider written requests for party status at the outset of the hearing and make a determination of which requesting individuals or entities qualify for party status in the hearing.

If an individual or entity intends to participate as a party and provide evidence, beyond testimony, at the public hearing, the individual or entity must provide electronic copies of all evidence to the appropriate County staff no later than 3 calendar days prior to the hearing. Any evidence provided electronically will be entered into the record and provided to all identified parties.

For public who attend in-person, those who are unvaccinated are strongly encouraged to wear a facial covering. Public seating will be made available up to the capacity that permits adequate social distancing.

If any accommodations are needed for persons with disabilities, please contact the Alachua County Equal Opportunity Office at least two business days in advance at (352) 374-5275 (voice) or (352) 374-5284 TDD users, please call 711 (Florida Relay Service). Printed materials are available in alternate format upon request.

In addition to any other comments, interested persons are invited to submit comments on whether the proposal will have a significant impact on the cost of housing.

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.

General Information: A draft of the above item will be available on Friday of the week preceding the meeting by emailing planning@alachuacounty.us. For further information call (352) 374-5249. Visit www.alachuacounty.us and click on the meetings tab on the homepage for the most up to date information.

GF-2569874

Free summer meals program for students begins in Alachua County

Gershon Harrell
Gainesville Sun
USA TODAY NETWORK

The Alachua County Public Schools district has launched its free summer meals program.

The free summer meal program began Monday, giving students from babies to age 18 a free breakfast and lunch. Hot meals will be given to children at 93 locations Monday-Thursday.

Caron Rowe, food service specialist, said times can vary so she encourages parents and children to check the website at yourchoicefresh.com.

Multiple pickup options are being provided, such as in-person service, bus stop locations and curbside grab-and-go meals.



Food service assistants hand out meals to children outside the SWAG Center in the Linton Oaks neighborhood in Gainesville in June 2019. The Alachua County Public Schools system has kicked off its free summer meals program.
BRAD MCCLENNY/THE GAINESVILLE SUN

Starting Thursday and continuing through the summer the district will also have free grab-and-go distribution at 19 curbside locations from 10:30 a.m. to 12:30 p.m.

At the curbside locations, seven days' worth of breakfasts and lunches will be distributed.

The ACPS Food and Nutrition Services will also have bus routes Monday-Thursday where children can receive free grab-and-go meals.

Families can find the bus routes at sbac.nutrislice.com.

"So anytime a child wants to come in and eat a meal on campus, they're more than welcome to. It's a hot meal, but the Thursday meals are prepared at home, it's frozen refrigerated items and shelf-stable items they can prepare at home," Rowe said.

Funded by the federal government, the summer meal program is open to any child regardless of family income.

According to the press release, students do not have to be enrolled in a particular school or program, nor do they have to eligible for free or reduced price meals during the school year.

The nutrition department food truck was also out visiting neighborhoods in Southwest Gainesville such as Hidden Oaks, Maple Oaks and the SWAG Family Resource Center.

The program runs through July 22.

PUBLIC NOTICE

A virtual Neighborhood Meeting will be held via video conference to discuss four applications in the City of Alachua: a site plan application for an incubator building; a site plan application for a flex space, inclusive of a bicycle depot, retail, and conference areas; a preliminary plat application for a cottage neighborhood; and a preliminary plat application for a ±300-lot subdivision. The applications affect ±251.4 acres in the City of Alachua (Alachua County Tax Parcels 03929-000-000 and 03970-000-000). The site is located on NW 140th Street, with NW 128th Place/Progress Boulevard running across the northern portion.

This is not a public hearing. The purpose of this meeting is to inform the public about the nature of the proposals and seek their comments.

Time: 6:00 p.m. on July 8th, 2021
Link: bit.ly/San-Felasco-Masterplan
Zoom Call-in Number: +1 301 715 8592
Meeting ID: 988 0925 7216
Instructions: Using your web browser, visit the web address above, or call the number above. If unable to participate in the meeting, please contact CHW for printed materials. Comments may also be submitted in writing to the address or email below, or by phone.

Contact: Gerry Dedenbach, AICP
Address: 11801 Research Drive
Alachua, FL 32615
Phone Number: (352) 331-1976
Email: Live@CHW-inc.com

CHW Professional Consultants

Workshop Presentation

San Felasco Eco Park Mixed-use Project

- *Incubator Building Site Plan*
- *Flex Space Site Plan*
- *Cottage Neighborhood Preliminary Plat*
- *Subdivision Preliminary Plat*

City of Alachua
Neighborhood Meeting
July 8, 2021

CHW
Professional Consultants

21-0105: San Felasco Master Plan

1

The purpose of the neighborhood meeting:

The City of Alachua requires applicants to host a neighborhood meeting *prior* to application submittal.

The purpose is to inform neighbors of the proposed action's nature and to get feedback early in the process.

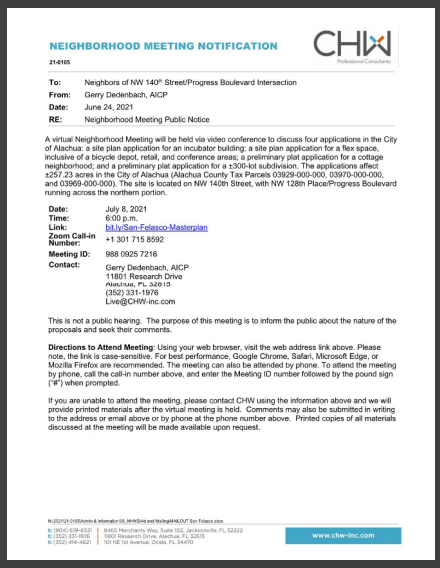
This meeting provides the applicant with an opportunity to mitigate concerns prior to the application submittal.



21-0105: San Felasco Master Plan

2

PUBLIC NOTIFICATION



NEIGHBORHOOD MEETING NOTIFICATION

21-0105

To: Neighbors of NW 140th Street/Progress Boulevard Intersection
From: Gerry Dedenbach, AICP
Date: June 24, 2021
RE: Neighborhood Meeting Public Notice

A virtual Neighborhood Meeting will be held via video conference to discuss four applications in the City of Alachua: a site plan application for an incubator building; a site plan application for a flex space, inclusive of a bicycle depot, retail, and conference areas; a preliminary plat application for a cottage neighborhood; and a preliminary plat application for a ±300-lot subdivision. The applications affect ±257.23 acres in the City of Alachua (Alachua County Tax Parcels 03929-000-000, 03970-000-000, and 03969-000-000). The site is located on NW 140th Street, with NW 128th Place/Progress Boulevard running across the northern portion.

Date: July 8, 2021
Time: 6:00 p.m.
Link: bit.ly/San-Felasco-Masterplan
Zoom Call-in Number: +1 301 715 8592
Meeting ID: 988 0925 7216
Contact: Gerry Dedenbach, AICP
11801 Research Drive
Alachua, FL 32615
(352) 331-1976
Live@CHW-inc.com

This is not a public hearing. The purpose of this meeting is to inform the public about the nature of the proposals and seek their comments.

Directions to Attend Meeting: Using your web browser, visit the web address link above. Please note, the link is case-sensitive. For best performance, Google Chrome, Safari, Microsoft Edge, or Mozilla Firefox are recommended. The meeting can also be attended by phone. To attend the meeting by phone, call the call-in number above, and enter the Meeting ID number followed by the pound sign ("#") when prompted.

If you are unable to attend the meeting, please contact CHW using the information above and we will provide printed materials after the virtual meeting is held. Comments may also be submitted in writing to the address or email above or by phone at the phone number above. Printed copies of all materials discussed at the meeting will be made available upon request.

N:\2021\21-0105\Admin & Information\05_NHM\Drft and Mailing\NHLOUT San Felasco.docx

t: (904) 619-6521 | 6405 Merchants Way, Suite 102, Jacksonville, FL 32222
t: (352) 331-1976 | 1900 Research Drive, Alachua, FL 32615
t: (352) 414-4621 | 101 NE 1st Avenue, Ocala, FL 34470

www.chw-inc.com



NATION & WORLD

Supreme Court backs punished cheerleader

Case centered on teen's profane off-campus post

John Fritze
USA TODAY

WASHINGTON – The Supreme Court on Wednesday sided with a former cheerleader who was punished by her school for a profanity-laced post on social media, holding that the punishment of the student in question violated the First Amendment.

But the 8-1 ruling left unresolved the question of whether and how far public schools can regulate off-campus speech, and what such punishment is off limits.

"It might be tempting to dismiss the student's words as unworthy of the respect normally accorded to speech in our censored forum," Associate Justice Stephen Breyer wrote for the majority. "But sometimes it is necessary to protect the superfluous in order to preserve the necessary."

Chief Justice Clarence Thomas dissented.

When Brandi Levy, who was in the ninth grade at Mahanoy Area High School in 2017, she used one of her friend's posted a vulgar message on Snapchat, a popular app that allows users to share photos with their friends. But one of her friends copied a vulgar message on Snapchat, a popular app that allows users to share photos with their friends. But one of her friends copied the message and sent it to Levy's parents, who were upset to see that Levy had used the F-word. After appealing to school authorities, her parents eventually filed a lawsuit on her behalf.

Levy's attorneys at the American Civil Liberties Union argued that allowing schools to punish students for their off-campus speech, including on social media, would give schools the license to police virtually everything students say when they're not in school.

Breyer said the court would leave that question to "future cases."

Thomas took issue with that approach, writing that the court should've said that historical factors suggested that schools could regulate off-campus speech that "substantially disrupts" its faculty or other students. Thomas said he believes that standard was met in this case.

"The court's foundation is unbelievable," Thomas wrote. "Even when a school is not in session, it is at a loss as to what exactly the court's opinion today means," Thomas wrote.

Levy's speech was a profanity-laced tirade in more than a hundred-word Supreme Court decision, Tinker v. Des Moines, that set the standard for student free speech rights at school. That case involved a group of students who wore black armbands to protest the war in Vietnam.

MAHANOY AREA HIGH SCHOOL

Brandi Levy wears her former cheerleading outfit while standing outside Mahanoy Area High School in Mahanoy City, Pa., on April 6. JOHN MINCHILLO

Harris to make 1st visit to border

Alexandra Jaffe
ASSOCIATED PRESS

WASHINGTON – Vice President Kamala Harris on Friday will make her first trip to the U.S.-Mexico border since assuming the office, after she has faced criticism from members of both parties for not visiting the border earlier and for not leading the Biden administration's response to a steep increase in migrants.

Harris will visit the El Paso, Texas, area, accompanied by Homeland Security Secretary Alejandro Mayorkas, according to a statement.

Since taking office, Republicans have used months of attacks from Republicans, and some frustration from those in her own party, to highlight Harris' absence. Harris has been tasked by President Joe Biden with taking on the root causes of migration from Central America to the U.S.

In the role has focused her efforts on engaging with leaders in Mexico and countries in the region. She has been instructed her focus is not from the northern border, but that she has been trying to focus her work at border crossings.

Harris and Biden have worked to fulfill promises they have outlined to fulfill their administration as absent on what Republicans have criticized as a lack of a more coordinated Harris' plan of foreign trip earlier this month, to Guatemala and Mexico, where she met with both national presidents and local officials to discuss economic and humanitarian solutions to the significant migration out of both countries.

NOTICE OF PUBLIC HEARING

The Alachua County Board of County Commissioners will hold a public hearing on [illegible], 2021 at 6:00 p.m or as soon thereafter as it may be heard. The hearing will be held at the Jack R. "Jack" Reichenbach Grand Regency Center, 5921 SW 75th Street, Gainesville, Florida to consider the following ordinance(s) by [illegible]

2020-21-21 Small Scale Future Land Use

Ordinance No. 20-00 [illegible]

An ordinance of the Alachua County Board of County Commissioners amending the Future Land Use Map of the Alachua County Comprehensive Plan 2019-2040; providing for findings of fact; providing for conflicts; providing for severability; providing for the repeal of inconsistent provisions; providing for authority; providing for transmittal; providing for an effective date.

The hearing will allow for review of proposed ordinance(s) and comments from the public. Copies of the proposed ordinance(s) are available at 12 NW 1st Street, Gainesville, FL, Second Floor, Jack Durrance Board Room, and may be reviewed during regular business hours. Any factual errors or errors in the Board of County Commissioners' agenda may be corrected upon discovery or upon receipt of objections, please call 1-800-955-8770.

Persons are advised that if they decide to appeal any decision made at this public hearing, they will need a record of the proceedings and that, 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.

Special Information: A call to the above hearing will be conducted by [illegible] Persons with disabilities needing assistance to participate in any of these proceedings should contact the County Manager's Office at least 48 hours in advance of the meeting [illegible] For further information, please contact [illegible] at [illegible] Please reference the meeting date on the message left on the message for the name to be called.

Free summer meals program for students begins in Alachua County

Gershon Harrell
Gainesville Sun
USA TODAY NETWORK

The Alachua County Public Schools district has launched its free summer meals program.

Starting Monday, students can pick up free breakfast and lunch. The meals will be given to children at 16 locations across the county.

Carrie Dunn, food service specialist, said times can vary depending on campus parents and children to check the district's website for updates.

Curbside pickup options are being provided, such as

Food service assistants hand out meals to children at Lake Forest Elementary School in Gainesville in June 2019. The Alachua County Public Schools system has kicked off its free summer meals program.

PUBLIC NOTICE

A virtual Neighborhood Meeting will be held via video conference to discuss four applications in the City of Alachua: a site plan application for an incubator building; a site plan application for a flex space, inclusive of a bicycle depot, retail, and conference areas; a preliminary plat application for a cottage neighborhood; and a preliminary plat application for a ±300-lot subdivision. The applications affect ±257.4 acres in the City of Alachua (Alachua County Tax Parcels 03929-000-000 and 03970-000-000). The site is located on NW 140th Street, with NW 128th Place/Progress Boulevard running across the northern portion.

This is not a public hearing. The purpose of this meeting is to inform the public about the nature of the proposals and seek their comments.

Time: 6:00 p.m. on July 8th, 2021
Link: bit.ly/San-Felasco-Masterplan
Zoom Call-in Number: +1 301 715 8592
Meeting ID: 988 0925 7216
Instructions: Using your web browser, visit the web address above, or call the number above. If unable to participate in the meeting, please contact CHW for printed materials. Comments may also be submitted in writing to the address or email below, or by phone.

Contact: Gerry Dedenbach, AICP
Address: 11801 Research Drive
Alachua, FL 32615
Phone Number: (352) 331-1976
Email: Live@CHW-inc.com

PUBLIC NOTICE

A virtual Neighborhood Meeting will be held via video conference to discuss four applications in the City of Alachua: a site plan application for an incubator building; a site plan application for a flex space, inclusive of a bicycle depot, retail, and conference areas; a preliminary plat application for a cottage neighborhood; and a preliminary plat application for a ±300-lot subdivision. The applications affect ±251.4 acres in the City of Alachua (Alachua County Tax Parcels 03929-000-000 and 03970-000-000). The site is located on NW 140th Street, with NW 128th Place/Progress Boulevard running across the northern portion.

This is not a public hearing. The purpose of this meeting is to inform the public about the nature of the proposals and seek their comments.

Time: 6:00 p.m. on July 8th, 2021
Link: bit.ly/San-Felasco-Masterplan
Zoom Call-in Number: +1 301 715 8592
Meeting ID: 988 0925 7216
Instructions: Using your web browser, visit the web address above, or call the number above. If unable to participate in the meeting, please contact CHW for printed materials. Comments may also be submitted in writing to the address or email below, or by phone.

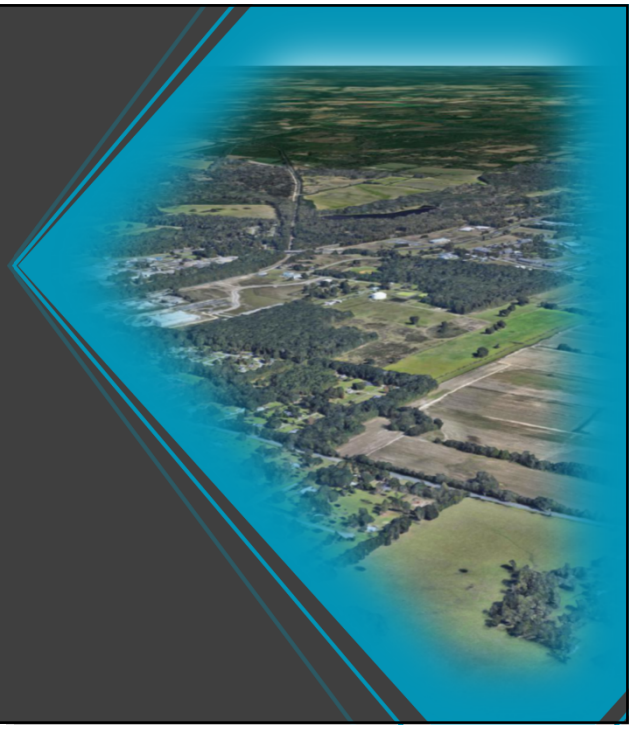
Contact: Gerry Dedenbach, AICP
Address: 11801 Research Drive
Alachua, FL 32615
Phone Number: (352) 331-1976
Email: Live@CHW-inc.com

CHW

3

REQUESTS:

- *Site Plan Application for incubator building;*
- *Site Plan Application for flex space;*
- *Preliminary Plat Application for Cottage Neighborhood; and*
- *Preliminary Plat Application for ±300-lot subdivision*



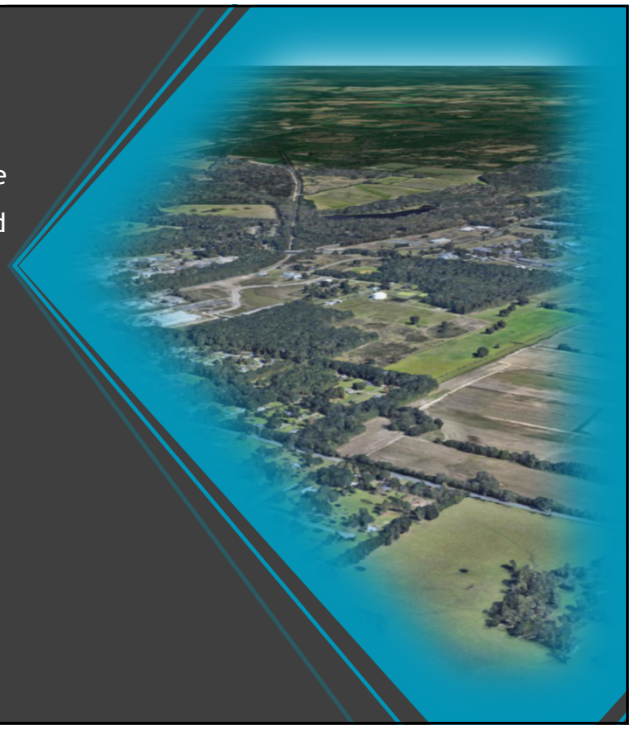
4

INTENTS:

- To construct an incubator building and flex space, inclusive of a bicycle depot, retail, and conference areas; and to plat a new cottage neighborhood and ±300-lot subdivision, as part of the larger San Felasco Master Plan.

OPPORTUNITIES:

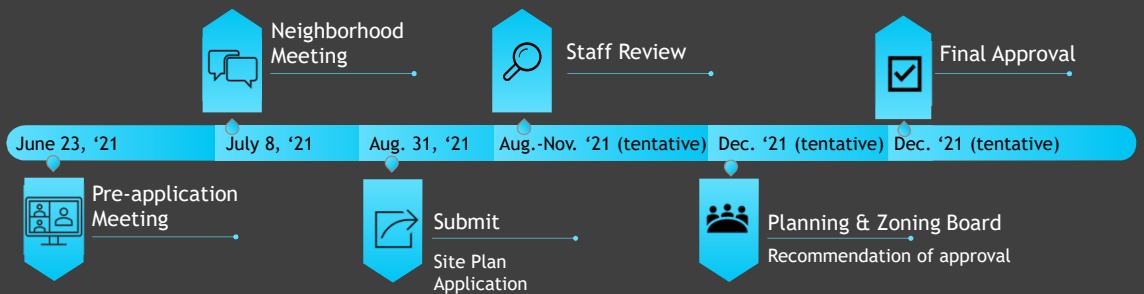
- Facility enabling new Alachua businesses to develop, grow, and prosper;
- Expanded commercial space, meeting space, and flexible space in City of Alachua; and
- Expanded housing options in City of Alachua



21-0105: San Felasco Master Plan

5

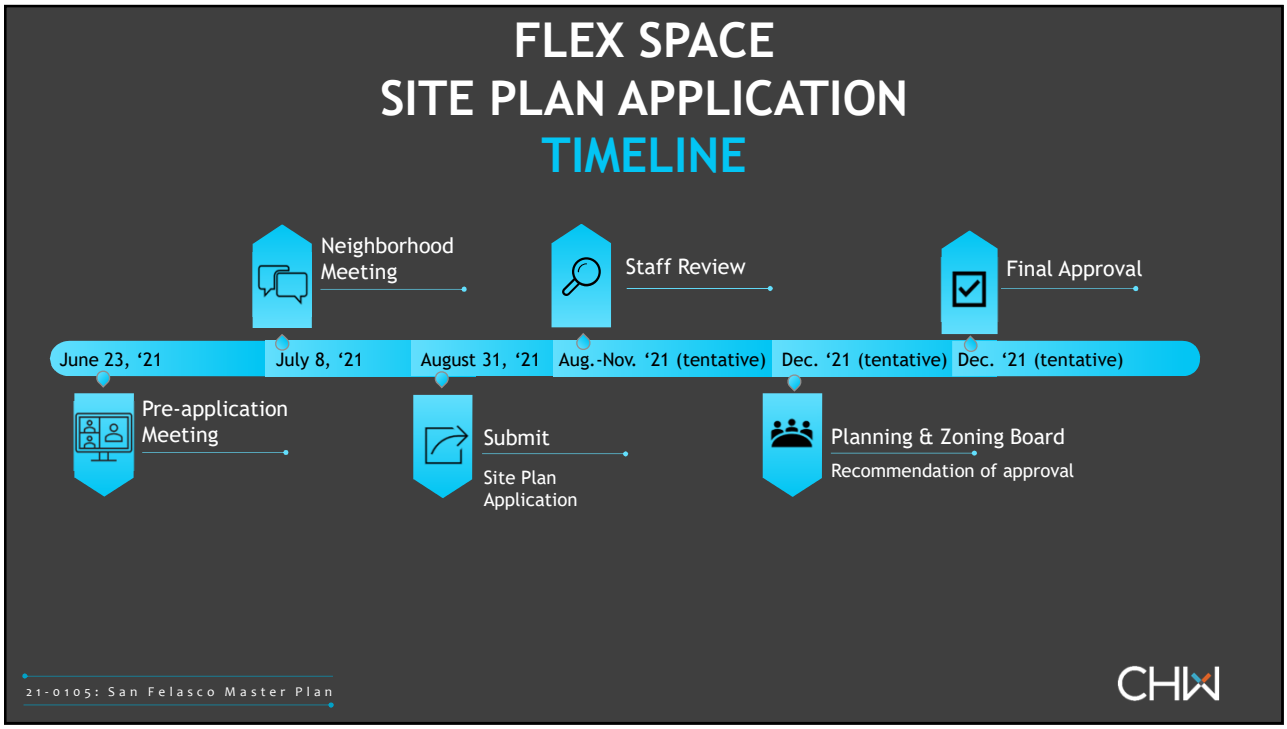
INCUBATOR BUILDING SITE PLAN APPLICATION TIMELINE



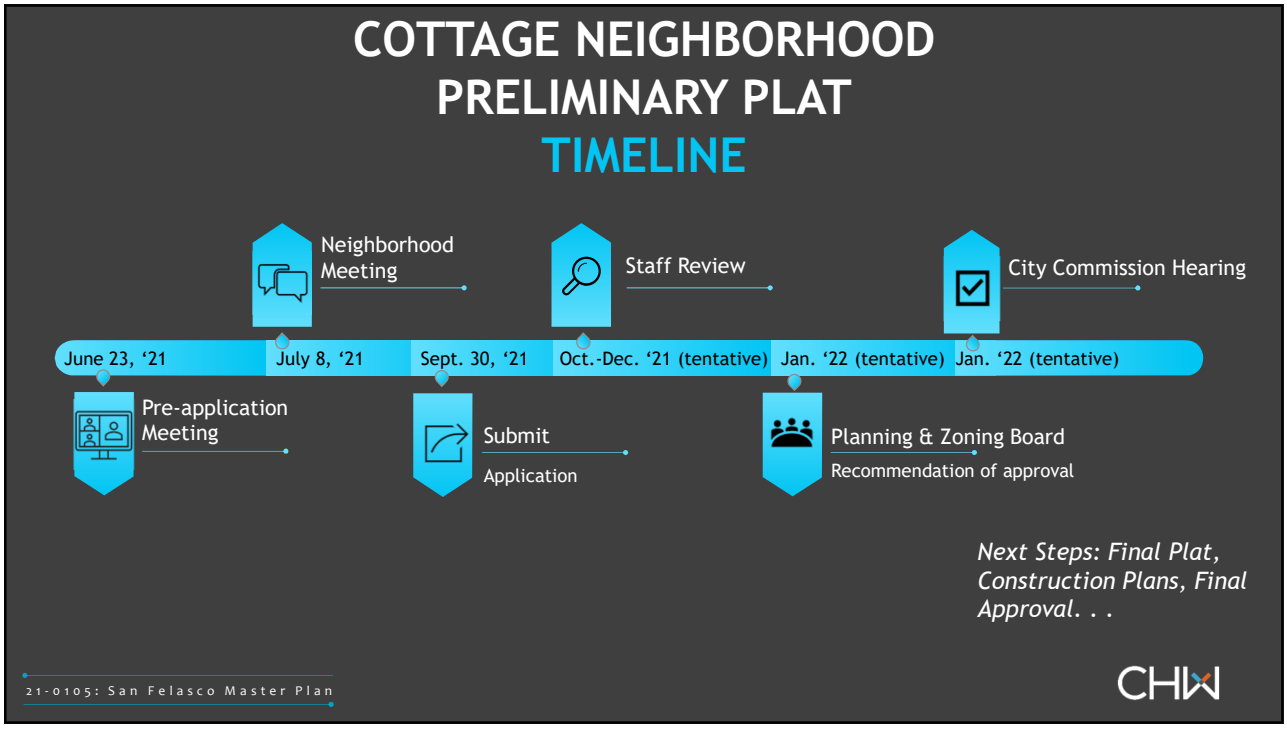
21-0105: San Felasco Master Plan

CHW

6


FLEX SPACE
SITE PLAN APPLICATION
TIMELINE
Neighborhood Meeting
Staff Review
Final Approval
June 23, '21
July 8, '21
August 31, '21
Aug.-Nov. '21 (tentative)
Dec. '21 (tentative)
Dec. '21 (tentative)
Pre-application Meeting
Submit
Site Plan Application
Planning & Zoning Board
Recommendation of approval
21-0105: San Felasco Master Plan
CHW

7


COTTAGE NEIGHBORHOOD
PRELIMINARY PLAT
TIMELINE
Neighborhood Meeting
Staff Review
City Commission Hearing
June 23, '21
July 8, '21
Sept. 30, '21
Oct.-Dec. '21 (tentative)
Jan. '22 (tentative)
Jan. '22 (tentative)
Pre-application Meeting
Submit
Application
Planning & Zoning Board
Recommendation of approval
Next Steps: Final Plat, Construction Plans, Final Approval. . .
21-0105: San Felasco Master Plan
CHW

8

SUBDIVISION PRELIMINARY PLAT TIMELINE

- June 23, '21 — Pre-application Meeting
- July 8, '21 — Neighborhood Meeting
- Aug. 30, '21 — Submit Application
- Aug.-Oct. '21 (tentative) — Staff Review
- Nov. '21 (tentative) — Planning & Zoning Board Recommendation of approval
- Nov. '21 (tentative) — City Commission Hearing

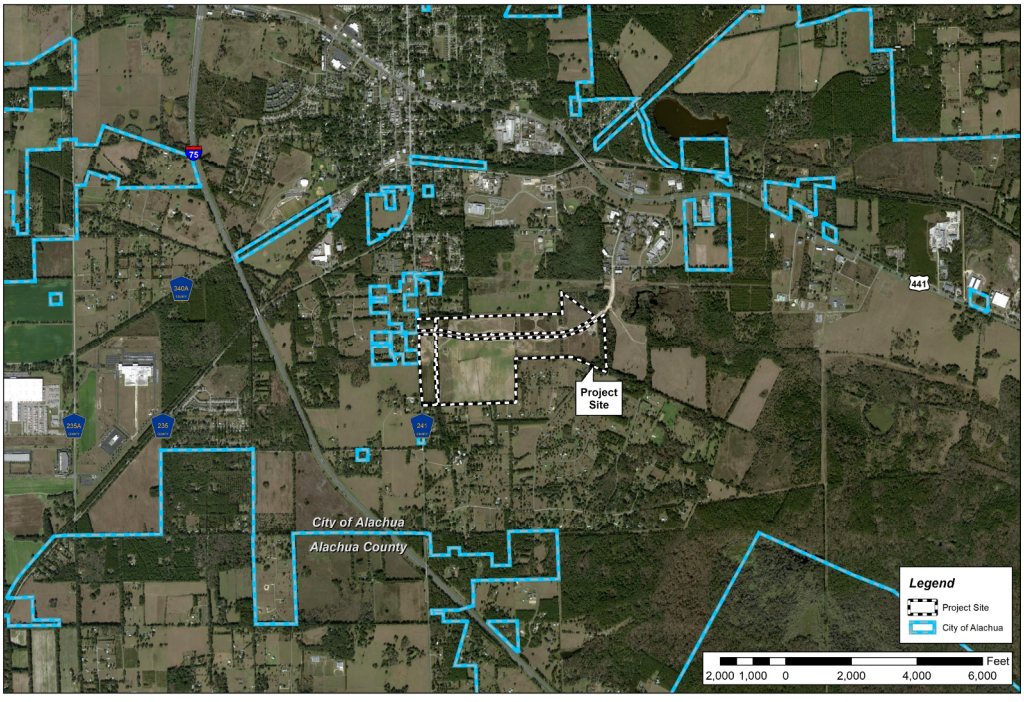
Next Steps: Final Plat, Construction Plans, Final Approval. . .

21-0105: San Felasco Master Plan

CHW

9

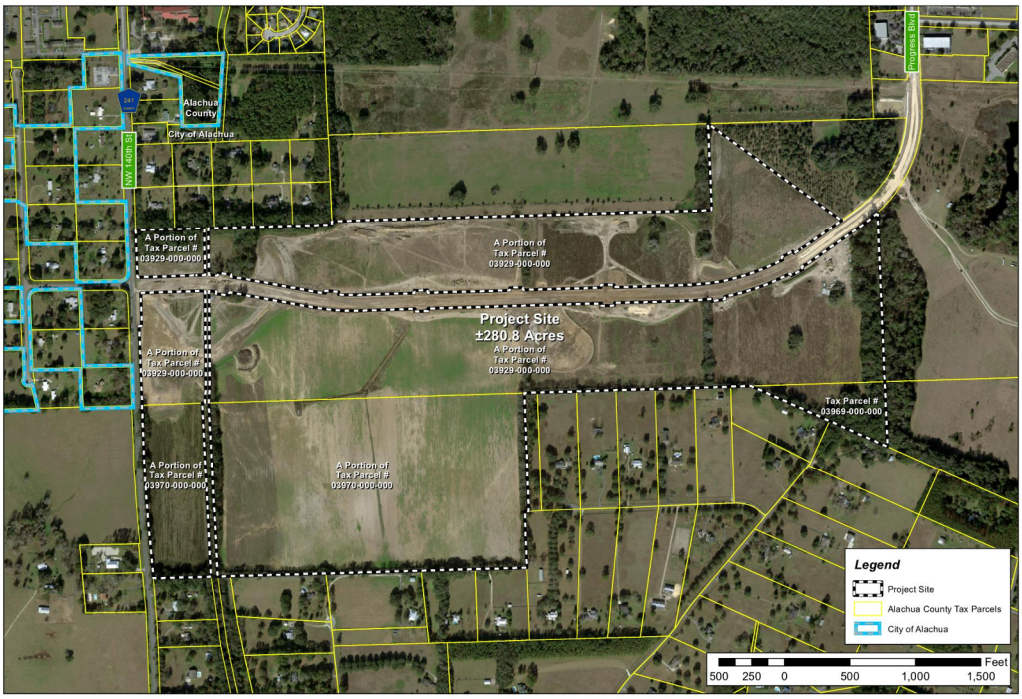
Context Map



CHW

10

Aerial Map



11

Future Land Use (FLU) Map

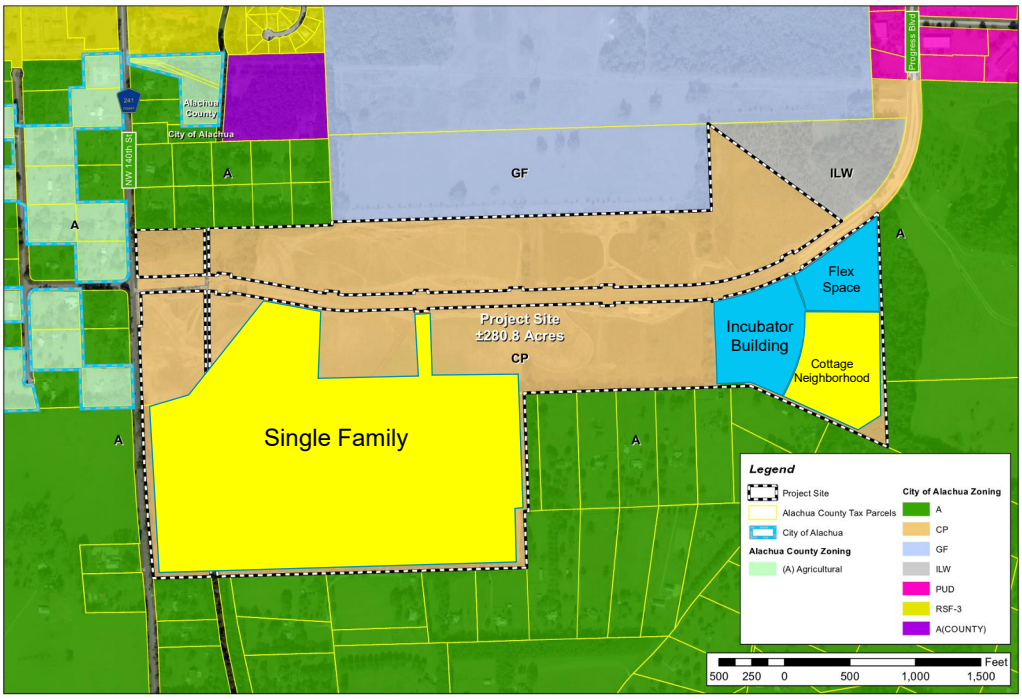
Corporate Park



12

Zoning Map

Corporate Park



13

Contact Information

Address: 11801 Research Drive
Alachua, FL, 32615
Phone: (352) 331-1976
Email: Live@chw-inc.com

CHW
Professional Consultants

14

Sign-in Sheet

SIGN-IN SHEET

San Felasco Master Plan

21-0105

Professional Consultants

Event:	Virtual Neighborhood Meeting
Date/Time:	July 8, 2021 @ 6:00 PM
Place:	bit.ly/San-Felasco-Masterplan
Re:	San Felasco Master Plan Virtual Neighborhood Meeting

	Attendee Name (Or as appears on Zoom)
1	Laura Tipton
2	Kelsi Candelaria
3	Dan Pearson
4	Robert Rickles
5	Bob Dampman
6	Daryn Page
7	Mark Page
8	Brian (last name not provided)
9	(352) 231-8194 (call-in)
10	(352) 538-3626 (call-in)
11	iPhone (name, number not provided)
12	
13	

t: (904) 619-6521 | 8465 Merchants Way, Suite 102, Jacksonville, FL 32222
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

Workshop Minutes

NEIGHBORHOOD MEETING MINUTES

San Felasco Master Plan

21-0105

Professional Consultants

Event:	Virtual Neighborhood Meeting
Date/Time:	July 8, 2021 @ 6:00 PM
Place:	bit.ly/San-Felasco-Masterplan
Re:	San Felasco Master Plan Virtual Neighborhood Meeting

CHW (Agent) Attendees: Nicola Cowap, PE; Gerry Dedenbach, AICP; Travis Hastay, PE; Cole Menhennett; Walker Owen; Seth Wood

Public Attendees: 11

CHW hosted the required Neighborhood Meeting and presented the following: the meeting's purpose; the applications' requests and intents; the opportunities presented by the individual projects and by the master plan as a whole; the projects' respective timelines; maps illustrating the site's regulatory and physical characteristics; and an illustration showing the location of the projects relative to one another and to the surrounding area. Questions from public attendees are shown below, with applicant/agent responses.

Question: Will there be buffering between this development and neighborhood communities Shaw Farms and Alachua Highlands?
Response: Yes, buffers are planned for the project boundary, near the adjacent Shaw Farms and Alachua Highlands. This will be accomplished by keeping as much existing tree line as practicable. Buffers will vary in width, being wider in areas where existing tree lines are located and where stormwater management facilities are located at points along the site's boundary.

Question: Are there plans to cut down the trees on the east side of the property for the cottage neighborhood?
Response: No, tree removal will be minimized to the extent practicable, in this area and in the project as a whole. The intent is to provide substantial buffers between the cottage neighborhood and existing residents, as well as between the cottage neighborhood and the Cottontail mountain biking trail, which runs along the site's eastern boundary adjacent to the San Felasco Hammock Preserve State Park trail system.

Question: How will this development impact wildlife? I have noticed fewer animals since the San Felasco Parkway was put in.
Response: This community is being master planned diligently in consideration of the land. The intent is for a community built in harmony with nature, rather than in opposition. Trees will be preserved to the maximum extent practicable, and stormwater basins and structures will be located and shaped in consideration of the natural contours of the land. As much of the existing tree coverage along the perimeter, as practicable, will be preserved. This will result in retained tree lines at multiple points. The hope is that, if we leave the tree line in place, not only will it provide natural buffers, it will also allow for easy migration for wildlife, with little disruption to their existing pattern.

Question: Will there be a connecting road into Shaw Farms or Alachua Highlands?
Response: There will be no connectivity to the existing subdivisions. Given the different character of these existing subdivisions to what is being proposed, interconnection was not deemed appropriate. Additionally, there are no connecting rights-of-way in Shaw Farms or Alachua Highlands.

Question: Will this be a gated or walled community?
Response: No, this will not be a gated community or a walled community. Neither gates nor walls are desired. The design intent of this project is to design a community in harmony with nature.

Question: What sort of utilities will this community have?
Response: The homes will be connected to the City's utility system, which will include potable water and sanitary sewer and all other utilities available such as telecommunications and high speed internet services. There will not be septic tanks.

t: (904) 619-6521 | 8465 Merchants Way, Suite 102, Jacksonville, FL 32222
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

Question: What is an incubator building?
Response: An incubator building is a facility targeted towards new biotechnology and biomedical research companies that do not yet have the capital to build their own facilities. The incubator provides laboratory and office space for business owners to start, grow, and develop their businesses and generate the necessary capital to eventually have facilities of their own. The hope is that once these businesses generate that necessary capital in the incubator building, they decide to construct their own facilities in the City of Alachua, having had the opportunity to experience its many offerings while working out of the incubator. This concept currently exists in Progress Park and another would the UF Innovation Hub in Downtown Gainesville.

Comment: Please explain the cottage neighborhood concept.
Response: The cottage neighborhood is a small grouping of smaller homes. Conceptually, it is a group of houses located on common green space, clustered together. The cottage neighborhood in this master plan is meant to provide starter housing, giving people that work at the nearby Progress Park/San Felasco Eco Park or in the incubator building, that is part of this master plan, an opportunity to live in this new community at a price point more suitable to someone newer in their career, or an empty nester. It also can serve as a living space where someone may scale up to larger housing choices in the City later in their career.

Question: Who is the 300-lot single family subdivision for?
Response: Over time, the entire ±280 acres of the San Felasco Eco Park will be built out and developed with approximately 2 million square feet of Research and Development facilities. The 300-lot subdivision is intended to create a neighborhood for all of the people working at those facilities and in surrounding companies. The full construction will take a long time for all businesses, as will the buildout of all 300 lots.

Question: Do you plan on lowering the speed limit on the San Felasco Parkway as more people start living and working in this area?
Response: The applicant also wants a slower, safer road. The applicant is not able to change the speed limit on the roadway, as it is public right-of-way, but will keep this in mind and advocate for it as the development process moves forward.

Comment: I am the park manager for the neighboring San Felasco Hammock Preserve State Park. I would like to meet with the applicant to discuss park protocols and how the applicant and the park can work together.
Response: That is a great idea. The applicant would greatly appreciate the opportunity to meet with you and to find new ways to be good neighbors to the park and to surrounding communities.

The meeting was adjourned at approximately 6:39 p.m.

LEGAL DESCRIPTION

DATE: July 26, 2021
CLIENT: Concept Development, Inc.
PROJECT NO: 21-0105
DESCRIPTION FOR: Overall Legal Description

A TRACT OF LAND SITUATED IN FRACTIONAL SECTIONS 23 AND 26 AND THE F.R. SANCHEZ GRANT ALL IN TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, ALSO BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1466 AT PAGE 377 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE NORTHEAST CORNER OF THE SOUTH ONE-HALF (1/2) OF THE NORTHEAST ONE-QUARTER (1/4) OF THE AFOREMENTIONED FRACTIONAL SECTION 23; THENCE SOUTH 2°22'57"EAST, ALONG THE EAST LINE OF SAID FRACTIONAL SECTION 23 AND ALSO BEING THE WEST LINE OF REPLAT OF PROGRESS CENTER AS PER PLAT THEREOF RECORDED IN PLAT BOOK P, PAGES 48 AND 49 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, A DISTANCE OF 1650.94 FEET TO A 4" SQUARE CONCRETE MONUMENT (PRM 3456) MARKING THE SOUTHWEST CORNER OF SAID REPLAT OF PROGRESS CENTER AND THE POINT-OF-BEGINNING; THENCE DEPARTING SAID EAST LINE OF SAID FRACTIONAL SECTION 23, AND ALONG THE SOUTH LINE OF SAID REPLAT OF PROGRESS CENTER, SOUTH 88°19'42" EAST, A DISTANCE OF 372.92 FEET TO A 4" SQUARE CONCRETE MONUMENT (PRM LB 2389) MARKING THE NORTHEAST CORNER OF A 100 FOOT WIDE INGRESS/EGRESS EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1993 AT PAGE 0358 OF THE SAID PUBLIC RECORDS; THENCE SOUTH 2°24'55" EAST, ALONG THE EAST LINE OF SAID EASEMENT, A DISTANCE OF 197.02 FEET TO A 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION, TOP BROKEN) MARKING THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1,050.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 22°29'15" WEST, 883.15 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 49°44'19", AN ARC DISTANCE OF 911.50 FEET TO A 4" SQUARE CONCRETE MONUMENT (PRM LB 2389) MARKING THE END OF SAID CURVE, SAID POINT LYING ON THE AFOREMENTIONED SAID EAST LINE OF SAID FRACTIONAL SECTION 23; THENCE SOUTH 2°26'25" EAST, ALONG THE SAID EAST LINE, A DISTANCE OF 1289.26 FEET TO A 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE SOUTHEAST CORNER OF SAID FRACTIONAL SECTION 23; THENCE SOUTH 2°05'15" EAST, ALONG THE EAST LINE OF AFOREMENTIONED FRACTIONAL SECTION 26, A DISTANCE OF 495.88 FEET TO A 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE NORTH BOUNDARY LINE OF SHAW FARMS OF ALACHUA, AS RECORDED IN PLAT BOOK "L", PAGE 64, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID LINE ALSO BEING THE NORTHEASTERLY LINE OF THE AFOREMENTIONED F.R. SANCHEZ GRANT AND THE SOUTH LINE OF GOVERNMENT LOT 1 OF SAID FRACTIONAL SECTION 26; THENCE DEPARTING SAID EAST LINE NORTH 65°57'44" WEST, ALONG THE SAID NORTH BOUNDARY LINE OF SHAW FARMS OF ALACHUA, A DISTANCE OF 1138.44 FEET TO A 4" SQUARE CONCRETE MONUMENT (RLS 509); THENCE CONTINUING ALONG SAID NORTH LINE OF SHAW FARMS OF ALACHUA, SOUTH 88°11'52" WEST, A DISTANCE OF 260.29 FEET TO A 4" SQUARE CONCRETE MONUMENT (RLS 509); THENCE CONTINUING ALONG SAID NORTH LINE, SOUTH 88°10'19" WEST, A DISTANCE OF 1375.37 FEET TO A 4" SQUARE CONCRETE MONUMENT AT THE NORTHWEST CORNER OF LOT 22, SAID SHAW FARMS OF ALACHUA; THENCE ALONG THE WEST LINE OF SAID LOT 22, SOUTH 2°05'34" EAST, A DISTANCE OF 903.47 FEET TO A 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE SOUTHWEST CORNER OF SAID LOT 22 ALSO BEING THE NORTHEAST CORNER OF LANDS AS DESCRIBED AS "PARCEL III" IN OFFICIAL RECORDS BOOK 2394 AT PAGE 2237 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 87°47'59" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 129.63 FEET TO A 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE NORTHWEST CORNER OF SAID LANDS; THENCE

SOUTH 2°02'58" EAST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 428.42 FEET TO A 4" SQUARE CONCRETE MONUMENT (RLS 509) MARKING THE SOUTHWEST CORNER OF SAID LANDS, SAID POINT ALSO BEING ON THE NORTH LINE OF AFOREMENTIONED SHAW FARMS OF ALACHUA, AND ALSO BEING ON THE SOUTH LINE OF LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1466 AT PAGE 377, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 88°20'20" WEST, ALONG THE NORTH LINE OF SAID SHAW FARMS OF ALACHUA AND IT'S WESTERLY EXTENSION AND ALSO THE SOUTH LINE OF SAID LANDS IN OFFICIAL RECORDS BOOK 1466 AT PAGE 377, A DISTANCE OF 2415.15 FEET TO A 4" SQUARE CONCRETE MONUMENT (RLS 509); THENCE SOUTH 88°16'47" WEST, ALONG SAID SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1466 AT PAGE 377, A DISTANCE OF 435.44 FEET TO THE EAST RIGHT-OF-WAY LINE OF NORTHWEST COUNTY ROAD 241 (A.K.A. NORTHWEST 140TH STREET), HAVING AN 80 FOOT RIGHT-OF-WAY; THENCE NORTH 5°14'16" WEST, ALONG THE SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 370.10 FEET TO 5/8" STEEL ROD AND CAP STAMPED FLA DOT, MARKING THE BEGINNING OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 11,419.16 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 3°39'24" WEST, 630.18 FEET; THENCE ALONG SAID EAST RIGHT OF WAY, NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 3°09'44", AN ARC DISTANCE OF 630.26 FEET TO A 5/8" STEEL ROD AND CAP STAMPED FLA DOT, MARKING THE END OF SAID CURVE; THENCE NORTH 2°05'16" WEST, ALONG THE SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1661.20 FEET TO THE SOUTHWEST CORNER OF HIDDEN MEADOWS, A RECORDED IN PLAT BOOK "R", PAGE 2 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 88°20'46" EAST, ALONG THE SOUTH LINE OF SAID HIDDEN MEADOWS, A DISTANCE OF 1501.59 FEET TO A 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE SOUTHEAST CORNER OF SAID HIDDEN MEADOWS; THENCE NORTH 2°35'34" WEST, ALONG THE EAST LINE OF SAID HIDDEN MEADOWS, A DISTANCE OF 25.97 FEET TO A 4" SQUARE CONCRETE MONUMENT (PRM LS 3784) MARKING THE SOUTHWEST CORNER OF LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2396 AT PAGE 1039 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE NORTH 88°20'38" EAST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 2900.15 FEET TO A SET 5/8" STEEL ROD AND CAP STAMPED PRM LB 5075 MARKING THE SOUTHEAST CORNER OF SAID LANDS; THENCE NORTH 2°22'09" WEST, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 660.12 FEET TO A 4" SQUARE CONCRETE MONUMENT (PRM LS 3784) MARKING THE NORTHWEST CORNER OF LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2900 AT PAGE 1014 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 54°04'53" EAST, ALONG THE SOUTHWESTERLY LINE OF SAID LANDS, A DISTANCE OF 1259.13 FEET TO A SET 5/8" STEEL ROD AND CAP STAMPED PRM LB 5075 MARKING THE SOUTHERLY MOST CORNER OF SAID LANDS; THENCE NORTH 54°27'14" EAST, ALONG THE EASTERLY LINE OF SAID LANDS, A DISTANCE OF 128.78 FEET TO 4" SQUARE CONCRETE MONUMENT (TOP BROKEN NO IDENTIFICATION) MARKING THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 930.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 28°44'39" EAST, 806.85 FEET; THENCE NORTHERLY ALONG SAID EASTERLY LINE, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 51°25'01", AN ARC DISTANCE OF 834.58 FEET TO A 4" SQUARE CONCRETE MONUMENT (PRM LB 2389) MARKING THE END OF SAID CURVE AND THE NORTHEAST CORNER OF SAID LANDS; THENCE SOUTH 88°19'23" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 247.83 FEET TO A 4" SQUARE CONCRETE MONUMENT (RLS 509) MARKING THE INTERSECTION WITH THE EAST LINE OF AFOREMENTIONED FRACTIONAL SECTION 23; THENCE NORTH 2°22'57" WEST, ALONG SAID EAST LINE OF FRACTIONAL SECTION 23, A DISTANCE OF 308.43 FEET TO THE POINT-OF-BEGINNING.

LESS & EXCEPT RIGHT OF WAY OF SAN FELASCO PARKWAY, AS PER OFFICIAL RECORDS BOOK 4672, PAGE 1075 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND SITUATED IN FRACTIONAL SECTIONS 23 AND 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, ALSO BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1466 AT PAGE 377 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE NORTHEAST CORNER OF THE SOUTH ONE-HALF (1/2) OF THE NORTHEAST ONE-QUARTER (1/4) OF THE AFOREMENTIONED FRACTIONAL SECTION 23; THENCE SOUTH 2°22'57"EAST, ALONG THE EAST LINE OF SAID FRACTIONAL SECTION 23 AND ALSO BEING THE WEST LINE OF REPLAT OF PROGRESS CENTER AS PER PLAT THEREOF RECORDED IN PLAT BOOK P, PAGES 48 AND 49 OF THE PUBLIC

RECORDS OF ALACHUA COUNTY, FLORIDA, A DISTANCE OF 1650.94 FEET TO A 4" SQUARE CONCRETE MONUMENT (PRM 3456) MARKING THE SOUTHWEST CORNER OF SAID REPLAT OF PROGRESS CENTER AND THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST LINE OF SAID FRACTIONAL SECTION 23, AND ALONG THE SOUTH LINE OF SAID REPLAT OF PROGRESS CENTER, SOUTH 88°19'42" EAST, A DISTANCE OF 372.92 FEET TO A 4" SQUARE CONCRETE MONUMENT (PRM LB 2389); THENCE SOUTH 2°24'55" EAST, A DISTANCE OF 197.02 FEET TO A 4" SQUARE CONCRETE MONUMENT (NO IDENTIFICATION, TOP BROKEN) MARKING THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1050.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 26°02'02" WEST, 999.68 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 56°51'14", AN ARC DISTANCE OF 1041.90 FEET TO THE POINT OF TANGENCY; THENCE RUN SOUTH 54°27'10" WEST, A DISTANCE OF 441.64 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1810.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 56°43'32" WEST, 143.57 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°32'45", AN ARC DISTANCE OF 143.60 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 29°25'07" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 60°34'53" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 29°25'07" WEST, A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1810.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 70°37'37" WEST, 532.74 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°55'31", AN ARC DISTANCE OF 534.68 FEET TO THE END OF SAID CURVE; THENCE SOUTH 09°19'39" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 80°40'21" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 09°19'39" WEST, A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1810.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 85°16'42" WEST, 190.90 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 6°02'45", AN ARC DISTANCE OF 190.99 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 88°18'04" WEST, A DISTANCE OF 551.14 FEET; THENCE SOUTH 01°41'56" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 88°18'04" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 01°41'56" WEST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 88°18'04" WEST, A DISTANCE OF 1324.31 FEET; THENCE SOUTH 01°41'56" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 88°18'04" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 01°41'56" WEST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 88°18'04" WEST, A DISTANCE OF 432.20 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1700.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 85°45'52" WEST, 351.51 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°52'06", AN ARC DISTANCE OF 352.14 FEET TO THE POINT OF TANGENCY; THENCE NORTH 79°49'49" WEST, A DISTANCE OF 563.98 FEET THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1580.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 81°18'53"WEST, 81.85 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°58'07", AN ARC DISTANCE OF 81.86 FEET TO THE END OF SAID CURVE THENCE SOUTH 05°23'16" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 84°36'44" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 05°23'16" EAST, A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1580.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 89°15'24" WEST, 156.07 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°39'43", AN ARC DISTANCE OF 156.14 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 87°54'44" WEST, A DISTANCE OF 421.65 FEET; THENCE SOUTH 02°05'16" EAST, A DISTANCE OF 250.00 FEET; THENCE SOUTH 87°54'44" WEST, A DISTANCE OF 20.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF COUNTY ROAD 241, (ALSO KNOWN AS NW 140TH/ STREET, AN 80 FOOT WIDE PUBLIC RIGHT OF WAY); THENCE RUN NORTH 2°05'16" WEST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 370.00 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, NORTH 87°54'44"EAST, A DISTANCE OF 441.65 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1700.00 FEET AND SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 89°11'34" EAST, 171.72 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°47'24", AN ARC DISTANCE OF 171.79 FEET TO THE END OF SAID CURVE; THENCE NORTH 05°23'16" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 84°36'44" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 05°23'16" WEST, A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1700.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 81°22'43" EAST, 91.86 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°05'47", AN ARC DISTANCE OF 91.88 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 79°49'49" EAST, A DISTANCE OF 563.98 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1580.00 FEET

AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 81°14'53" EAST, 78.18 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°50'07", AN ARC DISTANCE OF 78.19 FEET TO THE END OF SAID CURVE; THENCE NORTH 05°31'15" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 84°28'45" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 05°31'15" WEST, A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1580.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 88°59'44" EAST, 149.03 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°24'22", AN ARC DISTANCE OF 149.08 FEET TO THE POINT OF TANGENCY; THENCE NORTH 88°18'04" EAST, A DISTANCE OF 432.20 FEET; THENCE NORTH 01°41'56" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 88°18'04" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 01°41'56" EAST, A DISTANCE OF 20.00 FEET; THENCE NORTH 88°18'04" EAST, A DISTANCE OF 629.24 FEET; THENCE NORTH 01°41'56" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 88°18'04" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 01°41'56" EAST, A DISTANCE OF 20.00 FEET; THENCE NORTH 88°18'04" EAST, A DISTANCE OF 595.07 FEET; THENCE NORTH 01°41'56" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 88°18'04" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 01°41'56" EAST, A DISTANCE OF 20.00 FEET; THENCE NORTH 88°18'04" EAST, A DISTANCE OF 551.14 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1690.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 75°17'20" EAST, 761.04 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°01'28", AN ARC DISTANCE OF 767.62 FEET TO THE END OF SAID CURVE; THENCE NORTH 29°25'07" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 60°34'53" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 29°25'07" EAST, A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1690.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 56°40'09" EAST, 130.73 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°26'00", AN ARC DISTANCE OF 130.77 FEET TO THE POINT OF TANGENCY; THENCE NORTH 54°27'09"EAST, A DISTANCE OF 312.86 FEET TO THE SOUTHERLY MOST CORNER OF LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2900 AT PAGE 1014 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE ALONG THE EASTERLY LINE OF SAID LANDS THROUGH THE FOLLOWING TWO COURSES; 1) NORTH 54°27'14"EAST, A DISTANCE OF 128.80 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 930.00 FEET AND SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 28°45'06" EAST, 806.91 FEET; 2) NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51°25'15", AN ARC DISTANCE OF 834.64 FEET TO A 4" SQUARE CONCRETE MONUMENT STAMPED "PRM LB 2389" MARKING THE NORTHEAST CORNER OF SAID LANDS; THENCE SOUTH 88°19'23" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 247.95 FEET TO A 4" SQUARE CONCRETE MONUMENT STAMPED "RLS 509" MARKING IT'S INTERSECTION OF THE EAST LINE OF SAID FRACTIONAL SECTION 23; THENCE NORTH 02°22'57" WEST, ALONG THE EAST LINE OF SAID FRACTIONAL SECTION 23, A DISTANCE OF 308.42 FEET TO THE POINT OF BEGINNING.

Doc $18450
Rec $7.00
$8.48
FILED
1983 FEB 24 PM 1:26
CLERK CIRCUIT COURT
ALACHUA COUNTY, FL.

Return to:
This instrument prepared by:
W. Henry Barber, Jr.
Dell, Graham, Willcox, Barber,
Henderson, Monaco & Catos, P.A.
203 N.E. First Street
Gainesville, Florida 32601

WARRANTY DEED

THIS INDENTURE, made this 24th day of February, 1983, between CONTEXT DEVELOPMENT CO., a Delaware corporation, Grantor, and UNIVERSITY OF FLORIDA FOUNDATION, INC., a Florida corporation, whose post office address is Post Office Box 14425, Gainesville, Florida 32604, Grantee,

WITNESSETH:

That said Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's successors and assigns, forever, the following described land, situate, lying and being in Alachua County, Florida, to-wit:

A part of Sections 13, 14, 23 and 24, Fractional Sections 25 and 26, the F. R. Sanchez Grant, and the Fernandez Grant in Township 8 South, Range 18 East, together with a part of Fractional Sections 19, 20 and 29, the J. S. Sanchez Grant, the John Sanchez Grant and the Fernandez Grant in Township 8 South, Range 19 East, all in Alachua County, Florida, being more particularly described as follows:

Commence at the northwest corner of said Fractional Section 26 and run thence North 89 deg. 11 min. 05 sec. East along the North boundary thereof, 40.11 feet to the easterly right-of-way line of County Road No. 241 (80 foot R/W) and the Point of Beginning; thence run South 01 deg. 06 min. 36 sec. East, along said right-of-way line, 333.27 feet to the beginning of a curve, concave easterly, and having a radius of 11,419.20 feet, thence southeasterly along and with the arc of said curve and along said right-of-way line, through a central angle of 03 deg. 07 min. 37 sec., an arc distance of 623.21 feet to the end of said curve, thence South 04 deg. 22 min. 27 sec. East, along said right-of-way line, 370.99 feet to the South boundary of the North one-half (N½) of the Northwest quarter (NW¼) of said Fractional Section 26, thence North 89 deg. 21 min. 05 sec. East along said south boundary, 583.29 feet to a Permanent Reference Monument (PRM) at the northwesternmost corner of Shaw Farms of Alachua, according to a plat thereof recorded in Plat Book L, Page 64 of the public records of Alachua County, Florida, thence continue North 89 deg. 21 min. 05 sec. East along said south boundary of North one-half (N½) of Northwest quarter (NW¼) and along the north boundary of said Shaw Farms of Alachua, 2397.15 feet to a PRM at the northeast corner of Lot 6 of said Shaw Farms of Alachua and the southeast corner of said North one-half (N½) of Northwest quarter (NW¼), thence North 01 deg. 07 min. 32 sec. West, along the east boundary of said North one-half (N½) of Northwest quarter (NW¼) and along the west boundary of said Shaw Farms of Alachua, 1335.02 feet to the northwest corner of Lot 22 of said Shaw Farms of Alachua and the northeast corner of said North one-half (N½) of Northwest quarter (NW¼), said point also being the southwest corner of Government Lot 2 of said Section 23, thence North 89 deg. 11 min. 53 sec. East, along the north boundary of said Shaw Farms of Alachua and

DOC. ST. - AMT $ 18450.00
A. CURTIS POWERS, Clerk of Circuit Court
Alachua County - by Jeanne Gallina

O.R. BOOK 1466 PAGE 377

618729

the south boundary of said Section 23, a distance of 1637.45 feet, to an intersection with the northerly boundary of the F. R. Sanchez Grant, thence South 65 deg. 00 min. 32 sec. East, along the northerly boundary of said Shaw Farms and the northerly boundary of the F. R. Sanchez Grant, 3132.95 feet to the northeasterly corner of said Shaw Farms of Alachua; thence continue South 65 deg. 00 min. 32 sec. East along said northerly boundary of the Sanchez Grant, 2113.89 feet to the northwest corner of Lot 1 of Haile Estates in the F. R. Sanchez Grant according to a plat thereof recorded in Plat Book A, Page 56, of the public records of Alachua County, Florida; thence South 25 deg. 29 min. 34 sec. West, along the west boundary of said Lot 1, a distance of 1638.16 feet to the northwest corner of Lot 9 of said Haile Estates, said point also being the northeasterly corner of Alachua Highlands, Unit No. 1, according to a plat thereof recorded in Plat Book K, Page 56, of the public records of Alachua County, Florida; thence South 25 deg. 22 min. 48 sec. West, along the westerly boundary of said Lot 9 and the easterly boundary of Lots 1, 2 and 3 of said Alachua Highlands, Unit No. 1, a distance of 949.80 feet to the northerly boundary of the Hammock Lands conveyed to the State of Florida and recorded in Official Records Book 908 at pages 858 through 860, thence North 81 deg. 31 min. 14 sec. East, along said northerly boundary, 4009.08 feet, thence North 86 deg. 31 min. 58 sec. East, along said northerly boundary, 3610.46 feet, thence South 81 deg. 38 min. 52 sec. East, along said northerly boundary, 1949.33 feet, thence North 06 deg. 47 min. 16 sec. East, 1404.87 feet, thence South 71 deg. 05 min. 04 sec. East, 92.64 feet, thence North 34 deg. 13 min. 59 sec. East, 1476.82 feet, thence North 88 deg. 22 sec. 53 sec. East, 1252.57 feet, thence North 00 deg. 38 min. 14 sec. East, 1301.36 feet to the southerly right-of-way line of State Road 25, U. S. 441 (200 foot R/W) thence North 72 deg. 58 min. 52 sec. West, along said southerly right-of-way line, 225.69 feet to the beginning of a curve concave northeasterly and having a radius of 11,609.20 feet, thence northwesterly along and with the arc of said curve and along said right-of-way line through a central angle of 06 deg. 52 min. 00 sec. an arc distance of 1391.32 feet to the end of said curve, thence North 66 deg. 03 min. 55 sec. West, along said right-of-way line, 345.63 feet, thence South 23 deg. 56 min. 05 sec. West, 607.82 feet, thence North 60 deg. 14 min. 54 sec. West, 160.83 feet, thence North 23 deg. 56 min. 05 sec. East, 591.52 feet to said southerly right-of-way line, thence North 66 deg. 03 min. 55 sec. West, along said southerly right-of-way line, 3888.56 feet to the beginning of a curve, concave northeasterly and having a radius of 5896.58 feet, thence northwesterly along and with the arc of said curve and along said right-of-way line through a central angle of 04 deg. 05 min. 00 sec. an arc distance of 420.24 feet to the end of said curve, thence North 61 deg. 57 min. 50 sec. West, along said southerly right-of-way line 1681.47 feet, thence South 08 deg. 50 min. 07 sec. West, 1680.29 feet, thence North 81 deg. 10 min. 24 sec. West, 944.33 feet, thence North 08 deg. 49 min. 45 sec. East, 2008.91 feet to the aforementioned southerly right-of-way line of State Road No. 25, thence North 61 deg. 59 min. 14 sec. West,

along said right-of-way line, 882.07 feet, thence South 00 deg. 35 min. 40 sec. East, 1523.91 feet, thence South 89 deg. 22 min. 03 sec. West, 399.61 feet to a point on the east boundary of Section 24, Township 8 South, Range 18 East, thence South 00 deg. 35 min. 54 sec. East along said east boundary, 1245.81 feet to the northeast corner of the Southeast quarter (SE¼) of Southeast quarter (SE¼) of said Section 24, thence North 89 deg. 46 min. 15 sec. West, along the north boundary of said Southeast quarter (SE¼) of Southeast quarter (SE¼), 1218.03 feet to the southeast corner of the South one-half (S½) of the Northwest quarter (NW¼) of Southeast quarter (SE¼) of said Section 24, thence North 01 deg. 01 min. 46 sec. West, along the east boundary of said South one-half (S½) of Northwest quarter (NW¼) of Southeast quarter (SE¼), 661.14 feet to the northeast corner of said South one-half (S½) of Northwest quarter (NW¼) of Southeast quarter (SE¼), thence North 89 deg. 43 min. 32 sec. West along the north boundary of said South one-half (S½) of Northwest quarter (NW¼) of Southeast quarter (SE¼), 1222.41 feet to the northwest corner of said South one-half (S½) of Northwest quarter (NW¼) of Southeast quarter (SE¼) and the East boundary of Government Lot 4 of said Section 24, thence North 01 deg. 27 min. 18 sec. West, along the east boundary of Government Lots 4 and 1, a distance of 2782.53 feet to the southerly right-of-way line of State Road No. 25 (U.S. Highway 441) thence continue North 01 deg. 27 min. 18 sec. West, along the east boundary of said Government Lot 1, a distance of 201.49 feet to the North right-of-way line of said State Road No. 25, thence continue North 01 deg. 27 min. 18 sec. West, along said east boundary, 294.67 feet to the southeast corner of the Southwest quarter (SW¼) of Section 13, Township 8 South, Range 18 East, thence North 00 deg. 53 min. 56 sec. West, along the east boundary of said Southwest quarter (SW¼), 245.86 feet to the southerly right-of-way line of County Road No. S-340-A (66 foot R/W) thence North 81 deg. 38 min. 13 sec. West, along said southerly right-of-way line, 2307.19 feet to the beginning of a curve, concave northeasterly and having a radius of 1178.92 feet, thence northwesterly along and with said curve and along said right-of-way line, through a central angle of 12 deg. 00 min. 00 sec., an arc distance of 246.91 feet to the end of said curve, thence North 69 deg. 38 min. 13 sec. West, along said southerly right-of-way line, 99.39 feet to the beginning of a curve, concave southerly and having a radius of 539.96 feet, thence northwesterly along and with the arc of said curve and along said right-of-way line through a central angle of 30 deg. 54 min. 45 sec. an arc distance of 291.32 feet to said northerly right-of-way line of State Road No. 25, said arc being subtended by a chord having a bearing and distance of North 85 deg. 05 min. 36 sec. West, 287.80 feet, thence South 76 deg. 57 min. 08 sec. West, 254.78 feet to said southerly right-of-way line of State Road No. 25 (the right-of-way of County Road No. S-340-A becomes 50 feet at this point and remains 50 feet to the west) said point being on the arc of a curve, concave southeasterly and having a radius of 547.96 feet, thence southwesterly along and with the arc of said curve and along said southerly right-of-way line through a central angle of 11 deg. 39 min. 42 sec. an arc

distance of 111.53 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of South 60 deg. 48 min. 38 sec. West, 111.34 feet, thence South 54 deg. 58 min. 47 sec. West, along said southerly right-of-way line of County Road S-340-A, 123.99 feet to the beginning of a curve, concave northwesterly and having a radius of 843.51 feet, thence southwesterly along and with the arc of said curve and along said southerly right-of-way line, through a central angle of 14 deg. 48 min. 00 sec., an arc distance of 217.88 feet to the end of said curve, thence South 69 deg. 46 min. 47 sec. West, along said southerly right-of-way line, 248.93 feet to the beginning of a curve, concave northwesterly and having a radius of 1934.86 feet, thence southwesterly along and with the arc of said curve and along said southerly right-of-way line through a central angle of 05 deg. 50 min. 26 sec., an arc distance of 197.23 feet, said arc being subtended by a chord having a bearing and distance of South 72 deg. 42 min. 00 sec. West, 197.15 feet to the west boundary of the Southeast quarter (SE¼) of Southeast quarter (SE¼) of Section 14, Township 8 South, Range 18 East, thence South 01 deg. 35 min. 12 sec. East, along said west boundary of Southeast quarter (SE¼) of Southeast quarter (SE¼), 84.01 feet to the intersection with the easterly right-of-way line of an 80 foot right-of-way owned by the City of Alachua and recorded in Official Records Book 1279 at pages 840 through 841 of the public records of Alachua County, Florida; thence South 47 deg. 28 min. 41 sec. East, along said easterly right-of-way line 55.70 feet, thence South 01 deg. 35 min. 12 sec. East, 40.00 feet from and parallel to said west boundary of Southeast quarter (SE¼) of Southeast quarter (SE¼), 121.89 feet to the north boundary of the Northeast quarter (NE¼) of Northeast quarter (NE¼) of Section 23, Township 8 South, Range 18 East, thence North 89 deg. 31 min. 38 sec. East, along said north boundary, 191.44 feet, thence South 77 deg. 25 min. 05 sec. East, 833.14 feet, thence South 01 deg. 24 min. 55 sec. East, 465.34 feet, thence South 89 deg. 31 min. 38 sec. West, parallel to said north boundary, 1000.11 feet to said east right-of-way line, thence South 01 deg. 24 min. 04 sec. East, 40 feet from and parallel to the west boundary of said Northeast quarter (NE¼) of Northeast quarter (NE¼), 678.82 feet to the south boundary of said Northeast quarter (NE¼) of Northeast quarter (NE¼), thence North 89 deg. 14 min. 54 sec. East, along said south boundary, 1280.72 feet to the west boundary of the aforementioned Section 24, thence South 01 deg. 24 min. 48 sec. East, along said west boundary, 1959.51 feet to the southeast corner of property owned by the City of Alachua and recorded in Official Records Book 908 at pages 844 through 845 of the public records of Alachua County, Florida; thence South 88 deg. 57 min. 05 sec. West, along the south boundary of said City of Alachua property, 4165.85 feet; thence South 01 deg. 27 min. 01 sec. East, 659.40 feet to the north boundary of the South one-half (S½) of the Southwest quarter (SW¼) of said Section 23, thence South 89 deg. 20 min. 34 sec. West, along said north boundary, 1502.00 feet to the east right-of-way line of County Road No. 241 (80 foot R/W) thence South 01 deg. 06 min. 36 sec. East, along said east right-of-way line, 1334.44 feet to the Point of Beginning. Less the rights-of-way of U. S. Highway 441 and State Road 25.

Containing 2124.36 acres more or less excluding the area lying within the right-of-way of State Road No. 25.

ALSO:

Lots 5, 6, 9, 14, and the East 1/2 of Lot 13 of Haile Estates in Fractional Section 35, Township 8 South, Range 18 East, Alachua County, Florida, according to a plat thereof recorded in Plat Book "A", Page 56, of the public records of Alachua County, Florida; less rights of way for Interstate Highway No. I-75 (State Road 93) and a County Graded Road; and being more particularly described as follows:

Commence at the Southwest Corner of said Fractional Section 35 and run thence South 89 deg. 16 min. 33 sec. East, along the South boundary of said Fractional Section, 1984.75 feet to the Southwest Corner of said East Half (E-1/2) of Lot 13, and the Point of Beginning; thence continue South 89 deg. 16 min. 33 sec. East, along said South boundary, 1831.88 feet, to a point on the Southwesterly right of way line of said Interstate Highway No. I-75 (State Road No. 93), said point lying on the arc of a curve concave Southwesterly and having a radius of 14,217.94 feet; thence Northwesterly along the arc of said curve and along said right of way line through a central angle of 07 deg. 19 min. 25 sec., an arc distance of 1817.39 feet, said arc being subtended by a chord having a bearing and distance of North 41 deg. 08 min. 24 sec. West, 1816.15 feet, to the end of said curve; thence North 44 deg. 48 min. 07 sec. West, along said Southwesterly right of way line, 15.28 feet, to a point on the West boundary of said Lot 9; thence South 01 deg. 29 min. 15 sec. East, along said West boundary of Lot 9, a distance of 18.24 feet, to the Northeast Corner of said East Half (E-1/2) of Lot 13; thence North 89 deg. 40 min. 56 sec. West, along the North boundary of said East Half (E-1/2) of Lot 13, a distance of 659.66 feet, to the Northwest Corner of said East Half (E-1/2) of Lot 13; thence South 01 deg. 24 min. 44 sec. East, along the West boundary of said East Half (E-1/2) of Lot 13, a distance of 1341.28 feet to the point of beginning. Containing 39.51 acres, more or less.

ALSO:

Commence at the Southwest Corner of said Fractional Section 35, and run thence North 01 deg. 11 min. 18 sec. West, along the West boundary of said Fractional Section, 2654.12 feet, to the Southwest Corner of the Northwest Quarter (NW-1/4) of said Fractional Section; thence South 89 deg. 43 min. 54 sec. East, 1315.86 feet, to the Southwest Corner of said Lot 5 and the Point of Beginning; thence continue South 89 deg. 43 min. 54 sec. East, along the South boundary of said Lot 5, a distance of 42.13 feet, to a point on the Southwesterly right of way line of said Interstate Highway No. I-75 (State Road No. 93); thence North 44 deg. 48 min. 07 sec. West, along said right of way line 61.49 feet; to a point on the West boundary of said Lot 5; thence South 01 deg. 34 min. 27 sec. East, along said West boundary 43.45 feet to the point of beginning. Containing 0.02 of an acre, more or less.

ALSO:

Commence at the Southwest Corner of said Fractional Section 35 and run thence North 01 deg. 11 min. 18 sec. West, along the West boundary of said Fractional Section 2654.12 feet to the Southwest Corner of the Northwest Quarter (NW-1/4) of said Fractional Section; thence South 89 deg. 43 min. 54 sec. East, 1876.24 feet, to the intersection of the South boundary of said Lot 5 and the Northeasterly right of way line of said County Graded Road (66 foot right of way) and the Point of Beginning; thence continue South 89 deg. 43 min. 54 sec. East, along said South boundary of Lot 5, a distance of 755.48 feet, to the Northwest Corner of said Lot 9; thence South 01 deg. 29 min. 15 sec. East, along the West boundary of said Lot 9, a distance of 777.77 feet, to a point on said Northeasterly right of way line; thence South 44 deg. 48 min. 07 sec. East, along said right of way line, 1563.68 feet, to the beginning of a curve concave Southwesterly and having a radius of 7855.44 feet, thence Southeasterly along the arc of said curve and along said right of way line through a central angle of 02 deg. 44 min. 52 sec., an arc distance of 376.73 feet, said arc being subtended by a chord having a bearing and distance of South 43 deg. 25 min. 41 sec. East, 376.69 feet, to a point on the East boundary of said Lot 14; thence North 01 deg. 30 min. 45 sec. West, along the East boundary of said Lots 14, 9 and 6, a distance of 3515.19 feet, to the Northeast Corner of said Lot 6; thence North 89 deg. 59 min. 25 sec. West, along the North boundary of said Lots 6 and 5, a distance of 2641.10 feet to the Northwest Corner of said Lot 5; thence South 01 deg. 34 min. 27 sec. East, along the West boundary of said Lot 5, a distance of 770.34 feet to a point on said Northeasterly right of way line; thence South 44 deg. 48 min. 07 sec. East, along said right of way line, 817.76 feet to the Point of Beginning. Containing 122.72 acres, more or less.

SUBJECT TO THE FOLLOWING:

That certain oil and gas lease dated 29 March 1923, and recorded 24 April 1923, in Miscellaneous Records Book 11, Page 125, to Florida Mineral Oil and Sulphur Company.

Easement from H. C. Edwards and his wife, Susie S. Edwards, to Florida Power Corporation to construct, operate and maintain a single pole H-Frame tower line for the transmission and distribution of electricity, etc., over Lot 18 of L. L. Dell Estates, dated 3 February 1959, and recorded in Official Records Book 50, Page 302, of the public records of Alachua County, Florida.

Special Warranty Deed from H. C. Edwards and wife, Susie S. Edwards, to the State of Florida for road right-of-way SE-93, over Lots 9, 14 and E-1/2 of Lot 13 of John Haile Estates Subdivision varying in width from 106 feet to 216 feet dated 23 February 1962, and recorded in Official Records Book 180, Page 594, together with a drainage easement covering the same lands recorded in Official Records Book 180, Page 596, of the public records of Alachua County, Florida.

Easement from H. C. Edwards and his wife, Susie S. Edwards, to Florida Power Corporation as in Easement recorded in Official Records Book 50, Page 302, of the public records of Alachua County, Florida, dated 27 December 1962, and recorded in Official Records Book 219, Page 565, of the public records of Alachua County, Florida.

Easement from Donald M. Hough and his wife, Susie Mae Hough, to Florida Power Corporation as in Easement given by H. C. Edwards and his wife, Susie S. Edwards and recorded in Official Records Book 50, Page 302, of the public records of Alachua County, Florida, dated 3 February 1959, covering Lot 18 of L. L. Dell Estates Subdivision and recorded in Official Records Book 50, Page 302, of the public records of Alachua County, Florida.

Easement and right-of-way for construction, operation and maintenance of a pole line for transmission and distribution of electricity dated 4 October 1926, and recorded in Deed Book 226, Page 131, of the public records of Alachua County, Florida.

Easement to Pinellas County Power Company dated 27 January 1927, and recorded in Deed Book 226, Page 201, of the public records of Alachua County, Florida.

Easement to Pinellas County Power Company dated 6 November 1926, and recorded in Deed Book 226, at Page 280, of the public records of Alachua County, Florida.

Easement to Pinellas County Power Company dated 2 November 1926, and recorded in Deed Book 226, at Page 281, of the public records of Alachua County, Florida.

Easement to Florida Power Corporation dated 4 March 1963, and recorded in Official Records Book 221, Page 219, of the public records of Alachua County, Florida.

Easement to Florida Power Corporation dated 11 April 1963, and recorded in Official Records Book 227, Page 391, of the public records of Alachua County, Florida.

Easement to Pinellas County Power Company dated 29 November 1926, and recorded 25 July 1946, in Deed Book 226, Page 156, of the public records of Alachua County, Florida.

Easement to Pinellas County Power Company dated 1 December 1926, and recorded 25 July 1946, in Deed Book 226, Page 222, of the public records of Alachua County, Florida.

Easement to Pinellas County Power Company dated 29 November 1926, and recorded 25 July 1946, in Deed Book 226, Page 155, of the public records of Alachua County, Florida.

Easement to Florida Power Corporation dated 9 October 1959, and recorded in Official Records Book 73, Page 517, of the public records of Alachua County, Florida.

Reservation of an undivided one-half (1/2) interest of all petroleum and petroleum products and title to an undivided three-fourths (3/4) of all other minerals as to the East Half (E-1/2) of the Southeast Quarter (SE-1/4) of the Southeast Quarter (SE-1/4) of Section 24, Township 8 South, Range 18 East, reserved to State of Florida in Deed recorded in Deed Book 320, at Page 186, of the public records of Alachua County, Florida.

Easement to City of Alachua dated 12 March 1974, and filed 16 October 1979, in Official Records Book 1241, Page 113, of the public records of Alachua County, Florida.

Easement condemned by the City of Gainesville in Case Number 82-1735-CA in the Circuit Court of Alachua County, Florida.

An outstanding one-half (1/2) interest in oil, gas and minerals on the East Half (E-1/2) of Lot 16, of L. L. Dell Estates according to plat thereof recorded in Plat Book "A", Page 47, of the public records of Alachua County, Florida.

Easement to City of Alachua dated the 30th day of March 1979, filed for record 12 April 1979, in Official Records Book 1201, at Page 430, of the public records of Alachua County, Florida.

Taxes for the year 1983 and subsequent years.

and said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this deed to be executed in its name by its duly authorized officers and its corporate seal to be affixed, the day and year first above written.

Signed, sealed and delivered
in our presence as witnesses:

_____
_____
As to Grantor

CONTEXT DEVELOPMENT CO.

By _____
Wallace M. Dill, As its
President

ATTEST:

By: _____
R. Diane Arch, As its
Secretary

(WITH CORPORATE SEAL)

O.R. BOOK 1466 PAGE 384

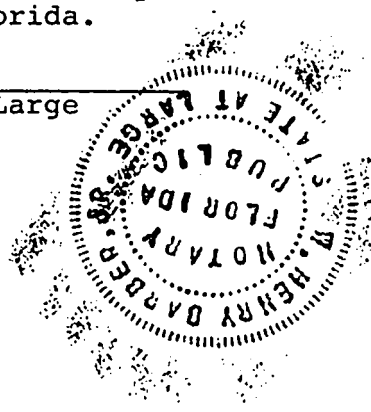
STATE OF FLORIDA
COUNTY OF ALACHUA

BEFORE ME, the undersigned authority, personally appeared WALLACE M. DILL, and R. DIANE ARCH, as President and Secretary respectively, of CONTEXT DEVELOPMENT CO., a Delaware corporation, who, being first identified and duly sworn, acknowledged that as such officers, and pursuant to authority from said corporation they executed the foregoing Warranty Deed and affixed the corporate seal, all for and on behalf of said corporation, as its act and deed, and for the uses and purposes set forth and contained in said instrument.

WITNESS my hand and official seal this 24th day of February, 1983, at Gainesville, Alachua County, Florida.

W. [illegible] Dill

Notary Public, State of Florida at Large



My Commission expires:

6-30-1985

O.R. BOOK 1466 PAGE 385

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3024367 6 PG(S)
October 31, 2016 02:11:39 PM
Book 4471 Page 1313
J. K. IRBY Clerk Of Circuit Court
ALACHUA COUNTY, Florida

Doc Stamp-Deed: $0.70

Prepared by and Return to:
Susan G. Goffman, Esq.
University of Florida Foundation, Inc.
Post Office Box 14425
Gainesville, FL 32604-2425

Tax Parcel No. _____

QUITCLAIM DEED

The Grantor, COQUI RADIO PHARMACEUTICALS, CORP., a corporation organized under the laws of the Commonwealth of Puerto Rico and duly authorized to do business in the State of Florida, , in consideration of the sum of ten dollars and other valuable consideration received from the Grantee, hereby quitclaims to the Grantee, UNIVERSITY OF FLORIDA FOUNDATION, INC., a Florida corporation not for profit whose mailing address is PO Box 14425, Gainesville FL 32604-2425 the real property in Alachua County, Florida, described in Exhibits A-1 and A-2 hereto.

Dated October 10, 2016.

Signed in the presence of:

Pedro C. Serrano-Ojeda

Pedro A. Serrano-Ojeda
{print 1st witness name}

Ryan Lombana
{print 2nd witness name}

GRANTOR:
COQUI RADIO PHARMACEUTICALS, CORP.
By: _____
Carmen I. Bigles
As its CEO & President

1172 South Dixie Hwy #335
Coral Gables, FL 33143
Address

STATE OF Florida.
COUNTY OF Dade.

The foregoing instrument was acknowledged before me on 10-10-, 2016, by Carmen Bigles as CEO of Coqui Radio Pharmaceuticals Corp., a corporation organized under the laws of the Commonwealth of Puerto Rico, not for profit, on behalf of the corporation, who is personally known to me.

_____
Notary Public, State and County aforesaid

(Notary seal)

MARISOL PENA
MY COMMISSION EXPIRES
September 2, 2019
#FF 915195
Bonded thru
Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

Exhibit A-1

GAINESVILLE:
132 NW 76th Dr. Gainesville, FL 32607
P: (352) 331-1976 F: (352) 331-2476

OCALA:
101 NE 1st Ave. Ocala, FL 34470
P: (352) 414-4621

WWW.CHW-INC.COM

LEGAL DESCRIPTION

DATE: October 13, 2014
CLIENT: COQUI RADIO PHARMACEUTICALS
PROJECT NO: 14-0382
DESCRIPTION FOR: 25-ACRE TRACT

A TRACT OF LAND SITUATED IN FRACTIONAL SECTION 23 AND SECTION 26, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTH ONE-HALF (1/2) OF THE NORTHEAST ONE-QUARTER (1/4) OF THE AFOREMENTIONED FRACTIONAL SECTION 23; THENCE SOUTH 01°24'48" EAST ALONG THE EAST LINE OF SAID SECTION AND THE WEST LINE OF REPLAT OF PROGRESS CENTER, AS PER PLAT THEREOF RECORDED IN PLAT BOOK "P", PAGES 48 AND 49 OF THE OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA , A DISTANCE OF 1651.01 FEET TO THE SOUTHWEST CORNER OF SAID REPLAT OF PROGRESS CENTER; THENCE CONTINUE SOUTH 01°24'48" EAST, ALONG SAID EAST LINE OF FRACTIONAL SECTION 23, A DISTANCE OF 1005.59 FEET TO POINT OF BEGINNING;

THENCE CONTINUE SOUTH 1°24'48" EAST ALONG SAID EAST LINE OF SAID FRACTIONAL SECTION AND THE EAST LINE OF FRACTIONAL SECTION 26A DISTANCE OF 1737.62 FEET TO A POINT LYING AND BEING PARALLEL TO AND 60 FEET NORTHEASTERLY OF THE NORTHEASTERLY BOUNDARY LINE OF SHAW FARMS OF ALACHUA, A PLAT THEREOF RECORDED IN PLAT BOOK "L", PAGE 64 OF SAID PUBLIC RECORDS; THENCE DEPARTING SAID EAST LINE OF FRACTIONAL SECTION 26, NORTH 64°59'43" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 1039.39 FEET; THENCE DEPARTING SAID LINE, NORTH 1°24'48" WEST, A DISTANCE OF 707.54 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1795.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 60°50'59" EAST, 775.93 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°57'52", AN ARC LENGTH OF 782.10 FEET TO THE POINT OF TANGENCY; THENCE NORTH 48°22'03" EAST, A DISTANCE OF 306.96 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1035.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 48°00'53" EAST, 12.75 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 0°42'21", AN ARC LENGTH OF 12.75 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 25.004 ACRES, MORE OR LESS

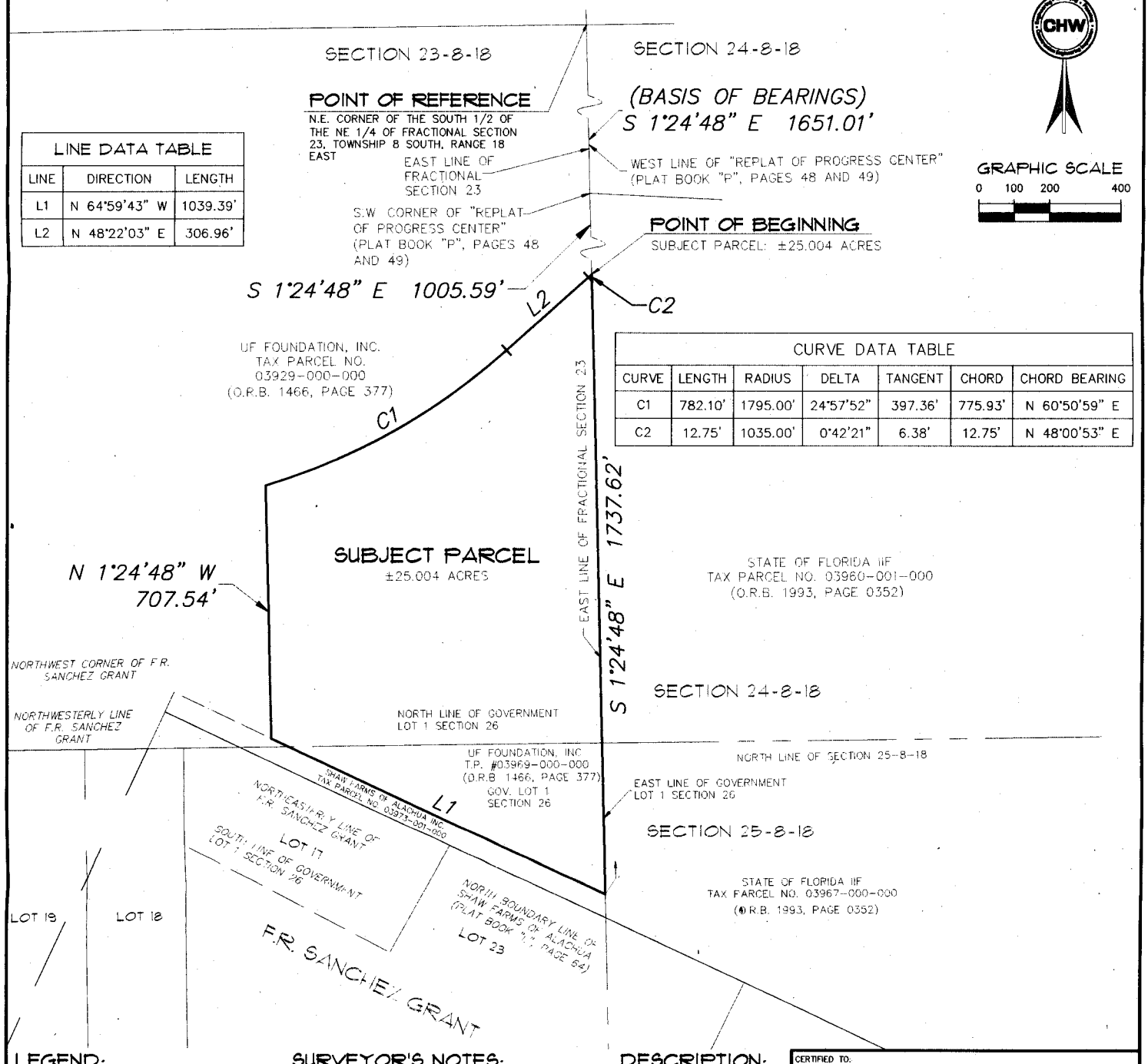
ALL AS SHOWN ON THE MAP ATTACHED HEREWITH AND MADE A PART HEREOF

Exhibit A-1

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SITUATED IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 20 EAST,
ALACHUA COUNTY, FLORIDA

SKETCH - NOT A BOUNDARY SURVEY



LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	N 64°59'43" W	1039.39'
L2	N 48°22'03" E	306.96'

CURVE DATA TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	782.10'	1795.00'	24°57'52"	397.36'	775.93'	N 60°50'59" E
C2	12.75'	1035.00'	0°42'21"	6.38'	12.75'	N 48°00'53" E

LEGEND:

O.R.B. = OFFICIAL RECORDS BOOK
S.F. = SQUARE FEET
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING

SURVEYOR'S NOTES:

1.) BEARINGS SHOWN HEREON ARE BASED ON A VALUE OF S 1°24'48" E FOR THE E. LINE OF FRACTIONAL SECTIONAL 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST

DESCRIPTION:

(SEE ATTACHED)

CERTIFIED TO:

COQUI RADIO PHARMACEUTICALS

SHEET NO.: 1 OF 1

This map prepared by:

AARON H. HICKMAN

Certificate of Authorization No. L.B. 5075

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Professional Surveyor & Mapper Fla. License No. 6791

DATE: 10/10/2014
TECHNICIAN: JTT
CHECKED BY: AHH
PROJECT NUMBER: 14-0385

SCALE: 1" = 400'

VERIFY SCALE BAR IS ONE HALF INCH ON ORIGINAL DRAWING
0 1/2"
IF NOT ONE HALF INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

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

Exhibit A-2

GAINESVILLE:
132 NW 76th Dr. Gainesville, FL 32607
P: (352) 331-1976 / F: (352) 331-2476

OCALA:
101 NE 1st Ave. Ocala, FL 34470
P: (352) 414-4691

WWW.CHW-INC.COM

LEGAL DESCRIPTION

DATE: October 13, 2014
CLIENT: COQUI RADIO PHARMACEUTICALS
PROJECT NO: 14-0382
DESCRIPTION FOR: R/W TRACT

A TRACT OF LAND SITUATED IN FRACTIONAL SECTION 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTH ONE-HALF (1/2) OF THE NORTHEAST ONE-QUARTER (1/4) OF THE AFOREMENTIONED FRACTIONAL SECTION 23; THENCE SOUTH 01°24'48" EAST ALONG THE EAST LINE OF SAID SECTION AND THE WEST LINE OF REPLAT OF PROGRESS CENTER, AS PER PLAT THEREOF RECORDED IN PLAT BOOK "P", PAGES 48 AND 49 OF THE OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA , A DISTANCE OF 1651.01 FEET TO THE SOUTHWEST CORNER OF SAID REPLAT OF PROGRESS CENTER; THENCE SOUTH 87°19'03" EAST ALONG THE SOUTH LINE OF SAID REPLAT, A DISTANCE OF 267.69 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE ALONG SAID SOUTH LINE, SOUTH 87°19'03" EAST, A DISTANCE OF 90.23 FEET; THENCE DEPARTING SAID SOUTH LINE, SOUTH 1°24'48" EAST, A DISTANCE OF 198.01 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1035.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 23°28'38" WEST, 871.23 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 49°46'51", AN ARC LENGTH OF 899.25 FEET; THENCE SOUTH 48°22'03" WEST, A DISTANCE OF 306.96 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1795.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 68°53'46" WEST, 1258.92 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 41°03'26", AN ARC LENGTH OF 1286.27 FEET; THENCE SOUTH 89°25'29" WEST, A DISTANCE OF 371.18 FEET; THENCE NORTH 1°10'11" WEST, A DISTANCE OF 90.00 FEET; THENCE NORTH 88°57'59" EAST, A DISTANCE OF 426.77 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1682.39 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 68°05'47" EAST, 1143.55 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 39°44'12", AN ARC LENGTH OF 1166.79 FEET; THENCE NORTH 48°22'03" EAST, A DISTANCE OF 306.96 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 945.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 23°28'38" EAST, 795.47 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 49°46'51", AN ARC LENGTH OF 821.05 FEET; THENCE NORTH 1°24'48" WEST, A DISTANCE OF 204.46 FEET TO THE POINT OF BEGINNING.

Exhibit A-2

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 6.213 ACRES, MORE OR LESS

ALL AS SHOWN ON THE MAP ATTACHED HEREWITH AND MADE A PART HEREOF

Exhibit A-2

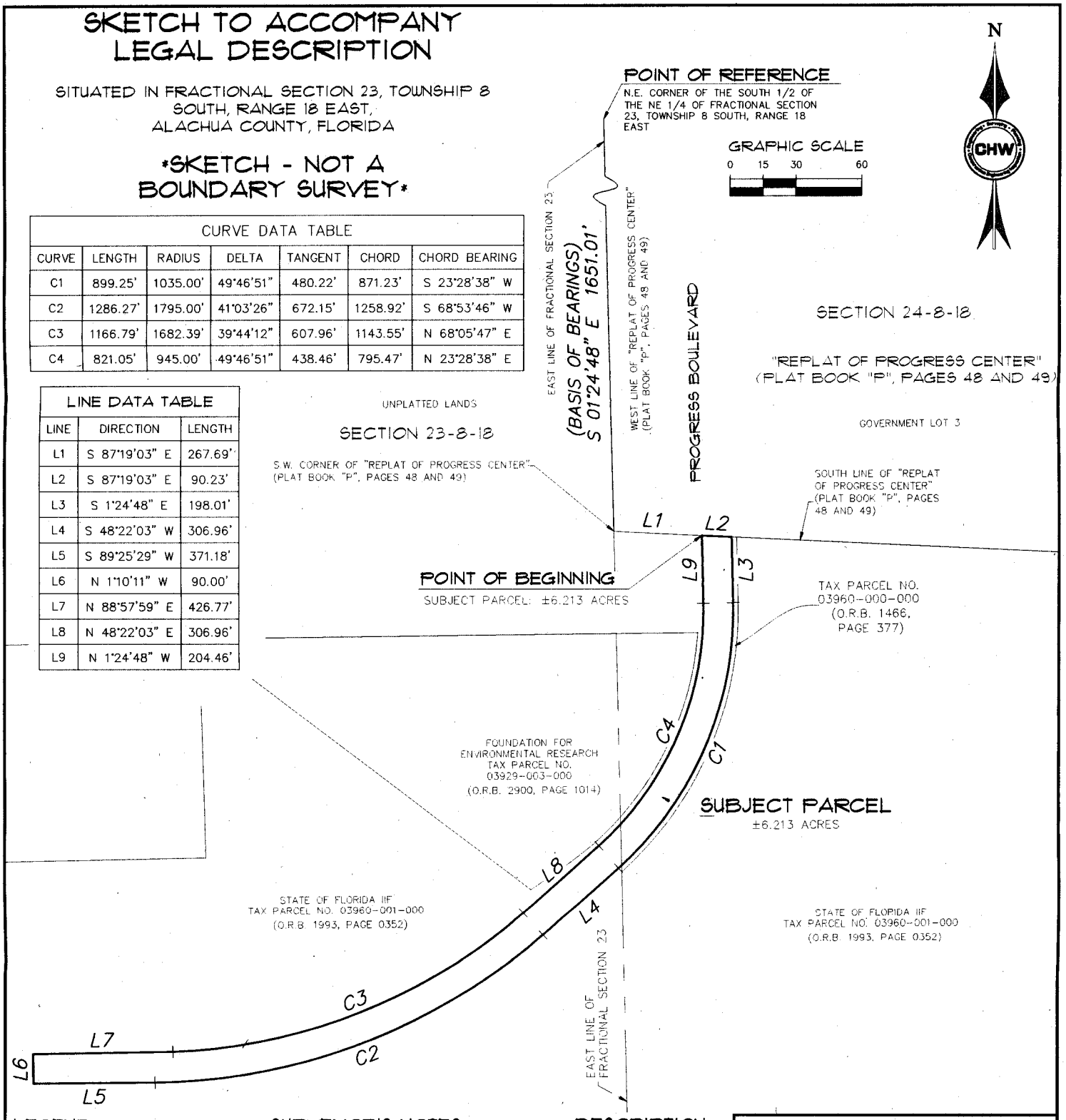
SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SITUATED IN FRACTIONAL SECTION 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

SKETCH - NOT A BOUNDARY SURVEY

CURVE DATA TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	899.25'	1035.00'	49°46'51"	480.22'	871.23'	S 23°28'38" W
C2	1286.27'	1795.00'	41°03'26"	672.15'	1258.92'	S 68°53'46" W
C3	1166.79'	1682.39'	39°44'12"	607.96'	1143.55'	N 68°05'47" E
C4	821.05'	945.00'	49°46'51"	438.46'	795.47'	N 23°28'38" E

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 87°19'03" E	267.69'
L2	S 87°19'03" E	90.23'
L3	S 1°24'48" E	198.01'
L4	S 48°22'03" W	306.96'
L5	S 89°25'29" W	371.18'
L6	N 1°10'11" W	90.00'
L7	N 88°57'59" E	426.77'
L8	N 48°22'03" E	306.96'
L9	N 1°24'48" W	204.46'



LEGEND:

O.R.B. = OFFICIAL RECORDS BOOK
S.F. = SQUARE FEET
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING

SURVEYOR'S NOTES:

1.) BEARINGS SHOWN HEREON ARE BASED ON A VALUE OF S 1°24'48" E FOR THE E. LINE OF FRACTIONAL SECTIONAL 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST

DESCRIPTION:

(SEE ATTACHED)

CERTIFIED TO:

COQUI RADIO PHARMACEUTICALS

SHEET NO: 1 OF 1

This map prepared by:

Certificate of Authorization No. L.B. 5075

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

AARON H. HICKMAN

Professional Surveyor & Mapper Fla. License No. 6791

DATE: 10/10/2014
TECHNICIAN: JTT
CHECKED BY: AHH
PROJECT NUMBER: 14-0382

SCALE: 1" = 60'

VERIFY SCALE BAR IS ONE HALF INCH ON ORIGINAL DRAWING
0 1/2"
IF NOT ONE HALF INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

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



Detail by Entity Name

Florida Not For Profit Corporation
UNIVERSITY OF FLORIDA FOUNDATION, INC.

Filing Information

Document Number	706676
FEI/EIN Number	59-0974739
Date Filed	01/09/1964
State	FL
Status	ACTIVE
Last Event	AMENDED AND RESTATED ARTICLES
Event Date Filed	05/02/2016
Event Effective Date	NONE

Principal Address

UNIVERSITY OF FLORIDA FOUNDATION, INC.
1938 W. UNIVERSITY AVENUE
GAINESVILLE, FL 32603

Changed: 01/18/2005

Mailing Address

UNIVERSITY OF FLORIDA FOUNDATION, INC.
P O BOX 14425
GAINESVILLE, FL 32604

Changed: 02/06/2001

Registered Agent Name & Address

GOFFMAN, SUSAN G
UNIVERSITY OF FLORIDA FOUNDATION, INC.
1938 W. UNIVERSITY AVENUE
GAINESVILLE, FL 32603

Name Changed: 02/20/2014

Address Changed: 03/24/2015

Officer/Director Detail

Name & Address

Title Associate Vice President

Rice, Karen
UNIVERSITY OF FLORIDA FOUNDATION, INC.
1938 W. UNIVERSITY AVENUE
GAINESVILLE, FL 32603

Title Executive Vice President

MITCHELL, THOMAS J
UNIVERSITY OF FLORIDA FOUNDATION, INC.
1938 W. UNIVERSITY AVENUE
GAINESVILLE, FL 32603

Title Treasurer

Christie, David M
UNIVERSITY OF FLORIDA FOUNDATION, INC.
1938 W. UNIVERSITY AVENUE
GAINESVILLE, FL 32603

Title Secretary

Goffman, Susan G
UNIVERSITY OF FLORIDA FOUNDATION, INC.
1938 W. UNIVERSITY AVENUE
GAINESVILLE, FL 32603

Annual Reports

Report Year	Filed Date
2019	01/11/2019
2020	01/03/2020
2021	01/25/2021

Document Images

01/25/2021 -- ANNUAL REPORT	View image in PDF format
01/03/2020 -- ANNUAL REPORT	View image in PDF format
01/11/2019 -- ANNUAL REPORT	View image in PDF format
01/12/2018 -- ANNUAL REPORT	View image in PDF format
05/02/2017 -- AMENDED ANNUAL REPORT	View image in PDF format
01/05/2017 -- ANNUAL REPORT	View image in PDF format
05/02/2016 -- Amended and Restated Articles	View image in PDF format
01/06/2016 -- ANNUAL REPORT	View image in PDF format
10/23/2015 -- AMENDED ANNUAL REPORT	View image in PDF format
03/24/2015 -- ANNUAL REPORT	View image in PDF format
02/20/2014 -- Reg. Agent Change	View image in PDF format
01/23/2014 -- ANNUAL REPORT	View image in PDF format
01/22/2013 -- ANNUAL REPORT	View image in PDF format
01/20/2012 -- ANNUAL REPORT	View image in PDF format
01/14/2011 -- ANNUAL REPORT	View image in PDF format
01/05/2010 -- ANNUAL REPORT	View image in PDF format
01/20/2009 -- ANNUAL REPORT	View image in PDF format

01/06/2009 -- ANNUAL REPORT	View image in PDF format
01/17/2008 -- ANNUAL REPORT	View image in PDF format
01/22/2007 -- ANNUAL REPORT	View image in PDF format
03/13/2006 -- ANNUAL REPORT	View image in PDF format
01/18/2005 -- ANNUAL REPORT	View image in PDF format
12/17/2004 -- Amended and Restated Articles	View image in PDF format
01/26/2004 -- ANNUAL REPORT	View image in PDF format
01/27/2003 -- ANNUAL REPORT	View image in PDF format
05/24/2002 -- ANNUAL REPORT	View image in PDF format
02/06/2001 -- ANNUAL REPORT	View image in PDF format
01/18/2000 -- ANNUAL REPORT	View image in PDF format
03/01/1999 -- ANNUAL REPORT	View image in PDF format
01/27/1998 -- ANNUAL REPORT	View image in PDF format
10/09/1997 -- AMENDED AND RESTATED ARTICL	View image in PDF format
05/01/1997 -- ANNUAL REPORT	View image in PDF format
02/15/1996 -- ANNUAL REPORT	View image in PDF format
04/27/1995 -- ANNUAL REPORT	View image in PDF format

Florida Department of State, Division of Corporations

ALATB15081F

John Power TAX COLLECTOR
Serving Alachua County

2020 PAID REAL ESTATE 15528

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW CD		MILLAGE CODE
03929 000 000		APPLICABLE VALUES AND EXEMPTIONS BELOW	1700

U OF F FOUNDATION INC
PO BOX 14425
GAINESVILLE, FL 32604

UNASSIGNED LOCATION RE

S1/2 LYING S OF A LINE THAT COM AT S 1 DEG E 632.67 F
See Additional Legal on Tax Roll

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	7.8935	48,768	0	48,768	384.95
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY GENERAL	1.1289	48,768	0	48,768	55.05
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP35 PROJECT (S01)	1.5000	48,768	0	48,768	73.15
SCHL DISCRNRY & CN (S01)	0.7480	48,768	0	48,768	36.48
SCHL GENERAL	3.6670	48,768	0	48,768	178.83
SCHOOL VOTED (S01)	1.0000	48,768	0	48,768	48.77
SUWANNEE RIVER WATER MGT DIST	0.3696	48,768	0	48,768	18.02
17 CITY OF ALACHUA	5.3900	48,768	0	48,768	262.86
CHILDREN'S TRUST	0.5000	48,768	0	48,768	24.38

TOTAL MILLAGE	22.1970	AD VALOREM TAXES	$1,082.49

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT www.AlachuaCollector.com AND SIGN UP FOR E-BILLS!

PAY ONLINE WITH E-CHECK

SCAN TO PAY

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT
NON-AD VALOREM ASSESSMENTS			$0.00

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS	$1,082.49

If Paid By	Dec 31, 2020				
Please Pay	$0.00				

Please Retain this Portion for your Records. Receipt Available Online.

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2020 PAID REAL ESTATE 15528

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS (NO POSTDATED CHECKS) TO JOHN POWER, TAX COLLECTOR • 12 SE 1st ST, GAINESVILLE, FL 32601

ACCOUNT NUMBER	SITUS	MESSAGE
03929 000 000	UNASSIGNED LOCATION RE	

U OF F FOUNDATION INC
PO BOX 14425
GAINESVILLE, FL 32604

IF PAID BY	PLEASE PAY
☐ Dec 31, 2020	$0.00
☐	
☐	
☐	
☐	

Receipt # 20-0065800 $1,050.02 Paid 12/18/2020

AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE · COMMUNITY FOCUSED · COMMITTED

Parcel Summary

Parcel ID	03929-000-000
Prop ID	15528
Location Address	
Neighborhood/Area	8-18 RURAL (233200.00)
Subdivision	
Brief Legal Description*	S1/2 LYING S OF A LINE THAT COM AT S 1 DEG E 632.67 FT S OF NE COR OF GOVT LOT 1 AND RUN S 88 DEG W 4172.54 FT & LESS NW1/4 OF SW1/4 (LESS COM NE COR OF S1/2 OF NE1/4 S 1960.07 FT W 1265.35 FT POB W 2900.23 FT S 660.05 FT E 2900.23 N 660.05 FT POB PER OR (Note: *The Description above is not to be used on legal documents.)
Property Use Code	CROPSOIL CLASS2 (05200)
Sec/Twp/Rng	23-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.1970
Acreage	174.170
Homestead	N

View Map

Owner Information

U OF F FOUNDATION INC
PO BOX 14425
GAINESVILLE, FL 32604-2425

Valuation

	2021 Proposed Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	$0	$0	$0	$0	$0
Land Value	$0	$0	$0	$0	$0
Land Agricultural Value	$48,768	$48,768	$52,100	$52,100	$52,100
Agricultural (Market) Value	$313,506	$313,506	$340,776	$340,800	$340,800
Just (Market) Value	**$313,506**	**$313,506**	**$340,776**	**$340,800**	**$340,800**
Assessed Value	$48,768	$48,768	$52,100	$52,100	$52,100
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$48,768	$48,768	$52,100	$52,100	$52,100
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

2021 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
5200	CROPLAND 2	174.17	7586845.2	0	0	CP

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
10/10/2016	$100	MS	4471	1313	11 - CORRECTIVE DEED	Vacant	COQUI RADIO PHARMACEUTICALS CO	U OF F FOUNDATION INC	Link (Clerk)

Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Map



No data available for the following modules: Building Information, Sub Area, Extra Features, Permits, Sketches, Photos.

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.
User Privacy Policy
GDPR Privacy Notice

Last Data Upload: 8/30/2021, 5:21:24 AM

Version 2.3.143

Developed by Schneider GEOSPATIAL

Project Information

Information as of 07-Sep-2021 12:22:56 AM

Project Number	205889 - 4	**Project Name**	Momentum Labs		
Sequence Type	Modification	**Permit Type**	ERP Individual	**County**	Alachua (Alachua)
Received	09/02/2021	**Decision**		**Expiration**	
Description	Previous permit issued authorized 0.91 acres of impervious surface on a total project area of 6.12 acres. This permit is for the construction and operation of four new stormwater management facilities serving 1.4 miles of new roadway from CR 241 to Progress Blvd. The road consists of 10.12 acres of impervious surface on a total disturbed area of 18.9 acres. The project shall be constructed in a manner consistent with the application submitted by Adam Boukari, of the City of Alachua, and plans certified by Robert Walpole, P.E., and Monique Heathcock, P.E., of CHW on or before April 5, 2019.				
Status	Pending	**Recommendation**		**Current Process Stage**	Review
Applicant	Concept Development, Inc.	**Owner**	U of F Foundation	**Agent**	
Consultant	CHW	**Wetlands**	No		
Reviewer(s)	Ashley Stefanik (386) 362-1001; Sarah Corbett ; Sara Zybell ;				

Copy Link | District Map | Google Map | Comments

Documents (19)

Change View | Export

Group Name	Document Name	Date	Size	Link	Comments
Application	Application	09/02/2021	414834	Application	System Generated Online Application R…
Application	Additional Material	09/02/2021	425813	Additional Material	
Application	Additional Material:2	09/02/2021	118831	Additional Material:2	Division of Corporations - UF Foundation
Application	Additional Material:3	09/02/2021	218124	Additional Material:3	Property Appraiser Info
Application	Additional Material:4	09/02/2021	149217	Additional Material:4	Division of Corporations - Concept
Application	Additional Material:5	09/02/2021	91220	Additional Material:5	Legal Description
Application	Additional Material:6	09/02/2021	2920805	Additional Material:6	Section E Document

Items per page: 10 1 – 10 of 19

Close

MEMORANDUM

Momentum Labs at Convergence Research Park

21-0105.06

Professional Consultants

To:	City of Alachua, Justin Tabor
From:	Travis Hastay, P.E.
Date:	September 7, 2021
RE:	Momentum Labs at Convergence Research Park: Traffic Memo

Dear Justin:

In the attached traffic study titled "NW 140th St at the Proposed San Felasco Parkway Extension" (originally submitted to the City of Alachua on February 15th, 2019), the impact of the proposed San Felasco Parkway was analyzed to determine proper traffic signaling assuming full build-out conditions. In the Executive Summary section of the study (p.2), it was stated that a two-way stop control would be required at the intersection of San Felasco Parkway and NW 140th St. It was also stated that the two-way stop intersection would be expected to operate acceptably well after year 2030.

The Executive Summary section (p.2) of the study also states the following: "A signal warrant analysis should be performed at the time either of the scenarios below occur. A traffic signal should be constructed if the analysis demonstrates that a traffic signal is warranted.

- For any development or roadway plan impacting traffic volumes along San Felasco Parkway, that occurs beyond year 2030; or
- For any development within the UF Foundation Site that exceeds 75% of full build-out, equivalent to 1,360,000 SF Gross Leasable Area (GLA), before year 2030."

A trip generation calculation was performed using the ITE Trip Generation Manual, 10th Edition. The ± 277.5 acre UF Foundation site located along the San Felasco Parkway was assumed to consist of Research and Development (ITE Land Use Code 760) with an assumed floor area ratio (FAR) of 15%. Based on the assumptions described above, the trip generation yielded **18,756 Average Daily Trips (ADT)** at full build-out.

Attached is a trip generation report summarizing the projected ADT for the *Convergence Research Park Residential, Phase 1-3* and *Momentum Labs at Convergence Research Park* projects. The combined ADT for both projects is **3,384 trips**. For reference, an additional trip generation calculation has been included utilizing the 75% build-out condition in the Executive Summary section described above. The projected ADT at 75% build-out is **14,118 trips.**

Based on the Executive Summary section (p.2) of the San Felasco Parkway study, the *Convergence Research Park Residential, Phase 1-3* and *Momentum Labs at Convergence Research Park* projects do not meet either of the thresholds requiring a signal warrant analysis.

The ADT generated by both projects consists of approximately 18% of the full build-out ADT and was taken into account by the initial traffic study. All other operational and safety

OPERATIONAL ANALYSIS FOR



NW 140th St at the Proposed San Felasco Parkway Extension

City of Alachua

Prepared for:
Alachua County Public Works
5620 NW 120th Ln
Gainesville, FL 32653

Prepared on behalf of:
City of Alachua
15100 NW 142nd Terrace
Alachua, FL 32615

Brian Richard Snyder
State of Florida
Professional Engineer, License No. 74607

This item has been digitally signed and sealed by Brian Richard Snyder, PE, on the date indicated here.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Submittal: 1/22/2019
2nd Submittal: 2/15/2019

18-0368

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

Contents

Executive Summary 2
Traffic Forecast 3
Trip Generation 3
Project Trip Distribution 5
Data Collection 7
Diverted Trips 7
Background Trips 7
Analysis 13
Conclusion and Recommendations 18

List of Figures

- Figure 1: Project Trip Distribution
- Figure 2: Diverted Trips
- Figure 3: Opening Year 2020 Build-out
- Figure 4: Year 2030 Build-out
- Figure 5: Design Year 2040 Build-out

List of Tables

- Table 1: Trip Generation
- Table 2: Daily Distributed Trip Generation
- Table 3: Intersection Operational Analysis Summary

List of Appendices

- Appendix A: Project Trip Distribution
- Appendix B: Turning Movement Counts
- Appendix C: Background Data
- Appendix D: Background and Build-out Calculations
- Appendix E: Traffic Signal Warrant Analysis
- Appendix F: Operational Analysis Results

Executive Summary

CHW has reviewed the intersection of NW 140th Street (CR 241) and NW 128th Place, with the proposed San Felasco Parkway connection during the opening year 2020, year 2030, and design year 2040.

NW 140th Street at NW 128th Place is an existing T-intersection. NW 140th Street is a two-lane county road with a posted speed of 45 mph, connecting SR 26 with CR 235. NW 128th Place is local road serving a small subdivision.

The following conclusions were derived from this analysis:

- The two-way stop control is expected to operate acceptably well after year 2030.
- A roundabout is not a recommended control type for this intersection, based on the analysis results indicating volumes exceeding capacity during the AM and PM peak hours.
- A traffic signal is expected to be warranted at some point beyond year 2030 if the UF Foundation site develops to the extent provided in this analysis.

Based on the results of this study, CHW provides the following recommendations:

- A two-way stop-controlled intersection with the following lane configuration should be provided with the proposed San Felasco Parkway connection to NW 140th Street:
    - A southbound left-turn lane, with a queue length of 50 FT
    - A northbound right-turn lane with no queue length
    - A westbound left-turn lane, with a queue length of 200 FT
    - A westbound thru/right turn lane
- A signal warrant analysis should be performed at the time either of the scenarios below occur. A traffic signal should be constructed if the analysis demonstrates that a traffic signal is warranted.
    - For any development or roadway plan impacting traffic volumes along San Felasco Parkway, that occurs beyond year 2030; or
    - For any development within the UF Foundation site that exceeds 75% of full build-out, equivalent to 1,360,000 SF Gross Leasable Area (GLA), before year 2030.

Traffic Forecast

The forecasted traffic volumes that was analyzed in the subject intersection will come from the following three sources:

- Trips generated by the proposed UF Foundation site. This site is expected to consist primarily of research and development land use (ITE land use code 760).
- The existing trips at the intersection of NW 140th Street and NW 128th Place
- The rerouted trips along the roadway network that will use San Felasco Parkway instead of alternative routes

Trip Generation

The Institute of Transportation Engineer's (ITE) Trip Generation Manual, 10th Edition was used to estimate the trip generation for the UF Foundation site, as provided in Table 1. Pass-by trips and internal capture were not applied to the trip generation volumes. The UF Foundation site along the proposed San Felasco Parkway extension is 277.5 acres. A floor area ratio (FAR) of 15% was applied to the 277.5 acres of property to estimate the gross floor area of 1,813,446 SF. This estimated gross floor area was used to determine the trip generation provided in Table 1.

The studies used to derive the trip generation for "the peak hour of adjacent street traffic" from the ITE manual, use smaller scale sites ranging in sizes up to a maximum of about 260,000 SF GLA. The studies used to derive the trip generation for "the peak hour of generator" use larger scale sites, ranging in sizes up to about 800,000 SF GLA. Therefore, the AM and PM "peak hour of generator" was used to calculate the AM and PM peak hour trip generation, as the study sites are closer in size to the UF Foundation site.

UF Foundation Trip Generation												
Land Use	ITE LU Code	Variable Type	Variable	Daily[1]			AM Peak[2]			PM Peak[2]		
				Total	In	Out	Total	In	Out	Total	In	Out
Research and Development	760	1000 GFA	1,813.446	1,8756	9,378	9,378	1,330	1,104	226	1,899	304	1,595

Land use: R&D at a 0.15 FAR, resulting in a GFA of 1,813,446 square feet
[1]Used fitted curve equation of trips vs. 1000 square feet GFA, according to ITE Trip Generation Manual
[2]Used Peak Hour of Generator fitted curve equations for AM and PM peak, according to ITE Trip Generation Manual

Table 1: Trip Generation

The Signal Warrants program, packaged in the HCS7 software, allows traffic volume input from 7:00 AM to 7:00 PM, to determine whether signal warrants are met, in accordance with the Manual on Uniform Traffic Control Devices (MUTCD). To estimate these hourly project trips, the ITE Journal, January 2015 Edition[1] was used, see citation in the footnote below. This document provides daily office use trip percentages for each hour of the day. Table 2 provides the estimated trip generation volumes throughout the day. The daily project trip distribution calculations are provided in Appendix A. The traffic forecast estimates full build-out of the UF Foundation site by the design year 2040. The projects are assumed to increase linearly from opening year 2020, with 0 project trips, to full build-out during design year 2040.

Daily Project Volumes - Trip Generation		
Time	Average Weekday	
	Hourly Entering Traffic	Hourly Exiting Traffic
6-7 AM	477	66
7-8 AM	1544	178
8-9 AM	1104	226
9-10 AM	850	300
10-11 AM	518	366
11-12 AM	529	806
12-1 PM	902	984
1-2 PM	1036	619
2-3 PM	611	591
3-4 PM	446	900
4-5 PM	352	1444
5-6 PM	304	1595
6-7 PM	145	516
7-8 PM	93	234
8-9 PM	73	150
9-10 PM	62	103
10 PM - 6 AM	332	300
Non-Peak Total	7969	7557
Peak Total	9378	9378

Table 2: Daily Distributed Trip Generation

[1] Zimmerman, Aaron T. (2015, January) Hourly Variations in Trip Generation for Office and Residential Land Use, Institute of Transportation URL:http://digitaleditions.sheridan.com/publication/?i=240553&article_id=1896126&view=articleBrowser&ver=html5#{"issue_id":"240553","page":16}

Project Trip Distribution

The project trip distribution is based on the ADT of the major roadways in the area. As illustrated in Figure 1, approximately 59% of the project trips will be destined to or originate from NW 140th Street to/from the north, while 8% of the project trips will be destined to or originate from NW 140th Street to/from the south. The remaining 33% of the project trips will be destined to or originate from US 441 to/from the east, and will not travel through the subject intersection.

LEGEND

2015 ROAD SEGMENT AADT

19811 (37%)

6189 (12%)

HWY 441

NW 140th St (SR 235)

Rachael Blvd

Rachael Blvd

840 (2%)

Peggy Rd

17295 (33%)

CR 235

4390 (8%)

NW 140th ST

San Felasco Parkway

(59%)

San Felasco Parkway Extension

(8%)

4390 (8%)

NORTH

Professional Consultants

Figure 1 - Project Trip Distribution

Data Collection

Data collection was performed on Wednesday October 3rd, 2018. Turning movement counts were collected from the following intersections:

- NW 140th Street and NW 128th Place (12-hour count)
- NW 140th Street and CR 235 (2-hour AM peak and 2-hour PM peak count)
- US 441 and NW 140th Street (2-hour AM peak and 2-hour PM peak count)
- US 441 and Progress Blvd (2-hour AM peak and 2-hour PM peak count)

Additionally, a 2-hour AM peak and 2-hour PM peak turning movement count was performed at the intersection of NW 140th Street and Rachael Boulevard on October 16th, 2018. The results from this data collection are provided in Appendix B. The collected data was then used to provide the base from which background and build-out conditions would be analyzed.

Diverted Trips

San Felasco Parkway will provide an alternative route for vehicles to connect from NW 140th Street (south) to US 441 (east) and vice versa, in the City of Alachua. Currently vehicles are using either Rachael Boulevard or connecting directly between US 441 and NW 140th Street to follow this trip pattern.

Based on the turning movement counts it is estimated that about half of the vehicles making a westbound left from Rachael Boulevard to NW 140th Street will continue to NW 140th Street while the other half will drive to CR 235. This forecast conservatively assumes that all of these trips destined to NW 140th Street will now be served by the proposed San Felasco Parkway extension. It is estimated that a quarter of the vehicles making a westbound left from US 441 to NW 140th Street will continue to NW 140th Street while the remaining vehicles are expected to have other destinations. Therefore, a quarter of the westbound lefts at the intersection of US 441 and NW 140th Street will use the proposed San Felasco Parkway extension. Similarly, it is estimated that half of the northbound rights at the intersection of NW 140th Street at Rachael Boulevard and a quarter of the northbound rights at the intersection of NW 140th Street at US 441 will be rerouted to the proposed San Felasco Parkway extension. This rerouting of vehicle trips is illustrated in Figure 2.

Background Trips

The turning movements at the intersection of NW 140th Street and NW 128th Place, with the added rerouted trips, were adjusted based on the seasonal adjustment factor of 1.02 provided by FDOT Traffic Online. These volumes were then adjusted by the growth rate of 1.0% to derive the background volumes for each of the study years. The growth

rate of 1.0% along NW 140th Street was derived from Alachua County's Long Range Transportation Plan which used historical counts provided by Alachua County. The peak season adjustment factor and the growth rate documentation are provided in Appendix C.

The spreadsheets prepared to derive the background and build-out conditions for the opening year 2020, year 2030, and design year 2040 are provided in Appendix D. The AM and PM peak hour build-out volumes for each of these scenarios are provided in Figures 3 through 5.

1/4 of these trips are expected to be destined to or originate from NW 140th Street - South.
These trips are assumed to reroute to the proposed San Felasco Parkway.

A

HWY 441

NW 140th St (CR 235)

B

Rachael Blvd

Rachael Blvd

1/2 of these trips are expected to be destined to or originate from NW 140th Street - South.
These trips are assumed to reroute to the proposed San Felasco Parkway.

ORIGIN

DESTINATION

NW 140th ST

Proposed San Felasco Parkway Extension

= 1/4 A (movements) + 1/2 B (movements)

DESTINATION

ORIGIN

NORTH

Professional Consultants

Figure 2 - Diverted Trips

LEGEND

#(#) Estimated AM(PM) 2020 Build-out Peak Hour Volume

NW 140th St

NW 128th Pl

534(306)

1(8) 10(10)

6(5) 10(10)

2(2) 42(123)

2(3) 102(63)

269(265)

Future San Felasco Parkway Extension

NORTH

Professional Consultants

Figure 3 - Opening Year 2020 Build-out

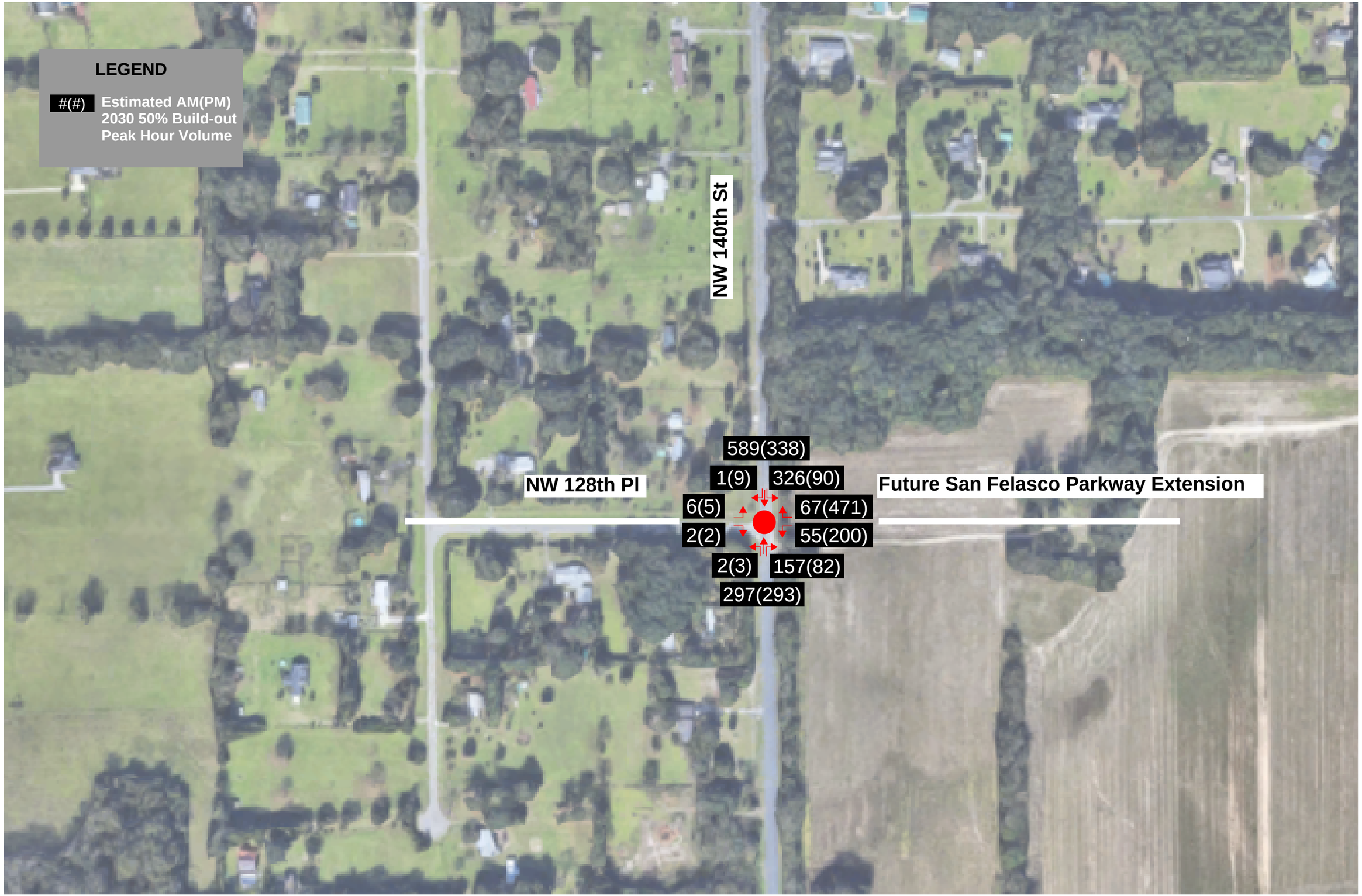


Figure 4 - Year 2030 Build-out

NORTH

CHW Professional Consultants

LEGEND

#(#) Estimated AM(PM) 2040 Build-out Peak Hour Volume

NW 140th St

651(373)

NW 128th Pl

1(10) 651(179)

Future San Felasco Parkway Extension

6(5) 133(941)

2(2) 69(279)

2(4) 212(101)

329(324)

NORTH

CHM Professional Consultants

Figure 5 - Design Year 2040 Build-out

Analysis

The following analyses were performed to provide the most suitable control type and configuration for the intersection of the proposed San Felasco Parkway Extension with NW 140th Street:

- Traffic Signal Warrant Analysis (Opening Year 2020, year 2030, Design year 2040)
- Two-way Stop Control Operational Analysis (Opening Year 2020, year 2030, Design year 2040)
- Traffic Signal Control Operational Analysis (year 2030, Design year 2040)
- Roundabout Control Operational Analysis (Design Year 2040)

The traffic signal warrant analysis used the 7:00 AM to 7:00 PM forecasted traffic volumes. Under the existing T-intersection condition five years of crash history were reviewed which revealed only one crash at this intersection, therefore, Warrant 7 was not met during any of the scenarios. The Signal Warrants program, packaged with the HCS7 software, was used to perform the traffic signal warrant analysis. See Appendix E for the signal warrant documentation.

The two-way stop control was modeled with the following lane additions:

- southbound left-turn lane
- northbound right-turn lane
- westbound left-turn lane
- westbound thru/right lane

HCS7 was used to analyze the two-way stop-controlled conditions.

The traffic signal control was modeled with the lane additions described above, as well as a northbound left-turn lane. The traffic signal was not synchronized with other traffic signals. The left-turn treatment used was permitted/protected for the southbound left-turn and permitted only at all other approaches. The left turn treatment was applied based on the recommendations of the FHWA Signal Timing Manual. The cycle length and phase splits were optimized. Synchro 9 was used to analyze the traffic signal-controlled condition.

The roundabout was modeled as a single lane roundabout with a single approach in each direction. HCS7 was used to analyze the roundabout controlled condition.

Results from all operational analyses are provided in Table 3. Operational analysis reports from HCS7 and Synchro 9 are provided in Appendix F.

AM Intersection LOS Analysis Summary

Intersection	Movement	2020 Buildout- Stop Control				2030 50% Buildout - Stop Control				2030 50% Buildout - Signalized				2040 Build-out - Stop Control				2040 Build-out - Signalized				2040 Build-out - Roundabout			
		LOS	Delay(s)	v/c	95% Queue (FT)	LOS	Delay(s)	v/c	95% Queue (FT)	LOS	Delay(s)	v/c	95% Queue (FT)	LOS	Delay(s)	v/c	95% Queue (FT)	LOS	Delay(s)	v/c	95% Queue (FT)	LOS	Delay(s)	v/c	95% Queue (FT)
NW 140th St & NW 128th Pl/San Felasco Parkway	EBL/T/R	C	17.6	0.03	25	F	66.6	0.12	25	A	0.4	0.06	0	F	729.3	0.85	50	A	0.6	0.08	0				
	EBR*																					B	12.6	0.03	25
	WBL	C	20.1	0.15	25	F	165.0	0.83	100	C	26.1	0.32	50	F	2844.8	5.93	250	E	72.1	0.70	125				
	WBT/R	A	9.7	0.01	0	B	10.3	0.09	25	A	0.4	0.12	0	B	11.3	0.19	25	A	0.5	0.19	0				
	WBR*																					A	5.8	0.21	25
	NBL**									B	13.0	0.01	25					C	27.0	0.01	25				
	NBT**									B	17.3	0.49	175					E	64.7	0.93	350				
	NBL/T	A	8.5	0.00	0	A	8.7	0.00	0					A	8.9	0.00	0								
	NBR**									A	3.7	0.26	50					A	6.7	0.46	50	D	33.9	0.86	25
	SBL	A	8.2	0.01	0	A	9.9	0.31	50	A	9.3	0.59	100	C	15.8	0.67	150	C	25.1	0.89	375				
	SBT/R**									A	7.9	0.53	225					A	5.4	0.53	200				
	SBR*																					F	82.2	1.12	50
	Total		1.2				9.0			B	10.0				104.0			C	23.6			F	61.7		

Yellow highlight = deficiency

PM Intersection LOS Analysis Summary

Intersection	Movement	2020 Buildout- Stop Control				2030 50% Buildout - Stop Control				2030 50% Buildout - Signalized				2040 Build-out - Stop Control				2040 Build-out - Signalized				2040 Build-out - Roundabout			
		LOS	Delay(s)	v/c	95% Queue (FT)	LOS	Delay(s)	v/c	95% Queue (FT)	LOS	Delay(s)	v/c	95% Queue (FT)	LOS	Delay(s)	v/c	95% Queue (FT)	LOS	Delay(s)	v/c	95% Queue (FT)	LOS	Delay(s)	v/c	95% Queue (FT)
NW 140th St & NW 128th Pl/San Felasco Parkway	EBL/T/R	B	13.8	0.02	25	F	66.8	0.11	25	A	0.1	0.03	0	RESULTS NOT REPORTED IN HCS				A	0.0	0.02	0				
	EBR*																					A	6.7	0.01	0
	WBL	C	19.3	0.35	50	F	69.4	0.86	200	C	22.6	0.58	125	F	508.2	1.97	600	B	13.6	0.40	175				
	WBT/R	A	9.8	0.01	0	C	20.3	0.69	150	A	7.9	0.68	100	F	226.7	1.45	1200	D	40.3	0.99	750				
	WBR*																					F	191.8	1.38	75
	NBL**									B	14.3	0.01	25					C	29.8	0.02	25				
	NBT**									B	17.1	0.44	175					E	77.6	0.97	375				
	NBL/T	A	8.0	0.00	0	A	8.0	0.00	0					A	8.2	0.00	0								
	NBR**									A	1.6	0.13	25					A	8.4	0.28	50	A	7.7	0.42	25
	SBL	A	8.0	0.01	0	A	8.4	0.08	25	A	8.3	0.19	50	A	8.9	0.17	25	E	66.0	0.89	200				
	SBT/R									B	10.8	0.41	150					C	34.1	0.70	325				
	SBR*																					B	11.9	0.60	25
	Total		3.4				16.5			B	12.0				RESULTS NOT REPORTED			D	42.4			F	110.0		

Yellow highlight = deficiency

Table 3: Intersection Operational Analysis Summary

Opening Year 2020

The traffic signal warrant analysis resulted with no warrants being met during the opening year 2020. The two-way stop analysis resulted with no deficiencies for the AM and PM peak hours.

Year 2030

The traffic signal warrant analysis resulted with the following warrants being met during the year 2030 condition:

- Warrant 1: Eight-Hour Vehicular Volume
- Warrant 2: Four-Hour Vehicular Volume
- Warrant 3: Peak Hour

The two-way stop operates with a LOS of F for the eastbound approach and westbound left movements for the AM and PM peak hours. However, all v/c ratios are well below 1.0, demonstrating that backups are not expected. It is typical for main street left-turning movements and side street movements to operate with a LOS of F as the right-of-way is provided to the higher volume main street through movements.

The traffic signal operates with no deficiencies during year 2030. All movements operate well, providing a total intersection LOS of B during the AM and PM peak hours.

With the conservative estimates used in the traffic forecast it is expected that a two-way stop-controlled intersection will operate acceptably well after year 2030. Though three of the signal warrants are met, the two-way stop control continues to operate with no major deficiencies and no delay for the higher-volume NW 140th Street through movements.

Design Year 2040

The traffic signal warrant analysis resulted with the following warrants being met during the 2040 condition:

- Warrant 1: Eight-Hour Vehicular Volume
- Warrant 2: Four-Hour Vehicular Volume
- Warrant 3: Peak Hour

The two-way stop AM peak analysis resulted with a LOS of F for the eastbound approach and westbound left movements. The volume exceeds capacity for the westbound left, indicating that backups will occur for this movement. Additionally, the two-way stop PM peak analysis indicates that the westbound left and westbound through/right movements operate with a LOS of F and v/c ratios exceeding 1.0, indicating that backups are expected for these movements. If drivers from these failing movements are required to wait an extended length of time for a gap in traffic, the

drivers will be inclined to accept shorter gaps which could create safety issues at the intersection. The results for the eastbound left/thru/right movement and intersection total are not provided from HCS7 for the PM condition. Disregarding the eastbound approach, the total intersection delay during the PM peak hour is calculated as 161.4 seconds.

The traffic signal modeled during design year 2040 resulted with no deficient movements during the AM peak hour and PM peak hour analysis. The traffic signal operates with a total intersection delay that is lower than the roundabout during both the AM and PM peak hours. The traffic signal operates with a total intersection delay that is much lower, approximately one quarter, than the stop-controlled intersection delay, during the AM and PM peak hours.

A roundabout was modeled during the design year 2040. The roundabout analysis resulted with a LOS of F and a v/c exceeding 1.0 for the southbound approach during the AM and a LOS of F with a v/c exceeding 1.0 for the westbound approach during the PM. Comparing the total intersection operations, the roundabout operates with an average delay of 61.7 s during the AM peak and operates with a LOS of F and an average delay of 110s during the PM peak. This intersection delay is approximately 2.6 times that of the traffic signal.

Intersection Configuration

The following lane additions are recommended for the two-way stop-controlled intersection of NW 140th Street and NW 128th Place to accommodate the traffic added by the proposed San Felasco Parkway extension and future development along this roadway:

- A southbound left-turn lane with a queue length of 50 FT
- A northbound right-turn lane with no queue length
- A westbound left-turn lane with a queue length of 200 FT
- A westbound thru/right turn lane

By the design year 2040, the site is expected to warrant a traffic signal, should the UF Foundation site develop to the extent projected in this analysis. If the intersection is signalized in the future, the northbound left-turn lane would be needed as a northbound through vehicle could view a green light and rear-end a northbound left turning driver stopped to make a northbound left-turn at the intersection. Additionally, the southbound left-turn lane may need to be extended to accommodate the project trips.

Conclusion and Recommendations

Based on our analysis, and the understanding that the project trip traffic forecasted is conservatively high, with 18,756 daily trips estimated at full build-out, the following conclusions are made:

- The two-way stop control is expected to operate acceptably well after year 2030.
- A roundabout is not a recommended control type for this intersection.
- A traffic signal is expected to be warranted at some point beyond year 2030 given that the UF Foundation site develops to the extent provided in this analysis.

Similarly, CHW provides the following recommendations:

- A two-way stop-controlled intersection with the following lane configuration should be provided with the proposed San Felasco Parkway connection to NW 140th Street:
    - A southbound left-turn lane, with a queue length of 50 FT
    - A northbound right-turn lane with no queue length
    - A westbound left-turn lane
    - A westbound thru/right turn lane with a queue length of 200 FT
- A signal warrant analysis should be performed at the time either of the scenarios below occur. A traffic signal should be constructed if the analysis demonstrates that a traffic signal is warranted.
    - For any development or roadway plan impacting traffic volumes along San Felasco Parkway, that occurs beyond year 2030; or
    - For any development within the UF Foundation site that exceeds 75% of full build-out, equivalent to 1,360,000 SF Gross Leasable Area (GLA), before year 2030.

Appendix A:
Project Trip Distribution

Table 1: Office Uses Combined

Time	Average Weekday		Average Saturday		Average Sunday	
	Percent of 24-Hour Entering Traffic	Percent of 24-Hour Exiting Traffic	Percent of 24-Hour Entering Traffic	Percent of 24-Hour Exiting Traffic	Percent of 24-Hour Entering Traffic	Percent of 24-Hour Exiting Traffic
6–7 a.m.	4.6	0.7	4.1	1.4	1.8	2.4
7–8 a.m.	14.9	1.9	5.4	2.5	3.8	1.2
8–9 a.m.	20.7	3.0	9.1	1.5	6.0	2.9
9–10 a.m.	8.2	3.2	7.2	3.9	6.6	3.8
10–11 a.m.	5.0	3.9	6.8	4.6	9.7	7.5
11–12 p.m.	5.1	8.6	7.1	11.3	8.9	9.6
12–1 p.m.	8.7	10.5	8.1	14.0	6.9	9.1
1–2 p.m.	10.0	6.6	7.3	8.3	8.6	12.0
2–3 p.m.	5.9	6.3	7.6	7.7	6.6	8.2
3–4 p.m.	4.3	9.5	6.0	9.6	4.6	6.3
4–5 p.m.	3.4	15.4	3.1	7.9	5.5	7.5
5–6 p.m.	2.5	16.5	3.2	6.9	3.1	6.7
6–7 p.m.	1.4	5.5	2.5	3.2	3.5	4.1
7–8 p.m.	0.9	2.5	2.0	2.2	2.7	2.9
8–9 p.m.	0.7	1.6	2.4	2.1	3.3	4.3
9–10 p.m.	0.6	1.1	1.4	1.4	3.1	3.1
10 p.m.–6 a.m.	3.2	3.2	16.9	11.4	15.3	8.4

Table 2: Residential Uses Combined – Excluding Senior-Oriented Facilities

Time	Average Weekday		Average Saturday		Average Sunday	
	Percent of 24-Hour Entering Traffic	Percent of 24-Hour Exiting Traffic	Percent of 24-Hour Entering Traffic	Percent of 24-Hour Exiting Traffic	Percent of 24-Hour Entering Traffic	Percent of 24-Hour Exiting Traffic
6–7 a.m.	1.6	5.7	1.1	2.1	0.9	1.9
7–8 a.m.	2.5	9.0	1.8	3.6	1.6	3.3
8–9 a.m.	3.7	9.1	2.8	5.6	2.6	4.7
9–10 a.m.	3.7	6.5	4.4	7.3	3.5	6.8
10–11 a.m.	4.1	5.5	5.6	7.7	6.3	7.5
11–12 p.m.	4.5	5.7	6.9	7.5	6.4	9.5
12–1 p.m.	5.3	5.3	6.6	7.8	6.9	7.6
1–2 p.m.	5.4	5.7	7.1	6.9	7.2	7.4
2–3 p.m.	6.5	5.9	7.1	6.7	7.2	6.6
3–4 p.m.	8.1	6.3	7.4	6.1	7.3	6.6
4–5 p.m.	9.8	6.3	8.5	5.9	8.0	6.7
5–6 p.m.	10.8	6.5	8.6	6.3	7.3	6.9
6–7 p.m.	8.5	6.1	6.4	6.0	5.8	5.1
7–8 p.m.	5.9	4.9	5.2	4.9	5.5	4.1
8–9 p.m.	5.1	3.4	4.2	3.6	4.6	3.3
9–10 p.m.	4.2	2.3	3.8	2.6	4.3	2.7
10 p.m.–6 a.m.	10.3	5.6	12.4	9.3	14.6	9.4

Daily Percentages - ITE Journal		
Time	Average Weekday	
	% of 24-Hour Entering Traffic	% of 24-Hour Exiting Traffic
6-7 AM	4.6%	0.7%
7-8 AM	14.9%	1.9%
8-9 AM	20.7%	3.0%
9-10 AM	8.2%	3.2%
10-11 AM	5.0%	3.9%
11-12 AM	5.1%	8.6%
12-1 PM	8.7%	10.5%
1-2 PM	10.0%	6.6%
2-3 PM	5.9%	6.3%
3-4 PM	4.3%	9.6%
4-5 PM	3.4%	15.4%
5-6 PM	2.5%	16.5%
6-7 PM	1.4%	5.5%
7-8 PM	0.9%	2.5%
8-9 PM	0.7%	1.6%
9-10 PM	0.6%	1.1%
10 PM - 6 AM	3.2%	3.2%
Total	100.1%	100.1%

Daily Relative Percentages - ITE Journal		
Time	Average Weekday	
	% of 24-Hour Entering Traffic	% of 24-Hour Exiting Traffic
6-7 AM	5.98%	0.9%
7-8 AM	19.38%	2.4%
8-9 AM	0.00%	0.0%
9-10 AM	10.66%	4.0%
10-11 AM	6.50%	4.8%
11-12 AM	6.63%	10.7%
12-1 PM	11.31%	13.0%
1-2 PM	13.00%	8.2%
2-3 PM	7.67%	7.8%
3-4 PM	5.59%	11.9%
4-5 PM	4.42%	19.1%
5-6 PM	0.00%	0.0%
6-7 PM	1.82%	6.8%
7-8 PM	1.17%	3.1%
8-9 PM	0.91%	2.0%
9-10 PM	0.78%	1.4%
10 PM - 6 AM	4.16%	4.0%
Total		

% Non-peak Entering	76.9%
% Non-peak exiting	80.6%

Daily Project Volumes - Trip Generation- Original		
Time	Average Weekday	
	# Trips 24-Hour Entering Traffic	# Trips 24-Hour Exiting Traffic
6-7 AM	477	66
7-8 AM	1544	178
8-9 AM	1104	226
9-10 AM	850	300
10-11 AM	518	366
11-12 AM	529	806
12-1 PM	902	984
1-2 PM	1036	619
2-3 PM	611	591
3-4 PM	446	900
4-5 PM	352	1444
5-6 PM	304	1595
6-7 PM	145	516
7-8 PM	93	234
8-9 PM	73	150
9-10 PM	62	103
10 PM - 6 AM	332	300
Non-Peak Total	7969	7557
Peak Total	9378	9378

GOAL - To determine the entering and exiting project trips during the non-peak hours.

Step 1 - Determine the percentage of non-peak entering (76.9%) and exiting traffic (80.6%).

Step 2 - Determine the relative percentages of all non-peak hours. This is determined by dividing the original Office Use Daily percentages by the percentages of non-peak traffic.
Example: During 6:00 AM to 7:00 PM the relative percentage of entering project trips is 4.6%/76.9% = 6.0%

Step 3 - Determine the non-peak total daily trips by subtracting the AM and PM peak hour totals from the daily project trips resulting in 7969 entering trips and 7557 exiting trips.

Step 4 - Determine the non-peak hour project trips by multiplying the relative percentages by the non-peak total daily trips.
Example: During 6:00 AM to 7:00 PM the entering project trips = 5.98% X 7969 = 477

Appendix B:
Turning Movement Counts

NW 140th St. and NW 128th Pl.

Peggy Malone & Associates

(888) 247-8602

File Name : 2-NW 140th St and NW 128th Place
Site Code :
Start Date : 10/3/2018
Page No : 1

Groups Printed- Car

	NW 140th St Southbound				NW 140th St Northbound				NW 128th Pl Eastbound				
Start Time	Right	Thru	Peds	App. Total	Thru	Left	Peds	App. Total	Right	Left	Peds	App. Total	Int. Total
07:00 AM	0	94	0	94	50	0	0	50	2	2	0	4	148
07:15 AM	0	96	0	96	66	0	0	66	0	0	0	0	162
07:30 AM	0	104	0	104	72	0	0	72	2	1	0	3	179
07:45 AM	1	115	0	116	62	0	0	62	0	4	0	4	182
Total	1	409	0	410	250	0	0	250	4	7	0	11	671
08:00 AM	0	105	0	105	78	1	0	79	1	4	0	5	189
08:15 AM	1	111	0	112	69	1	0	70	0	1	0	1	183
08:30 AM	0	121	0	121	58	0	0	58	1	0	0	1	180
08:45 AM	0	135	0	135	49	0	0	49	0	1	0	1	185
Total	1	472	0	473	254	2	0	256	2	6	0	8	737
09:00 AM	0	96	0	96	36	0	0	36	0	0	0	0	132
09:15 AM	1	119	0	120	33	0	0	33	3	0	0	3	156
09:30 AM	0	86	0	86	33	0	0	33	1	1	0	2	121
09:45 AM	0	64	0	64	46	0	0	46	2	0	0	2	112
Total	1	365	0	366	148	0	0	148	6	1	0	7	521
10:00 AM	0	65	0	65	40	0	0	40	0	0	0	0	105
10:15 AM	0	42	0	42	29	0	0	29	0	0	0	0	71
10:30 AM	0	45	0	45	38	1	0	39	2	0	0	2	86
10:45 AM	0	40	0	40	38	0	0	38	0	0	0	0	78
Total	0	192	0	192	145	1	0	146	2	0	0	2	340
11:00 AM	1	32	0	33	27	0	0	27	0	0	0	0	60
11:15 AM	0	39	0	39	37	0	0	37	0	1	0	1	77
11:30 AM	0	30	0	30	41	0	0	41	0	0	0	0	71
11:45 AM	0	45	0	45	37	0	0	37	0	0	0	0	82
Total	1	146	0	147	142	0	0	142	0	1	0	1	290
12:00 PM	0	30	0	30	51	0	0	51	0	1	0	1	82
12:15 PM	1	37	0	38	35	1	0	36	0	1	0	1	75
12:30 PM	1	47	0	48	46	0	0	46	0	1	0	1	95
12:45 PM	0	46	0	46	27	0	0	27	0	0	0	0	73
Total	2	160	0	162	159	1	0	160	0	3	0	3	325
01:00 PM	1	39	0	40	38	1	0	39	0	0	0	0	79
01:15 PM	1	32	0	33	44	0	0	44	0	0	0	0	77
01:30 PM	0	28	0	28	48	0	0	48	0	0	0	0	76
01:45 PM	1	30	0	31	36	1	0	37	0	0	0	0	68
Total	3	129	0	132	166	2	0	168	0	0	0	0	300
02:00 PM	0	43	0	43	25	0	0	25	0	1	0	1	69
02:15 PM	0	41	0	41	30	0	0	30	0	0	0	0	71
02:30 PM	1	28	0	29	30	0	0	30	0	0	0	0	59
02:45 PM	0	44	0	44	38	1	0	39	0	0	0	0	83
Total	1	156	0	157	123	1	0	124	0	1	0	1	282
03:00 PM	0	41	0	41	48	1	0	49	1	0	0	1	91
03:15 PM	2	29	0	31	40	0	0	40	1	1	0	2	73
03:30 PM	2	64	0	66	42	0	0	42	0	1	0	1	109
03:45 PM	1	49	0	50	58	0	0	58	0	0	0	0	108
Total	5	183	0	188	188	1	0	189	2	2	0	4	381
04:00 PM	1	50	0	51	49	3	0	52	0	0	0	0	103
04:15 PM	5	59	0	64	45	2	0	47	1	0	0	1	112
04:30 PM	2	47	0	49	66	3	0	69	0	0	0	0	118
04:45 PM	0	57	0	57	69	0	0	69	1	1	0	2	128
Total	8	213	0	221	229	8	0	237	2	1	0	3	461
05:00 PM	3	78	0	81	64	2	0	66	1	1	0	2	149
05:15 PM	2	79	0	81	62	0	0	62	0	3	0	3	146
05:30 PM	3	78	0	81	55	1	0	56	0	0	0	0	137
05:45 PM	1	56	0	57	49	0	0	49	1	2	0	3	109
Total	9	291	0	300	230	3	0	233	2	6	0	8	541
06:00 PM	1	52	0	53	55	1	0	56	0	0	0	0	109
06:15 PM	1	54	0	55	40	0	0	40	0	0	0	0	95
06:30 PM	0	47	0	47	36	0	0	36	0	1	0	1	84
06:45 PM	2	51	0	53	35	0	0	35	0	2	0	2	90
Total	4	204	0	208	166	1	0	167	0	3	0	3	378
Grand Total	36	2920	0	2956	2200	20	0	2220	20	31	0	51	5227
Apprch %	1.2	98.8	0		99.1	0.9	0		39.2	60.8	0		
Total %	0.7	55.9	0	56.6	42.1	0.4	0	42.5	0.4	0.6	0	1	

Peggy Malone & Associates
(888) 247-8602

File Name : 2-NW 140th St and NW 128th Place
Site Code :
Start Date : 10/3/2018
Page No : 2

	NW 140th St Southbound			NW 140th St Northbound			NW 128th Pl Eastbound			
Start Time	Right	Thru	App. Total	Thru	Left	App. Total	Right	Left	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 08:00 AM										
08:00 AM	0	105	105	**78**	**1**	**79**	**1**	**4**	**5**	**189**
08:15 AM	**1**	111	112	69	1	70	0	1	1	183
08:30 AM	0	121	121	58	0	58	1	0	1	180
08:45 AM	0	**135**	**135**	49	0	49	0	1	1	185
Total Volume	1	472	473	254	2	256	2	6	8	737
% App. Total	0.2	99.8		99.2	0.8		25	75		
PHF	.250	.874	.876	.814	.500	.810	.500	.375	.400	.975
Peak Hour Analysis From 12:00 PM to 06:45 PM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 04:45 PM										
04:45 PM	0	57	57	**69**	0	**69**	**1**	1	2	128
05:00 PM	**3**	78	**81**	64	**2**	66	1	1	2	**149**
05:15 PM	2	**79**	81	62	0	62	0	**3**	**3**	146
05:30 PM	3	78	81	55	1	56	0	0	0	137
Total Volume	8	292	300	250	3	253	2	5	7	560
% App. Total	2.7	97.3		98.8	1.2		28.6	71.4		
PHF	.667	.924	.926	.906	.375	.917	.500	.417	.583	.940

Peggy Malone & Associates
(888) 247-8602

File Name : 2-NW 140th St and NW 128th Place
Site Code :
Start Date : 10/3/2018
Page No : 1

Groups Printed- Truck

	NW 140th St Southbound				NW 140th St Northbound				NW 128th Pl Eastbound				
Start Time	Right	Thru	Peds	App. Total	Thru	Left	Peds	App. Total	Right	Left	Peds	App. Total	Int. Total
07:00 AM	0	5	0	5	0	0	0	0	0	0	0	0	5
07:15 AM	0	6	0	6	1	0	0	1	0	0	0	0	7
07:30 AM	0	8	0	8	0	0	0	0	0	0	0	0	8
07:45 AM	0	6	0	6	6	0	0	6	0	0	0	0	12
Total	0	25	0	25	7	0	0	7	0	0	0	0	32
08:00 AM	0	5	0	5	2	0	0	2	0	0	0	0	7
08:15 AM	0	8	0	8	2	0	0	2	0	0	0	0	10
08:30 AM	0	18	0	18	1	0	0	1	0	0	0	0	19
08:45 AM	0	10	0	10	0	0	0	0	0	0	0	0	10
Total	0	41	0	41	5	0	0	5	0	0	0	0	46
09:00 AM	0	3	0	3	1	0	0	1	0	0	0	0	4
09:15 AM	0	9	0	9	4	0	0	4	0	0	0	0	13
09:30 AM	0	8	0	8	1	0	0	1	0	0	0	0	9
09:45 AM	0	5	0	5	3	0	0	3	0	0	0	0	8
Total	0	25	0	25	9	0	0	9	0	0	0	0	34
10:00 AM	0	10	0	10	2	0	0	2	0	0	0	0	12
10:15 AM	0	3	0	3	0	1	0	1	0	1	0	1	5
10:30 AM	0	0	0	0	2	0	0	2	0	0	0	0	2
10:45 AM	0	1	0	1	2	0	0	2	0	0	0	0	3
Total	0	14	0	14	6	1	0	7	0	1	0	1	22
11:00 AM	0	0	0	0	2	0	0	2	0	0	0	0	2
11:15 AM	0	1	0	1	1	0	0	1	0	0	0	0	2
11:30 AM	0	1	0	1	3	0	0	3	0	0	0	0	4
11:45 AM	0	4	0	4	1	0	0	1	0	0	0	0	5
Total	0	6	0	6	7	0	0	7	0	0	0	0	13
12:00 PM	0	1	0	1	3	0	0	3	0	0	0	0	4
12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 PM	0	1	0	1	3	0	0	3	0	0	0	0	4
12:45 PM	0	7	0	7	0	0	0	0	0	0	0	0	7
Total	0	9	0	9	6	0	0	6	0	0	0	0	15
01:00 PM	0	0	0	0	2	0	0	2	0	0	0	0	2
01:15 PM	0	1	0	1	1	0	0	1	0	0	0	0	2
01:30 PM	0	1	0	1	2	0	0	2	0	0	0	0	3
01:45 PM	0	2	0	2	2	0	0	2	0	0	0	0	4
Total	0	4	0	4	7	0	0	7	0	0	0	0	11
02:00 PM	1	1	0	2	3	0	0	3	0	0	0	0	5
02:15 PM	0	1	0	1	2	0	0	2	1	0	0	1	4
02:30 PM	0	1	0	1	0	0	0	0	0	0	0	0	1
02:45 PM	0	2	0	2	2	0	0	2	0	0	0	0	4
Total	1	5	0	6	7	0	0	7	1	0	0	1	14
03:00 PM	0	1	0	1	1	0	0	1	0	0	0	0	2
03:15 PM	0	2	0	2	2	0	0	2	0	0	0	0	4
03:30 PM	0	2	0	2	2	0	0	2	0	0	0	0	4
03:45 PM	0	1	0	1	2	0	0	2	0	0	0	0	3
Total	0	6	0	6	7	0	0	7	0	0	0	0	13
04:00 PM	0	3	0	3	1	0	0	1	1	0	0	1	5
04:15 PM	0	0	0	0	1	0	0	1	0	0	0	0	1
04:30 PM	0	1	0	1	1	0	0	1	0	0	0	0	2
04:45 PM	0	1	0	1	1	0	0	1	0	0	0	0	2
Total	0	5	0	5	4	0	0	4	1	0	0	1	10
05:00 PM	0	0	0	0	3	0	0	3	0	0	0	0	3
05:15 PM	0	1	0	1	1	0	0	1	0	0	0	0	2
05:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
05:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	1	0	1	4	0	0	4	0	0	0	0	5
06:00 PM	0	1	0	1	0	0	0	0	0	0	0	0	1
06:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
06:30 PM	0	1	0	1	2	0	0	2	0	0	0	0	3
06:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	2	0	2	2	0	0	2	0	0	0	0	4
Grand Total	1	143	0	144	71	1	0	72	2	1	0	3	219
Apprch %	0.7	99.3	0		98.6	1.4	0		66.7	33.3	0		
Total %	0.5	65.3	0	65.8	32.4	0.5	0	32.9	0.9	0.5	0	1.4	

Peggy Malone & Associates
(888) 247-8602

File Name : 2-NW 140th St and NW 128th Place
Site Code :
Start Date : 10/3/2018
Page No : 2

	NW 140th St Southbound			NW 140th St Northbound			NW 128th Pl Eastbound			
Start Time	Right	Thru	App. Total	Thru	Left	App. Total	Right	Left	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 07:45 AM										
07:45 AM	0	6	6	**6**	0	**6**	0	0	0	12
08:00 AM	0	5	5	2	0	2	0	0	0	7
08:15 AM	0	8	8	2	0	2	0	0	0	10
08:30 AM	0	**18**	**18**	1	0	1	0	0	0	**19**
Total Volume	0	37	37	11	0	11	0	0	0	48
% App. Total	0	100		100	0		0	0		
PHF	.000	.514	.514	.458	.000	.458	.000	.000	.000	.632
Peak Hour Analysis From 12:00 PM to 06:45 PM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 01:30 PM										
01:30 PM	0	1	1	2	0	2	0	0	0	3
01:45 PM	0	**2**	**2**	2	0	2	0	0	0	4
02:00 PM	**1**	1	2	**3**	0	**3**	0	0	0	**5**
02:15 PM	0	1	1	2	0	2	**1**	0	**1**	4
Total Volume	1	5	6	9	0	9	1	0	1	16
% App. Total	16.7	83.3		100	0		100	0		
PHF	.250	.625	.750	.750	.000	.750	.250	.000	.250	.800

Peggy Malone & Associates
(888) 247-8602

File Name : 2-NW 140th St and NW 128th Place
Site Code :
Start Date : 10/3/2018
Page No : 1

Groups Printed- Combined

	NW 140th St Southbound				NW 140th St Northbound				NW 128th Pl Eastbound				
Start Time	Right	Thru	Peds	App. Total	Thru	Left	Peds	App. Total	Right	Left	Peds	App. Total	Int. Total
07:00 AM	0	99	0	99	50	0	0	50	2	2	0	4	153
07:15 AM	0	102	0	102	67	0	0	67	0	0	0	0	169
07:30 AM	0	112	0	112	72	0	0	72	2	1	0	3	187
07:45 AM	1	121	0	122	68	0	0	68	0	4	0	4	194
Total	1	434	0	435	257	0	0	257	4	7	0	11	703
08:00 AM	0	110	0	110	80	1	0	81	1	4	0	5	196
08:15 AM	1	119	0	120	71	1	0	72	0	1	0	1	193
08:30 AM	0	139	0	139	59	0	0	59	1	0	0	1	199
08:45 AM	0	145	0	145	49	0	0	49	0	1	0	1	195
Total	1	513	0	514	259	2	0	261	2	6	0	8	783
09:00 AM	0	99	0	99	37	0	0	37	0	0	0	0	136
09:15 AM	1	128	0	129	37	0	0	37	3	0	0	3	169
09:30 AM	0	94	0	94	34	0	0	34	1	1	0	2	130
09:45 AM	0	69	0	69	49	0	0	49	2	0	0	2	120
Total	1	390	0	391	157	0	0	157	6	1	0	7	555
10:00 AM	0	75	0	75	42	0	0	42	0	0	0	0	117
10:15 AM	0	45	0	45	29	1	0	30	0	1	0	1	76
10:30 AM	0	45	0	45	40	1	0	41	2	0	0	2	88
10:45 AM	0	41	0	41	40	0	0	40	0	0	0	0	81
Total	0	206	0	206	151	2	0	153	2	1	0	3	362
11:00 AM	1	32	0	33	29	0	0	29	0	0	0	0	62
11:15 AM	0	40	0	40	38	0	0	38	0	1	0	1	79
11:30 AM	0	31	0	31	44	0	0	44	0	0	0	0	75
11:45 AM	0	49	0	49	38	0	0	38	0	0	0	0	87
Total	1	152	0	153	149	0	0	149	0	1	0	1	303
12:00 PM	0	31	0	31	54	0	0	54	0	1	0	1	86
12:15 PM	1	37	0	38	35	1	0	36	0	1	0	1	75
12:30 PM	1	48	0	49	49	0	0	49	0	1	0	1	99
12:45 PM	0	53	0	53	27	0	0	27	0	0	0	0	80
Total	2	169	0	171	165	1	0	166	0	3	0	3	340
01:00 PM	1	39	0	40	40	1	0	41	0	0	0	0	81
01:15 PM	1	33	0	34	45	0	0	45	0	0	0	0	79
01:30 PM	0	29	0	29	50	0	0	50	0	0	0	0	79
01:45 PM	1	32	0	33	38	1	0	39	0	0	0	0	72
Total	3	133	0	136	173	2	0	175	0	0	0	0	311
02:00 PM	1	44	0	45	28	0	0	28	0	1	0	1	74
02:15 PM	0	42	0	42	32	0	0	32	1	0	0	1	75
02:30 PM	1	29	0	30	30	0	0	30	0	0	0	0	60
02:45 PM	0	46	0	46	40	1	0	41	0	0	0	0	87
Total	2	161	0	163	130	1	0	131	1	1	0	2	296
03:00 PM	0	42	0	42	49	1	0	50	1	0	0	1	93
03:15 PM	2	31	0	33	42	0	0	42	1	1	0	2	77
03:30 PM	2	66	0	68	44	0	0	44	0	1	0	1	113
03:45 PM	1	50	0	51	60	0	0	60	0	0	0	0	111
Total	5	189	0	194	195	1	0	196	2	2	0	4	394
04:00 PM	1	53	0	54	50	3	0	53	1	0	0	1	108
04:15 PM	5	59	0	64	46	2	0	48	1	0	0	1	113
04:30 PM	2	48	0	50	67	3	0	70	0	0	0	0	120
04:45 PM	0	58	0	58	70	0	0	70	1	1	0	2	130
Total	8	218	0	226	233	8	0	241	3	1	0	4	471
05:00 PM	3	78	0	81	67	2	0	69	1	1	0	2	152
05:15 PM	2	80	0	82	63	0	0	63	0	3	0	3	148
05:30 PM	3	78	0	81	55	1	0	56	0	0	0	0	137
05:45 PM	1	56	0	57	49	0	0	49	1	2	0	3	109
Total	9	292	0	301	234	3	0	237	2	6	0	8	546
06:00 PM	1	53	0	54	55	1	0	56	0	0	0	0	110
06:15 PM	1	54	0	55	40	0	0	40	0	0	0	0	95
06:30 PM	0	48	0	48	38	0	0	38	0	1	0	1	87
06:45 PM	2	51	0	53	35	0	0	35	0	2	0	2	90
Total	4	206	0	210	168	1	0	169	0	3	0	3	382
Grand Total	37	3063	0	3100	2271	21	0	2292	22	32	0	54	5446
Apprch %	1.2	98.8	0		99.1	0.9	0		40.7	59.3	0		
Total %	0.7	56.2	0	56.9	41.7	0.4	0	42.1	0.4	0.6	0	1	

Peggy Malone & Associates
(888) 247-8602

File Name : 2-NW 140th St and NW 128th Place
Site Code :
Start Date : 10/3/2018
Page No : 2

	NW 140th St Southbound			NW 140th St Northbound			NW 128th Pl Eastbound			
Start Time	Right	Thru	App. Total	Thru	Left	App. Total	Right	Left	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 08:00 AM										
08:00 AM	0	110	110	**80**	**1**	**81**	**1**	**4**	**5**	196
08:15 AM	**1**	119	120	71	1	72	0	1	1	193
08:30 AM	0	139	139	59	0	59	1	0	1	**199**
08:45 AM	0	**145**	**145**	49	0	49	0	1	1	195
Total Volume	1	513	514	259	2	261	2	6	8	783
% App. Total	0.2	99.8		99.2	0.8		25	75		
PHF	.250	.884	.886	.809	.500	.806	.500	.375	.400	.984
Peak Hour Analysis From 12:00 PM to 06:45 PM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 04:45 PM										
04:45 PM	0	58	58	**70**	0	**70**	**1**	1	2	130
05:00 PM	**3**	78	81	67	**2**	69	1	1	2	**152**
05:15 PM	2	**80**	**82**	63	0	63	0	**3**	**3**	148
05:30 PM	3	78	81	55	1	56	0	0	0	137
Total Volume	8	294	302	255	3	258	2	5	7	567
% App. Total	2.6	97.4		98.8	1.2		28.6	71.4		
PHF	.667	.919	.921	.911	.375	.921	.500	.417	.583	.933

NW 140th Street and CR-235

Peggy Malone & Associates
(888) 247-8602

File Name : 3-CR 235 and NW 140th St AM
Site Code :
Start Date : 10/3/2018
Page No : 1

Groups Printed- Car

	CR 235 Southbound				NW 140th St Westbound				CR 235 Northbound				
Start Time	Thru	Left	Peds	App. Total	Right	Left	Peds	App. Total	Right	Thru	Peds	App. Total	Int. Total
06:45 AM	35	112	0	147	37	3	0	40	2	57	0	59	246
Total	35	112	0	147	37	3	0	40	2	57	0	59	246
07:00 AM	35	132	0	167	64	0	0	64	8	61	0	69	300
07:15 AM	30	133	0	163	82	0	0	82	17	81	0	98	343
07:30 AM	25	129	0	154	117	2	0	119	15	97	0	112	385
07:45 AM	48	151	0	199	119	6	0	125	5	91	0	96	420
Total	138	545	0	683	382	8	0	390	45	330	0	375	1448
08:00 AM	56	97	0	153	100	2	0	102	8	74	0	82	337
08:15 AM	56	102	0	158	77	1	0	78	6	72	0	78	314
08:30 AM	44	102	0	146	67	2	0	69	16	65	0	81	296
Grand Total	329	958	0	1287	663	16	0	679	77	598	0	675	2641
Apprch %	25.6	74.4	0		97.6	2.4	0		11.4	88.6	0		
Total %	12.5	36.3	0	48.7	25.1	0.6	0	25.7	2.9	22.6	0	25.6	

	CR 235 Southbound			NW 140th St Westbound			CR 235 Northbound			
Start Time	Thru	Left	App. Total	Right	Left	App. Total	Right	Thru	App. Total	Int. Total
Peak Hour Analysis From 06:45 AM to 08:30 AM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 07:15 AM										
07:15 AM	30	133	163	82	0	82	**17**	81	98	343
07:30 AM	25	129	154	117	2	119	15	**97**	**112**	385
07:45 AM	48	**151**	**199**	**119**	**6**	**125**	5	91	96	**420**
08:00 AM	**56**	97	153	100	2	102	8	74	82	337
Total Volume	159	510	669	418	10	428	45	343	388	1485
% App. Total	23.8	76.2		97.7	2.3		11.6	88.4		
PHF	.710	.844	.840	.878	.417	.856	.662	.884	.866	.884

Peggy Malone & Associates
(888) 247-8602

File Name : 3-CR 235 and NW 140th St AM
Site Code :
Start Date : 10/3/2018
Page No : 1

Groups Printed- Truck

	CR 235 Southbound				NW 140th St Westbound				CR 235 Northbound				
Start Time	Thru	Left	Peds	App. Total	Right	Left	Peds	App. Total	Right	Thru	Peds	App. Total	Int. Total
06:45 AM	8	21	0	29	2	0	0	2	0	5	0	5	36
Total	8	21	0	29	2	0	0	2	0	5	0	5	36
07:00 AM	7	5	0	12	1	0	0	1	0	5	0	5	18
07:15 AM	14	10	0	24	7	0	0	7	0	13	0	13	44
07:30 AM	9	12	0	21	3	0	0	3	2	10	0	12	36
07:45 AM	32	4	0	36	8	0	0	8	1	10	0	11	55
Total	62	31	0	93	19	0	0	19	3	38	0	41	153
08:00 AM	23	3	0	26	4	0	0	4	2	11	0	13	43
08:15 AM	25	7	0	32	3	0	0	3	0	17	0	17	52
08:30 AM	11	14	0	25	1	0	0	1	2	11	0	13	39
Grand Total	129	76	0	205	29	0	0	29	7	82	0	89	323
Apprch %	62.9	37.1	0		100	0	0		7.9	92.1	0		
Total %	39.9	23.5	0	63.5	9	0	0	9	2.2	25.4	0	27.6	

	CR 235 Southbound			NW 140th St Westbound			CR 235 Northbound			
Start Time	Thru	Left	App. Total	Right	Left	App. Total	Right	Thru	App. Total	Int. Total
Peak Hour Analysis From 06:45 AM to 08:30 AM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 07:45 AM										
07:45 AM	**32**	4	**36**	**8**	0	**8**	1	10	11	**55**
08:00 AM	23	3	26	4	0	4	**2**	11	13	43
08:15 AM	25	7	32	3	0	3	0	**17**	**17**	52
08:30 AM	11	**14**	25	1	0	1	2	11	13	39
Total Volume	91	28	119	16	0	16	5	49	54	189
% App. Total	76.5	23.5		100	0		9.3	90.7		
PHF	.711	.500	.826	.500	.000	.500	.625	.721	.794	.859

Peggy Malone & Associates
(888) 247-8602

File Name : 3-CR 235 and NW 140th St AM
Site Code :
Start Date : 10/3/2018
Page No : 1

Groups Printed- Combined

	CR 235 Southbound				NW 140th St Westbound				CR 235 Northbound				
Start Time	Thru	Left	Peds	App. Total	Right	Left	Peds	App. Total	Right	Thru	Peds	App. Total	Int. Total
06:45 AM	43	133	0	176	39	3	0	42	2	62	0	64	282
Total	43	133	0	176	39	3	0	42	2	62	0	64	282
07:00 AM	42	137	0	179	65	0	0	65	8	66	0	74	318
07:15 AM	44	143	0	187	89	0	0	89	17	94	0	111	387
07:30 AM	34	141	0	175	120	2	0	122	17	107	0	124	421
07:45 AM	80	155	0	235	127	6	0	133	6	101	0	107	475
Total	200	576	0	776	401	8	0	409	48	368	0	416	1601
08:00 AM	79	100	0	179	104	2	0	106	10	85	0	95	380
08:15 AM	81	109	0	190	80	1	0	81	6	89	0	95	366
08:30 AM	55	116	0	171	68	2	0	70	18	76	0	94	335
Grand Total	458	1034	0	1492	692	16	0	708	84	680	0	764	2964
Apprch %	30.7	69.3	0		97.7	2.3	0		11	89	0		
Total %	15.5	34.9	0	50.3	23.3	0.5	0	23.9	2.8	22.9	0	25.8	

	CR 235 Southbound			NW 140th St Westbound			CR 235 Northbound			
Start Time	Thru	Left	App. Total	Right	Left	App. Total	Right	Thru	App. Total	Int. Total
Peak Hour Analysis From 06:45 AM to 08:30 AM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 07:15 AM										
07:15 AM	44	143	187	89	0	89	**17**	94	111	387
07:30 AM	34	141	175	120	2	122	17	**107**	**124**	421
07:45 AM	**80**	**155**	**235**	**127**	**6**	**133**	6	101	107	**475**
08:00 AM	79	100	179	104	2	106	10	85	95	380
Total Volume	237	539	776	440	10	450	50	387	437	1663
% App. Total	30.5	69.5		97.8	2.2		11.4	88.6		
PHF	.741	.869	.826	.866	.417	.846	.735	.904	.881	.875

Peggy Malone & Associates
(888) 247-8602

File Name : 3-CR 235 and NW 140th St PM
Site Code :
Start Date : 10/3/2018
Page No : 1

Groups Printed- Car

	CR 235 Southbound				NW 140th St Westbound				CR 235 Northbound				
Start Time	Thru	Left	Peds	App. Total	Right	Left	Peds	App. Total	Right	Thru	Peds	App. Total	Int. Total
04:30 PM	65	63	0	128	66	3	0	69	7	46	0	53	250
04:45 PM	64	72	0	136	75	4	4	83	1	51	0	52	271
Total	129	135	0	264	141	7	4	152	8	97	0	105	521
05:00 PM	98	95	0	193	78	2	4	84	8	75	0	83	360
05:15 PM	81	108	0	189	82	3	3	88	3	58	0	61	338
05:30 PM	97	80	0	177	72	2	1	75	2	47	0	49	301
05:45 PM	89	59	0	148	52	2	1	55	4	36	3	43	246
Total	365	342	0	707	284	9	9	302	17	216	3	236	1245
06:00 PM	69	56	0	125	47	1	0	48	3	39	0	42	215
06:15 PM	46	59	0	105	50	3	0	53	1	31	1	33	191
Grand Total	609	592	0	1201	522	20	13	555	29	383	4	416	2172
Apprch %	50.7	49.3	0		94.1	3.6	2.3		7	92.1	1		
Total %	28	27.3	0	55.3	24	0.9	0.6	25.6	1.3	17.6	0.2	19.2	

	CR 235 Southbound			NW 140th St Westbound			CR 235 Northbound			
Start Time	Thru	Left	App. Total	Right	Left	App. Total	Right	Thru	App. Total	Int. Total
Peak Hour Analysis From 04:30 PM to 06:15 PM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 04:45 PM										
04:45 PM	64	72	136	75	**4**	79	1	51	52	267
05:00 PM	**98**	95	**193**	78	2	80	**8**	**75**	**83**	**356**
05:15 PM	81	**108**	189	**82**	3	**85**	3	58	61	335
05:30 PM	97	80	177	72	2	74	2	47	49	300
Total Volume	340	355	695	307	11	318	14	231	245	1258
% App. Total	48.9	51.1		96.5	3.5		5.7	94.3		
PHF	.867	.822	.900	.936	.688	.935	.438	.770	.738	.883

Peggy Malone & Associates
(888) 247-8602

File Name : 3-CR 235 and NW 140th St PM
Site Code :
Start Date : 10/3/2018
Page No : 1

Groups Printed- Truck

	CR 235 Southbound				NW 140th St Westbound				CR 235 Northbound				
Start Time	Thru	Left	Peds	App. Total	Right	Left	Peds	App. Total	Right	Thru	Peds	App. Total	Int. Total
04:30 PM	6	0	0	6	1	0	0	1	0	3	0	3	10
04:45 PM	1	1	0	2	1	0	0	1	0	4	0	4	7
Total	7	1	0	8	2	0	0	2	0	7	0	7	17
05:00 PM	4	0	0	4	2	0	0	2	0	5	0	5	11
05:15 PM	6	4	0	10	0	0	0	0	0	7	0	7	17
05:30 PM	0	0	0	0	0	0	0	0	0	8	0	8	8
05:45 PM	5	0	0	5	0	0	0	0	0	2	0	2	7
Total	15	4	0	19	2	0	0	2	0	22	0	22	43
06:00 PM	5	1	0	6	0	0	0	0	0	4	0	4	10
06:15 PM	3	0	0	3	0	0	0	0	0	2	0	2	5
Grand Total	30	6	0	36	4	0	0	4	0	35	0	35	75
Apprch %	83.3	16.7	0		100	0	0		0	100	0		
Total %	40	8	0	48	5.3	0	0	5.3	0	46.7	0	46.7	

	CR 235 Southbound			NW 140th St Westbound			CR 235 Northbound			
Start Time	Thru	Left	App. Total	Right	Left	App. Total	Right	Thru	App. Total	Int. Total
Peak Hour Analysis From 04:30 PM to 06:15 PM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 04:30 PM										
04:30 PM	**6**	0	6	1	0	1	0	3	3	10
04:45 PM	1	1	2	1	0	1	0	4	4	7
05:00 PM	4	0	4	**2**	0	**2**	0	5	5	11
05:15 PM	6	**4**	**10**	0	0	0	0	**7**	**7**	**17**
Total Volume	17	5	22	4	0	4	0	19	19	45
% App. Total	77.3	22.7		100	0		0	100		
PHF	.708	.313	.550	.500	.000	.500	.000	.679	.679	.662

Peggy Malone & Associates
(888) 247-8602

File Name : 3-CR 235 and NW 140th St PM
Site Code :
Start Date : 10/3/2018
Page No : 1

Groups Printed- Combined

	CR 235 Southbound				NW 140th St Westbound				CR 235 Northbound				
Start Time	Thru	Left	Peds	App. Total	Right	Left	Peds	App. Total	Right	Thru	Peds	App. Total	Int. Total
04:30 PM	71	63	0	134	67	3	0	70	7	49	0	56	260
04:45 PM	65	73	0	138	76	4	4	84	1	55	0	56	278
Total	136	136	0	272	143	7	4	154	8	104	0	112	538
05:00 PM	102	95	0	197	80	2	4	86	8	80	0	88	371
05:15 PM	87	112	0	199	82	3	3	88	3	65	0	68	355
05:30 PM	97	80	0	177	72	2	1	75	2	55	0	57	309
05:45 PM	94	59	0	153	52	2	1	55	4	38	3	45	253
Total	380	346	0	726	286	9	9	304	17	238	3	258	1288
06:00 PM	74	57	0	131	47	1	0	48	3	43	0	46	225
06:15 PM	49	59	0	108	50	3	0	53	1	33	1	35	196
Grand Total	639	598	0	1237	526	20	13	559	29	418	4	451	2247
Apprch %	51.7	48.3	0		94.1	3.6	2.3		6.4	92.7	0.9		
Total %	28.4	26.6	0	55.1	23.4	0.9	0.6	24.9	1.3	18.6	0.2	20.1	

	CR 235 Southbound			NW 140th St Westbound			CR 235 Northbound			
Start Time	Thru	Left	App. Total	Right	Left	App. Total	Right	Thru	App. Total	Int. Total
Peak Hour Analysis From 04:30 PM to 06:15 PM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 04:45 PM										
04:45 PM	65	73	138	76	**4**	80	1	55	56	274
05:00 PM	**102**	95	197	80	2	82	**8**	**80**	**88**	**367**
05:15 PM	87	**112**	**199**	**82**	3	**85**	3	65	68	352
05:30 PM	97	80	177	72	2	74	2	55	57	308
Total Volume	351	360	711	310	11	321	14	255	269	1301
% App. Total	49.4	50.6		96.6	3.4		5.2	94.8		
PHF	.860	.804	.893	.945	.688	.944	.438	.797	.764	.886

US 441 at NW 140th Street

Peggy Malone & Associates
(888) 247-8602

File Name : 5-NW 140th St and US 441 AM
Site Code :
Start Date : 10/3/2018
Page No : 1

Groups Printed- Car

	NW 140th St Southbound					NW US 441 Westbound					NW 140th St Northbound					NW US 441 Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
06:45 AM	1	27	29	0	57	3	62	5	0	70	15	17	10	1	43	36	279	6	0	321	491
Total	1	27	29	0	57	3	62	5	0	70	15	17	10	1	43	36	279	6	0	321	491
07:00 AM	3	30	30	0	63	12	67	37	0	116	19	19	20	0	58	34	226	12	0	272	509
07:15 AM	0	34	40	0	74	14	90	35	0	139	15	17	11	0	43	22	220	12	0	254	510
07:30 AM	1	25	15	0	41	13	102	14	0	129	12	31	12	0	55	15	173	10	0	198	423
07:45 AM	7	26	37	1	71	2	98	27	0	127	17	16	15	0	48	14	225	10	0	249	495
Total	11	115	122	1	249	41	357	113	0	511	63	83	58	0	204	85	844	44	0	973	1937
08:00 AM	2	27	16	0	45	7	97	25	0	129	13	11	15	0	39	25	272	8	0	305	518
08:15 AM	3	25	21	1	50	5	87	19	0	111	25	15	6	1	47	30	245	13	0	288	496
08:30 AM	5	22	18	1	46	8	85	22	0	115	17	19	12	0	48	27	229	5	0	261	470
Grand Total	22	216	206	3	447	64	688	184	0	936	133	145	101	2	381	203	1869	76	0	2148	3912
Apprch %	4.9	48.3	46.1	0.7		6.8	73.5	19.7	0		34.9	38.1	26.5	0.5		9.5	87	3.5	0		
Total %	0.6	5.5	5.3	0.1	11.4	1.6	17.6	4.7	0	23.9	3.4	3.7	2.6	0.1	9.7	5.2	47.8	1.9	0	54.9	

	NW 140th St Southbound				NW US 441 Westbound				NW 140th St Northbound				NW US 441 Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 06:45 AM to 08:30 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:45 AM																	
07:45 AM	**7**	26	**37**	**70**	2	**98**	**27**	127	17	16	**15**	**48**	14	225	10	249	494
08:00 AM	2	**27**	16	45	7	97	25	**129**	13	11	15	39	25	**272**	8	**305**	**518**
08:15 AM	3	25	21	49	5	87	19	111	**25**	15	6	46	**30**	245	**13**	288	494
08:30 AM	5	22	18	45	**8**	85	22	115	17	**19**	12	48	27	229	5	261	469
Total Volume	17	100	92	209	22	367	93	482	72	61	48	181	96	971	36	1103	1975
% App. Total	8.1	47.8	44		4.6	76.1	19.3		39.8	33.7	26.5		8.7	88	3.3		
PHF	.607	.926	.622	.746	.688	.936	.861	.934	.720	.803	.800	.943	.800	.892	.692	.904	.953

Peggy Malone & Associates
(888) 247-8602

File Name : 5-NW 140th St and US 441 AM
Site Code :
Start Date : 10/3/2018
Page No : 1

Groups Printed- Truck

	NW 140th St Southbound					NW US 441 Westbound					NW 140th St Northbound					NW US 441 Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
06:45 AM	0	17	2	0	19	1	5	0	0	6	2	8	2	0	12	10	22	1	0	33	70
Total	0	17	2	0	19	1	5	0	0	6	2	8	2	0	12	10	22	1	0	33	70
07:00 AM	7	9	1	0	17	0	3	1	0	4	0	2	1	0	3	3	32	0	0	35	59
07:15 AM	3	9	1	0	13	0	6	3	0	9	2	13	1	0	16	12	16	2	0	30	68
07:30 AM	2	7	2	0	11	0	8	8	0	16	0	10	0	0	10	11	3	0	0	14	51
07:45 AM	4	11	3	0	18	0	8	6	0	14	1	9	1	0	11	6	28	0	0	34	77
Total	16	36	7	0	59	0	25	18	0	43	3	34	3	0	40	32	79	2	0	113	255
08:00 AM	2	8	1	0	11	2	5	4	0	11	2	8	3	0	13	4	40	1	0	45	80
08:15 AM	2	11	1	0	14	1	12	9	0	22	4	6	1	0	11	10	34	1	0	45	92
08:30 AM	3	6	2	0	11	0	6	5	0	11	3	4	2	0	9	15	35	0	0	50	81
Grand Total	23	78	13	0	114	4	53	36	0	93	14	60	11	0	85	71	210	5	0	286	578
Apprch %	20.2	68.4	11.4	0		4.3	57	38.7	0		16.5	70.6	12.9	0		24.8	73.4	1.7	0		
Total %	4	13.5	2.2	0	19.7	0.7	9.2	6.2	0	16.1	2.4	10.4	1.9	0	14.7	12.3	36.3	0.9	0	49.5	

	NW 140th St Southbound				NW US 441 Westbound				NW 140th St Northbound				NW US 441 Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 06:45 AM to 08:30 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:45 AM																	
07:45 AM	**4**	**11**	**3**	**18**	0	8	6	14	1	**9**	1	11	6	28	0	34	77
08:00 AM	2	8	1	11	**2**	5	4	11	2	8	**3**	**13**	4	**40**	**1**	45	80
08:15 AM	2	11	1	14	1	**12**	**9**	**22**	**4**	6	1	11	10	34	1	45	**92**
08:30 AM	3	6	2	11	0	6	5	11	3	4	2	9	**15**	35	0	**50**	81
Total Volume	11	36	7	54	3	31	24	58	10	27	7	44	35	137	2	174	330
% App. Total	20.4	66.7	13		5.2	53.4	41.4		22.7	61.4	15.9		20.1	78.7	1.1		
PHF	.688	.818	.583	.750	.375	.646	.667	.659	.625	.750	.583	.846	.583	.856	.500	.870	.897

Peggy Malone & Associates
(888) 247-8602

File Name : 5-NW 140th St and US 441 AM
Site Code :
Start Date : 10/3/2018
Page No : 1

Groups Printed- Combined

	NW 140th St Southbound					NW US 441 Westbound					NW 140th St Northbound					NW US 441 Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
06:45 AM	1	44	31	0	76	4	67	5	0	76	17	25	12	1	55	46	301	7	0	354	561
Total	1	44	31	0	76	4	67	5	0	76	17	25	12	1	55	46	301	7	0	354	561
07:00 AM	10	39	31	0	80	12	70	38	0	120	19	21	21	0	61	37	258	12	0	307	568
07:15 AM	3	43	41	0	87	14	96	38	0	148	17	30	12	0	59	34	236	14	0	284	578
07:30 AM	3	32	17	0	52	13	110	22	0	145	12	41	12	0	65	26	176	10	0	212	474
07:45 AM	11	37	40	1	89	2	106	33	0	141	18	25	16	0	59	20	253	10	0	283	572
Total	27	151	129	1	308	41	382	131	0	554	66	117	61	0	244	117	923	46	0	1086	2192
08:00 AM	4	35	17	0	56	9	102	29	0	140	15	19	18	0	52	29	312	9	0	350	598
08:15 AM	5	36	22	1	64	6	99	28	0	133	29	21	7	1	58	40	279	14	0	333	588
08:30 AM	8	28	20	1	57	8	91	27	0	126	20	23	14	0	57	42	264	5	0	311	551
Grand Total	45	294	219	3	561	68	741	220	0	1029	147	205	112	2	466	274	2079	81	0	2434	4490
Apprch %	8	52.4	39	0.5		6.6	72	21.4	0		31.5	44	24	0.4		11.3	85.4	3.3	0		
Total %	1	6.5	4.9	0.1	12.5	1.5	16.5	4.9	0	22.9	3.3	4.6	2.5	0	10.4	6.1	46.3	1.8	0	54.2	

	NW 140th St Southbound				NW US 441 Westbound				NW 140th St Northbound				NW US 441 Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 06:45 AM to 08:30 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:45 AM																	
07:45 AM	**11**	**37**	**40**	**88**	2	**106**	**33**	**141**	18	**25**	16	**59**	20	253	10	283	571
08:00 AM	4	35	17	56	**9**	102	29	140	15	19	**18**	52	29	**312**	9	**350**	**598**
08:15 AM	5	36	22	63	6	99	28	133	**29**	21	7	57	40	279	**14**	333	586
08:30 AM	8	28	20	56	8	91	27	126	20	23	14	57	**42**	264	5	311	550
Total Volume	28	136	99	263	25	398	117	540	82	88	55	225	131	1108	38	1277	2305
% App. Total	10.6	51.7	37.6		4.6	73.7	21.7		36.4	39.1	24.4		10.3	86.8	3		
PHF	.636	.919	.619	.747	.694	.939	.886	.957	.707	.880	.764	.953	.780	.888	.679	.912	.964

Peggy Malone & Associates
(888) 247-8602

File Name : 5-NW 140th St and US 441 PM
Site Code :
Start Date : 10/3/2018
Page No : 1

Groups Printed- Car

	NW 140th St Southbound					NW US 441 Westbound					NW 140th St Northbound					NW US 441 Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
04:30 PM	16	24	12	1	53	26	218	41	0	285	17	35	36	0	88	32	116	17	1	166	592
04:45 PM	14	29	10	1	54	25	219	31	0	275	12	36	31	0	79	23	100	24	0	147	555
Total	30	53	22	2	107	51	437	72	0	560	29	71	67	0	167	55	216	41	1	313	1147
05:00 PM	16	30	19	0	65	21	236	61	0	318	29	33	38	0	100	42	144	22	0	208	691
05:15 PM	14	34	17	0	65	23	270	46	0	339	19	31	33	0	83	40	133	32	0	205	692
05:30 PM	15	32	27	0	74	25	250	39	0	314	16	40	29	0	85	32	121	32	0	185	658
05:45 PM	18	25	14	0	57	26	268	33	0	327	14	31	30	0	75	42	89	33	0	164	623
Total	63	121	77	0	261	95	1024	179	0	1298	78	135	130	0	343	156	487	119	0	762	2664
06:00 PM	12	25	14	0	51	26	253	27	0	306	17	20	28	0	65	26	113	21	0	160	582
06:15 PM	15	27	14	0	56	13	195	22	0	230	12	20	31	0	63	31	98	24	0	153	502
Grand Total	120	226	127	2	475	185	1909	300	0	2394	136	246	256	0	638	268	914	205	1	1388	4895
Apprch %	25.3	47.6	26.7	0.4		7.7	79.7	12.5	0		21.3	38.6	40.1	0		19.3	65.9	14.8	0.1		
Total %	2.5	4.6	2.6	0	9.7	3.8	39	6.1	0	48.9	2.8	5	5.2	0	13	5.5	18.7	4.2	0	28.4	

	NW 140th St Southbound				NW US 441 Westbound				NW 140th St Northbound				NW US 441 Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 04:30 PM to 06:15 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 05:00 PM																	
05:00 PM	16	30	19	65	21	236	**61**	318	**29**	33	**38**	**100**	**42**	**144**	22	**208**	691
05:15 PM	14	**34**	17	65	23	**270**	46	**339**	19	31	33	83	40	133	32	205	**692**
05:30 PM	15	32	**27**	**74**	25	250	39	314	16	**40**	29	85	32	121	32	185	658
05:45 PM	**18**	25	14	57	**26**	268	33	327	14	31	30	75	42	89	**33**	164	623
Total Volume	63	121	77	261	95	1024	179	1298	78	135	130	343	156	487	119	762	2664
% App. Total	24.1	46.4	29.5		7.3	78.9	13.8		22.7	39.4	37.9		20.5	63.9	15.6		
PHF	.875	.890	.713	.882	.913	.948	.734	.957	.672	.844	.855	.858	.929	.845	.902	.916	.962

Peggy Malone & Associates
(888) 247-8602

File Name : 5-NW 140th St and US 441 PM
Site Code :
Start Date : 10/3/2018
Page No : 1

Groups Printed- Truck

	NW 140th St Southbound					NW US 441 Westbound					NW 140th St Northbound					NW US 441 Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
04:30 PM	0	5	0	0	5	1	5	1	0	7	0	4	0	0	4	0	3	1	0	4	20
04:45 PM	2	1	1	0	4	0	4	2	0	6	1	3	0	0	4	0	5	0	0	5	19
Total	2	6	1	0	9	1	9	3	0	13	1	7	0	0	8	0	8	1	0	9	39
05:00 PM	0	2	0	0	2	2	4	1	0	7	3	3	2	0	8	2	13	1	0	16	33
05:15 PM	0	5	0	0	5	0	6	1	0	7	3	3	0	0	6	2	2	0	0	4	22
05:30 PM	1	3	0	0	4	1	4	1	0	6	2	1	1	0	4	0	3	1	0	4	18
05:45 PM	1	5	1	0	7	0	3	0	0	3	1	2	0	0	3	0	2	2	0	4	17
Total	2	15	1	0	18	3	17	3	0	23	9	9	3	0	21	4	20	4	0	28	90
06:00 PM	0	3	0	0	3	0	5	2	0	7	1	3	0	0	4	1	0	1	0	2	16
06:15 PM	0	2	0	0	2	0	4	0	0	4	0	2	0	0	2	0	3	0	0	3	11
Grand Total	4	26	2	0	32	4	35	8	0	47	11	21	3	0	35	5	31	6	0	42	156
Apprch %	12.5	81.2	6.2	0		8.5	74.5	17	0		31.4	60	8.6	0		11.9	73.8	14.3	0		
Total %	2.6	16.7	1.3	0	20.5	2.6	22.4	5.1	0	30.1	7.1	13.5	1.9	0	22.4	3.2	19.9	3.8	0	26.9	

	NW 140th St Southbound				NW US 441 Westbound				NW 140th St Northbound				NW US 441 Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 04:30 PM to 06:15 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:30 PM																	
04:30 PM	0	**5**	0	**5**	1	5	1	**7**	0	**4**	0	4	0	3	**1**	4	20
04:45 PM	**2**	1	**1**	4	0	4	**2**	6	1	3	0	4	0	5	0	5	19
05:00 PM	0	2	0	2	**2**	4	1	7	**3**	3	**2**	**8**	**2**	**13**	1	**16**	**33**
05:15 PM	0	5	0	5	0	**6**	1	7	3	3	0	6	2	2	0	4	22
Total Volume	2	13	1	16	3	19	5	27	7	13	2	22	4	23	2	29	94
% App. Total	12.5	81.2	6.2		11.1	70.4	18.5		31.8	59.1	9.1		13.8	79.3	6.9		
PHF	.250	.650	.250	.800	.375	.792	.625	.964	.583	.813	.250	.688	.500	.442	.500	.453	.712

Peggy Malone & Associates
(888) 247-8602

File Name : 5-NW 140th St and US 441 PM
Site Code :
Start Date : 10/3/2018
Page No : 1

Groups Printed- Combined

	NW 140th St Southbound					NW US 441 Westbound					NW 140th St Northbound					NW US 441 Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
04:30 PM	16	29	12	1	58	27	223	42	0	292	17	39	36	0	92	32	119	18	1	170	612
04:45 PM	16	30	11	1	58	25	223	33	0	281	13	39	31	0	83	23	105	24	0	152	574
Total	32	59	23	2	116	52	446	75	0	573	30	78	67	0	175	55	224	42	1	322	1186
05:00 PM	16	32	19	0	67	23	240	62	0	325	32	36	40	0	108	44	157	23	0	224	724
05:15 PM	14	39	17	0	70	23	276	47	0	346	22	34	33	0	89	42	135	32	0	209	714
05:30 PM	16	35	27	0	78	26	254	40	0	320	18	41	30	0	89	32	124	33	0	189	676
05:45 PM	19	30	15	0	64	26	271	33	0	330	15	33	30	0	78	42	91	35	0	168	640
Total	65	136	78	0	279	98	1041	182	0	1321	87	144	133	0	364	160	507	123	0	790	2754
06:00 PM	12	28	14	0	54	26	258	29	0	313	18	23	28	0	69	27	113	22	0	162	598
06:15 PM	15	29	14	0	58	13	199	22	0	234	12	22	31	0	65	31	101	24	0	156	513
Grand Total	124	252	129	2	507	189	1944	308	0	2441	147	267	259	0	673	273	945	211	1	1430	5051
Apprch %	24.5	49.7	25.4	0.4		7.7	79.6	12.6	0		21.8	39.7	38.5	0		19.1	66.1	14.8	0.1		
Total %	2.5	5	2.6	0	10	3.7	38.5	6.1	0	48.3	2.9	5.3	5.1	0	13.3	5.4	18.7	4.2	0	28.3	

	NW 140th St Southbound					NW US 441 Westbound					NW 140th St Northbound					NW US 441 Eastbound					
Start Time	Right	Thru	Left	App. Total		Right	Thru	Left	App. Total		Right	Thru	Left	App. Total		Right	Thru	Left	App. Total		Int. Total
Peak Hour Analysis From 04:30 PM to 06:15 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 05:00 PM																					
05:00 PM	16	32	19	67		23	240	**62**	325		**32**	36	**40**	**108**		**44**	**157**	23	**224**		**724**
05:15 PM	14	**39**	17	70		23	**276**	47	**346**		22	34	33	89		42	135	32	209		714
05:30 PM	16	35	**27**	**78**		**26**	254	40	320		18	**41**	30	89		32	124	33	189		676
05:45 PM	**19**	30	15	64		26	271	33	330		15	33	30	78		42	91	**35**	168		640
Total Volume	65	136	78	279		98	1041	182	1321		87	144	133	364		160	507	123	790		2754
% App. Total	23.3	48.7	28			7.4	78.8	13.8			23.9	39.6	36.5			20.3	64.2	15.6			
PHF	.855	.872	.722	.894		.942	.943	.734	.954		.680	.878	.831	.843		.909	.807	.879	.882		.951

US 441 and Progress Blvd

Peggy Malone & Associates
(888) 247-8602

File Name : 1-Progress Blvd and US 441 AM
Site Code :
Start Date : 10/3/2018
Page No : 1

Groups Printed- Car

	NW 119th Ter Southbound					NW US 441 Westbound					Progress Blvd Northbound					NW US 441 Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
06:45 AM	2	0	0	0	2	0	69	2	0	71	8	0	1	0	9	4	335	0	0	339	421
Total	2	0	0	0	2	0	69	2	0	71	8	0	1	0	9	4	335	0	0	339	421
07:00 AM	2	0	0	0	2	0	94	1	0	95	7	0	0	0	7	9	277	2	0	288	392
07:15 AM	0	0	1	0	1	2	110	12	0	124	6	0	1	0	7	6	286	2	0	294	426
07:30 AM	1	1	3	0	5	3	129	9	0	141	5	0	1	0	6	11	227	1	0	239	391
07:45 AM	1	0	0	0	1	4	109	18	0	131	7	0	1	0	8	22	254	2	0	278	418
Total	4	1	4	0	9	9	442	40	0	491	25	0	3	0	28	48	1044	7	0	1099	1627
08:00 AM	4	0	3	0	7	5	87	22	0	114	7	1	4	0	12	31	262	8	0	301	434
08:15 AM	2	0	1	0	3	1	98	26	0	125	10	1	1	0	12	29	278	6	0	313	453
08:30 AM	3	0	1	0	4	7	106	25	0	138	9	0	1	0	10	31	245	7	0	283	435
Grand Total	15	1	9	0	25	22	802	115	0	939	59	2	10	0	71	143	2164	28	0	2335	3370
Apprch %	60	4	36	0		2.3	85.4	12.2	0		83.1	2.8	14.1	0		6.1	92.7	1.2	0		
Total %	0.4	0	0.3	0	0.7	0.7	23.8	3.4	0	27.9	1.8	0.1	0.3	0	2.1	4.2	64.2	0.8	0	69.3	

	NW 119th Ter Southbound				NW US 441 Westbound				Progress Blvd Northbound				NW US 441 Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 06:45 AM to 08:30 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:45 AM																	
07:45 AM	1	0	0	1	4	**109**	18	131	7	0	1	8	22	254	2	278	418
08:00 AM	**4**	0	**3**	**7**	5	87	22	114	7	**1**	**4**	**12**	**31**	262	**8**	301	434
08:15 AM	2	0	1	3	1	98	**26**	125	**10**	1	1	12	29	**278**	6	**313**	**453**
08:30 AM	3	0	1	4	**7**	106	25	**138**	9	0	1	10	31	245	7	283	435
Total Volume	10	0	5	15	17	400	91	508	33	2	7	42	113	1039	23	1175	1740
% App. Total	66.7	0	33.3		3.3	78.7	17.9		78.6	4.8	16.7		9.6	88.4	2		
PHF	.625	.000	.417	.536	.607	.917	.875	.920	.825	.500	.438	.875	.911	.934	.719	.938	.960

Peggy Malone & Associates
(888) 247-8602

File Name : 1-Progress Blvd and US 441 AM
Site Code :
Start Date : 10/3/2018
Page No : 1

Groups Printed- Truck

	NW 119th Ter Southbound					NW US 441 Westbound					Progress Blvd Northbound					NW US 441 Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
06:45 AM	0	0	0	0	0	0	5	0	0	5	0	0	0	0	0	0	20	0	0	20	25
Total	0	0	0	0	0	0	5	0	0	5	0	0	0	0	0	0	20	0	0	20	25
07:00 AM	0	0	0	0	0	0	9	0	0	9	0	0	0	0	0	0	36	0	0	36	45
07:15 AM	0	0	0	0	0	0	13	0	0	13	0	0	0	0	0	0	18	0	0	18	31
07:30 AM	0	0	0	0	0	0	7	0	0	7	1	0	0	0	1	0	9	0	0	9	17
07:45 AM	0	0	0	0	0	0	9	0	0	9	0	0	0	0	0	1	18	0	0	19	28
Total	0	0	0	0	0	0	38	0	0	38	1	0	0	0	1	1	81	0	0	82	121
08:00 AM	0	0	0	0	0	0	12	0	0	12	1	1	1	0	3	0	48	0	0	48	63
08:15 AM	0	0	0	0	0	0	18	0	0	18	0	0	0	0	0	1	31	0	0	32	50
08:30 AM	0	0	0	0	0	0	9	0	0	9	0	0	1	0	1	0	44	0	0	44	54
Grand Total	0	0	0	0	0	0	82	0	0	82	2	1	2	0	5	2	224	0	0	226	313
Apprch %	0	0	0	0		0	100	0	0		40	20	40	0		0.9	99.1	0	0		
Total %	0	0	0	0	0	0	26.2	0	0	26.2	0.6	0.3	0.6	0	1.6	0.6	71.6	0	0	72.2	

	NW 119th Ter Southbound				NW US 441 Westbound				Progress Blvd Northbound				NW US 441 Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 06:45 AM to 08:30 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:45 AM																	
07:45 AM	0	0	0	0	0	9	0	9	0	0	0	0	**1**	18	0	19	28
08:00 AM	0	0	0	0	0	12	0	12	**1**	**1**	**1**	**3**	0	**48**	0	**48**	**63**
08:15 AM	0	0	0	0	0	**18**	0	**18**	0	0	0	0	1	31	0	32	50
08:30 AM	0	0	0	0	0	9	0	9	0	0	1	1	0	44	0	44	54
Total Volume	0	0	0	0	0	48	0	48	1	1	2	4	2	141	0	143	195
% App. Total	0	0	0		0	100	0		25	25	50		1.4	98.6	0		
PHF	.000	.000	.000	.000	.000	.667	.000	.667	.250	.250	.500	.333	.500	.734	.000	.745	.774

Peggy Malone & Associates
(888) 247-8602

File Name : 1-Progress Blvd and US 441 AM
Site Code :
Start Date : 10/3/2018
Page No : 1

Groups Printed- Combined

	NW 119th Ter Southbound					NW US 441 Westbound					Progress Blvd Northbound					NW US 441 Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
06:45 AM	2	0	0	0	2	0	74	2	0	76	8	0	1	0	9	4	355	0	0	359	446
Total	2	0	0	0	2	0	74	2	0	76	8	0	1	0	9	4	355	0	0	359	446
07:00 AM	2	0	0	0	2	0	103	1	0	104	7	0	0	0	7	9	313	2	0	324	437
07:15 AM	0	0	1	0	1	2	123	12	0	137	6	0	1	0	7	6	304	2	0	312	457
07:30 AM	1	1	3	0	5	3	136	9	0	148	6	0	1	0	7	11	236	1	0	248	408
07:45 AM	1	0	0	0	1	4	118	18	0	140	7	0	1	0	8	23	272	2	0	297	446
Total	4	1	4	0	9	9	480	40	0	529	26	0	3	0	29	49	1125	7	0	1181	1748
08:00 AM	4	0	3	0	7	5	99	22	0	126	8	2	5	0	15	31	310	8	0	349	497
08:15 AM	2	0	1	0	3	1	116	26	0	143	10	1	1	0	12	30	309	6	0	345	503
08:30 AM	3	0	1	0	4	7	115	25	0	147	9	0	2	0	11	31	289	7	0	327	489
Grand Total	15	1	9	0	25	22	884	115	0	1021	61	3	12	0	76	145	2388	28	0	2561	3683
Apprch %	60	4	36	0		2.2	86.6	11.3	0		80.3	3.9	15.8	0		5.7	93.2	1.1	0		
Total %	0.4	0	0.2	0	0.7	0.6	24	3.1	0	27.7	1.7	0.1	0.3	0	2.1	3.9	64.8	0.8	0	69.5	

	NW 119th Ter Southbound				NW US 441 Westbound				Progress Blvd Northbound				NW US 441 Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 06:45 AM to 08:30 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:45 AM																	
07:45 AM	1	0	0	1	4	**118**	18	140	7	0	1	8	23	272	2	297	446
08:00 AM	**4**	0	**3**	**7**	5	99	22	126	8	**2**	**5**	**15**	**31**	**310**	**8**	**349**	497
08:15 AM	2	0	1	3	1	116	**26**	143	**10**	1	1	12	30	309	6	345	**503**
08:30 AM	3	0	1	4	**7**	115	25	**147**	9	0	2	11	31	289	7	327	489
Total Volume	10	0	5	15	17	448	91	556	34	3	9	46	115	1180	23	1318	1935
% App. Total	66.7	0	33.3		3.1	80.6	16.4		73.9	6.5	19.6		8.7	89.5	1.7		
PHF	.625	.000	.417	.536	.607	.949	.875	.946	.850	.375	.450	.767	.927	.952	.719	.944	.962

Peggy Malone & Associates
(888) 247-8602

File Name : 1-Progress Blvd and US 441 PM
Site Code :
Start Date : 10/3/2018
Page No : 1

Groups Printed- Car

	NW 119th Ter Southbound					NW US 441 Westbound					Progress Blvd Northbound					NW US 441 Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
04:30 PM	9	0	10	0	19	0	266	2	0	268	17	0	23	0	40	3	104	5	0	112	439
04:45 PM	7	1	6	0	14	0	235	2	0	237	16	1	17	0	34	3	102	2	0	107	392
Total	16	1	16	0	33	0	501	4	0	505	33	1	40	0	74	6	206	7	0	219	831
05:00 PM	8	0	4	0	12	0	314	2	0	316	36	0	30	1	67	3	149	2	0	154	549
05:15 PM	3	1	7	0	11	0	282	2	0	284	20	0	17	0	37	9	153	3	0	165	497
05:30 PM	11	0	0	0	11	2	311	5	0	318	24	0	26	0	50	2	127	3	0	132	511
05:45 PM	3	0	2	0	5	2	251	1	0	254	16	1	22	0	39	2	113	2	0	117	415
Total	25	1	13	0	39	4	1158	10	0	1172	96	1	95	1	193	16	542	10	0	568	1972
06:00 PM	3	0	1	0	4	0	259	0	0	259	15	0	35	0	50	1	117	2	0	120	433
06:15 PM	2	0	2	0	4	0	197	1	0	198	10	0	13	0	23	2	100	3	0	105	330
Grand Total	46	2	32	0	80	4	2115	15	0	2134	154	2	183	1	340	25	965	22	0	1012	3566
Apprch %	57.5	2.5	40	0		0.2	99.1	0.7	0		45.3	0.6	53.8	0.3		2.5	95.4	2.2	0		
Total %	1.3	0.1	0.9	0	2.2	0.1	59.3	0.4	0	59.8	4.3	0.1	5.1	0	9.5	0.7	27.1	0.6	0	28.4	

	NW 119th Ter Southbound				NW US 441 Westbound				Progress Blvd Northbound				NW US 441 Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 04:30 PM to 06:15 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 05:00 PM																	
05:00 PM	8	0	4	**12**	0	**314**	2	316	**36**	0	**30**	**66**	3	149	2	154	**548**
05:15 PM	3	**1**	**7**	11	0	282	2	284	20	0	17	37	**9**	**153**	**3**	**165**	497
05:30 PM	**11**	0	0	11	**2**	311	**5**	**318**	24	0	26	50	2	127	3	132	511
05:45 PM	3	0	2	5	2	251	1	254	16	**1**	22	39	2	113	2	117	415
Total Volume	25	1	13	39	4	1158	10	1172	96	1	95	192	16	542	10	568	1971
% App. Total	64.1	2.6	33.3		0.3	98.8	0.9		50	0.5	49.5		2.8	95.4	1.8		
PHF	.568	.250	.464	.813	.500	.922	.500	.921	.667	.250	.792	.727	.444	.886	.833	.861	.899

Peggy Malone & Associates
(888) 247-8602

File Name : 1-Progress Blvd and US 441 PM
Site Code :
Start Date : 10/3/2018
Page No : 1

Groups Printed- Truck

	NW 119th Ter Southbound					NW US 441 Westbound					Progress Blvd Northbound					NW US 441 Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
04:30 PM	0	0	0	0	0	0	9	0	0	9	0	0	0	0	0	0	1	0	0	1	10
04:45 PM	0	0	0	0	0	0	7	0	0	7	0	0	0	0	0	0	6	0	0	6	13
Total	0	0	0	0	0	0	16	0	0	16	0	0	0	0	0	0	7	0	0	7	23
05:00 PM	0	0	0	0	0	0	6	0	0	6	0	0	0	0	0	0	13	0	0	13	19
05:15 PM	0	0	0	0	0	0	3	0	0	3	1	0	0	0	1	0	9	0	0	9	13
05:30 PM	0	0	0	0	0	0	5	0	0	5	1	0	0	0	1	0	3	0	0	3	9
05:45 PM	0	0	0	0	0	0	5	0	0	5	0	0	0	0	0	0	4	0	0	4	9
Total	0	0	0	0	0	0	19	0	0	19	2	0	0	0	2	0	29	0	0	29	50
06:00 PM	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	0	0	0	0	0	3
06:15 PM	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	0	1	0	0	1	4
Grand Total	0	0	0	0	0	0	41	0	0	41	2	0	0	0	2	0	37	0	0	37	80
Apprch %	0	0	0	0		0	100	0	0		100	0	0	0		0	100	0	0		
Total %	0	0	0	0	0	0	51.2	0	0	51.2	2.5	0	0	0	2.5	0	46.2	0	0	46.2	

	NW 119th Ter Southbound					NW US 441 Westbound					Progress Blvd Northbound					NW US 441 Eastbound					
Start Time	Right	Thru	Left	App. Total		Right	Thru	Left	App. Total		Right	Thru	Left	App. Total		Right	Thru	Left	App. Total		Int. Total
Peak Hour Analysis From 04:30 PM to 06:15 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 04:30 PM																					
04:30 PM	0	0	0	0		0	**9**	0	**9**		0	0	0	0		0	1	0	1		10
04:45 PM	0	0	0	0		0	7	0	7		0	0	0	0		0	6	0	6		13
05:00 PM	0	0	0	0		0	6	0	6		0	0	0	0		0	**13**	0	**13**		**19**
05:15 PM	0	0	0	0		0	3	0	3		**1**	0	0	**1**		0	9	0	9		13
Total Volume	0	0	0	0		0	25	0	25		1	0	0	1		0	29	0	29		55
% App. Total	0	0	0			0	100	0			100	0	0			0	100	0			
PHF	.000	.000	.000	.000		.000	.694	.000	.694		.250	.000	.000	.250		.000	.558	.000	.558		.724

Peggy Malone & Associates
(888) 247-8602

File Name : 1-Progress Blvd and US 441 PM
Site Code :
Start Date : 10/3/2018
Page No : 1

Groups Printed- Combined

	NW 119th Ter Southbound					NW US 441 Westbound					Progress Blvd Northbound					NW US 441 Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
04:30 PM	9	0	10	0	19	0	275	2	0	277	17	0	23	0	40	3	105	5	0	113	449
04:45 PM	7	1	6	0	14	0	242	2	0	244	16	1	17	0	34	3	108	2	0	113	405
Total	16	1	16	0	33	0	517	4	0	521	33	1	40	0	74	6	213	7	0	226	854
05:00 PM	8	0	4	0	12	0	320	2	0	322	36	0	30	1	67	3	162	2	0	167	568
05:15 PM	3	1	7	0	11	0	285	2	0	287	21	0	17	0	38	9	162	3	0	174	510
05:30 PM	11	0	0	0	11	2	316	5	0	323	25	0	26	0	51	2	130	3	0	135	520
05:45 PM	3	0	2	0	5	2	256	1	0	259	16	1	22	0	39	2	117	2	0	121	424
Total	25	1	13	0	39	4	1177	10	0	1191	98	1	95	1	195	16	571	10	0	597	2022
06:00 PM	3	0	1	0	4	0	262	0	0	262	15	0	35	0	50	1	117	2	0	120	436
06:15 PM	2	0	2	0	4	0	200	1	0	201	10	0	13	0	23	2	101	3	0	106	334
Grand Total	46	2	32	0	80	4	2156	15	0	2175	156	2	183	1	342	25	1002	22	0	1049	3646
Apprch %	57.5	2.5	40	0		0.2	99.1	0.7	0		45.6	0.6	53.5	0.3		2.4	95.5	2.1	0		
Total %	1.3	0.1	0.9	0	2.2	0.1	59.1	0.4	0	59.7	4.3	0.1	5	0	9.4	0.7	27.5	0.6	0	28.8	

	NW 119th Ter Southbound				NW US 441 Westbound				Progress Blvd Northbound				NW US 441 Eastbound				
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 04:30 PM to 06:15 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 05:00 PM																	
05:00 PM	8	0	4	**12**	0	**320**	2	322	**36**	0	**30**	**66**	3	**162**	2	167	**567**
05:15 PM	3	**1**	**7**	11	0	285	2	287	21	0	17	38	**9**	162	**3**	**174**	510
05:30 PM	**11**	0	0	11	**2**	316	**5**	**323**	25	0	26	51	2	130	3	135	520
05:45 PM	3	0	2	5	2	256	1	259	16	**1**	22	39	2	117	2	121	424
Total Volume	25	1	13	39	4	1177	10	1191	98	1	95	194	16	571	10	597	2021
% App. Total	64.1	2.6	33.3		0.3	98.8	0.8		50.5	0.5	49		2.7	95.6	1.7		
PHF	.568	.250	.464	.813	.500	.920	.500	.922	.681	.250	.792	.735	.444	.881	.833	.858	.891

Rachael Blvd at NW 140th Street

, ,

Turn Count Summary

Location: FL-235 at Rachael Blvd, Alachua FL
GPS Coordinates: Lat=29.786539, Lon=-82.494180
Date: 2018-10-16
Day of week: Tuesday
Weather:
Analyst: Fabio Sasahara

Total vehicle traffic

Interval starts	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
06:45	12	51	0	6	6	4	1	51	47	0	0	0	178
07:00	14	91	0	9	2	4	3	77	44	0	3	1	248
07:15	13	119	0	17	2	3	4	102	72	0	1	4	337
07:30	13	119	1	9	1	1	2	115	91	0	1	3	356
07:45	27	100	0	9	2	3	7	126	86	0	3	3	366
08:00	20	95	1	11	1	5	6	86	75	0	4	3	307
08:15	17	70	2	12	2	3	1	68	66	0	4	2	247
08:30	5	86	0	10	2	4	3	84	30	0	0	1	225
08:45	0	0	0	0	0	1	0	1	0	0	0	0	2
7:00 - 8:00 AM	67	429	1	44	7	11	16	420	293	0	8	11	

Car traffic

Interval starts	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
06:45	12	46	0	6	6	3	0	36	46	0	0	0	155
07:00	14	81	0	9	2	4	2	66	43	0	3	1	225
07:15	13	104	0	16	2	3	4	90	71	0	1	4	308
07:30	13	99	1	9	1	1	2	109	82	0	1	3	321
07:45	27	72	0	9	2	2	7	110	80	0	3	3	315
08:00	20	76	1	9	1	5	5	72	70	0	4	3	266
08:15	17	55	2	8	2	3	1	60	64	0	3	2	217
08:30	5	67	0	8	2	3	3	67	27	0	0	1	183
08:45	0	0	0	0	0	1	0	0	0	0	0	0	1

Truck traffic

Interval starts	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
06:45	0	5	0	0	0	1	1	15	0	0	0	0	22
07:00	0	10	0	0	0	0	1	11	1	0	0	0	23
07:15	0	14	0	1	0	0	0	12	1	0	0	0	28
07:30	0	19	0	0	0	0	0	6	7	0	0	0	32
07:45	0	28	0	0	0	1	0	16	6	0	0	0	51
08:00	0	19	0	1	0	0	1	14	5	0	0	0	40
08:15	0	15	0	4	0	0	0	7	2	0	0	0	28
08:30	0	19	0	2	0	1	0	17	2	0	0	0	41
08:45	0	0	0	0	0	0	0	1	0	0	0	0	1

Bicycle traffic

Interval starts	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
06:45	0	0	0	0	0	0	0	0	1	0	0	0	1
07:00	0	0	0	0	0	0	0	0	0	0	0	0	0
07:15	0	1	0	0	0	0	0	0	0	0	0	0	1
07:30	0	1	0	0	0	0	0	0	2	0	0	0	3
07:45	0	0	0	0	0	0	0	0	0	0	0	0	0
08:00	0	0	0	1	0	0	0	0	0	0	0	0	1
08:15	0	0	0	0	0	0	0	1	0	0	1	0	2
08:30	0	0	0	0	0	0	0	0	1	0	0	0	1
08:45	0	0	0	0	0	0	0	0	0	0	0	0	0

Pedestrian volumes

Interval starts	NE			NW			SW			SE			Total
	Left	Right	Total	Left	Right	Total	Left	Right	Total	Left	Right	Total	
06:45	0	0	0	0	0	0	0	0	0	0	0	0	0
07:00	0	0	0	0	0	0	0	0	0	0	0	0	0
07:15	1	0	1	0	0	0	0	0	0	0	0	0	1
07:30	0	0	0	0	0	0	0	0	0	0	0	0	0
07:45	0	0	0	0	0	0	0	0	0	0	0	0	0
08:00	0	0	0	0	0	0	0	0	0	0	1	1	1
08:15	0	0	0	0	0	0	0	0	0	0	0	0	0
08:30	0	0	0	0	0	0	1	0	1	0	0	0	1
08:45	0	0	0	0	0	0	0	0	0	0	0	0	0

Intersection Peak Hour

07:15 - 08:15

	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Vehicle Total	73	433	2	46	6	12	19	429	324	0	9	13	1366
Factor	0.68	0.91	0.50	0.68	0.75	0.60	0.68	0.85	0.89	0.00	0.56	0.81	0.93
Approach Factor	0.95			0.73			0.88			0.79			

Peak Hour Vehicle Summary

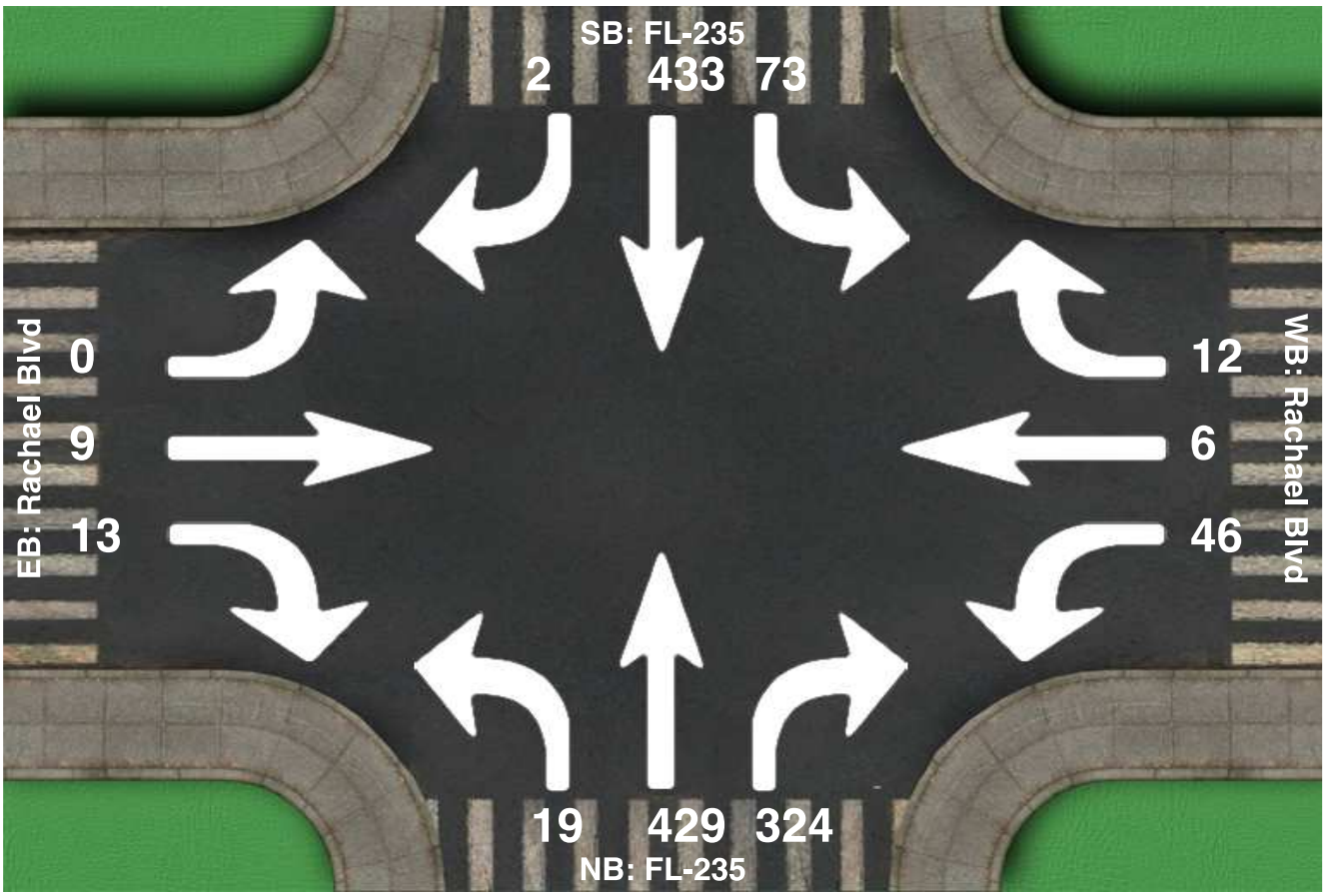
Vehicle	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Car	73	351	2	43	6	11	18	381	303	0	9	13	1210
Truck	0	80	0	2	0	1	1	48	19	0	0	0	151
Bicycle	0	2	0	1	0	0	0	0	2	0	0	0	5

Peak Hour Pedestrians

	NE			NW			SW			SE			Total
	Left	Right	Total	Left	Right	Total	Left	Right	Total	Left	Right	Total	
Pedestrians	1	0	1	0	0	0	0	0	0	0	1	1	2

Intersection Peak Hour

Location: FL-235 at Rachael Blvd, Alachua FL
GPS Coordinates: Lat=29.786539, Lon=-82.494180
Date: 2018-10-16
Day of week: Tuesday
Weather:
Analyst: Fabio Sasahara



Intersection Peak Hour

07:15 - 08:15

	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Vehicle Total	73	433	2	46	6	12	19	429	324	0	9	13	1366
Factor	0.68	0.91	0.50	0.68	0.75	0.60	0.68	0.85	0.89	0.00	0.56	0.81	0.93
Approach Factor	0.95			0.73			0.88			0.79			

, ,

Turn Count Summary

Location: NW 140th ST at Rachael Blvd, Alachua, Fl
GPS Coordinates: Lat=29.786775, Lon=-82.494098
Date: 2018-10-16
Day of week: Tuesday
Weather: Sunny
Analyst: Tejas Thyagaraja

Total vehicle traffic

Interval starts	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
16:45	7	96	0	34	6	14	4	93	16	0	3	2	275
17:00	5	112	1	44	6	8	2	112	19	0	1	6	316
17:15	3	93	2	33	14	17	1	96	25	1	2	2	289
17:30	3	89	0	36	18	11	4	91	20	0	7	3	282
17:45	5	101	2	36	7	11	2	100	18	0	4	2	288
18:00	4	94	1	31	11	13	0	67	11	1	2	0	235
18:15	5	72	0	24	7	6	0	59	15	0	3	3	194
18:30	6	64	0	19	11	8	1	63	8	0	2	3	185
5 - 6:00 PM	16	395	5	149	45	47	9	399	82	1	14	13	

Car traffic

Interval starts	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
16:45	7	85	0	31	6	14	4	84	16	0	3	2	252
17:00	5	110	1	44	6	8	2	105	19	0	1	6	307
17:15	3	92	2	33	14	17	1	93	25	1	2	2	285
17:30	3	85	0	36	18	11	4	87	18	0	7	3	272
17:45	5	98	2	36	7	11	2	96	18	0	4	2	281
18:00	4	91	1	31	11	13	0	65	11	1	2	0	230
18:15	5	69	0	24	7	6	0	57	15	0	3	3	189
18:30	6	61	0	19	11	8	1	63	8	0	2	3	182

Truck traffic

Interval starts	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
16:45	0	11	0	3	0	0	0	9	0	0	0	0	23
17:00	0	2	0	0	0	0	0	7	0	0	0	0	9
17:15	0	1	0	0	0	0	0	3	0	0	0	0	4
17:30	0	4	0	0	0	0	0	4	2	0	0	0	10
17:45	0	3	0	0	0	0	0	4	0	0	0	0	7
18:00	0	3	0	0	0	0	0	2	0	0	0	0	5
18:15	0	3	0	0	0	0	0	2	0	0	0	0	5
18:30	0	3	0	0	0	0	0	0	0	0	0	0	3

Bicycle traffic

Interval starts	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
16:45	0	0	0	0	0	0	0	0	0	0	0	0	0
17:00	0	0	0	0	0	0	0	0	0	0	0	0	0
17:15	0	0	0	0	0	0	0	0	0	0	0	0	0
17:30	0	0	0	0	0	0	0	0	0	0	0	0	0
17:45	0	0	0	0	0	0	0	0	0	0	0	0	0
18:00	0	0	0	0	0	0	0	0	0	0	0	0	0
18:15	0	0	0	0	0	0	0	0	0	0	0	0	0
18:30	0	0	0	0	0	0	0	0	0	0	0	0	0

Pedestrian volumes

Interval starts	NE			NW			SW			SE			Total
	Left	Right	Total	Left	Right	Total	Left	Right	Total	Left	Right	Total	
16:45	0	0	0	0	0	0	0	0	0	0	0	0	0
17:00	0	0	0	0	0	0	0	0	0	0	0	0	0
17:15	0	0	0	0	0	0	0	0	0	0	0	0	0
17:30	0	0	0	0	1	1	0	0	0	0	0	0	1
17:45	0	0	0	0	0	0	0	0	0	0	0	0	0
18:00	0	0	0	0	0	0	0	0	0	0	0	0	0
18:15	0	0	0	0	0	0	0	0	0	0	0	0	0
18:30	0	0	0	0	0	0	0	0	0	0	0	0	0

Intersection Peak Hour

17:00 - 18:00

	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Vehicle Total	16	395	5	149	45	47	9	399	82	1	14	13	1175
Factor	0.80	0.88	0.62	0.85	0.62	0.69	0.56	0.89	0.82	0.25	0.50	0.54	0.93
Approach Factor	0.88			0.93			0.92			0.70			

Peak Hour Vehicle Summary

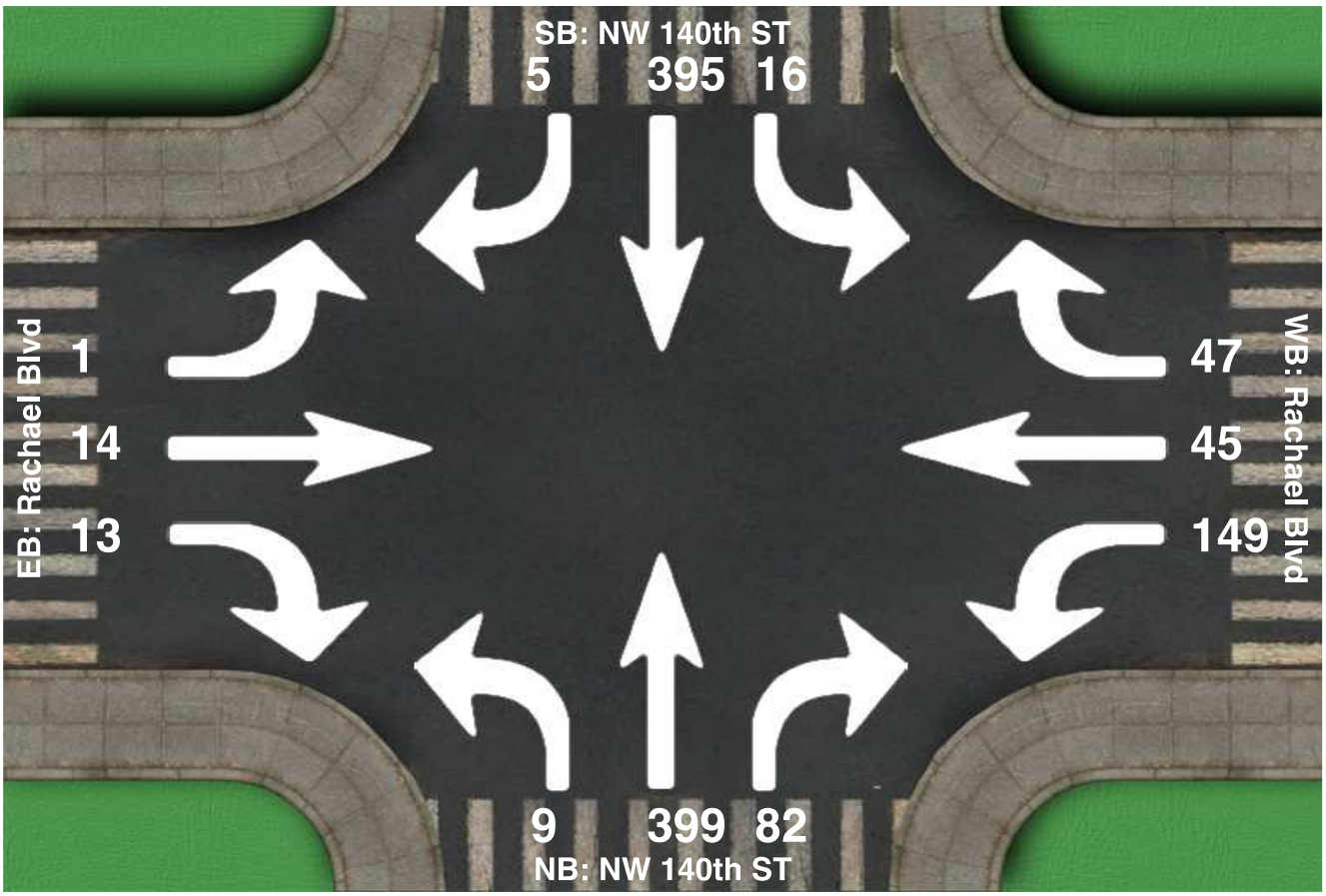
Vehicle	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Car	16	385	5	149	45	47	9	381	80	1	14	13	1145
Truck	0	10	0	0	0	0	0	18	2	0	0	0	30
Bicycle	0	0	0	0	0	0	0	0	0	0	0	0	0

Peak Hour Pedestrians

	NE			NW			SW			SE			Total
	Left	Right	Total	Left	Right	Total	Left	Right	Total	Left	Right	Total	
Pedestrians	0	0	0	0	1	1	0	0	0	0	0	0	1

Intersection Peak Hour

Location: NW 140th ST at Rachael Blvd, Alachua, Fl
GPS Coordinates: Lat=29.786775, Lon=-82.494098
Date: 2018-10-16
Day of week: Tuesday
Weather: Sunny
Analyst: Tejas Thyagaraja



Intersection Peak Hour

17:00 - 18:00

	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Vehicle Total	16	395	5	149	45	47	9	399	82	1	14	13	1175
Factor	0.80	0.88	0.62	0.85	0.62	0.69	0.56	0.89	0.82	0.25	0.50	0.54	0.93
Approach Factor	0.88			0.93			0.92			0.70			

Appendix C:
Background Data

2017 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 2600 ALACHUA COUNTYWIDE

MOCF: 0.96

WEEK	DATES	SF	PSCF
1	01/01/2017 - 01/07/2017	1.06	1.10
2	01/08/2017 - 01/14/2017	1.04	1.08
3	01/15/2017 - 01/21/2017	1.03	1.07
4	01/22/2017 - 01/28/2017	1.02	1.06
5	01/29/2017 - 02/04/2017	1.00	1.04
6	02/05/2017 - 02/11/2017	0.99	1.03
* 7	02/12/2017 - 02/18/2017	0.98	1.02
* 8	02/19/2017 - 02/25/2017	0.97	1.01
* 9	02/26/2017 - 03/04/2017	0.97	1.01
*10	03/05/2017 - 03/11/2017	0.97	1.01
*11	03/12/2017 - 03/18/2017	0.96	1.00
*12	03/19/2017 - 03/25/2017	0.96	1.00
*13	03/26/2017 - 04/01/2017	0.95	0.99
*14	04/02/2017 - 04/08/2017	0.94	0.98
*15	04/09/2017 - 04/15/2017	0.93	0.97
*16	04/16/2017 - 04/22/2017	0.95	0.99
*17	04/23/2017 - 04/29/2017	0.96	1.00
*18	04/30/2017 - 05/06/2017	0.98	1.02
*19	05/07/2017 - 05/13/2017	0.99	1.03
20	05/14/2017 - 05/20/2017	1.01	1.05
21	05/21/2017 - 05/27/2017	1.01	1.05
22	05/28/2017 - 06/03/2017	1.02	1.06
23	06/04/2017 - 06/10/2017	1.03	1.07
24	06/11/2017 - 06/17/2017	1.04	1.08
25	06/18/2017 - 06/24/2017	1.04	1.08
26	06/25/2017 - 07/01/2017	1.05	1.09
27	07/02/2017 - 07/08/2017	1.05	1.09
28	07/09/2017 - 07/15/2017	1.06	1.10
29	07/16/2017 - 07/22/2017	1.05	1.09
30	07/23/2017 - 07/29/2017	1.04	1.08
31	07/30/2017 - 08/05/2017	1.04	1.08
32	08/06/2017 - 08/12/2017	1.03	1.07
33	08/13/2017 - 08/19/2017	1.03	1.07
34	08/20/2017 - 08/26/2017	1.01	1.05
35	08/27/2017 - 09/02/2017	1.00	1.04
36	09/03/2017 - 09/09/2017	0.99	1.03
37	09/10/2017 - 09/16/2017	0.98	1.02
38	09/17/2017 - 09/23/2017	0.98	1.02
39	09/24/2017 - 09/30/2017	0.98	1.02
40	10/01/2017 - 10/07/2017	0.98	1.02
41	10/08/2017 - 10/14/2017	0.98	1.02
42	10/15/2017 - 10/21/2017	0.98	1.02
43	10/22/2017 - 10/28/2017	0.99	1.03
44	10/29/2017 - 11/04/2017	1.00	1.04
45	11/05/2017 - 11/11/2017	1.01	1.05
46	11/12/2017 - 11/18/2017	1.02	1.06
47	11/19/2017 - 11/25/2017	1.03	1.07
48	11/26/2017 - 12/02/2017	1.04	1.08
49	12/03/2017 - 12/09/2017	1.05	1.09
50	12/10/2017 - 12/16/2017	1.06	1.10
51	12/17/2017 - 12/23/2017	1.05	1.09
52	12/24/2017 - 12/30/2017	1.04	1.08
53	12/31/2017 - 12/31/2017	1.03	1.07

* PEAK SEASON

ALACHUA CITY LTRP GROWTH RATES

ID	Map ID - FL LOS Report 2014	Location	growth rate %	K Factor	2015 Peak Hour	2015 AADT	2036 Peak Hour	2036 AADT	AADT growth factor
32	7	I-75 from US 441 to CR 236	1.7	0.105	4463	42505	6056	57676	1.357
31	6	I-75 from SR 222 to US 441	1.6	0.105	5930	56476	7922	75448	1.336
4127	17	US 441 from SR 121 to CR 25A	1.7	0.09	1890	21000	2565	28500	1.357
4107	14	US 441 from I-75 to NW 173rd St	1.0	0.095	2319	24411	2805	29526	1.210
14	13	US 441 from NW 173rd St to E City Limit for High Springs	1.1	0.095	1834	19305	2258	23768	1.231
107	15	US 441 from SR 235 to I-75	1.3	0.095	1882	19811	2396	25221	1.273
106	16	US 441 from CR 25A to SR 235	1.6	0.095	1643	17295	2195	23105	1.336
108	136	SR 235 from CR 2054 to US 441 (south of 441)	1.0	0.095	950	10000	1149	12095	1.210
109	137	SR 241 from US 441 to NW 159th Pl (north of 441)	1.4	0.095	588	6189	761	8011	1.294
4109	138	SR 241 from NW 159th Place to E City Limit (north of 441)	1.3	0.095	352	3705	448	4716	1.273
A	N/A	NW 140th St: 4,000' North of I-75	1.0	0.095	417	4390	509	5355	1.220
B	N/A	NW 143rd St: 1,000' North of NW 78th Ave	1.6	0.095	527	5546	704	7409	1.336
C	N/A	NW 143rd St: 1,200' North of 94th Ave	1.0	0.095	433	4560	524	5518	1.210
D	N/A	NW 143rd St: 1,700' South of NW Millhopper Rd	1.6	0.095	846	8904	1130	11896	1.336
E	N/A	NW 143rd St: 4,000' North of NW Millhopper Rd	1.6	0.095	827	8710	1106	11637	1.336
F	N/A	NW 173rd St: 750' South of US 441	2.7	0.095	359	3780	563	5923	1.567
G	N/A	NW CR 235: 470' South of NW CR235A	2.7	0.095	491	5165	769	8094	1.567
H	N/A	NW CR 235: 570' North of NW CR235A	2.7	0.095	417	4390	654	6879	1.567
I	N/A	NW CR 235: 1,000' South of NW 78th Ave	2.7	0.095	378	3977	592	6232	1.567
J	N/A	NW CR 235: 770' South of NW 46th Ave	2.7	0.095	282	2965	441	4646	1.567
K	N/A	NW CR 235A: 2,400' North of US 441	2.7	0.095	136	1428	213	2237	1.567
L	N/A	Peggy Rd: 1,700' East of I-75	1.0	0.095	84	879	102	1072	1.220
M	N/A	Peggy Rd: 2,750' East of CR 235A	1.0	0.095	80	840	97	1024	1.219
N	N/A	Peggy Rd: 400' West of NW 142 Ter	1.0	0.095	97	1026	119	1252	1.220
O	N/A	CR 2054 (Peggy Rd): 550' East of NW CR 235A	2.6	0.095	160	1686	247	2607	1.546
P	N/A	CR 2054 (Rachael Blvd): 2,750' West of US HWY 441	1.0	0.095	205	2161	250	2636	1.220

Counts used for Roadway Segment Analysis are shown in red

Growth factors used for Intersection Analysis are shown in green

COUNTY: 26
STATION: 5027
DESCRIPTION: SR 20 SE OF SR 235
START DATE: 05/31/2017
START TIME: 0000

TIME	DIRECTION: N 1ST	2ND	3RD	4TH	TOTAL	DIRECTION: S 1ST	2ND	3RD	4TH	TOTAL	COMBINED TOTAL
0000	16	13	13	12	54	13	15	10	14	52	106
0100	12	7	8	10	37	11	6	7	9	33	70
0200	16	18	10	9	53	11	6	6	10	33	86
0300	6	4	14	14	38	11	7	10	14	42	80
0400	6	8	28	23	65	11	6	11	15	43	108
0500	37	83	97	126	343	22	27	28	22	99	442
0600	121	166	250	200	737	36	51	55	93	235	972
0700	283	294	276	288	1141	120	196	195	119	630	1771
0800	270	225	261	195	951	125	151	148	140	564	1515
0900	171	151	156	172	650	147	137	139	163	586	1236
1000	153	160	149	160	622	142	123	143	148	556	1178
1100	159	146	174	152	631	130	157	170	215	672	1303
1200	180	208	187	221	796	215	186	190	177	768	1564
1300	175	198	186	159	718	182	152	218	145	697	1415
1400	190	151	147	145	633	163	160	220	205	748	1381
1500	157	160	139	138	594	174	210	271	231	886	1480
1600	164	163	150	148	625	231	211	248	276	966	1591
1700	164	151	146	148	609	355	292	376	294	1317	1926
1800	142	139	103	106	490	241	217	187	149	794	1284
1900	91	82	86	70	329	131	142	136	102	511	840
2000	71	63	71	55	260	101	77	91	72	341	601
2100	61	54	40	54	209	79	78	62	60	279	488
2200	39	45	25	37	146	40	59	59	30	188	334
2300	18	25	18	16	77	29	29	29	30	117	194
24-HOUR TOTALS:					10808					11157	21965

7-7 TOTAL
17644

PEAK VOLUME INFORMATION

	DIRECTION: N HOUR	VOLUME	DIRECTION: S HOUR	VOLUME	COMBINED DIRECTIONS HOUR	VOLUME
A.M.	700	1141	715	635	700	1771
P.M.	1200	796	1700	1317	1700	1926
DAILY	700	1141	1700	1317	1700	1926

GENERATED BY SPS 5.0.53P

Alachua County Public Works

5620 NW 120 LN
Gainesville, FL 32653

Direction: North/South
Counter Number: 16210
Installed By: Kevin

Station ID: 1-241-7-1
Date Start: 14-Feb-17
Date End: 16-Feb-17

Start Time	14-Feb-17 Tue	North	South							Total
12:00 AM		1	1							2
12:15		4	4							8
12:30		2	0							2
12:45		0	0							0
01:00		2	3							5
01:15		1	0							1
01:30		2	1							3
01:45		2	1							3
02:00		0	0							0
02:15		2	1							3
02:30		1	1							2
02:45		0	0							0
03:00		0	2							2
03:15		3	0							3
03:30		2	0							2
03:45		1	3							4
04:00		1	1							2
04:15		1	1							2
04:30		0	1							1
04:45		9	3							12
05:00		5	2							7
05:15		4	2							6
05:30		9	6							15
05:45		12	8							20
06:00		25	14							39
06:15		19	15							34
06:30		36	19							55
06:45		35	29							64
07:00		66	33							99
07:15		**59**	**42**							**101**
07:30		**50**	**50**							**100**
07:45		**49**	**35**							**84**
08:00		**72**	**51**							**123**
08:15		53	34							87
08:30		41	47							88
08:45		52	45							97
09:00		35	26							61
09:15		23	34							57
09:30		28	16							44
09:45		29	34							63
10:00		26	28							54
10:15		33	28							61
10:30		36	29							65
10:45		26	28							54
11:00		38	34							72
11:15		21	34							55
11:30		42	34							76
11:45		35	28							63
Total		993	808							1801
Percent		55.1%	44.9%							
Peak	-	07:15	07:15	-	-	-	-	-	-	07:15
Vol.	-	230	178	-	-	-	-	-	-	408
P.H.F.		0.799	0.873							0.829

Alachua County Public Works

5620 NW 120 LN
Gainesville, FL 32653

Direction: North/South
Counter Number: 16210
Installed By: Kevin

Station ID: 1-241-7-1
Date Start: 14-Feb-17
Date End: 16-Feb-17

Start Time	14-Feb-17 Tue	North	South	Total
12:00 PM		33	42	75
12:15		38	37	75
12:30		38	38	76
12:45		32	35	67
01:00		33	29	62
01:15		42	35	77
01:30		31	25	56
01:45		30	26	56
02:00		38	35	73
02:15		44	39	83
02:30		38	47	85
02:45		38	40	78
03:00		43	43	86
03:15		40	38	78
03:30		37	48	85
03:45		45	54	99
04:00		46	57	103
04:15		56	48	104
04:30		59	60	119
04:45		**55**	57	112
05:00		**60**	**93**	**153**
05:15		**62**	**77**	**139**
05:30		**66**	**68**	**134**
05:45		52	**63**	**115**
06:00		47	63	110
06:15		42	40	82
06:30		37	36	73
06:45		31	28	59
07:00		30	22	52
07:15		23	23	46
07:30		21	30	51
07:45		23	14	37
08:00		17	15	32
08:15		21	19	40
08:30		17	17	34
08:45		17	23	40
09:00		18	9	27
09:15		14	8	22
09:30		7	10	17
09:45		9	8	17
10:00		15	13	28
10:15		10	8	18
10:30		11	5	16
10:45		9	0	9
11:00		1	3	4
11:15		5	2	7
11:30		0	2	2
11:45		3	2	5
Total		1484	1534	3018
Percent		49.2%	50.8%	
Peak	-	16:45	17:00	17:00
Vol.	-	243	301	541
P.H.F.		0.920	0.809	0.884

7-7 total 4018

Total 4819

Appendix D:
Background and Build-out Calculations

NW 140th St at Rachael Blvd - Rerouted Trips

Interval Starts		Southbound			Westbound			Northbound			Eastbound			Total Racheal Blvd	Westbound		Eastbound		
		Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right		Volume	Percent	Volume	Percent	
AM	7:00:00 AM	67	429	1	44	7	11	16	420	293	0	8	11	[A] 430	62	[B] 14.42%	368	85.58%	[B]
	8:00:00 AM	38			26	4	6			168		5		247	36	14.42%	211	85.58%	
	9:00:00 AM	38			26	4	6			168		5		247	36	14.42%	211	85.58%	
	10:00:00 AM	38			26	4	6			168		5		247	36	14.42%	211	85.58%	
	11:00:00 AM	38			26	4	6			168		5		247	36	14.42%	211	85.58%	
	12:00:00 PM	38			26	4	6			168		5		247	36	14.42%	211	85.58%	
PM	1:00:00 PM	11			104	32	33			57		10		247	169	68.27%	78	31.73%	
	2:00:00 PM	11			104	32	33			57		10		247	169	68.27%	78	31.73%	
	3:00:00 PM	11			104	32	33			57		10		247	169	68.27%	78	31.73%	
	4:00:00 PM	11			104	32	33			57		10		247	169	68.27%	78	31.73%	
	5:00:00 PM	16	395	5	149	45	47	9	399	82	1	14	13	[A] 353	241	[B] 68.27%	112	31.73%	[B]
	6:00:00 PM	11			104	32	33			57		10		247	169	68.27%	78	31.73%	
	TOTAL	331			843	230	255			1501		94		3253	1328		1925		
Peak Hour: 4:45-5:45 PM		18	390	3	147	44	50	11	392	80	1	13	13	1162					

AADT NW 140th St	4819	
7-7 Total Trips NW 140th St	4018	
Percent of 7-7 trips	83.38%	[C]
AADT Rachel Blvd	3900	
(AADT X 83%)7-7 Total Trips Racheal Blvd	3252	

Percentage Calculations - Total Rachel Blvd			
Total Trips 7-7		3252	
Total minus 7AM & 5PM		2469	[D]
Volume per hour		247	

Percentage Calculations - Turning Movements AM			Percentage Calculations - Turning Movements PM		
WB	*WBL*	70.97%	WB [D]	*WBL*	61.83%
	WBT [D]	11.29%		*WBT*	18.67%
	WBR	17.74%		*WBR*	19.50%
EB	*SBL*	18.21%	EB [D]	*SBL*	14.29%
	NBR [D]	79.62%		*NBR*	73.21%
	EBT	2.17%		*EBT*	12.50%

Interval Starts	Rerouted HWY Rachael Blvd Trips to San Felasco	
	WBL	NBR
7:00:00 AM	22	147
8:00:00 AM	13	84
9:00:00 AM	13	84
10:00:00 AM	13	84
11:00:00 AM	13	84
12:00:00 PM	13	84
1:00:00 PM	52	29
2:00:00 PM	52	29
3:00:00 PM	52	29
4:00:00 PM	52	29
5:00:00 PM	75	41
6:00:00 PM	52	29
4:45 to 5:45 PM	74	40

Goal: Estimate the volume of trips that will be rerouted from Rachael BLVD. to San Felasco

Step 1: Determine the total trips on Rachael BLVD. during the 7:00 AM and 5:00 PM peak hours based on the turning movement count [A] and determine the AM and PM directional distribution [B]

Step 2: Use the NW 140th St. 24-hour count from Appendix C to estimate the percentage o 7AM-7PM trips to the total daily trips. [C]

Step 3: Multiply the Rachael BLVD. daily trips by the percentage of 7AM - 7PM, subtract the peak hour volumes and divide by 10 to derive the average vehicles per hour throughout the day.

Step 4: Apply the directional distribution percentage and movement percentages to the total Rachael BLVD. vehicles per hour to determine the movement vehicles per hour throughout the day.

Step 5: Divide the estimated westbound left-turn and northbound right turns by 2 to determine the hourly volume of trips that will be rerouted to San Felasco.

NW 140th St at US 441 - Rerouted Trips

Interval Starts		NW 140th St Southbound			HWY 441 Westbound			NW 140th St Northbound			HWY 441 Eastbound			Total HWY 441	Westbound		Eastbound		
		Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right		Volume	Percent	Volume	Percent	
AM	7:00:00 AM	129	151	27	131	382	41	61	117	66	46	923	117	[A] 1672	554	[B] 33.13%	1118	66.87%	[B]
	8:00:00 AM	108			109	319	35			55		772		1398	463	33.13%	935	66.87%	
	9:00:00 AM	108			109	319	35			55		772		1398	463	33.13%	935	66.87%	
	10:00:00 AM	108			109	319	35			55		772		1398	463	33.13%	935	66.87%	
	11:00:00 AM	108			109	319	35			55		772		1398	463	33.13%	935	66.87%	
	12:00:00 PM	108			109	319	35			55		772		1398	463	33.13%	935	66.87%	
PM	1:00:00 PM	55			128	731	68			61		355		1398	927	66.28%	471	33.72%	
	2:00:00 PM	55			128	731	68			61		355		1398	927	66.28%	471	33.72%	
	3:00:00 PM	55			128	731	68			61		355		1398	927	66.28%	471	33.72%	
	4:00:00 PM	55			128	731	68			61		355		1398	927	66.28%	471	33.72%	
	5:00:00 PM	78	136	65	182	1041	98	133	144	87	123	507	160	[A] 1993	1321	[B] 66.28%	672	33.72%	[B]
	6:00:00 PM	55			128	731	68			61		355		1398	927	66.28%	471	33.72%	
	TOTAL	1022			1500	6673	652			733		7064		17644	8825		8819		
PM Peak: 4:45-5:45		74	136	62	182	993	97	134	150	85	112	521	141						

AADT HWY 441	21965
7-7 Total Trips HWY 441	17644 [C]

Percentage Calculations - Total HWY 441	
Total Trips	17644
Total minus 7AM & 5PM	13979
Volume per hour	1398

Percentage Calculations - Turning Movements AM			Percentage Calculations - Turning Movements PM		
WB	*WBL*	23.65%	WB	*WBL*	13.78%
	WBT	68.95%		*WBT*	78.80%
	WBR	7.40%		*WBR*	7.42%
EB	*SBL*	11.54%	EB	*SBL*	11.61%
	NBR	5.90%		*NBR*	12.95%
	EBT	82.56%		*EBT*	75.45%

Interval Starts	Rerouted HWY 441 Trips to San Felasco	
	WBL	NBR
7:00:00 AM	33	17
8:00:00 AM	27	14
9:00:00 AM	27	14
10:00:00 AM	27	14
11:00:00 AM	27	14
12:00:00 PM	27	14
1:00:00 PM	32	15
2:00:00 PM	32	15
3:00:00 PM	32	15
4:00:00 PM	32	15
5:00:00 PM	46	22
6:00:00 PM	32	15
4:45 to 5:45 PM	46	21

Goal: Estimate the volume of trips that will be rerouted from HWY 441 to San Felasco

Step 1: Determine the total trips on HWY 441 during the 7:00 AM and 5:00 PM peak hours based on the turning movement count [A] and determine the AM and PM directional distribution [B]

Step 2: Use the HWY 441 Synopsis data provided in Appendix C to derive the 7AM-7PM vehicles per hour. [C]

Step 3: Subtract the 7 AM and 5 PM vehicles per hour from the 7 AM to 7 PM total and divide by 10 to derive the average vehicles per hour throughout the day.

Step 4: Apply the directional distribution percentage and movement percentages to the total Rachael BLVD. vehicles per hour to determine the movement vehicles per hour throughout the day.

Step 5: Divide the estimated westbound left-turn and northbound right turns by 4 to determine the hourly volume of trips that will be rerouted to San Felasco.

NW 140th St at NW 128th Pl (Existing)- With Rerouted Trips

Existing Volumes Estimation									
Interval Starts		NW 140th St Southbound		NW 128th Pl Westbound	NW 140th St Northbound			NW 128th Pl Eastbound	
		Thru	Right	Left	Left	Thru	Right	Left	Right
AM	7:00:00 AM	434	1	55	0	257	163	7	4
	8:00:00 AM	513	1	40	2	259	98	6	2
	9:00:00 AM	390	1	40	0	157	98	1	6
	10:00:00 AM	206	0	40	2	151	98	1	2
	11:00:00 AM	152	1	40	0	149	98	1	0
	12:00:00 PM	169	2	40	1	165	98	3	0
PM	1:00:00 PM	133	3	84	2	173	44	0	0
	2:00:00 PM	161	2	84	1	130	44	1	1
	3:00:00 PM	189	5	84	1	195	44	2	2
	4:00:00 PM	218	8	84	8	233	44	1	3
	5:00:00 PM	292	9	120	3	234	63	6	2
	6:00:00 PM	206	4	84	1	168	44	3	0
	TOTAL	**3063**	**37**	**795**	**21**	**2271**	**936**	**32**	**22**
PM Peak : 4:45-5:45PM		294	8	119	3	255	61	5	2

NW 140th St at NW 128th Pl - 2020 Background

Peak Season	1.02

Growth Rate		Growth Factor
140th St SB	1.01	1.020
140th St NB	1.01	1.020
128th Pl WB	1.01	1.020
128th Pl EB	0	1.000

Peak Season									
Interval Starts		NW 140th St Southbound		NW 128th Pl Westbound	NW 140th St Northbound			NW 128th Pl Eastbound	
		Thru	Right	Left	Left	Thru	Right	Left	Right
AM	7:00:00 AM	443	1	56	0	262	166	7	4
	8:00:00 AM	523	1	41	2	264	100	6	2
	9:00:00 AM	398	1	41	0	160	100	1	6
	10:00:00 AM	210	0	41	2	154	100	1	2
	11:00:00 AM	155	1	41	0	152	100	1	0
	12:00:00 PM	172	2	41	1	168	100	3	0
PM	1:00:00 PM	136	3	86	2	176	45	0	0
	2:00:00 PM	164	2	86	1	133	45	1	1
	3:00:00 PM	193	5	86	1	199	45	2	2
	4:00:00 PM	222	8	86	8	238	45	1	3
	5:00:00 PM	298	9	122	3	239	64	6	2
	6:00:00 PM	210	4	86	1	171	45	3	0
	TOTAL	**3124**	**37**	**813**	**21**	**2316**	**955**	**32**	**22**
PM Peak : 4:45-5:45PM		300	8	121	3	260	62	5	2

2020 Background									
Interval Starts		NW 140th St Southbound		NW 128th Pl Westbound	NW 140th St Northbound			NW 128th Pl Eastbound	
		Thru	Right	Left	Left	Thru	Right	Left	Right
AM	7:00:00 AM	452	1	57	0	267	169	7	4
	8:00:00 AM	534	1	42	2	269	102	6	2
	9:00:00 AM	406	1	42	0	163	102	1	6
	10:00:00 AM	214	0	42	2	157	102	1	2
	11:00:00 AM	158	1	42	0	155	102	1	0
	12:00:00 PM	175	2	42	1	171	102	3	0
PM	1:00:00 PM	139	3	88	2	180	46	0	0
	2:00:00 PM	167	2	88	1	136	46	1	1
	3:00:00 PM	197	5	88	1	203	46	2	2
	4:00:00 PM	226	8	88	8	243	46	1	3
	5:00:00 PM	304	9	124	3	244	65	6	2
	6:00:00 PM	214	4	88	1	174	46	3	0
	TOTAL	**3186**	**37**	**831**	**21**	**2362**	**974**	**32**	**22**
PM Peak : 4:45-5:45PM		306	8	123	3	265	63	5	2

* Westbound right and and southbound left trips are expected to be minor, estimated at 10 vph.

** Westbound through and eastbound thru trips are expected to be minor, etimated at 0 vph.

NW 140th St at NW 128th Pl - 2030 Background

Peak Season	1.02

	Growth Rate	Growth Factor
140th St SB	1.01	1.127
140th St NB	1.01	1.127
128th Pl WB	1.01	1.127
128th Pl EB	0	1.000

Peak Season									
Interval Starts		NW 140th St Southbound		NW 128th Pl Westbound	NW 140th St Northbound			NW 128th Pl Eastbound	
		Thru	Right	Left	Left	Thru	Right	Left	Right
AM	7:00:00 AM	443	1	56	0	262	166	7	4
	8:00:00 AM	523	1	41	2	264	100	6	2
	9:00:00 AM	398	1	41	0	160	100	1	6
	10:00:00 AM	210	0	41	2	154	100	1	2
	11:00:00 AM	155	1	41	0	152	100	1	0
	12:00:00 PM	172	2	41	1	168	100	3	0
PM	1:00:00 PM	136	3	86	2	176	45	0	0
	2:00:00 PM	164	2	86	1	133	45	1	1
	3:00:00 PM	193	5	86	1	199	45	2	2
	4:00:00 PM	222	8	86	8	238	45	1	3
	5:00:00 PM	298	9	122	3	239	64	6	2
	6:00:00 PM	210	4	86	1	171	45	3	0
	TOTAL	**3124**	**37**	**813**	**21**	**2316**	**955**	**32**	**22**
PM Peak : 4:45-5:45PM		300	8	121	3	260	62	5	2

2030 Background									
Interval Starts		NW 140th St Southbound		NW 128th Pl Westbound	NW 140th St Northbound			NW 128th Pl Eastbound	
		Thru	Right	Left	Left	Thru	Right	Left	Right
AM	7:00:00 AM	499	1	63	0	295	187	7	4
	8:00:00 AM	589	1	46	2	297	113	6	2
	9:00:00 AM	448	1	46	0	180	113	1	6
	10:00:00 AM	237	0	46	2	174	113	1	2
	11:00:00 AM	175	1	46	0	171	113	1	0
	12:00:00 PM	194	2	46	1	189	113	3	0
PM	1:00:00 PM	153	3	97	2	198	51	0	0
	2:00:00 PM	185	2	97	1	150	51	1	1
	3:00:00 PM	217	6	97	1	224	51	2	2
	4:00:00 PM	250	9	97	9	268	51	1	3
	5:00:00 PM	336	10	137	3	269	72	6	2
	6:00:00 PM	237	5	97	1	193	51	3	0
	TOTAL	**3520**	**41**	**915**	**22**	**2608**	**1079**	**32**	**22**
PM Peak : 4:45-5:45PM		338	9	136	3	293	70	5	2

* Westbound right and and southbound left trips are expected to be minor, estimated at 10 vph.

** Westbound through and eastbound thru trips are expected to be minor, etimated at 0 vph.

NW 140th St at NW 128th Pl - 2030 Build-out

2030 Background										
Interval Starts		NW 140th St Southbound		NW 128th Pl Westbound	NW 140th St Northbound			NW 128th Pl Eastbound		
		Thru	Right	Left	Left	Thru	Right	Left	Right	
AM	7:00:00 AM	499	1	63	0	295	187	7	4	
	8:00:00 AM	589	1	46	2	297	113	6	2	
	9:00:00 AM	448	1	46	0	180	113	1	6	
	10:00:00 AM	237	0	46	2	174	113	1	2	
	11:00:00 AM	175	1	46	0	171	113	1	0	
	12:00:00 PM	194	2	46	1	189	113	3	0	
PM	1:00:00 PM	153	3	97	2	198	51	0	0	
	2:00:00 PM	185	2	97	1	150	51	1	1	
	3:00:00 PM	217	6	97	1	224	51	2	2	
	4:00:00 PM	250	9	97	9	268	51	1	3	
	5:00:00 PM	336	10	137	3	269	72	6	2	
	6:00:00 PM	237	5	97	1	193	51	3	0	
	TOTAL	**3520**	**41**	**915**	**22**	**2608**	**1079**	**32**	**22**	
PM Peak : 4:45-5:45PM		338	9	136	3	293	70	5	2	

Daily Project Volumes - 50%		
Time	Average Weekday	
	# Trips 24-Hour Entering Traffic	# Trips 24-Hour Exiting Traffic
7-8 AM	772	89
8-9 AM	552	113
9-10 AM	425	150
10-11 AM	259	183
11-12 AM	264	403
12-1 PM	451	492
1-2 PM	518	309
2-3 PM	306	295
3-4 PM	223	450
4-5 PM	176	722
5-6 PM	152	798
6-7 PM	73	258

2030 50% Build-out											
Interval Starts		NW 140th St Southbound			NW 128th Pl Westbound		NW 140th St Northbound			NW 128th Pl Eastbound	
		Left	Thru	Right	Left	Right	Left	Thru	Right	Left	Right
AM (phf: .984)	7:00:00 AM	455	499	1	70	53	0	295	249	7	4
	8:00:00 AM	326	589	1	55	67	2	297	157	6	2
	9:00:00 AM	251	448	1	58	89	0	180	147	1	6
	10:00:00 AM	153	237	0	61	108	2	174	134	1	2
	11:00:00 AM	156	175	1	78	238	0	171	134	1	0
	12:00:00 PM	266	194	2	85	290	1	189	149	3	0
PM (phf: .933)	1:00:00 PM	306	153	3	122	183	2	198	92	0	0
	2:00:00 PM	180	185	2	121	174	1	150	75	1	1
	3:00:00 PM	131	217	6	133	266	1	224	69	2	2
	4:00:00 PM	104	250	9	155	426	9	268	65	1	3
	5:00:00 PM	90	336	10	201	471	3	269	84	6	2
	6:00:00 PM	43	237	5	118	152	1	193	57	3	0
	TOTAL	**2461**	**3520**	41	**1257**	**2517**	22	2608	**1412**	**32**	**2**
PM Peak : 4:45-5:45PM		90	338	9	200	471	3	293	82	5	2

59% X 1/2 Project Entering Traffic

Background Trips + 8% X 1/2 Project Entering Traffic

59% X 1/2 Project Entering Traffic

Background Trips + 8% X 1/2 Project Entering Traffic

NW 140th St at NW 128th Pl - 2040 Background

Peak Season	1.02

	Growth Rate	Growth Factor
140th St SB	1.01	1.24
140th St NB	1.01	1.24
128th Pl WB	1.01	1.24
128th Pl EB	0	1

Peak Season									
Interval Starts		NW 140th St Southbound		NW 128th Pl Westbound	NW 140th St Northbound			NW 128th Pl Eastbound	
		Thru	Right	Left	Left	Thru	Right	Left	Right
AM	7:00:00 AM	443	1	56	0	262	166	7	4
	8:00:00 AM	523	1	41	2	264	100	6	2
	9:00:00 AM	398	1	41	0	160	100	1	6
	10:00:00 AM	210	0	41	2	154	100	1	2
	11:00:00 AM	155	1	41	0	152	100	1	0
	12:00:00 PM	172	2	41	1	168	100	3	0
PM	1:00:00 PM	136	3	86	2	176	45	0	0
	2:00:00 PM	164	2	86	1	133	45	1	1
	3:00:00 PM	193	5	86	1	199	45	2	2
	4:00:00 PM	222	8	86	8	238	45	1	3
	5:00:00 PM	298	9	122	3	239	64	6	2
	6:00:00 PM	210	4	86	1	171	45	3	0
	TOTAL	**3124**	**37**	**813**	**21**	**2316**	**955**	**32**	**22**
PM Peak : 4:45-5:45PM		300	8	121	3	260	62	5	2

2040 Background									
Interval Starts		NW 140th St Southbound		NW 128th Pl Westbound	NW 140th St Northbound			NW 128th Pl Eastbound	
		Thru	Right	Left	Left	Thru	Right	Left	Right
AM	7:00:00 AM	551	1	70	0	326	207	7	4
	8:00:00 AM	651	1	51	2	329	124	6	2
	9:00:00 AM	495	1	51	0	199	124	1	6
	10:00:00 AM	261	0	51	2	192	124	1	2
	11:00:00 AM	193	1	51	0	189	124	1	0
	12:00:00 PM	214	2	51	1	209	124	3	0
PM	1:00:00 PM	169	4	107	2	219	56	0	0
	2:00:00 PM	204	2	107	1	166	56	1	1
	3:00:00 PM	240	6	107	1	248	56	2	2
	4:00:00 PM	276	10	107	10	296	56	1	3
	5:00:00 PM	371	11	152	4	297	80	6	2
	6:00:00 PM	261	5	107	1	213	56	3	0
	TOTAL	**3886**	**44**	**1012**	**24**	**2883**	**1187**	**32**	**22**

NW 140th St at NW 128th Pl - 2040 Build-out

2040 Background									
Interval Starts		NW 140th St Southbound		NW 128th Pl Westbound	NW 140th St Northbound			128th Pl Eastb	
		Thru	Right	Left	Left	Thru	Right	Left	Right
AM	7:00:00 AM	551	1	70	0	326	207	7	4
	8:00:00 AM	651	1	51	2	329	124	6	2
	9:00:00 AM	495	1	51	0	199	124	1	6
	10:00:00 AM	261	0	51	2	192	124	1	2
	11:00:00 AM	193	1	51	0	189	124	1	0
	12:00:00 PM	214	2	51	1	209	124	3	0
PM	1:00:00 PM	169	4	107	2	219	56	0	0
	2:00:00 PM	204	2	107	1	166	56	1	1
	3:00:00 PM	240	6	107	1	248	56	2	2
	4:00:00 PM	276	10	107	10	296	56	1	3
	5:00:00 PM	371	11	152	4	297	80	6	2
	6:00:00 PM	261	5	107	1	213	56	3	0
	TOTAL	**3886**	**44**	**1012**	**24**	**2883**	**1187**	**32**	**22**
PM Peak : 4:45-5:45PM		373	10	151	4	324	77	5	2

Daily Project Volumes -Original		
Time	Average Weekday	
	# Trips 24-Hour Entering Traffic	# Trips 24-Hour Exiting Traffic
7-8 AM	1544	178
8-9 AM	1104	226
9-10 AM	850	300
10-11 AM	518	366
11-12 AM	529	806
12-1 PM	902	984
1-2 PM	1036	619
2-3 PM	611	591
3-4 PM	446	900
4-5 PM	352	1444
5-6 PM	304	1595
6-7 PM	145	516

2040 Build-out											
Interval Starts		NW 140th St Southbound			NW 128th Pl Westbound		NW 140th St Northbound			NW 128th Pl Eastbound	
		Left	Thru	Right	Left	Right	Left	Thru	Right	Left	Right
AM (phf: .984)	7:00:00 AM	911	551	1	84	105	0	326	331	7	4
	8:00:00 AM	651	651	1	69	133	2	329	212	6	2
	9:00:00 AM	501	495	1	75	177	0	199	192	1	6
	10:00:00 AM	306	261	0	80	216	2	192	165	1	2
	11:00:00 AM	312	193	1	116	476	0	189	166	1	0
	12:00:00 PM	532	214	2	130	581	1	209	196	3	0
PM (phf: .933)	1:00:00 PM	611	169	4	157	365	2	219	139	0	0
	2:00:00 PM	361	204	2	154	349	1	166	105	1	1
	3:00:00 PM	263	240	6	179	531	1	248	92	2	2
	4:00:00 PM	208	276	10	223	852	10	296	84	1	3
	5:00:00 PM	179	371	11	280	941	4	297	104	6	2
	6:00:00 PM	86	261	5	148	304	1	213	68	3	0
	TOTAL	**4921**	**3886**	**44**	**1695**	**5030**	**24**	**2883**	**1854**	**32**	**2**
PM Peak : 4:45-5:45PM		179	373	10	279	941	4	324	101	5	2

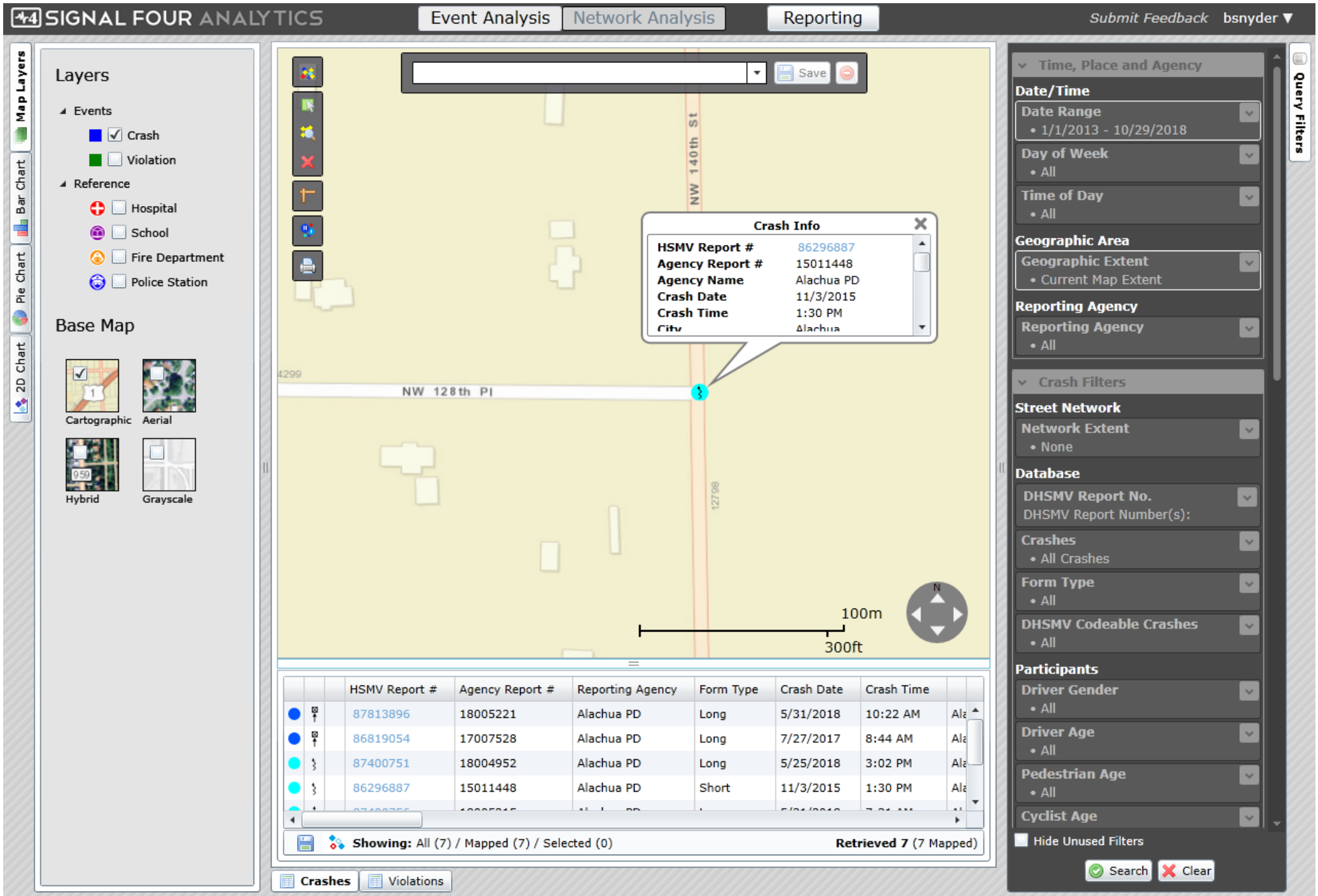
59% Project Entering Traffic

Background Trips + 8% Project Entering Traffic

59% Project Entering Traffic

Background Trips + 8% Project Entering Traffic

Appendix E:
Traffic Signal Warrant Analysis


SIGNAL FOUR ANALYTICS
Event Analysis
Network Analysis
Reporting
Submit Feedback
bsnyder
Map Layers
Bar Chart
Pie Chart
2D Chart
Layers
Events
Crash
Violation
Reference
Hospital
School
Fire Department
Police Station
Base Map
Cartographic
Aerial
Hybrid
Grayscale
Save
NW 140th St
Crash Info
HSMV Report # 86296887
Agency Report # 15011448
Agency Name Alachua PD
Crash Date 11/3/2015
Crash Time 1:30 PM
City Alachua
NW 128th Pl
4299
12798
100m
300ft
N
HSMV Report #
Agency Report #
Reporting Agency
Form Type
Crash Date
Crash Time
87813896 18005221 Alachua PD Long 5/31/2018 10:22 AM
86819054 17007528 Alachua PD Long 7/27/2017 8:44 AM
87400751 18004952 Alachua PD Long 5/25/2018 3:02 PM
86296887 15011448 Alachua PD Short 11/3/2015 1:30 PM
Showing: All (7) / Mapped (7) / Selected (0)
Retrieved 7 (7 Mapped)
Crashes
Violations
Query Filters
Time, Place and Agency
Date/Time
Date Range
• 1/1/2013 - 10/29/2018
Day of Week
• All
Time of Day
• All
Geographic Area
Geographic Extent
• Current Map Extent
Reporting Agency
Reporting Agency
• All
Crash Filters
Street Network
Network Extent
• None
Database
DHSMV Report No.
DHSMV Report Number(s):
Crashes
• All Crashes
Form Type
• All
DHSMV Codeable Crashes
• All
Participants
Driver Gender
• All
Driver Age
• All
Pedestrian Age
• All
Cyclist Age
Hide Unused Filters
Search
Clear

HCS7 Warrants Report

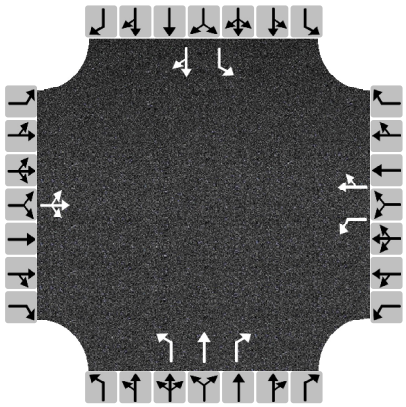
Project Information

Analyst	Brian Snyder	Date	11/26/2018
Agency	CHW Consultants	Analysis Year	2020
Jurisdiction	Alachua County	Time Period Analyzed	7AM to 7PM
Project Description	140th and 128th Opening Year		

General

Major Street Direction	North-South	Population < 10,000	No
Starting Time Interval	7	Coordinated Signal System	No
Median Type	Undivided	Crashes (crashes/year)	1
Major Street Speed (mi/h)	45	Adequate Trials of Crash Exp. Alt.	No
Nearest Signal (ft)	7444		

Geometry and Traffic



Approach	Eastbound			Westbound			Northbound			Southbound		
Movement	L	T	R	L	T	R	L	T	R	L	T	R
Number of Lanes, N	0	1	0	1	1	0	1	1	1	1	1	0
Lane Usage		LTR		L	TR		L	T	R	L	TR	
Vehicle Volumes Averages (veh/h)	2	0	1	69	0	10	1	196	81	10	265	3
Pedestrian Averages (peds/h)	0			0			0			0		
Gap Averages (gaps/h)	0			0			0			0		
Delay (s/veh)	2.6			3.0			0.0			0.0		
Delay (veh-hrs)	0.0			0.1			0.0			0.0		

School Crossing and Roadway Network

Number of Students in Highest Hour	0	Two or More Major Routes	No
Number of Adequate Gaps in Period	0	Weekend Counts	No
Number of Minutes in Period	0	5-year Growth Factor (%)	0

Railroad Crossing

Grade Crossing Approach	None	Rail Traffic (trains/day)	0
Highest Volume Hour with Trains	Unknown	High Occupancy Buses (%)	0
Distance to Stop Line (ft)		Tractor-Trailer Trucks (%)	4

Copyright © 2018 University of Florida. All Rights Reserved.

HCS7 Warrants Report

Volume Summary

Hour	Major Volume	Minor Volume	Total Volume	Peds/h	Gaps/h	1A (70%)	1A (56%)	1B (70%)	1B (56%)	2 (70%)	3A (70%)	3B (70%)	4A (70%)	4B (70%)
07 - 08	899	67	977	0	0	No	No	No	Yes	No	No	No	No	No
08 - 09	918	52	978	0	0	No	No	No	No	No	No	No	No	No
09 - 10	682	52	741	0	0	No	No	No	No	No	No	No	No	No
10 - 11	485	52	540	0	0	No	No	No	No	No	No	No	No	No
11 - 12	426	52	479	0	0	No	No	No	No	No	No	No	No	No
12 - 13	461	52	516	0	0	No	No	No	No	No	No	No	No	No
13 - 14	380	98	478	0	0	No	No	No	No	No	No	No	No	No
14 - 15	362	98	462	0	0	No	No	No	No	No	No	No	No	No
15 - 16	462	98	564	0	0	No	No	No	No	No	No	No	No	No
16 - 17	541	98	643	0	0	No	No	No	Yes	No	No	No	No	No
17 - 18	635	134	777	0	0	No	Yes	Yes	Yes	No	No	No	No	No
18 - 19	449	98	550	0	0	No	No	No	No	No	No	No	No	No
Total	6700	951	7705	0	0	0	1	1	3	0	0	0	0	0

Warrants

Warrant 1: Eight-Hour Vehicular Volume	
A. Minimum Vehicular Volumes (Both major approaches --and-- higher minor approach) --or--	
B. Interruption of Continuous Traffic (Both major approaches --and-- higher minor approach) --or--	
56% Vehicular --and-- Interruption Volumes (Both major approaches --and-- higher minor approach)	
Warrant 2: Four-Hour Vehicular Volume	
Four-Hour Vehicular Volume (Both major approaches --and-- higher minor approach)	
Warrant 3: Peak Hour	
A. Peak-Hour Conditions (Minor delay -- and-- minor volume --and-- total volume) --or--	
B. Peak-Hour Vehicular Volumes (Both major approaches --and-- higher minor approach)	
Warrant 4: Pedestrian Volume	
A. Four Hour Volumes --or--	
B. One-Hour Volumes	
Warrant 5: School Crossing	
Gaps Same Period --and--	
Student Volumes	
Nearest Traffic Control Signal (optional)	✓
Warrant 6: Coordinated Signal System	
Degree of Platooning (Predominant direction or both directions)	
Warrant 7: Crash Experience	
A. Adequate trials of alternatives, observance and enforcement failed --and--	
B. Reported crashes susceptible to correction by signal (12-month period) --and--	
C. 56% Volumes for Warrants 1A, 1B, --or-- 4 are satisfied	
Warrant 8: Roadway Network	
A. Weekday Volume (Peak hour total --and-- projected warrants 1, 2, or 3) --or--	
B. Weekend Volume (Five hours total)	
Warrant 9: Grade Crossing	
A. Grade Crossing within 140 ft --and--	
B. Peak-Hour Vehicular Volumes	

Copyright © 2018 University of Florida. All Rights Reserved.

HCS7 Warrants Report

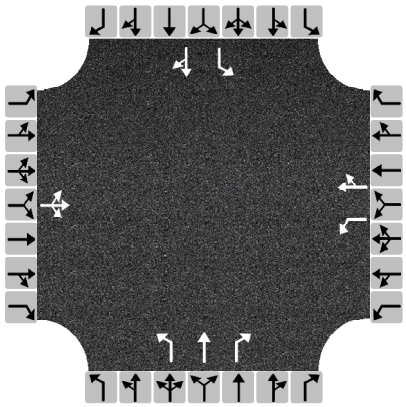
Project Information

Analyst	Brian Snyder	Date	11/26/2018
Agency	CHW Consultants	Analysis Year	2030
Jurisdiction	Alachua County	Time Period Analyzed	7AM to 7PM
Project Description	140th and 128th 50% **Year 2030**		

General

Major Street Direction	North-South	Population < 10,000	No
Starting Time Interval	7	Coordinated Signal System	No
Median Type	Undivided	Crashes (crashes/year)	1
Major Street Speed (mi/h)	45	Adequate Trials of Crash Exp. Alt.	No
Nearest Signal (ft)	7444		

Geometry and Traffic



Approach	Eastbound			Westbound			Northbound			Southbound		
Movement	L	T	R	L	T	R	L	T	R	L	T	R
Number of Lanes, N	0	1	0	1	1	0	1	1	1	1	1	0
Lane Usage		LTR		L	TR		L	T	R	L	TR	
Vehicle Volumes Averages (veh/h)	2	0	1	104	0	209	1	217	117	205	293	3
Pedestrian Averages (peds/h)	0			0			0			0		
Gap Averages (gaps/h)	0			0			0			0		
Delay (s/veh)	10.8			9.3			0.0			0.4		
Delay (veh-hrs)	0.0			0.7			0.0			0.1		

School Crossing and Roadway Network

Number of Students in Highest Hour	0	Two or More Major Routes	No
Number of Adequate Gaps in Period	0	Weekend Counts	No
Number of Minutes in Period	0	5-year Growth Factor (%)	0

Railroad Crossing

Grade Crossing Approach	None	Rail Traffic (trains/day)	0
Highest Volume Hour with Trains	Unknown	High Occupancy Buses (%)	0
Distance to Stop Line (ft)		Tractor-Trailer Trucks (%)	4

Copyright © 2018 University of Florida. All Rights Reserved.

HCS7 Warrants Report

Volume Summary

Hour	Major Volume	Minor Volume	Total Volume	Peds/h	Gaps/h	1A (70%)	1A (56%)	1B (70%)	1B (56%)	2 (70%)	3A (70%)	3B (70%)	4A (70%)	4B (70%)
07 - 08	1499	123	1633	0	0	No	Yes	Yes	Yes	Yes	No	Yes	No	No
08 - 09	1372	122	1502	0	0	No	Yes	Yes	Yes	Yes	No	Yes	No	No
09 - 10	1027	147	1181	0	0	Yes	Yes	Yes	Yes	Yes	No	Yes	No	No
10 - 11	700	169	872	0	0	Yes	Yes	Yes	Yes	Yes	No	No	No	No
11 - 12	637	316	954	0	0	Yes	Yes	Yes	Yes	Yes	No	Yes	No	No
12 - 13	801	375	1179	0	0	Yes	Yes	Yes	Yes	Yes	No	Yes	No	No
13 - 14	754	305	1059	0	0	Yes	Yes	Yes	Yes	Yes	No	Yes	No	No
14 - 15	593	295	890	0	0	Yes	Yes	No	Yes	Yes	No	No	No	No
15 - 16	648	399	1051	0	0	Yes	Yes	Yes	Yes	Yes	No	Yes	No	No
16 - 17	705	581	1290	0	0	Yes	Yes	Yes	Yes	Yes	No	Yes	No	No
17 - 18	792	672	1472	0	0	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	No
18 - 19	536	270	809	0	0	Yes	Yes	No	Yes	Yes	No	No	No	No
Total	10064	3774	13892	0	0	10	12	10	12	12	1	9	0	0

Warrants

Warrant 1: Eight-Hour Vehicular Volume	✔
A. Minimum Vehicular Volumes (Both major approaches --and-- higher minor approach) --or--	✓
B. Interruption of Continuous Traffic (Both major approaches --and-- higher minor approach) --or--	✓
56% Vehicular --and-- Interruption Volumes (Both major approaches --and-- higher minor approach)	✓
Warrant 2: Four-Hour Vehicular Volume	✔
Four-Hour Vehicular Volume (Both major approaches --and-- higher minor approach)	✓
Warrant 3: Peak Hour	✔
A. Peak-Hour Conditions (Minor delay -- and-- minor volume --and-- total volume) --or--	✓
B. Peak-Hour Vehicular Volumes (Both major approaches --and-- higher minor approach)	✓
Warrant 4: Pedestrian Volume	
A. Four Hour Volumes --or--	
B. One-Hour Volumes	
Warrant 5: School Crossing	
Gaps Same Period --and--	
Student Volumes	
Nearest Traffic Control Signal (optional)	✓
Warrant 6: Coordinated Signal System	
Degree of Platooning (Predominant direction or both directions)	
Warrant 7: Crash Experience	
A. Adequate trials of alternatives, observance and enforcement failed --and--	
B. Reported crashes susceptible to correction by signal (12-month period) --and--	
C. 56% Volumes for Warrants 1A, 1B, --or-- 4 are satisfied	✓
Warrant 8: Roadway Network	
A. Weekday Volume (Peak hour total --and-- projected warrants 1, 2, or 3) --or--	
B. Weekend Volume (Five hours total)	
Warrant 9: Grade Crossing	
A. Grade Crossing within 140 ft --and--	
B. Peak-Hour Vehicular Volumes	

Copyright © 2018 University of Florida. All Rights Reserved.

HCS7 Warrants Report

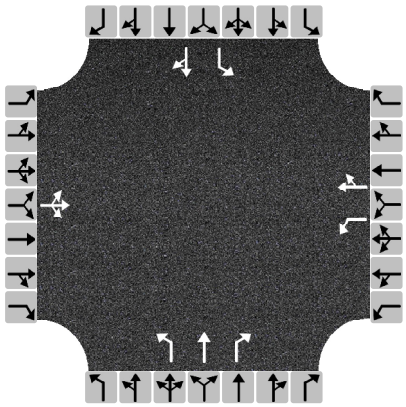
Project Information

Analyst	Sophia Semensky	Date	11/9/2018
Agency	CHW Consultants	Analysis Year	2040
Jurisdiction	Alachua County	Time Period Analyzed	7AM to 7PM
Project Description	140th and 128th Build-Out	**Design year 2040**	

General

Major Street Direction	North-South	Population < 10,000	No
Starting Time Interval	7	Coordinated Signal System	No
Median Type	Undivided	Crashes (crashes/year)	1
Major Street Speed (mi/h)	45	Adequate Trials of Crash Exp. Alt.	No
Nearest Signal (ft)	7444		

Geometry and Traffic



Approach	Eastbound			Westbound			Northbound			Southbound		
Movement	L	T	R	L	T	R	L	T	R	L	T	R
Number of Lanes, N	0	1	0	1	1	0	1	1	1	1	1	0
Lane Usage		LTR		L	TR		L	T	R	L	TR	
Vehicle Volumes Averages (veh/h)	2	0	1	141	0	419	2	240	154	410	323	3
Pedestrian Averages (peds/h)	0			0			0			0		
Gap Averages (gaps/h)	0			0			0			0		
Delay (s/veh)	60.8			103.5			0.0			0.9		
Delay (veh-hrs)	0.1			12.0			0.0			0.3		

School Crossing and Roadway Network

Number of Students in Highest Hour	0	Two or More Major Routes	No
Number of Adequate Gaps in Period	0	Weekend Counts	No
Number of Minutes in Period	0	5-year Growth Factor (%)	0

Railroad Crossing

Grade Crossing Approach	None	Rail Traffic (trains/day)	0
Highest Volume Hour with Trains	Unknown	High Occupancy Buses (%)	0
Distance to Stop Line (ft)		Tractor-Trailer Trucks (%)	4

Copyright © 2018 University of Florida. All Rights Reserved.

HCS7 Warrants Report

Volume Summary

Hour	Major Volume	Minor Volume	Total Volume	Peds/h	Gaps/h	1A (70%)	1A (56%)	1B (70%)	1B (56%)	2 (70%)	3A (70%)	3B (70%)	4A (70%)	4B (70%)
07 - 08	2120	189	2320	0	0	Yes	Yes	Yes	Yes	Yes	No	Yes	No	No
08 - 09	1846	202	2056	0	0	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	No
09 - 10	1388	252	1647	0	0	Yes	Yes	Yes	Yes	Yes	No	Yes	No	No
10 - 11	926	296	1225	0	0	Yes	Yes	Yes	Yes	Yes	No	Yes	No	No
11 - 12	861	592	1454	0	0	Yes	Yes	Yes	Yes	Yes	No	Yes	No	No
12 - 13	1154	711	1868	0	0	Yes	Yes	Yes	Yes	Yes	No	Yes	No	No
13 - 14	1144	522	1666	0	0	Yes	Yes	Yes	Yes	Yes	No	Yes	No	No
14 - 15	839	503	1344	0	0	Yes	Yes	Yes	Yes	Yes	No	Yes	No	No
15 - 16	850	710	1564	0	0	Yes	Yes	Yes	Yes	Yes	No	Yes	No	No
16 - 17	884	1075	1963	0	0	Yes	Yes	Yes	Yes	Yes	No	Yes	No	No
17 - 18	966	1221	2195	0	0	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	No
18 - 19	634	452	1089	0	0	Yes	Yes	Yes	Yes	Yes	No	Yes	No	No
Total	13612	6725	20391	0	0	12	12	12	12	12	2	12	0	0

Warrants

Warrant 1: Eight-Hour Vehicular Volume	✔
A. Minimum Vehicular Volumes (Both major approaches --and-- higher minor approach) --or--	✓
B. Interruption of Continuous Traffic (Both major approaches --and-- higher minor approach) --or--	✓
56% Vehicular --and-- Interruption Volumes (Both major approaches --and-- higher minor approach)	✓
Warrant 2: Four-Hour Vehicular Volume	✔
Four-Hour Vehicular Volume (Both major approaches --and-- higher minor approach)	✓
Warrant 3: Peak Hour	✔
A. Peak-Hour Conditions (Minor delay -- and-- minor volume --and-- total volume) --or--	✓
B. Peak-Hour Vehicular Volumes (Both major approaches --and-- higher minor approach)	✓
Warrant 4: Pedestrian Volume	
A. Four Hour Volumes --or--	
B. One-Hour Volumes	
Warrant 5: School Crossing	
Gaps Same Period --and--	
Student Volumes	
Nearest Traffic Control Signal (optional)	✓
Warrant 6: Coordinated Signal System	
Degree of Platooning (Predominant direction or both directions)	
Warrant 7: Crash Experience	
A. Adequate trials of alternatives, observance and enforcement failed --and--	
B. Reported crashes susceptible to correction by signal (12-month period) --and--	
C. 56% Volumes for Warrants 1A, 1B, --or-- 4 are satisfied	✓
Warrant 8: Roadway Network	
A. Weekday Volume (Peak hour total --and-- projected warrants 1, 2, or 3) --or--	
B. Weekend Volume (Five hours total)	
Warrant 9: Grade Crossing	
A. Grade Crossing within 140 ft --and--	
B. Peak-Hour Vehicular Volumes	

Copyright © 2018 University of Florida. All Rights Reserved.

Appendix F:
Operational Analysis Results

Opening Year 2020

HCS7 Two-Way Stop-Control Report

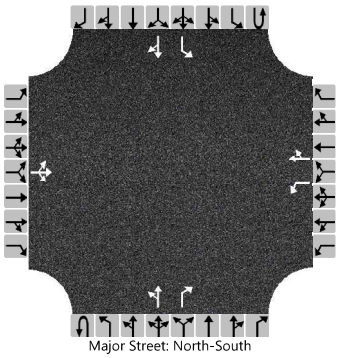
General Information

Analyst	Brian Snyder
Agency/Co.	CHW Consultants
Date Performed	11/26/2018
Analysis Year	2020
Time Analyzed	AM 2020 Opening Year
Intersection Orientation	North-South
Project Description	San Felasco Parkway

Site Information

Intersection	NW 140th at NW 128th Pl
Jurisdiction	Alachua County
East/West Street	NW 128th Pl
North/South Street	NW 140th St
Peak Hour Factor	0.98
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		1	1	0	0	0	1	1	0	1	1	0
Configuration			LTR			L		TR		LT		R		L		TR
Volume (veh/h)		6	0	2		42	0	10		2	269	102		10	534	1
Percent Heavy Vehicles (%)		0	0	0		0	0	0		2				8		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized									No							
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.10	6.50	6.20		7.10	6.50	6.20		4.12				4.18		
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)		3.50	4.00	3.30		3.50	4.00	3.30		2.22				2.27		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			8			43		10		2				10		
Capacity, c (veh/h)			294			281		769		1023				1148		
v/c Ratio			0.03			0.15		0.01		0.00				0.01		
95% Queue Length, Q_{95} (veh)			0.1			0.5		0.0		0.0				0.0		
Control Delay (s/veh)			17.6			20.1		9.7		8.5				8.2		
Level of Service (LOS)			C			C		A		A				A		
Approach Delay (s/veh)	17.6				18.1				0.1				0.1			
Approach LOS	C				C											

Copyright © 2018 University of Florida. All Rights Reserved.

HCS7 Two-Way Stop-Control Report

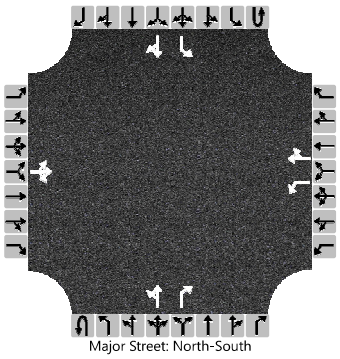
General Information

Analyst	Brian Snyder
Agency/Co.	CHW Consultants
Date Performed	11/26/2018
Analysis Year	2020
Time Analyzed	PM Peak Hr 2020 Build-out
Intersection Orientation	North-South
Project Description	San Felasco Parkway

Site Information

Intersection	NW 140th at NW 128th Pl
Jurisdiction	Alachua County
East/West Street	NW 128th Pl
North/South Street	NW 140th St
Peak Hour Factor	0.93
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		1	1	0	0	0	1	1	0	1	1	0
Configuration			LTR			L		TR		LT		R		L		TR
Volume (veh/h)		5	0	2		123	0	10		3	265	63		10	306	8
Percent Heavy Vehicles (%)		0	0	0		0	0	0		2				1		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized									No							
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.10	6.50	6.20		7.10	6.50	6.20		4.12				4.11		
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)		3.50	4.00	3.30		3.50	4.00	3.30		2.22				2.21		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			8			132		11		3				11		
Capacity, c (veh/h)			416			382		759		1222				1212		
v/c Ratio			0.02			0.35		0.01		0.00				0.01		
95% Queue Length, Q_{95} (veh)			0.1			1.5		0.0		0.0				0.0		
Control Delay (s/veh)			13.8			19.3		9.8		8.0				8.0		
Level of Service (LOS)			B			C		A		A				A		
Approach Delay (s/veh)	13.8				18.6				0.1				0.2			
Approach LOS	B				C											

Copyright © 2018 University of Florida. All Rights Reserved.

Year 2030

HCS7 Two-Way Stop-Control Report

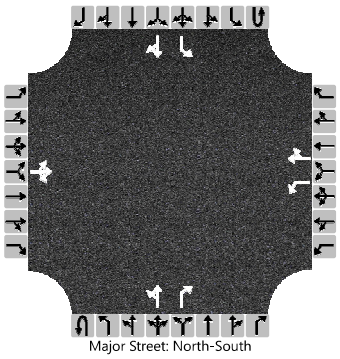
General Information

Analyst	Sophia Semensky
Agency/Co.	CHW Consultants
Date Performed	11/26/2018
Analysis Year	2030
Time Analyzed	AM 2030 50% Build-out
Intersection Orientation	North-South
Project Description	San Felasco Parkway

Site Information

Intersection	NW 140th at NW 128th Pl
Jurisdiction	Alachua County
East/West Street	NW 128th Pl
North/South Street	NW 140th St
Peak Hour Factor	0.98
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		1	1	0	0	0	1	1	0	1	1	0
Configuration			LTR			L		TR		LT		R		L		TR
Volume (veh/h)		6	0	2		55	0	67		2	297	157		326	589	1
Percent Heavy Vehicles (%)		0	0	0		0	0	0		2				8		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized									No							
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.10	6.50	6.20		7.10	6.50	6.20		4.12				4.18		
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)		3.50	4.00	3.30		3.50	4.00	3.30		2.22				2.27		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			8			56		68		2				333		
Capacity, c (veh/h)			66			68		741		975				1067		
v/c Ratio			0.12			0.83		0.09		0.00				0.31		
95% Queue Length, Q_{95} (veh)			0.4			3.9		0.3		0.0				1.3		
Control Delay (s/veh)			66.6			165.0		10.3		8.7				9.9		
Level of Service (LOS)			F			F		B		A				A		
Approach Delay (s/veh)	66.6				80.1				0.1				3.5			
Approach LOS	F				F											

Copyright © 2018 University of Florida. All Rights Reserved.

HCS7 Two-Way Stop-Control Report

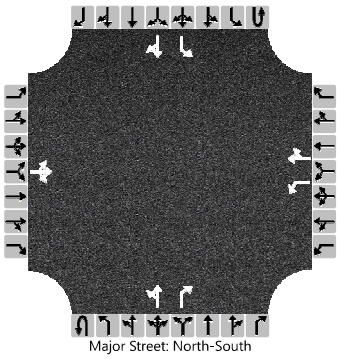
General Information

Analyst	Sophia Semensky
Agency/Co.	CHW Consultants
Date Performed	11/26/2018
Analysis Year	2030
Time Analyzed	PM Peak 2030 50% Buildout
Intersection Orientation	North-South
Project Description	San Felasco Parkway

Site Information

Intersection	NW 140th at NW 128th Pl
Jurisdiction	Alachua County
East/West Street	NW 128th Pl
North/South Street	NW 140th St
Peak Hour Factor	0.93
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		1	1	0	0	0	1	1	0	1	1	0
Configuration			LTR			L		TR		LT		R		L		TR
Volume (veh/h)		5	0	2		200	0	471		3	293	82		90	338	9
Percent Heavy Vehicles (%)		0	0	0		0	0	0		2				1		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized									No							
Median Type | Storage	Undivided															

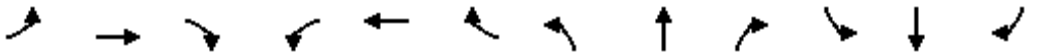
Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.10	6.50	6.20		7.10	6.50	6.20		4.12				4.11		
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)		3.50	4.00	3.30		3.50	4.00	3.30		2.22				2.21		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			8			215		506		3				97		
Capacity, c (veh/h)			66			249		730		1185				1161		
v/c Ratio			0.11			0.86		0.69		0.00				0.08		
95% Queue Length, Q_{95} (veh)			0.4			7.1		5.7		0.0				0.3		
Control Delay (s/veh)			66.8			69.4		20.3		8.0				8.4		
Level of Service (LOS)			F			F		C		A				A		
Approach Delay (s/veh)	66.8				34.9				0.1				1.7			
Approach LOS	F				D											

Copyright © 2018 University of Florida. All Rights Reserved.

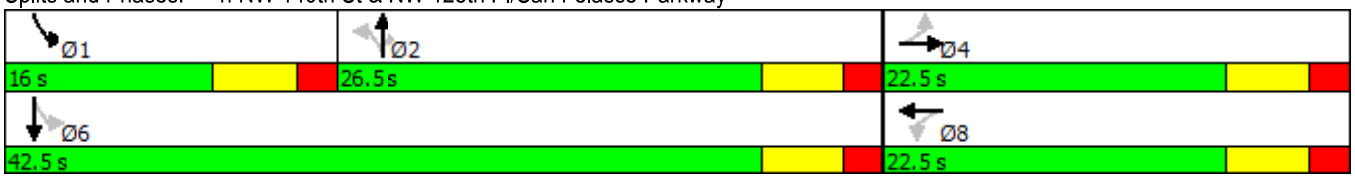


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	6	0	2	55	0	67	2	297	157	326	589	1
Future Volume (vph)	6	0	2	55	0	67	2	297	157	326	589	1
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	0		0	300		0	0		0
Storage Lanes	0		0	1		0	1		1	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.966			0.850				0.850			
Flt Protected		0.964		0.950			0.950			0.950		
Satd. Flow (prot)	0	1769	0	1719	1538	0	1770	1863	1583	1671	1759	0
Flt Permitted		0.729		0.744			0.413			0.374		
Satd. Flow (perm)	0	1338	0	1346	1538	0	769	1863	1583	658	1759	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		151			518				194			
Link Speed (mph)		25			30			45			45	
Link Distance (ft)		801			940			813			905	
Travel Time (s)		21.8			21.4			12.3			13.7	
Peak Hour Factor	0.40	0.40	0.40	0.85	0.85	0.85	0.81	0.81	0.81	0.89	0.89	0.89
Heavy Vehicles (%)	0%	0%	0%	5%	5%	5%	2%	2%	2%	8%	8%	8%
Adj. Flow (vph)	15	0	5	65	0	79	2	367	194	366	662	1
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	20	0	65	79	0	2	367	194	366	663	0
Turn Type	Perm	NA		Perm	NA		Perm	NA	Perm	pm+pt	NA	
Protected Phases		4			8			2		1	6	
Permitted Phases	4			8			2		2	6		
Detector Phase	4	4		8	8		2	2	2	1	6	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	5.0	5.0	5.0	5.0	
Minimum Split (s)	22.5	22.5		22.5	22.5		22.5	22.5	22.5	16.0	22.5	
Total Split (s)	22.5	22.5		22.5	22.5		26.5	26.5	26.5	16.0	42.5	
Total Split (%)	34.6%	34.6%		34.6%	34.6%		40.8%	40.8%	40.8%	24.6%	65.4%	
Maximum Green (s)	16.5	16.5		16.5	16.5		20.5	20.5	20.5	10.0	36.5	
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0	4.0	4.0	4.0	4.0	
All-Red Time (s)	2.0	2.0		2.0	2.0		2.0	2.0	2.0	2.0	2.0	
Lost Time Adjust (s)		0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)		6.0		6.0	6.0		6.0	6.0	6.0	6.0	6.0	
Lead/Lag							Lag	Lag	Lag	Lead		
Lead-Lag Optimize?							Yes	Yes	Yes	Yes		
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0	3.0	3.0	3.0	
Recall Mode	None	None		None	None		Max	Max	Max	None	Max	
Act Effct Green (s)		8.1		8.1	8.1		21.8	21.8	21.8	37.0	38.6	
Actuated g/C Ratio		0.15		0.15	0.15		0.40	0.40	0.40	0.68	0.71	
v/c Ratio		0.06		0.32	0.12		0.01	0.49	0.26	0.59	0.53	
Control Delay		0.4		26.1	0.4		13.0	17.3	3.7	9.3	7.9	
Queue Delay		0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Delay		0.4		26.1	0.4		13.0	17.3	3.7	9.3	7.9	
LOS		A		C	A		B	B	A	A	A	
Approach Delay		0.4			12.0			12.6			8.4	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Approach LOS		A			B			B			A	
Queue Length 50th (ft)		0		20	0		0	95	0	46	103	
Queue Length 95th (ft)		0		47	0		4	157	27	98	215	
Internal Link Dist (ft)		721			860			733			825	
Turn Bay Length (ft)							300					
Base Capacity (vph)		516		414	831		307	745	749	636	1247	
Starvation Cap Reductn		0		0	0		0	0	0	0	0	
Spillback Cap Reductn		0		0	0		0	0	0	0	0	
Storage Cap Reductn		0		0	0		0	0	0	0	0	
Reduced v/c Ratio		0.04		0.16	0.10		0.01	0.49	0.26	0.58	0.53	

Intersection Summary			
Area Type:	Other		
Cycle Length: 65			
Actuated Cycle Length: 54.4			
Natural Cycle: 65			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.59			
Intersection Signal Delay: 10.0		Intersection LOS: A	
Intersection Capacity Utilization 55.8%		ICU Level of Service B	
Analysis Period (min) 15			

Splits and Phases: 4: NW 140th St & NW 128th Pl/San Felasco Parkway



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	5	0	2	200	0	471	3	293	82	90	338	9
Future Volume (vph)	5	0	2	200	0	471	3	293	82	90	338	9
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	0		0	300		0	0		0
Storage Lanes	0		0	1		0	1		1	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.966			0.850				0.850		0.996	
Flt Protected		0.964		0.950			0.950			0.950		
Satd. Flow (prot)	0	1769	0	1770	1583	0	1770	1863	1583	1787	1874	0
Flt Permitted		0.495		0.750			0.538			0.438		
Satd. Flow (perm)	0	909	0	1397	1583	0	1002	1863	1583	824	1874	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		149			456				149		3	
Link Speed (mph)		25			35			45			45	
Link Distance (ft)		801			940			813			905	
Travel Time (s)		21.8			18.3			12.3			13.7	
Peak Hour Factor	0.58	0.58	0.58	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles (%)	0%	0%	0%	2%	2%	2%	2%	2%	2%	1%	1%	1%
Adj. Flow (vph)	9	0	3	217	0	512	3	318	89	98	367	10
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	12	0	217	512	0	3	318	89	98	377	0
Turn Type	Perm	NA		Perm	NA		Perm	NA	Perm	pm+pt	NA	
Protected Phases		4			8			2		1	6	
Permitted Phases	4			8			2		2	6		
Detector Phase	4	4		8	8		2	2	2	1	6	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	5.0	5.0	5.0	5.0	
Minimum Split (s)	24.0	24.0		24.0	24.0		20.0	20.0	20.0	9.5	24.0	
Total Split (s)	24.0	24.0		24.0	24.0		21.5	21.5	21.5	9.5	31.0	
Total Split (%)	43.6%	43.6%		43.6%	43.6%		39.1%	39.1%	39.1%	17.3%	56.4%	
Maximum Green (s)	18.0	18.0		18.0	18.0		15.5	15.5	15.5	5.0	25.0	
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0	4.0	4.0	3.5	4.0	
All-Red Time (s)	2.0	2.0		2.0	2.0		2.0	2.0	2.0	1.0	2.0	
Lost Time Adjust (s)		0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)		6.0		6.0	6.0		6.0	6.0	6.0	4.5	6.0	
Lead/Lag							Lag	Lag	Lag	Lead		
Lead-Lag Optimize?							Yes	Yes	Yes	Yes		
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0	3.0	3.0	3.0	
Recall Mode	None	None		None	None		Max	Max	Max	None	Max	
Act Effct Green (s)		13.6		13.6	13.6		19.8	19.8	19.8	26.7	25.2	
Actuated g/C Ratio		0.27		0.27	0.27		0.39	0.39	0.39	0.52	0.50	
v/c Ratio		0.03		0.58	0.68		0.01	0.44	0.13	0.19	0.41	
Control Delay		0.1		22.6	7.9		14.3	17.1	1.6	8.3	10.8	
Queue Delay		0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Delay		0.1		22.6	7.9		14.3	17.1	1.6	8.3	10.8	
LOS		A		C	A		B	B	A	A	B	
Approach Delay		0.1			12.3			13.7			10.2	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Approach LOS		A			B			B			B	
Queue Length 50th (ft)		0		55	13		1	81	0	14	67	
Queue Length 95th (ft)		0		109	76		6	159	11	37	137	
Internal Link Dist (ft)		721			860			733			825	
Turn Bay Length (ft)							300					
Base Capacity (vph)		419		497	857		389	725	707	527	928	
Starvation Cap Reductn		0		0	0		0	0	0	0	0	
Spillback Cap Reductn		0		0	0		0	0	0	0	0	
Storage Cap Reductn		0		0	0		0	0	0	0	0	
Reduced v/c Ratio		0.03		0.44	0.60		0.01	0.44	0.13	0.19	0.41	

Intersection Summary			
Area Type:	Other		
Cycle Length: 55			
Actuated Cycle Length: 50.9			
Natural Cycle: 55			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.68			
Intersection Signal Delay: 12.0		Intersection LOS: B	
Intersection Capacity Utilization 66.7%		ICU Level of Service C	
Analysis Period (min) 15			

Splits and Phases: 4: NW 140th St & NW 128th Pl/San Felasco Parkway



Design Year 2040

HCS7 Two-Way Stop-Control Report

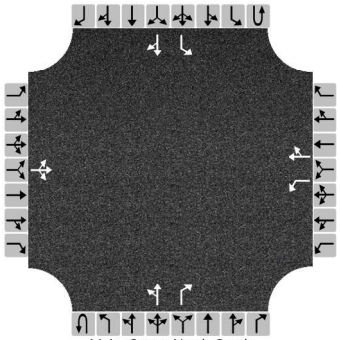
General Information

Analyst	Sophia Semensky
Agency/Co.	CHW Consultants
Date Performed	11/15/2018
Analysis Year	2040
Time Analyzed	AM 2040 Build-out
Intersection Orientation	North-South
Project Description	San Felasco Parkway

Site Information

Intersection	NW 140th at NW 128th Pl
Jurisdiction	Alachua County
East/West Street	NW 128th Pl
North/South Street	NW 140th St
Peak Hour Factor	0.98
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		1	1	0	0	0	1	1	0	1	1	0
Configuration			LTR			L		TR		LT		R		L		TR
Volume (veh/h)		6	0	2		69	0	133		2	329	212		651	651	1
Percent Heavy Vehicles (%)		0	0	0		0	0	0		2				8		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized									No							
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.10	6.50	6.20		7.10	6.50	6.20		4.12				4.18		
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)		3.50	4.00	3.30		3.50	4.00	3.30		2.22				2.27		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			8			70		136		2				664		
Capacity, c (veh/h)			10			12		711		924				989		
v/c Ratio			0.85			5.93		0.19		0.00				0.67		
95% Queue Length, Q_{95} (veh)			1.7			10.0		0.7		0.0				5.4		
Control Delay (s/veh)			729.3			2844.8		11.3		8.9				15.8		
Level of Service (LOS)			F			F		B		A				C		
Approach Delay (s/veh)	729.3				979.1				0.0				7.9			
Approach LOS	F				F											

Copyright © 2018 University of Florida. All Rights Reserved.

HCS7 Two-Way Stop-Control Report

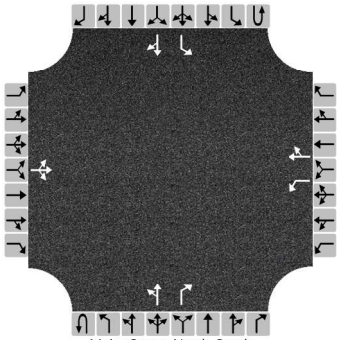
General Information

Analyst	Sophia Semensky
Agency/Co.	CHW Consultants
Date Performed	11/15/2018
Analysis Year	2040
Time Analyzed	PM Peak Hr 2040 Build-out
Intersection Orientation	North-South
Project Description	San Felasco Parkway

Site Information

Intersection	NW 140th at NW 128th Pl
Jurisdiction	Alachua County
East/West Street	NW 128th Pl
North/South Street	NW 140th St
Peak Hour Factor	0.93
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		1	1	0	0	0	1	1	0	1	1	0
Configuration			LTR			L		TR		LT		R		L		TR
Volume (veh/h)		5	0	2		279	0	941		4	324	101		179	373	10
Percent Heavy Vehicles (%)		0	0	0		0	0	0		2				1		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized									No							
Median Type | Storage	Undivided															

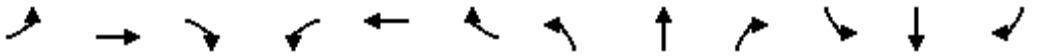
Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.10	6.50	6.20		7.10	6.50	6.20		4.12				4.11		
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)		3.50	4.00	3.30		3.50	4.00	3.30		2.22				2.21		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			8			300		1012		4				192		
Capacity, c (veh/h)						152		699		1147				1109		
v/c Ratio						1.97		1.45		0.00				0.17		
95% Queue Length, Q_{95} (veh)						23.3		47.1		0.0				0.6		
Control Delay (s/veh)						508.2		226.7		8.2				8.9		
Level of Service (LOS)						F		F		A				A		
Approach Delay (s/veh)					291.1				0.1				2.8			
Approach LOS					F											

Copyright © 2018 University of Florida. All Rights Reserved.



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	6	0	2	69	0	133	2	329	212	651	651	1
Future Volume (vph)	6	0	2	69	0	133	2	329	212	651	651	1
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	0		0	300		0	0		0
Storage Lanes	0		0	1		0	1		1	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.966			0.850				0.850			
Flt Protected		0.964		0.950			0.950			0.950		
Satd. Flow (prot)	0	1769	0	1719	1538	0	1770	1863	1583	1671	1759	0
Flt Permitted		0.524		0.744			0.387			0.206		
Satd. Flow (perm)	0	962	0	1346	1538	0	721	1863	1583	362	1759	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		182			735				262			
Link Speed (mph)		25			30			45			45	
Link Distance (ft)		801			940			813			905	
Travel Time (s)		21.8			21.4			12.3			13.7	
Peak Hour Factor	0.40	0.40	0.40	0.85	0.85	0.85	0.81	0.81	0.81	0.89	0.89	0.89
Heavy Vehicles (%)	0%	0%	0%	5%	5%	5%	2%	2%	2%	8%	8%	8%
Adj. Flow (vph)	15	0	5	81	0	156	2	406	262	731	731	1
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	20	0	81	156	0	2	406	262	731	732	0
Turn Type	Perm	NA		Perm	NA		Perm	NA	Perm	pm+pt	NA	
Protected Phases		4			8			2		1 9	6	
Permitted Phases	4			8			2		2	6		
Detector Phase	4	4		8	8		2	2	2	1 9	6	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	5.0	5.0		5.0	
Minimum Split (s)	14.0	14.0		14.0	14.0		22.5	22.5	22.5		22.5	
Total Split (s)	14.0	14.0		14.0	14.0		27.0	27.0	27.0		76.0	
Total Split (%)	15.6%	15.6%		15.6%	15.6%		30.0%	30.0%	30.0%		84.4%	
Maximum Green (s)	8.0	8.0		8.0	8.0		21.0	21.0	21.0		70.0	
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0	4.0	4.0		4.0	
All-Red Time (s)	2.0	2.0		2.0	2.0		2.0	2.0	2.0		2.0	
Lost Time Adjust (s)		0.0		0.0	0.0		0.0	0.0	0.0		0.0	
Total Lost Time (s)		6.0		6.0	6.0		6.0	6.0	6.0		6.0	
Lead/Lag							Lag	Lag	Lag			
Lead-Lag Optimize?							Yes	Yes	Yes			
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0	3.0		3.0	
Recall Mode	None	None		None	None		Max	Max	Max		Max	
Act Effct Green (s)		7.7		7.7	7.7		21.0	21.0	21.0	70.0	70.0	
Actuated g/C Ratio		0.09		0.09	0.09		0.23	0.23	0.23	0.78	0.78	
v/c Ratio		0.08		0.70	0.19		0.01	0.93	0.46	0.89	0.53	
Control Delay		0.6		72.1	0.5		27.0	64.7	6.7	25.1	5.4	
Queue Delay		0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Delay		0.6		72.1	0.5		27.0	64.7	6.7	25.1	5.4	
LOS		A		E	A		C	E	A	C	A	
Approach Delay		0.6			25.0			41.9			15.3	

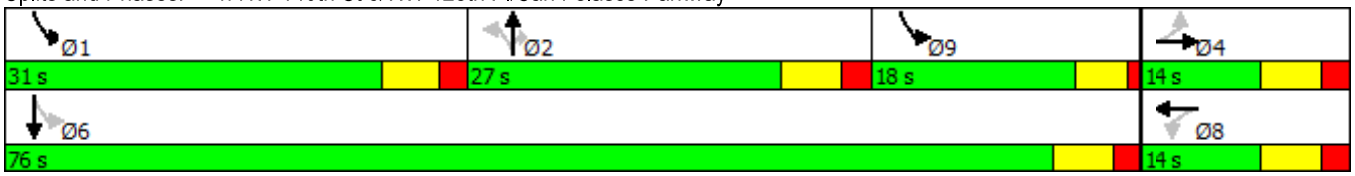
Lane Group	Ø1	Ø9
Lane Configurations		
Traffic Volume (vph)		
Future Volume (vph)		
Ideal Flow (vphpl)		
Storage Length (ft)		
Storage Lanes		
Taper Length (ft)		
Lane Util. Factor		
Frt		
Flt Protected		
Satd. Flow (prot)		
Flt Permitted		
Satd. Flow (perm)		
Right Turn on Red		
Satd. Flow (RTOR)		
Link Speed (mph)		
Link Distance (ft)		
Travel Time (s)		
Peak Hour Factor		
Heavy Vehicles (%)		
Adj. Flow (vph)		
Shared Lane Traffic (%)		
Lane Group Flow (vph)		
Turn Type		
Protected Phases	1	9
Permitted Phases		
Detector Phase		
Switch Phase		
Minimum Initial (s)	5.0	5.0
Minimum Split (s)	16.0	9.5
Total Split (s)	31.0	18.0
Total Split (%)	34%	20%
Maximum Green (s)	25.0	13.5
Yellow Time (s)	4.0	3.5
All-Red Time (s)	2.0	1.0
Lost Time Adjust (s)		
Total Lost Time (s)		
Lead/Lag	Lead	
Lead-Lag Optimize?	Yes	
Vehicle Extension (s)	3.0	3.0
Recall Mode	None	None
Act Effct Green (s)		
Actuated g/C Ratio		
v/c Ratio		
Control Delay		
Queue Delay		
Total Delay		
LOS		
Approach Delay		

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Approach LOS		A			C			D			B	
Queue Length 50th (ft)		0		46	0		1	227	0	135	122	
Queue Length 95th (ft)		0		#107	0		6	#337	40	#357	181	
Internal Link Dist (ft)		721			860			733			825	
Turn Bay Length (ft)							300					
Base Capacity (vph)		251		119	806		168	435	571	854	1372	
Starvation Cap Reductn		0		0	0		0	0	0	0	0	
Spillback Cap Reductn		0		0	0		0	0	0	0	0	
Storage Cap Reductn		0		0	0		0	0	0	0	0	
Reduced v/c Ratio		0.08		0.68	0.19		0.01	0.93	0.46	0.86	0.53	

Intersection Summary			
Area Type:	Other		
Cycle Length: 90			
Actuated Cycle Length: 89.7			
Natural Cycle: 90			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.93			
Intersection Signal Delay: 23.6		Intersection LOS: C	
Intersection Capacity Utilization 76.6%		ICU Level of Service D	
Analysis Period (min) 15			

\# 95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 4: NW 140th St & NW 128th Pl/San Felasco Parkway



Lane Group	Ø1	Ø9
Approach LOS		
Queue Length 50th (ft)		
Queue Length 95th (ft)		
Internal Link Dist (ft)		
Turn Bay Length (ft)		
Base Capacity (vph)		
Starvation Cap Reductn		
Spillback Cap Reductn		
Storage Cap Reductn		
Reduced v/c Ratio		

Intersection Summary

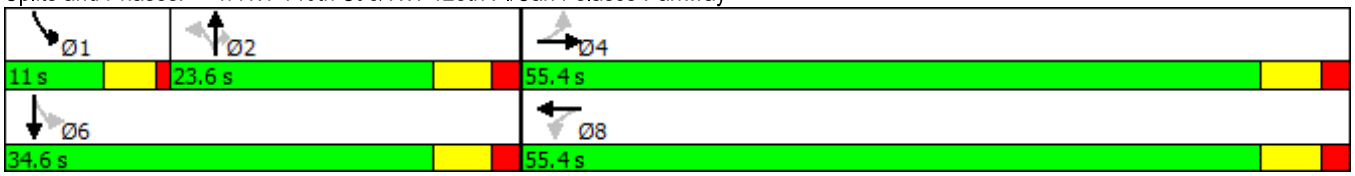
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	5	0	2	279	0	941	4	324	101	179	373	10
Future Volume (vph)	5	0	2	279	0	941	4	324	101	179	373	10
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	0		0	300		0	0		0
Storage Lanes	0		0	1		0	1		1	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.966			0.850				0.850		0.996	
Flt Protected		0.964		0.950			0.950			0.950		
Satd. Flow (prot)	0	1769	0	1770	1583	0	1770	1863	1583	1787	1874	0
Flt Permitted		0.605		0.750			0.476			0.181		
Satd. Flow (perm)	0	1110	0	1397	1583	0	887	1863	1583	340	1874	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		91			367				110		2	
Link Speed (mph)		25			35			45			45	
Link Distance (ft)		801			940			813			905	
Travel Time (s)		21.8			18.3			12.3			13.7	
Peak Hour Factor	0.58	0.58	0.58	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles (%)	0%	0%	0%	2%	2%	2%	2%	2%	2%	1%	1%	1%
Adj. Flow (vph)	9	0	3	303	0	1023	4	352	110	195	405	11
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	12	0	303	1023	0	4	352	110	195	416	0
Turn Type	Perm	NA		Perm	NA		Perm	NA	Perm	pm+pt	NA	
Protected Phases		4			8			2		1	6	
Permitted Phases	4			8			2		2	6		
Detector Phase	4	4		8	8		2	2	2	1	6	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	5.0	5.0	5.0	5.0	
Minimum Split (s)	24.0	24.0		24.0	24.0		20.0	20.0	20.0	9.5	24.0	
Total Split (s)	55.4	55.4		55.4	55.4		23.6	23.6	23.6	11.0	34.6	
Total Split (%)	61.6%	61.6%		61.6%	61.6%		26.2%	26.2%	26.2%	12.2%	38.4%	
Maximum Green (s)	49.4	49.4		49.4	49.4		17.6	17.6	17.6	6.5	28.6	
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0	4.0	4.0	3.5	4.0	
All-Red Time (s)	2.0	2.0		2.0	2.0		2.0	2.0	2.0	1.0	2.0	
Lost Time Adjust (s)		0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)		6.0		6.0	6.0		6.0	6.0	6.0	4.5	6.0	
Lead/Lag							Lag	Lag	Lag	Lead		
Lead-Lag Optimize?							Yes	Yes	Yes	Yes		
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0	3.0	3.0	3.0	
Recall Mode	None	None		None	None		Max	Max	Max	None	Max	
Act Effct Green (s)		49.4		49.4	49.4		17.6	17.6	17.6	30.1	28.6	
Actuated g/C Ratio		0.55		0.55	0.55		0.20	0.20	0.20	0.33	0.32	
v/c Ratio		0.02		0.40	0.99		0.02	0.97	0.28	0.89	0.70	
Control Delay		0.0		13.6	40.3		29.8	77.6	8.4	66.0	34.1	
Queue Delay		0.0		0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Delay		0.0		13.6	40.3		29.8	77.6	8.4	66.0	34.1	
LOS		A		B	D		C	E	A	E	C	
Approach Delay					34.2			60.8			44.3	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Approach LOS					C			E			D	
Queue Length 50th (ft)		0		93	403		2	200	0	82	205	
Queue Length 95th (ft)		0		152	#742		11	#370	42	#179	310	
Internal Link Dist (ft)		721			860			733			825	
Turn Bay Length (ft)							300					
Base Capacity (vph)		650		766	1034		173	364	398	218	596	
Starvation Cap Reductn		0		0	0		0	0	0	0	0	
Spillback Cap Reductn		0		0	0		0	0	0	0	0	
Storage Cap Reductn		0		0	0		0	0	0	0	0	
Reduced v/c Ratio		0.02		0.40	0.99		0.02	0.97	0.28	0.89	0.70	

Intersection Summary			
Area Type:	Other		
Cycle Length: 90			
Actuated Cycle Length: 90			
Natural Cycle: 90			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.99			
Intersection Signal Delay: 41.7		Intersection LOS: D	
Intersection Capacity Utilization 99.0%		ICU Level of Service F	
Analysis Period (min) 15			

\# 95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 4: NW 140th St & NW 128th Pl/San Felasco Parkway



HCS7 Roundabouts Report

General Information

Analyst	Sophia Semensky
Agency or Co.	CHW Consultants
Date Performed	11/16/2018
Analysis Year	2040
Time Analyzed	AM 2040 Build-Out
Project Description	San Felasco Parkway

Site Information

Intersection	NW 128th Pl at NW 140th S
E/W Street Name	NW 128th Pl
N/S Street Name	NW 140th St
Analysis Time Period (hrs)	0.25
Peak Hour Factor	0.98
Jurisdiction	Alachua County

Volume Adjustments and Site Characteristics

Approach	EB				WB				NB				SB			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Number of Lanes (N)	0	0	1	0	0	0	1	0	0	0	1	0	0	0	1	0
Lane Assignment			LTR				LTR				LTR				LTR	
Volume (V), veh/h	0	6	0	2	0	69	0	133	0	2	329	212	0	651	651	1
Percent Heavy Vehicles, %	0	0	0	0	0	0	0	0	2	2	2	2	8	8	8	8
Flow Rate (v_{PCE}), pc/h	0	6	0	2	0	70	0	136	0	2	342	221	0	717	717	1
Right-Turn Bypass	None				None				None				None			
Conflicting Lanes	1				1				1				1			
Pedestrians Crossing, p/h	0				0				0				0			

Critical and Follow-Up Headway Adjustment

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Critical Headway (s)		4.9763			4.9763			4.9763			4.9763	
Follow-Up Headway (s)		2.6087			2.6087			2.6087			2.6087	

Flow Computations, Capacity and v/c Ratios

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Entry Flow (v_e), pc/h		8.00			206.00			565.00			1435.00	
Entry Volume veh/h		8.00			206.00			553.92			1328.70	
Circulating Flow (v_c), pc/h	1504			350			723			72		
Exiting Flow (v_{ex}), pc/h	938			3			484			789		
Capacity (c_{pce}), pc/h		297.61			965.69			660.10			1282.28	
Capacity (c), veh/h		297.61			965.69			647.15			1187.30	
v/c Ratio (x)		0.03			0.21			0.86			1.12	

Delay and Level of Service

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Lane Control Delay (d), s/veh		12.6			5.8			33.9			82.2	
Lane LOS		B			A			D			F	
95% Queue, veh		0.1			0.8			9.7			32.8	
Approach Delay, s/veh	12.6			5.8			33.9			82.2		
Approach LOS	B			A			D			F		
Intersection Delay, s/veh | LOS	61.7						F					

Copyright © 2018 University of Florida. All Rights Reserved.

HCS7 Roundabouts Report

General Information

Analyst	Sophia Semensky
Agency or Co.	CHW Consultants
Date Performed	11/16/2018
Analysis Year	2040
Time Analyzed	PM 2040 Build-Out
Project Description	San Felasco Parkway

Site Information

Intersection	NW 128th Pl NW 140th St
E/W Street Name	NW 128th Pl
N/S Street Name	NW 140th St
Analysis Time Period (hrs)	0.25
Peak Hour Factor	0.93
Jurisdiction	Alachua County

Volume Adjustments and Site Characteristics

Approach	EB				WB				NB				SB			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Number of Lanes (N)	0	0	1	0	0	0	1	0	0	0	1	0	0	0	1	0
Lane Assignment			LTR				LTR				LTR				LTR	
Volume (V), veh/h	0	5	0	2	0	279	0	941	0	4	324	101	0	179	373	10
Percent Heavy Vehicles, %	0	0	0	0	0	0	0	0	2	2	2	2	1	1	1	1
Flow Rate (v_{PCE}), pc/h	0	5	0	2	0	300	0	1012	0	4	355	111	0	194	405	11
Right-Turn Bypass	None				None				None				None			
Conflicting Lanes	1				1				1				1			
Pedestrians Crossing, p/h	0				0				0				0			

Critical and Follow-Up Headway Adjustment

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Critical Headway (s)		4.9763			4.9763			4.9763			4.9763	
Follow-Up Headway (s)		2.6087			2.6087			2.6087			2.6087	

Flow Computations, Capacity and v/c Ratios

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Entry Flow (v_e), pc/h		7.00			1312.00			470.00			610.00	
Entry Volume veh/h		7.00			1312.00			460.78			603.96	
Circulating Flow (v_c), pc/h		899			364			199			304	
Exiting Flow (v_{ex}), pc/h		305			15			1372			707	
Capacity (c_{pce}), pc/h		551.63			952.00			1126.49			1012.08	
Capacity (c), veh/h		551.63			952.00			1104.40			1002.06	
v/c Ratio (x)		0.01			1.38			0.42			0.60	

Delay and Level of Service

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Lane Control Delay (d), s/veh		6.7			191.8			7.7			11.9	
Lane LOS		A			F			A			B	
95% Queue, veh		0.0			54.1			2.1			4.2	
Approach Delay, s/veh	6.7			191.8			7.7			11.9		
Approach LOS	A			F			A			B		
Intersection Delay, s/veh | LOS	110.1						F					

Copyright © 2018 University of Florida. All Rights Reserved.

concerns were addressed in the original study for the overall development and since the threshold has not been reached no additional traffic study is required.

Should you have any questions or require additional information, please contact travish@chw-inc.com or (352) 331-1976.

Travis J. Hastay
State of Florida
Professional Engineer, License No. 84295

This item has been digitally signed and sealed by Travis J. Hastay, PE, on the date indicated here.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Convergence Research Park Residential Phase 1-3									
Land Use	ITE LU Code	Variable DU	Daily	AM Peak			PM Peak		
			Total	Total	In	Out	Total	In	Out
Single-Family Detached Housing	760	273	2619	199	54	145	266	168	98

Convergence Residential: 273 units proposed

Momentum Labs at Convergence Research Park												
Land Use	ITE LU Code	Variable Type	Variable	Daily*			AM Peak**			PM Peak**		
				Total	In	Out	Total	In	Out	Total	In	Out
Research and Development	760	1000 GFA	54.8	765	383	382	61	51	10	70	11	59

Momentum Labs: GFA of 54,800 square feet proposed

*Used fitted curve equation of trips vs. 1000 square fet GFA, according to ITE Trip Generation Manua

**Used Peak Hour of Generator fitted curve equations for AM and PM peak, according to ITE Trip Generation Manual

UF Foundation Trip Generation												
Land Use	ITE LU Code	Variable Type	Variable	Daily*			AM Peak**			PM Peak**		
				Total	In	Out	Total	In	Out	Total	In	Out
Research and Development	760	1000 GFA	1,360.085	14,118	7059	7059	1032	857	175	1427	228	1199

Land use: R&D at a 0.15 FAR, resulting in a GFA of 1,813,446 square feet

*Used fitted curve equation of trips vs. 1000 square fet GFA, according to ITE Trip Generation Manua

**Used Peak Hour of Generator fitted curve equations for AM and PM peak, according to ITE Trip Generation Manua

SAN FELASCO VENTURES PROJECT (±251.42 ACRES)

ALACHUA COUNTY, FLORIDA

ECOLOGICAL SURVEY REPORT

Prepared For:

Gerry Dedenbach
Vice President
CHW Professional Consultants
11801 Research Drive
Alachua, FL 32615

May 28, 2021

Prepared by:

FLATWOODS Consulting Group
8306 Laurel Fair Circle•Suite 120
Tampa, FL 33610•813-600-5747

M. Camille Knight
Ecologist

Lee M. Walton
Senior Ecologist/Principal

Contents

1.0 INTRODUCTION 4
2.0 METHODOLOGY 4
2.1 Preliminary Review 4
2.2 Survey Methods 5
2.2.1 Wetland Delineation 5
2.2.2 Standard Listed Species Survey 5
2.2.3 Listed Plant Survey 5
3.0 RESULTS 5
3.1 Soil Descriptions 5
3.2 Existing Upland Communities 6
3.3 Existing Wetland Communities 6
3.4 Listed Species Survey Results 7
3.4.1 Florida Pine Snake 7
3.4.2 Gopher Tortoise 7
3.4.3 Little Blue Heron 7
3.4.4 Southeastern American Kestrel 8
3.4.5 Tricolored Heron 8
4.0 PROTECTED HABITATS AND WATERS 11
5.0 FEMA FLOODPLAIN 11
6.0 PERMITTING DISCUSSION 11
7.0 REFERENCES 13

Tables

Table 1 Protected Plants and Animals Potentially Occurring on the San Felasco Ventures Project in Alachua County, Florida 9

Figures

Aerial Map ..... Follows Text
Quad Map..... Follows Text
Location Map ..... Follows Text
Soil Map..... Follows Text
Land Use Map..... Follows Text
Ecological Survey Map..... Follows Text
FNAI/FWC Map ..... Follows Text
Protected Lands Map ..... Follows Text
Protected Waters Map ..... Follows Text
Floodplain Map ..... Follows Text
Photo Station Map..... Follows Text

Appendix

Photo Document..... Follows Text

1.0 INTRODUCTION

Flatwoods Consulting Group Inc. (Flatwoods) was retained by CHW Professional Consultants (Client) to conduct a jurisdictional wetland delineation for the approximate 251.42-acre San Felasco Ventures Project on May 19 and 21, 2021. The site is located east of County Road 241 and north and south of Progress Boulevard in Alachua, Florida. (Location Map). The site consists of Parcel ID No. 03970-000-000 and 03929-000-000, according to the Alachua County Property Appraiser and is in Sections 23 and 26, Township 8 South, and Range 18 East (Quad Map).

2.0 METHODOLOGY

The following sections describe the methods used by Flatwoods to determine the wetland limits and the potential presence of listed wildlife and plants within the study 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 study 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 study site, available site-specific data were 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 (FLUCCS)
- SRWMD land use mapping

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, 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 USACE, 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 jurisdictional wetland was flagged in the field. Each flag location was recorded using a sub-meter Global Positioning System (GPS). Wetlands and surface waters found occurring within the site, are shown on the Ecological Survey map.

2.2.2 Standard Listed Species Survey

Flatwoods conducted a listed species survey within the study 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. During these surveys, all habitats within the site are canvassed for listed species. Any observations of listed species, as well as physical features that may indicate the presence of these species, such as tracks, scat, nests, burrows, and nest cavities in trees were shown on the Ecological Survey Map, if present.

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 will be recorded using a sub-meter GPS and shown on the Ecological Survey Map, if present.

3.0 RESULTS

3.1 Soil Descriptions

Based on the USDA/NRCS Soil Survey for Alachua County (1982), nine soil types were mapped: Arredondo Fine Sand, 0 to 5 Percent Slopes (3); Fort Meade Fine Sand, 0 to 5 Percent Slopes (5); Millhopper Sand, 0 to 5 Percent Slopes (8); Kendrick Sand, 2 to 5 Percent Slopes (30); Gainesville Sand, 0 to 5 Percent Slopes (35); Arredondo Fine Sand, 5 to 8 Percent Slopes (69); Millhopper Sand, 5 to 8 Percent Slopes (71); Lochloosa Fine Sand, 5 to 8 Percent Slopes (72); and Kendrick Sand, 5 to 8 Percent Slopes (73) (Soil Map). According to the *Hydric Soils of Florida Handbook,* no hydric soils occur onsite.

3.2 Existing Upland Communities

Existing land use within the site was determined using a combination of the FLUCCS descriptions, SRWMD land use mapping, and field reconnaissance (Land Use Map). The FLUCCS represents current habitat conditions on the property. Representative photographs of the site are depicted in the Photo Document.

Land Use Communities

Row Crops (FLUCCS 214)

This habitat consisted of well-defined rows for growing peanuts, cabbage, and melons.

Fallow Crop Land (FLUCCS 261)

This habitat is previously harvested agricultural land that is no longer in crop production. Vegetation within this land use included ruderal species such as dogfennel (*Eupatorium capillifolium*), fireweed (*Erechtites hieraciifolius*), hairy indigo (*Indigofera hirsuta*), and broomsedge bluestem (*Andropogon virginicus*).

Upland Hardwood Forest (FLUCCS 420)

The canopy within this habitat consisted of live oak (*Quercus virginiana*), chinaberry (*Melia azedarach*), Carolina laurelcherry (*Prunus caroliniana*), and hackberry (*Celtis occidentalis*). Other vegetative species within this habitat included American beauty-berry (*Callicarpa americana*), greenbrier (*Smilax* spp.), Virginia creeper (*Parthenocissus quinquefolia*), and poison ivy (*Toxicodendron radicans*).

3.3 Existing Wetland Communities

Seven surface waters were delineated on the San Felasco Ventures property during the field review. No wetlands were found on the property. The text below provides a brief description the surface waters.

Reservoirs less than 10 Acres (FLUCCS 534)

This land use category designates man-made surface waters that are less than 10 acres. The surface waters found on site were constructed to serve as stormwater management features. Conveyances are stabilized with rip rap, areas that serve as ponds contain a sand bottom. These systems are maintained by mowing. Vegetative species included bahiagrass (*Paspalum notatum*), falsefennel (*Eupatorium leptophyllum*), and saltbush (*Baccharis halimifolia*).

3.4 Listed Species Survey Results

No listed wildlife or plant species were observed. In addition to the field review, Flatwoods conducted a desktop review of possible nearby wildlife species. Flatwoods reviewed the FWC Eagle Nest Locator (2016-2017 Survey), the 1999 FWC Wading Bird Colony Database, and the FWS Wood Stork (*Mycteria americana*) Consultation Area. No known bald eagle (*Haliaeetus leucocephalus*) nests or wading bird colonies occur within one mile of the site. The project is not located within any wood stork Core Foraging Areas (CFAs) (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 describes the potentially occurring species' habitat preferences, preferred survey window (breeding season or flowering time), their likelihood of occurrence, whether they were observed on the site, and their FWS and FWC listing status. The species that have a moderate or high probability of occurrence on the site are described in the sections below.

3.4.1 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. Flatwoods did not observe the Florida pine snake during the survey.

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 9 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 7 feet deep. No gopher tortoise burrows were observed during the ecological survey. Please note, a 100 percent gopher tortoise was not conducted at the time of this survey. Flatwoods will conduct a gopher tortoise survey at a future date. Completion of this survey will determine if gopher tortoises are present onsite and if an FWC Gopher Tortoise Relocation Permit will be required for site development.

3.4.3 Little Blue Heron

This medium-sized, slate-blue wading bird is listed as Threatened by the FWC and not listed by the FWS. The little blue heron (*Egretta caerulea*) prefers both fresh and saltwater habitats, such as fresh and saltwater mudflats and marshes, coastal beaches, mangrove swamps, cypress swamps, hardwood swamps, wet prairies, cypress wetlands,

bay swamps, and ditches. No communal roosts or rookeries were observed on the site. According to the 1999 FWC wading bird colony database, one wading bird colony is located within a mile of the project (FNAI/FWC Map). No FWC approvals should be required for the project.

3.4.4 Southeastern American Kestrel

The southeastern American kestrel (*Falco sparverius paulus*) is listed as Threatened by the FWC. 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 scrubs, 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. No kestrels were observed foraging during the site review.

3.4.5 Tricolored Heron

This medium-sized, two-toned wading bird is listed as Threatened by the FWC and not listed by the FWS. The tricolored heron (*Egretta tricolor*) prefers both fresh and saltwater habitats, such as fresh and saltwater mudflats and marshes, coastal beaches, mangrove swamps, cypress swamps, hardwood swamps, wet prairies, cypress wetlands, bay swamps, ditches, inland waterways, and urban and agricultural environments. No communal roosts or rookeries were observed on the site. According to the 1999 FWC wading bird colony database, one wading bird colony is located within a mile of the project (FNAI/FWC Map). No FWC approvals should be required for the project.

Table 1 Protected Plants and Animals Potentially Occurring on the San Felasco Ventures Project in Alachua County, Florida

Species	Habitat of Occurrence	Preferred Survey Window[1]	Likelihood of Occurrence	Status[2]	
				FWS[3]	FWC[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 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	T	T
Egretta caerulea Little blue heron	Shallow freshwater, brackish water, and saltwater habitats.	S - Year round B - March-July	Moderate: Some 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	Moderate: Some suitable habitat present	---	T
Falco sparverius paulus Southeastern American kestrel	Found in open pine habitats, woodland edges, dry prairies, and pastures.	S - April-August B - April-August	Moderate: Some 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: Little habitat present	---	---
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: Little habitat present	T	T

Species	Habitat of Occurrence	Preferred Survey Window[1]	Likelihood of Occurrence	Status[2]	
				FWS[3]	FWC[4]
Picoides borealis Red-cockaded woodpecker	Open pine woodlands with mature to over-mature pine trees and a diversity of grass, forbs, and shrub species.	S - Year round B - April-July	Low: Lack of suitable habitat	E	E
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	Low: Little habitat present	T	T
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	Moderate: Some habitat present	---	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 habitat present	---	T

1 - S - Survey Window, B - Breeding Season
2 - E = Endangered, T = Threatened, T (S/A) = Similarity of Appearance to a Threatened Taxon
3 - U.S. Fish and Wildlife Service
4 - Florida Fish and Wildlife Conservation Commission

Table Source: Florida Wildlife Conservation Guide, Florida's Breeding Bird Atlas, FWS Listed Species by County, 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 the Critical Habitat. There are no lands designated as Critical Habitat within or adjacent to the site. The site was also evaluated for the potential occurrence of Protected Waters and Protected Lands. No Protected Waters or Protected Lands occur onsite. The San Felasco Hammock Preserve State Park is immediately adjacent to the eastern boundary of the site (Protected Lands Map, Protected Waters Map).

5.0 FEMA FLOODPLAIN

Federal Emergency Management Agency (FEMA) identifies flood hazards and assesses flood risks. Based on the attached Floodplain Map, the northeast portion of the site occurs within Flood Zone A. Zone A is defined as areas subject to inundation by the 1-percent-annual-chance flood event generally determined using approximate methodologies.

6.0 PERMITTING DISCUSSION

State Permitting

Four existing surface waters were observed on the site, constructed in accordance with Environmental Resource Permit (ERP) Individual Permit No. 001-205889-3, issued by the SRWMD on April 5, 2019. An ERP permit from the SRWMD will be required for the operation, maintenance, and any alteration of the existing systems, or the creation of any new surface waters.

No listed species were observed during the surveys. Flatwoods plans to conduct a 100% gopher tortoise survey at a future date. This survey will be conducted to determine whether gopher tortoise burrows are present onsite and if future construction will impact gopher tortoises. Upon completion of this survey, additional permitting requirements, if applicable, will be provided.

According to Section 3.6 of the SRWMD ERP Applicant's Handbook Volume II, there must be no net decrease in storage volume within the floodplain. Compensating storage may be used to offset impacts if impacts within the floodplain were to occur.

Local Government 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.

According to Article VII of Chapter 406 of Alachua County's Land Development Regulations, a floodplain development permit may be required if development occurs wholly or partially within the flood prone area (Floodplain Map).

According to Article II of Chapter 406 of Alachua County's Land Development Regulations, a permit is required to remove any champion trees, heritage trees, woody native tree species eight inches or more in diameter at breast height (DBH), specimen trees, and small specimen trees listed under Section 406.16. For protected trees permitted for removal, trees shall be either relocated, replaced, or a fee may be paid to Alachua County in lieu of replacement planting.

According to Section 6.2 of the City of Alachua's Code of Ordinances, a tree removal permit must be obtained before removing any champion or heritage tree. A tree survey was not conducted as part of this Ecological Survey but will likely be required for site development.

7.0 REFERENCES

Chafin, L. G. 2000. Field Guide to the Rare Plants of Florida. Natural Areas Inventory, Tallahassee, Florida.

Coile, N.C. 1998. Notes on Florida's Regulated Plant Index (Rule 5B-40), Botany Contribution 38, 2nd edition. Florida Department of Agriculture & Consumer Services, Division of Plant Industry, Gainesville, FL.

Florida Association of Environmental Soil Scientists. Hydric Soils of Florida Handbook. Fourth Edition. 2007.

Florida Department of Transportation (FDOT) Florida Land Use, Cover, and Forms Classification System (FLUCCS), January 1999.

Florida Fish and Wildlife Conservation Commission. 2003, January 6. Florida's breeding bird atlas: A collaborative study of Florida's birdlife. http://www.myfwc.com/bba.

Florida Fish and Wildlife Conservation Commission Eagle Nest Locator. 2012-2013. Online resource available from http://myfwc.com/eagle/eaglenests/nestlocator.aspx.

Florida Fish and Wildlife Conservation Commission, U.S. Fish and Wildlife Service, Florida Natural Areas Inventory. Florida Wildlife Conservation Guide. Tallahassee; Version August 2010.

Florida Natural Areas Inventory (FNAI). Online resources available from http://www.fnai.org/index.cfm

Hipes, D., D .R. Jackson, K. NeSmith, D. Printiss, and K. Brandt. 2000. Field Guide to the Rare Animals of Florida. Natural Areas Inventory, Tallahassee, Florida.

Humphrey, S.R. editor, 1992.“Rare and Endangered Biota of Florida, Volume I. Mammals”. University Press of Florida.

Kale, H. W., II, B. Pranty, B. M. Stith, and C. W. Biggs. 1992. The atlas of the breeding birds of Florida. Final Report. Florida Game and Fresh Water Fish Commission, Tallahassee, Florida.

Moler, P.E., editor, 1992.“Rare and Endangered Biota of Florida, Volume III. Amphibians and Reptiles”. University Press of Florida.

Rodgers, J.A., H.W. Kale II and H.T. Smith, editors. 1992. “Rare and Endangered Biota of Florida Volume V. Birds”. University Press of Florida.

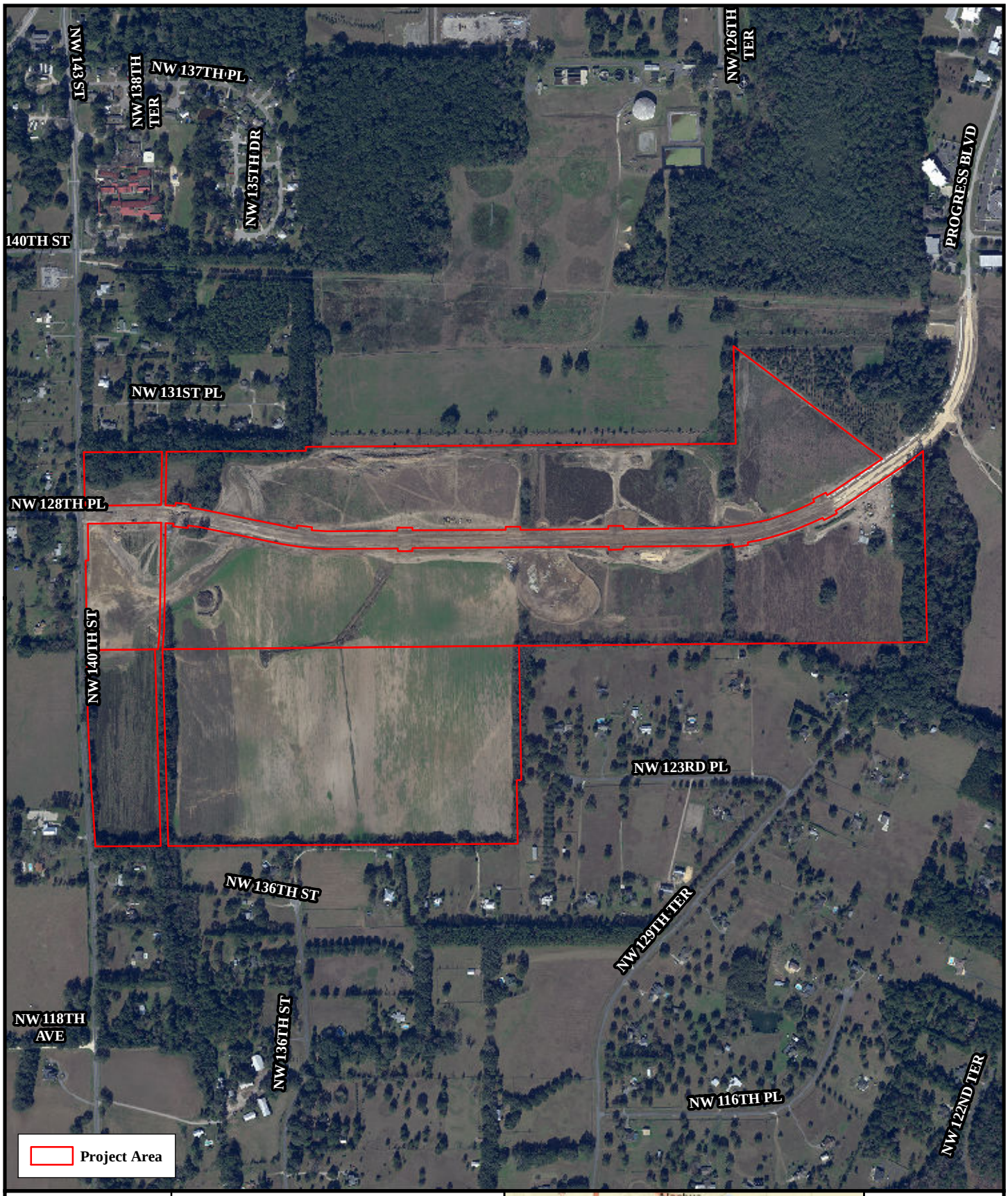
Runde, D.E., J.A. Gore, J.A. Hovis, M.S. Robson and P.D. Southall. 1991. "Florida Atlas of Breeding Sites for Herons and Their Allies: Update 1986-89." Florida Game and Freshwater Fish Commission, Division of Wildlife, Nongame Wildlife Program Technical Report, No. 10.

U.S. Department of Agriculture (USDA)/Natural Resource Conservation Service (NRCS) Soil Survey of Alachua County, Florida.

U.S. Geological Survey (USGS) Topographic Quadrangle Maps. Online resources available from http://topomaps.usgs.gov/.

U.S. Fish and Wildlife Survey (FWS). National Wetland Inventory (NWI). Online resources available from http://www.fws.gov/wetlands/Data/Mapper.html.

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



Feet

0 1 in = 900 feet 900

SAN FELASCO VENTURES
CHW PROFESSIONAL CONSULTANTS

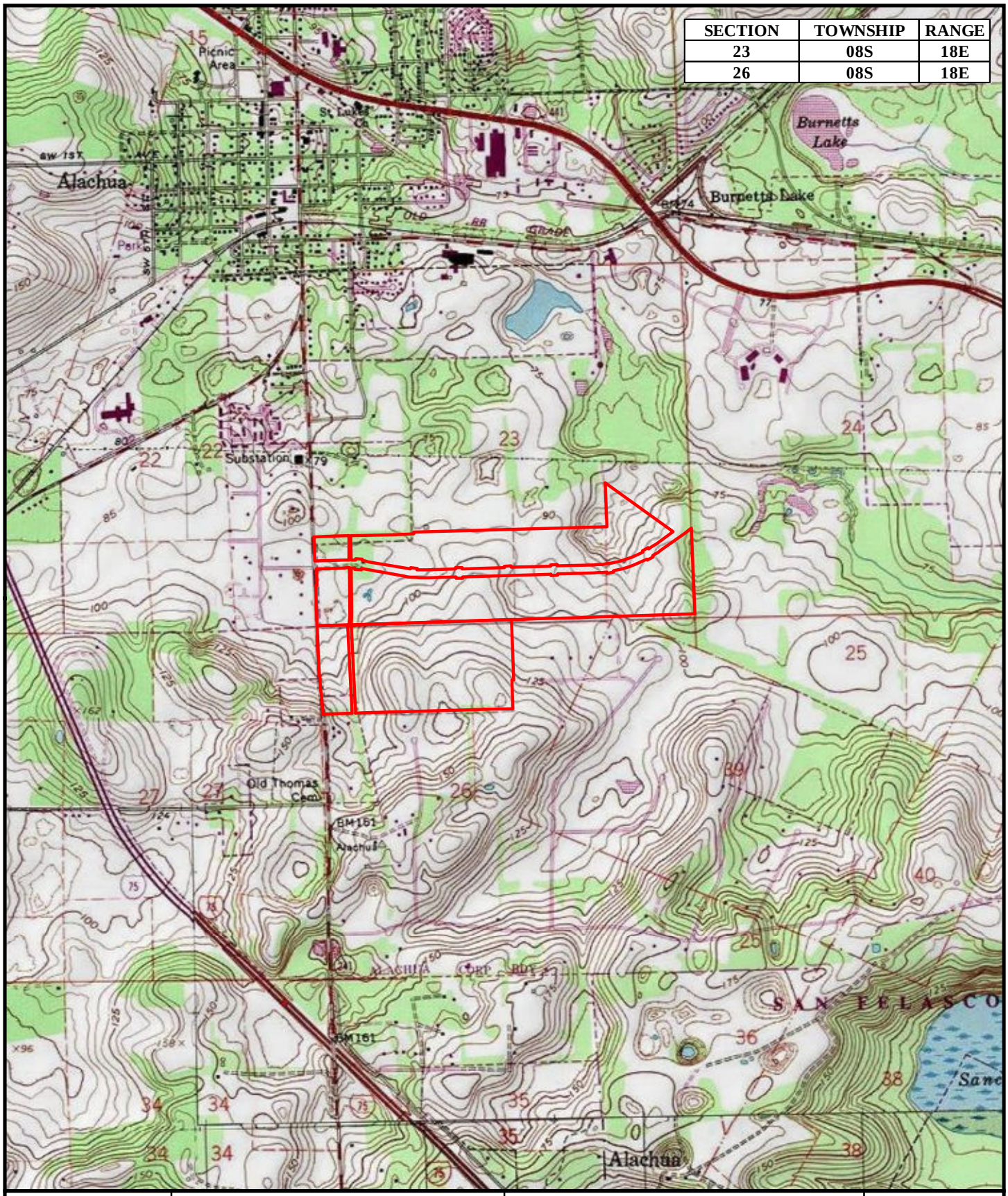
ALACHUA COUNTY, FLORIDA



N
W E
S

AERIAL MAP

P:\0326CHW\001-San Felasco Ventures\GIS\JDLS AERIAL 05132021.mxd



SECTION	TOWNSHIP	RANGE
23	08S	18E
26	08S	18E

Feet
0 1 in = 2,000 feet 2,000

SAN FELASCO VENTURES
CHW PROFESSIONAL CONSULTANTS

ALACHUA COUNTY, FLORIDA

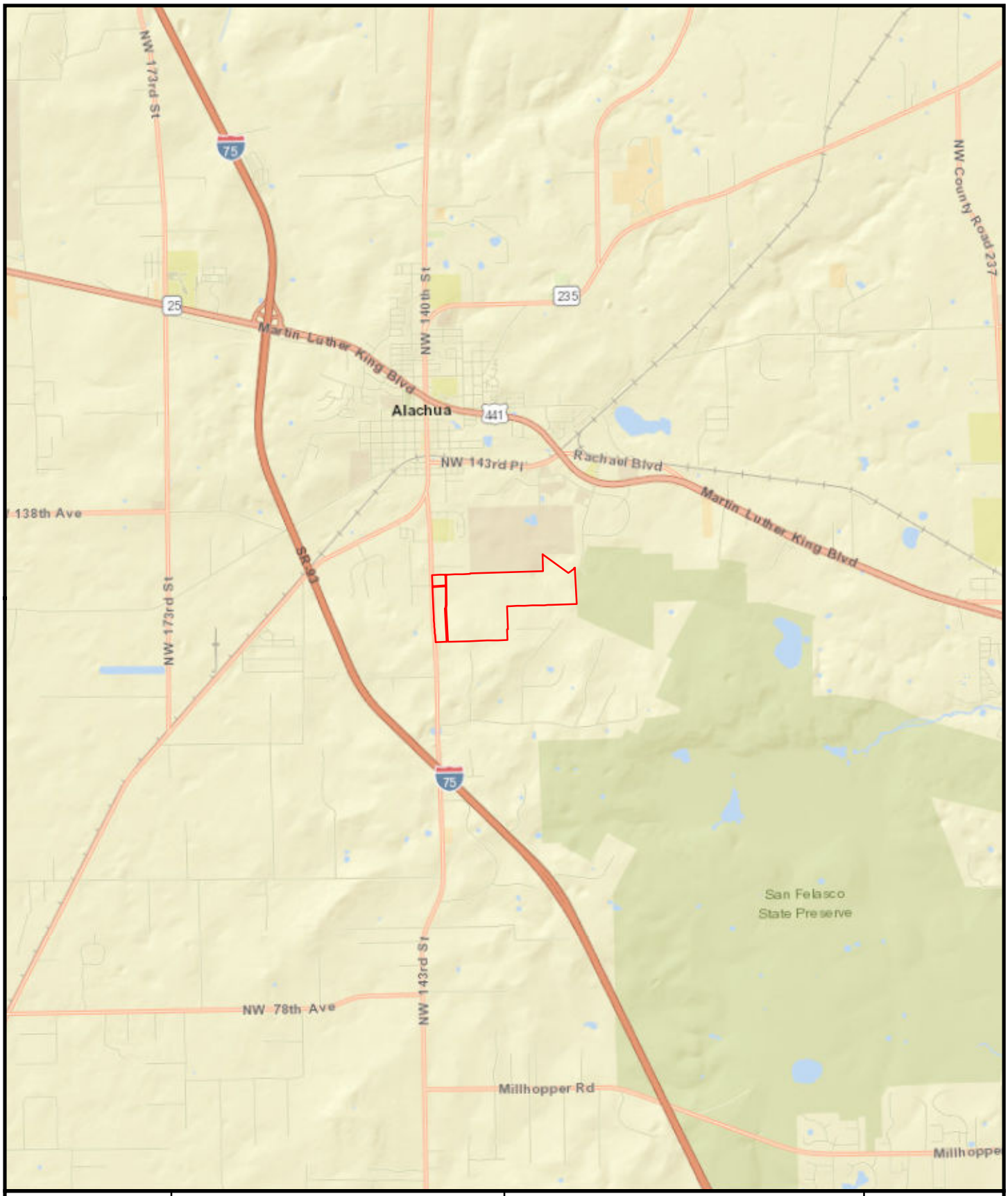
Project Area

N
W E
S

QUAD MAP

FLATWOODS Consulting Group

P:\0326CHW\001-San Felasco Ventures\GIS\JDLS QUAD 05132021.mxd



Miles

0 1 in = 1 miles 1

SAN FELASCO VENTURES
CHW PROFESSIONAL CONSULTANTS

ALACHUA COUNTY, FLORIDA

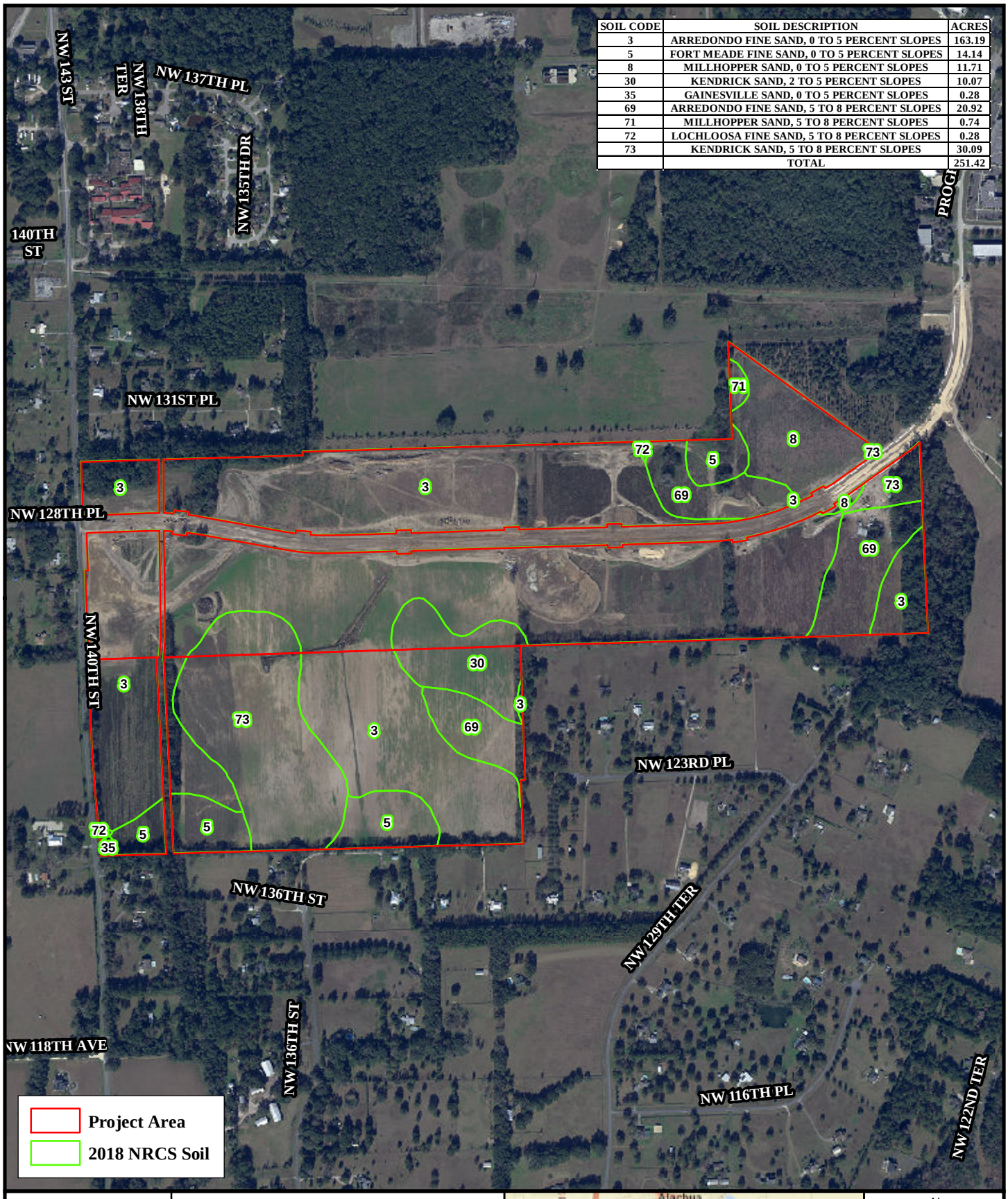
Project Area

N
W E
S

LOCATION MAP

FLATWOODS Consulting Group

P:\0326CHW\001-San Felasco Ventures\GIS\JDLS QUAD 05132021.mxd



SOIL CODE	SOIL DESCRIPTION	ACRES
3	ARREDONDO FINE SAND, 0 TO 5 PERCENT SLOPES	163.19
5	FORT MEADE FINE SAND, 0 TO 5 PERCENT SLOPES	14.14
8	MILLHOPPER SAND, 0 TO 5 PERCENT SLOPES	11.71
30	KENDRICK SAND, 2 TO 5 PERCENT SLOPES	10.07
35	GAINESVILLE SAND, 0 TO 5 PERCENT SLOPES	0.28
69	ARREDONDO FINE SAND, 5 TO 8 PERCENT SLOPES	20.92
71	MILLHOPPER SAND, 5 TO 8 PERCENT SLOPES	0.74
72	LOCHLOOSA FINE SAND, 5 TO 8 PERCENT SLOPES	0.28
73	KENDRICK SAND, 5 TO 8 PERCENT SLOPES	30.09
	TOTAL	251.42

Feet
0 1 in = 900 feet 900

SAN FELASCO VENTURES
CHW PROFESSIONAL CONSULTANTS

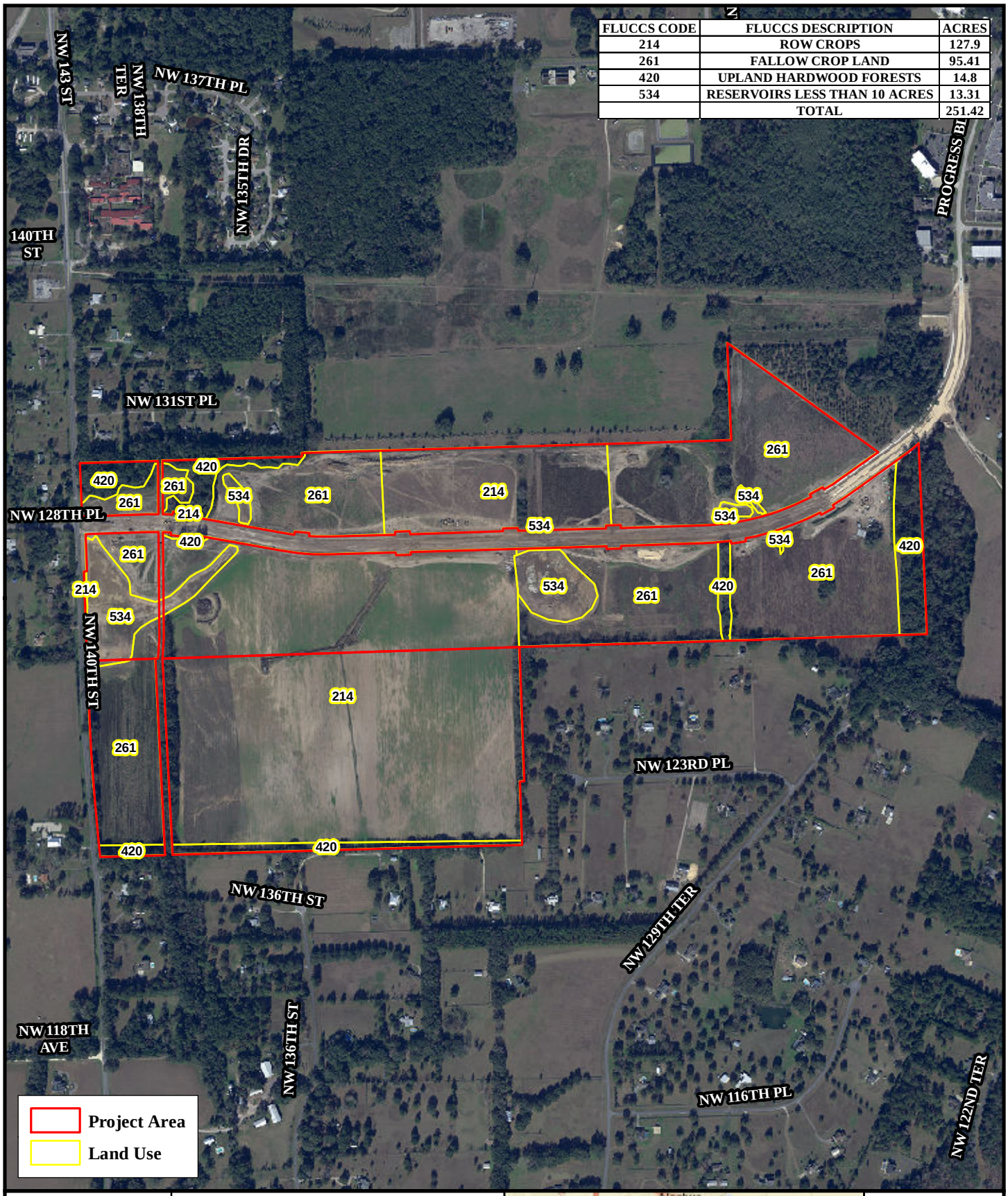
ALACHUA COUNTY, FLORIDA



N
W E
S

SOIL MAP

P:\0326CHW\001-San Felasco Ventures\GIS\JDLS SOIL 05262021.mxd



FLUCCS CODE	FLUCCS DESCRIPTION	ACRES
214	ROW CROPS	127.9
261	FALLOW CROP LAND	95.41
420	UPLAND HARDWOOD FORESTS	14.8
534	RESERVOIRS LESS THAN 10 ACRES	13.31
	TOTAL	251.42

Feet
0 1 in = 900 feet 900

FLATWOODS Consulting Group

SAN FELASCO VENTURES
CHW PROFESSIONAL CONSULTANTS

ALACHUA COUNTY, FLORIDA



N
W E
S

LAND USE MAP

P:\0326CHW\001-San Felasco Ventures\GIS\JDLS LAND USE 05262021.mxd



Feet

0 1 in = 900 feet 900

SAN FELASCO VENTURES
CHW PROFESSIONAL CONSULTANTS

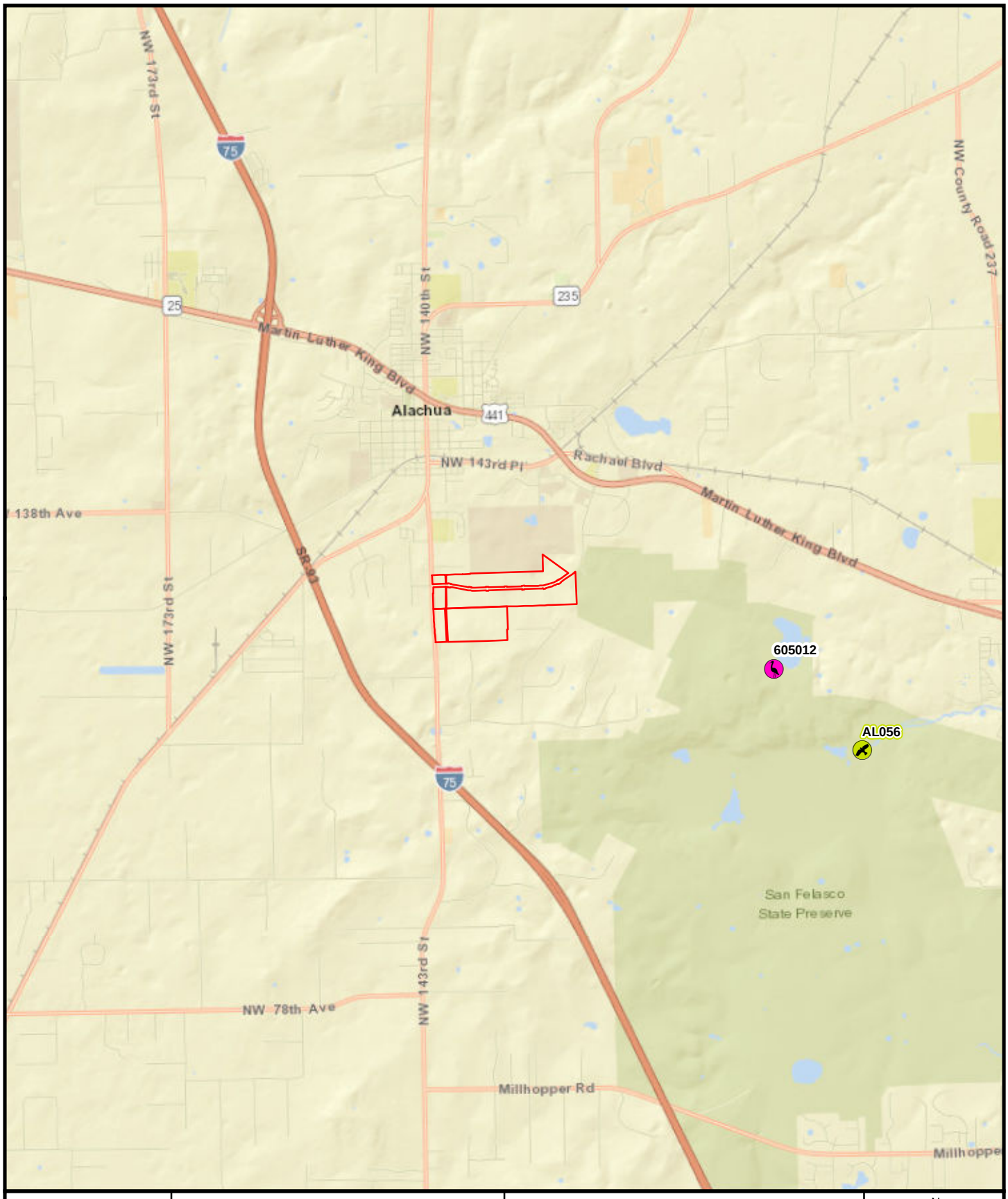
ALACHUA COUNTY, FLORIDA



N
W E
S

ECO SURVEY MAP

P:\0326CHW\001-San Felasco Ventures\GIS\JDLS ECO SURVEY 05262021.mxd



Miles

0 1 in = 1 miles 1

SAN FELASCO VENTURES
CHW PROFESSIONAL CONSULTANTS

ALACHUA COUNTY, FLORIDA

Project Area

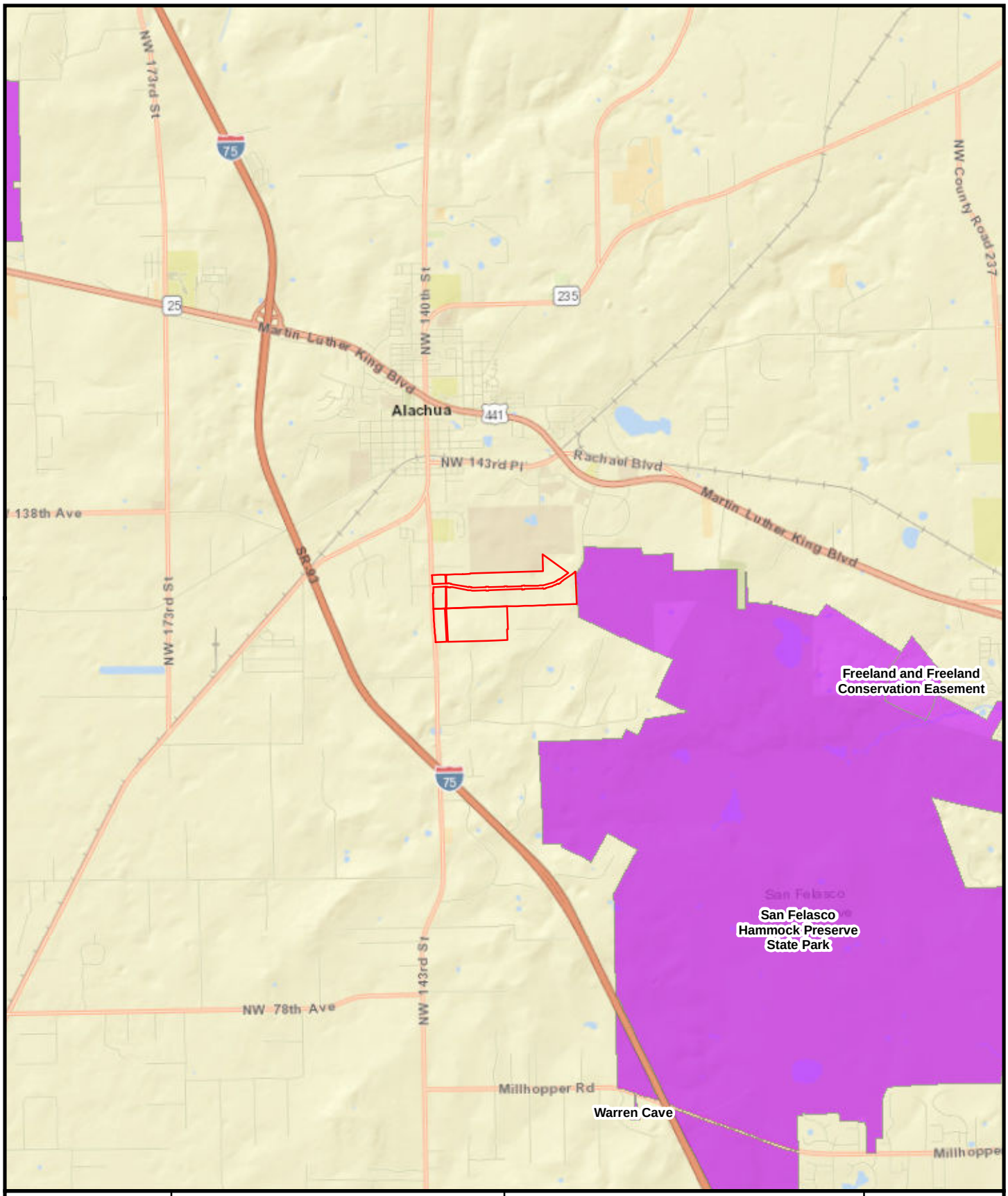
Active Wading Bird Colony

Eagle Nest

N
W E
S

FNAI / FWC MAP

P:\0326CHW\001-San Felasco Ventures\GIS\JDLS FNAI FWC 05262021.mxd



Miles

0 1 in = 1 miles 1

SAN FELASCO VENTURES
CHW PROFESSIONAL CONSULTANTS

ALACHUA COUNTY, FLORIDA

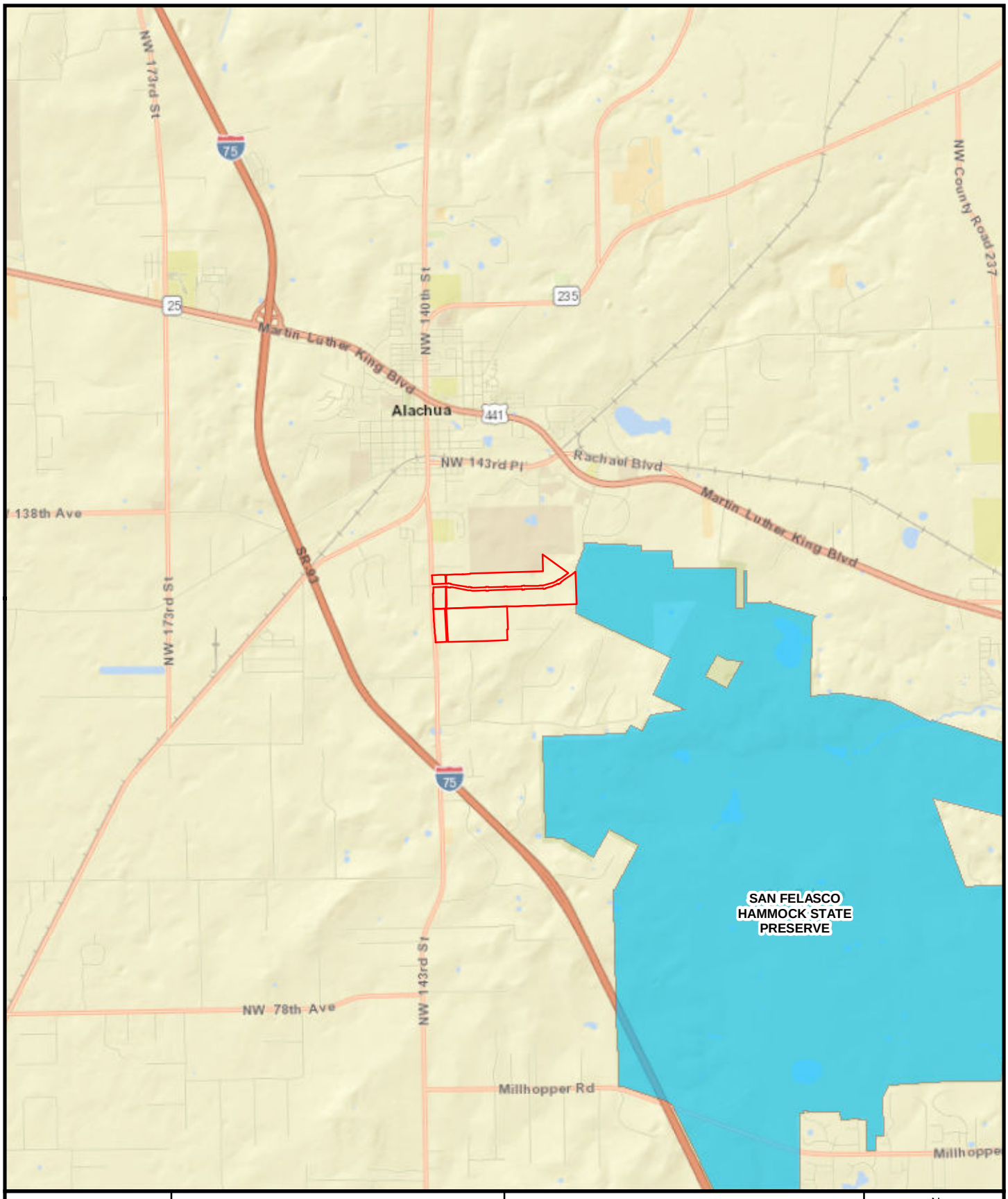
Project Area

Florida Conservation Lands

N
W E
S

PROTECTED LANDS MAP

P:\0326CHW\001-San Felasco Ventures\GIS\JDLS PROTECTED LANDS 05262021.mxd



Miles

0 1 in = 1 miles 1

SAN FELASCO VENTURES
CHW PROFESSIONAL CONSULTANTS

ALACHUA COUNTY, FLORIDA

Project Area

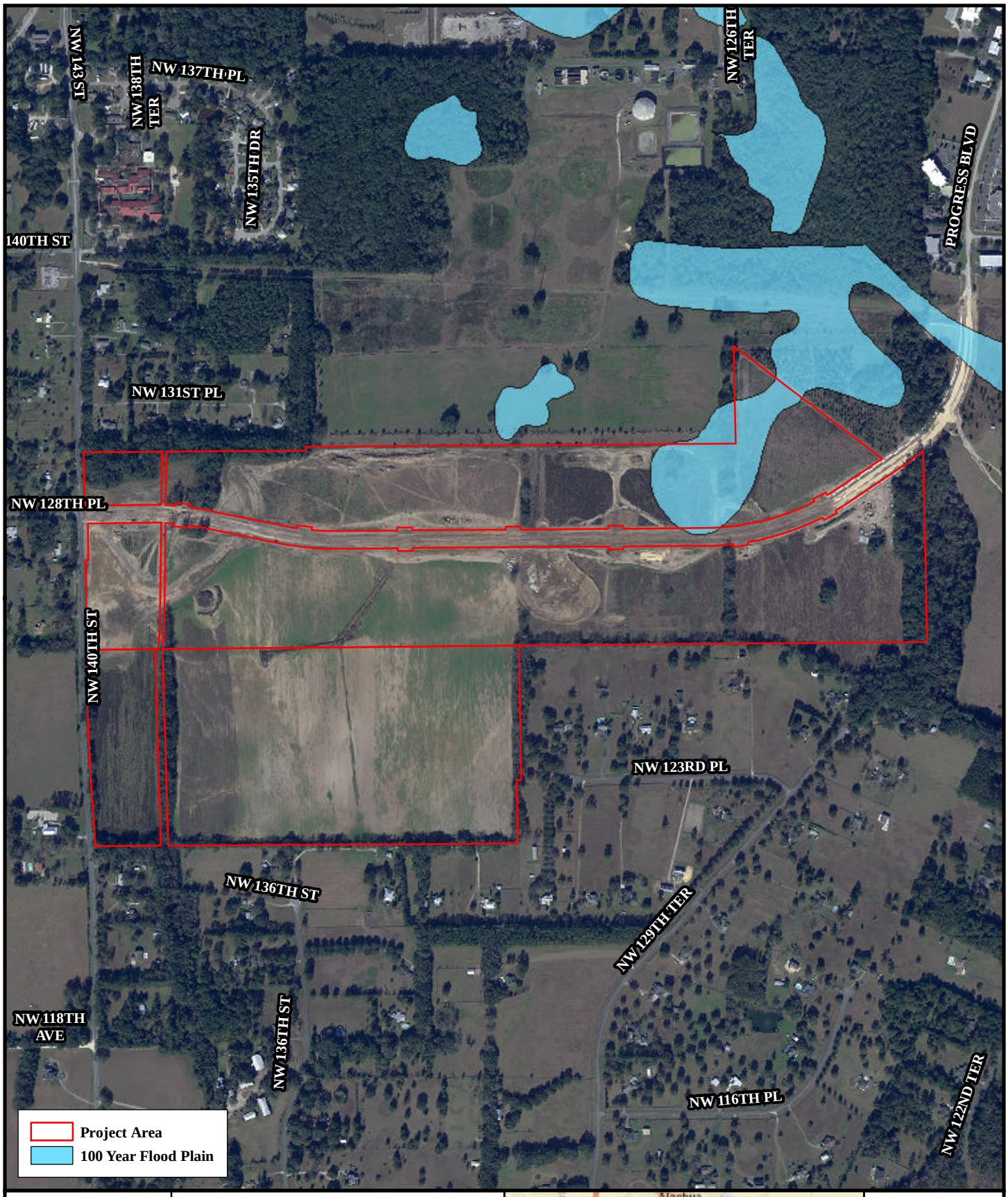
Outstanding Florida Waters April 2020

N
W E
S

PROTECTED WATERS MAP

FLATWOODS Consulting Group

P:\0326CHW\001-San Felasco Ventures\GIS\JDLS PROTECTED WATERS 05262021.mxd



Feet

0 1 in = 900 feet 900

SAN FELASCO VENTURES
CHW PROFESSIONAL CONSULTANTS

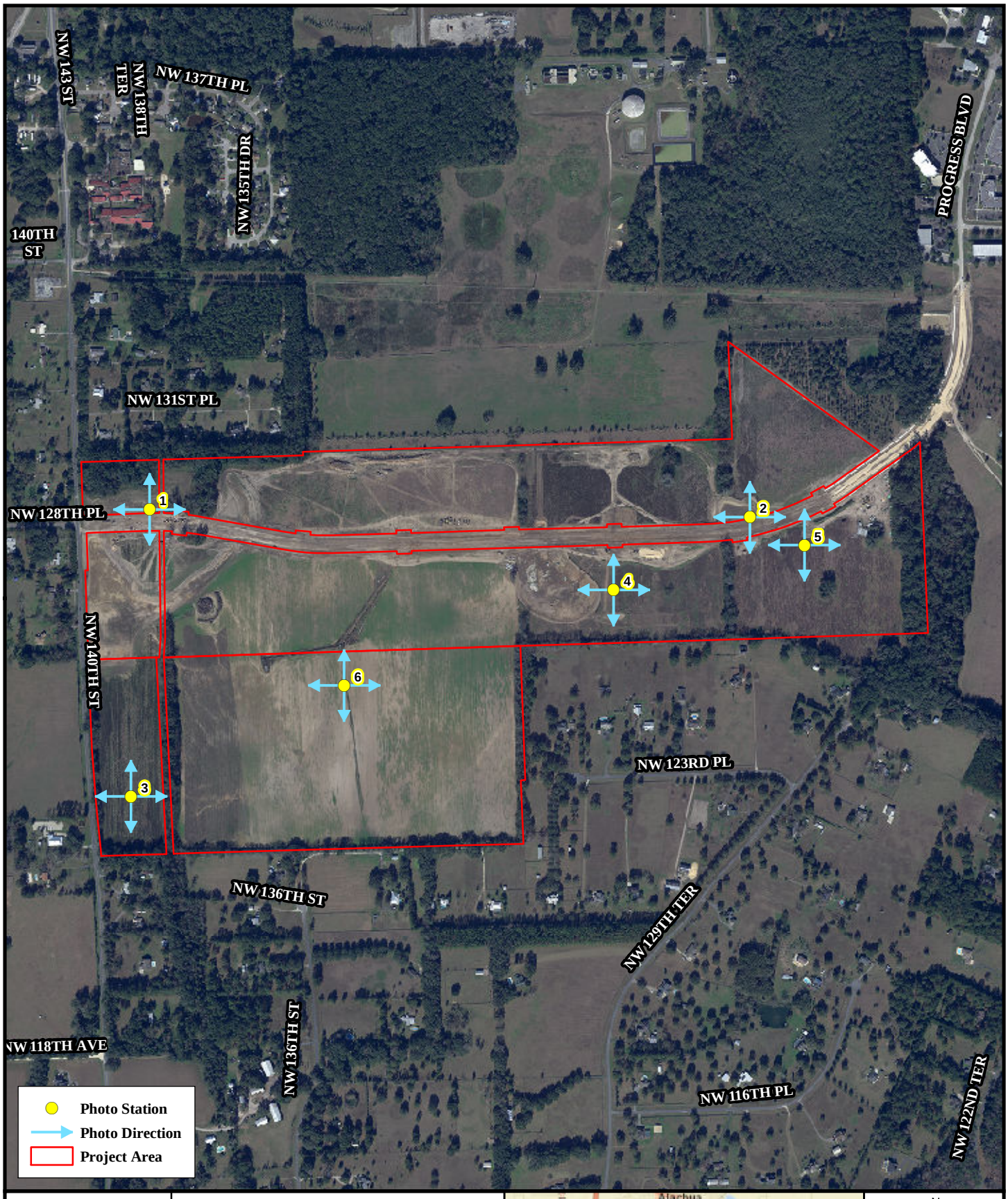
ALACHUA COUNTY, FLORIDA



N
W E
S

FLOODPLAIN MAP

P:\0326CHW\001-San Felasco Ventures\GIS\JDLS FLOOD PLAIN 05262021.mxd



Feet

0 1 in = 900 feet 900

SAN FELASCO VENTURES
CHW PROFESSIONAL CONSULTANTS

ALACHUA COUNTY, FLORIDA



N
W E
S

PHOTO STATION MAP

P:\0326CHW\001-San Felasco Ventures\GIS\JDLS PHOTO STATION 05262021.mxd



Photo Station 1, view north



Photo Station 1, view east



Photo Station 1, view south



Photo Station 1, view west



Photo Station 2, view north



Photo Station 2, view east



Photo Station 2, view south



Photo Station 2, view west



Photo Station 3, view north



Photo Station 3, view east



Photo Station 3, view south



Photo Station 3, view west



Photo Station 4, view north



Photo Station 4, view east



Photo Station 4, view south



Photo Station 4, view west



Photo Station 5, view north



Photo Station 5, view east



Photo Station 5, view south



Photo Station 5, view west



Photo Station 6, view north



Photo Station 6, view east



Photo Station 6, view south



Photo Station 6, view west



Surface Water 1



Surface Water 2



Surface Water 3



Surface Water 4



Surface Water 5



Surface Water 6



Surface Water 7

COUNTYWIDE WETLAND PROTECTION CODE SELF-CERTIFICATION FORM

Instructions: Submit this form to self-certify that the proposed activity complies with the surface water, wetland and buffer protection requirements outlined in Chapter 77, Article II of the Alachua County Code, or is exempt under Sec. 77.21. If you are unsure if your activity is in compliance or exempt, please fill out a Verification Request Form or contact staff at wetlands@alachuacounty.us for more information. Please note, you do not need to submit this form for bona-fide farm operations consistent with the provisions of F.S. 163.3162 or F.S. 823.14(6).

PART 1. APPLICANT INFORMATION	
Owner Name: U of F Foundation, Inc.	Applicant/Agent Name: Travis Hastay, P.E.
Phone: Contact Agent	Company: CHW
Email: Contact Agent	Phone: (352) 331-1976
	Email: travish@chw-inc.com
PART 2. PROPERTY INFORMATION	
Tax Parcel Numbers: 03929-000-000	Address: TBD
City: Alachua	Zip: 32615

PART 3. SELF-CERTIFICATION

I, Travis Hastay owner of the property or authorized agent for the owner, self-certify that the proposed activity complies with the surface water, wetland and buffer protection requirements found in Chapter 77, Article II of the Alachua County Code based on the following (select all that apply):

1. ☐ There are no wetlands, other surface waters, or buffers on or adjacent to the property (if you select this option, proceed to Acknowledgment and submit your self-certification)
2. ☐ There are wetlands, other surface waters, or buffers present on or adjacent to the property, but the proposed activity is outside of protected wetlands, surface waters and buffers (complete Part 4, Project Information)
3. ☑ There are wetlands, or other surface waters, or buffers present on or adjacent to the property, and there is work proposed in wetlands, other surface waters or buffers, but the proposed activity is exempt by Section 77.21(a) as follows (complete Part 4, Project Information)
4. ☐ There are wetlands, other surface waters, or buffers present on or adjacent to the property, but the proposed activity is exempt by Section 77.21(b) as an Urban Redevelopment Project (complete Part 5, Urban Redevelopment Projects).

PART 4. PROJECT INFORMATION

If you selected Self-certification [2] or [3] above, in addition to the information described in this form, your self-certification must also include:

- One set of plans, drawings, or sketches and other supporting documents that clearly and legibly depict and describe the proposed activities in sufficient detail to demonstrate that the work complies with protection requirements (buffer distances) or qualifies for the exemption.

Please answer the following:

Were wetlands and surface waters delineated by a qualified professional according to standards outlined in Florida Administrative Code Rule 62-340.300 for wetlands, and Rule 62-340.600 for surface waters?

[X] Yes [ ] No *Please note: wetland boundaries not delineated by a qualified professional are likely to be inaccurate. You may submit a Verification Request Form to verify compliance with protection requirements.*

Exemptions: Please list the exemption(s) you are requesting to use (refer to Sec. 77.21(a))

Exemption Sec 77.21(a)(11) - stormwater management facilities

Describe in detail how the proposed work will comply with the terms and conditions of the above exemption:

The affected surface water is part of an existing stormwater management system that conveys runoff from the south side of San Felasco Parkway to an existing depressional retention area on the north side. In post development, a dry retention facility will be constructed in the location of the existing surface water and provide for additional stormwater storage and treatment. In addition, the proposed stormwater facility will reduce disharge rates and volumes of the stormwater runoff conveyed beneath San Felasco Parkway, therefore improving the existing condition.

Date Activity is proposed to commence November 2021 to be completed May 2021

PART 5. URBAN REDEVELOPMENT PROJECTS

Please submit the following:

- One set of plans and drawings, recent survey, environmental information, and other supporting documents and calculations clearly and legibly depicting that the existing site is 40%, or more, impervious surfaces.

ACKNOLWEDGMENT

I understand this notice is provided as self-certification of compliance with Chapter 77, Article II, Alachua County Code, or qualification to use exemption(s) found in Section 77.21.

Travis Hastay		8/30/21
Typed/Printed Name	Signature	Date

IMPORTANT: Applications for activities that do not comply with protection requirements found in Chapter 77, Article II nor any of the listed exemptions in Section 77.21, and are requesting to impact wetland and/or surface waters or their buffers must submit an ***Application Form***. Final Alachua County BOCC approval of the proposed impacts and Mitigation and Monitoring Plan must be secured prior to initiating the activity within wetlands or buffers.

and that, 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.

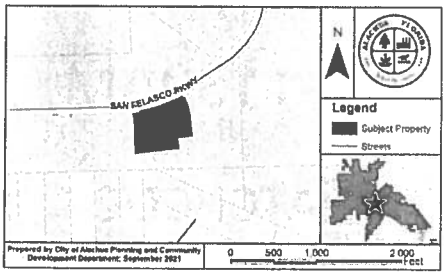
In accordance with the Americans with Disabilities Act, persons with disabilities needing a special accommodation for attendance at this meeting should contact MV Transportation, Inc. at (352) 375-2784, no later than 72 hours prior to the proceedings. If hearing impaired, call the Florida Relay System at (800) 955-8770.

(Published: Alachua County Today - October 28, 2021)

City of ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on November 9, 2021, 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 Travis Hastay, P.E., of Causseaux, Hewett, & Walpole, Inc., applicant and agent for the University of Florida Foundation, property owner, for consideration of a Site Plan proposing the construction of a ±54,800 square foot research and development facility with associated site improvements on a ±8.34 acre subject property; Tax Parcel Number 03929-000-000; FLUM: Corporate Park; Zoning: Corporate Park (CP).



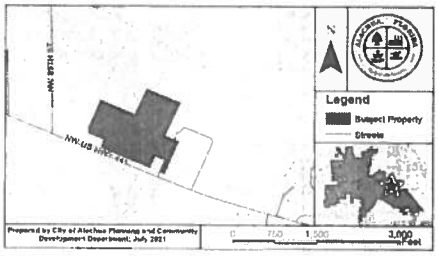
At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - October 28, 2021)

City of ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA FOR RATIFICATION OF THE PLANNING & ZONING BOARD'S APPROVAL OF A SITE PLAN

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on November 9, 2021, at 6:00 p.m. in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the ratification of the request by Rob Davis, P.E., of Wood Environment & Infrastructure Solutions, Inc., applicant and agent for IIP FL 3 LLC, property owner, for a Site Plan which was approved at the October 12, 2021 meeting of the City of Alachua Planning & Zoning Board proposing parking lot and site improvements and the addition of ±912 square feet of new floor area on a ±36.26 acre subject property, located at 12895 NW US Highway 441; Tax Parcel No. 05855-004-000 and 05855-004-001; FLUM: Industrial; Zoning: Industrial General (IG).



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.

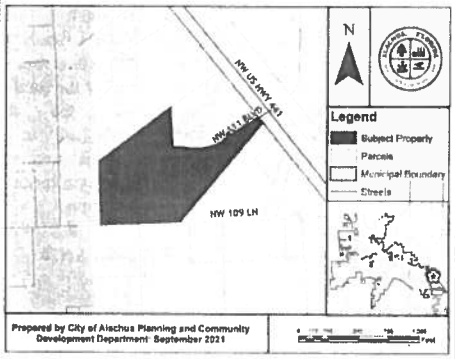
(Published: Alachua County Today - October 28, 2021)

Alachua County Today
is your best source for local news - 386.462.3355

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 November 15, 2021 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 Chad Colson, of CHW, Inc., applicant and agent, for Alachua Crossings, LLC property owner, for consideration of the Final Plat of Alachua Crossings. The final plat proposes a minor subdivision to plat the ±16.02 acre subject property into two lots, along with common areas and an easement for ingress/egress. The subject property is located at 5550 NW 111th Boulevard. Tax Parcel Numbers 05885-010-003; Future Land Use Map (FLUM) Designation: Commercial; Zoning: Commercial Intensive (CI).



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 - October 28, 2021)

AFFIDAVIT FOR POSTED LAND USE SIGN

I Shona Tickatoose, POSTED THE LAND USE
(name)
SIGN ON 25 Oct 21 FOR THE Momentum Labs Site Plan
(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)

3
(number of signs)

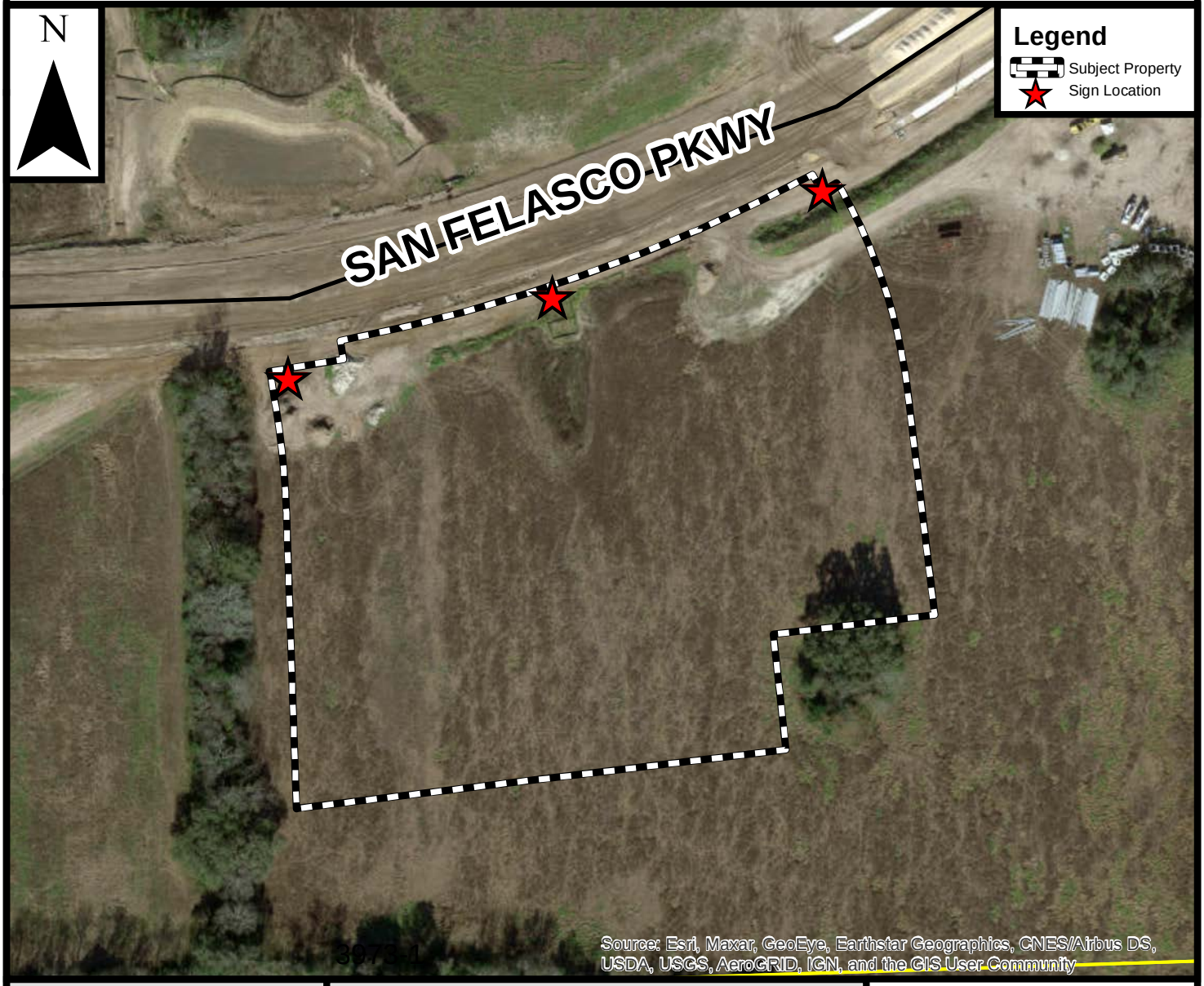
IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

Pursuant to Section 2.2.9(D) of the City's Land Development Regulations, posted notice signs must be placed on the land that is the subject of the application, along each street which is adjacent to or runs through the land in a manner that makes them clearly visible. Signs shall be posted at intervals of not more than 400 feet when the land subject to the application has less than 1,500 feet of road frontage. When the land subject to the application has 1,500 feet or more of road frontage, signs shall be posted at intervals of not more than 1,320 feet.

Signs shall be inspected by the City subsequent to their posting. The applicant shall be responsible for ensuring that the posted notice is maintained on the land subject to the application until the completion of the final public hearing on the application.

Signs must be removed by the applicant and returned to the City within ten days after the final decision on the application.

Momentum Labs
Site Plan



Prepared by the City of Alachua
Planning & Community Development Department

Prepared September 2021

DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that the data is dynamic and in a constant state of maintenance, correction, and update.

0 50 100 200
Feet

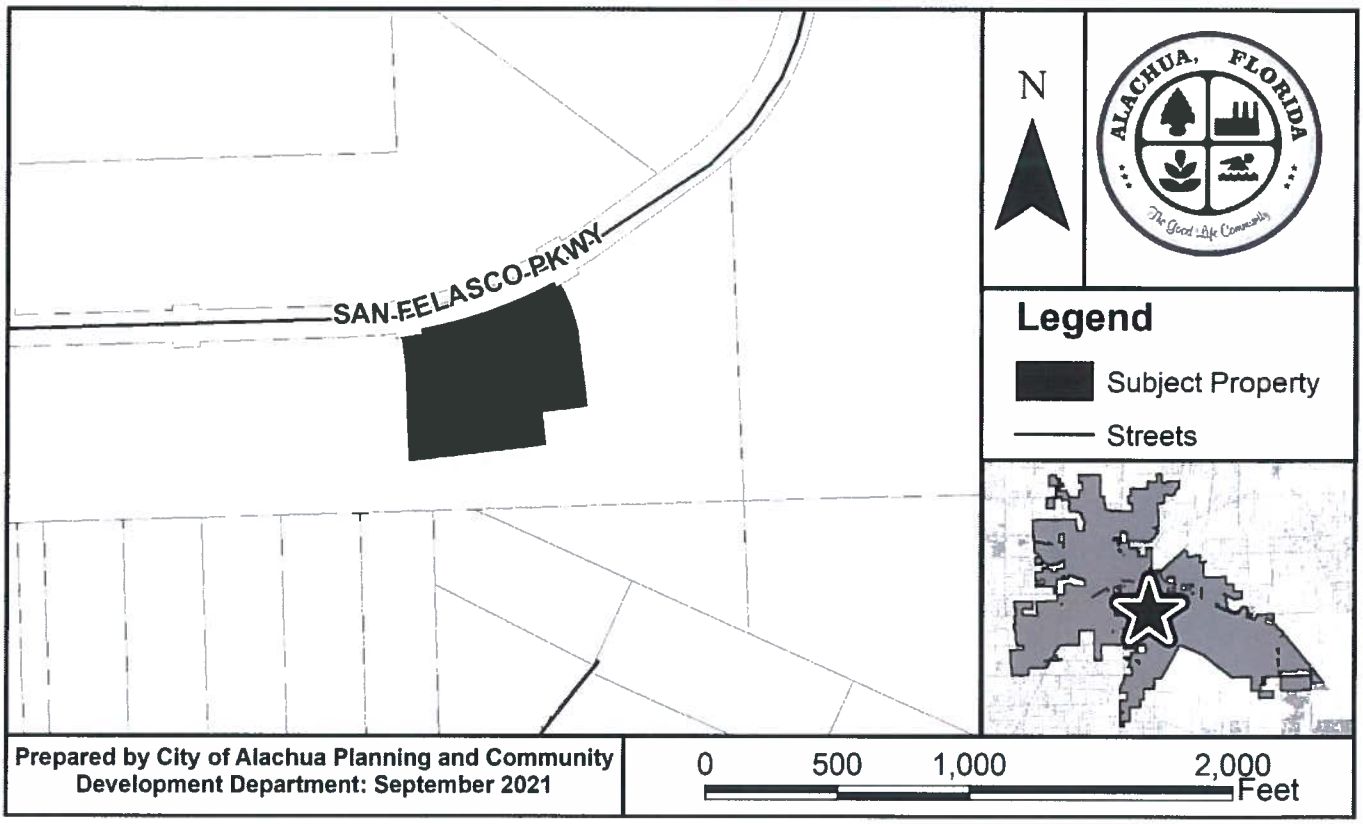
City of ALACHUA

THE GOOD LIFE COMMUNITY

Mailed 10/25/21 KC

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on November 9, 2021, 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 Travis Hastay, P.E., of Causseaux, Hewett, & Walpole, Inc., applicant and agent for the University of Florida Foundation, property owner, for consideration of a Site Plan proposing the construction of a ±54,800 square foot research and development facility with associated site improvements on a ±8.34 acre subject property; Tax Parcel Number 03929-000-000; FLUM: Corporate Park; Zoning: Corporate Park (CP).



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.

P.O. Box 9 ♦ Alachua, Florida 32616-0009
Phone: (386) 418-6121 ♦ Fax: (386) 418-6130

AVERY 5960 Easy Peel Address Labels Bend along line to expose Pop-up Edge Go to avery.com/templates Use Avery Template 5160

CASON EVELYN YVONNE
12616 NW 140TH ST
ALACHUA, FL 32615

CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

DUQUE DIEGO ALONSO & MARIA MARG
13751 NW 131ST PL
ALACHUA, FL 32615

EDWARDS CHARLES T & NORMA G
13108 NW 140TH ST
ALACHUA, FL 32615

FOUNDATION FOR ENVIROMENTAL RESI
510 MISSISSIPPI RIVER BLVD N
ST PAUL, MN 55104

GRIFFIS & GRIFFIS JR TRUSTEES
PO BOX 40
ALACHUA, FL 32616

HARRIS GREGORY SCOTT & KELLY LYN
13950 NW 131ST PL
ALACHUA, FL 32615

HENLEY BRUCE LIFE ESTATE
PO BOX 2158
ALACHUA, FL 32615

HIGDON LINDA
PO BOX 118
ALACHUA, FL 32616

HOLMES JOHN E & JENNIFER A
13850 NW 131ST PL
ALACHUA, FL 32615

KIRKPATRICK & VAN DER LINDE H/W
13650 NW 131ST PL
ALACHUA, FL 32615

KOHN JOHN A & BETTE A
13551 NW 131ST PL
ALACHUA, FL 32615

LONG GREGORY M & MELISSA M
13026 NW 123RD PL
ALACHUA, FL 32615

MARO SHIRLEY A
12320 NW 129TH TER
ALACHUA, FL 32615

MILLS DOUGLAS W & CATHY A
13010 NW 123RD PL
ALACHUA, FL 32615

MORGAN & WALKO
12910 NW 140TH ST
ALACHUA, FL 32615

RICKES ROBERT E
13034 NW 123RD PL
ALACHUA, FL 32615

SALBERT JOHN
13851 NW 131ST PL
ALACHUA, FL 32615

SHAW FARMS OF ALACHUA INC
PO BOX 610
ALACHUA, FL 32616

SMITH JASON H & JESSICA A
13550 NW 131ST PL
ALACHUA, FL 32615

STATE OF FLA IIF
TIITF REC & PARKS SAN FELASCO HAMI
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

STORMANT JOHN F & SUSAN S
PO BOX 24
ALACHUA, FL 32616

SWIFT WILLIAM L & KATHERINE M
12413 NW 129TH TER
ALACHUA, FL 32615

TIPTON BRIAN & LAURA S
13002 NW 123RD PL
ALACHUA, FL 32615

U OF F FOUNDATION INC
PO BOX 14425
GAINESVILLE, FL 32604

UKHOVA TATIANA VASILYEVNA
13951 NW 131ST PL
ALACHUA, FL 32615

VALLELLANES CHARLOTTE V
13002 NW 140TH ST
ALACHUA, FL 32615

VERO EQUITIES INC
12416 NW 129TH TER
ALACHUA, FL 32615

Patents.avery.com/patents Étiquettes d'adresse Easy Peel Allez à avery.ca/gabarits

AVERY 5960
Easy Peel® Address Labels
Bend along line to expose Pop-up Edge®
Go to avery.com/templates
Use Avery Template 5160

BERG JAMES DEAN & SUSAN MARIE
12317 NW 129TH TER
ALACHUA, FL 32615

MARO SHIRLEY A
12320 NW 129TH TER
ALACHUA, FL 32615

STATE OF FLA IIF
TIITF REC & PARKS SAN FELASCO HAMI
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

SWIFT WILLIAM L & KATHERINE M
12413 NW 129TH TER
ALACHUA, FL 32615

TIPTON BRIAN & LAURA S
13002 NW 123RD PL
ALACHUA, FL 32615

U OF F FOUNDATION INC
PO BOX 14425
GAINESVILLE, FL 32604

VERO EQUITIES INC
12416 NW 129TH TER
ALACHUA, FL 32615

Patents: avery.com/patents
Etiquettes d'adresse Easy Peel
Allez à avery.ca/gabarits

AVERY 5960 | Easy Peel Address Labels | Go to avery.com/templates
Bend along line to expose Pop-up Edge | Use Avery Template 5160

ALACHUA CONGREGATION OF JEHOVAH
14000 NW 154TH AVE #8
ALACHUA, FL 32615

ALLIN & RICO H/W
12204 NW 140TH ST
ALACHUA, FL 32615

BASSO CHRISTOPHER N & KARI B
12111 NW 136TH ST
ALACHUA, FL 32615

CANDILARIA OSCAR
13023 NW 123RD PL
ALACHUA, FL 32615

CASON EVELYN YVONNE
12616 NW 140TH ST
ALACHUA, FL 32615

COLLINS STEVEN W & BARBARA J
1143 NW 76TH BLVD
GAINESVILLE, FL 32606

FOX & JACK
12107 NW 140TH ST
ALACHUA, FL 32615

GRIFFIS & GRIFFIS JR TRUSTEES
PO BOX 40
ALACHUA, FL 32616

HENLEY BRUCE LIFE ESTATE
PO BOX 2158
ALACHUA, FL 32615

LONG GREGORY M & MELISSA M
13026 NW 123RD PL
ALACHUA, FL 32615

MANGELSDORF ROY & JUDY
12103 NW 136TH ST
ALACHUA, FL 32615

PIAZZA JUSTIN & REBECCA
12014 NW 136TH ST
ALACHUA, FL 32615

RICKES ROBERT E
13034 NW 123RD PL
ALACHUA, FL 32615

SHAW FARMS OF ALACHUA INC
PO BOX 610
ALACHUA, FL 32616

U OF F FOUNDATION INC
PO BOX 14425
GAINESVILLE, FL 32604

WALKER FREDERICK JAMES & LINDA M
PO BOX 725
ALACHUA, FL 32616

WOODWARD & WOODWARD CO-TRUSTI
12026 NW 136TH ST
ALACHUA, FL 32615

Mark and Daryn Rose
12416 NW 129th Ter
Alachua, FL 32615

Étiquettes d'adresse Easy Peel | Allez à avery.ca/gabarits

AVERY 5960 Easy Peel Address Labels Bend along line to expose Pop-up Edge Go to avery.com/templates Use Avery Template 5160

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville FL 32653

Dan Rhine
288 Turkey Creek
Alachua FL 32615

Richard Gorman
5716 NW 93rd Avenue
Alachua FL 32653

Tom Gorman
9210 NW 59th Street
Alachua FL 32653

Peggy Arnold
410 Turkey Creek
Alachua FL 32615

David Forest
23 Turkey Creek
Alachua FL 32615

President
TCMOA
1000 Turkey Creek
Alachua FL 32615

Linda Dixon, AICP
Assistant Director Planning
PO Box 115050
Gainesville FL 32611

Craig Parenteau
FL Deptarment of Environmental Protection
4801 Camp Ranch Road
Gainesville FL 32641

Jeannette Hinsdale
P.O. Box 1156
Alachua FL 32616

Lynn Coullias
7406 NW 126th Ave
Alachua FL 32615

Lynda Coon
7216 NW 126 Avenue
Alachua FL 32615

Tamara Robbins
PO Box 2317
Alachua FL 32616

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

Bonnie Flynn
16801 NW 166th Drive
Alachua FL 32615

Hugh & Jean Calderwood
P.O. Box 2307
Alachua FL 32616

Lisia Jenkins
P.O. Box 1071
Alachua FL 32616

Shasta Schoelhorn
15907 NW 188th St
Alachua, FL 32615

Pats: avery.com/patents Étiquettes d'adresse Easy Peel Allez à avery.ca/gabarits