Mayor Walter Welch
Vice Mayor Shirley Green Brown
Commissioner Jacob Fletcher
Commissioner Jennifer Ringersen
Commissioner Dayna Williams

City Manager Rodolfo Valladares
City Attorney Scott Walker

The City Commission will conduct a

Regular City Commission Meeting
At 6:00 PM

to address the item(s) below.

Meeting Date: December 8, 2025

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

City Commission Meeting

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

CALL TO ORDER

INVOCATION

PLEDGE TO THE FLAG

APPROVAL OF THE AGENDA

APPROVE READING OF PROPOSED ORDINANCES AND RESOLUTIONS BY TITLE ONLY

I. SPECIAL PRESENTATIONS

A) ALACHUA ELEMENTARY SCHOOL STUDENT PERFORMING ARTS APPRECIATION

B) MATTHEW LEWEY PROCLAMATION

C) FISCAL ANALYSIS REPORT FOR FY 2024-2025 THROUGH SEPTEMBER 30, 2025

II. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

(Please Limit to 3 Minutes. Any citizen who is unable to speak at this time will have an opportunity to speak at the end of the meeting)

III. COMMITTEE REPORTS/COMMITTEE APPOINTMENTS/CITY ANNOUNCEMENTS

A) APPOINTMENT TO THE PLANNING AND ZONING BOARD (PZB)

IV. PUBLIC HEARINGS AND ORDINANCES

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

A) PPP25-0002 | AMENDMENT TO FLETCHER TRACE MAJOR SUBDIVISION PRELIMINARY PLAT - A REQUEST BY NV5, INC. (AGENT) ON BEHALF OF FLETCHER DEVELOPMENT, LLC (PROPERTY OWNER) FOR AN AMENDMENT TO THE FLETCHER TRACE MAJOR SUBDIVISION PRELIMINARY PLAT PROPOSING REPHASING AND REDUCING THE TOTAL NUMBER OF SINGLE-FAMILY ATTACHED LOTS FROM 128 TO 28 AND INCREASING THE TOTAL NUMBER OF SINGLE-FAMILY DETACHED LOTS FROM 344 TO 410, FOR A NET DECREASE OF 34 LOTS ON A ± 118.20-ACRE SUBJECT PROPERTY GENERALLY LOCATED SOUTHEAST OF COUNTY ROAD 235 AND NORTH OF NW 110TH AVENUE (TAX PARCEL 03980-002-001); FLU: MODERATE DENSITY RESIDENTIAL; ZONING: PLANNED DEVELOPMENT – RESIDENTIAL (PD-R)(QUASI-JUDICIAL HEARING).

B) ORDINANCE 26-01 - AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF SUBPART B OF THE CITY OF ALACHUA CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS ("LDRS"); AMENDING SECTION 4.4.4(A)(2) RELATING TO MANUFACTURED HOMES AS ACCESSORY DWELLING UNITS IN THE AGRICULTURAL ("A") AND RESIDENTIAL SINGLE-FAMILY - 1 ("RSF-1") ZONE DISTRICTS; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE (LEGISLATIVE HEARING; SECOND READING).

C) PSP25-0007 | WESTSIDE COMMONS INFRASTRUCTURE PLAN - A REQUEST BY ALAKAI ACQUISITIONS LLC (APPLICANT/AGENT) ON BEHALF OF BROWNING FAMILY REVOCABLE TRUST AND SANTA FE HILLS CHURCH OF CHRIST, INC. (PROPERTY OWNERS) FOR AN INFRASTRUCTURE PLAN WHICH PROPOSES THE INSTALLATION OF COMMON DRIVEWAYS, STORMWATER FACILITIES, UTILITIES, AND OTHER INFRASTRUCTURE FOR THREE COMMERCIAL LOTS ON A ± 5.07-ACRE SUBJECT PROPERTY; TAX PARCEL: 03044-001-002, 03044-002-000; FLU: COMMERCIAL; ZONING: COMMUNITY COMMERCIAL (QUASI-JUDICIAL HEARING).

V. AGENDA ITEMS

A) Discussion and Direction: Public Records Requests and Access to City Policies

VI. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

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

VII. COMMENTS FROM CITY MANAGER AND CITY ATTORNEY

VIII. COMMISSION COMMENTS/DISCUSSION

ADJOURN

CONSENT AGENDA

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

A) PURCHASE OF PRIMARY UG WIRE

B) APPROVAL OF NOVEMBER 24, 2025 MINUTES

Commission Agenda Item

MEETING DATE: December 8, 2025
SUBJECT: Alachua Elementary School Student Performing Arts Appreciation
PREPARED BY: LeAnne Williams, Deputy City Clerk
RECOMMENDED ACTION:
Receive the presentation.

Summary

Performing arts offer a human connection like no other. They are a way of expressing thoughts and emotions through a variety of mediums. Tonight, the Mistletones from Alachua Elementary will perform Hanukkah O Hanukkah and Rockin' Around the Christmas Tree. After the Commission receives the performance, Mayor Welch and Ms. Christine Eckstein will hand out the certificates to the musicians.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

ATTACHMENTS

None

Commission Agenda
Item

MEETING DATE: December 8, 2025
SUBJECT: Matthew Lewey Proclamation
PREPARED BY: LeAnne Williams, Deputy City Clerk
RECOMMENDED ACTION:
Receive the proclamation.

Summary

Matthew Lewey was a former resident of Alachua/Newnansville. He served as a Mayor, editor, Postmaster, Justice of the Peace, and State legislator. The Alachua/Newnansville Subcommittee of the Alachua County Community Remembrance Project is here to honor the memory of this remarkable Civil Rights leader.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

ATTACHMENTS

1. 2025 Matthew Lewey Proc
2. Proclamation-Matthew Lewey.Signed

City of Alachua, Florida

Office of Mayor Walter Welch

PROCLAMATION

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

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

WHEREAS, Matthew Lewey moved to Newnansville (present-day Alachua) and served as Postmaster from February 19, 1874, to February 6, 1875, and,

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

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

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

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

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

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

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

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

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

NOW, THEREFORE, I, Walter Welch, Mayor of the City of Alachua, representing the City and the City Commission, do hereby proclaim **December 18, 2025,** as

Matthew Lewey Day

IN WITNESS WHEREOF, I have hereunto set my hand this 08th day of December 2025.

ATTEST:

_____

Walter Welch, Mayor

City of Alachua, Florida

Office of Mayor Walter Welch

PROCLAMATION

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

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

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Matthew Lewey Day

IN WITNESS WHEREOF, I have hereunto set my hand this 08th day of December 2025.

ATTEST:

Walter Welch

Walter Welch, Mayor

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: December 8, 2025
SUBJECT: Fiscal Analysis Report for FY 2024-2025 through September 30, 2025
PREPARED BY: Tyler Williams
RECOMMENDED ACTION:
Receive the presentation.

Summary

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

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

ATTACHMENTS

1. Fiscal Analysis Presentation 20250930
2. Fiscal Analysis Report 20250930

CITY OF ALACHUA

FISCAL ANALYSIS REPORT

FISCAL YEAR 2024-2025

THROUGH SEPTEMBER 30, 2025

DECEMBER 8, 2025

Key Terms

- **Fiscal year: period beginning October 1, 2024 and ending September 30, 2025.**
- **Amended budget: budget including all changes since the beginning of the fiscal year.**
- **Period benchmark: percentage of fiscal year that has transpired - 100%.**
- **Encumbrances: Funds committed for future expenses.**

ALL FUNDS SUMMARY

	FY 24/25 AMENDED BUDGET	PERCENT OF TOTAL BUDGET
GENERAL FUND	20,673,002	29.98%
SPECIAL REVENUE FUNDS	4,839,916	7.02%
DEBT SERVICE FUND	797,657	1.16%
CAPITAL PROJECTS FUNDS	1,540,414	2.23%
ENTERPRISE FUNDS	36,859,984	53.46%
INTERNAL SERVICE FUND	4,243,960	6.15%
	68,954,933	**100.00%**

General Fund

- **Primary Revenue Source: Taxes**

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

General Fund

- **Sources of Funding (103%) –**
  - Current Revenues: $ 17.0M (82%)
  - Budgeted Balances: $ 4.4M (21%)
- **Uses of Funding (91%) –**
  - Expenses: $ 18.2M (88%)
  - Encumbrances: $ 544K (3%)

Special Revenue Funds

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

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

Special Revenue Funds

- **Sources of Funding (103%) –**
  - Current Revenues: $ 2.8M (58%)
  - Budgeted Balances: $ 2.2M (45%)
- **Uses of Funding (35%) –**
  - Expenses: $ 1.4M (30%)
  - Encumbrances: $ 246K (5%)

Debt Service Fund

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

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

Debt Service Fund

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

Capital Projects Funds

- **Primary Revenue Source: Intergovernmental Revenue**

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

Capital Projects Funds

- **Sources of Funding (4%) –**
  - Current Revenues: $ 10K (1%)
  - Budgeted Balances: $ 40K (3%)
- **Uses of Funding (9%) –**
  - Expenses: $ 46K (3%)
  - Encumbrances: $ 95K (6%)

Enterprise Funds

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

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

Enterprise Funds

- **Sources of Funding (101%) –**
  - Current Revenues: $ 26.3M (71%)
  - Budgeted Balances: $ 10.9M (30%)
- **Uses of Funding (72%) –**
  - Expenses: $ 24.5M (66%)
  - Encumbrances: $ 2.1M (6%)

Internal Service Fund

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

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

Internal Service Fund

- **Sources of Funding (101%) –**
  - Current Revenues: $ 2.4M (56%)
  - Balances: $ 1.9M (45%)
- **Uses of Funding (81%) –**
  - Expenses: $ 3.4M (81%)
  - Encumbrances: $ 18K (<1%)

ALL FUNDS SUMMARY

- **Amended FY 24/25 Budget = $ 68,954,933**

- **Sources of Funding (99%) –**
  - Current Revenues: $ 42.0M (71%)
  - Budgeted Balances: $ 19.5M (28%)

- **Uses of Funding (75%) –**
  - Expenses: $ 48.4M (70%)
  - Encumbrances: $ 3.0M (4%)

INVESTMENTS / CASH HOLDINGS

- **Investment portfolio total = $ 1,805,534.61**
  - State Board of Administration (SBA) = $ 1.3M
  - Money Market Account = $ 523K
  - Certificate of Deposit (CD) = $ 30K

- **Cash holdings total = $ 29,050,703.50**
  - Operating Account = $ 24.6M
  - CRA Account = $ 809K
  - Customer Deposit Accounts = $ 2.3M
  - Series 2016 Repayment Account = $ 27K
  - SRF Money Market account = $ 232K
  - ARPA Account = $ 767K
  - Other Accounts = $ 353K

CONCLUSION

- **Revenues and Expenses**
- **FY 2025 Audit**
- **FY 2025-2026 Budget**

FINANCE AND ADMINISTRATIVE SERVICES
FISCAL ANALYSIS
FY 2024-2025
THROUGH SEPTEMBER 30, 2025

TABLE OF CONTENTS

Introduction I

General Fund Summary 1
General Fund Revenues 4
General Fund Expenditures by Major Category 5
Special Revenue Funds Summary 9
Special Revenue Funds Revenues 10
Special Revenue Funds Expenditures by Major Category 11
Debt Service Fund Summary 13
Debt Service Fund Revenues 14
Debt Service Fund Expenditures by Major Category 15
Capital Projects Funds Summary 16
Capital Projects Funds Revenues 17
Capital Projects Funds Expenditures by Major Category 18
Enterprise Funds Summary 19
Enterprise Funds Revenues 20
Enterprise Funds Expenditures by Major Category 21
Internal Service Fund Summary 22
Internal Service Fund Revenues 23
Internal Service Fund Expenditures by Major Category 24
All City Funds Summary 26
Revenues by Major Category All City Funds 27
Expenditures by Major Category All City Funds 28
Budget Performance by Function All City Funds 29
Investments and Cash 30

INTRODUCTION TO FISCAL ANALYSIS REPORT

Purpose

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

Defining Revenue

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

Defining Expenditure

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

Defining Expenditure Function

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

Defining Fund Balance

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

Conclusion

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

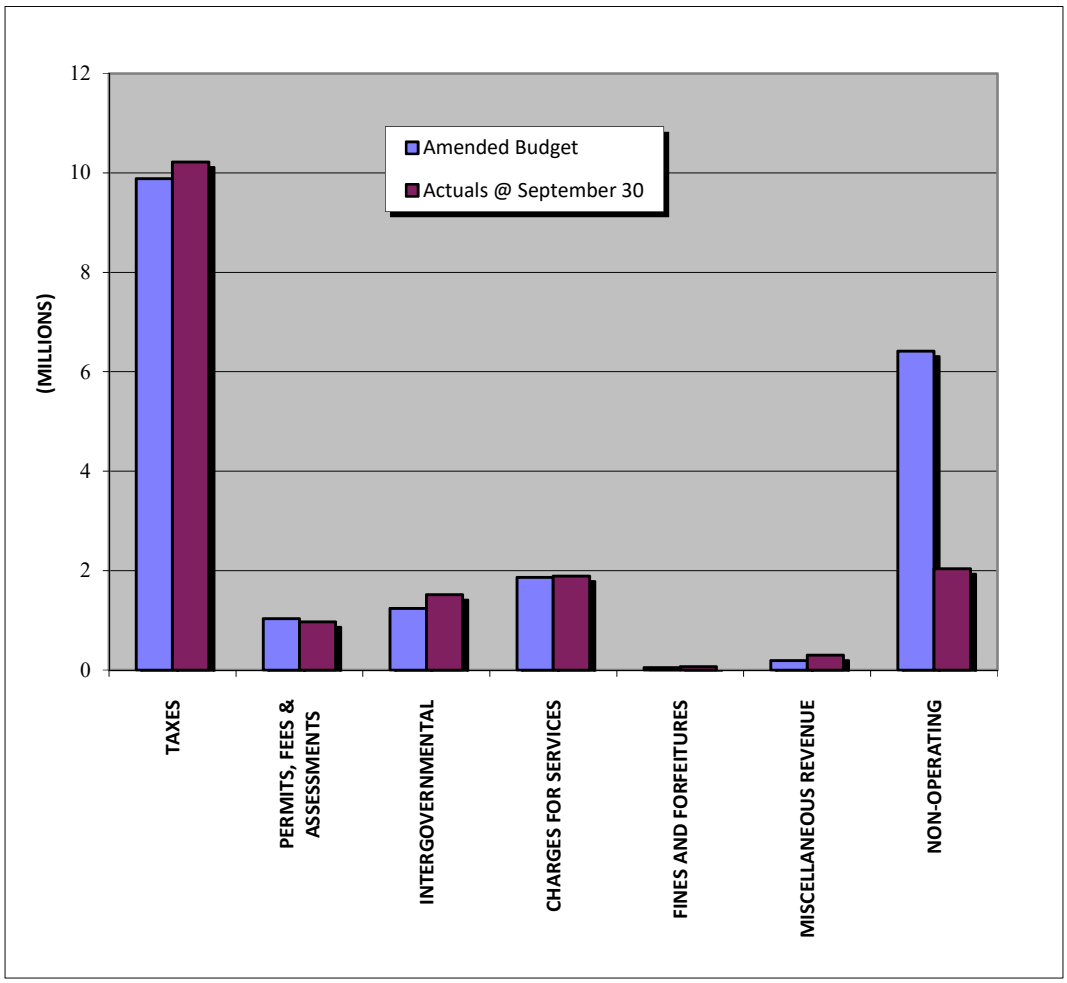
CITY OF ALACHUA **GENERAL FUND**
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING SEPTEMBER 30, 2025

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

	FY 24/25 APPROVED BUDGET	FY 24/25 AMENDED BUDGET	YEAR TO DATE FY 24/25	PERCENT OF BUDGET COLLECTED OR EXPENDED
REVENUES:				
TAXES	9,882,225	9,882,225	10,218,586	103%
PERMITS, FEES & ASSESSMENTS	1,035,000	1,035,000	968,745	94%
INTERGOVERNMENTAL	1,213,334	1,239,254	1,519,228	123%
CHARGES FOR SERVICES	1,866,202	1,866,202	1,889,114	101%
FINES AND FORFEITURES	47,000	47,000	66,464	141%
MISCELLANEOUS REVENUE	187,200	187,200	301,026	161%
NON-OPERATING	6,416,121	6,416,121	2,036,087	32%
	20,647,082	20,673,002	16,999,250	82%
EXPENSES:				
GENERAL GOVERNMENT	8,135,052	7,956,991	7,030,922	88%
PUBLIC SAFETY	6,447,405	6,473,325	6,357,460	98%
ECONOMIC ENVIRONMENT	0	0	0	0%
PHYSICAL ENVIRONMENT	1,230,030	1,390,011	1,333,407	96%
TRANSPORTATION	3,426,503	3,426,503	2,636,358	77%
HUMAN SERVICES	0	0	0	0%
CULTURE & RECREATION	1,408,092	1,426,172	1,425,746	100%
	20,647,082	20,673,002	18,783,893	91%
MAJOR EXPENDITURE CATEGORIES:				
PERSONAL SERVICES	10,370,935	10,015,786	9,495,857	95%
OPERATING EXPENDITURES	4,819,975	5,653,634	5,195,652	92%
CAPITAL OUTLAY	3,684,586	3,492,441	2,751,040	79%
DEBT SERVICE	0	0	0	0%
GRANTS & AIDS	284,000	284,000	252,500	89%
NON-OPERATING	1,487,586	1,227,141	1,088,844	89%
POWER COSTS	0	0	0	0%
	20,647,082	20,673,002	18,783,893	91%

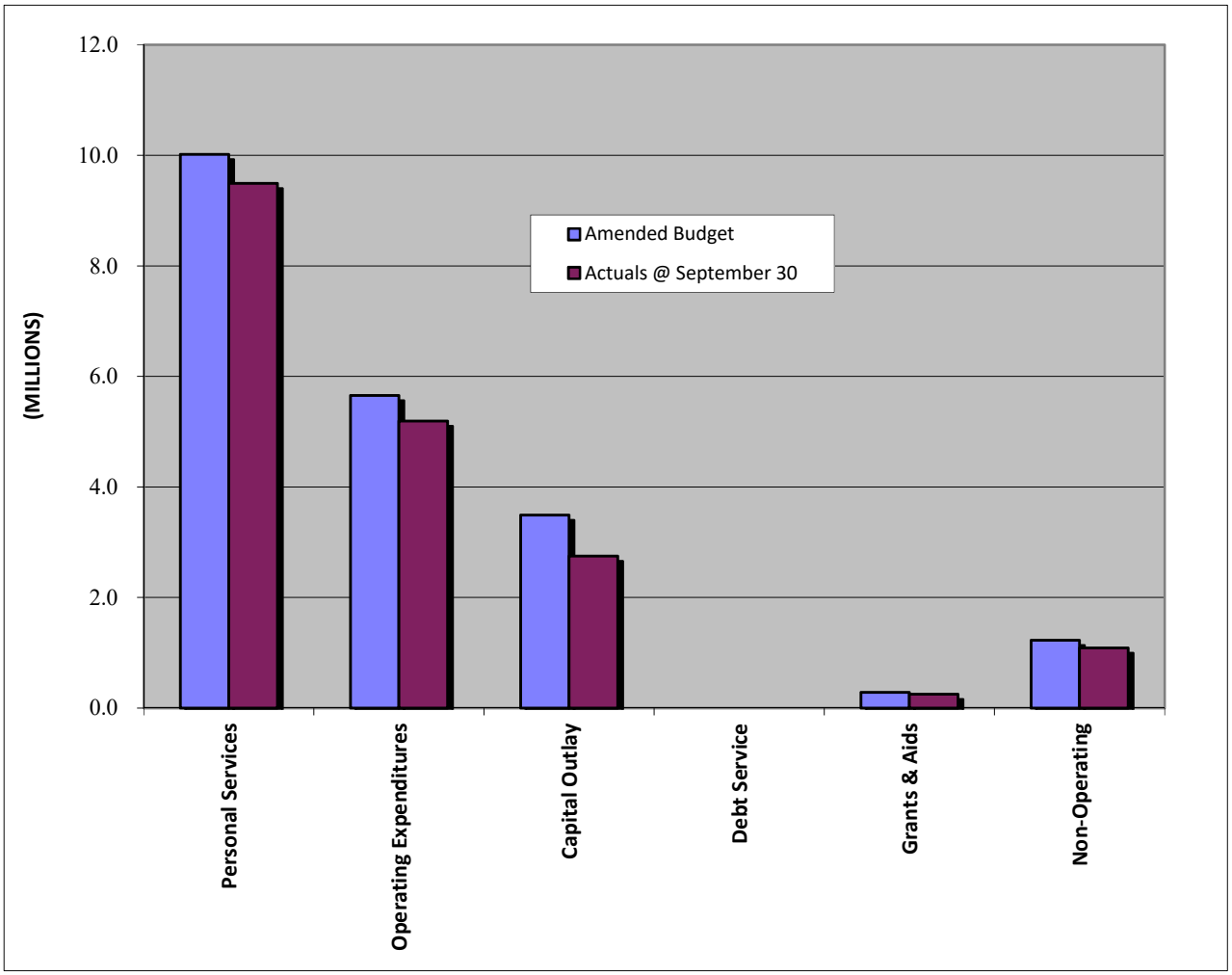
Revenues by Major Category
General Fund

As of September 30, 2025, the City of Alachua has collected 82% of budgeted General Fund revenues. Tax collections are at 103%. These revenues include property taxes, local option fuel taxes, utility taxes, and communication services taxes and account for approx. $10.0M, or just under half, of the General Fund annual budgeted revenues. Permits, Fees & Assessments are at 94%. The Intergovernmental Revenues are at 123%. Charges for Services are at 101%, Fines & Forfeitures are at 141%, Miscellaneous Revenues are at 161% and Non-Operating Revenues are at 32%.



Expenditures by Major Category
General Fund

Overall, General Fund expenditure categories were at 91%. Personal Services are at 95% with Operating Expenditures at 92%. The Capital Outlay category is at 79%, Grants & Aids are 89% and Non-Operating expenditures are at 89%. Encumbrances for legal and residential waste collection account for less than 1% of the expense line total ($30K).



CITY OF ALACHUA **GENERAL FUND REVENUES**

FINANCE DEPARTMENT ANALYSIS

FOR THE PERIOD ENDING SEPTEMBER 30, 2025

REVENUE SOURCE	FY 24/25 APPROVED BUDGET	FY 24/25 AMENDED BUDGET	YEAR TO DATE FY 24/25	PERCENT COLLECTED
TAXES				
AD VALOREM TAXES	7,667,200	7,667,200	7,770,157	101%
LOCAL OPTION FUEL TAXES	328,025	328,025	358,627	109%
UTILITY SERVICES TAXES	1,500,000	1,500,000	1,699,060	113%
COMMUNICATIONS SERVICES TAXES	337,000	337,000	341,018	101%
LOCAL BUSINESS TAXES	50,000	50,000	49,724	99%
SUBTOTAL	**9,882,225**	**9,882,225**	**10,218,586**	**103%**
PERMITS, FEES AND ASSESSMENTS				
BUILDING PERMITS	550,000	550,000	467,485	85%
FRANCHISE FEES	485,000	485,000	501,260	103%
SUBTOTAL	**1,035,000**	**1,035,000**	**968,745**	**94%**
INTERGOVERNMENTAL REVENUE				
STATE-SHARED REVENUES	1,213,334	1,213,334	1,183,460	98%
GRANTS	0	25,920	335,768	1295%
SUBTOTAL	**1,213,334**	**1,239,254**	**1,519,228**	**123%**
CHARGES FOR SERVICES				
GENERAL GOVERNMENT	93,150	93,150	90,006	97%
PUBLIC SAFETY	334,874	334,874	330,181	99%
PHYSICAL ENVIRONMENT	1,267,200	1,267,200	1,285,159	101%
TRANSPORTATION	51,978	51,978	51,978	100%
CULTURE & RECREATION	119,000	119,000	131,790	111%
OTHER CHARGES FOR SVCS	0	0	0	0%
SUBTOTAL	**1,866,202**	**1,866,202**	**1,889,114**	**101%**
FINES & FORFEITURES				
FINES & FORFEITURES	47,000	47,000	54,338	116%
OTHER FINES & FORFEITURES	0	0	12,126	NA+
SUBTOTAL	**47,000**	**47,000**	**66,464**	**141%**
MISCELLANEOUS REVENUE				
INTEREST EARNINGS	160,000	160,000	175,324	110%
RENTS & ROYALTIES	0	0	0	0%
OTHER MISCELLANEOUS REVENUE	27,200	27,200	125,702	462%
SUBTOTAL	**187,200**	**187,200**	**301,026**	**161%**
NON-OPERATING				
CONTRIBUTIONS FROM ENTERPRISE	2,000,000	2,000,000	2,000,000	100%
OPERATING TRANSFERS IN	36,088	36,088	36,087	100%
FUND BALANCE & UNDER COLLECTION	4,380,033	4,380,033	0	0%
SUBTOTAL	**6,416,121**	**6,416,121**	**2,036,087**	**32%**
GENERAL FUND	**20,647,082**	**20,673,002**	**16,999,250**	**82%**

CITY OF ALACHUA **GENERAL FUND EXPENDITURES**
FINANCE DEPARTMENT ANALYSIS **BY MAJOR CATEGORY**
FOR THE PERIOD ENDING SEPTEMBER 30, 2025

DEPARTMENT/DIVISION	FY 24/25 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
CITY COMMISSION						
PERSONAL SERVICES	126,522	126,519	100%	0	0%	100%
OPERATING EXPENDITURES	34,354	34,354	100%	0	0%	100%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**160,876**	**160,873**	**100%**	**0**	**0%**	**100%**
CITY MANAGER'S OFFICE						
PERSONAL SERVICES	854,653	784,310	92%	0	0%	92%
OPERATING EXPENDITURES	65,692	51,957	79%	0	0%	79%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
GRANTS & AIDS	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**920,345**	**836,267**	**91%**	**0**	**0%**	**91%**
DEPUTY CITY CLERK						
PERSONAL SERVICES	178,295	177,889	100%	0	0%	100%
OPERATING EXPENDITURES	87,238	69,371	80%	0	0%	80%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**265,533**	**247,260**	**93%**	**0**	**0%**	**93%**
CITY ATTORNEY						
OPERATING EXPENDITURES	395,641	365,431	92%	30,209	8%	100%
TOTAL EXPENDITURES	**395,641**	**365,431**	**92%**	**30,209**	**8%**	**100%**
INFORMATION & TECHNOLOGY SERVICES						
PERSONAL SERVICES	245,238	230,842	94%	0	0%	94%
OPERATING EXPENDITURES	200,068	182,839	91%	3,335	2%	93%
CAPITAL OUTLAY	95,000	5,164	5%	0	0%	5%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**540,306**	**418,845**	**78%**	**3,335**	**1%**	**78%**
FINANCE						
PERSONAL SERVICES	658,168	648,241	98%	0	0%	98%
OPERATING EXPENDITURES	119,416	96,288	81%	0	0%	81%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**777,584**	**744,529**	**96%**	**0**	**0%**	**96%**

CITY OF ALACHUA **GENERAL FUND EXPENDITURES**
FINANCE DEPARTMENT ANALYSIS **BY MAJOR CATEGORY**
FOR THE PERIOD ENDING SEPTEMBER 30, 2025

DEPARTMENT/DIVISION	FY 24/25 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
HUMAN RESOURCES						
PERSONAL SERVICES	324,187	324,187	100%	0	0%	100%
OPERATING EXPENDITURES	61,137	61,136	100%	0	0%	100%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**385,324**	**385,323**	**100%**	**0**	**0%**	**100%**
FACILITIES MAINTENANCE						
PERSONAL SERVICES	675,042	628,122	93%	0	0%	93%
OPERATING EXPENDITURES	299,932	251,322	84%	4,046	1%	85%
CAPITAL OUTLAY	367,898	255,625	69%	78,778	21%	91%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**1,342,872**	**1,135,069**	**85%**	**82,824**	**6%**	**91%**
GRANTS & CONTRACTS						
PERSONAL SERVICES	0	0	0%	0	0%	0%
OPERATING EXPENDITURES	73,890	7,566	10%	10,215	14%	24%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**73,890**	**7,566**	**10%**	**10,215**	**14%**	**24%**
CP&D-PLANNING & DEVELOPMENT						
PERSONAL SERVICES	612,917	498,807	81%	0	0%	81%
OPERATING EXPENDITURES	119,956	61,972	52%	53,965	45%	97%
CAPITAL OUTLAY	37,547	37,547	100%	0	0%	100%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**770,420**	**598,326**	**78%**	**53,965**	**7%**	**85%**
COMPLIANCE & RISK MANAGEMENT						
PERSONAL SERVICES	476,342	413,165	87%	0	0%	87%
OPERATING EXPENDITURES	50,693	26,638	53%	4,225	8%	61%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**527,035**	**439,803**	**83%**	**4,225**	**0%**	**84%**
CP&D-BEAUTIFICATION BOARD						
OPERATING EXPENDITURES	37,000	17,661	48%	0	0%	48%
TOTAL EXPENDITURES	**37,000**	**17,661**	**48%**	**0**	**0%**	**48%**

CITY OF ALACHUA | **GENERAL FUND EXPENDITURES**
FINANCE DEPARTMENT ANALYSIS | **BY MAJOR CATEGORY**
FOR THE PERIOD ENDING SEPTEMBER 30, 2025

DEPARTMENT/DIVISION	FY 24/25 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
SPECIAL EXPENSE						
PERSONAL SERVICES	14,074	0	0%	0	0%	0%
OPERATING EXPENDITURES	138,450	112,065	81%	0	0%	81%
CAPITAL OUTLAY	98,000	37,044	38%	0	0%	38%
GRANTS & AIDS	284,000	252,500	89%	0	0%	89%
NON-OPERATING	1,225,641	1,087,587	89%	0	0%	89%
TOTAL EXPENDITURES	**1,760,165**	**1,489,196**	**85%**	**0**	**0%**	**85%**
PS-SOLID WASTE DISPOSAL						
OPERATING EXPENDITURES	1,388,511	1,332,150	96%	0	0%	96%
NON-OPERATING	1,500	1,257	84%	0	0%	84%
TOTAL EXPENDITURES	**1,390,011**	**1,333,407**	**96%**	**0**	**0%**	**96%**
PS-PUBLIC WORKS						
PERSONAL SERVICES	748,804	605,258	81%	0	0%	81%
OPERATING EXPENDITURES	441,626	343,121	78%	8,145	2%	80%
CAPITAL OUTLAY	2,236,073	1,422,164	64%	257,670	12%	75%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**3,426,503**	**2,370,543**	**69%**	**265,815**	**8%**	**77%**
BUILDING INSPECTIONS						
PERSONAL SERVICES	183,605	162,169	88%	0	0%	88%
OPERATING EXPENDITURES	326,625	193,877	59%	67,990	21%	80%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**510,230**	**356,046**	**70%**	**67,990**	**13%**	**83%**
APD-PATROL & ADMIN						
PERSONAL SERVICES	3,914,503	3,904,039	100%	0	0%	100%
OPERATING EXPENDITURES	935,338	935,217	100%		0%	100%
CAPITAL OUTLAY	650,396	649,521	100%	0	0%	100%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**5,500,237**	**5,488,777**	**100%**	**0**	**0%**	**100%**

CITY OF ALACHUA **GENERAL FUND EXPENDITURES**
FINANCE DEPARTMENT ANALYSIS **BY MAJOR CATEGORY**
FOR THE PERIOD ENDING SEPTEMBER 30, 2025

DEPARTMENT/DIVISION	FY 24/25 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
APD-COMMUNICATIONS						
PERSONAL SERVICES	391,972	381,270	97%	0	0%	97%
OPERATING EXPENDITURES	24,486	21,589	88%	0	0%	88%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**416,458**	**402,859**	**97%**	**0**	**0%**	**97%**
APD-SCHOOL CROSSING GUARDS						
OPERATING EXPENDITURES	44,000	41,788	95%	0	0%	95%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**44,000**	**41,788**	**95%**	**0**	**0%**	**95%**
APD-EXPLORERS PROGRAM						
OPERATING EXPENDITURES	1,000	0	0%	0	0%	0%
TOTAL EXPENDITURES	**1,000**	**0**	**0%**	**0**	**0%**	**0%**
APD-RESERVE PROGRAM						
OPERATING EXPENDITURES	1,400	0	0%	0	0%	0%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**1,400**	**0**	**0%**	**0**	**0%**	**0%**
RECREATION & CULTURE						
PERSONAL SERVICES	611,464	611,039	100%	0	0%	100%
OPERATING EXPENDITURES	807,181	782,111	97%	25,069	3%	100%
CAPITAL OUTLAY	7,527	7,527	100%	0	0%	100%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**1,426,172**	**1,400,677**	**98%**	**25,069**	**2%**	**100%**
GENERAL FUND	**20,673,002**	**18,240,246**	**88%**	**543,647**	**3%**	**91%**

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

	FY 24/25 APPROVED BUDGET	FY 24/25 AMENDED BUDGET	YEAR TO DATE FY 24/25	PERCENT OF BUDGET COLLECTED OR EXPENDED
REVENUES:				
TAXES	1,527,428	1,527,428	1,611,536	106%
PERMITS, FEES & ASSESSMENTS	9,800	9,800	49,897	509%
INTERGOVERNMENTAL REVENUE	705,820	705,820	722,157	102%
CHARGES FOR SERVICES	0	0	0	0%
FINES AND FORFEITURES	4,900	4,900	4,376	89%
MISCELLANEOUS REVENUE	48,350	113,650	131,429	116%
NON-OPERATING	2,478,318	2,478,318	290,930	12%
	4,774,616	4,839,916	2,810,325	58%
EXPENSES:				
GENERAL GOVERNMENT	2,733,491	2,733,491	125,700	5%
PUBLIC SAFETY	13,315	13,315	7,492	56%
ECONOMIC ENVIRONMENT	1,041,399	1,091,699	1,017,365	93%
PHYSICAL ENVIRONMENT	27,000	27,000	13,261	49%
TRANSPORTATION	0	0	0	0%
HUMAN SERVICES	0	0	0	0%
CULTURE & RECREATION	959,411	974,411	529,207	54%
	4,774,616	4,839,916	1,693,025	35%
MAJOR EXPENDITURE CATEGORIES:				
PERSONAL SERVICES	100,167	100,167	96,576	96%
OPERATING EXPENDITURES	739,806	839,232	431,362	51%
CAPITAL OUTLAY	3,879,643	3,855,017	1,158,392	30%
DEBT SERVICE	0	0	0	0%
GRANTS & AIDS	25,000	15,500	6,695	43%
NON-OPERATING	30,000	30,000	0	0%
	4,774,616	4,839,916	1,693,025	35%

CITY OF ALACHUA **SPECIAL REVENUE FUNDS REVENUES**

FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING SEPTEMBER 30, 2025

REVENUE SOURCE	FY 24/25 APPROVED BUDGET	FY 24/25 AMENDED BUDGET	RECEIVED TO DATE FY 24/25	PERCENT COLLECTED
TAXES				
DISCRETIONARY SALES SURTAX	1,527,428	1,527,428	1,611,536	106%
SUBTOTAL	**1,527,428**	**1,527,428**	**1,611,536**	**106%**
PERMITS, FEES AND ASSESSMENTS				
OTHER CHARGES AND FEES	0	0	40,312	NA+
SPECIAL ASSESSMENTS	9,800	9,800	9,585	98%
SUBTOTAL	**9,800**	**9,800**	**49,897**	**509%**
INTERGOVERNMENTAL REVENUE				
FEDERAL GRANTS	0	0	0	0%
STATE GRANTS	0	0	0	0%
GRANTS FROM OTHER LOCAL UNITS	333,333	333,333	349,669	105%
PAYMENTS FROM LOCAL UNITS (FOR CRA)	372,487	372,487	372,488	100%
SUBTOTAL	**705,820**	**705,820**	**722,157**	**102%**
CHARGES FOR SERVICES				
CULTURE & RECREATION	0	0	0	0%
OTHER MISCELLANEOUS CHARGES	0	0	0	0%
SUBTOTAL	**0**	**0**	**0**	**0%**
FINES AND FORFEITURES				
ADDT'L CRT COSTS-$2 FOR LEO TRAINING	4,900	4,900	4,376	89%
SUBTOTAL	**4,900**	**4,900**	**4,376**	**89%**
MISCELLANEOUS REVENUE				
INTEREST INCOME	23,350	23,350	44,539	191%
RENTALS AND LEASES	25,000	25,000	21,590	86%
CONTRIBUTIONS AND DONATIONS	0	65,300	65,300	100%
OTHER MISCELLANEOUS REVENUE	0	0	0	0%
SUBTOTAL	**48,350**	**113,650**	**131,429**	**116%**
NON-OPERATING				
DEBT PROCEEDS	0	0	0	0%
TRANSFER IN	290,929	290,929	290,930	100%
USE OF FUND BALANCE/UNDERCOLLECTION	2,187,389	2,187,389	0	0%
SUBTOTAL	**2,478,318**	**2,478,318**	**290,930**	**12%**
SPECIAL REVENUE FUNDS	**4,774,616**	**4,839,916**	**2,810,325**	**58%**

CITY OF ALACHUA
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING SEPTEMBER 30, 2025

SPECIAL REVENUE FUNDS EXPENDITURES
BY MAJOR CATEGORY

SPECIAL REVENUE FUND	FY 24/25 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
ADDT'L COURT COST-$2 FOR LEO TRAINING FUND						
OPERATING EXPENDITURES	9,000	7,492	83%	0	0%	83%
TOTAL EXPENDITURES	**9,000**	**7,492**	**83%**	**0**	**0%**	**83%**
TREE BANK FUND						
OPERATING EXPENDITURES	350,444	33,041	9%	0	0%	9%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**350,444**	**33,041**	**9%**	**0**	**0%**	**9%**
EXPLORER SPECIAL REVENUE FUND						
OPERATING EXPENDITURES	4,315	0	0%	0	0%	0%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**4,315**	**0**	**0%**	**0**	**0%**	**0%**
TK BASIN SPECIAL ASSESSMENT						
OPERATING EXPENDITURES	17,000	13,261	78%	0	0%	78%
NON OPERATING	10,000	0	0%	0	0%	0%
TOTAL EXPENDITURES	**27,000**	**13,261**	**49%**	**0**	**0%**	**49%**
INFRASTRUCTURE SURTAX FUND						
OPERATING EXPENDITURES	0	0	0%	0	0%	0%
CAPITAL OUTLAY	2,383,047	56,246	2%	36,413	2%	4%
TOTAL EXPENDITURES	**2,383,047**	**56,246**	**2%**	**36,413**	**2%**	**4%**
WILD SPACES PUBLIC PLACES FUND						
OPERATING EXPENDITURES	114,000	52,547	46%	0	0%	46%
CAPITAL OUTLAY	843,946	456,665	54%	7,620	1%	55%
TOTAL EXPENDITURES	**957,946**	**509,212**	**53%**	**7,620**	**1%**	**54%**
DONATION FUND						
OPERATING EXPENDITURES	16,465	12,375	75%	0	0%	75%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**16,465**	**12,375**	**75%**	**0**	**0%**	**75%**

CITY OF ALACHUA
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING SEPTEMBER 30, 2025

SPECIAL REVENUE FUNDS EXPENDITURES
BY MAJOR CATEGORY

SPECIAL REVENUE FUND	FY 24/25 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
CRA FUND						
PERSONAL SERVICES	100,167	96,576	96%	0	0%	96%
OPERATING EXPENDITURES	328,008	304,534	93%	8,112	2%	95%
CAPITAL OUTLAY	628,024	407,268	65%	194,180	31%	96%
DEBT SERVICE	0	0	0%	0	0%	0%
AIDS TO PRIVATE ORGANIZATIONS	15,500	6,695	43%	0	0%	43%
NON OPERATING	20,000	0	0%	0	0%	0%
TOTAL EXPENDITURES	**1,091,699**	**815,073**	**75%**	**202,292**	**19%**	**93%**
SPECIAL REVENUE FUNDS	**4,839,916**	**1,446,700**	**30%**	**246,325**	**5%**	**35%**

CITY OF ALACHUA **DEBT SERVICE FUND**
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING SEPTEMBER 30, 2025

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

	FY 24/25 APPROVED BUDGET	FY 24/25 AMENDED BUDGET	YEAR TO DATE FY 24/25	PERCENT OF BUDGET COLLECTED OR EXPENDED
REVENUES:				
TAXES	0	0	0	0%
PERMITS, FEES & ASSESSMENTS	0	0	0	0%
INTERGOVERNMENTAL	0	0	0	0%
CHARGES FOR SERVICES	0	0	0	0%
FINES AND FORFEITURES	0	0	0	0%
MISCELLANEOUS REVENUE	0	0	107	NA+
NON-OPERATING	797,657	797,657	796,657	100%
	797,657	797,657	796,764	100%
EXPENSES:				
GENERAL GOVERNMENT	797,657	797,657	797,481	100%
PUBLIC SAFETY	0	0	0	0%
ECONOMIC ENVIRONMENT	0	0	0	0%
PHYSICAL ENVIRONMENT	0	0	0	0%
TRANSPORTATION	0	0	0	0%
HUMAN SERVICES	0	0	0	0%
CULTURE & RECREATION	0	0	0	0%
	797,657	797,657	797,481	100%
MAJOR EXPENDITURE CATEGORIES:				
PERSONAL SERVICES	0	0	0	0%
OPERATING EXPENDITURES	0	0	0	0%
CAPITAL OUTLAY	0	0	0	0%
DEBT SERVICE	797,657	797,657	797,481	100%
GRANTS & AIDS	0	0	0	0%
NON-OPERATING	0	0	0	0%
POWER COSTS	0	0	0	0%
	797,657	797,657	797,481	100%

CITY OF ALACHUA **DEBT SERVICE FUND REVENUES**
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING SEPTEMBER 30, 2025

REVENUE SOURCE	FY 24/25 APPROVED BUDGET	FY 24/25 AMENDED BUDGET	YEAR TO DATE FY 24/25	PERCENT COLLECTED
MISCELLANEOUS REVENUE				
INTEREST EARNINGS	0	0	107	NA+
OTHER MISCELLANEOUS REVENUE	0	0	0	0%
SUBTOTAL	**0**	**0**	**107**	NA+
NON OPERATING				
DEBT PROCEEDS	0	0	0	0%
TRANSFER IN-GF	796,657	796,657	796,657	100%
FUND BALANCE & UNDER COLLECTION	1,000	1,000	0	0%
SUBTOTAL	**797,657**	**797,657**	**796,657**	**100%**
DEBT SERVICE FUND	**797,657**	**797,657**	**796,764**	**100%**

CITY OF ALACHUA
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING SEPTEMBER 30, 2025

DEBT SERVICE FUND EXPENDITURES
BY MAJOR CATEGORY

DEBT OBLIGATION	FY 24/25 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
OTHER DEBT COSTS						
DEBT SERVICE	1,000	825	83%	0	0%	83%
SERIES 2016 CAPITAL IMPROVEMENT						
DEBT SERVICE	796,657	796,656	100%	0	0%	100%
TOTAL EXPENDITURES	**796,657**	**796,656**	**100%**	**0**	**0%**	**100%**
DEBT SERVICE FUND	**797,657**	**797,481**	**100%**	**0**	**0%**	**100%**

CITY OF ALACHUA **CAPITAL PROJECTS FUNDS**
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING SEPTEMBER 30, 2025

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

	FY 24/25 APPROVED BUDGET	FY 24/25 AMENDED BUDGET	YEAR TO DATE FY 24/25	PERCENT OF BUDGET COLLECTED OR EXPENDED
REVENUES:				
TAXES	0	0	0	0%
PERMITS, FEES & ASSESSMENTS	0	0	0	0%
INTERGOVERNMENTAL REVENUE	0	1,500,000	10,000	1%
CHARGES FOR SERVICES	0	0	0	0%
FINES AND FORFEITURES	0	0	0	0%
MISCELLANEOUS REVENUE	0	0	0	0%
NON-OPERATING	40,414	40,414	0	0%
	40,414	1,540,414	10,000	1%
EXPENSES:				
GENERAL GOVERNMENT	0	0	0	0%
PUBLIC SAFETY	0	0	0	0%
ECONOMIC ENVIRONMENT	0	0	0	0%
PHYSICAL ENVIRONMENT	4,326	4,326	0	0%
TRANSPORTATION	36,088	1,536,088	141,087	9%
HUMAN SERVICES	0	0	0	0%
CULTURE & RECREATION	0	0	0	0%
	40,414	1,540,414	141,087	9%
MAJOR EXPENDITURE CATEGORIES:				
PERSONAL SERVICES	0	0	0	0%
OPERATING EXPENDITURES	4,326	109,326	105,000	96%
CAPITAL OUTLAY	0	1,395,000	0	0%
DEBT SERVICE	0	0	0	0%
GRANTS & AIDS	0	0	0	0%
NON-OPERATING	36,088	36,088	36,087	100%
POWER COSTS	0	0	0	0%
	40,414	1,540,414	141,087	9%

CITY OF ALACHUA **CAPITAL PROJECTS FUNDS REVENUES**

FINANCE DEPARTMENT ANALYSIS

FOR THE PERIOD ENDING SEPTEMBER 30, 2025

REVENUE SOURCE	FY 24/25 APPROVED BUDGET	FY 24/25 AMENDED BUDGET	RECEIVED TO DATE FY 24/25	PERCENT COLLECTED
TAXES				
DISCRETIONARY SALES SURTAX	0	0	0	0%
SUBTOTAL	**0**	**0**	**0**	**0%**
INTERGOVERNMENTAL REVENUE				
FEDERAL GRANTS	0	1,500,000	10,000	1%
STATE GRANTS	0	0	0	0%
GRANTS FROM OTHER LOCAL UNITS	0	0	0	0%
SUBTOTAL	**0**	**1,500,000**	**10,000**	**1%**
MISCELLANEOUS REVENUE				
INTEREST INCOME	0	0	0	0%
OTHER MISCELLANEOUS REVENUE	0	0	0	0%
SUBTOTAL	**0**	**0**	**0**	**0%**
NON-OPERATING				
DEBT PROCEEDS	0	0	0	0%
TRANSFERS IN	0	0	0	0%
USE OF FUND BALANCE	40,414	40,414	0	0%
SUBTOTAL	**40,414**	**40,414**	**0**	**0%**
CAPITAL PROJECTS FUNDS	**40,414**	**1,540,414**	**10,000**	**1%**

CITY OF ALACHUA **CAPITAL PROJECTS FUNDS EXPENDITURES**
FINANCE DEPARTMENT ANALYSIS **BY MAJOR CATEGORY**
FOR THE PERIOD ENDING SEPTEMBER 30, 2025

CAPITAL PROJECT	FY 24/25 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
HERITAGE OAKS						
OPERATING EXPENSES	4,326	0	0%	0	0%	0%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**4,326**	**0**	**0%**	**0**	**0%**	**0%**
CDBG - NEIGHBORHOOD REVITALIZATION						
OPERATING EXPENDITURES	0	0	0%	0	0%	0%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	36,088	36,087	100%	0	0%	100%
TOTAL EXPENDITURES	**36,088**	**36,087**	**100%**	**0**	**0%**	**100%**
CDBG - ECONOMIC DEVELOPMENT						
OPERATING EXPENDITURES	105,000	10,000	10%	95,000	90%	100%
CAPITAL OUTLAY	1,395,000	0	0%	0	0%	0%
TOTAL EXPENDITURES	**1,500,000**	**10,000**	**0%**	**95,000**	**6%**	**7%**
CAPITAL PROJECT FUNDS	**1,540,414**	**46,087**	**3%**	**95,000**	**6%**	**9%**

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

	FY 24/25 APPROVED BUDGET	FY 24/25 AMENDED BUDGET	YEAR TO DATE FY 24/25	PERCENT OF BUDGET COLLECTED OR EXPENDED
REVENUES:				
TAXES	0	0	0	0%
PERMITS, FEES & ASSESSMENTS	0	0	0	0%
INTERGOVERNMENTAL REVENUE	0	0	3,115,684	NA+
CHARGES FOR SERVICES	22,627,288	22,627,288	21,834,411	96%
FINES AND FORFEITURES	0	0	0	0%
MISCELLANEOUS REVENUE	558,800	558,800	1,303,643	233%
NON-OPERATING	13,673,896	13,673,896	0	0%
	36,859,984	36,859,984	26,253,738	71%
EXPENSES:				
GENERAL GOVERNMENT	0	0	0	0%
PUBLIC SAFETY	0	0	0	0%
ECONOMIC ENVIRONMENT	0	0	0	0%
PHYSICAL ENVIRONMENT	36,859,984	36,859,984	26,573,628	72%
TRANSPORTATION	0	0	0	0%
HUMAN SERVICES	0	0	0	0%
CULTURE & RECREATION	0	0	0	0%
	36,859,984	36,859,984	26,573,628	72%
MAJOR EXPENDITURE CATEGORIES:				
PERSONAL SERVICES	2,948,108	2,951,758	2,383,980	81%
OPERATING EXPENDITURES	2,711,702	2,957,052	2,457,796	83%
CAPITAL OUTLAY	14,431,061	14,161,061	8,472,626	60%
DEBT SERVICE	791,308	791,308	791,201	100%
GRANTS AND AIDS	0	21,000	20,171	96%
NON-OPERATING	7,572,805	7,572,805	4,327,634	57%
POWER COSTS	8,405,000	8,405,000	8,120,220	97%
	36,859,984	36,859,984	26,573,628	72%

CITY OF ALACHUA **ENTERPRISE FUNDS REVENUES**
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING SEPTEMBER 30, 2025

REVENUE SOURCE	FY 24/25 APPROVED BUDGET	FY 24/25 AMENDED BUDGET	RECEIVED TO DATE FY 24/25	PERCENT COLLECTED
INTERGOVERNMENTAL REVENUE				
STATE GRANTS	0	0	30,000	NA+
FEDERAL GRANTS	0	0	3,085,684	NA+
SUBTOTAL	**0**	**0**	**3,115,684**	**NA+**
CHARGES FOR SERVICES				
PHYSICAL ENVIRONMENT-ELECTRIC	16,460,061	16,460,061	14,204,766	86%
PHYSICAL ENVIRONMENT-WATER	2,563,527	2,563,527	3,256,917	127%
PHYSICAL ENVIRONMENT-WASTEWATER	3,538,700	3,538,700	4,305,190	122%
PHYSICAL ENVIRONMENT-MOSQUITO	65,000	65,000	67,538	104%
SUBTOTAL	**22,627,288**	**22,627,288**	**21,834,411**	**96%**
MISCELLANEOUS REVENUE				
INTEREST EARNINGS	93,000	93,000	179,248	193%
RENTS & ROYALTIES	32,000	32,000	32,621	102%
OTHER MISCELLANEOUS REVENUE	433,800	433,800	1,091,774	252%
SUBTOTAL	**558,800**	**558,800**	**1,303,643**	**233%**
NON-OPERATING				
DEBT PROCEEDS	0	0	0	0%
TRANSFERS IN	2,736,625	2,736,625	0	0%
FUND BALANCE & UNDER COLLECTION	10,937,271	10,937,271	0	0%
SUBTOTAL	**13,673,896**	**13,673,896**	**0**	**0%**
ENTERPRISE FUNDS	**36,859,984**	**36,859,984**	**26,253,738**	**71%**

CITY OF ALACHUA
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING SEPTEMBER 30, 2025

ENTERPRISE FUNDS EXPENDITURES
BY MAJOR CATEGORY

DEPARTMENT/DIVISION	FY 24/25 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
ELECTRIC UTILITY						
PERSONAL SERVICES	1,911,783	1,495,364	78%	0	0%	78%
OPERATING EXPENDITURES	1,179,013	937,749	80%	203,249	17%	97%
CAPITAL OUTLAY	4,504,483	1,909,659	42%	80,368	2%	44%
DEBT SERVICE	0	0	0%	0	0%	0%
GRANTS & AIDS	21,000	20,171	96%	0	0%	96%
NON-OPERATING	5,831,705	2,805,368	48%	0	0%	48%
POWER COSTS	8,405,000	8,120,220	97%	0	0%	97%
TOTAL EXPENDITURES	**21,852,984**	**15,288,531**	**70%**	**283,617**	**1%**	**71%**
WATER UTILITY						
PERSONAL SERVICES	338,682	257,429	76%	0	0%	76%
OPERATING EXPENDITURES	545,250	300,725	55%	7,499	1%	57%
CAPITAL OUTLAY	6,799,538	4,341,796	64%	1,626,710	24%	88%
DEBT SERVICE	166,982	166,929	100%	0	0%	100%
NON-OPERATING	1,012,634	916,121	90%	0	0%	90%
TOTAL EXPENDITURES	**8,863,086**	**5,983,000**	**68%**	**1,634,209**	**18%**	**86%**
WASTEWATER UTILITY						
PERSONAL SERVICES	685,493	616,916	90%	0	0%	90%
OPERATING EXPENDITURES	1,194,681	814,174	68%	165,408	14%	82%
CAPITAL OUTLAY	2,857,040	502,044	18%	12,049	0%	18%
DEBT SERVICE	624,326	624,272	100%	0	0%	100%
NON-OPERATING	680,357	582,912	86%	0	0%	86%
TOTAL EXPENDITURES	**6,041,897**	**3,140,318**	**52%**	**177,457**	**3%**	**55%**
MOSQUITO CONTROL						
PERSONAL SERVICES	15,800	14,271	90%	0	0%	90%
OPERATING EXPENDITURES	38,108	28,992	76%	0	0%	76%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	48,109	23,233	48%	0	0%	48%
TOTAL EXPENDITURES	**102,017**	**66,496**	**65%**	**0**	**0%**	**65%**
ENTERPRISE FUNDS	**36,859,984**	**24,478,345**	**66%**	**2,095,283**	**6%**	**72%**

CITY OF ALACHUA **INTERNAL SERVICE FUND**
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING SEPTEMBER 30, 2025

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

	FY 24/25 APPROVED BUDGET	FY 24/25 AMENDED BUDGET	YEAR TO DATE FY 24/25	PERCENT OF BUDGET COLLECTED OR EXPENDED
REVENUES:				
TAXES	0	0	0	0%
PERMITS, FEES & ASSESSMENTS	0	0	495	NA+
INTERGOVERNMENTAL REVENUE	0	0	36,165	NA+
CHARGES FOR SERVICES	0	0	572	NA+
FINES AND FORFEITURES	0	0	0	0%
MISCELLANEOUS REVENUE	12,000	12,000	43,655	364%
NON-OPERATING	4,231,960	4,231,960	2,311,180	55%
	4,243,960	4,243,960	2,392,067	56%
EXPENSES:				
GENERAL GOVERNMENT	3,367,184	3,367,184	2,745,073	82%
PUBLIC SAFETY	0	0	0	0%
ECONOMIC ENVIRONMENT	0	0	0	0%
PHYSICAL ENVIRONMENT	876,776	876,776	711,691	81%
TRANSPORTATION	0	0	0	0%
HUMAN SERVICES	0	0	0	0%
CULTURE & RECREATION	0	0	0	0%
	4,243,960	4,243,960	3,456,764	81%
MAJOR EXPENDITURE CATEGORIES:				
PERSONAL SERVICES	2,707,844	2,713,344	2,343,322	86%
OPERATING EXPENDITURES	1,021,209	1,028,362	758,900	74%
CAPITAL OUTLAY	95,000	82,347	74,636	91%
DEBT SERVICE	279,907	279,907	279,906	100%
GRANTS & AIDS	0	0	0	0%
NON-OPERATING	140,000	140,000	0	0%
POWER COSTS	0	0	0	0%
	4,243,960	4,243,960	3,456,764	81%

CITY OF ALACHUA **INTERNAL SERVICE FUND REVENUES**
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING SEPTEMBER 30, 2025

REVENUE SOURCE	FY 24/25 APPROVED BUDGET	FY 24/25 AMENDED BUDGET	YEAR TO DATE FY 24/25	PERCENT COLLECTED
PERMITS, FEES & ASSESSMENTS				
OTHER LICENSES, FEES, AND PERMITS	0	0	495	NA+
SUBTOTAL	**0**	**0**	**495**	**NA+**
INTERGOVERNMENTAL REVENUE				
OTHER FEDERAL GRANTS	0	0	36,165	NA+
SUBTOTAL	**0**	**0**	**36,165**	**NA+**
CHARGES FOR SERVICES				
OTHER MISCELLANEOUS CHARGES	0	0	572	NA+
SUBTOTAL	**0**	**0**	**572**	**NA+**
MISCELLANEOUS REVENUE				
INTEREST EARNINGS	12,000	12,000	35,218	293%
RENTS & ROYALTIES	0	0	0	0%
OTHER MISCELLANEOUS REVENUE	0	0	8,437	NA+
SUBTOTAL	**12,000**	**12,000**	**43,655**	**364%**
NON-OPERATING				
CONTRIBUTIONS FROM ENTERPRISE	0	0	0	0%
SERIES 2016 DEBT PROCEEDS	0	0	0	0%
INTERFUND TRANSFER	2,311,180	2,311,180	2,311,180	100%
FUND BALANCE & UNDER COLLECTION	1,920,780	1,920,780	0	0%
SUBTOTAL	**4,231,960**	**4,231,960**	**2,311,180**	**55%**
INTERNAL SERVICE FUND	**4,243,960**	**4,243,960**	**2,392,067**	**56%**

CITY OF ALACHUA — **INTERNAL SERVICE FUND EXPENDITURES**
FINANCE DEPARTMENT ANALYSIS — **BY MAJOR CATEGORY**
FOR THE PERIOD ENDING SEPTEMBER 30, 2025

DEPARTMENT/DIVISION	FY 24/25 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
FAS / UTILITY OPERATIONS						
PERSONAL SERVICES	374,303	373,543	100%	0	0%	100%
OPERATING EXPENDITURES	129,280	94,236	73%	0	0%	73%
CAPITAL OUTLAY	37,347	37,347	0%	0	0%	100%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**540,930**	**505,126**	**93%**	**0**	**0%**	**93%**
FAS / UTILITY BILLING						
PERSONAL SERVICES	425,958	399,515	94%	0	0%	94%
OPERATING EXPENDITURES	178,589	151,778	85%	15,678	9%	94%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**604,547**	**551,293**	**91%**	**15,678**	**3%**	**94%**
PUBLIC SERVICES / UTILITY ADMINISTRATION						
PERSONAL SERVICES	1,181,336	903,577	76%	0	0%	76%
OPERATING EXPENDITURES	289,819	180,453	62%	0	0%	62%
CAPITAL OUTLAY	45,000	37,289	0%	0	0%	83%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**1,516,155**	**1,121,319**	**74%**	**0**	**0%**	**74%**
PUBLIC SERVICES-WAREHOUSE OPERATIONS						
PERSONAL SERVICES	148,447	147,909	100%	0	0%	100%
OPERATING EXPENDITURES	38,670	37,073	96%	0	0%	96%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
NON-OPERATING	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**187,117**	**184,982**	**99%**	**0**	**0%**	**99%**
ISF - HUMAN RESOURCES						
PERSONAL SERVICES	46,709	46,643	100%	0	0%	100%
OPERATING EXPENDITURES	777	775	100%	0	0%	100%
TOTAL EXPENDITURES	**47,486**	**47,418**	**100%**	**0**	**0%**	**100%**
ISF - FAS / INFORMATION						
PERSONAL SERVICES	37,042	35,824	97%	0	0%	97%
OPERATING EXPENDITURES	14,000	3,527	25%	0	0%	25%
TOTAL EXPENDITURES	**51,042**	**39,351**	**77%**	**0**	**0%**	**77%**

CITY OF ALACHUA **INTERNAL SERVICE FUND EXPENDITURES**
FINANCE DEPARTMENT ANALYSIS **BY MAJOR CATEGORY**
FOR THE PERIOD ENDING SEPTEMBER 30, 2025

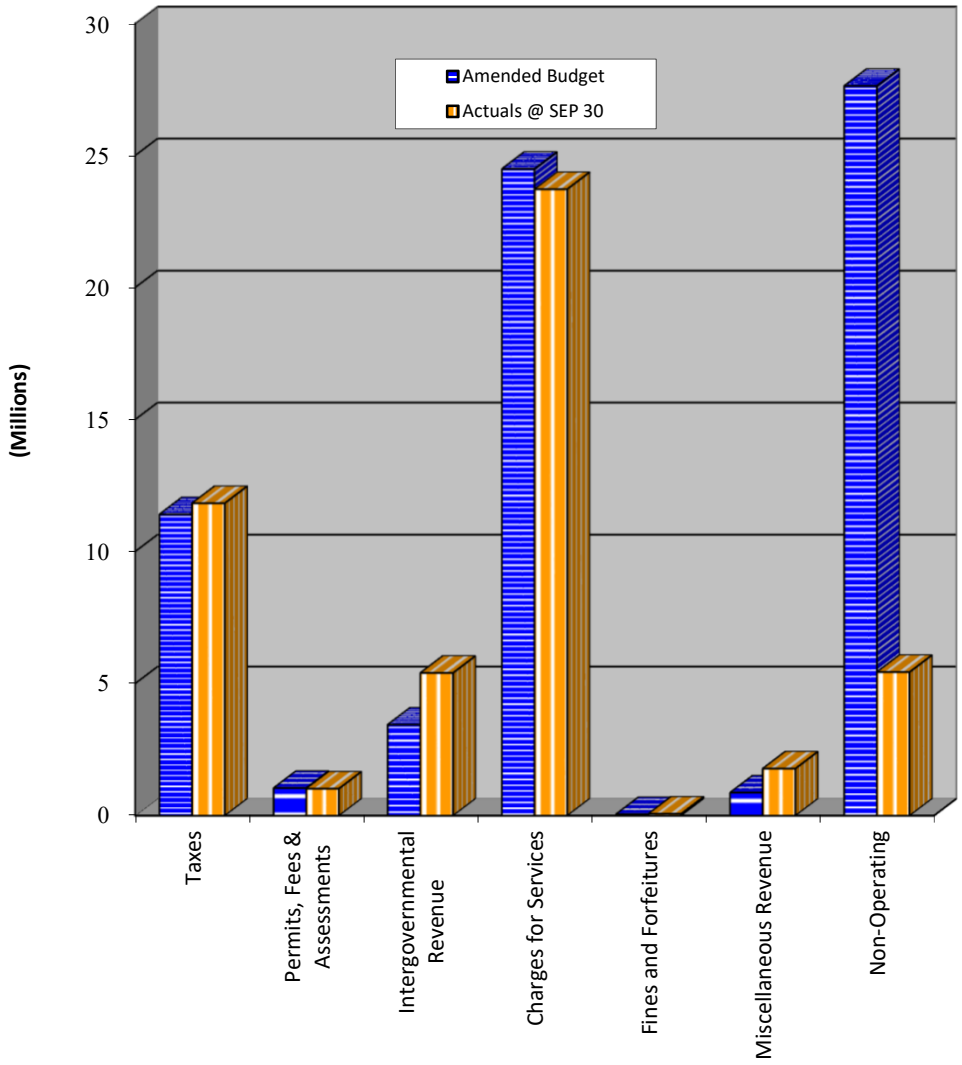
DEPARTMENT/DIVISION	FY 24/25 AMENDED BUDGET	EXPENDED TO DATE	PERCENT EXPENDED TO DATE	ENCUMBERED TO DATE	PERCENT ENCUMBERED TO DATE	PERCENT EXPENDED & ENCUMBERED TO DATE
PUBLIC SERVICES-WATER DISTRIBUTION/COLLECTION						
PERSONAL SERVICES	499,549	436,311	87%	0	0%	87%
OPERATING EXPENDITURES	377,227	272,866	72%	2,514	1%	73%
CAPITAL OUTLAY	0	0	0%	0	0%	0%
TOTAL EXPENDITURES	**876,776**	**709,177**	**81%**	**2,514**	**0%**	**81%**
DEBT SERVICE FUND - SERIES 2016						
DEBT SERVICE	279,907	279,906	100%	0	0%	100%
TOTAL EXPENDITURES	**279,907**	**279,906**	**100%**	**0**	**0%**	**100%**
INTERNAL SERVICE FUND RESERVES						
NON-OPERATING	140,000	0	0%	0	0%	0%
TOTAL EXPENDITURES	**140,000**	**0**	**0%**	**0**	**0%**	**0%**
INTERNAL SERVICE FUND	**4,243,960**	**3,438,572**	**81%**	**18,192**	**0%**	**81%**

CITY OF ALACHUA **ALL CITY FUNDS**
FINANCE DEPARTMENT ANALYSIS
FOR THE PERIOD ENDING SEPTEMBER 30, 2025

	FY 24/25 APPROVED BUDGET	FY 24/25 AMENDED BUDGET	YEAR TO DATE FY 24/25	PERCENT OF BUDGET COLLECTED OR EXPENDED
REVENUES:				
TAXES	11,409,653	11,409,653	11,830,122	104%
PERMITS, FEES & ASSESSMENTS	1,044,800	1,044,800	1,019,137	98%
INTERGOVERNMENTAL	1,919,154	3,445,074	5,403,234	157%
CHARGES FOR SERVICES	24,493,490	24,493,490	23,724,097	97%
FINES AND FORFEITURES	51,900	51,900	70,840	136%
MISCELLANEOUS REVENUE	806,350	871,650	1,779,860	204%
NON-OPERATING	27,638,366	27,638,366	5,434,854	20%
	67,363,713	68,954,933	49,262,144	71%
EXPENSES:				
GENERAL GOVERNMENT	15,033,384	14,855,323	10,699,176	98%
PUBLIC SAFETY	6,460,720	6,486,640	6,364,952	98%
ECONOMIC ENVIRONMENT	1,041,399	1,091,699	1,017,365	93%
PHYSICAL ENVIRONMENT	38,998,116	39,158,097	28,631,987	73%
TRANSPORTATION	3,462,591	4,962,591	2,777,445	56%
HUMAN SERVICES	0	0	0	0%
CULTURE & RECREATION	2,367,503	2,400,583	1,954,953	81%
	67,363,713	68,954,933	51,445,878	75%
MAJOR EXPENDITURE CATEGORIES:				
PERSONAL SERVICES	16,127,054	15,781,055	14,319,735	91%
OPERATING EXPENDITURES	9,297,018	10,587,606	8,948,710	85%
CAPITAL OUTLAY	22,090,290	22,985,866	12,456,694	54%
DEBT SERVICE	1,868,872	1,868,872	1,868,588	100%
GRANTS & AIDS	309,000	320,500	279,366	87%
NON-OPERATING	9,266,479	9,006,034	5,452,565	61%
POWER COSTS	8,405,000	8,405,000	8,120,220	97%
	67,363,713	68,954,933	51,445,878	75%

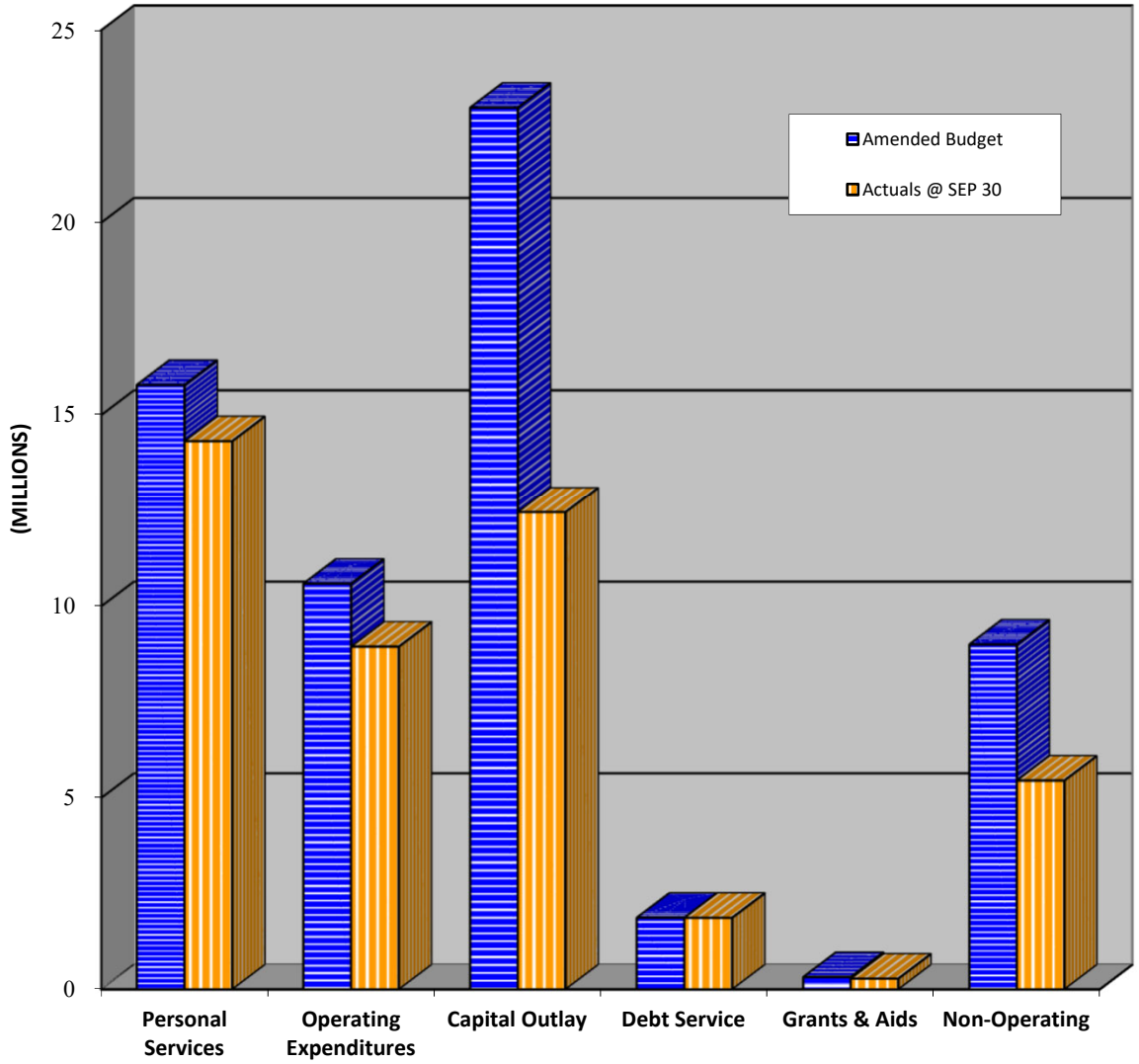
Revenues by Major Category
All City Funds

The City of Alachua's overall revenues are at 71% of budget for the fiscal year. Taxes are at 104% of budget. These include ad valorem property taxes and public utility taxes. Other revenue sources are: Permits, Fees and Assessments (98%); Intergovernmental Revenue (157%); Charges for Services (97%); Fines and Forfeitures (136%); Miscellaneous Revenue (204%); and Non-Operating Revenue (20%).



Expenditures by Major Category
All City Funds

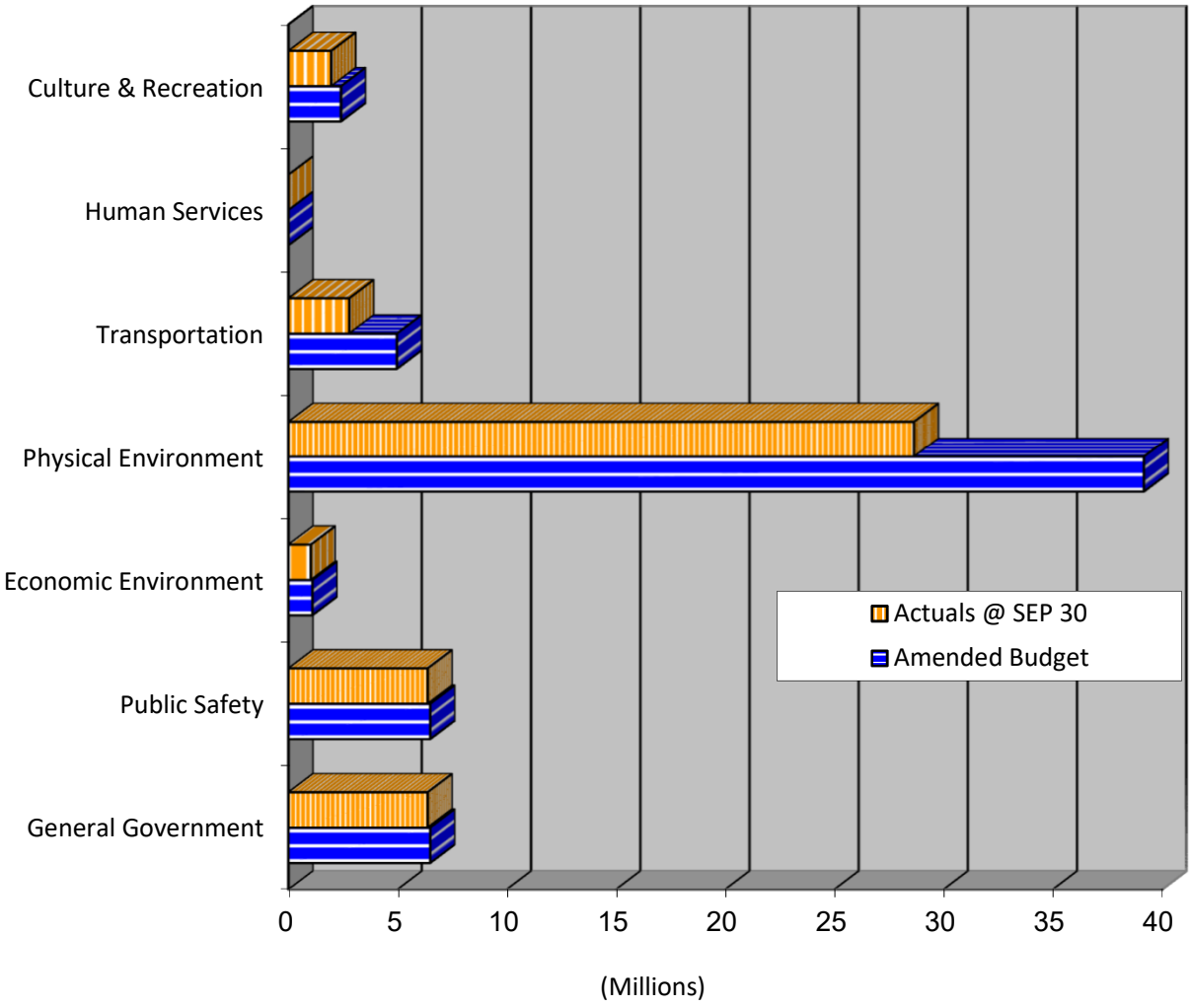
Overall, City expenditures and encumbrances are at 75% of budget for the period. The Personal Services category is at 91% of budget for the fiscal year. The Operating Expenditures category is at 85%, with encumbrances for legal and residential waste collection services of $30K. Capital Outlay is at 54%, Debt Service is 100%, Grants & Aids is 87% and Non-Operating Expenditures are at 61%. Encumbrances for future expenditures account for 4.3% (aprox. $3.0M) of the budget total.



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

Budget Performance by Function
All City Funds

Overall, expenditures are at 75% of budget with General Government expenses at 98%, Public Safety at 98%, Economic Environment at 93%, Physical Environment at 73% (Enterprise Funds, Water Collection and Distribution & residential waste collection services), Transportation at 56%, Human Services at 0%, and Culture & Recreation at 81%.



INVESTMENTS AND CASH

Purpose

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

Investment Objectives

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

Defining Principal

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

Defining of Portfolio

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

Defining Rate of Return on Investment

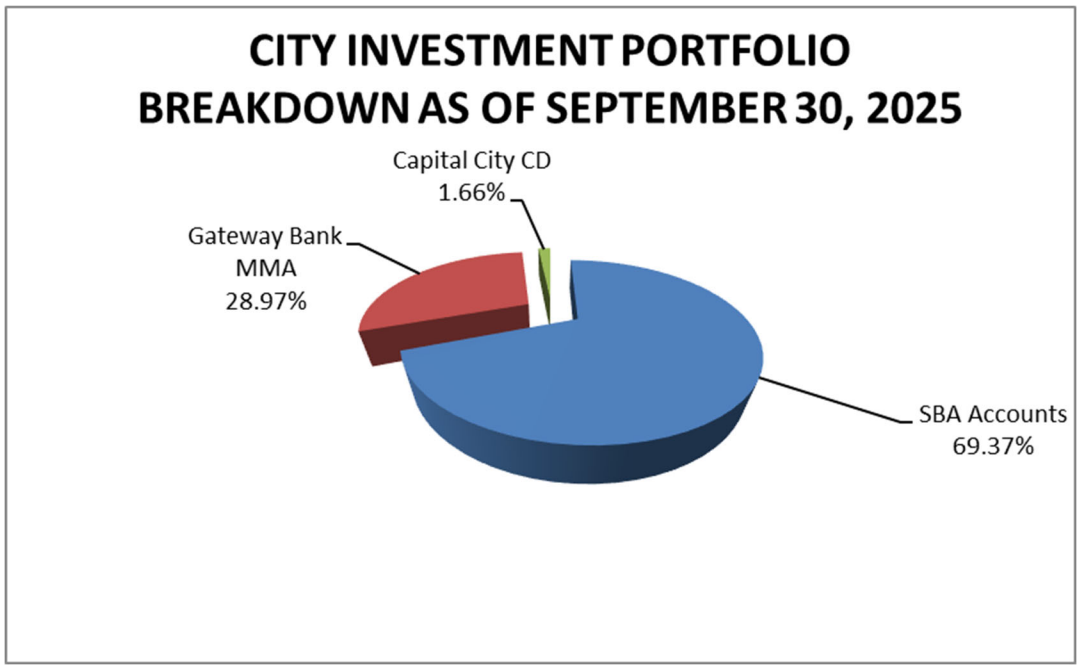
The Rate of Return on Investment refers to the benefits (the profits) to an investor or organization relative to the cost of the initial investment. It is similar to the rate of profit as a measure of profitability.

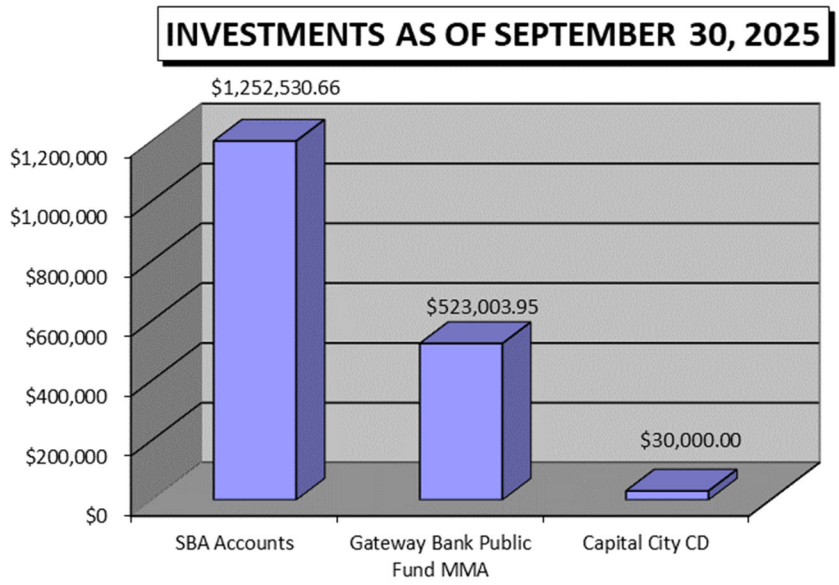
Conclusion

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

INVESTMENTS AND CASH

As of September 30, 2025, the City's investment portfolio totaled **$1,805,534.61.** The portfolio consists of: two State Board of Administration Investment Pool (SBA) accounts, one money market account and a certificate of deposit account. The graphs below illustrate the breakdown, by percentage, of each investment.





INVESTMENTS AND CASH

As of September 30, 2025, the City had cash holdings in several accounts with Capital City Bank, South State Bank (formerly CenterState Bank) and Renasant Bank (formerly Alarion & Heritage) that totaled **$29,050,703.50.** Each bank account has a specific purpose. The accounts are listed as follows:

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

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

Bank Account	September Balance	Percentage of Total
Operating Account	$24,604,468.24	84.69%
Payroll Account	$291,442.51	1.00%
CRA Account	$809,317.39	2.79%
Police Forfeiture Account	$3,391.57	0.01%
Series 2016 Repayment Account	$26,917.48	0.09%
Deposit Account	$2,258,124.21	7.77%
Tara Baywood Surety Account	$45,003.82	0.16%
Explorer Account	$9,115.29	0.03%
Heritage Oaks Account	$4,325.46	0.02%
SRF Repayment Account	$232,011.79	0.80%
ARPA Account	$766,585.74	2.64%
TOTAL	**$29,050,703.50**	100.00%

Commission Agenda Item

MEETING DATE: December 8, 2025
SUBJECT: Appointment to the Planning and Zoning Board (PZB)
PREPARED BY: LeAnne Williams, Deputy City Clerk
RECOMMENDED ACTION:
The recommended action is:
1) Appoint two members to the Planning & Zoning Board
2) Adopt Resolution 26-02, to be finalized to include the names of the appointed members

Motion:
I move to appoint **(insert names)** to the Planning & Zoning Board and adopt Resolution 26-02, to be finalized to include the names of the appointed members.

Summary

The Planning & Zoning Board (PZB), which serves as the Local Planning Agency, consists of five (5) voting members and a non-voting School Board representative. The PZB provides recommendations to the City Commission on various development applications, such as comprehensive plan amendments, rezonings, and subdivisions, and reviews and makes decisions on specific development applications as provided for within the City's Land Development Regulations. The Board generally meets on the second Tuesday of every month. The City Charter, Commission Rules of Procedures, and Land Development Regulations regulate the process of making appointments to the PZB. These policy documents require that a newspaper advertisement be placed at least two weeks before the time upon which appointments are to be made to the Board. Advertisements were placed in the Alachua County Today newspaper on October 30, 2025, November 06, 2025, November 20, 2025, and November 27, 2025. A notice was also posted on the City's website. Any citizen wishing to serve on the PZB must be a City resident.

The Commission must consider two appointments to the PZB. Board Member Sandy Burgess was appointed to serve a three (3) year term, which expires on October 09, 2026. Board Member Susan Sloan was appointed to serve a three (3) year term, which expires on October 09, 2027. The City received resignation letters from Ms. Sloan and Ms. Burgess and will now fill the vacant terms. The appointments would be for a one (1) two-year term ending on October 09, 2026, and a two-year term ending on October 9, 2027. A listing of the applicants in alphabetical order has been provided for your reference, as well as a ballot. The candidates are as follows:

Oscar Alamo
Vailma Fernandez
Jenny Highlander
Samantha King
William Menadier
Tamara Robbins

The candidates have been advised that the Commission will consider this item and have been invited to attend the meeting. I will call them forward to speak, should you wish to hear from them.

Resolution 26-02 has been drafted and will be finalized to reflect the appointment made during tonight's meeting.

The Deputy City Clerk's Office will now administer the ballot process.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

ATTACHMENTS

1. P&Z Resolution for 2 appointments
2. App.Fernandez
3. App.Highlander
4. App.King
5. App.Menadier
6. App.Robbins
7. Burgess - Resignation Letter
8. Sloan - Resignation Letter
9. Ballot
10. Ad.PZB
11. Ad.PZB.2
12. Resolution 25-02 Signed
13. App.Alamo

RESOLUTION 26-02

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA, APPOINTING TWO MEMBERS TO THE PLANNING AND ZONING BOARD; ESTABLISHING TERM OF SERVICE; ESTABLISHING BEGINNING AND ENDING DATES FOR TERM OF SERVICE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 2.1.3(A) of the City's Land Development Regulations (LDRs) authorizes the Planning and Zoning Board (PZB) to serve as the City's Local Planning Agency; and,

WHEREAS, Section 2.1.3(C) of the City's LDRs establishes the powers and duties of the PZB; and,

WHEREAS, the PZB consists of five voting members and one nonvoting representative of the Alachua County School Board; and,

WHEREAS, there are two (2) vacancies on the PZB; and

WHEREAS, the vacancies were advertised in a newspaper of local circulation at least two (2) weeks before this appointment, per the City of Alachua Commissioners' Rules of Procedure.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA:

Section 1. The following members will be appointed to fill the following terms:

1) _____, to fill a term commencing on December08, 2025, and ending on October 9, 2026.
2) _____, to fill a term commencing on December08, 2025, and ending on October 9, 2027.

Section 2. The term of service for the position shall begin and end as outlined above.

Section 3. This Resolution shall be effective as of its passage and adoption date.

DULY ADOPTED in regular session this 08th day of December 2025.

CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

_____
Walter Welch, Mayor

ATTEST:

_____
Rodolfo Valladares, City Manager/Clerk

City of ALACHUA

APPLICATION FOR PLANNING & ZONING BOARD MEMBERSHIP

Please be advised that, pursuant to §112.3144, Florida Statutes, members of the Planning & Zoning Board are required to file a disclosure of financial interests. Additional information can be reviewed at: http://www.ethics.state.fl.us/FinancialDisclosure.

Name: Vailma Roca Fernández Date: 11/18/2025

Physical Address: 14146 NW 154th PL. Alachua, FL 32615

Mailing Address: 14146 NW 154th PL, Alachua, FL 32615

Email Address: vailma.roca@me.com

Phone (Daytime): (305)903-1990

Alternate Phone: _____

Are you available to meet on the second Tuesday of each month? ☑ Yes ☐ No
Are you a resident of the City of Alachua? ☑ Yes ☐ No

Briefly state why you want to be a member of the Planning & Zoning Board:

I am seeking to serve on the Planning & Zoning Board because I believe in balanced, thoughtful growth that protect both the character and the future of our city. Over the past year, I have expanded my civic involvement as a member of the Alachua County Historical Commission, where I have engaged deeply with topics such as preservation and community identity. This has reinforced my understanding about development decisions, contributing with my perspective and dedication to public service to help guide the city's planning, zoning and developing decisions.

Applicant's Signature: Vailma Roca Fernández 11/18/2025

Please return this application to the Planning and Community Development Department located at City Hall, 15100 NW 142nd Terrace, or mail application to:

City of Alachua
ATTN: Planning and Community Development
P.O. Box 9
Alachua, FL 32616

City of ALACHUA

APPLICATION FOR PLANNING & ZONING BOARD MEMBERSHIP

Please be advised that, pursuant to §112.3144, Florida Statutes, members of the Planning & Zoning Board are required to file a disclosure of financial interests. Additional information can be reviewed at: http://www.ethics.state.fl.us/FinancialDisclosure.

Name: Jenny Highlander Date: 12/3/25

Physical Address: 17410 NW 177th Ave Alachua, FL 32615

Mailing Address: 17410 NW 177th Ave Alachua, FL 32615

Email Address: jenny.highlander@gmail.com

Phone (Daytime): (352) 514-6793

Alternate Phone: _____

Are you available to meet on the second Tuesday of each month? ☒ Yes ☐ No

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

Briefly state why you want to be a member of the Planning & Zoning Board:

I have been a resident of the City of Alachua for the past 17 years, and during that time, I have developed a deep appreciation for our community's unique character and commitment to thoughtful growth. For 12 of those years, I worked at a biotech company in Progress Park, where I had the opportunity to contribute to the creation of the Celebration of Biotech—an event that deepened my understanding of the city's economic development goals. My husband and I reside in Meadowglen, where we have raised our children and become deeply rooted in the community. I am passionate about the future of Alachua and have a desire to play an active role in shaping its continued growth while preserving the "good life" that drew my family here in the first place. For the past 10 years, I have worked as a licensed real estate agent, focusing on both commercial and residential sales throughout Alachua County. This experience has provided me with insight into land use, zoning, and development trends—perspectives I believe would be beneficial in serving on the Planning and Zoning Board. Thank you for considering my application. I would be honored to serve in this role for our city.

Applicant's Signature: Jenny Highlander

Please return this application to the Planning and Community Development Department located at City Hall, 15100 NW 142nd Terrace, or mail application to:

City of Alachua
ATTN: Planning and Community Development
P.O. Box 9
Alachua, FL 32616

City of ALACHUA

APPLICATION FOR PLANNING & ZONING BOARD MEMBERSHIP

Please be advised that, pursuant to §112.3144, Florida Statutes, members of the Planning & Zoning Board are required to file a disclosure of financial interests. Additional information can be reviewed at: http://www.ethics.state.fl.us/FinancialDisclosure.

Name: Samantha King Date: 11/13/2025

Physical Address: 12449 NW 157th Terrace Alachua, FL, 32615

Mailing Address: 12449 NW 157th Terrace Alachua, FL, 32615

Email Address: zoeking2015@gmail.com

Phone (Daytime): 256-335-7495

Alternate Phone: _____

Are you available to meet on the second Tuesday of each month? ■ Yes □ No

Are you a resident of the City of Alachua? □ Yes □ No

Briefly state why you want to be a member of the Planning & Zoning Board: I am committed to promoting transparent, consistent land-use decisions that support our city's Comprehensive Plan and Land Development Regulations. With a Master's in Transportation and Logistics Planning, a background a a U.S Marine Corps Veteran, and experience in county,special districts,utitliy and municipal procurement and operations, I bring discipline, objective decision-making grounded in analysis and public service. I understand the quasi-judicial nature of P&Z decisions, the importance of factual decisions, compliance with statues, transparency, ethics, and sustainability. I value community input, adhere to the highest standards of fairness, and I am dedicated to helping Alachua grow responsibly, protecting neighborhood character, protecting natural resources and providing predictable outcomes for residents and businesses alike.

Applicant's Signature: _____

Please return this application to the Planning and Community Development Department located at City Hall, 15100 NW 142nd Terrace, or mail application to:

City of Alachua
ATTN: Planning and Community Development
P.O. Box 9
Alachua, FL 32616

APPLICATION FOR PLANNING & ZONING BOARD MEMBERSHIP

Please be advised that, pursuant to §112.3144, Florida Statutes, members of the Planning & Zoning Board are required to file a disclosure of financial interests. Additional information can be reviewed at: http://www.ethics.state.fl.us/FinancialDisclosure.

Name: William Menadier, PE Date: 12-1-25

Physical Address: 17579 NW 181st Street, Alachua, Fl 32615

Mailing Address: 17579 NW 181st Street, Alachua, Fl 32615

Email Address: bill.menadier@gmail.com

Phone (Daytime): 850-974-0162

Alternate Phone: _____

Are you available to meet on the second Tuesday of each month? ☑ Yes ☐ No
Are you a resident of the City of Alachua? ☑ Yes ☐ No

Briefly state why you want to be a member of the Planning & Zoning Board:

I have always believed in community support. I served on the P&Z Board from May 2022 to June 2025. I have 20 years of experience in planning and zoning. As a civil engineer, I've worked with many municipalities assisting with planning, grant procurement, infrastructure improvements, utility expansions, and parks & recreation type projects. My P&Z knowledge will serve the citizens well. As a member of the P&Z Board I will provide sound judgement, thorough review, and a comprehensive understanding of each item that will be brought forth. I understand that the P&Z is a recommending Board to the Commission and I am confident that my recommendations will be in the best interest of the citizens of Alachua.

Applicant's Signature: _____

Please return this application to the Planning and Community Development Department located at City Hall, 15100 NW 142nd Terrace, or mail application to:

City of Alachua
ATTN: Planning and Community Development
P.O. Box 9
Alachua, FL 32616

City of ALACHUA

RECEIVED
DEC 04 2025
BY:

APPLICATION FOR PLANNING & ZONING BOARD MEMBERSHIP

Please be advised that, pursuant to §112.3144, Florida Statutes, members of the Planning & Zoning Board are required to file a disclosure of financial interests. Additional information can be reviewed at: http://www.ethics.state.fl.us/FinancialDisclosure.

Name: Tamara Robbins Date: Dec. 4, 2025

Physical Address: 13627 N.W 146th Ave

Mailing Address: P.O Box 2317, Alachua FL 32616

Email Address: tamara.robbinsjm@cox.net

Phone (Daytime): 352 339-5386

Alternate Phone: _____

Are you available to meet on the second Tuesday of each month? ☒ Yes ☐ No

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

Briefly state why you want to be a member of the Planning & Zoning Board: I want to be a member of the planning and zoning board to take a more active role in the execution of the powers & duties authorized to it as defined in Article 2, sec. 2.1.3 of COA code. I have been a resident & voter of Alachua for over 30 years. I had the honor of being elected in 2001 to serve as a city commissioner for a 3 year term. As a commissioner I learned the importance of and gained respect for rules & procedures.

Applicant's Signature: Tamara Robbins

Please return this application to the Planning and Community Development Department located at City Hall, 15100 NW 142nd Terrace, or mail application to:

City of Alachua
ATTN: Planning and Community Development
P.O. Box 9
Alachua, FL 32616

From the Desk of . . . . .

Sandy Burgess

November 17, 2025

Mr. Rodolfo Valadares, City Manager
City of Alachua
P O Box 9
Alachua, FL 32616

Dear Mr. Valadares,

Please accept this letter as my resignation from the City of Alachua Planning and Zoning Board. Due to some work and family obligations, I feel that I no longer have sufficient time to properly serve on this board.

Burgess Management Services LLC

It has been a pleasure working with you as well as the previous city administrators. Feel free to call me if I can be of any assistance to you and your staff in the future.

Regards,

Sandy Burgess

Sandy Burgess

sandy@burgessms.com 386 418-1001 P O Box 969
15010 NW 173rd St, Alachua, FL 32616

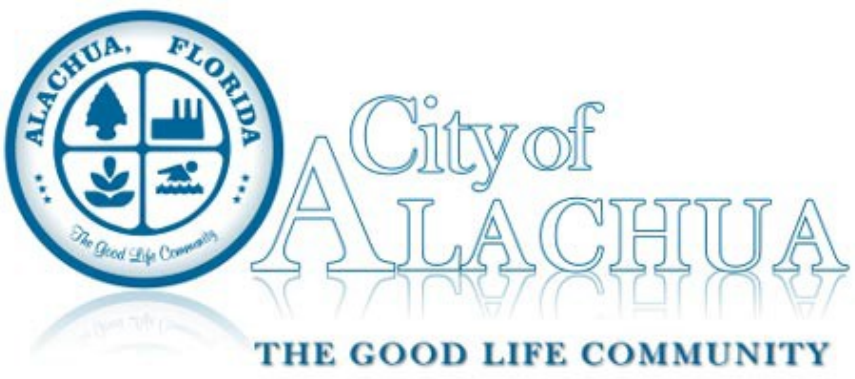
Dear Mr. Thomas,

I regret to inform you that I must resign from my position on the Planning and Zoning Board before the completion of my three-year term. Due to new professional obligations that require extended work hours, I will be unable to attend future board meetings.

It has been an honor to serve the City of Alachua. I have learned a great deal during my time on the board and truly appreciate the opportunity to contribute to our community's growth and development. Thank you for your support and for allowing me to be part of this important work.

Sincerely,

Susan Sloan



Planning and Zoning Ballot

Please vote for a maximum of TWO.

_____ Oscar Alamo

_____ Vailma Fernandez

_____ Jenny Highlander

_____ Samantha King

_____ William Menadier

_____ Tamara Robbins

_____December 08, 2025

Signature

the local

The exemption period will begin Jan. 1, 2027, the city retains the right to revoke the exemption and base, diversify employment, and stimulate private-sector

email cwalker@alachuatoday.com

y concerns date back to earlier incident in March

unclothed, near the covered. reportedly he takes medication opioid nt, and had dose that d medical cene.

Case

latest s from a , incident s concerns ild's care. uties were cate Sean cDowell's who is a offender. reportedly cDowell's ts a week egister her on of state

t visit, ed that appeared hree-year- ereabouts. lamed an failing to

eventually ler home, as dirty, lorts, and

with medical ports exposed. Deputies noted that the child required specialized care, including a medical cast. They reported that McDowell had been told on March 16 that the cast needed replacement but delayed treatment until March 20, resulting in wounds to the child's foot from the wet cast.

Further inspection revealed a burn on the child's hand, which McDowell reportedly could not explain.

Following the March incident, the child was hospitalized, and medical staff later told authorities that McDowell appeared under the influence while visiting. She was reportedly found asleep in a hospital bathroom while her child lay in a hospital bed without the safety guard rail raised.

Connected Cases

Burnham was subsequently arrested and entered a plea of nolo contendere (no contest) to two counts of failing to register required information as a sexual offender. He is now serving a state prison sentence in that case.

McDowell's new charges include two counts of child neglect—one tied to the March case and another from the October incident — as well as obstructing justice for allegedly lying to law enforcement about Burnham's location earlier in the year.

Authorities say McDowell has no prior local criminal record, but the two cases have prompted ongoing review by child welfare officials.

Judge Adam Lee set McDowell's bond at $50,000, and she remains in custody pending further hearings.

# # #

Email cwalker@alachuatoday.com

Advertisement for Invitation For Bid (IFB)

The Gainesville Housing Authority (GHA) herein solicits Invitation For Bid (IFB) from qualified, licensed, and responsible firms interested in providing services for **3-Unit Rehabilitation**

IFB 2026-07

Date and Time for Receiving Proposals:
Friday, November 7, 2025 by 4:00 p.m. EST

Submit Proposals To:
Gainesville Housing Authority
Attn: Ms. Pamela E. Davis
1900 SE 4th Street
Gainesville, FL 32641

Specifications and instructions for proposal submission and the criteria that will be used to evaluate submissions are available at:

Gainesville Housing Authority
1900 SE 4th Street
Gainesville, FL 32641
or at www.demandstar.com

EEO Equal Opportunity Employer

EQUAL HOUSING OPPORTUNITY

(Published: Alachua County Today - October 30 and November 06, 2025)

City of Alachua

NOTICE OF BOARD VACANCY

The City of Alachua is currently accepting applications for one (1) appointment to be made on the following Board:

Planning and Zoning Board: The Planning and Zoning Board (PZB) comprises five voting members and a non-voting School Board representative. The PZB provides recommendations to the City Commission on various development applications, such as comprehensive plan amendments, rezonings, and subdivisions, and reviews and makes decisions on certain development applications as provided for within the City's Land Development Regulations. The PZB is also authorized by the City Commission to provide recommended policies and guiding action affecting development in the City, including amendments to Land Development Regulations, special studies, and other proposals that promote orderly development.

- Applicants must be a resident of the City of Alachua.
- Meetings are typically held at 6:00 p.m. on the second Tuesday of the month in the James A. Lewis Commission Chambers in City Hall.

Applications may be obtained in person at City Hall, located at 15100 NW 142nd Terrace, on any regular business day (Monday through Thursday) between the hours of 7:30 a.m. and 6:00 p.m. or by visiting the City's website at www.cityofalachua.com. Completed applications must be received by the Planning and Community Development Department no later than 6:00 p.m. on **Thursday, November 13, 2025**. Applications may be submitted in person at City Hall or by mail to the following address: City of Alachua, Planning and Community Development Department, P.O. Box 9, Alachua, FL 32616. Questions may be directed to the Planning and Community Development Department at (386) 418-6121.

(Published: Alachua County Today - October 30, 2025 and November 06, 2025)

FALL FESTIVAL:
Continued from page A1

Vendors, music and family activities fill downtown

– a mission that has become a hallmark of ABL's community involvement.

Main Street was closed to traffic for the day, creating a pedestrian-friendly promenade lined with vendor tents, food trucks and demonstrations. Visitors moved at an easy pace between stalls offering handmade crafts, local art, boutique items and fall-themed goods. The aroma of barbecue and kettle corn mingled with the sound of live music drifting from the entertainment area, where local performers kept the energy high throughout the afternoon.

Children flocked to hands-on activity stations and family attractions, giving the event its signature mix of small-town charm and festival spirit. Adults browsed the wide selection of vendors or gathered near food stands for lunch and desserts, turning the street into a bustling outdoor marketplace.

Parking filled quickly as attendance grew through the day, with festival-goers using lots near downtown, City Hall and the area surrounding Skinner Park. Many chose to walk in from nearby neighborhoods, adding to the steady foot traffic that defined the event.

Vendor participation remained strong again this year, with booths sold out well in advance – a sign of continued support from local artisans, small businesses and regional makers. Organizers say the turnout reflects the festival's important role in highlighting Alachua's growing business community while keeping its small-town identity at the forefront.

Over the years, the Alachua Business League has awarded thousands of dollars in scholarships through funds raised at the Fall Festival and other community events. That philanthropic purpose, blended with a festive atmosphere, is one of the reasons the event has endured as one of the city's most anticipated annual traditions.

As photos from this year's festival show, the 2025 event delivered the familiar warmth and hometown appeal that residents have come to expect. For those who missed it, organizers encourage planning ahead for next year – promising another day filled with entertainment, community spirit and opportunities to support Alachua's next generation.

# # #

Email editor@alachuatoday.com

Alachua County Today **staff photographer**

Local artisans display handmade goods at the Alachua Main Street Fall Festival, one of the city's largest annual community events.

Children enjoy activity stations and hands-on attractions that remain a hallmark of the Alachua Main Street Fall Festival.

Crowds fill downtown Alachua during the 2025 Alachua Main Street Fall Festival, where vendors, food booths and live music lined historic Main Street.

Essay challenge honors American Revolution ideals

By C.M. WALKER
Today Reporter

ALACHUA COUNTY – The Gainesville Chapter of the Sons of the American Revolution (SAR) is inviting area high school students to participate in the George and Stella Knight Essay Contest, an annual writing competition designed to encourage young people to explore the history and ideals of America's founding.

Entries for the 2025–2026 contest are now being accepted through Dec. 19, 2025. The contest is open to all students in grades 9 through 12, including those enrolled in public, private, and homeschool programs.

Participants are asked to submit an original essay of 800 to 1,200 words — without the use of artificial intelligence tools — focused on an event, person, philosophy, or ideal associated with the American Revolution, the Declaration of Independence, or the framing of the U.S. Constitution.

Essays are judged on historical accuracy, clarity, organization, grammar, spelling, and proper documentation, ensuring students combine thoughtful research with strong writing skills.

"The first level of the contest is the Local level, which has a small cash award for our winner, a medal, and a certificate," the chapter announcement stated. "The Gainesville Chapter contest winner will go on to a State, and perhaps, National. Each level has its own awards."

The competition provides students with an opportunity to deepen their understanding of the founding principles of the United States while competing for recognition and scholarship opportunities.

Local winners will advance to the Florida State competition, and top state submissions are then entered into the national level, where students can earn additional honors and awards.

Students are encouraged to enter through their nearest SAR chapter, as only one essay per student per year may be submitted. Contest organizers emphasize that prior experience or affiliation with the organization is not required to participate.

"Don't think you can't win!" the chapter noted. "Recently, the Gainesville Chapter had a third-place winner in the State contest. We hope to present another worthy student with an award at one of our meetings."

For questions or to submit an entry, students should contact Chapter President Randal Highsmith at Randal.Highsmith@gmail.com. Additional information and updates are available on the chapter's Facebook page at www.facebook.com/SARGainesville/.

The George and Stella Knight Essay Contest is one of the national youth outreach programs of the Sons of the American Revolution, an organization dedicated to preserving the history and legacy of those who fought for American independence.

In addition to promoting historical literacy, the SAR encourages descendants of Revolutionary War patriots to explore their lineage and consider joining the organization.

"Anyone who has an ancestor who fought for the freedom of this country in the Revolution against Britain is invited to contact us," the chapter said. "We can help with the needed lineage information from your Patriot to the present day and get you into this great organization."

Through educational initiatives like the Knight Essay Contest, the Gainesville Chapter continues to honor the legacy of the nation's founders while inspiring a new generation to engage with the enduring ideals of liberty and democracy.

# # #

Email cwalker@alachuatoday.com

City of ALACHUA

NOTICE OF BOARD VACANCY

The City of Alachua is currently accepting applications for two (2) appointments to be made on the following Board:

Planning and Zoning Board: The Planning and Zoning Board (PZB) comprises five voting members and a non-voting School Board representative. The PZB provides recommendations to the City Commission on various development applications, such as comprehensive plan amendments, rezonings, and subdivisions, and reviews and makes decisions on certain development applications as provided for within the City's Land Development Regulations. The PZB is also authorized by the City Commission to provide recommended policies and guiding action affecting development in the City, including amendments to Land Development Regulations, special studies, and other proposals that promote orderly development.

- Applicants must be a resident of the City of Alachua.
- Meetings are typically held at 6:00 p.m. on the second Tuesday of the month in the James A. Lewis Commission Chambers in City Hall.

Applications may be obtained in person at City Hall, located at 15100 NW 142nd Terrace, on any regular business day (Monday through Thursday) between the hours of 7:30 a.m. and 6:00 p.m. or by visiting the City's website at www.cityofalachua.com. Completed applications must be received by the Planning and Community Development Department no later than 6:00 p.m. on **Thursday, December 04, 2025**. Applications may be submitted in person at City Hall or by mail to the following address: City of Alachua, Planning and Community Development Department, P.O. Box 9, Alachua, FL 32616. Questions may be directed to the Planning and Community Development Department at (386) 418-6121.

(Published: Alachua County Today - November 20, 2025 and November 27, 2025)

NUTCRACKER:
Continued from page A1

Two free performances at Legacy Park

costuming and family-friendly presentation. The production has become a seasonal favorite for many communities, combining high-caliber dance with a festive spirit that appeals to audiences of all ages.

This year's performance also shines a spotlight on local youth. During intermission, students from Danceabout, the company's after-school enrichment program, will take the stage for a special appearance. The program provides young dancers with foundational training and creative development, and its inclusion offers students a rare opportunity to perform in a professional ballet setting.

City officials and organizers emphasize that the performance is intended to be widely accessible, noting that there is no admission fee and that all Alachua residents are invited to attend. The event will be held at the Legacy Park Multipurpose Center, located at 15400 Peggy Road in Alachua.

The performance is presented by The PNC Foundation, with additional support from several community partners and sponsors, including the City of Alachua, Infotech, Weyerhaeuser, Visit Gainesville Alachua County, the Rays of Hope Foundation, Florida Arts & Culture, and McClave + Associates, among others.

Dance Alive National Ballet is also marking its 60th anniversary Diamond Jubilee, and with its combination of world-class ballet, youth participation and free admission, the Alachua performance continues a growing tradition of accessible holiday arts programming in the community.

# # #

email editor@alachuatoday.com

Window Screens Repair

River Basin Screen Repair, LLC

850-973-0110

river.basin.screen@gmail.com

Window Screens
Rescreening for Screened Rooms

RESOLUTION 26-02

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA, APPOINTING TWO MEMBERS TO THE PLANNING AND ZONING BOARD; ESTABLISHING TERM OF SERVICE; ESTABLISHING BEGINNING AND ENDING DATES FOR TERM OF SERVICE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 2.1.3(A) of the City's Land Development Regulations (LDRs) authorizes the Planning and Zoning Board (PZB) to serve as the City's Local Planning Agency; and,

WHEREAS, Section 2.1.3(C) of the City's LDRs establishes the powers and duties of the PZB; and,

WHEREAS, the PZB consists of five voting members and one nonvoting representative of the Alachua County School Board; and,

WHEREAS, there are two (2) vacancies on the PZB; and

WHEREAS, the vacancies were advertised in a newspaper of local circulation at least two (2) weeks before this appointment, per the City of Alachua Commissioners' Rules of Procedure.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA:

Section 1. The following members will be appointed to fill the following terms:

1) _____, to fill a term commencing on Decembero8, 2025, and ending on October 9, 2026.
2) _____, to fill a term commencing on Decembero8, 2025, and ending on October 9, 2027.

Section 2. The term of service for the position shall begin and end as outlined above.

Section 3. This Resolution shall be effective as of its passage and adoption date.

DULY ADOPTED in regular session this 08th day of December 2025.

CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

Walter Welch, Mayor

ATTEST:

Rodolfo Valladares, City Manager/Clerk

City of Alachua

Employment Application

Name of Applicant (*please print*): Oscar A Alamo

Position and Position #: Planning and Zoning Board (PZB)

Date: December 2nd, 2025

PLEASE READ CAREFULLY!!!

PLEASE READ CAREFULLY!!!

Employees of the City of Alachua and applicants for employment shall be afforded equal opportunity in all aspects of employment without regard to race, color, religion, political affiliation, national origin, disability, marital status, gender or age.

Preference in appointment will be given to eligible veterans and spouses.

Applicants requiring reasonable accommodation in the application and/or interview process should notify a representative of the City of Alachua.

Your Social Security Number is used for the purpose of identification and background verification. Failure to provide your SS# may result in delay in processing your application.

** Applications will **only** be accepted for open positions. **All questions must be answered.** When completing the application, please ensure that you provide current information in a legible manner. **Applications indicating "See Resume" for any response will be considered incomplete and not processed.**

Office Use Only

Received by: Colleen Pisano Date: 12/2/25

Received by deadline? ____ Y ____ N

Full Name: Oscar A. Alamo Social Security Number: [redacted]

Mailing Address: 11040 NW 60th Dr

Street Address: (*if different*)

City, State, Zip: Alachua, FL 32615

Email Address: oalamo@gmail.com Home Phone:

Cell Phone: 787-445-4066

■ Military Service

Have you been in the military service? ☒ YES ☐ NO

If yes, when

USNR - June 29th, 2002 - June 27th, 2014

Dates of Service: Mobilized Feb 2008

Type of Discharge: Honorable

Were you convicted by a military court martial? ☐ YES ☒ NO

If yes, explain:

Have you previously filed an application with the City of Alachua? ☒ YES ☐ NO

If yes, when: _____

Have you ever worked for the City of Alachua? ☐ YES ☒ NO

If yes, when: _____

Are any of your relatives presently employed with the City of Alachua? ☐ YES ☒ NO

If yes, who: _____

Salary Expectations: ✓

Are you at least 18 years or older? (*If no, you may be required to provide authorization to work.*)	☒ YES ☐ NO	
Only U.S. Citizens or Aliens who have a legal right to work in the U.S. are eligible for employment. Can you, upon employment, provide genuine documentation establishing your identity & eligibility to be legally employed in the United States?	☒ YES ☐ NO	
Have you ever been convicted of a criminal offense, had adjudication of a crime withheld, or pled nolo contendere to a felony or first degree misdemeanor, or any criminal offense involving dishonesty or breach of trust?	☐ YES ☒ NO	
Have you been terminated, asked to resign or left by mutual agreement from any employment or position you held for any reason, including allegation of misconduct or unsatisfactory performance?	☐ YES ☒ NO	
Have you received disciplinary action from an employer, such as a written notice or suspension?	☐ YES ☒ NO *If yes, explain:*	

SCHEDULE AVAILABILITY (please check all that apply)

Days Available ☒ Mon ☒ Tue ☒ Wed ☒ Thu ☒ Fri ☒ Sat ☐ Sun

Hours Available ☒ Any Shift/Schedule ☐ Day Shift ☐ Evening Shift ☐ Night Shift

***NOTE**: Work schedules are based upon the needs of the city and may be subject to change on a regular basis.*

Date Available to Work: _____

DRIVER LICENSE INFORMATION

FL Driver License No: [redacted]

Date of Expiration: [redacted] Restrictions: None

Do you have or have you ever been issued a driver license in another state? ☒ YES ☐ NO

If yes, please provide state(s), name used and approximate dates license(s) was/were issued and license number:

[redacted]

New York State ********** 1984-1992

Have you ever been denied issuance of a drive license or have you ever had a driver license suspended, canceled or revoked? ☐ YES ☒ NO

If yes, provide details:

Do you have access to reliable transportation? ☒ YES ☐ NO

Education/ Type of School	Name/Address	Major	Last Year Attended	Graduated	Degree
High School	John Jay HS		1984	☒ Y ☐ N	
College	S F College	Const. Management	Spring 2024	☒ Y ☐ N	A.S.
College	Universidad Interamericana de PR	Psychology	2009	☒ Y ☐ N	BA

OTHER SCHOOLS (LAW ENFORCEMENT, TRADE, VOCATIONAL, BUSINESS OR MILITARY)

Education/ Type of School	Name/Address	Major	Graduated	Degree
			☐ Y ☐ N	
			☐ Y ☐ N	
			☐ Y ☐ N	

■ Additional Experience & Qualifications/Computer Skills

List any other experience, skills or other qualifications including hobbies, which you believe should be considered in evaluating your qualifications for employment.

Knowledgable in Microsoft 365, pdf. Able to read and interpret map and blueprints

List four people who have known you for at least the past five years. **DO NOT LIST RELATIVES OR CITY OF ALACHUA EMPLOYEES.**

Name: Rush Hagy	Occupation: Retired
Address:	
Telephone Number: 352- 204-7135	Years Known: 5+

Name: Steve Dampier	Occupation: Park Service
Address:	
Telephone Number: 352-318-4112	Years Known: 5+

Name: Beatriz Gutierrez	Occupation:
Address:	
Telephone Number: 352-283-0409	Years Known: 5+

Name: Ivellise Vélez	Occupation:
Address:	
Telephone Number: 787-370-4296	Years Known: 30+

EMPLOYMENT HISTORY

Starting with your present employer, list chronologically all employment for the **past ten (10) years**. Include summer employment, part-time employment, temporary employment or employment that was only for a few days. Include all military base assignments, if applicable. **You must account for all periods of time**. If you have been unemployed for any period of time, include the dates of unemployment. Use the current complete address, city, state, zip code, area code and phone number. **Explain any gaps in your employment history**.

May we contact your current employer? ☒ YES ☐ NO

Cutting Edge Renovation | From: Aug 20th, 2025 | To: Nov 7th, 2025 | Title:

Name of Company ☐ PT ☒ FT

14030 NW US Hwy 441, Alachua, FL 32615 | 386-414-4414 | Jim Ianuale

Address | *Telephone* | *Supervisor's Name/Title*

Starting Pay: $18 p/h Ending Pay:

Duties: Help

Explain gap (if applicable)

Reason for Leaving: Stranous work triggers my migraine

Not Employed | From: Feb 1st 2016 | To: Aug 6th, 2025 | Title:

Name of Company ☐ PT ☐ FT

Address | *Telephone* | *Supervisor's Name/Title*

Starting Pay: Ending Pay:

Duties:

Explain gap (if applicable)

Reason for Leaving:

Sears Home Central | From: Aug 7th, 1991 | To: Feb 1st, 2016 | Title: Customer Service

Name of Company ☐ PT ☒ FT

San Juan, PR | Victor Sánchez

Address | *Telephone* | *Supervisor's Name/Title*

Starting Pay: Ending Pay:

Duties: Repair appliances, and tend to customers at sales floor.

Explain gap (if applicable)

Reason for Leaving: Retired.

In accordance with the provisions of the Americans with Disabilities Act (ADA), are you able to perform the essential functions of the job for which you are applying, either with or without reasonable accommodate?

☒ YES ☐ NO

Thank you for your interest in employment with the City of Alachua.

I certify that answers given herein are true and complete.

I authorize the City of Alachua to investigate all statements contained in this application for employment as may be necessary in arriving at an employment decision. I consent to references, former employers, and educational institutions listed being contacted regarding this application and also consent to complete criminal history background checks to be conducted.

I understand that employment is contingent upon successful completion of a pre-employment drug screening test and continuous compliance with the City's Drug Free Workplace Policy.

This application for employment shall be considered active for a period not to exceed six (6) months for the specific position for which I am applying. Any applicant wishing to be considered for employment for a different position or beyond this time must complete another application.

I hereby understand and acknowledge that, unless otherwise defined by applicable law, any employment with the City of Alachua is of an "at will" nature, which means that the Employee may resign at any time and the Employer may discharge the Employee at any time with or without cause.

I understand all offers of employment are conditioned upon satisfactory reference checks, successful completion of all pre-employment tests and requirements in addition to the production of all documents necessary for the City to verify my identity and work authorization in accordance with the requirements of the U.S. Citizenship and Immigration Services.

In the event of employment, I understand that false or misleading information given in my application or interview(s), regardless of time of discovery, may result in disciplinary action including discharge. I also understand and abide by all policies and procedures of the City of Alachua, if employed.

I acknowledge that I have read and understand the above statements and hereby grant permission to confirm the information supplied on this application by me.

Oscar A. Álamo
Print Name

Dec 2nd, 2025
Date

Signature

CITY OF ALACHUA
VETERAN'S PREFERENCE CLAIM FORM

VETERAN'S PREFERENCE: Check the appropriate block if you are claiming veteran's preference. For more information, please contact Human Resources or visit our website at www.cityofalachua.com.

CHECK ONE ONLY		REQUIRED PROOF
☒	I am not claiming veteran's preference	n/a
☒	A veteran with a compensable service-connected disability who is eligible for or receiving compensation, disability retirement or pension under public laws administered by the U.S. Veteran's Administration and the Department of Defense (10 points), **or**	DD214 or equivalent showing date of induction, date of separation, character of service, and document (dated within the past 12 months) from the Veteran's Administration, Department of Defense or the Division of Veteran's Affairs certifying the existence of a service-connected disability and the percent of the disability.
☐	The spouse of a disabled veteran (who cannot qualify for employment because of a total and permanent disability), or the spouse of a veteran missing in action, captured or forcibly detained by a foreign power (10 points), **or**	DD214, copy of marriage license and statement that spouse is still married; certification from the Department of Defense or the Veteran's Administration that the veteran is totally and permanently disabled and cannot qualify for employment due to a service-connected disability; or in the case of an M.I.A., a document from the Veteran's Administration or Department of Defense certifying such a condition.
☒	A veteran of any war who has served on active duty for at least one (1) day and who was discharged or separated with an honorable discharge from the Armed Forces of the United States of America if any part of such active duty was performed during a wartime era (5 points). Active duty for training is not allowable, **or**	DD214 or equivalent showing date of induction, date of separation and character of service.
☐	The un-remarried widow or widower of a veteran who died of a service-connected disability (5 points).	DD214, document from Department of Defense or Veteran's Administration certifying service-connected death of the veteran, evidence of marriage and statement that spouse is not remarried.

BRANCH OF SERVICE	DATE OF ENTRY	DATE OF DISCHARGE
US Navy - Reserves	6/29/2002	6/27/2014

Note: Under Florida law preference in appointment and employment shall be given, by the state and its political subdivisions, first to those persons included in 1 and 2 above, and second to those persons included under 3 and 4 above. If any applicant claiming veteran's preference for a vacant position is not selected for the position, they may file a complaint with the Division of Veteran's Affairs, P.O. Box 31003, St. Petersburg, Florida 33731. A complaint shall be filed within 21 days after notice of a hiring decision. If a notice of a hiring decision is not given, a complaint may be filed at any time.

I certify that information provided is complete and correct and that any misrepresentation of the claim of preference is grounds for disqualification or candidacy or termination of employment.

Applicant's Name (Please print)	Applicant's Signature	Date:	SS#
Oscar A. Álamo		Dec 2nd, 2025	[redacted]

Veteran's Name (if different from applicant – please print): _____ Veteran's SS#: _____

Office Use Only	Award	Date

Board Agenda
Item

MEETING DATE: December 8, 2025

SUBJECT: PPP25-0002 | Amendment to Fletcher Trace Major Subdivision Preliminary Plat - A request by NV5, Inc. (agent) on behalf of Fletcher Development, LLC (property owner) for an amendment to the Fletcher Trace Major Subdivision Preliminary Plat proposing rephasing and reducing the total number of single-family attached lots from 128 to 28 and increasing the total number of single-family detached lots from 344 to 410, for a net decrease of 34 lots on a ± 118.20-acre subject property generally located southeast of County Road 235 and north of NW 110th Avenue (tax parcel 03980-002-001); FLU: Moderate Density Residential; Zoning: Planned Development – Residential (PD-R)(Quasi-Judicial Hearing).

PREPARED BY: Carson Crockett

RECOMMENDED ACTION:

Staff recommends that the City Commission find the application for Fletcher Development, LLC to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approve the application for Fletcher Development, LLC, subject to the two conditions found in Exhibit "A" and located on page 22 of the staff report.

Recommended Motion: *I move, based upon the competent substantial evidence, the presentation before this Commission, and Staff's recommendation, that this Commission find the application for Fletcher Development, LLC to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approve the application for Fletcher Development, LLC, subject to the two conditions found in Exhibit "A" and located on page 22 of the staff report.*

Summary

This application is a request by NV5, Inc. on behalf of Fletcher Development, LLC for an amendment to the Fletcher Trace Major Subdivision Preliminary Plat, originally approved by the City Commission on September 26, 2022. The amendment proposes rephasing the project, reducing the total number of single-family attached lots from 128 to 28, and increasing the total number of single-family detached lots from 344 to 410. This proposed amendment would result in a net decrease of 34 lots. The ± 118.20-acre subject property is generally located southeast of County Road 235 and north of NW 110th Avenue (tax parcel 03980-002-001).

The amendment does not significantly alter the traffic circulation pattern nor stormwater

management facilities as previously approved. In total, a net decrease in most impacts to public facilities is expected compared to the previously approved preliminary plat. A public facilities impact analysis has been included in the staff report.

On November 18, 2025, the Planning & Zoning Board held a duly advertised public hearing and voted 3-0 to transmit the application to the City Commission with a recommendation to approve the application subject to the two conditions in Exhibit "A" of the staff report.

FINANCIAL IMPACT

N/A

ADDITIONAL FINANCIAL INFORMATION

N/A

ATTACHMENTS

1. Staff Report & Supporting Materials
2. Application Materials
3. Amended Preliminary Plat
4. Boundary & Topographic Survey
5. Public Notice Materials
6. Carson J. Crockett, AICP - Resume on File

City of Alachua
Planning & Community Development Department
Staff Report

Planning & Zoning Board Hearing Date: November 18, 2025
Quasi-Judicial Hearing **Application #: PPP25-0002**

SUBJECT:	A request to amend the Fletcher Trace Major Subdivision Preliminary Plat, including rephasing and reducing the total number of single-family attached lots from 128 to 28 and increasing the total number of single-family detached lots from 344 to 410, for a net decrease of 34 lots.
APPLICANT/AGENT:	NV5, Inc.
PROPERTY OWNER:	Fletcher Development, LLC
LOCATION:	Generally located southeast of County Road 235 and north of NW 110th Avenue.
PARCEL ID NUMBER:	03980-002-001
FLUM DESIGNATION:	Moderate Density Residential
ZONING:	Planned Development – Residential (PD-R)
OVERLAY:	N/A
ACREAGE:	± 118.20
PROJECT PLANNER:	Carson J. Crockett, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board find the application for Fletcher Development, LLC to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmit the application to the City Commission with a recommendation to approve, subject to the two conditions found in Exhibit "A" and located on page 22 of the staff report.
RECOMMENDED MOTION:	*I move, based upon the competent substantial evidence, the presentation before this Board, and Staff's recommendation, that this Board find the application for Fletcher Development, LLC to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmit the application to the City Commission with a recommendation to approve, subject to the two conditions found in Exhibit "A" and located on page 22 of the staff report.*

SUMMARY

This application is a request by NV5, Inc. on behalf of Fletcher Development, LLC for an amendment to the Fletcher Trace Major Subdivision Preliminary Plat, originally approved by the City Commission on September 26, 2022. The amendment proposes rephasing the project, reducing the total number of single-family attached lots from 128 to 28, and increasing the total number of single-family detached lots from 344 to 410. This proposed amendment would result in a net decrease of 34 lots. The ± 118.20-acre subject property is generally located southeast of County Road 235 and north of NW 110th Avenue (tax parcel 03980-002-001).

The amendment does not significantly alter the traffic circulation pattern nor stormwater management facilities as previously approved. In total, a net decrease in most impacts to public facilities is expected compared to the previously approved preliminary plat. A public facilities impact analysis has been included in this report.

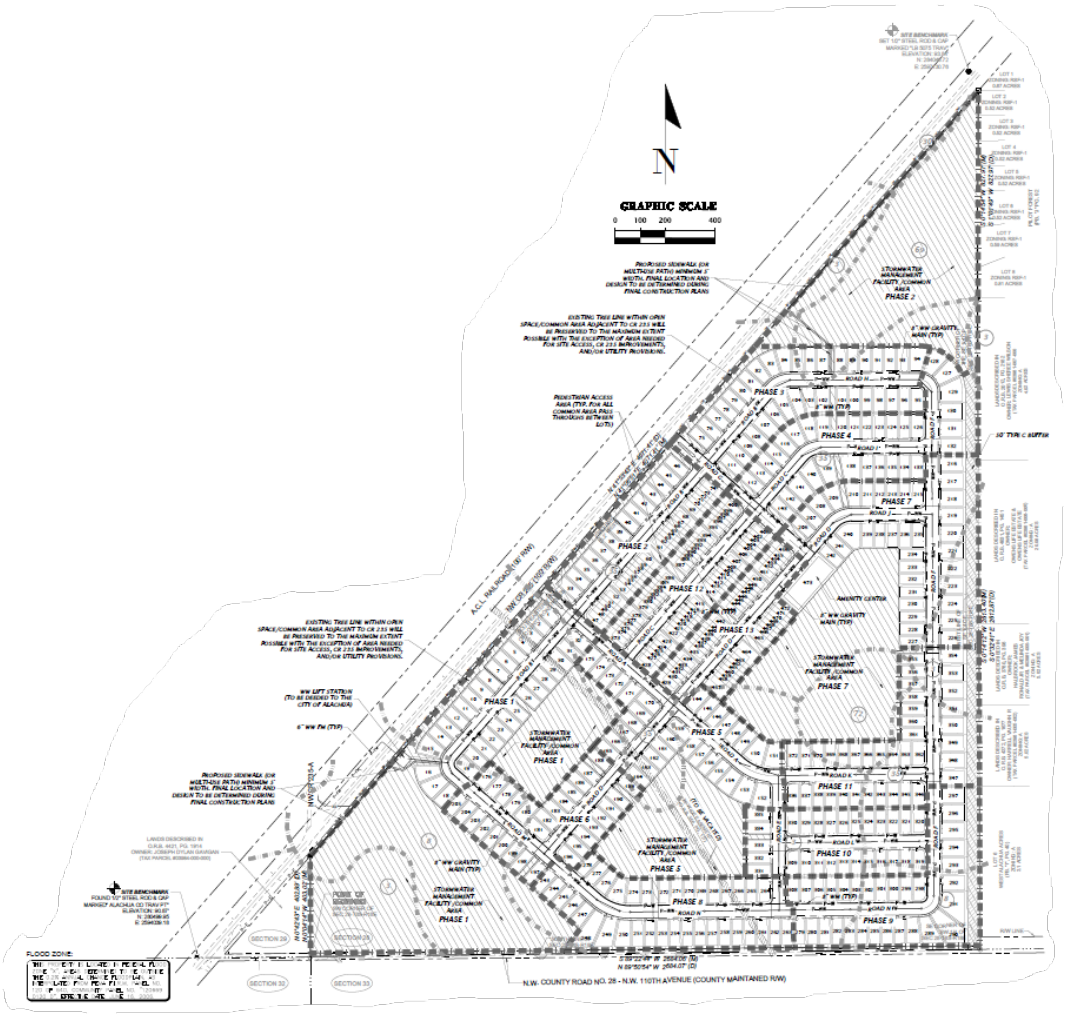


Figure 1. Existing Preliminary Plat Approved on September 26, 2022

Figure 2. Proposed Amended Preliminary Plat

EXISTING USES

The subject property primarily consisted of undeveloped lands and some naturally wooded areas when the preliminary plat was originally approved. The property is now in the process of developing as Phase 1, Phase 2, and Phase 3 of the Fletcher Trace Major Subdivision have received final plat approval and are actively under construction. This proposed amendment would not impact Phase 1, Phase 2, or Phase 3 as currently approved.

SURROUNDING USES

The existing uses, Future Land Use Map (FLUM) designations, and zoning districts of the surrounding area are identified in Table 1. Figure 3 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. The information below 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	Warehouse & Light Industrial	Industrial	Industrial General (IG)
South	Single-Family Residential	Moderate Density Residential & Rural/Agriculture (County)	Residential Single-Family – 1 (RSF-1) & Agricultural (County)
East	Single-Family Residential	Rural/Agriculture (County)	Agricultural (County)
West	Warehouse & Light Industrial	Industrial	Industrial General (IG)

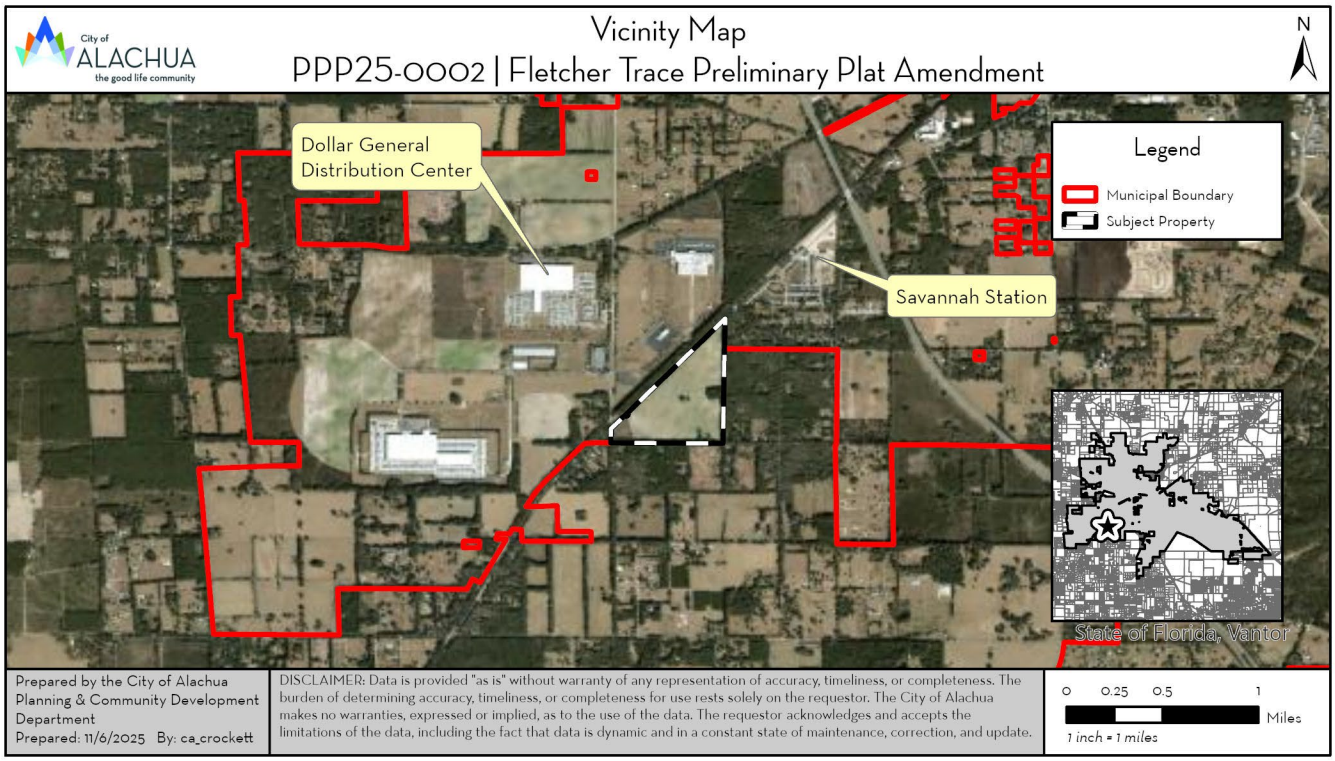


Figure 3. Vicinity Map

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. Neighborhood meetings are required for preliminary plat applications, including major amendments thereto.

A neighborhood meeting was held on September 4, 2025 at 11801 Research Drive (NV5 Offices). As required by Section 2.4.4 of the City's Land Development Regulations, all property owners within 400 feet of the subject property were notified and notice of the meeting was published in a newspaper of general circulation. The applicant was available to answer questions. Materials submitted by the applicant indicate that the meeting was attended by no members of the public.

COMPREHENSIVE PLAN CONSISTENCY ANALYSIS

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

The existing approved preliminary plat was found to be consistent with the City of Alachua Comprehensive Plan. This consistency analysis only evaluates the proposed amendments to the existing approved preliminary plat.

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.

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

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

Evaluation & Findings: The subject property's future land use is designated as Moderate Density Residential. The proposed amendment includes reducing the number of single-family attached homes and increasing the number of single-family detached homes. Both of which are allowed uses as part of the residential planned development. The proposed amendment would result in a density of ± 3.71 units per acre, which is within the allowable density of the Moderate Density Residential land use category.

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

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

Evaluation & Findings: The proposed amendment is in compliance with the PD ordinance and PD master plan. No changes to vehicular, non-vehicular, or pedestrian configuration are proposed.

Objective 5.1: *Natural features*

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

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

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

Policy 5.1.c: *Flood prone areas*: The City shall require as part of the development review process the identification of FEMA flood zone areas. Where necessary, base flood elevations and minimum finished floor elevations shall be established. The City shall also require finished floor elevations on subdivision plats, site plans and building permit plans when necessary to determine compliance with flood prone area regulations. The City shall establish standards for a limitation on filling in flood prone areas.

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

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

Evaluation & Findings: The proposed amendment would not alter the configuration of the approved preliminary plat or how the preliminary plat interacts with the natural conditions of the site. A full environmental conditions analysis has been included in this report.

Objective 5.2: *Availability of facilities and services*

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

Evaluation & Findings: The proposed amendment would result in a net decrease of most public facility impacts when compared to the existing preliminary plat. All lots in the preliminary plat will still connect to City water and wastewater utilities as required by this Comprehensive Plan. A full public facilities impact analysis has been included in this report.

Transportation Element

Objective 1.1: *Level of Service*

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

Evaluation & Findings: The proposed amendment would result in a net increase of transportation impacts when compared to the existing preliminary plats; however, the level of service is not expected to be adversely impacted on any roadway segment. A full public facilities impact analysis has been included in this report.

Housing Element

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

Evaluation & Findings: The proposed amendment to the preliminary plat increases the number of single-family detached lots, but decreases the number of single-family attached lots; however, a functional mix of housing types is still present in the overall development and all lots are still designated as single-family of some type.

Community Facilities Element

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

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

Evaluation & Findings: The proposed amendment would result in a net decrease of most public facility impacts when compared to the existing preliminary plat. All lots in the preliminary plat will still connect to City water and wastewater utilities as required by this Comprehensive Plan. A full public facilities impact analysis has been included in this report.

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

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

Evaluation & Findings: The proposed amendment would result in a net decrease of most public facility impacts when compared to the existing preliminary plat. All lots in the preliminary plat will still connect to City water and wastewater utilities as required by this Comprehensive Plan. A full public facilities impact analysis has been included in this report.

Conservation and Open Space Element

Objective 1.3: *Listed Species*

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

Evaluation & Findings: A condition of approval of the existing preliminary plat requires a 100% gopher tortoise survey be conducted of the site as construction of phases progress. The original condition will not be altered as part of the proposed amendment. A full environmental conditions analysis has been included in this report.

Objective 1.10: *Wetlands*

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

Evaluation & Findings: There are no known wetlands on the subject property. If wetlands are discovered, applicable goals, objectives, and policies of the City of Alachua Comprehensive Plan as well as applicable requirements of Alachua County will have to be conformed to. A full environmental conditions analysis has been included in this report.

ENVIRONMENTAL CONDITIONS ANALYSIS

Wetlands

Wetlands are areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal conditions do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.

Evaluation & Findings: There are no identifiable wetlands on the subject property; therefore, there are no issues related to wetland protection. If wetlands are discovered, applicable goals, objectives, and policies of the City of Alachua Comprehensive Plan as well as applicable requirements of Alachua County will have to be conformed to.

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 & Findings: The subject property is not located within or adjacent to a strategic ecosystem; therefore, there are no issues related to strategic ecosystems.

Regulated Plant & Animal Species

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 & Findings: One listed species, the gopher tortoise, was identified on the site during the development review process for the existing approved preliminary plat. A condition of approval was included as part of the existing approved preliminary plat that a 100% gopher tortoise survey will be required for each final plat and evidence of coordination with the Florida Fish and Wildlife Conservation Commission must be provided. This condition will remain in effect and will not be altered by the proposed amendment.

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 a lower infiltration rate and therefore a higher runoff potential.

There are six soil types found within the subject property, shown in Table 2.

Table 2. Soil Types

Soil Type	Hydrologic Group	Drainage Class	Limitations		% of Subject Property (may not total to 100% due to rounding)
			Dwellings Without Basements	Small Commercial Buildings	
Gainesville Sand; 0 – 5% Slopes	A	Well Drained	Slight	Slight	46.5%
Arredondo Fine Sand; 0 – 5% Slopes	A	Well Drained	Slight	Slight	32.8%
Millhopper Sand; 0 – 5% Slopes	A	Well Drained	Slight	Slight	10.8%
Arredondo Fine Sand; 5 – 8% Slopes	A	Well Drained	Slight	Moderate (Slope)	6.8%
Lochloosa Fine Sand; 5 – 8% Slopes	B	Somewhat Poorly Drained	Slight	Slight	3.0%
Kendrick Sand; 2 – 5% Slopes	A	Well Drained	Slight	Slight	0.2%

Evaluation & Findings: The soil types present on the site do not present any significant limitations for the type of development proposed by the proposed amendment; therefore, there are no issues related to soils.

Flood Potential

Panel 12001C0120D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006 indicates that the development area is in Flood Zone X (areas determined to be outside of the 500-year floodplain).

Evaluation & Findings: No portion of the site appears to be located within a regulatory 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.

Evaluation & Findings: Additional geotechnical analysis was provided by the applicant in accordance with the conditions of the approved PD ordinance as part of the development review process for the existing approved preliminary plat. A condition of approval was included with the existing approved preliminary plat that will require additional analysis of stormwater in this area as stormwater facilities are proposed to be constructed. This condition will remain in effect and will not be altered by the proposed amendment. Additionally, no alterations to stormwater management facility locations or site configuration are proposed as part of this application.

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 & Findings: The subject property is not located within a wellfield protection zone; therefore, there are no issues related to wellfield protection zones.

Historic Structures/Markers and Historic Features

The State of Florida and the Alachua County Historic Resources Inventory identify historic structures in addition to the City's Historic Overlay District, as established by Section 3.7 of the City's Land Development Regulations.

Evaluation & Findings: The subject property does not contain any historic structures or markers as determined by the State of Florida and the Alachua County Historic Resources Inventory; therefore, there are no issues related to historic structures or markers.

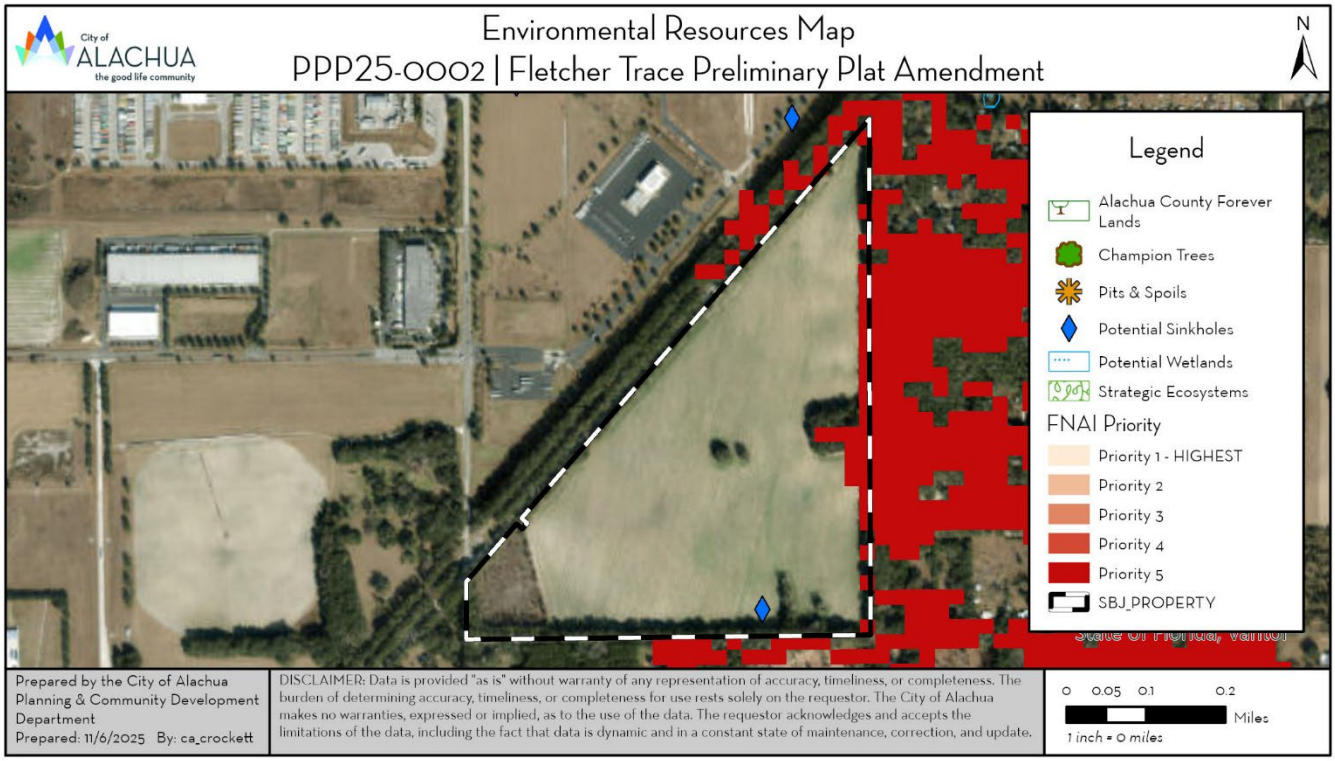


Figure 4. Environmental Resources Map

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

Preliminary Plat Standards

Section 2.4.10(G)(3)(e) of the City's Land Development Regulations (LDRs) establishes the standards with which all preliminary plat applications, including amendments, must be found compliant. The application has been reviewed for compliance with the standards of Section 2.4.20(G)(3)(e). An evaluation of the findings of the applicant's compliance with the standards is provided below.

(e) Preliminary plat standards. A preliminary plat shall be approved upon a finding the application complies with the standards in Article 7, Subdivision Standards, all other relevant provisions of these LDRs, and all other relevant City ordinances and regulations.

Evaluation & Findings: The proposed amendment has been reviewed against, and found to comply, with all applicable standards in Article 7, Subdivision Standards. The proposed amendment was also reviewed against, and found to comply with, PD Ordinance 22-10, including standards for density, intensity, lot size, pedestrian network, and utilities. A Comprehensive Plan Consistency Analysis has been included within this report. Staff has found the application to be consistent with the City of Alachua Comprehensive Plan.

PUBLIC FACILITIES IMPACT ANALYSIS

Section 2.4.14 of the City's Land Development Regulations (LDRs) establishes the standards for a Certificate of Concurrency Compliance which applies to all development orders unless exempted by Section 2.4.14(C). The application has been reviewed for impacts to roads, sanitary sewer, solid waste, stormwater management, potable water, and recreation facilities to ensure the application's potential impacts do not negatively impact the level of service (LOS) for those public facilities.

This analysis shows the net change of the existing capacity reservations held by the Fletcher Trace Major Subdivision Preliminary Plat and the proposed amendment thereto. A final PD plan is a final development order, and as such, concurrency will be reserved.

Traffic Impact

The following impacts are expected on the roadway segments identified in Table 3-1.

Table 3-1. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2]	Segment Description	Lanes	Functional Classification	Area Type	LOS
11	CR 235 from NW 143rd Place to South City Limit	2/U	Major Collector	Comm	D
17	CR 235A from US 441 to CR 235	2/U	Major Collector	Comm	D

1 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 1/2 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].

Table 3-1. Projected Impact on Affected Comprehensive Plan Roadway Segment

Traffic System Category	Segment 11 CR 235		Segment 17 CR 235A	
	AADT	Peak Hour	AADT	Peak Hour
Maximum Service Volume[1]	15,120	1,359	15,120	1,359
Existing Traffic[2]	8,307	622	6,048	536
Reserved Trips (Less Phase 1-3)[3]	0	0	3,880	396
Available Capacity (Less Phase 1-3)[3]	6,813	737	5,192	427
Original Final PD Plan Reservation[4]	4,493	481	2,247	241
Net Change by Amendment[5]	(-57)	12	(-29)	6
Total Increase/Decrease in Trips Generated by Amended Development[6]	4,436	493	2,218	247
Residual Capacity	2,377	244	2,974	180
Residual Percentage of Permitted Design Capacity Utilized	84.28%	82.05%	80.33%	13.25%

1 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.
2 Florida Department of Transportation. (2025). *2024 Count Data*. Accessed via Florida Traffic Online April 2025.
3 Source: City of Alachua October 2025 Development Monitoring Report. Final plat reservations for phase 1-3 were subtracted to ensure no double counting of data as the original final PD plan reservations account for all phases.
4 Retrieved from 9/13/2022 staff report.
5 Trip Generation Formula: ITE Trip Generation 11th edition; Trip Distribution: Segment 11 – 100%; Segment 17 – 50%.
6 Formula: Original Final PD Plan Reservation + Net Change by Amendment

Evaluation & Findings: The net change of expected traffic impacts by the proposed amendment is a negligible increase in PM peak hour trips from the original approval and does not adversely impact the level of service standard. A final PD plan is a final development order, and as such, concurrency will be reserved.

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]	1,565,500
Reserved Capacity (Less Phase 1-3)[2]	307,674
Available Capacity (Less Phase 1-3)[2]	426,526
Original Final PD Plan Reservation[3]	127,440
Net Change by Amendment[3]	(-9,350)
Total Increase/Decrease in Potable Water Demand from Amended Application[4]	118,090
Residual Capacity	308,436
Residual Percentage of Permitted Design Capacity Utilized	86.59%

1 City of Alachua Public Services Department, April 2025
2 Source: City of Alachua October 2025 Development Monitoring Report. Final plat reservations for phase 1-3 were subtracted to ensure no double counting of data as the original final PD plan reservations account for all phases.
3 Formula: Per City of Alachua Comprehensive Plan, Community Facilities Element Policy 4.1.c(2): 275 GPD / Unit
4 Formula: Original Final PD Plan Reservation + Net Change by Amendment

Evaluation & Findings: The net change of expected potable water impacts by the proposed amendment is a slight decrease in potable water demand from the original approval and does not adversely impact the level of service standard. A final PD plan is a final development order, and as such, concurrency will be reserved.

Sanitary Sewer Impacts

Table 5. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Permitted Capacity[1]	1,500,000
Less Actual Treatment Plant Flows[1]	813,000
Reserved Capacity (Less Phase 1-3)[2]	286,635
Available Capacity (Less Phase 1-3)[2]	400,365
Original Final PD Plan Reservation[3]	118,000
Net Change by Amendment[3]	(-8,500)
Total Increase/Decrease in Sanitary Sewer Demand from Amended Application[4]	109,500
Residual Capacity	290,865
Residual Percentage of Permitted Design Capacity Utilized	80.61%

1 City of Alachua Public Services Department, April 2025
2 Source: City of Alachua October 2025 Development Monitoring Report. Final plat reservations for phase 1-3 were subtracted to ensure no double counting of data as the original final PD plan reservations account for all phases.
3 Formula: Per City of Alachua Comprehensive Plan, Community Facilities Element Policy 1.1.d(b): 250 GPD / Unit
4 Formula: Original Final PD Plan Reservation + Net Change by Amendment

Evaluation & Findings: The net change of expected sanitary sewer impacts by the proposed amendment is a slight decrease in sanitary sewer demand from the original approval and does not adversely impact the level of service standard. A final PD plan is a final development order, and as such, concurrency will be reserved.

Solid Waste Impacts

Table 6. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Existing Demand[1]	44,060.00	8,040.95
Reserved Capacity (Less Phase 1-3)[2]	25,683.83	4,687.30
Original Final PD Plan Reservation[3]	4,909.00	895.90
Net Change by Amendment[3]	(-341.37)	(-62.30)
Total Increase/Decrease in Demand Generated by Amended Application[4]	4,567.63	833.60
New River Solid Waste Facility Anticipated Capacity[5]	30+ Years	

1 Bureau of Economic & Business Research, University of Florida, Estimates of Population by County and City in Florida (2024); Policy 2.1.a, Community Facilities Element. Formula: 11,296 Persons x 0.73 tons per year.
2 Source: City of Alachua October 2025 Development Monitoring Report. Final plat reservations for phase 1-3 were subtracted to ensure no double counting of data as the original final PD plan reservations account for all phases.
3 Formula: Per City of Alachua Comprehensive Plan, Community Facilities Element Policy 2.1.a: 0.73 tons / year per capita
4 Formula: Original Final PD Plan Reservation + Net Change by Amendment
5 New River Solid Waste Association, April 2025

Evaluation & Findings: The net change of expected solid waste impacts by the proposed amendment is a slight decrease in solid waste demand from the original approval and does not adversely impact the level of service standard. A final PD plan is a final development order, and as such, concurrency will be reserved.

Recreation Facilities

Table 7-1. Recreational Impacts

System Category	Acreage
Existing City of Alachua Recreation Acreage[1]	135.48
Acreage Required to Serve Existing Population[2]	56.48
Reserved Capacity (Less Phase 1-3)[1]	10.36
Available Capacity (Less Phase 1-3)[1]	68.64
Original Final PD Plan Reservation[3]	6.14
Net Change by Amendment[3]	(-0.43)
Total Increase/Decrease in Recreation Acreage Demand by Amended Application[4]	5.71
Residual Capacity	62.93
Residual Percentage of Recreation Acreage Capacity Utilized	53.55%

1 City of Alachua October 2025 Development Monitoring Report. Final plat reservations for phase 1-3 were subtracted to ensure no double counting of data as the original final PD plan reservations account for all phases.
2 Bureau of Economic & Business Research, University of Florida, Estimates of Population by County and City in Florida (2024); Policy 1.2.b, Recreation Element. Formula: 11,296 Persons x (5 acres / 1,000 persons).
3 Formula: Per City of Alachua Comprehensive Plan, Recreation Element Policy 1.2.b: 2.37 persons per unit * (5 acres / 1,000 persons)
4 Formula: Original Final PD Plan Reservation + Net Change by Amendment

Table 7-2. Passive Recreational Impacts

System Category	Acreage
Existing Improved Passive Park Space[1]	34.82
Minimum Improved Passive Park Space Required to Serve Existing Population[1, 2]	11.30
Reserved Capacity (Less Phase 1-3)[1, 2]	2.07
Available Improved Passive Park Space (Less Phase 1-3)[1, 2]	21.45
Original Final PD Plan Reservation[3]	1.23
Net Change by Amendment[3]	-0.09
Total Increase/Decrease in Improved Passive Park Space Demand by Amended Application[4]	1.14
Residual Capacity	20.31
Residual Percentage of Improved Passive Park Space Capacity Utilized	41.67%

1 City of Alachua October 2025 Development Monitoring Report. Final plat reservations for phase 1-3 were subtracted to ensure no double counting of data as the original final PD plan reservations account for all phases.
2 Formula: Per City of Alachua Comprehensive Plan, Recreation Element Policy 1.2.b: Acreage Required * 0.20
3 Formula: Per City of Alachua Comprehensive Plan, Recreation Element Policy 1.2.b: 2.37 persons per unit * (5 acres / 1,000 persons) * 0.20
4 Formula: Original Final PD Plan Reservation + Net Change by Amendment

Evaluation & Findings: The net change of expected recreation impacts by the proposed amendment is a slight decrease in recreation demand from the original approval and does not adversely impact the level of service standard. A final PD plan is a final development order, and as such, concurrency will be reserved.

Public School Facilities

A School Capacity Review was submitted to The School Board of Alachua County (SBAC) in accordance with the City's Comprehensive Plan, specifically Policies 1.1.b, 1.1.c, 1.1.e, and 1.1.f of the Public School Facilities Element, as part of the original approval of the final PD plan. According to the School Capacity Review report submitted to the City by the School Board of Alachua County on October 2, 2025, capacity is currently available at the elementary, middle, and high school levels to support the proposed development.

EXHIBIT "A"
TO
PPP25-0002 | AMENDMENT TO FLETCHER TRACE MAJOR SUBDIVISION PRELIMINARY PLAT STAFF REPORT

CONDITIONS

1. The applicant acknowledges and agrees that all conditions of approval associated with the original approval for the Fletcher Trace Major Subdivision Preliminary Plat (#PPP22-0002) approved on September 26, 2022, remain unchanged and in full force and effect and apply to this amended preliminary plat.
2. The applicant acknowledges and agrees that Condition 1 as stated above does not inordinately burden the land and shall be binding upon the property owner, including any subsequent property owners, successors, or assigns, and that the preliminary plat/final PD plan shall comply with Conditions 1–2 as stated herein.

EXHIBIT "B"
TO
PPP25-0002 | AMENDMENT TO FLETCHER TRACE MAJOR SUBDIVISION PRELIMINARY PLAT STAFF REPORT

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

City of Alachua

PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM

PROJECT # | **APPLICATION DATE**

NAME & DESCRIPTION OF PROJECT Fletcher Trace

Multi-phase single and multi-family development

PROJECT ADDRESS (Contact 911 Addressing @ 352.338.7361) 11305 NW 173rd St, Alachua, FL

Tax Parcel Numbers 03980-002-001

Acreage 118.20

DEVELOPMENT DATA (check all that apply)

☑ Single Family — Number of Units: 410

☑ Multi Family — Number of Units: 28

☐ Exempt (See exemptions on page 2)

Level of Review

☐ Pre-Application Conference ☑ Preliminary ☐ Final ☐ Revised ☐ Staff Administrative Review

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

EXPLANATION OF STUDENT GENERATION CALCULATION

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

SCHOOL CONCURRENCY SERVICE AREAS (SCSA) FOR PROJECT LOCATION

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

SCHOOL CONCURRENCY SERVICE AREAS (SCSA)

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

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	410	**units X 0.12 Elementary School Multiplier**	50	**Student Stations**
MIDDLE	410	**units X 0.06 Middle School Multiplier**	25	**Student Stations**
HIGH	410	**units X 0.09 High School Multiplier**	37	**Student Stations**

MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	28	**units X 0.06 Elementary School Multiplier**	2	**Student Stations**
MIDDLE	28	**units X 0.03 Middle School Multiplier**	1	**Student Stations**
HIGH	28	**units X 0.03 High School Multiplier**	1	**Student Stations**

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

EXEMPT DEVELOPMENTS (click all that apply)

☐ *Existing legal lots eligible for a building permit*

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

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

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

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

AUTHORIZED AGENT

Name: NV5
Mailing Address: 11801 Research Dr
Alachua, FL 32615
Phone: 352-331-1976
Email: travis.hastay@nv5.com

PROPERTY OWNER

Name: Fletcher Development LLC
Mailing Address 11305 NW 173rd
Gainesville, FL 32607
Phone: 352-331-1976
Email Blake@thefletchercompanies.com

CERTIFICATION

PROJECT NAME : | **PROJECT #:**

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

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

Elementary SCSA Northwest Alachua — Capacity Required 52

- ☑ Capacity Available — Available Capacity 393
- ☐ Capacity Available in 5 yrs* — Available Capacity
- ☐ Capacity Available in Adjacent SCSA — Available Capacity

Middle SCSA Mebane — Capacity Required 26

- ☑ Capacity Available — Available Capacity 400
- ☐ Capacity Available in 5 yrs* — Available Capacity
- ☐ Capacity Available in Adjacent SCSA — Available Capacity

High SCSA Santa Fe — 38

- ☑ Capacity Available — Available Capacity 147
- ☐ Capacity Available in 5 yrs* — Available Capacity
- ☐ Capacity Available in Adjacent SCSA — Available Capacity

☐ **Denial** for reasons stated

Approved by

School Board Staff Certification

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

Date: 10.31.2025

City of Alachua Staff

A complete application for the development project was accepted on

Date:

Signed:

Printed Name:

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

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

October 20, 2025

Submitted electronically to travis.hastay@nv5.com

Travis Hastay, P.E.
NV5, LLC
11801 Research Drive
Alachua, Fl 32615

Application #: PPP25-0002

RE: Notice of Hearing to be Scheduled for Amendment to Fletcher Trace Preliminary Plat

Dear Travis Hastay,

On October 9, 2025, the City of Alachua received your revised application materials for a major amendment to an approved preliminary plat for the Fletcher Trace Major Subdivision. The amendment proposes rephasing and reducing the total number of single-family attached lots from 128 to 28 and increasing the total number of single-family detached lots from 344 to 410, for a net decrease of 34 lots on a ± 118.20-acre subject property (tax parcel 03980-002-001). The original preliminary plat was approved by the City Commission on September 26, 2022.

Based on review of the materials submitted, the City has determined that this application can now be scheduled for a hearing before the Planning & Zoning Board. The application has been scheduled for the **November 18, 2025,** Planning & Zoning Board meeting and the **December 8, 2025,** City Commission meeting.

You must provide two *double sided, three-hole punched, color sets* of each **complete** application package, seven full size sets of site 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.org *no later than 10 business days prior to the Planning & Zoning Board meeting at which your application is scheduled to be heard*; therefore, the above referenced materials must be submitted to the City no later than ***Monday, November 3, 2025***. Materials may be submitted earlier than this date.

Additionally, Section 2.2.9(D) of the Land Development Regulations requires the applicant to place posted notice signs on the subject property at least 14 days prior to the public hearing; therefore, posted notice signs must be placed on the property no later than ***Monday, November 3, 2025***. These signs will be ready for pickup after 12:00 PM on Thursday, October 23, 2025. You will be notified again when the signs are available.

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 to the Planning & Zoning Board meeting; therefore, the presentation or materials must be submitted no later than 12:00 PM on ***Monday, November 17, 2025***. Any presentation or materials may be submitted electronically by emailing them to planning@cityofalachua.org.

If you have any questions regarding the information above, please contact me at (386) 418-6137 or at ccrockett@cityofalachua.org.

Sincerely,

Carson J. Crockett, AICP
Principal Planner

CC: Rodolfo Valladares, Interim City Manager *(by electronic mail)*
Scott Walker, Interim City Attorney *(by electronic mail)*
Kiersten Ballou, Assistant Interim City Attorney *(by electronic mail)*
Jazzlyn Shannon, Legal Assistant *(by electronic mail)*
Bryan Thomas, AICP, Planning & Community Development Director *(by electronic mail)*
Bernadette Fisher, Principal Planner *(by electronic mail)*
Brenda Flieger, Planning Assistant *(by electronic mail)*
Project File

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

October 2, 2025

Submitted electronically to travis.hastay@nv5.com

Travis Hastay, P.E.
NV5, LLC
11801 Research Drive
Alachua, Fl 32615

Application #: PPP25-0002

RE: Project Assistance Team (PAT) Comments for Major Amendment to an Approved Preliminary Plat – Fletcher Trace Major Subdivision

Dear Travis Hastay,

On September 11, 2025, the City of Alachua received your revised application materials for a major amendment to an approved preliminary plat for the Fletcher Trace Major Subdivision. The amendment proposes rephasing and reducing the total number of single-family attached lots from 128 to 28 and increasing the total number of single-family detached lots from 344 to 410, for a net decrease of 34 lots on a ± 118.20-acre subject property (tax parcel 03980-002-001). The original preliminary plat was approved by the City Commission on September 26, 2022.

The application has been reviewed by the City's Planning Assistance Team (PAT). Upon review of the application materials, the following insufficiencies must be addressed. A meeting may be scheduled to review these comments by request.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM on Tuesday, October 14, 2025.** A total of four 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. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the Planning & Zoning Board. Please note that if Staff determines that the revised submission requires outside technical review by the City, your application may be delayed in order to allow for adequate review time. If all comments are addressed by the resubmission date above, the application may be scheduled for the **November 18, 2025 Planning & Zoning Board (PZB) Meeting**.

Address the following insufficiencies:

Deficiencies to be Addressed

** Unless otherwise noted, references to code sections are to the City of Alachua Land Development Regulations **

1. **Concurrency Impact Analysis**
   a. The concurrency impact analysis claims a net decrease of 116 lots and uses calculations/formulas that reflect a net decrease of 50 lots in other cases. The net decrease is of 34 lots according to the plat itself and other application materials. Clarify and ensure consistency across all application materials. Revise the concurrency impact analysis to reflect a net decrease of 34 lots.
2. **Article 7 – Subdivision Standards**
   a. Include lot sizes in square feet on preliminary plat.
3. **Outside Review**
   a. Review and address comments from outside reviewer dated 10/01/2025 (attached).
4. **Miscellaneous**
   a. Sheet 6 contains a note "(Amenity Center)" on a lot that appears to be a residential lot. Clarify and revise as needed.
   b. Call out locations of required pedestrian mid-block crossings and traffic calming measures.
   c. Final submitted set should be signed and sealed.

If you have any questions regarding the information above, please contact me at (386) 418-6137 or at ccrockett@cityofalachua.org. We look forward to receiving your revised application.

Sincerely,

Carson J. Crockett, AICP
Principal Planner

Attachments: Comments from outside reviewer 10/01/2025
Letter from Public Services 09/30/2025

CC: Bryan S. Thomas, AICP, Planning & Community Development Director *(by electronic mail)*
Carson J. Crockett, AICP, Principal Planner *(by electronic mail)*
Bernadette Fisher, Principal Planner *(by electronic mail)*
Brenda Flieger, Planning Assistant *(by electronic mail)*
Project File

October 1, 2025

Carson J. Crocket, Planner
Office of Planning and Community Development
ccrockett@cityofalachua.org | 386-418-6137
City of Alachua, Florida.

Ref: Preliminary Plat for Fletcher Trace Subdivision

Dear Mr. Crockett:

The following are our comments for the Preliminary Plat for Fletcher Trace Subdivision.

1. **General Comments**
    a. Individual Lot Areas should be stated since not every lot is uniformly shaped
    b. No striping was shown along the proposed road intersections
    c. No proposed Fire Hydrant locations are shown

2. **Sheet 1**
    a. Zoning and Acreage of all adjacent properties must be shown per the Preliminary Plat Application
    b. No Trip Generation and/or Traffic Study included despite being stated in the Preliminary Plat Application

3. **Sheet 5**
    a. Proposed connection to existing R/W and/or road should be shown.

4. **Survey**
    a. Survey Signature and Seal not shown despite being required in the Preliminary Plat Application

Please do not hesitate to contact me if you have any questions/comments.

Sincerely,

Claudia Vega, P.E.
Director of Engineering
cvega@edafl.com
edafl.com

City of
ALACHUA
the good life community

City of Alachua

RODOLFO VALLADARES, P.E.
CITY MANAGER

INTER-OFFICE COMMUNICATION

DATE: **Sept 30th, 2025**

TO: **Bryan Thomas**
Planning & Community Development Director

FROM: **Michael Carrillo, P.E.**
Public Services Director

Tom Ridgik, P.E.
Engineering Supervisor

TR 9/22/2025

RE: **Fletcher Trace Preliminary Plat – Major Amendments**

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

NO.	COMMENTS
1.	**Comment on Sept Submittal** Public Services approves this submittal. **Approved**
2	
3	
4	
	END OF COMMENTS

Please advise if you have any questions or require additional information.

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

September 15, 2025

Submitted electronically to travis.hastay@nv5.com

Travis Hastay, P.E.
NV5, LLC
11801 Research Drive
Alachua, Fl 32615

Application #: PPP25-0002

RE: Major Amendment to an Approved Preliminary Plat – Fletcher Trace Major Subdivision

Dear Travis Hastay,

On September 11, 2025, the City of Alachua received your revised application materials for a major amendment to an approved preliminary plat for the Fletcher Trace Major Subdivision. The amendment proposes rephasing and reducing the total number of single-family attached lots from 128 to 28 and increasing the total number of single-family detached lots from 344 to 410, for a net decrease of 34 lots on a ± 118.20-acre subject property (tax parcel 03980-002-001). The original preliminary plat was approved by the City Commission on September 26, 2022.

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 now **complete**.

This letter is based solely on a preliminary review of your application for completeness. An in-depth review of the content of the application will now be performed, and the findings transmitted under separate cover.

If you have any questions regarding the information above, please contact me at (386) 418-6137 or at ccrockett@cityofalachua.org.

Sincerely,

Carson J. Crockett, AICP
Principal Planner

CC: Bryan Thomas, AICP, Planning & Community Development Director *(by electronic mail)*
Bernadette Fisher, Principal Planner *(by electronic mail)*
Brenda Flieger, Planning Assistant *(by electronic mail)*

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

September 11, 2025

Submitted electronically to travis.hastay@nv5.com

Travis Hastay, P.E.
NV5, LLC
11801 Research Drive
Alachua, Fl 32615

Application #: PPP25-0002

RE: Major Amendment to an Approved Preliminary Plat – Fletcher Trace Major Subdivision

Dear Travis Hastay,

On September 9, 2025, the City of Alachua received your application for a major amendment to an approved preliminary plat for the Fletcher Trace Major Subdivision. The amendment proposes rephasing and reducing the total number of single-family attached lots from 128 to 28 and increasing the total number of single-family detached lots from 344 to 410, for a net decrease of 34 lots on a ± 118.20-acre subject property (tax parcel 03980-002-001). The original preliminary plat was approved by the City Commission on September 26, 2022.

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 ***incomplete***.

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

The time frame and cycle for review shall be based upon the date the application is determined to be complete. If the applicant fails to respond to the identified deficiencies within 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 transmitted under separate cover after the application is determined to be complete.

Deficiencies to be Addressed

** Unless otherwise noted, references to code sections are to the City of Alachua Land Development Regulations **

1. **Preliminary Plat Application Attachment #4, Mailing Labels**
   a. Ensure up to date mailing labels are provided as property owners and the City's list of registered recipients may have changed since the original application filed in 2022.
2. **Preliminary Plat Application Attachment #5, Neighborhood Meeting Materials**
   a. Neighborhood meeting materials submitted are for the original neighborhood meeting that took place on June 23, 2022. A new neighborhood meeting must be noticed and held covering the proposed amendment to the preliminary plat. Ensure up to date mailing labels are used when noticing as property owners and the City's list of registered recipients may have changed since the original application filed in 2022.

If you have any questions regarding the information above, please contact me at (386) 418-6137 or at ccrockett@cityofalachua.org.

Sincerely,

Carson J. Crockett, AICP
Principal Planner

CC: Bryan Thomas, AICP, Planning & Community Development Director *(by electronic mail)*
Bernadette Fisher, Principal Planner *(by electronic mail)*
Brenda Flieger, Planning Assistant *(by electronic mail)*

City of ALACHUA
the good life community

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

Major Subdivision – Preliminary Plat Application

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

A. PROJECT

1. Project Name: Fletcher Trace
2. Pre-Application Conference Date: 8/13/2025
3. Neighborhood Meeting Date: 09/04/2025
4. Phase/Unit Number (if applicable): N/A
5. Number of proposed lots/dwelling units: 410 single family homes and 28 multifamily units
6. Housing Type (i.e., attached/detached units): Detached (single family) and attached (multifamily)
7. Address of Subject Property: 11305 NW 173rd St, Alachua, FL
8. Parcel ID Number(s): 03980-002-001
9. Existing Use of Property: Vacant (under construction)
10. Future Land Use Map Designation: Moderate Density Residential
11. Zoning Designation: PD-R
12. Acreage: ±118.20 ac

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ■ Agent
2. Name of Applicant(s) or Contact Person(s): Travis Hastay Title: Director of Land Development
   Company (if applicable): NV5
   Mailing address: 11801 Research Dr
   City: Alachua State: Florida ZIP: 32615
   Telephone: 352-331-1976 FAX: _____ e-mail: travis.hastay@nv5.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): Fletcher Development, LLC
   Mailing Address: 4510 NW 6th Place, 3rd Floor
   City: Gainesville State: Florida ZIP: 32607

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

C. ADDITIONAL INFORMATION

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

If no, contact the Public Services Department at 386-418-6140. ■ Yes ☐ No

D. ATTACHMENTS

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

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

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

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

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

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

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

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

9. Proof of payment of taxes.

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

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

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

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

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

Signature of Applicant

Travis Hastay, PE - Director of Land Development

Typed or printed name *and title* of applicant

Signature of Co-applicant

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

STATE OF Florida
COUNTY OF Alachua

This affidavit is acknowledged before me by means of ✓ physical appearance or ___ online notarization on this 9th day of September, 2025 by Travis Hastay, who is/are personally known to me, or ___ who has/have produced _____ as identification.

Signature of Notary Public

TRINA LEMNAH
Notary Public - State of Florida
Commission # HH 368686
My Comm. Expires Mar 21, 2027
Bonded through National Notary Assn.

(Seal)

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 11305 NW 173RD ST, ALACHUA, FL 32615

Parcel ID Number(s): 03980-002-001

Acreage: ±118.20 ac.

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Blake Fletcher Title: Manager

Company (if applicable): Fletcher Development, LLC

Mailing Address: 4510 NW 6th Place, 3rd Floor

City: Gainesville State: FL ZIP: 32607

Telephone: _____ FAX: _____ e-mail: _____

C. AUTHORIZED AGENT

Name: Travis Hastay, PE Title: Director of Land Development

Company (if applicable): NV5

Mailing address: 11801 Research Drive

City: Alachua State: FL ZIP: 32615

Telephone: 352-331-1976 FAX: 352-331-2476 e-mail: travis.hastay@nv5.com

D. REQUESTED ACTION:

To obtain approvals from the City of Alachua, Suwannee River Water Management District, Alachua County, and Florida Department of Environmental Protection

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

Signature of Applicant

~~Richard Exline~~ Blake Fletcher

Typed or printed name and title of applicant

Signature of Co-applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 8 day of September, 2025, by Blake Fletcher

_____, who is/are personally known to me, or who has/have produced _____ as identification.

Amy Gnann

Signature of Notary Public, State of Florida

AMY LEA GNANN
Notary Public - State of Florida
Commission # HH 401190
My Comm. Expires May 23, 2027
Bonded through National Notary Assn.

MEMORANDUM

To:	City of Alachua	**Date:**	October 9, 2025
From:	Matthew Cantrell	**Project:**	Fletcher Trace
CC:	Travis Hastay		
Subject:	Fletcher Trace Preliminary Plat		

This memorandum is provided in support of the proposed modification to the Preliminary Plat for the Fletcher Trace subdivision. The project previously included a mix of townhome and single-family residential units. The applicant is requesting to revise the unit mix by converting a portion of the townhome units to standard single-family detached homes.

As part of this revision, the total number of residential units will be reduced by 34 units. The new development mix will be 410 single-family residential and 28 multi-family residential units. Based on the trip generation rates published by the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition, this change results in a net reduction in daily trips. The peak hour trips will increase by 9 in the AM Peak and 14 in the PM Peak. The intersections analyzed have sufficient capacity to handle this minor increase in trips. The CR 235 and NW 78th Avenue intersection that has a deficiency in the 2029 background condition will only have 2 added PM peak trips. The 2 trips will be added to the southbound through movement and not cause an impact.

Given the reduction in total trips generated and minor increase in peak hour trips by the project, the proposed modification does not result in any increase in traffic impacts compared to the previously approved Traffic Impact Study. There will be no changes to the off-site improvements that have been previously identified. The original conclusions and mitigation measures remain valid.

To:	Bryan Thomas, AICP, CPM, Director of Community Planning & Community Development
From:	April Dotson, Project Planner
Date:	September 8, 2025
RE:	Fletcher Trace – Preliminary Plat Revision

The Fletcher Trace Subdivision received Preliminary Plat approval on September 26, 2022, for a total of 344 single family detached units and 128 single family attached units. The applicant is now requesting to revise the preliminary plat to change some of the attached units to detached units. The proposed change will result in a total of 410 single-family detached units and 28 single-family attached units. This is a net increase of 66 additional single-family detached lots and a net decrease of 100 single family attached lots from the original preliminary plat, which is a total net decrease of 34 lots. The following analysis estimates the reduction of impacts on City of Alachua public facilities that may result from the proposed application changes. The following tables include data from the City of Alachua July 2025 Development Monitoring Report, as well as data obtained within the City Comprehensive Plan and Florida Administrative Code (F.A.C.).

Phases 1, 2, and 3 of the Fletcher Trace Subdivision have already received Certificates of Concurrency Compliance and are reflected in the City of Alachua July 2025 Development Monitoring Report. The following capacity is reserved for these phases:

Phase	Traffic (AADT)	Water (GPD)	Sewer (GPD)	Solid Waste (lbs/day)	Parks (ac)	Schools	Drainage
1	302 (11); 151 (17)	8,800	8,000	303.36	0.34	OK	OK
2	334 (11); 167 (17)	11,550	10,500	398.16	0.5	OK	OK
3	349 (11); 175 (17)	10,175	9,250	350.76	0.44	OK	OK

Traffic

Trip generation: Figures are based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, 12th Edition.

Table 1: Projected Trip Generation

Land Use[1] (ITE)	Units	Daily		AM Peak		PM Peak	
		Rate	Trips	Rate	Trips	Rate	Trips
Proposed							
Single-Family Detached Housing (ITE 210)	66	9.09	600	0.75	50	0.97	64
Single-Family Attached Housing (ITE 215)	-100	6.57	-657	0.57	-57	0.52	-52
Total			-57		-7		12

1. *Source: ITE Trip Generation 12th Edition*

Conclusion: Approval of this revision decreases the total number of dwelling units on the site and thus results in a net decrease of daily vehicle trips generated by the site. Approval of this application *will not* negatively impact the adopted LOS for adjacent and nearby roadways.

Affected roadways: Maximum development is estimated to generate less than 1,000 external average daily trips (ADT). LDR §2.4.14(H)(2)(a) identifies affected roadways as those located partially or wholly within one-

half mile of the development's ingress/egress, or the nearest major intersection, whichever is greater. **Tables 2a and 2b** calculate projected impacts on adjacent roadways based on the proposed development.

Table 2a: Projected Impacts on Roadways, CR 235

Traffic System Category	AADT	Peak Hour
	CR 235	
	From NW 143rd Place to South City Limit (Segment 11)	
Maximum Service Volume[1]	15,120	1,359
Existing Demand[1]	8,307	622
Reserved Trips[1]	985	100
Available Capacity	5,828	637
Projected Trip Generation[2]	-57	12
Available Capacity w/ Application approval	**5,885**	**625**

1. *Source: City of Alachua July 2025 Development Monitoring Report*
2. *NOTE: Projected trip distribution percentage is estimated to be **100%.***

Table 2b: Projected Impacts on Roadways, CR 235A South

Traffic System Category	AADT	Peak Hour
	CR 235A South	
	From US 441 to CR 235 (Segment 17)	
Maximum Service Volume[1]	15,120	1,359
Existing Traffic[1]	6,048	536
Reserved Trips[1]	4,373	447
Available Capacity	4,699	376
Projected Trip Generation[2]	-29	6
Available Capacity w/ Application Approval	**4,728**	**370**

1. *Source: City of Alachua July 2025 Development Monitoring Report*
2. *NOTE: Projected trip distribution percentage is estimated to be **50%.***

Conclusion: The only affected roadways are CR 235, which the project site is directly fronting, and CR 235A South, which is estimated to receive 50% of the total projected ADT. The affected roadway segments will continue to retain sufficient roadway capacity during both ADT and PM Peak. No roadway segments will experience a failing roadway LOS because of this application's approval. Additionally, the revision will reduce trip generation for the subdivision as a whole.

Potable Water / Sanitary Sewer / Solid Waste

The following tables evaluate potential impacts to potable water, sanitary sewer, and solid waste.

Table 3: Projected Potable Water Impacts

System Category	Gallons Per Day (GPD)
Current Permitted Capacity[1]	2,300,000
Less actual Potable Water Flows[1]	1,565,500
Reserved Capacity[1]	338,499
Available Capacity[1]	396,001
Percentage of Permitted Design Capacity Utilized[1]	82.78%
Projected Potable Water Demand from Proposed Application[2]	-9,350
Residual Capacity after Proposed Project	**405,351**

1. *Source: City of Alachua July 2025 Development Monitoring Report*
2. *Source: City of Alachua Comprehensive Plan & Chapter 64-E, F.A.C. Formula used: (-34 du x 275 gallons per unit per day)*

Conclusion: The project site will be served by existing City of Alachua potable water infrastructure. The potential net impacts from the intended residential development *will not* negatively impact the City's adopted LOS for potable water, and the reduction in dwelling units from the previously permitted application will reduce gallons used per day.

Table 4: Projected Sanitary Sewer Impacts

System Category	Gallons Per Day (GPD)
Treatment Plant Current Permitted Capacity[1]	1,500,000
Less actual Treatment Plant Flows[1]	813,000
Reserved Capacity[1]	365,723
Available Capacity[1]	314,615
Percentage of Permitted Design Capacity Utilized[1]	75.16%
Projected Sanitary Sewer Demand from Proposed Project[2]	-8,500
Residual Capacity after Proposed Project	**323,115**

1. *Source: City of Alachua July 2025 Development Monitoring Report*
2. *Source: City of Alachua Comprehensive Plan & Chapter 64-E, F.A.C. Formula used: (-34 du x 250 gallons per unit per day)*

Conclusion: The project site will be served by existing City of Alachua wastewater infrastructure. The potential net impacts from the intended residential development *will not* negatively impact the City's adopted LOS for sanitary sewer, and the reduction in dwelling units from the previously permitted application will reduce gallons used per day.

Table 5: Projected Solid Waste Impacts

System Category	LBs Per Day	Tons Per Year
Existing Demand[1]	45,184.00	8,246.08
Reserved Capacity[1]	26,736.11	4,879.34
New River Solid Waste Facility Capacity[1]	30+ years	
Solid Waste Generated By Proposed Project[2]		**-62.30**

1. *Source: City of Alachua July 2025 Development Monitoring Report*
2. *Source: City of Alachua Comprehensive Plan and U.S. Census Bureau Current Population Survey, 2023. Formula used: (-34 du x 2.51 persons per du x .73 per capita)*

Conclusion: Solid waste facility capacity exists to adequately serve the intended residential development for the subject property. Thus, approval of this application will not negatively impact the

City's adopted LOS for this system. Additionally, the proposed reduction in dwelling units from the previously permitted application will reduce the number of tons generated per year.

Public School and Recreation Impact

The City of Alachua requires all applications involving residential developments to include an estimated Public School Generation analysis. This is conducted by completing the City's Public School Student Generation Calculation Form. A completed copy of this form has been included within this application's submittal. The development's estimated impact on the City's Public School System is found in **Table 6**.

Table 6: Projected Public School Demand

Land Use (ITE)	Units	Elem.		Middle		High	
		Rate[1]	Total	Rate[1]	Total	Rate[1]	Total
Proposed							
Single-Family Residential	-34	.12	-4	.06	-2	.09	-3

1. *Source: City of Alachua School Concurrency Form*

Conclusion: Approval of this application *will not* negatively impact the Public School System, and the reduction in dwelling units from the previously permitted application will decrease student generation.

Table 7a: Recreational Impacts

System Category	Acreage
Existing City of Alachua Acreage[1]	135.48
Acreage Required to Serve Existing Population[1]	56.48
Reserved Capacity[1]	11.64
Available Recreation Acreage[1]	67.36
Proposed Recreational Impact[2]	-0.43
Residual Recreational Capacity After Proposed Development	**67.79**

1. *Source: City of Alachua July 2025 Development Monitoring Report*
2. *Source: City of Alachua Comprehensive Plan Recreation Element. Formula used: -34 units x 2.51 person per du x (5 acres/1,000 persons)*

Table 7b: Improved Passive Park Space Analysis

System Category	Acreage
Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity[1]	11.30
Existing Improved Passive Park Space Provided[1]	34.82
Available Capacity[1]	21.20
Improved Passive Park Space Utilized by Existing Population & Reserved Capacity[1]	**39.13%**
Proposed Recreational Impact[2]	-0.085
Improved Passive Park Space Utilized After Proposed Development	**39.38%**

1. *Source: City of Alachua July 2025 Development Monitoring Report*
2. *Source: City of Alachua Comprehensive Plan Recreation Element. Formula used: -34 units x 2.51 person per du x (5 acres/1,000 persons) x 20%*

Conclusion: The City of Alachua currently possesses considerable excess acreage for local recreation activities. In addition, this subdivision will have recreational facilities onsite including, but not limited to, an amenity center and passive trails. Thus, the intended residential development is expected to have a minimal impact on the City's current recreational infrastructure.

To:	Bryan Thomas, AICP, CPM, Director of Planning & Community Development
From:	April Dotson, Project Planner
Date:	September 4, 2025
RE:	Fletcher Trace – Preliminary Plat Revision

This memorandum identifies specific City of Alachua Comprehensive Plan Goals, Objectives, and Policies and explains how this application is consistent with each. Text from the City of Alachua is provided in normal font while consistency statements are provided in **bold**.

FUTURE LAND USE ELEMENT

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

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

The project site is a Residential Planned Development within the Moderate Density Residential Future Land Use Category. The development contains 410 single family detached lots and 28 townhomes. Approximately 3.75 units per acre are proposed which is within the 4 du/ac allowance.

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

1. Residential development through a mixture of housing types, prices and densities. The allowed uses within a residential PD are not subject to the permitted uses in the underlying land use category but shall be subject to the permitted uses as set forth in the Land Development Regulations or Ordinance adopting the PD. Single-family homes, zero lot line homes, and townhomes are examples of the allowable housing types within residential PDs.

All onsite dwelling units shall be single-family homes and townhomes.

2. The opportunity to improve quality of life by placing activities necessary for daily living in close proximity to residences through the allowance of a limited amount of neighborhood commercial uses, and with special design criteria, community commercial uses, within the residential PD at appropriate densities and intensities.

No non-residential activities are proposed. Residents will be approximately 3 miles from shopping centers on US Hwy 441, including a Publix grocery store, as well as approximately 3 miles from the Downtown Alachua area. Shared recreational areas and an amenity center are included in the master preliminary plat.

3. A range of parks and open space, from playgrounds to community gardens to active recreation facilities within the neighborhood.

The PD-R exceeds the minimum amount of open space required by Policy 2.5.a. of the Comprehensive Plan. This Phase is consistent with the PD Master Plan. Onsite activities for residents will include passive trails, outdoor workout facilities, and/or community gathering spaces.

4. Streets and public spaces that are safe, comfortable, and designed to respect pedestrians, nonvehicular and vehicular modes of transportation.

The site shall be designed to support multiple methods of internal transportation by promoting pedestrian-friendly block sizes, sidewalk infrastructure, and streetlighting systems. Block lengths that exceed the maximum 600', as per LDR §7.2.3(B)(2), shall include an easement for a pedestrian way, as described in LDR §7.2.3(B)(4). In no case shall a block face exceed 1,000' in length.

5. Conservation of materials, financial resources and energy through efficient design of infrastructure.

Fletcher Trace is the logical expansion of existing City of Alachua potable water and sanitary sewer infrastructure currently serving area residential and non-residential uses.

To avoid constructing roadway infrastructure that is not necessary to enhance roadway capacity, easements for pedestrian ways are proposed on blocks that exceed 600' in length. The pedestrian ways will ensure a walkable neighborhood while the reduced roadway infrastructure will conserve materials, financial resources, and pervious surface area.

Policy 2.4.b: Landscaping: Buffering – A buffer consists of horizontal space (land) and vertical elements (plants, berms, fences, walls) that physically separate and visually screen adjacent land uses. The City shall establish buffer yard requirements that are based on the compatibility of the adjacent uses and the desired result of the buffer.

As demonstrated on the adopted PD Master Plan, Land Use Area E is a 50'-wide buffer along the east boundary, adjacent to legal non-conforming residential lots in unincorporated Alachua County.

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.

As illustrated in the adopted PD Master Plan, the proposed development far exceeds the required 10% minimum. Onsite open spaces shall be comprised of common area, stormwater management facilities, and landscaping.

Objective 4.1: Infill development shall be encouraged in order to protect the unique character of existing neighborhoods and commercial developments, provide for a safe urban environment, increase densities and intensities in a manner compatible with existing uses, provide open spaces, and restore or maintain economic vitality and cultural diversity.

The project site is located within a growing area of the City. Approval of this application will encourage urban infill development on adjacent properties with access to City of Alachua public facilities and services. The proposed residential development is consistent with the existing residential development pattern located along the CR 235 corridor and helps reduce development pressures in the urban fringe and in more rural areas of the City not served by public facilities and services.

Objective 5.1: 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.

There are no onsite wetlands or flood areas that would make this project site unable to support the proposed plan.

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

There are two (2) small locations on site with slopes ranging from 5-8% that are incorporated into the design for stormwater management facilities.

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

There are currently six (6) types of soils located onsite:

- **Kendrick Sand, 2 – 5% Slopes (Hydro Group: B)**
- **Arredondo Fine Sand, 0 – 5% Slopes (Hydro Group: A)**
- **Arredondo Fine Sand, 5 – 8% Slopes (Hydro Group: A)**
- **Gainesville Sand, 0 – 5% Slopes (Hydro Group: A)**
- **Lochloosa Fine Sand 5 – 8% Slopes (Hydro group: B)**
- **Millhopper Sand, 0 – 5% Slopes (Hydro Group: A)**

According to the NRCS soil database, each of the six (6) sandy soil types mentioned above are conducive to residential developments of this nature with minimal limitations. No soil protection or intervention measures are required.

Policy 5.1.c: Flood prone areas: The City shall require as part of the development review process the identification of FEMA flood zone areas. Where necessary, base flood elevations and minimum finished floor elevations shall be established. The City shall also require finished floor elevations on subdivision plats, site plans and building permit plans when necessary to determine compliance with flood prone area regulations. The City shall establish standards for a limitation on filling in flood prone areas.

There are no FEMA flood zone areas located on the project site.

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

A professional environmental scientist surveyed the site in 2022 and found no wetlands onsite. This was confirmed by the Suwannee River Water Management District in 2024 under ERP #246933-1.

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

required to complete the inventory may be established in the City's Land Development Regulations.

No listed species are known onsite.

Objective 5.2: Availability of facilities and services: The City shall utilize a concurrency management system to ensure that the adopted levels of service standards are maintained.

The impacts this site will have on available facilities and services will not cause facilities and/or services to operate below the adopted level of service. Please see the Concurrency Analysis memo for additional detail.

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

This project will not cause City of Alachua facilities to operate below the adopted level of service.

Policy 5.2.b: The concurrency management system shall specify the period for which certification of level of service compliance shall be valid until actual development pursuant to a final development order or Chapter 163 Development Agreement has commenced.

A certification of level of service compliance shall be issued during development plan review for each phase.

CONSERVATION AND OPEN SPACE ELEMENT

Objective 1.5: The City shall protect soil resources through erosion and sedimentation control, by requiring proper design criteria on specific soils.

There are currently six (6) types of soils located onsite. According to the NRCS soil database, each of the six (6) sandy soil types mentioned above are conducive to residential developments of this nature with minimal limitations. No soil protection or intervention measures are required.

Site design addresses these soil composition limitations with properly-designed drainage and stormwater management facilities.

Objective 1.10: The City shall protect and preserve wetland values and functions from adverse, human caused, physical and hydrologic disturbances.

The subject property does not contain onsite wetland features. A professional environmental scientist has reviewed the site and determine the significance of natural features, as required by City LDR. Significant onsite natural features shall be avoided to the maximum extent practicable or mitigated consistent with City LDR requirements.

Mailed Memorandum

NEIGHBORHOOD MEETING NOTIFICATION

PN 21-0297

To: Neighbors of the County Road 235 / County Road 235A Intersection

From: Daniel Young, PE

Date: 9 June 2022

RE: Neighborhood Meeting Public Notice

A Neighborhood Meeting will be held to discuss a Preliminary Plat application on 118 acres in the City of Alachua (Alachua County Tax Parcel 03980-002-001). The application proposes the platting of 344 single family lots and 128 multifamily units. The property's Future Land Use classification is Moderate Density Residential. The property's zoning is Planned Development-Residential (PDR).

The site is located on the southern side of County Road 235, approximately between NW 110th Avenue and NW 164th Terrace.

Date: June 23, 2022

Time: 6:00 p.m.

Location: 11801 Research Drive, Alachua, FL, 32615

Contact: Daniel Young, PE
11801 Research Drive
Alachua, FL 32615
(352) 331-1976
Live CHW-inc.com

This is not a public hearing. The purpose of the neighborhood meeting is to inform the public about the nature of the proposal and seek their comments.

If you are unable to attend the meeting, please contact CHW using the information above. Meeting materials can be provided after the meeting is held. Comments may also be submitted in writing to the address or email above or by phone at the phone number above.

N:\2021\21-0297\Admin & Information\06 NHWS\Ad and Mailing\MAIL 220608 Fletcher Trace Phase 3 PP.docx

Mailing Labels

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

03980-002-001
WACO OF ALABAMA INC
PO BOX 6937
JACKSONVILLE, FL 32236

03980-003-001
MCDONALD & MCDONALD
15824 OPEN SKY WAY
COLORADO SPRINGS, CO 80908

03980-003-002
CAICEDO EDGAR H & FRANCI
12012 NW 164TH TER
ALACHUA, FL 32615

03980-003-003
WAITHE SEAN L & ASHLEY M
12004 NW 164TH TER
ALACHUA, FL 32615

03980-003-004
ESKRIDGE MARTY R
14705 MAIN ST
ALACHUA, FL 32615

03980-003-005
KEDEM CECIL KAY
11920 NW 164TH TER
ALACHUA, FL 32615

03980-003-006
PARRIS R SCOTT & LYLA A
11914 NW 164TH TER
ALACHUA, FL 32615

03980-003-007
POGUE ANGELA MARIE
11908 NW 164TH TER
ALACHUA, FL 32615

03980-003-008
FREDERICK JULIE
11902 NW 164TH TER
ALACHUA, FL 32615

03980-003-009
GRISHAM & VERMILLION
16337 NW 118TH PL
ALACHUA, FL 32615

03980-003-010
BERG JEFFERY E & RENEE D
16329 NW 118TH PL
ALACHUA, FL 32615

03980-003-052
BOYETTE BETTY L LIFE ESTATE
16326 NW 118TH PL
ALACHUA, FL 32615

03980-003-053
WIGGLESWORTH ERNEST BARTOW JR
11923 NW 164TH TER
ALACHUA, FL 32615

03980-003-054
MOORE WENDY SANDRA
12017 NW 164TH TER
ALACHUA, FL 32615

03980-010-022
STEWART WILLIAM O & JOSIE P
16324 NW 120TH PL
ALACHUA, FL 32615

03980-020-000
SAVANNAH STATION
4510 NW 6TH PLACE 3RD FLOOR
GAINESVILLE, FL 32607

03981-004-005
SULAK KENNETH J & MARSHA J
16328 NW 110TH AVE
ALACHUA, FL 32615

03981-004-006
STREIT WOLFGANG J
16414 NW 110TH AVE
ALACHUA, FL 32615

03981-004-007
STREIT WOLFGANG J
16414 NW 110TH AVE
ALACHUA, FL 32615

03981-005-001
HOLDER CAITLYN ELISE
11306 NW 161ST ST
ALACHUA, FL 32615

03981-005-002
HARRELL VAUGHN R
11218 NW 161ST ST
ALACHUA, FL 32615

03981-006-000
OWENS LIFE ESTATE & OWENS LIFE ES
24552 NW 160TH AVE
HIGH SPRINGS, FL 32643

03981-007-000
LEWIS SHEREE WILSON
16008 NW 118TH PL
ALACHUA, FL 32615

03981-008-000
WEAVER WILLIAM R & BEVERLY GAIL
8461 SW 129TH TERRACE RD
DUNNELLON, FL 34432

03983-011-000
WACO PROPERTIES INC
569 EDGEWOOD AVE SOUTH
JACKSONVILLE, FL 32205

03984-000-000
GAVIGAN & GAVIGAN
25348 CARNOUSTIE DR
SORRENTO, FL 32776

03997-005-000
PADGETT CAROLYN S
10714 NW 173RD ST
ALACHUA, FL 32615

03997-006-000
MORALES DANIEL J & SHELLEY H
10945 NW COUNTY ROAD 235
ALACHUA, FL 32615

04008-001-001
AUGSPURG JASON R & JANET R
16825 NW 110TH AVE
ALACHUA, FL 32615

04008-003-000
BRANDON-TURNER & TURNER TRUSTEE
17011 NW 110TH AVE
ALACHUA, FL 32615

04008-003-001
VINCENT & VINCENT TRUSTEES
16919 NW 110TH AVE
ALACHUA, FL 32615

04008-003-005
BRODSKAYA & LERNER
4830 NORTH RIDGEWAY AVE # 2
CHICAGO, IL 60625

04008-004-000
CRUSE & CRUSE & STORMANT
PO BOX 126
ALACHUA, FL 32616

04008-005-000
CLARK CODY THOMAS & RUTH CHANCE
16357 NW 110TH AVE
ALACHUA, FL 32615

04008-005-004
JOHNS TIMOTHY CALVIN & SHANNON
16333 NW 110TH AVE
ALACHUA, FL 32615

04008-005-005
CLARK PAUL N
16341 NW 110TH AVE
ALACHUA, FL 32615

92060-517-900
CSX TRANSPORTATION INC
500 WATER ST TAX DEPARTMENT J-910
JACKSONVILLE, FL 32202

Current Resident 11926 NW 164TH TER ALACHUA FL 32615	Current Resident 12028 NW 164TH TER ALACHUA FL 32615	Current Resident 16415 NW 110TH AVE UNINCORPORATED FL 32615
Current Resident 11636 NW 161ST ST UNINCORPORATED FL 32615	Current Resident 10945 NW COUNTY RD 235 UNINCORPORATED FL 32615	

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 Department 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
14095 NW 174th Ave
Alachua FL 32615

Lisia Jenkins
P.O. Box 1071
Alachua FL 32616

Shasta Schoellhorn
15907 NW 188th St.
Alachua FL 32615

Carrie Luke
16611 NW 138th Ave.
Alachua FL 32615

Dena Courtney
P.O. Box 1215
High Springs FL 32655

Newspaper Advertisement

PUBLIC NOTICE

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Time: 6:00 pm on June 23, 2022
Location: CHW Office, 11801 Research Drive, Alachua, FL, 32615

Contact: Daniel Young, PE
Phone Number: (352) 331-1976
Email: Live@CHW-inc.com

CHW
Professional Consultants

LOCAL&STATE

Is Gainesville a thriving city?

Survey finds more pessimism than consultants believe is warranted

Ron Cunningham
Special to Gainesville Sun
USA TODAY NETWORK

Is Gainesville a thriving city?

Does Gainesville aspire to thrive?

What does a thriving city even look like?

"What is a thriving city and who is it thriving for?" posed Ty Buckman. "That has to be defined by the people who live in the city. What thriving means for Gainesville might not mean the same thing as it means for Portland, Ore."

Buckman, director of the University of Virginia's Institute for Advanced Studies in Culture, was at the Cade Museum on Wednesday to talk about the Gainesville Thriving Project, an initiative launched by the Community Foundation of North Central Florida in collaboration with UVA's Thriving Cities Lab.

Work on the initiative began earlier this year when Lab personnel surveyed 106 community leaders, stakeholders and others involved in aspects of Gainesville's cultural, economic and social life.

And from those surveys, follow-up discussions and related research, the Lab was able to draw several preliminary conclusions regarding prevailing attitudes about Gainesville.

• People who have lived here for a long time have a more positive view of the city than those who arrived more recently. White residents give Gainesville a higher grade than minorities do. Similarly, those living on the west side tend to view east Gainesville in a more negative light then do the people who actually live on the east side.

"A tale of two cities is a common thread" in survey

See THRIVING, Page 5A

Ty Buckman, director of the University of Virginia's Institute for Advanced Studies in Culture, presents findings from a survey of Gainesville leaders and stakeholders on Wednesday at the Cade Museum. RON CUNNINGHAM

REVIEW

The cast of "The Line" includes, from left, Brenadette Harper, Steven H. Butler, Kate Clement, Zachary Simon, Saie Kurakula, Esteban Alvarez III and Dennis Clement. ACTORS' WAREHOUSE

Drama of health care through pandemic hits home in 'The Line'

This may be Gainesville's most important play of the year

Ron Cunningham
Special to Gainesville Sun
USA TODAY NETWORK

I'm just going to cut to the chase.

"The Line," is playing at the Actors' Warehouse through June 12.

Go see it.

Even if you have not attended another play this year, see this one.

If you were lucky enough to get through the pandemic feeling little more than annoyance over being shut in and irritation for having to wear a mask, "The Line" is your wake-up call. And it is delivered with all the tact and subtlety of emergency intubation performed in a rolling ambulance.

This is supposed to be amateur theater. But the seven unpaid actors who portray front-line New York City health care workers abruptly shoved into a medical cataclysm stand up and deliver like pros. Perhaps because compelling material brings out the best in performers.

"The Line" is not a traditional stage performance. It unfolds in "docu-drama" style and the dialogue is entirely drawn from interviews with real health care workers conducted in the spring of 2020 when NYC hospitals were still jammed to capacity and doctors, nurses and paramedics were doing their jobs despite possibly bringing death into their homes with their families.

See 'THE LINE', Page 5A

Homes in Gainesville area rise in price to $365,000, Realtor.com says

From Staff Reports
Gainesville Sun
USA TODAY NETWORK

A typical Alachua County home listed for $365,000 in May, up 4.8% from a month earlier, an analysis of data from Realtor.com shows.

The median list home price in May was up about 22.1% from May 2021. Alachua County's median home was 1,770 square feet for a listed price of $205 per square foot.

The Alachua County market was busy, with a median 36 days on market. A month earlier, homes had a median 45 days on market. The market added 464 new home listings in May, compared with the 520 added in May 2021. The market ended the month with some 377 listings of homes for sale.

Information on your local housing market is available through the USA TODAY Network, with more data from Realtor.com.

Levy County's home prices fell 3.2%, to a median $387,000, from a month earlier. The typical house was on the market for 61 days, from 58 days a month earlier. The typical 1,836-square-foot house had a list price of $235 per square foot.

Columbia County's home prices rose 0.3%, to a median $299,945, from a month earlier. The typical house was on the market for 44 days, from 42 days a month earlier. The typical 1,794-square-foot house had a list price of $170 per square foot.

Gilchrist County's home prices rose 10.8%, to a median $399,000, from a month earlier. The typical house was on the market for 24 days, from 44 days a month earlier. The typical 1,845-square-foot house had a list price of $195 per square foot.

Across all of Florida, median home prices were

See HOME PRICES, Page 5A

Closure delayed for family of UF student killed in hit-and-run

Sentencing postponed for driver in fatal crash, who is hospitalized

Katie Delk
Special to Gainesville Sun
USA TODAY NETWORK

A judge on Wednesday postponed the sentencing of a driver charged with a tragic hit-and-run crash that resulted in the death of a University of Florida student.

The defendant, Joshua Figueroa, 32, of Gainesville, faces a maximum of 30 years in prison but has been in the hospital since Sunday, Fresh Take Florida reported. Attorneys in the case have not detailed the cause for his hospitalization.

Figueroa, who has changed his plea from not guilty to no contest, is accused of fleeing the scene after hitting and killing Margaret "Maggie" Paxton on

See PLEA, Page 5A

Friends of Sophia Lambert and Maggie Paxton, two UF students who died in pedestrian crashes along West University Avenue, listen during a press conference in March 2021. BRAD MCCLENNY/THE SUN

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Contact: Daniel Young, PE
Phone Number: (352) 331-1976
Email: Live@CHW-inc.com

CHW

Workshop Presentation

Fletcher Trace

Preliminary Plat Application

CHW Professional Consultants

City of Alachua
Neighborhood Meeting
June 23, 2022

21-0297.01:Fletcher Trace

1

The purpose of the neighborhood meeting:

The City of Alachua requires applicants to host a neighborhood meeting.

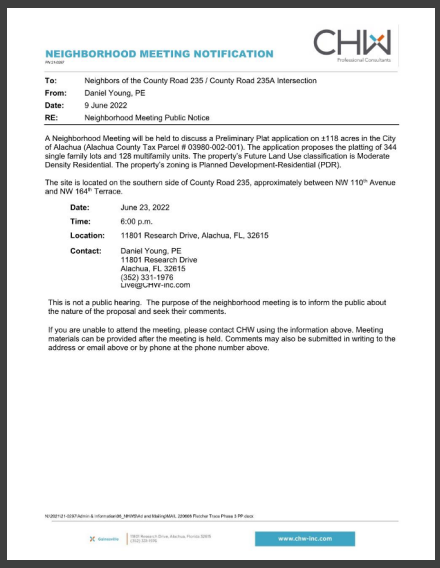
The purpose is to inform neighbors of the proposed action's nature and to get feedback early in the process.

This meeting provides the applicant with an opportunity to identify concerns.

21-0297.01:Fletcher Trace

2

PUBLIC NOTIFICATION



NEIGHBORHOOD MEETING NOTIFICATION

CHW Professional Consultants

To: Neighbors of the County Road 235 / County Road 235A Intersection
From: Daniel Young, PE
Date: 9 June 2022
RE: Neighborhood Meeting Public Notice

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Alachua, FL 32615
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Live@CHW-inc.com

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www.chw-inc.com

LOCAL&STATE

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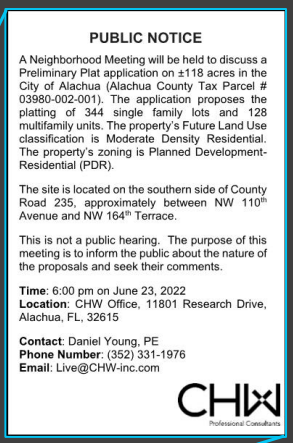

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CHW Professional Consultants

CHW

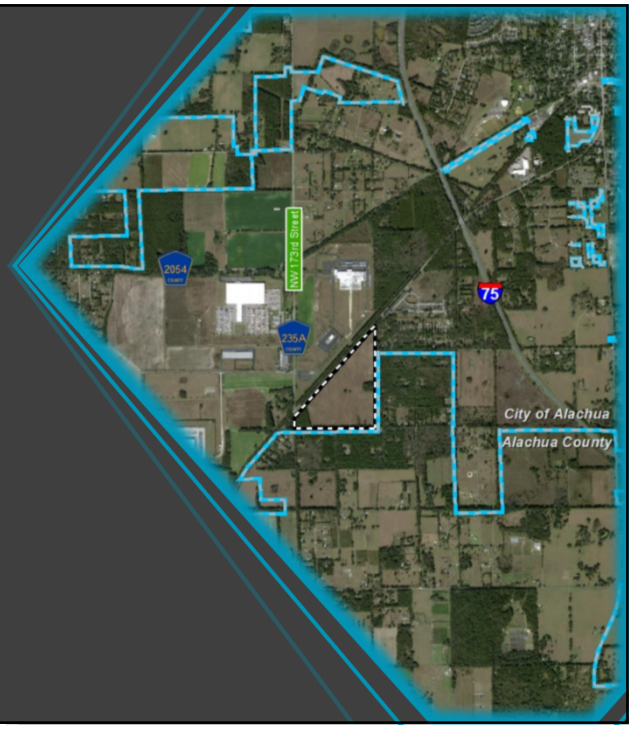
3

REQUEST:

Preliminary Plat Application

INTENT:

Develop a residential subdivision



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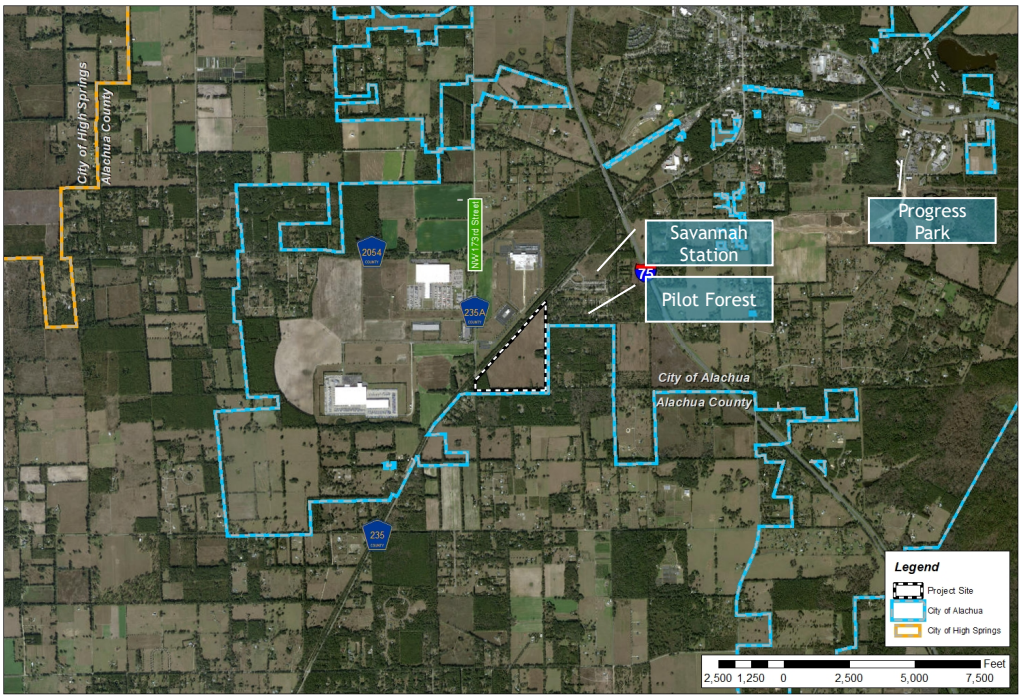
Context Map



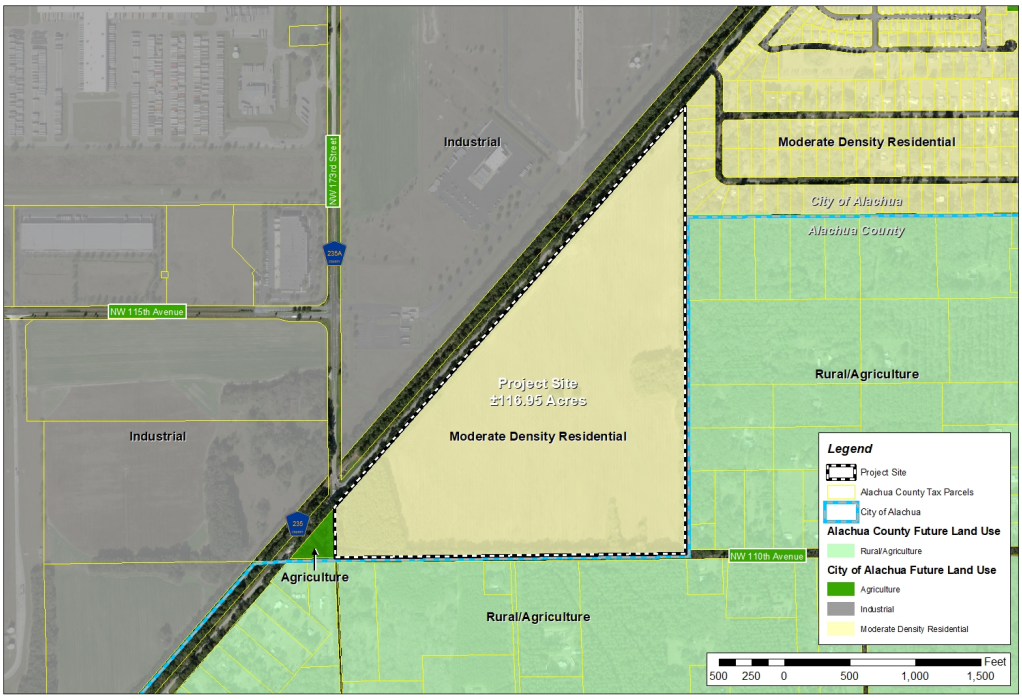
5

Aerial Map

6

Future Land Use Map

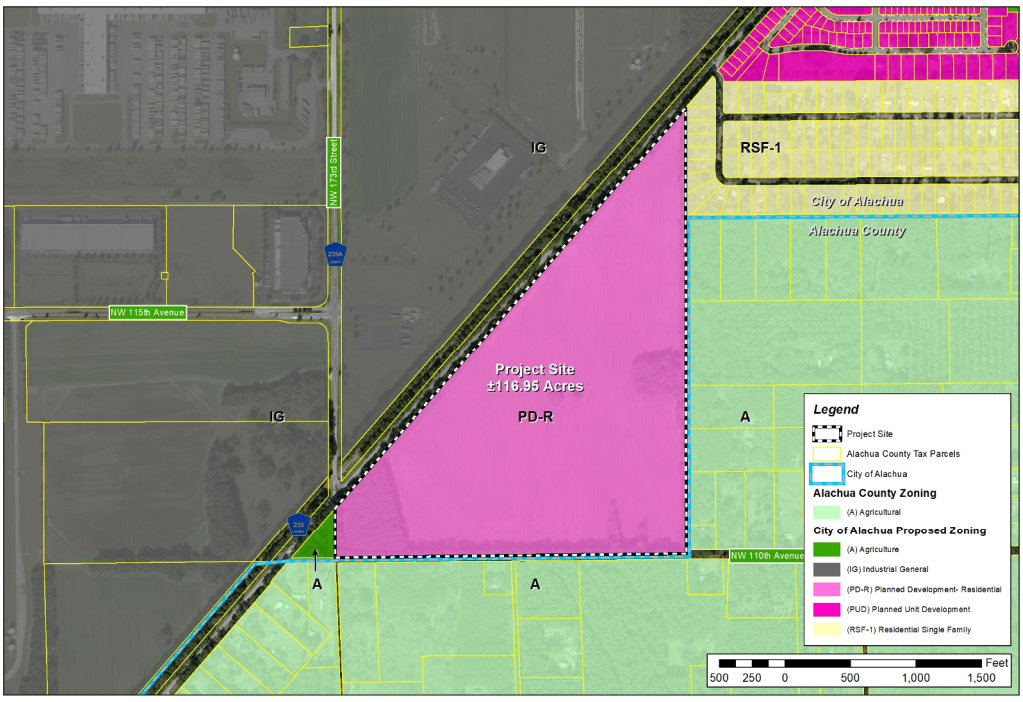
FLU:
Moderate Density Residential



7

Zoning Map

Planned Development - Residential (PD-R)



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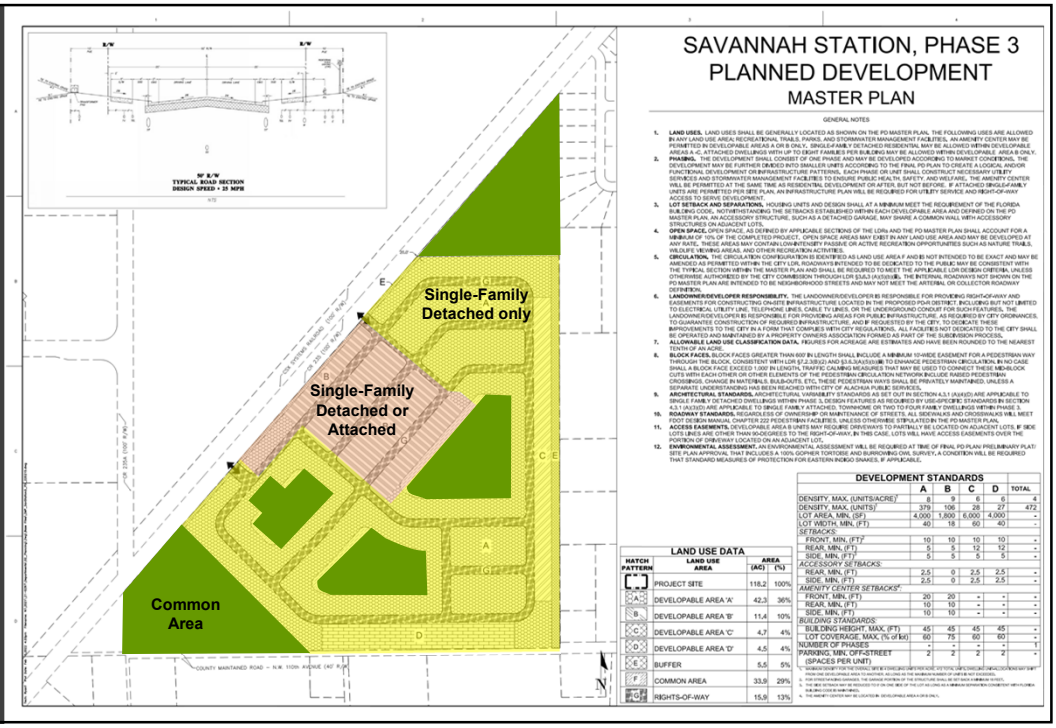
Approved PD Master Plan



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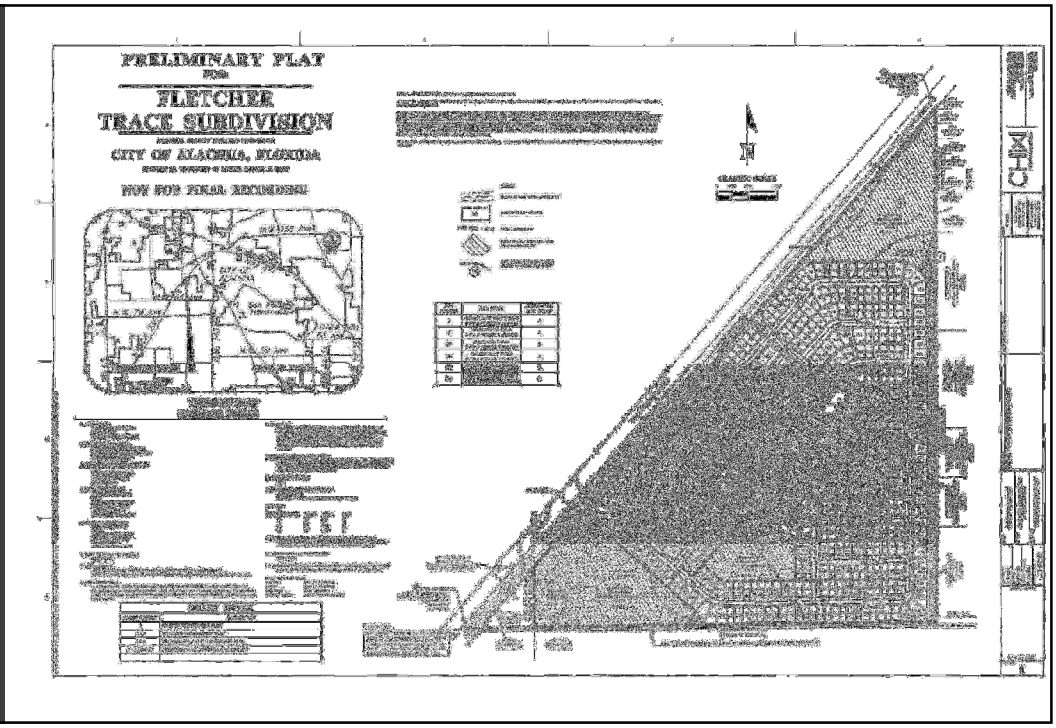
Preliminary Plat



10

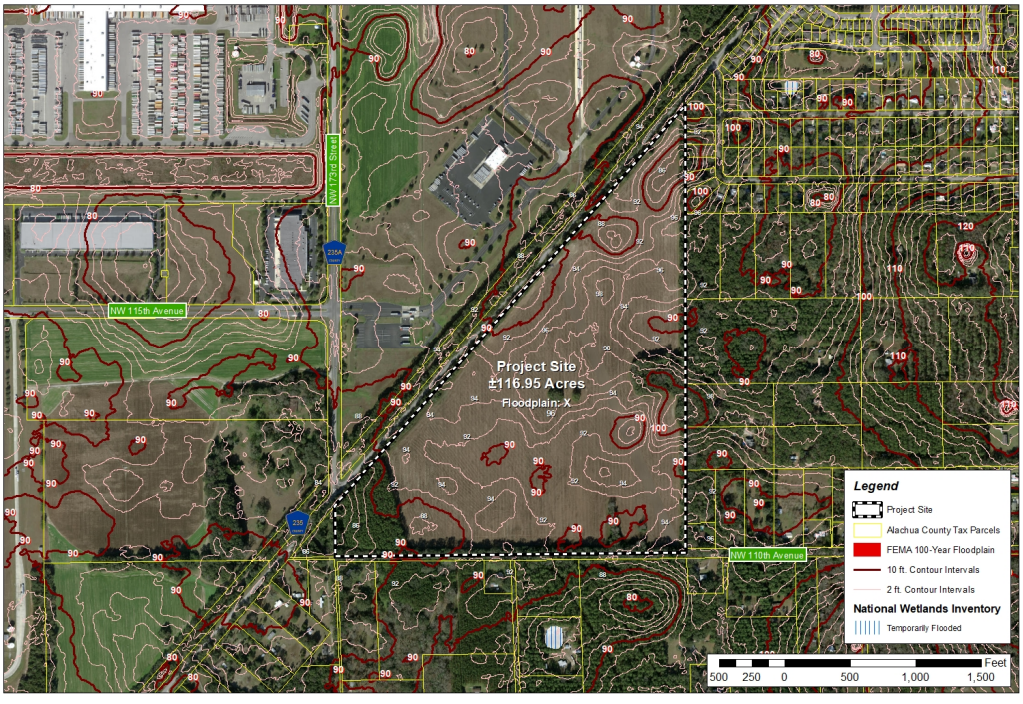
Contact Information

Address: 11801 Research Drive
Alachua, FL, 32615
Phone: (352) 331-1976
Email: Live@chw-inc.com

CHW
Professional Consultants

11

Environmental Map



CHW

12

Sign-in Sheet

SIGN-IN SHEET

Fletcher Trace

21-0297

CHW Professional Consultants

Event: Neighborhood Meeting

Date/Time: June 23, 2022 @ 6:00 PM

Place: CHW Office – 11801 Research Drive, Alachua, FL, 32615

Re: Preliminary Plat Application

	Print Name	Street Address	Signature
1	Julie Frederick	11902 NW 164 Terr	
2	David Turner	17011 NW 110 Ave	
3	Enid Brandon-Tu	17011 N.W 110 Ln Av	
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			

Workshop Minutes

NEIGHBORHOOD MEETING MINUTES

Fletcher Trace Preliminary Plat

21-02□7

Event:	Neighborhood Meeting
Date□Time:	June 23, 2022 □ 6:00 PM
Place:	CHW Office – 11801 Research Drive, Alachua, FL, 32615
Re:	Preliminary Plat Application

CHW (Agent) Attendees: Nicola Cowap, PE□Travis Hastay, PE□Ryan Thompson, AICP
Public Attendees: 3

CHW, on behalf of Fletcher Family Companies, hosted the required Neighborhood Meeting and presented the following: the meeting's purpose; the application's request and intent; maps illustrating the site's regulatory and physical characteristics□a conceptual master plan for the Planned Development□and a preliminary plat illustration. □uestions from public attendees are described below, with agent responses.

□**uestion:** Will there be a front sidewalk along CR 235□ Pedestrian interconnectivity is something I believe has great value so connecting sidewalks is important.
Response: We would not construct the sidewalk along our site's boundary. There are large trees along the frontage that we'd like to retain that a sidewalk would prevent. There are no sidewalks in either direction for a half a mile.

□**uestion:** What does the construction timeline look like□
Response: The development will be constructed in phases based on market demand and the builder's ability to construct homes. Each phase will have between 30 to 50 homes and could take up to a year per phase. Each phase will be self-sufficient, meaning roads, utilities, stormwater management, etc. will serve the homes within that phase of future phases.

Comment: One of our big concerns is the traffic on CR 235. This section of CR 235 is already very backed up and the 110th and 235A intersections have wrecks frequently. On the same note, there are concerns that 110th will be used as a cut through and will make that intersection worse than it already is.
Response: A traffic study was conducted as part of this project. The traffic study indicated that we will be adding a turn lane to CR 235 to help alleviate traffic. In response to your feedback at the previous neighborhood meeting for the PD, we moved the entrance on CR 235 further away from the CR 235A intersection.

□**uestion:** I have concerns about the noise from increased traffic. There are already trucks engine braking and a lack of car mufflers, is there anything to be done□
Response: This issue would be addressed by the City of Alachua's noise ordinance and code enforcement, which is challenging.

□**uestion:** Is the applicant working with biologists with regards to wildlife habitats□
Response: An environmental study has been conducted and was submitted to the City. No significant environmental features were identified onsite.

□**uestion:** What kind of landscaping will the development have□ Will the stormwater ponds be landscaped to provide habitat for wildlife□
Response: The stormwater basins will be dry ponds and will have grass bottoms with trees, etc. per the City's code. Our Landscape Architects will ensure that the plantings are native or well adapted species that are appropriate for the site's existing landscape. We are planning to retain as many existing trees as practicable.

Meeting was ad□ourned at approximately 7:15pm.

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

City of Alachua

PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM

PROJECT # | **APPLICATION DATE**

NAME & DESCRIPTION OF PROJECT Fletcher Trace

Multi-phase single and multi-family development

PROJECT ADDRESS (Contact 911 Addressing @ 352.338.7361) 11305 NW 173rd St, Alachua, FL

Tax Parcel Numbers 03980-002-001

Acreage 118.20

DEVELOPMENT DATA (check all that apply)

☑ Single Family — Number of Units: 410

☑ Multi Family — Number of Units: 28

☐ Exempt (See exemptions on page 2)

Level of Review

☐ Pre-Application Conference ☑ Preliminary ☐ Final ☐ Revised ☐ Staff Administrative Review

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

EXPLANATION OF STUDENT GENERATION CALCULATION

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

SCHOOL CONCURRENCY SERVICE AREAS (SCSA) FOR PROJECT LOCATION

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

SCHOOL CONCURRENCY SERVICE AREAS (SCSA)

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

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	410	**units X 0.12 Elementary School Multiplier**	50	**Student Stations**
MIDDLE	410	**units X 0.06 Middle School Multiplier**	25	**Student Stations**
HIGH	410	**units X 0.09 High School Multiplier**	37	**Student Stations**

MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	28	**units X 0.06 Elementary School Multiplier**	2	**Student Stations**
MIDDLE	28	**units X 0.03 Middle School Multiplier**	1	**Student Stations**
HIGH	28	**units X 0.03 High School Multiplier**	1	**Student Stations**

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

EXEMPT DEVELOPMENTS (click all that apply)

☐ *Existing legal lots eligible for a building permit*

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

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

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

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

AUTHORIZED AGENT

Name: NV5
Mailing Address: 11801 Research Dr
Alachua, FL 32615
Phone: 352-331-1976
Email: travis.hastay@nv5.com

PROPERTY OWNER

Name: Fletcher Development LLC
Mailing Address 11305 NW 173rd
Gainesville, FL 32607
Phone: 352-331-1976
Email Blake@thefletchercompanies.com

CERTIFICATION

PROJECT NAME : | **PROJECT #:**

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

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

Elementary SCSA Northwest Alachua — Capacity Required 52

- ☑ Capacity Available — Available Capacity 393
- ☐ Capacity Available in 5 yrs* — Available Capacity
- ☐ Capacity Available in Adjacent SCSA — Available Capacity

Middle SCSA Mebane — Capacity Required 26

- ☑ Capacity Available — Available Capacity 400
- ☐ Capacity Available in 5 yrs* — Available Capacity
- ☐ Capacity Available in Adjacent SCSA — Available Capacity

High SCSA Santa Fe — 38

- ☑ Capacity Available — Available Capacity 147
- ☐ Capacity Available in 5 yrs* — Available Capacity
- ☐ Capacity Available in Adjacent SCSA — Available Capacity

☐ **Denial** for reasons stated

Approved by

School Board Staff Certification

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

Date: 10.31.2025

City of Alachua Staff

A complete application for the development project was accepted on

Date:

Signed:

Printed Name:

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

LEGAL DESCRIPTION

CHW Professional Consultants

DATE: May 27, 2022
PROJECT NAME: Fletcher Trace
PROJECT NO: 21-0297
DESCRIPTION FOR: Parcel 03980-002-001

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

COMMENCE AT AN IRON PIPE AT THE SOUTHWEST CORNER OF THE AFOREMENTIONED SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST FOR THE POINT OF BEGINNING AND RUN N.00°42'43"E., ALONG THE WEST LINE OF SAID SECTION, A DISTANCE OF 402.89 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY); THENCE RUN N.41°53'43"E., ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 4071.41 FEET TO A CONCRETE MONUMENT; THENCE RUN S.01°01'49"W., A DISTANCE OF 827.97 FEET TO A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 28; THENCE RUN S.00°32'41"W., ALONG THE WEST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 2612.87 FEET TO AN IRON PIPE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 28, THENCE RUN N.89°50'54"W., ALONG THE SOUTH LINE OF SAID SECTION 28, A DISTANCE OF 2684.07 FEET TO THE POINT OF BEGINNING, CONTAINING 118.191 ACRES, MORE OR LESS.

SUBJECT TO MAINTAINED RIGHT OF WAY OF COUNTY ROAD N.W. 110TH AVENUE (FORMERLY KNOWN AS COUNTY ROAD NO. N.W 28) ALONG THE SOUTH BOUNDARY THEREOF

Prepared by and return to:
Kelley D. Jones, Attorney at Law
Scruggs, Carmichael & Wershow, P.A.
4923 N.W. 43rd Street
Gainesville, FL 32606
2024-00397

Sales Price - $3,540,000.00
Recording Fee - $27.00

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3605467 3 PG(S)
2/7/2025 8:44 AM
BOOK 5198 PAGE 2189
J.K. JESS IRBY, ESQ.--Clerk
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 1248679
Doc Stamp-Mort: $0.00
Doc Stamp-Deed: $24,780.00
Intang. Tax: $0.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 4th day of February, 2025 between

Waco Properties, Inc., a Florida corporation, formerly Waco of Alabama, Inc., a Florida corporation, formerly Wade Alabama Corporation, successor by merger to Waco, Inc., qualified to do business in Florida as Waco of Alabama, Inc., an Alabama corporation,
whose address is: 569 Edgewood Avenue South, Jacksonville, FL 32205, Grantor, and

Fletcher Development, LLC, a Florida Limited Liability Company,
whose address is: 4510 NW 6th Place, 3rd Floor, Gainesville, FL 32607, Grantee:
(Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH, that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Alachua County Florida to-wit:

See Exhibit "A" attached hereto and made a part hereof as if fully set forth herein.

Parcel Identification Number: 03980-002-001

Subject to taxes for 2025 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2024.

Warranty Deed

Page 2

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Karen Mayer
Witness Name: Karen Mayer
Witness Address: 569 Edgewood Ave. S.
Jax., FL 32205

Joanne Morales
Witness Name: Joanne Morales
Witness Address: 569 Edgewood Ave S
Jax, FL 32205

Waco Properties, Inc., a Florida corporation

By: _____
Donald W. McArthur, IV, President

(Corporate Seal)

State of Florida
County of Duval

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 4th day of February, 2025 by Donald W. McArthur, IV, President of Waco Properties, Inc., a Florida corporation, on behalf of the corporation. He/she [ ] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

Karen Mayer
Notary Public

Printed Name: Karen Mayer

My Commission Expires: 1-9-26

Karen D. Mayer
Notary Public State of Florida
Expires: 01/09/2026
Commission No. HH193144

Exhibit A

A tract of land situated in Section 28, Township 8 South, Range 18 East, Alachua County, Florida, said tract of land being more particularly described as follows:

Commence at an iron pipe at the Southwest corner of the aforementioned Section 28, Township 8 South, Range 18 East for the Point of Beginning and run N.00°42'43"E., along the West line of said section, a distance of 402.89 feet to the Southeasterly right of way line of County Road No. 235 (100 foot right of way); thence run N.41°53'43"E., along said right of way line, a distance of 4071.41 feet to a concrete monument; thence run S.01°01'49"W., a distance of 827.97 feet to a concrete monument at the Northwest corner of the Southeast 1/4 of said Section 28; thence run S.00°32'41"W., along the West line of said Southeast 1/4, a distance of 2612.87 feet to an iron pipe at the Southeast corner of the Southwest 1/4 of said Section 28; thence run N.89°50'54"W., along the South line of said Section 28, a distance of 2684.07 feet to the Point of Beginning.

Subject to the maintained right of way of County Road N.W. 110th Avenue (formerly known as County Road N.W. 28) along the South boundary thereof.

Parcel Identification Number: 03980-002-001

Storm / Calamity Damage Form

Storm / Calamity Damage Form

If you have experienced storm damage to your house, building or other structure we need to know about it.

Sign up for Title Alert

Parcel Summary

Parcel ID	03980-002-001
Prop ID	15963
Location Address	11305 NW 173RD ST ALACHUA, FL 32615
Neighborhood/Area	233200.60
Subdivision	
Legal Description	W1/2 LESS R/W SR 235 & SR 235 A & SCL R/W ALSO THAT PART OF E1/2 LYING W OF ACL RR & N 1628.57 FT OF NE1/4 LYING E OF R/R LESS 1 ACRE(LESS THAT PT OF THE FOLLOWING LYING IN SEC 28-8-18: COM SW COR SEC 21-8-18 E 50 FT POB N 378.09 FT N 59 DEG E 2418 FT S 3 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	CROPSOIL CLASS2 (05200)
Sec/Twp/Rng	28-08-18
Tax Area	ALACHUA (1700)
Acres	80.71
Homesteaded	False

No Image Available

View Map

Millage Rate Value

Millage Rate: 21.8322

Owner Information

FLETCHER DEVELOPMENT LLC
4510 NW 6TH PL 3RD FL
GAINESVILLE, FL 32607

Working Valuation

	2025 Working Values
Improvement Value	$0
Land Value	$0
Land Agricultural Value	$22,599
Agricultural (Market) Value	$3,515,728
Just (Market) Value	**$3,515,728**
Assessed Value	$22,599
Exempt Value	$0
Taxable Value	$22,599
Maximum Save Our Homes Portability	$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.

Valuation

Certified Year	2024	2023	2022	2021	2020
Just Market Value	$1,937,040	$1,937,040	$1,937,040	$1,452,780	$1,576,980
Land Value	$0	$0	$0	$0	$0
Agricultural (Market) Value	$1,937,040	$1,937,040	$1,937,040	$1,452,780	$1,576,980
Agricultural Classified Value	$22,599	$22,599	$22,599	$22,599	$24,531
Improvement Value	$0	$0	$0	$0	$0
Non School Assessed Value	$22,599	$22,599	$22,599	$22,599	$24,531
School Assessed Value	$22,599	$22,599	$22,599	$22,599	$24,531
Exempt Value	$0	$0	$0	$0	$0
Non School Taxable Value	$22,599	$22,599	$22,599	$22,599	$24,531

Certified Year	2024	2023	2022	2021	2020
School Taxable Value	$22,599	$22,599	$22,599	$22,599	$24,531
Save Our Homes Deferred Value	$0	$0	$0	$0	$0
Non-Save Our Homes Deferred Value	$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

2025 TRIM Notice (PDF)

2024 TRIM Notice (PDF)

2023 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
5200	CROPLAND 2	80.71	3515727.6	0	0	PD-R

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee	Link to Official Records
2/4/2025	$3,540,000	WD	5198	2189	Qualified (Q)	Vacant	WACO OF ALABAMA INC	FLETCHER DEVELOPMENT LLC	Link (Clerk)
11/10/1997	$325,000	SD	2140	1834	Unqualified (U)	Vacant	* INTERNATIONAL BUSINESS MACHI	WACO OF ALABAMA INC	Link (Clerk)
11/10/1997	$652,000	MS	2140	1827	Unqualified (U)	Vacant	* INTERNATIONAL BUSINESS MACHI	* INTERNATIONAL BUSINESS MACHI	Link (Clerk)

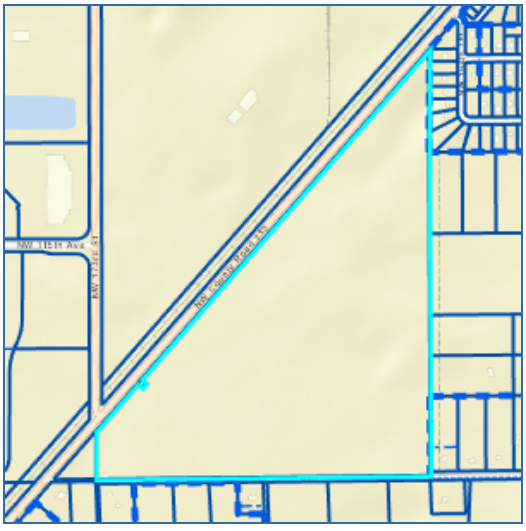
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Permits

Permit Number	Type	Primary	Active	Issue Date	Value
A8-09-1470	FIRE ALARM	Yes	No	9/17/2009	$30,000
AL07-11158	FIRE SPR. SYS.	Yes	No	9/5/2007	$118,500
AL06-10730	COMMERCIAL BUILDING	Yes	No	10/11/2006	$204,865

Our permitting information is pulled from the Alachua County Permitting Offices. Permitting information shown here is all the Property Appraiser has on file for this property. Any detailed questions about permits should be directed to the Permitting Offices.

Map



No data available for the following modules: Working in Progress Parcel, Building Information, Sub Area, Extra Features, Sketches, Photos.

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 9/2/2025, 10:38:46 PM

Contact Us

Developed by
SCHNEIDER GEOSPATIAL

2025 REAL ESTATE TRIM NOTICE

NOTICE OF PROPOSED PROPERTY TAXES AND
PROPOSED OR ADOPTED NON-AD VALOREM
ASSESSMENTS ALACHUA COUNTY TAXING AUTHORITIES

DO NOT PAY
THIS IS NOT A BILL

Site Address:
11305 NW 173RD ST ALACHUA, FL 32615

Prop ID: 15963 **TAX CODE:** 1700

Geo ID:
03980-002-001

FLETCHER DEVELOPMENT LLC
4510 NW 6TH PL 3RD FL
GAINESVILLE, FL 32607

Legal Description of Property:
W1/2 LESS R/W SR 235 & SR 235 A & SCL R/W ALSO THAT PART OF E1/2 LYING W OF ACL RR & N 1628.57 FT OF NE1/4 LYING E OF R/R LESS 1 ACRE(LESS THAT PT OF THE FOLLOWING LYING IN SEC 28-8-18: COM SW COR SEC 21-8-18 E 50 FT POB N 378.09 FT N 59 DEG E 2418 FT S 3

TAXING AUTHORITY TAX INFORMATION

TAXING AUTHORITY	PRIOR (2024) TAXABLE VALUE	YOUR FINAL TAX RATE AND TAXES LAST YEAR (2024)		CURRENT (2025) TAXABLE VALUE	YOUR TAX RATE AND TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE		YOUR TAX RATE AND TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE	
	COLUMN 1	COLUMN 2 RATE	COLUMN 3 TAXES	COLUMN 4	COLUMN 5 RATE	COLUMN 6 TAXES	COLUMN 7 RATE	COLUMN 8 TAXES
County								
COUNTY GENERAL	22,599	7.6180	172.16	22,599	7.1455	161.48	7.6000	171.75
School								
BY STATE LAW	22,599	3.0130	68.09	22,599	2.8629	64.70	3.0030	67.86
BY LOCAL BOARD	22,599	3.2480	73.40	22,599	3.0862	69.74	3.2480	73.40
Municipality								
ALACHUA	22,599	5.9500	134.46	22,599	5.7413	129.75	6.2500	141.24
Water Management District								
SUWANNEE WATER	22,599	0.2936	6.64	22,599	0.2812	6.35	0.2812	6.35
Independent Special District								
LIBRARY	22,599	1.0000	22.60	22,599	0.9374	21.18	1.0000	22.60
CHILDREN'S TRUST	22,599	0.4500	10.17	22,599	0.4218	9.53	0.4500	10.17
TOTAL AD VALOREM PROPERTY TAXES			487.52			462.73		493.37

TOTAL AD VALOREM PROPERTY TAXES	487.52		462.73	493.37
TOTAL NON-AD VALOREM PROPERTY TAXES	0.00		0.00	0.00
TOTAL TAXES	487.52		462.73	493.37

PROPERTY APPRAISER VALUE INFORMATION

	MARKET VALUE	ASSESSED VALUE APPLIES TO SCHOOL MILLAGE	ASSESSED VALUE APPLIES TO NON-SCHOOL MILLAGE
PRIOR YEAR (2024)	1,937,040	22,599	22,599
CURRENT YEAR (2025)	3,515,728	22,599	22,599

Applied Assessment Reductions	Applies To	Prior Value (2024)	Current Value (2025)
Save Our Homes	All Taxes	0	0
10% Cap on Non-Homestead	Non-School Taxes	0	0
Agricultural Classification	All Taxes	1,914,441	3,493,129
Other	All Taxes	0	0

Exemptions	Applies To	Prior Value (2024)	Current Value (2025)
FIRST HOMESTEAD	ALL TAXES	0	0
ADDITIONAL HOMESTEAD	NON-SCHOOL TAXES	0	0
SENIOR HOMESTEAD EXEMPTION	COUNTY TAXES	0	0
SENIOR EXEMPTION	CITY TAXES ONLY	0	0
WIDOW/WIDOWER	ALL TAXES	0	0
DISABILITY	ALL TAXES	0	0
VETERANS	ALL TAXES	0	0
CONSERVATION	ALL TAXES	0	0
OTHER	ALL TAXES	0	0

If you feel that the market value of your property is inaccurate or does not reflect fair market value as of January 1, 2025, or if you are entitled to an exemption or classification that is not reflected above, please contact the ALACHUA COUNTY PROPERTY APPRAISER at:

515 N Main St. Suite 200,
Gainesville, FL 32601.
352-374-5230

If the Property Appraiser's Office is unable to resolve the matter as to market value, classification, or an exemption, you may file a petition for an adjustment with the Value Adjustment Board. Petition forms are available from the Property Appraiser and must be filed on or before **September 15, 2025 5:00pm.**

SEE REVERSE SIDE FOR NON-ADVALOREM ASSESSMENTS AND EXPLANATIONS OF THE COLUMNS ABOVE

AC-474N
R. 5/2022

Alachua County Notice of Proposed Property Taxes

The Taxing Authorities which levy property taxes against your property will soon hold **PUBLIC HEARINGS** to adopt budgets and tax rates for the next year. The purpose of the **PUBLIC HEARINGS** is to receive opinions from the general public and to answer questions on the proposed tax change and budget **PRIOR TO TAKING FINAL ACTION**. Each Taxing Authority may **AMEND OR ALTER** its proposals at the hearing.

TAXING AUTHORITY HEARING INFORMATION

TAXING AUTHORITY	PUBLIC HEARING DATE, LOCATION AND TIME
County	
COUNTY GENERAL	September 11, 2025 at 5:01 PM 12 SE 1st St, County Admin, 2nd Floor 352-374-5262
School	
BY STATE LAW	September 9, 2025 at 5:30 PM 620 E University Ave. 352-955-7559
BY LOCAL BOARD	September 9, 2025 at 5:30 PM 620 E University Ave. 352-955-7559
Municipality	
ALACHUA	September 8, 2025 at 6:00 PM City Hall, 15100 NW 142nd Terrace. 386-418-6100
Water Management District	
SUWANNEE WATER	September 9, 2025 at 5:05 PM 9225 CR 49, Live Oak, FL 32060 or https://www.mysuwanneeriver.com 386-362-1001
Independent Special District	
LIBRARY	September 10, 2025 at 5:15 PM Room A, 401 E University Ave. 352-334-3900
CHILDREN'S TRUST	September 8, 2025 at 5:01 PM 4010 NW 25 Place Gainesville 32606

YOUR FINAL TAX BILL MAY CONTAIN NON-AD VALOREM ASSESSMENTS WHICH MAY NOT BE REFLECTED ON THIS NOTICE SUCH AS ASSESSMENTS FOR ROADS, FIRE, GARBAGE, LIGHTING, DRAINAGE, WATER, SEWAGE OR OTHER GOVERNMENTAL SERVICES AND FACILITIES WHICH MAY BE LEVIED BY YOUR COUNTY, CITY, SPECIAL DISTRICTS OR OTHER TAXING AUTHORITY.
NOTE: Non-ad valorem assessments are placed on this notice at the request of the respective local governing boards. Your tax collector will be including them on the November tax notice. For details on particular non-ad valorem assessments, contact the levying local governing board.
NOTE: Amounts shown on this form do not reflect early payment discounts you may have received or may be eligible to receive. (Discounts are a maximum of 4 percent of the amounts shown on this form.)

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	PURPOSE OF ASSESSMENT Provided on this notice at request of respective governing boards. Tax Collector will include on November tax notice.	UNITS	RATE	ASSESSMENT
COUNTY	550 COUNTY FIRE SERVICES 352-384-3101	1		0.00
TOTAL ASSESSMENTS				

EXPLANATION OF "TAXING AUTHORITY TAX INFORMATION" SECTION

COLUMN 1 - "PRIOR TAXABLE VALUE"
This column shows the prior assessed value less all applicable exemptions used in the calculation of taxes for that specific taxing authority.

COLUMN 2 & 3 - "YOUR FINAL TAX RATE AND TAXES LAST YEAR"
These columns show the tax rate and taxes that applied last year to your property. These amounts were based on budgets adopted last year and your property's previous taxable value.

COLUMN 4 - "YOUR CURRENT TAXABLE VALUE"
This column shows the current assessed value less all applicable exemptions used in the calculation of taxes for that specific taxing authority. Various taxable values in this column may indicate the impact of Limited Income Senior or the Additional Homestead exemption. Current year taxable values are as of January 1, 2025.

COLUMN 5 & 6 - "YOUR TAX RATE AND TAXES IF NO BUDGET CHANGE IS MADE"
These columns show what your tax rate and taxes will be IF EACH TAXING AUTHORITY DOES NOT CHANGE ITS PROPERTY TAX LEVY. These amounts are based on last year's budgets and your current assessment.

COLUMN 7 & 8 - "YOUR TAX RATE AND TAXES IF PROPOSED BUDGET CHANGE IS MADE"
These columns show what your tax rate and taxes will be this year under the BUDGET ACTUALLY PROPOSED by each taxing authority. The proposal is NOT final and may be amended at the public hearings shown at the top of this notice. The difference between columns 6 and 8 is the tax change proposed by each local taxing authority and is NOT the result of higher assessments.

EXPLANATION OF "PROPERTY APPRAISER VALUE INFORMATION" SECTION

MARKET (JUST) VALUE - The most probable sale price for a property in a competitive, open market involving a willing buyer and a willing seller.

ASSESSED VALUE - The value of your property after any "assessment reductions" have been applied. This value may also reflect an agricultural classification.
If "assessment reductions" are applied or an agricultural classification is granted, the assessed value will be different for School versus Non-School taxing authorities and for the purpose of calculating tax levies.

APPLIED ASSESSMENT REDUCTION - Properties can receive an assessment reduction for a number of reasons including the Save Our Homes Benefit and the 10% non-homestead property assessment limitation. Agricultural Classification is not an assessment reduction, it is an assessment determined per Florida Statute 193.461.

EXEMPTIONS - Any exemption that impacts your property is listed in this section along with its corresponding exemption value. Specific dollar or percentage reductions in assessed value may be applicable to a property based upon certain qualifications of the property or property owner. In some cases, an exemption's value may vary depending on the taxing authority.

TAXABLE VALUE - Taxable value is the value used to calculate the tax due on your property. Taxable value is the assessed value minus the value of your exemptions.

For more information concerning this Notice of Proposed Property Taxes please visit our website at **www.acpafl.org**

Detail by Entity Name

Florida Limited Liability Company
FLETCHER DEVELOPMENT, LLC

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Registered Agent Name & Address

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Name Changed: 04/29/2015

Authorized Person(s) Detail

Name & Address

Title Manager

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Annual Reports

Report Year	Filed Date
2023	03/02/2023
2024	04/03/2024
2025	03/24/2025

Document Images

03/24/2025 -- ANNUAL REPORT	View image in PDF format
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Florida Department of State, Division of Corporations

Traffic Impact Analysis

Fletcher Trace

Date: 5/31/2022
PN#: 21-0297
PM: Brian Snyder, PE

Prepared For: Fletcher Family Companies

Submitted To: Alachua County Public Works, City of Alachua

CHW
11801 Research Drive
Alachua, FL 32615

www.chw-inc.com

CHW Professional Consultants

CONTENTS

1. Executive Summary 3

2. Study Intersections and Segments 4

2.1. Study Intersections 4
2.2. Study Roadway Segments 4

3. Trip Generation 6

4. Data Collection 7

5. Trip Distribution 10

6. Analysis 13

6.1. Intersection Analysis 13
6.2. Turn Lane Warrant Analysis 16
6.3. Roadway Segment Analysis 17

7. Conclusions and Recommendations 18

List of Figures

- Figure 1: Study Intersections
- Figure 2: Existing (Peak Season) Turning Movements
- Figure 3: Background Turning Movements
- Figure 4: Project Trip Turning Movements
- Figure 5: Build-out Turning Movements

List of Tables

- Table 1: Study Roadway Segments Determined
- Table 2: Fletcher Trace Trip Generation
- Table 3: AM Intersection Analysis Summary
- Table 4: PM Intersection Analysis Summary
- Table 5: Future Conditions (2029) Roadway Segment LOS Analysis

List of Appendices

- Appendix A: Concept Exhibit
- Appendix B: Methodology Letter
- Appendix C: Turning Movement Counts
- Appendix D: Reserved Trips
- Appendix E: Seasonal Adjustment Factor and Historical Growth Rates
- Appendix F: Background Tables
- Appendix G: Trip Distribution Calculations
- Appendix H: HCS Reports
- Appendix I: Turn Lane Warrant Analysis
- Appendix J: Roadway Segment Analysis

1. EXECUTIVE SUMMARY

CHW Professional Consultants, Inc. (CHW) has prepared the following Traffic Impact Analysis (TIA) for a development proposed on the south side of CR 235, just east of CR 235A, in the City of Alachua, Florida. The development is commonly referred to as Fletcher Trace. The concept plan for the proposed development is provided in **Appendix A**.

The purpose of this study is to identify the transportation impacts of the proposed project on the transportation network and if deficiencies are identified to recommend mitigation strategies to address the deficiencies. This TIA is required by Alachua County, and the City of Alachua. The study is being prepared for Fletcher Family Companies and is in conformance with the methodology letter submitted on May 26, 2022, see **Appendix B**.

The following developments are being proposed at this site, with an anticipated 2029 build-out:

- 344 Dwelling Units – Single-Family Detached Housing
- 128 Dwelling Units – Multifamily Housing (Low-Rise)

The following site access type and locations are being proposed:

- Full access at the CR 235/Proposed North Site Access intersection□and
- Full access at the CR 235/ Proposed South Site Access intersection□

2. STUDY INTERSECTIONS AND SEGMENTS

2.1. Study Intersections

CHW, in coordination with Alachua County, and the City of Alachua and identified the following intersections to be significantly impacted by the proposed development. The study area intersections are provided in **Figure 1**.

- NW 140th Street (CR 235)/CR 2054 (Peggy Road) intersection
- CR 235A (NW 173rd Street)/CR 2054 (Peggy Road) intersection
- CR 235/Proposed North Site Access intersection
- CR 235/ Proposed South Site Access intersection
- CR 235/CR 235A (NW 173rd Street) intersection and
- CR 235/NW 78th Avenue (CR 232) intersection.

2.2. Study Roadway Segments

CR 235 and CR 235A are 2-lane collector roads adjacent to the project that were evaluated as part of this study. If the anticipated project trip exceed 5% of the maximum service volume (MSV), the roadway was further analyzed to determine whether the build-out condition exceeds the MSV. As demonstrated in **Table 1** CR 235 from NW 143rd Place to South City limit, exceeds 5% of the maximum service volume, so an this roadway segment is studied in Section 6.3.

Table 1: Study Roadway Segments Determination

ROAD NAME	FROM	TO	Comp. Plan MSV[1]	Net New Total Daily Project Trips[2]	Trip Dist [3]	Net New Total Project Trips	(Net New Total Project Trips MSV)	Include in Study Area (5) - Y/N
CR 235	NW 143RD PLACE	SOUTH CITY LIMIT	15,120		67%	2,707	17.90%	Y
CR 235A	US 441	CR 235	15,120	4,040	9%	364	2.41%	N

Figure 1 Study Intersections

3. TRIP GENERATION

The Institute of Transportation Engineer's (ITE) Trip Generation Manual, 11th Edition was used to develop the trip generation for the site. The trip generation is provided in **Table 2**.

Table 2 □Fletcher Trace Trip Generation

Fletcher Trace Trip Generation									
Land Use	**ITE LU Code**	**Variable DU**	**Daily**	**AM Peak**			**PM Peak**		
				Total	**In**	**Out**	**Total**	**In**	**Out**
Phase 1									
Single-Family Detached Housing	210	344	3,144	229	60	169	317	200	117
Multifamily Housing (Low-Rise)	220	128	896	63	15	48	76	48	28
Total			*4,040*	*292*	*75*	*217*	*393*	*248*	*145*

4. DATA COLLECTION

Turning movement counts were collected during the AM and PM peak hours on April 19th, 2022, for the following intersections: NW 140th Street/CR 2054 intersection, CR 235A /CR 2054 intersection, CR 235/CR 235A intersection and CR 235 at CR 232/NW 78th Avenue. The raw count data is provided in **Appendix C**.

The count data was adjusted based on the seasonal adjustment factor. **Figure 2** provides the existing (peak season) turning movements at the study intersections.

Reserved trips provided by the City of Alachua were included to the background volumes where applicable, as provided in **Appendix D**.

The project has an anticipated full build-out in 2029. Growth rates were determined based on historical ADT where available to derive the 2029 background volumes. A minimum of 1.0% yearly growth rate was used for roadways with historical growth rates less than 1.0% and 2.0% for roadways with no historical growth rates. **Appendix E** provides the data used to determine the peak season and background traffic volumes. **Appendix F** provides the peak season and background turning movements at all study intersections in tabular form. **Figure 3** illustrates the background conditions for 2029 at all study intersections.

Figure 2 □Existing (Pea□ Season) Turning Movements

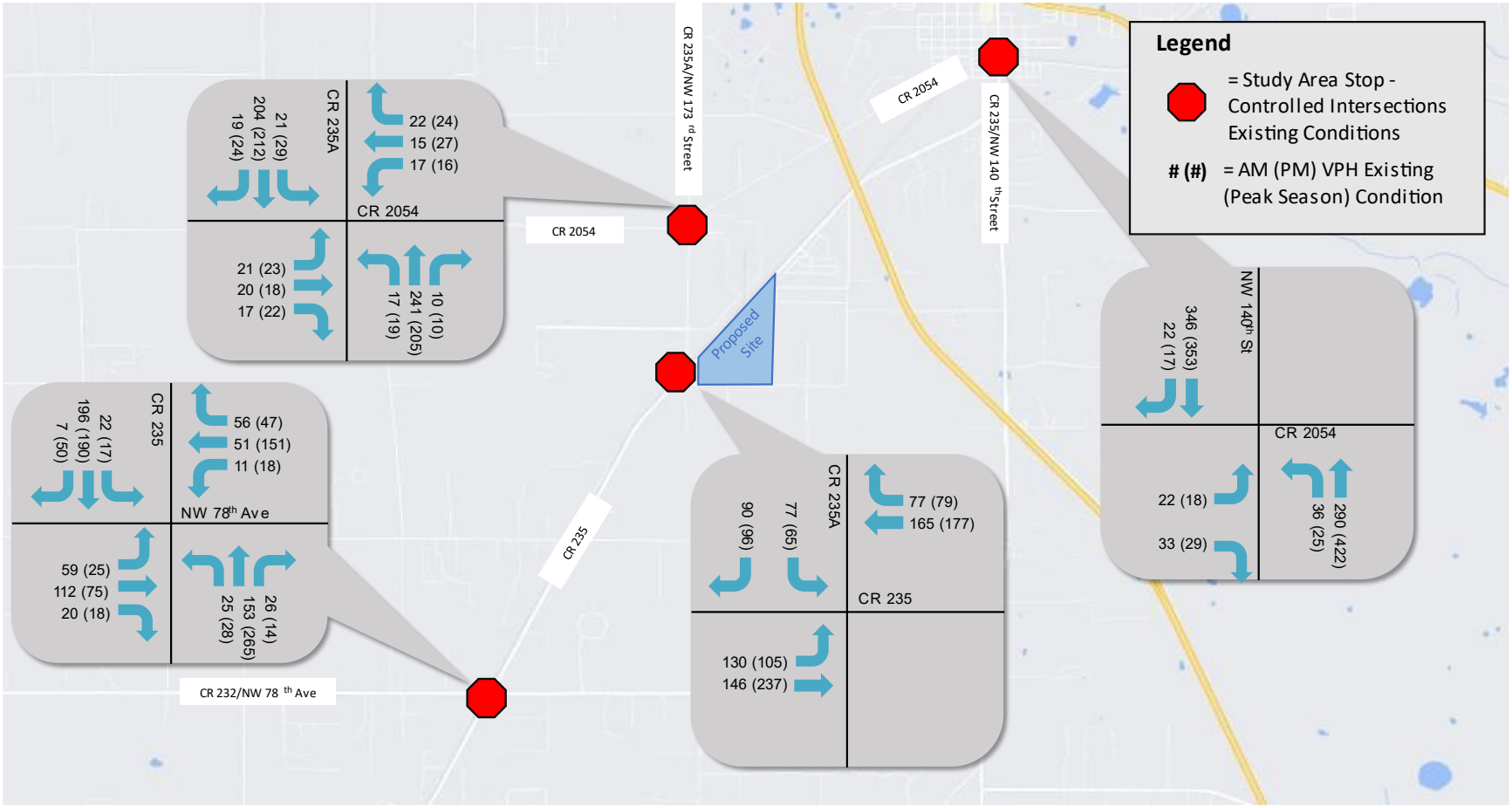
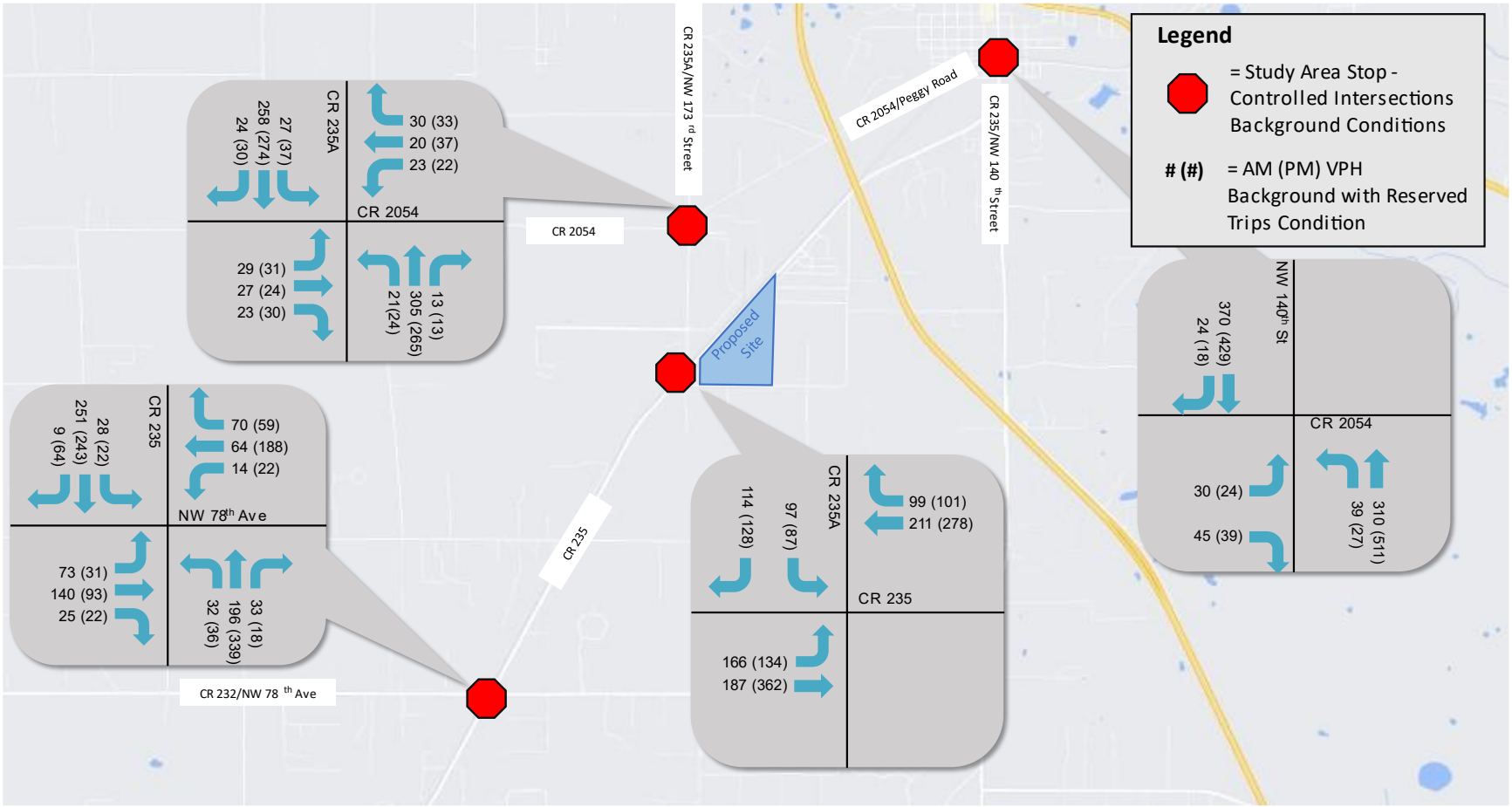


Figure 3 □Bac□ground Turning Movements



5. TRIP DISTRIBUTION

The project trip distribution for the Fletcher Trace build-out is expected to mimic the existing patterns of the Savannah Station Phase 1 project trips. A turning movement count was performed during the PM peak two hours of 4:00 to 6:00 PM at the intersection of CR 235 at NW 123rd Avenue, as provided in **Appendix G.** Based on the turning movement counts from Savannah Station Phase 1 the following project trip distribution that was utilized for this study:

- To/from north = 67%
- To/from south = 33%

The trip distribution at all other study area intersections was be based on the turning movement count data from the intersections. For example, at the intersection of CR 235 at CR 235A the project trips will either be to/from the north on CR 235A or to/from the west on CR 235. The trip distribution to/from the north was be calculated as follows, based on the total AM and PM count volumes, as provided in **Appendix G**:

(SBL + WBR) / (EBT + WBT + SBL + WBR)

The project trip distribution at the project's connections on CR 235 are based on the layout of the project site, as shown in **Appendix G**. Approximately 50% of the multi-family housing project trips are expected to use the CR 235/Proposed North site access connection and the remaining multi-family housing trips will use the CR 235/Proposed South site access connection. Approximately 40% of the single-family detached housing will use the CR 235/Proposed North site access connection and the remaining 60% will use the CR 235/Proposed South site access connection.

The project trips are shown in **Figure 4** and the combined background with reserved trips and project trips form the build-out condition illustrated in **Figure 5.**

Figure 4 Project Trip Turning Movements

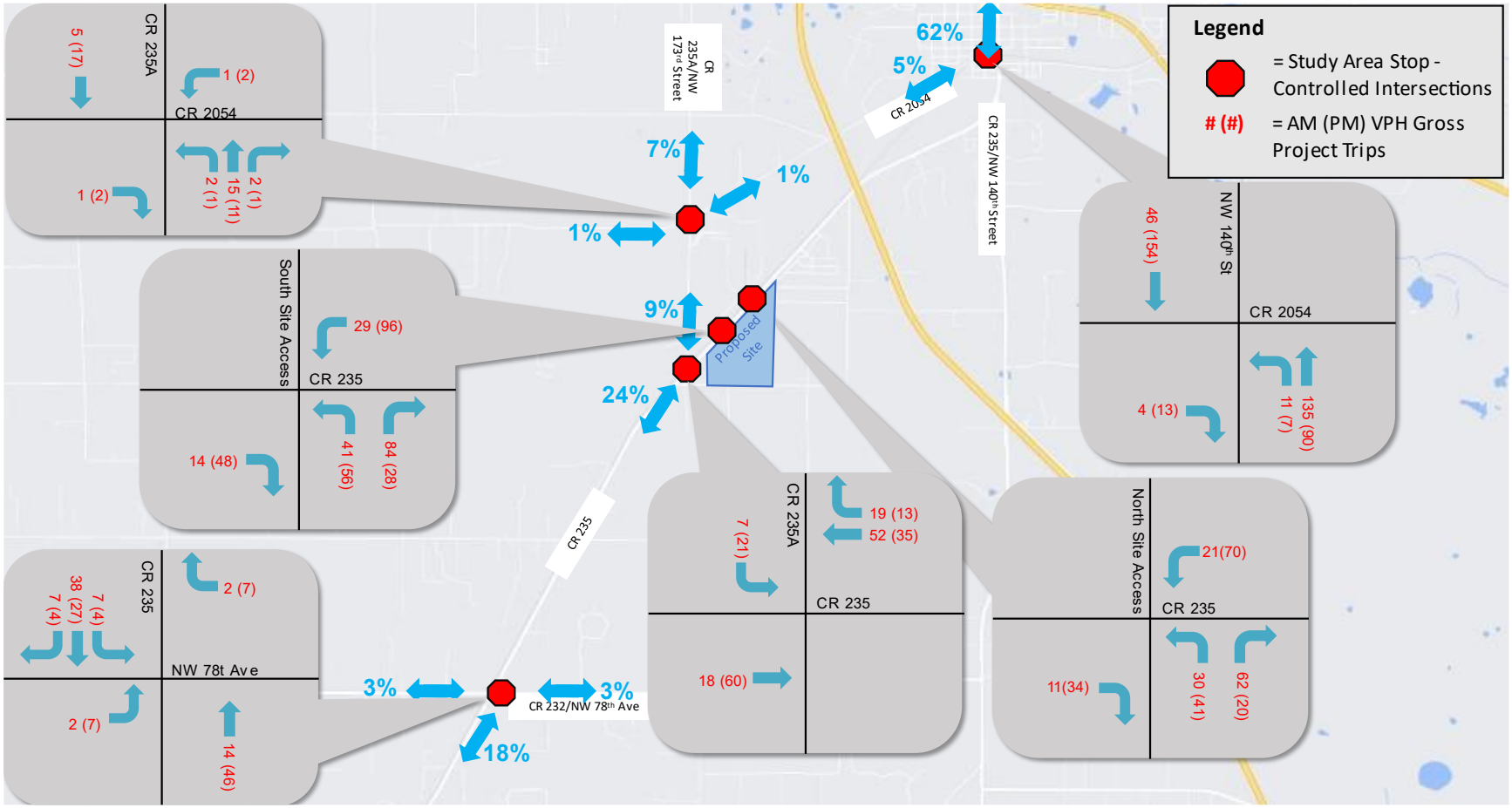
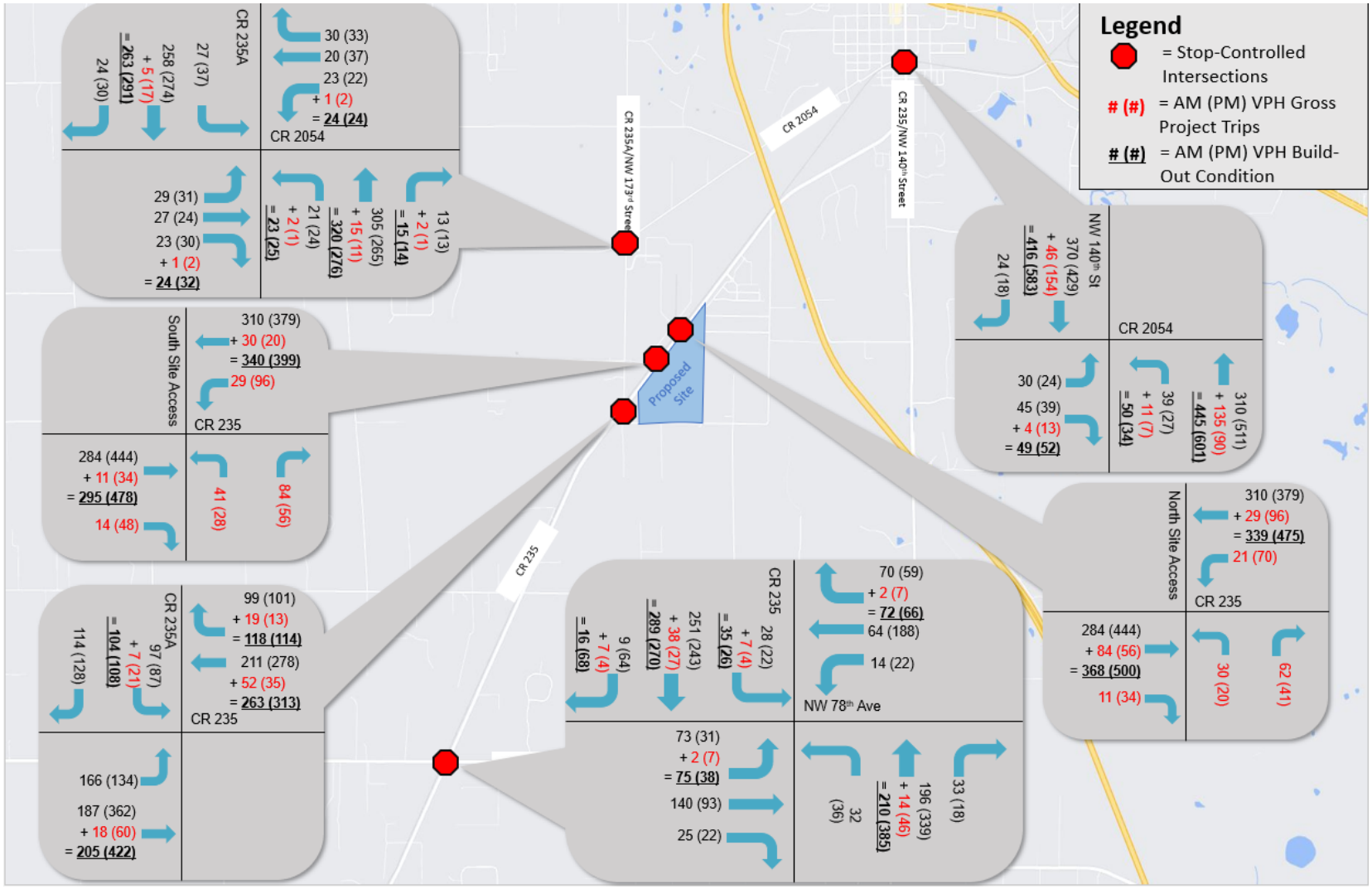


Figure 5 □Build-out Turning Movements



6. ANALYSIS

The analysis is divided into three parts: 1) analysis of intersections within the study area, 2) turn lane warrant analysis, and 3) roadway segment analysis.

6.1. Intersection Analysis

The analysis of the intersection within the study area covered three scenarios, as follows:

- Existing (Peak Season) Conditions
- Background Conditions and
- Build-out Conditions.

All study intersections were analyzed during the AM and PM peak hours. The objectives of the analysis were to identify level of service or operational deficiencies and if necessary, model potential improvement to mitigate deficiencies. Resulting indicators for intersection operational performance include level of service (LOS), delay, volume to capacity (v/c) ratio, and the 95th percentile queue length.

For this analysis Highway Capacity Software 7 (HCS 7) was used to analyze stop sign controlled intersections.

The operational performance of the intersections is provided in **Table 3** and **Table 4**. The HCS reports are provided in **Appendix H**. Intersection deficiencies are highlighted in **Table 3** and **Table 4**. Deficiencies are v/c less than 1.0, 95th percentile queue lengths exceeding storage lengths, and LOS of F for the main street through movements and intersection totals.

Section 6.3 will demonstrate the left-turn lanes are recommended on CR 235 at the site access intersections. Additionally, a right-turn lane is recommended on CR 235 at the south site access and a right-turn taper is recommended at the north site access. These turn-lane improvements are included in the intersection analysis.

Table 3: AM Intersection Analysis Summary														
Intersection	Movement	Avail. Storage (ft)	Existing (Peak Season)				Background (2029)				Build-out (2029)			
			LOS	Delay(s)	v/c	95% Queue (FT)	LOS	Delay(s)	v/c	95% Queue (FT)	LOS	Delay(s)	v/c	95% Queue (FT)
Stop-controlled Intersections														
NW 140th Street/ CR 2054	EBL/R	N/A	B	13.7	0.12	25	B	14.9	0.18	25	C	17.9	0.23	25
	NBL/T	N/A	A	8.4	0.03	25	A	8.5	0.04	25	A	8.7	0.05	25
	Int. Total			1.5				1.9				2.1		
CR 2054/CR 235A	EBL	200	C	15.4	0.06	25	C	20.0	0.12	25	C	20.9	0.12	25
	EBT	N/A	B	14.6	0.06	25	C	17.5	0.09	25	C	18.1	0.10	25
	EBR	40	A	9.6	0.02	25	B	10.1	0.03	25	B	10.1	0.04	25
	WBL/T/R	N/A	B	13.9	0.13	25	C	17.5	0.22	25	C	18.3	0.23	25
	NBL/T/R	N/A	A	7.9	0.01	0	A	8.1	0.02	25	A	8.1	0.02	25
	SBL/T/R	N/A	A	8.0	0.02	25	A	8.3	0.03	25	A	8.3	0.03	25
	Int. Total			3.1				3.9				3.9		
CR 235/Proposed North Site Access	WBL/T	430									A	8.5	0.02	25
	NBL/R	N/A									C	15.2	0.24	25
												1.9		
CR 235/Proposed South Site Access	WBL/T	430									A	8.2	0.03	25
	NBL/R	N/A									B	14.9	0.29	50
												2.6		
CR 235/CR 235A	EBL/T	N/A	A	8.2	0.11	25	A	8.5	0.15	25	A	8.8	0.16	25
	SBL/R	N/A	B	14.8	0.32	50	C	21.6	0.51	75	D	27.8	0.60	100
	Int. Total			5.4				7.1				8.1		
CR 235/NW 78th Avenue	EBL/T/R	N/A	C	21.6	0.50	75	E	48.0	0.80	175	F	73.7	0.92	225
	WBL/T/R	N/A	B	13.7	0.24	25	C	18.3	0.38	50	C	21.1	0.43	75
	NBL/T/R	N/A	A	7.8	0.02	25	A	8.0	0.03	25	A	8.1	0.03	25
	SBL/T/R	N/A	A	7.8	0.02	25	A	7.9	0.02	25	A	8.0	0.03	25
	Int. Total			8.4				15.8				21.5		

Yellow highlight = deficiency occurring without project traffic

Red highlight = deficiency occurs due to added project trips

*NR = Not Reported

Table 4: PM Intersection Analysis Summary														
Intersection	Movement	Avail. Storage (ft)	Existing (Peak Season)				Background (2029)				Build-out (2029)			
			LOS	Delay(s)	v/c	95% Queue (FT)	LOS	Delay(s)	v/c	95% Queue (FT)	LOS	Delay(s)	v/c	95% Queue (FT)
Stop-controlled Intersections														
NW 140th Street/ CR 2054	EBL/R	N/A	C	15.3	0.13	25	C	19.2	0.22	25	D	27.9	0.36	50
	NBL/T	N/A	A	8.3	0.03	25	A	8.6	0.03	25	A	9.3	0.04	25
	Int. Total			1.2				1.6				2.2		
CR 2054/CR 235A	EBL	200	C	15.4	0.06	25	C	20.6	0.12	25	C	21.7	0.13	25
	EBT	N/A	B	14.6	0.06	25	C	17.0	0.08	25	C	17.6	0.08	25
	EBR	40	A	9.6	0.02	25	B	10.2	0.04	25	B	10.3	0.05	25
	WBL/T/R	N/A	B	13.9	0.13	25	C	17.8	0.25	25	C	18.8	0.27	50
	NBL/T/R	N/A	A	7.9	0.01	0	A	8.2	0.02	25	A	8.3	0.02	25
	SBL/T/R	N/A	A	8.0	0.02	25	A	8.1	0.03	25	A	8.1	0.03	25
	Int. Total			3.5				4.4				4.5		
CR 235/Proposed North Site Access	WBL/T	430									A	9.2	0.08	25
	NBL/R	N/A									C	18.6	0.20	25
												1.6		
CR 235/Proposed South Site Access	WBL/T	430									A	9.3	0.11	25
	NBL/R	N/A									C	19.4	0.27	50
												2.3		
CR 235/CR 235A	EBL/T	N/A	A	8.1	0.09	25	A	8.7	0.13	25	A	8.9	0.14	25
	SBL/R	N/A	C	15.2	0.33	50	D	31.9	0.65	125	F	64.1	0.87	200
	Int. Total			4.6				7.8				13.9		
CR 235/NW 78th Avenue	EBL/T/R	N/A	C	25.0	0.42	50	F	132.8	1.01	200	F	556.3	1.97	375
	WBL/T/R	N/A	D	26.5	0.60	100	F	86.1	0.98	275	F	142.0	1.15	350
	WBL	N/A												
	WBR	N/A												
	NBL/T/R	N/A	A	7.9	0.02	25	A	8.1	0.03	25	A	8.2	0.03	25
	SBL/T/R	N/A	A	8.0	0.02	0	A	8.3	0.02	25	A	8.4	0.03	25
	Int. Total			10.2				38.0				101.5		

Yellow highlight = deficiency occurring without project traffic

Red highlight = deficiency occurs due to added project trips

*NR = Not Reported

As indicated in **Tables 3** and **Table 4** the following deficiency occurs with the addition of project trips.

The westbound movement at the intersection of CR 235 at NW 78th Avenue has volume exceeding capacity during the PM build-out. The volume of project trips forecasted to make a westbound right turn is low at only 7 vehicles per hour. During the PM background scenario, the westbound movement operates with a v/c near capacity at .98. Therefore, the background volumes and not the project trips are what cause the operational issues at this intersection. No improvements are recommended at this intersection.

6.2. Turn Lane Warrant Analysis

The Alachua County Land Development Code requires deceleration (right-turn) tapers for Class III and IV connections to a two-lane collector or arterial roadway with a design speed of 50 MPH or greater. A right turn lane is required if warranted. This site proposes a Class III connection onto CR 235 which has a design speed of 60 MPH, assuming a design speed 5 MPH over the posted speed of 55 MPH.

A right-turn lane warrant analysis, based on the guidelines of the "FDOT Access Management Guidebook", was used to determine whether a right-turn lane is warranted. The thresholds for warranting a right-turn lane range from 35 - 55 right-turns per hour, per the "FDOT Access Management Guidebook". As illustrated in build-out **Figure 4**, the maximum number of right turning vehicles at the CR 235/Proposed North Site Access intersection is 34 during the PM peak hour and at the CR 235/Proposed South Site Access intersection is 48 during the PM peak hour. Therefore, a northbound right-turn lane at the CR 235/Proposed North Site Access intersection is not warranted and not recommended to support this project however a northbound right turn taper is recommended based on the Alachua County Land Development Code requirements. A northbound right-turn lane at the CR 235/Proposed South Site Access intersection is warranted and recommended to support this project. The results are provided in **Appendix J**.

The Alachua County Unified Land Development Code requires a left-turn lane for developments with 50 or more total peak hour trips connecting to a collector or arterial road. As illustrated in build-out **Figure 4**, the maximum number of left turning vehicles at the CR 235/Proposed North Site Access intersection is 70 during the PM peak hour and at the CR 235/Proposed South Site Access intersection is 96 during the PM peak hour. Therefore, left-turn lanes are recommended at both the CR 235/Proposed North Site

Access intersection and CR 235/Proposed South Site Access intersection based on the Alachua County Land Development Code Requirements.

6.3. Roadway Segment Analysis

The study roadway segments for the future roadway segment conditions analysis were determined where the net new traffic from the proposed project is at least 5% of the maximum service volume (MSV) as provided in **Table 1**.

The future roadway segment conditions analysis was completed for roadway segments within the study area. Historic growth rates were applied to the 2022 AADT. Build-out project trips were added to the background trips and applied to each roadway segment. **Table 5** shows that none of the roadway segments in the study area had build-out volumes that exceeded the daily service volume. Therefore, no roadway segment improvements are recommended.

Table 5 □Future Conditions (202□) Roadway Segment LOS Analysis

ROAD NAME	FROM	TO	Comp. Plan MSV[1]	ADOPTED LOS STANDARD	Ex. Trips - 2022 AADT[1]	Bac□-ground Trips - 202□ AADT[2]	Reserved Trips- AADT[3]	Net New Total Pro□ect Trips	Build-out	Exceeds MSV□ Daily Service Volume - Y□N
CR 235	NW 143RD PLACE	SOUTH CITY LIMIT	15,120	D	6,180	7,815	1,018	2,707	11,540	N

(1) Taken from 2022 City of Alachua Annual Concurrency Status Report
(2) Calculated using Historical Growth Rate
(3) Reserved trips provided by the City of Alachua

7. CONCLUSIONS AND RECOMMENDATIONS

The following transportation improvements are recommended to support the project traffic at this site:

- Install a westbound left-turn lane on CR 235 at the south site access.
- Install a westbound left-turn lane on CR 235 at the north site access.
- Install a full-length eastbound right-turn lane on CR 235 at the south site access.
- Install an eastbound right-turn taper on CR 235 at the north site access.

Appendix B
Methodology Letter

May 26, 2022

Mr. Thomas Strom, PE
Transportation Engineering Manager
Alachua County Public Works
5620 NW 120th Lane
Gainesville, FL 32653

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

Re: Fletcher Trace, City of Alachua, FL

Dear Thomas and Justin,

CHW is preparing a Traffic Impact Analysis (TIA) Methodology for the proposed Fletcher Trace development consisting of a single-family detached housing and multifamily housing (low-rise) located northeast of the intersection of CR 235 and NW 173rd Street in the City of Alachua, Florida. The project proposes a two access points from CR 235 to the project site, as illustrated in the concept plan provided in **Attachment A**.

Please review the methodology and either provide comment for the purposes of modification/ clarification or provide acceptance.

Study Area

The study area will consist of the following intersections:

- CR 235/NW 140th Street at CR 2054
- CR 235A and CR 2054
- CR 235 at Proposed North Site Access
- CR 235 at Proposed South Site Access
- CR 235 and CR 235A/NW 173rd Street and
- CR 235 at CR 232/NW 78th Avenue.

Land Use and Trip Generation

The trip generation for the site will be based on the Institute of Transportation Engineer's (ITE) Trip Generation Manual, 11th Edition. The estimated trip generation is provided below. The TIA will estimate the trip generation based on the number of dwelling units.

Fletcher Trace Trip Generation									
Land Use	ITE LU Code	Variable DU	Daily	AM Peak			PM Peak		
				Total	In	Out	Total	In	Out
Single-Family Detached Housing	210	344	3,144	229	60	169	317	200	117
Multifamily Housing (Low-Rise)	220	128	896	63	15	48	76	48	28
Total			*4,040*	*292*	*75*	*217*	*393*	*248*	*145*

Data Collection

Turning movement counts during the AM and PM peak two hours, during a single day, will be utili□ed for analysis. Counts will be collected on a Tuesday, Wednesday, or Thursday. The counts will include pedestrians, bicycles, and trucks, in addition to passenger vehicles.

Turning movement counts will be performed at the following intersection:

- CR 235/NW 140th Street at CR 2054□
- CR 235A and CR 2054□
- CR 235 and CR 235A/NW 173rd Street□and
- CR 235 at CR 232/NW 78th Avenue.

The count data will be adjusted based on the seasonal adjustment factor and by the growth rate to forecast the estimated background traffic of the project build-out year 2029. The growth rate will be determined based on historical ADT where available.

Trip Distribution

The project trip distribution for the Fletcher Trace build-out is expected to mimic the existing patterns of the Savannah Station Phase 1 project trips. A turning movement count was performed during the PM peak two hours of 4:00 to 6:00 PM at the intersection of CR 235 at NW 123rd Avenue, as provided in **Attachment B**. Based on the turning movement count the Savannah Station Phase 1 project trip distribution that will be utili□ed for the Fletcher Trace TIS is provided below:

- To/from north □ 67%
- To/from south □ 33%

The trip distribution at all other study area intersections will be based on the turning movement count data from the intersections. For example, at the intersection of CR 235 at CR 235A the project trips will either be to/from the north on CR 235A or to/from the west on CR 235. The trip distribution to/from the north will be calculated as follows, based on the total AM and PM count volumes:

(SBL □ WBR) / (EBT □ WBT □ SBL □ WBR)

Analysis

The intersection analysis will be performed at the intersections provided in the study area during the AM and PM peak hours, under the following scenarios:

- Existing (peak season) conditions
- Background conditions
- Build-out conditions
- Build-out with improvements, if applicable

The intersection operation analysis will review the delay, LOS, V/C, and 95th percentile queue length of each intersection movement as well as the intersection as a whole. The non-signali□ed intersections will be analy□ed using HCS 7. The reports will be provided in the appendices.

Left and right turn lane warrant analyses will be performed at the site access intersections. If turn lanes are warranted the turn lane lengths will be calculated.

A roadway segment level of service analysis will be provided for CR 235 and CR 235A in accordance with City of Alachua requirements.

Any needed roadway modifications based on this analysis will be identified and modeled to demonstrate that the improvement mitigates the deficiency.

Report

A draft report, including, as a minimum, the following will be submitted for review and comment.

- Study Area Map
- Existing Conditions
- Trip Generation
- Data Collection
- Trip Distribution
- Analysis
  - AM and PM Intersection LOS, Delay, V/C and 95th Percentile Queue Length Analysis
  - Left and Right Turn Lane Warrants
  - Roadway Segment Analysis
- Conclusion and Recommendations
- Appendices with Supporting Documentation

Following any revisions, based upon staff comments, we will prepare a final signed and sealed report.

Please provide acceptance if you concur with this methodology.

Thank you for your review and consideration.

Sincerely,
CHW

Brian Snyder, P.E.
Project Manager

N:\2021\21-0297\Departments\04 Engineering\04 Traffic\Report\Methodology\220411 Fletcher Trace Methodology.docx

Attachment A
Site Layout

PRELIMINARY PLAT
FOR:

FLETCHER TRACE

ALACHUA COUNTY PARCELS 03905-002-000 AND 03980-002-001

CITY OF ALACHUA, FLORIDA

SECTIONS 21 AND 28, TOWNSHIP 08 SOUTH, RANGE 18 EAST

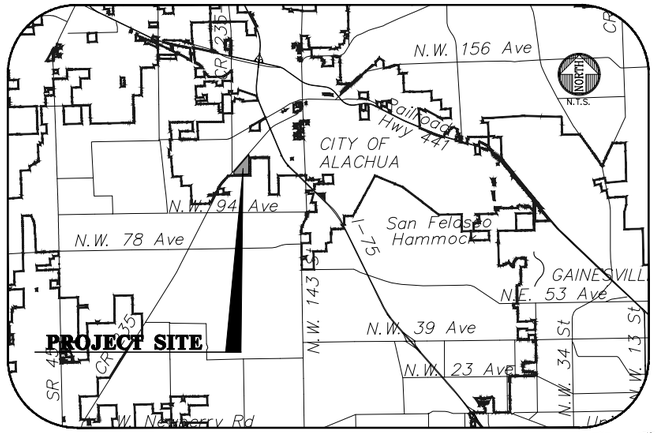
NOT FOR FINAL RECORDING

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

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

COMMENCE AT AN IRON PIPE AT THE SOUTHWEST CORNER OF THE AFOREMENTIONED SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST FOR THE POINT OF BEGINNING AND RUN N.00°42'43"E., ALONG THE WEST LINE OF SAID SECTION, A DISTANCE OF 402.89 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT-OF-WAY); THENCE RUN N.41°53'43"E., ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 4071.41 FEET TO A CONCRETE MONUMENT; THENCE RUN S.01°01'49"W., A DISTANCE OF 827.97 FEET TO A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 28; THENCE RUN S.00°32'41"W., ALONG THE WEST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 2612.87 FEET TO AN IRON PIPE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 28, THENCE RUN N.89°50'54"W., ALONG THE SOUTH LINE OF SAID SECTION 28, A DISTANCE OF 2684.07 FEET TO THE POINT OF BEGINNING, CONTAINING 118.191 ACRES, MORE OR LESS.

SUBJECT TO MAINTAINED RIGHT OF WAY OF COUNTY ROAD N.W. 110TH AVENUE (FORMERLY KNOWN AS COUNTY ROAD NO. N.W 28) ALONG THE SOUTH BOUNDARY THEREOF



VICINITY MAP

SOIL NUMBER	SOIL NAME	HYDROLOGIC SOIL GROUP
3	ARREDONDO FINE SANDS 0 TO 5 PERCENT SLOPES	*
8	MILLHOPPER SAND 0 TO 5 PERCENT SLOPES	*
30	KENDRICK SAND 2 TO 5 PERCENT SLOPES	*
35	GAINESVILLE SAND 0 TO 5 PERCENT SLOPES	*
69	ARREDONDO FINE SAND 5 TO 8 PERCENT SLOPES	*
72	LOCHLOOSA FINE SAND 5 TO 8 PERCENT SLOPES	*

GENERAL NOTES

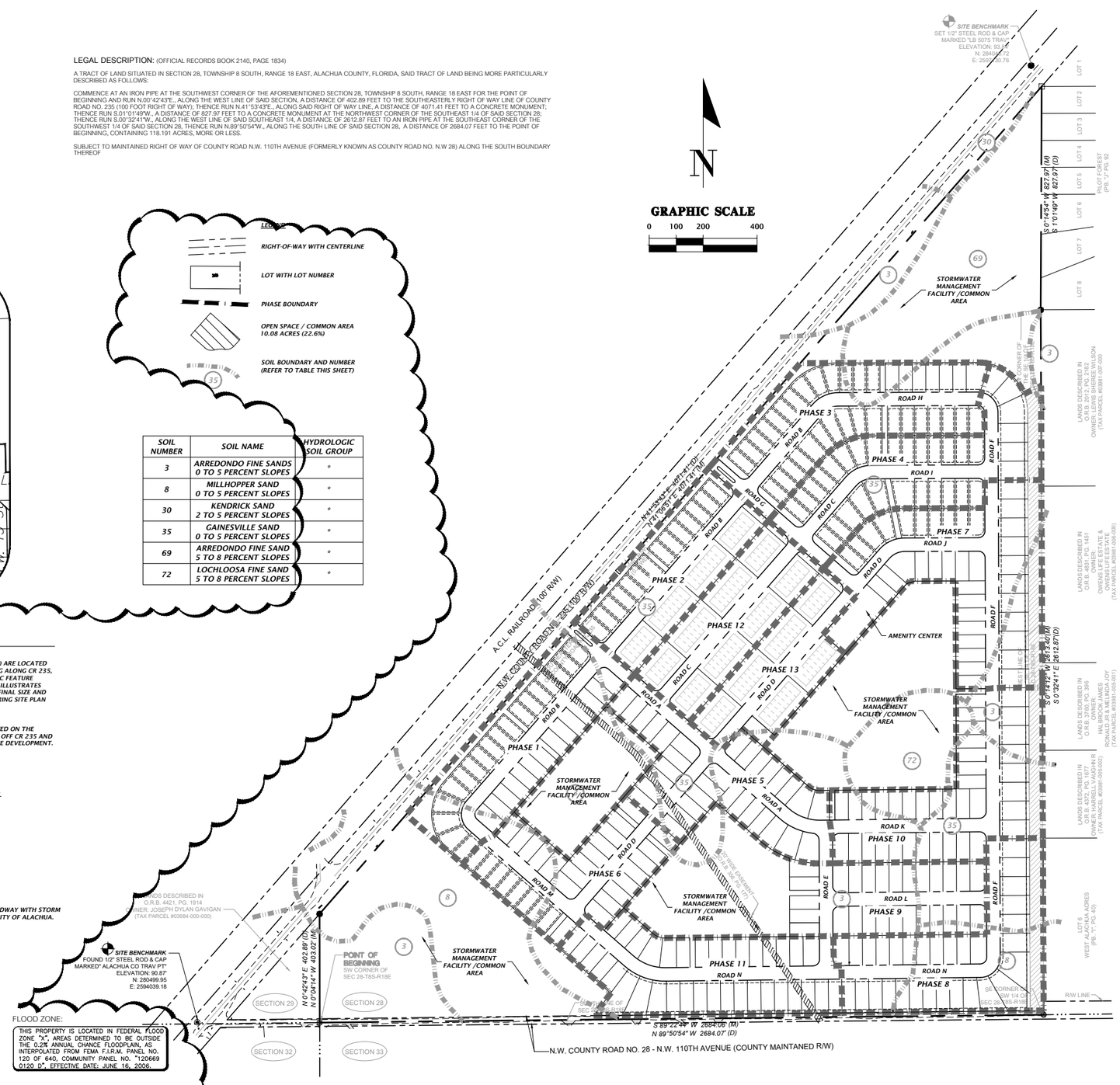
1. LAND OWNER:
   WACO PROPERTIES, INC.
   569 SOUTH EDGEWOOD AVENUE
   JACKSONVILLE, FL - 32205
2. DEVELOPER(SUBDIVIDER):
   FLETCHER DEVELOPMENT, LLC.
   4510 NW 6TH PLACE, 3RD FLOOR
   GAINESVILLE, FL - 32607
3. AGENT OF DEVELOPER/SUBDIVIDER:
   CHW
   11801 RESEARCH DRIVE
   ALACHUA, FL - 32615
   (352)331-1976
4. ENGINEER OF RECORD:
   DANIEL H. YOUNG, P.E.
   CHW
   11801 RESEARCH DRIVE
   ALACHUA, FL 32615
   (352) 331-1976
   DANIELY@CHW-INC.COM
5. SURVEYOR OF RECORD:
   AARON H. HICKMAN, PSM
   CHW
   11801 RESEARCH DRIVE
   ALACHUA, FL 32615
   (352) 331-1976
   AARONH@CHW-INC.COM
6. DATE OF BOUNDARY SURVEY:
   9/28/2018
7. WATER SUPPLY:
   AN 8-INCH POTABLE WATER MAIN RUNS ALONG THE CR 235 RIGHT-OF-WAY, AND A 6-INCH POTABLE WATER MAIN RUNS ALONG NW 157TH STREET. DIRECT CONNECTION IS ANTICIPATED WITHOUT THE NEED FOR JACK AND BORE OF CR 235.
8. SEWAGE DISPOSAL:
   A NEW GRAVITY SEWER SYSTEM WILL CONNECT TO THE EXISTING SANITARY LIFT STATION LOCATED ON THE DEVELOPMENT SIDE OF CR 235.
9. DRAINAGE:
   STORMWATER MANAGEMENT FACILITIES (SMF) ARE LOCATED THROUGHOUT THE DEVELOPMENT, INCLUDING ALONG CR 235, THE SITE'S LOW AREA, AND THE TOPOGRAPHIC FEATURE ADJACENT TO NW 157TH STREET. THIS PLAN ILLUSTRATES APPROXIMATELY 15% OF THE PROJECT SITE. FINAL SIZE AND LOCATION OF SMFs WILL BE DETERMINED DURING SITE PLAN REVIEW.
10. ELECTRICAL UTILITY PROVISION:
    A CITY OF ALACHUA TRANSFORMER IS LOCATED ON THE NORTHEAST CORNER OF THE NEW ENTRANCE OFF CR 235 AND WILL SUPPLY UNDERGROUND ELECTRIC TO THE DEVELOPMENT.
11. NATURAL FEATURES:
    N/A
12. ZONING/LAND USE INFORMATION:
    ZONING = PUD
    LAND USE = MODERATE DENSITY RESIDENTIAL

SETBACKS:

13. COVENANTS AND RESTRICTIONS:
    PROVIDED
14. ROADWAY TYPE: URBAN CURB AND GUTTER ROADWAY WITH STORM SEWER PIPING AND RENTAL LIGHTING FROM CITY OF ALACHUA.
15. UTILITY PROVIDERS:
    WATER: CITY OF ALACHUA
    SEWER: CITY OF ALACHUA
    ELECTRIC: CITY OF ALACHUA
    PHONE / CABLE: WINDSTREAM AND COX

SHEET INDEX

SHEET NUMBER	DESCRIPTION
1	MASTER PRELIMINARY PLAT
2-6	DETAILED PRELIMINARY PLAT
LS-1	PRELIMINARY PLAT - LANDSCAPE PLAN
1 - 6 OF 6	BOUNDARY AND TOPOGRAPHIC SURVEY



FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY PANEL NO. "120669 0120 D", EFFECTIVE DATE: JUNE 16, 2006.

11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
WWW.CHW-INC.COM
CHW
Professional Consultants
cert. no. 5075 FLORIDA CA-8078

SCALE: 1"=200'
VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALE ACCORDINGLY

CONSTRUCTION REVISIONS

SUBMITTALS

CLIENT: FLETCHER DEVELOPMENT
PROJECT: FLETCHER TRACE PRELIMINARY PLAT
SHEET TITLE: MASTER PRELIMINARY PLAT

DESIGNED: K MERRITT
DRAWN: N COVAP
QUALITY CONTROL: T HASTAY
PROJECT MANAGER: TRAVIS J. HASTAY
21-0297

FL PE No. 84295

SHEET NO.: 1

Tech: kurtin Plot Date: May 23,2022 2:50pm Filename: K:\2021\21-0297\Departments\04_Engineering\02_DWGs\Production Files\Preliminary Plat\21-0297 MasterPrePlat FletcherTrace.dwg

Attachment B
Turning
Movement Count
CR 235 at NW
123rd Avenue

CR 235 at NW 123rd Avenue
2/3/2021

Trucks

	CR 235 Southbound			CR 235 Northbound			NW 123rd Avenue Westbound		
Start Time	Left	Thru	Ped/Bike	Right	Thru	Ped/Bike	Right	Left	Ped/Bike
4:00 PM	0	5	0	0	7	0	0	0	0
04:15 PM	0	11	0	0	4	0	0	0	0
04:30 PM	2	4	0	0	2	0	0	0	0
04:45 PM	0	6	0	0	2	0	0	0	0
05:00 PM	0	1	0	0	6	0	1	0	0
05:15 PM	0	3	0	0	4	0	0	0	0
05:30 PM	0	1	0	0	3	0	0	0	0
05:45 PM	0	3	0	0	0	0	0	0	0
Peak Hour									
5:00-5:45	0	8	0	0	13	0	1	0	0

Cars

	CR 235 Southbound			CR 235 Northbound			NW 123rd Avenue Westbound		
Start Time	Left	Thru	Ped/Bike	Right	Thru	Ped/Bike	Right	Left	Ped/Bike
4:00 PM	5	47	0	1	18	0	2	1	0
04:15 PM	4	30	0	3	24	0	5	0	0
04:30 PM	7	31	0	2	18	0	6	2	0
04:45 PM	5	39	0	1	18	0	2	1	0
05:00 PM	8	66	0	1	28	0	4	2	0
05:15 PM	9	71	0	4	27	0	2	2	0
05:30 PM	5	56	0	0	19	0	3	2	0
05:45 PM	5	66	0	1	27	0	2	1	0
Peak Hour									
5:00-5:45	27	259	0	6	101	0	11	7	0

Combined

	CR 235 Southbound			CR 235 Northbound			NW 123rd Avenue Westbound		
Start Time	Left	Thru	Ped/Bike	Right	Thru	Ped/Bike	Right	Left	Ped/Bike
4:00 PM	5	52	0	1	25	0	2	1	0
04:15 PM	4	41	0	3	28	0	5	0	0
04:30 PM	9	35	0	2	20	0	6	2	0
04:45 PM	5	45	0	1	20	0	2	1	0
05:00 PM	8	67	0	1	34	0	5	2	0
05:15 PM	9	74	0	4	31	0	2	2	0
05:30 PM	5	57	0	0	22	0	3	2	0
05:45 PM	5	69	0	1	27	0	2	1	0
Peak Hour									
5:00-5:45 PM	27	267	0	6	114	0	12	7	0
Truck %	3%			11%			5%		
Peak Hour Factor	0.89			0.86			0.68		
Int. Total	0.89								

	CR 235 SBL	NW 123rd WBR	Total	
to/from North	27	12	39	67%

	CR 235 NBR	NW 123rd WBL	Total	
to/from South	6	7	13	33%

*** The Truck % in and out of Savannah Station Phase 1 is 2% which is applied to the trips in and out of Savannah Station during the full build-out analysis.**

Appendix C
Turning Movement Counts

NW 78th Avenue (CR 232) at CR 235

DE TRAFFIC

detraffic.com
NW 78th Ave (CR 232) at CR 235
Alachua County, Fl

File Name : cr 235 at nw 78
Site Code : 00000001
Start Date : 4/19/2022
Page No : 1

Groups Printed- Automobiles - Commercial

	CR 235 Southbound				NW 78th Ave (CR 232) Westbound				CR 235 Northbound				NW 78th Ave (CR 232) Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
07:00 AM	2	31	2	35	0	6	16	22	6	33	3	42	10	19	3	32	131
07:15 AM	3	49	1	53	2	5	12	19	4	41	2	47	11	25	2	38	157
07:30 AM	7	57	2	66	0	8	16	24	5	45	5	55	19	36	4	59	204
07:45 AM	4	48	3	55	2	12	13	27	8	39	5	52	13	27	6	46	180
Total	16	185	8	209	4	31	57	92	23	158	15	196	53	107	15	175	672
08:00 AM	5	51	2	58	5	17	17	39	7	33	8	48	18	27	4	49	194
08:15 AM	6	42	0	48	4	15	11	30	5	38	8	51	10	23	6	39	168
08:30 AM	5	36	4	45	4	16	16	36	5	28	8	41	7	25	2	34	156
08:45 AM	4	31	4	39	2	13	13	28	6	24	8	38	7	25	3	35	140
Total	20	160	10	190	15	61	57	133	23	123	32	178	42	100	15	157	658
04:00 PM	3	41	13	57	4	36	6	46	6	52	4	62	8	16	4	28	193
04:15 PM	7	41	12	60	3	31	9	43	6	66	3	75	4	13	6	23	201
04:30 PM	4	52	16	72	2	34	5	41	8	59	4	71	7	17	2	26	210
04:45 PM	2	43	13	58	6	42	11	59	4	55	2	61	5	23	6	34	212
Total	16	177	54	247	15	143	31	189	24	232	13	269	24	69	18	111	816
05:00 PM	7	48	8	63	4	34	17	55	7	88	5	100	5	22	4	31	249
05:15 PM	4	49	13	66	6	43	14	63	9	66	3	78	8	14	6	28	235
05:30 PM	8	41	9	58	5	35	15	55	9	46	2	57	4	13	5	22	192
05:45 PM	4	36	10	50	3	26	5	34	9	49	1	59	4	16	7	27	170
Total	23	174	40	237	18	138	51	207	34	249	11	294	21	65	22	108	846
Grand Total	75	696	112	883	52	373	196	621	104	762	71	937	140	341	70	551	2992
Apprch %	8.5	78.8	12.7		8.4	60.1	31.6		11.1	81.3	7.6		25.4	61.9	12.7		
Total %	2.5	23.3	3.7	29.5	1.7	12.5	6.6	20.8	3.5	25.5	2.4	31.3	4.7	11.4	2.3	18.4	
Automobiles	70	604	106	780	49	366	189	604	103	682	66	851	123	310	57	490	2725
% Automobiles	93.3	86.8	94.6	88.3	94.2	98.1	96.4	97.3	99	89.5	93	90.8	87.9	90.9	81.4	88.9	91.1
Commercial	5	92	6	103	3	7	7	17	1	80	5	86	17	31	13	61	267
% Commercial	6.7	13.2	5.4	11.7	5.8	1.9	3.6	2.7	1	10.5	7	9.2	12.1	9.1	18.6	11.1	8.9

DE TRAFFIC

detraffic.com
NW 78th Ave (CR 232) at CR 235
Alachua County, Fl

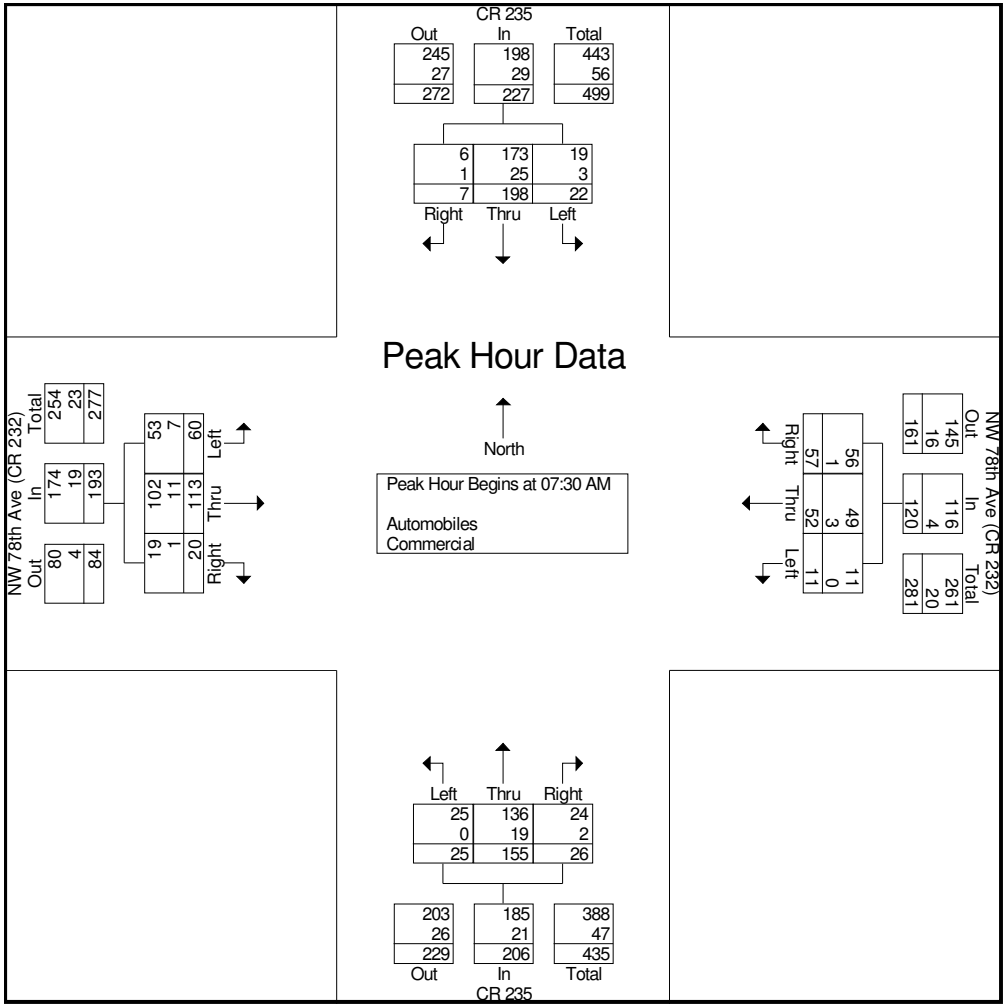
File Name : cr 235 at nw 78
Site Code : 00000001
Start Date : 4/19/2022
Page No : 2

	CR 235 Southbound				NW 78th Ave (CR 232) Westbound				CR 235 Northbound				NW 78th Ave (CR 232) Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:30 AM																	
07:30 AM	7	57	2	66	0	8	16	24	5	45	5	55	19	36	4	59	204
07:45 AM	4	48	3	55	2	12	13	27	8	39	5	52	13	27	6	46	180
08:00 AM	5	51	2	58	5	17	17	39	7	33	8	48	18	27	4	49	194
08:15 AM	6	42	0	48	4	15	11	30	5	38	8	51	10	23	6	39	168
Total Volume	22	198	7	227	11	52	57	120	25	155	26	206	60	113	20	193	746
% App. Total	9.7	87.2	3.1		9.2	43.3	47.5		12.1	75.2	12.6		31.1	58.5	10.4		
PHF	.786	.868	.583	.860	.550	.765	.838	.769	.781	.861	.813	.936	.789	.785	.833	.818	.914
Automobiles	19	173	6	198	11	49	56	116	25	136	24	185	53	102	19	174	673
% Automobiles	86.4	87.4	85.7	87.2	100	94.2	98.2	96.7	100	87.7	92.3	89.8	88.3	90.3	95.0	90.2	90.2
Commercial	3	25	1	29	0	3	1	4	0	19	2	21	7	11	1	19	73
% Commercial	13.6	12.6	14.3	12.8	0	5.8	1.8	3.3	0	12.3	7.7	10.2	11.7	9.7	5.0	9.8	9.8

DE TRAFFIC

detraffic.com
NW 78th Ave (CR 232) at CR 235
Alachua County, Fl

File Name : cr 235 at nw 78
Site Code : 00000001
Start Date : 4/19/2022
Page No : 3



DE TRAFFIC

detraffic.com
NW 78th Ave (CR 232) at CR 235
Alachua County, Fl

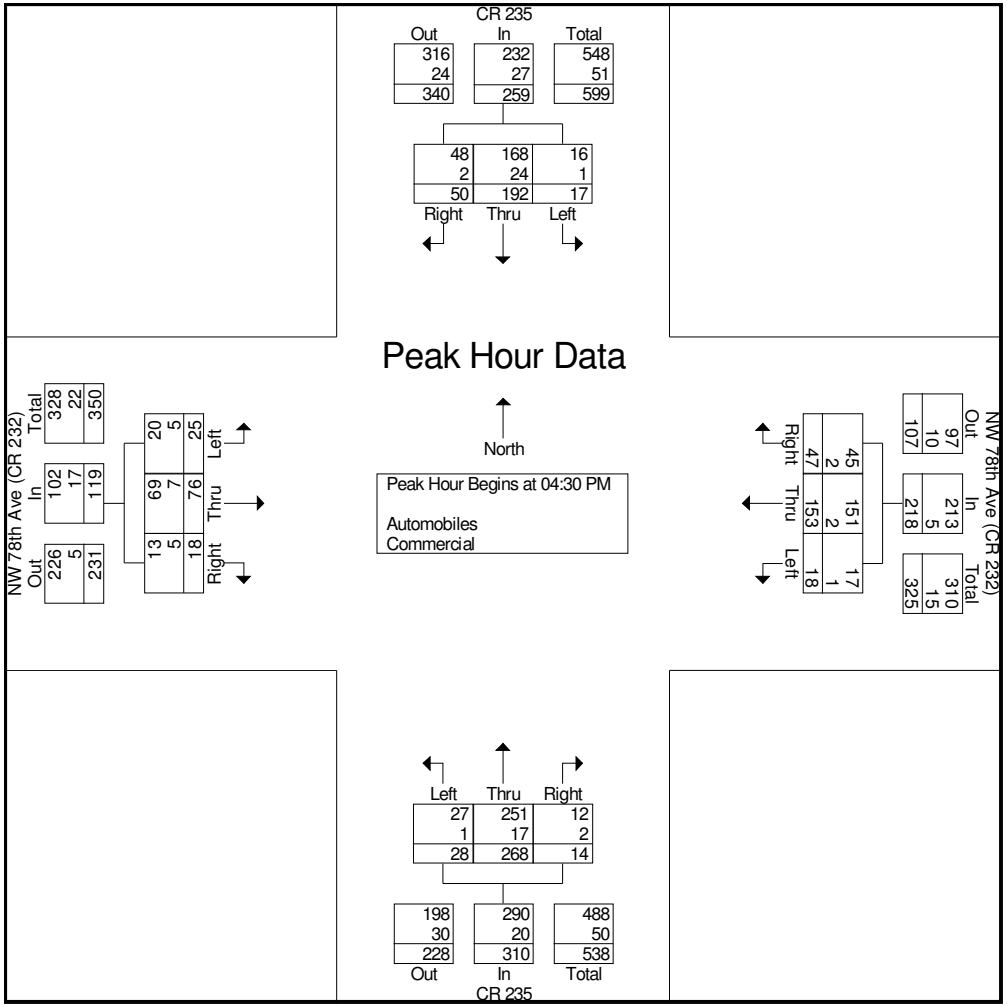
File Name : cr 235 at nw 78
Site Code : 00000001
Start Date : 4/19/2022
Page No : 4

	CR 235 Southbound				NW 78th Ave (CR 232) Westbound				CR 235 Northbound				NW 78th Ave (CR 232) Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:30 PM																	
04:30 PM	4	52	16	72	2	34	5	41	8	59	4	71	7	17	2	26	210
04:45 PM	2	43	13	58	6	42	11	59	4	55	2	61	5	23	6	34	212
05:00 PM	7	48	8	63	4	34	17	55	7	88	5	100	5	22	4	31	249
05:15 PM	4	49	13	66	6	43	14	63	9	66	3	78	8	14	6	28	235
Total Volume	17	192	50	259	18	153	47	218	28	268	14	310	25	76	18	119	906
% App. Total	6.6	74.1	19.3		8.3	70.2	21.6		9	86.5	4.5		21	63.9	15.1		
PHF	.607	.923	.781	.899	.750	.890	.691	.865	.778	.761	.700	.775	.781	.826	.750	.875	.910
Automobiles	16	168	48	232	17	151	45	213	27	251	12	290	20	69	13	102	837
% Automobiles	94.1	87.5	96.0	89.6	94.4	98.7	95.7	97.7	96.4	93.7	85.7	93.5	80.0	90.8	72.2	85.7	92.4
Commercial	1	24	2	27	1	2	2	5	1	17	2	20	5	7	5	17	69
% Commercial	5.9	12.5	4.0	10.4	5.6	1.3	4.3	2.3	3.6	6.3	14.3	6.5	20.0	9.2	27.8	14.3	7.6

DE TRAFFIC

detraffic.com
NW 78th Ave (CR 232) at CR 235
Alachua County, Fl

File Name : cr 235 at nw 78
Site Code : 00000001
Start Date : 4/19/2022
Page No : 5



DE TRAFFIC

detraffic.com
NW 78th Ave (CR 232) at CR 235
Alachua County, Fl

File Name : cr 235 at nw 78
Site Code : 00000001
Start Date : 4/19/2022
Page No : 6

Groups Printed- Automobiles

	CR 235 Southbound					NW 78th Ave (CR 232) Westbound					CR 235 Northbound					NW 78th Ave (CR 232) Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
07:00 AM	2	27	2	0	31	0	6	16	0	22	6	27	3	0	36	9	19	3	0	31	120
07:15 AM	3	44	1	0	48	1	4	11	0	16	4	34	2	0	40	11	24	2	0	37	141
07:30 AM	6	51	2	0	59	0	8	16	0	24	5	41	4	0	50	17	34	4	0	55	188
07:45 AM	4	44	2	0	50	2	11	12	0	25	8	34	5	0	47	13	25	5	0	43	165
Total	15	166	7	0	188	3	29	55	0	87	23	136	14	0	173	50	102	14	0	166	614
					0					0					0					0	
08:00 AM	4	43	2	0	49	5	16	17	0	38	7	27	7	0	41	15	24	4	0	43	171
08:15 AM	5	35	0	0	40	4	14	11	0	29	5	34	8	0	47	8	19	6	0	33	149
08:30 AM	5	29	3	0	37	4	16	16	0	36	5	21	7	0	33	7	24	1	0	32	138
08:45 AM	4	26	4	0	34	2	13	13	0	28	6	19	8	0	33	6	23	3	0	32	127
Total	18	133	9	0	160	15	59	57	0	131	23	101	30	0	154	36	90	14	0	140	585
04:00 PM	3	35	13	0	51	4	36	5	0	45	6	47	4	0	57	6	13	2	0	21	174
04:15 PM	6	37	11	0	54	3	31	9	0	43	6	62	3	0	71	4	11	5	0	20	188
04:30 PM	4	44	16	0	64	2	34	4	0	40	8	54	3	0	65	5	16	2	0	23	192
04:45 PM	2	39	11	0	52	5	41	11	0	57	4	52	2	0	58	5	21	4	0	30	197
Total	15	155	51	0	221	14	142	29	0	185	24	215	12	0	251	20	61	13	0	94	751
					0					0					0					0	
05:00 PM	6	44	8	0	58	4	34	16	0	54	7	84	4	0	95	4	19	3	0	26	233
05:15 PM	4	41	13	0	58	6	42	14	0	62	8	61	3	0	72	6	13	4	0	23	215
05:30 PM	8	34	8	0	50	4	34	13	0	51	9	42	2	0	53	4	11	5	0	20	174
05:45 PM	4	31	10	0	45	3	26	5	0	34	9	43	1	0	53	3	14	4	0	21	153
Total	22	150	39	0	211	17	136	48	0	201	33	230	10	0	273	17	57	16	0	90	775
Grand Total	70	604	106	0	780	49	366	189	0	604	103	682	66	0	851	123	310	57	0	490	2725
Apprch %	9	77.4	13.6	0		8.1	60.6	31.3	0		12.1	80.1	7.8	0		25.1	63.3	11.6	0		
Total %	2.6	22.2	3.9	0	28.6	1.8	13.4	6.9	0	22.2	3.8	25	2.4	0	31.2	4.5	11.4	2.1	0	18	

DE TRAFFIC

detraffic.com
NW 78th Ave (CR 232) at CR 235
Alachua County, Fl

File Name : cr 235 at nw 78
Site Code : 00000001
Start Date : 4/19/2022
Page No : 7

Groups Printed- Commercial

	CR 235 Southbound					NW 78th Ave (CR 232) Westbound					CR 235 Northbound					NW 78th Ave (CR 232) Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
07:00 AM	0	4	0	0	4	0	0	0	0	0	0	6	0	0	6	1	0	0	0	1	11
07:15 AM	0	5	0	0	5	1	1	1	0	3	0	7	0	0	7	0	1	0	0	1	16
07:30 AM	1	6	0	0	7	0	0	0	0	0	0	4	1	0	5	2	2	0	0	4	16
07:45 AM	0	4	1	0	5	0	1	1	0	2	0	5	0	0	5	0	2	1	0	3	15
Total	1	19	1	0	21	1	2	2	0	5	0	22	1	0	23	3	5	1	0	9	58
					0					0					0					0	
08:00 AM	1	8	0	0	9	0	1	0	0	1	0	6	1	0	7	3	3	0	0	6	23
08:15 AM	1	7	0	0	8	0	1	0	0	1	0	4	0	0	4	2	4	0	0	6	19
08:30 AM	0	7	1	0	8	0	0	0	0	0	0	7	1	0	8	0	1	1	0	2	18
08:45 AM	0	5	0	0	5	0	0	0	0	0	0	5	0	0	5	1	2	0	0	3	13
Total	2	27	1	0	30	0	2	0	0	2	0	22	2	0	24	6	10	1	0	17	73
04:00 PM	0	6	0	0	6	0	0	1	0	1	0	5	0	0	5	2	3	2	0	7	19
04:15 PM	1	4	1	0	6	0	0	0	0	0	0	4	0	0	4	0	2	1	0	3	13
04:30 PM	0	8	0	0	8	0	0	1	0	1	0	5	1	0	6	2	1	0	0	3	18
04:45 PM	0	4	2	0	6	1	1	0	0	2	0	3	0	0	3	0	2	2	0	4	15
Total	1	22	3	0	26	1	1	2	0	4	0	17	1	0	18	4	8	5	0	17	65
					0					0					0					0	
05:00 PM	1	4	0	0	5	0	0	1	0	1	0	4	1	0	5	1	3	1	0	5	16
05:15 PM	0	8	0	0	8	0	1	0	0	1	1	5	0	0	6	2	1	2	0	5	20
05:30 PM	0	7	1	0	8	1	1	2	0	4	0	4	0	0	4	0	2	0	0	2	18
05:45 PM	0	5	0	0	5	0	0	0	0	0	0	6	0	0	6	1	2	3	0	6	17
Total	1	24	1	0	26	1	2	3	0	6	1	19	1	0	21	4	8	6	0	18	71
Grand Total	5	92	6	0	103	3	7	7	0	17	1	80	5	0	86	17	31	13	0	61	267
Apprch %	4.9	89.3	5.8	0		17.6	41.2	41.2	0		1.2	93	5.8	0		27.9	50.8	21.3	0		
Total %	1.9	34.5	2.2	0	38.6	1.1	2.6	2.6	0	6.4	0.4	30	1.9	0	32.2	6.4	11.6	4.9	0	22.8	

DE TRAFFIC

detraffic.com
NW 78th Ave (CR 232) at CR 235
Alachua County, Fl

File Name : cr 235 at nw 78
Site Code : 00000001
Start Date : 4/19/2022
Page No : 8

Groups Printed- Peds

	CR 235 Southbound					NW 78th Ave (CR 232) Westbound					CR 235 Northbound					NW 78th Ave (CR 232) Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Grand Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Apprch %	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		
Total %																					

CR 235 at NW 173rd Street (CR 235A)

DE TRAFFIC

detraffic.com
NW 173 St (CR 235A) at CR 235
Alachua County, Fl

File Name : CR 235A at CR 235
Site Code : 00000003
Start Date : 4/19/2022
Page No : 1

Groups Printed- Automobiles - Commercial

	NW 173 St (CR 235A) Southbound				CR 235 Westbound				N/A Northbound				CR 235 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
07:00 AM	11	0	21	32	0	26	13	39	0	0	0	0	24	36	0	60	131
07:15 AM	17	0	24	41	0	37	16	53	0	0	0	0	27	39	0	66	160
07:30 AM	18	0	22	40	0	38	17	55	0	0	0	0	43	45	0	88	183
07:45 AM	17	0	19	36	0	49	20	69	0	0	0	0	36	37	0	73	178
Total	63	0	86	149	0	150	66	216	0	0	0	0	130	157	0	287	652
08:00 AM	18	0	23	41	0	38	18	56	0	0	0	0	24	33	0	57	154
08:15 AM	25	0	27	52	0	42	23	65	0	0	0	0	28	32	0	60	177
08:30 AM	13	0	12	25	0	30	19	49	0	0	0	0	37	25	0	62	136
08:45 AM	14	0	15	29	0	26	20	46	0	0	0	0	25	35	0	60	135
Total	70	0	77	147	0	136	80	216	0	0	0	0	114	125	0	239	602
04:00 PM	17	0	20	37	0	50	12	62	0	0	0	0	22	44	0	66	165
04:15 PM	11	0	27	38	0	49	13	62	0	0	0	0	28	55	0	83	183
04:30 PM	17	0	24	41	0	47	17	64	0	0	0	0	24	63	0	87	192
04:45 PM	17	0	25	42	0	44	19	63	0	0	0	0	24	44	0	68	173
Total	62	0	96	158	0	190	61	251	0	0	0	0	98	206	0	304	713
05:00 PM	19	0	26	45	0	49	21	70	0	0	0	0	28	66	0	94	209
05:15 PM	13	0	22	35	0	39	23	62	0	0	0	0	30	66	0	96	193
05:30 PM	9	0	24	33	0	39	15	54	0	0	0	0	23	56	0	79	166
05:45 PM	7	0	19	26	0	34	11	45	0	0	0	0	14	47	0	61	132
Total	48	0	91	139	0	161	70	231	0	0	0	0	95	235	0	330	700
Grand Total	243	0	350	593	0	637	277	914	0	0	0	0	437	723	0	1160	2667
Apprch %	41	0	59		0	69.7	30.3		0	0	0		37.7	62.3	0		
Total %	9.1	0	13.1	22.2	0	23.9	10.4	34.3	0	0	0	0	16.4	27.1	0	43.5	
Automobiles	233	0	337	570	0	547	250	797	0	0	0	0	384	682	0	1066	2433
% Automobiles	95.9	0	96.3	96.1	0	85.9	90.3	87.2	0	0	0	0	87.9	94.3	0	91.9	91.2
Commercial	10	0	13	23	0	90	27	117	0	0	0	0	53	41	0	94	234
% Commercial	4.1	0	3.7	3.9	0	14.1	9.7	12.8	0	0	0	0	12.1	5.7	0	8.1	8.8

DE TRAFFIC

detraffic.com
NW 173 St (CR 235A) at CR 235
Alachua County, Fl

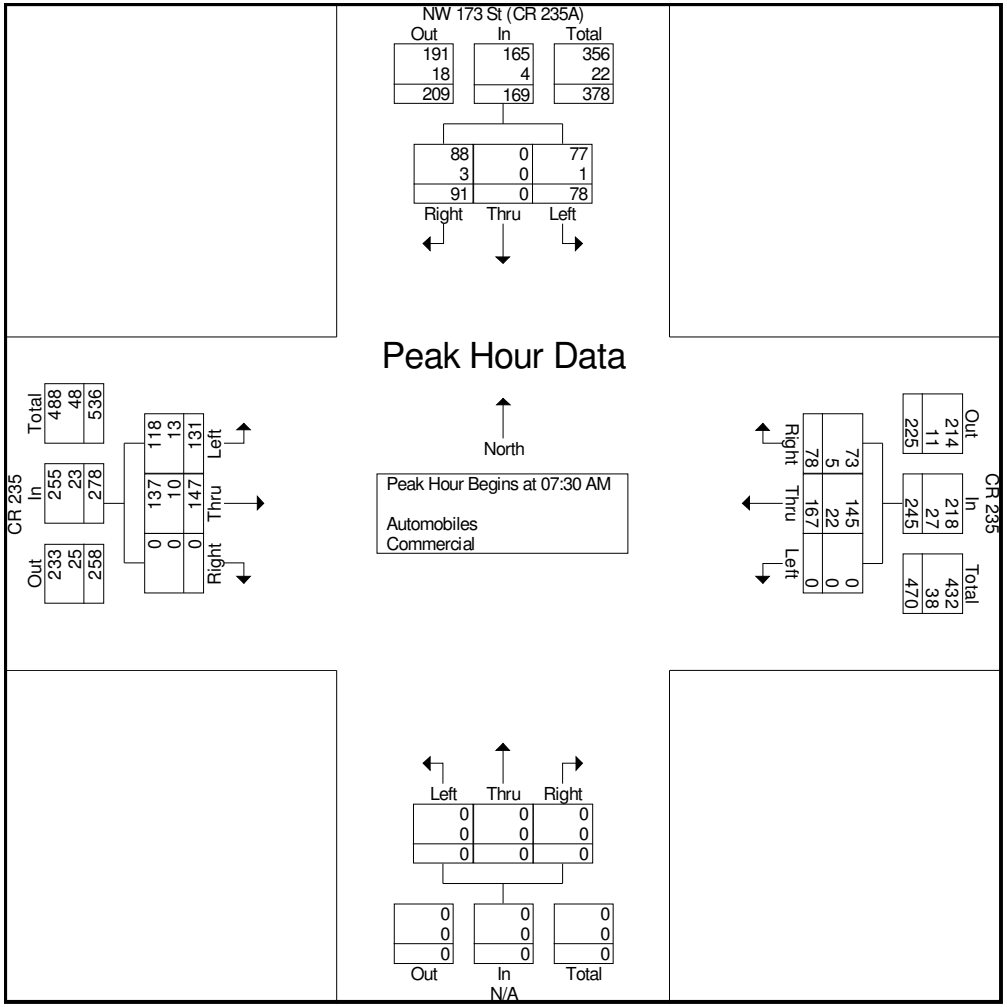
File Name : CR 235A at CR 235
Site Code : 00000003
Start Date : 4/19/2022
Page No : 2

	NW 173 St (CR 235A) Southbound				CR 235 Westbound				N/A Northbound				CR 235 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:30 AM																	
07:30 AM	18	0	22	40	0	38	17	55	0	0	0	0	43	45	0	88	183
07:45 AM	17	0	19	36	0	49	20	69	0	0	0	0	36	37	0	73	178
08:00 AM	18	0	23	41	0	38	18	56	0	0	0	0	24	33	0	57	154
08:15 AM	25	0	27	52	0	42	23	65	0	0	0	0	28	32	0	60	177
Total Volume	78	0	91	169	0	167	78	245	0	0	0	0	131	147	0	278	692
% App. Total	46.2	0	53.8		0	68.2	31.8		0	0	0		47.1	52.9	0		
PHF	.780	.000	.843	.813	.000	.852	.848	.888	.000	.000	.000	.000	.762	.817	.000	.790	.945
Automobiles	77	0	88	165	0	145	73	218	0	0	0	0	118	137	0	255	638
% Automobiles	98.7	0	96.7	97.6	0	86.8	93.6	89.0	0	0	0	0	90.1	93.2	0	91.7	92.2
Commercial	1	0	3	4	0	22	5	27	0	0	0	0	13	10	0	23	54
% Commercial	1.3	0	3.3	2.4	0	13.2	6.4	11.0	0	0	0	0	9.9	6.8	0	8.3	7.8

DE TRAFFIC

detraffic.com
NW 173 St (CR 235A) at CR 235
Alachua County, Fl

File Name : CR 235A at CR 235
Site Code : 00000003
Start Date : 4/19/2022
Page No : 3



DE TRAFFIC

detraffic.com
NW 173 St (CR 235A) at CR 235
Alachua County, Fl

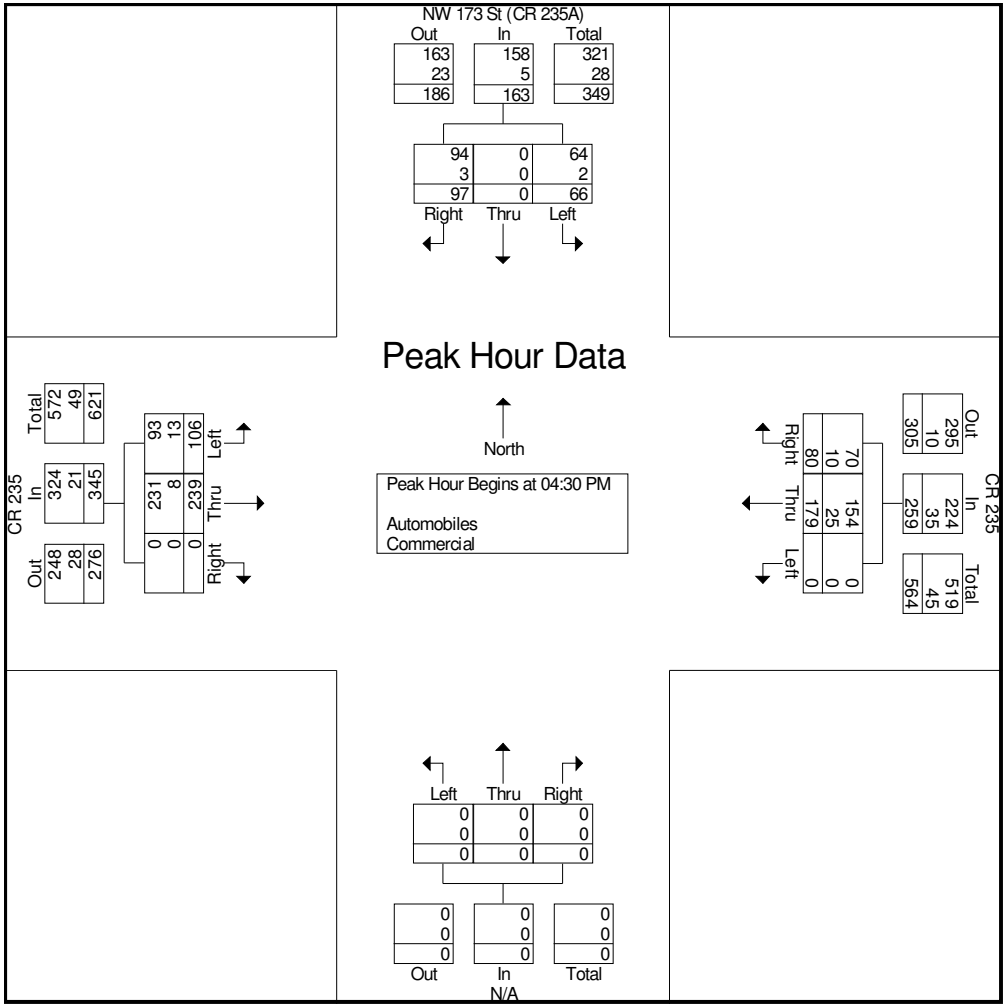
File Name : CR 235A at CR 235
Site Code : 00000003
Start Date : 4/19/2022
Page No : 4

	NW 173 St (CR 235A) Southbound				CR 235 Westbound				N/A Northbound				CR 235 Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:30 PM																	
04:30 PM	17	0	24	41	0	47	17	64	0	0	0	0	24	63	0	87	192
04:45 PM	17	0	25	42	0	44	19	63	0	0	0	0	24	44	0	68	173
05:00 PM	19	0	26	45	0	49	21	70	0	0	0	0	28	66	0	94	209
05:15 PM	13	0	22	35	0	39	23	62	0	0	0	0	30	66	0	96	193
Total Volume	66	0	97	163	0	179	80	259	0	0	0	0	106	239	0	345	767
% App. Total	40.5	0	59.5		0	69.1	30.9		0	0	0		30.7	69.3	0		
PHF	.868	.000	.933	.906	.000	.913	.870	.925	.000	.000	.000	.000	.883	.905	.000	.898	.917
Automobiles	64	0	94	158	0	154	70	224	0	0	0	0	93	231	0	324	706
% Automobiles	97.0	0	96.9	96.9	0	86.0	87.5	86.5	0	0	0	0	87.7	96.7	0	93.9	92.0
Commercial	2	0	3	5	0	25	10	35	0	0	0	0	13	8	0	21	61
% Commercial	3.0	0	3.1	3.1	0	14.0	12.5	13.5	0	0	0	0	12.3	3.3	0	6.1	8.0

DE TRAFFIC

detraffic.com
NW 173 St (CR 235A) at CR 235
Alachua County, Fl

File Name : CR 235A at CR 235
Site Code : 00000003
Start Date : 4/19/2022
Page No : 5



DE TRAFFIC

detraffic.com
NW 173 St (CR 235A) at CR 235
Alachua County, Fl

File Name : CR 235A at CR 235
Site Code : 00000003
Start Date : 4/19/2022
Page No : 6

Groups Printed- Automobiles

	NW 173 St (CR 235A) Southbound					CR 235 Westbound					N/A Northbound					CR 235 Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
07:00 AM	11	0	19	0	30	0	24	11	0	35	0	0	0	0	0	19	32	0	0	51	116
07:15 AM	16	0	24	0	40	0	34	16	0	50	0	0	0	0	0	24	37	0	0	61	151
07:30 AM	18	0	21	0	39	0	34	17	0	51	0	0	0	0	0	41	41	0	0	82	172
07:45 AM	17	0	19	0	36	0	43	18	0	61	0	0	0	0	0	34	35	0	0	69	166
Total	62	0	83	0	145	0	135	62	0	197	0	0	0	0	0	118	145	0	0	263	605
					0					0										0	
08:00 AM	18	0	21	0	39	0	34	17	0	51	0	0	0	0	0	19	31	0	0	50	140
08:15 AM	24	0	27	0	51	0	34	21	0	55	0	0	0	0	0	24	30	0	0	54	160
08:30 AM	11	0	11	0	22	0	26	18	0	44	0	0	0	0	0	34	24	0	0	58	124
08:45 AM	13	0	13	0	26	0	21	19	0	40	0	0	0	0	0	23	33	0	0	56	122
Total	66	0	72	0	138	0	115	75	0	190	0	0	0	0	0	100	118	0	0	218	546
04:00 PM	15	0	19	0	34	0	44	10	0	54	0	0	0	0	0	19	41	0	0	60	148
04:15 PM	11	0	26	0	37	0	41	11	0	52	0	0	0	0	0	24	53	0	0	77	166
04:30 PM	16	0	22	0	38	0	43	16	0	59	0	0	0	0	0	19	61	0	0	80	177
04:45 PM	17	0	25	0	42	0	36	17	0	53	0	0	0	0	0	22	42	0	0	64	159
Total	59	0	92	0	151	0	164	54	0	218	0	0	0	0	0	84	197	0	0	281	650
					0					0										0	
05:00 PM	18	0	26	0	44	0	42	18	0	60	0	0	0	0	0	24	65	0	0	89	193
05:15 PM	13	0	21	0	34	0	33	19	0	52	0	0	0	0	0	28	63	0	0	91	177
05:30 PM	8	0	24	0	32	0	31	12	0	43	0	0	0	0	0	19	51	0	0	70	145
05:45 PM	7	0	19	0	26	0	27	10	0	37	0	0	0	0	0	11	43	0	0	54	117
Total	46	0	90	0	136	0	133	59	0	192	0	0	0	0	0	82	222	0	0	304	632
Grand Total	233	0	337	0	570	0	547	250	0	797	0	0	0	0	0	384	682	0	0	1066	2433
Apprch %	40.9	0	59.1	0		0	68.6	31.4	0		0	0	0	0		36	64	0	0		
Total %	9.6	0	13.9	0	23.4	0	22.5	10.3	0	32.8	0	0	0	0	0	15.8	28	0	0	43.8	

DE TRAFFIC

detraffic.com
NW 173 St (CR 235A) at CR 235
Alachua County, Fl

File Name : CR 235A at CR 235
Site Code : 00000003
Start Date : 4/19/2022
Page No : 7

Groups Printed- Commercial

	NW 173 St (CR 235A) Southbound					CR 235 Westbound					N/A Northbound					CR 235 Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
07:00 AM	0	0	2	0	2	0	2	2	0	4	0	0	0	0	0	5	4	0	0	9	15
07:15 AM	1	0	0	0	1	0	3	0	0	3	0	0	0	0	0	3	2	0	0	5	9
07:30 AM	0	0	1	0	1	0	4	0	0	4	0	0	0	0	0	2	4	0	0	6	11
07:45 AM	0	0	0	0	0	0	6	2	0	8	0	0	0	0	0	2	2	0	0	4	12
Total	1	0	3	0	4	0	15	4	0	19	0	0	0	0	0	12	12	0	0	24	47
					0					0										0	
08:00 AM	0	0	2	0	2	0	4	1	0	5	0	0	0	0	0	5	2	0	0	7	14
08:15 AM	1	0	0	0	1	0	8	2	0	10	0	0	0	0	0	4	2	0	0	6	17
08:30 AM	2	0	1	0	3	0	4	1	0	5	0	0	0	0	0	3	1	0	0	4	12
08:45 AM	1	0	2	0	3	0	5	1	0	6	0	0	0	0	0	2	2	0	0	4	13
Total	4	0	5	0	9	0	21	5	0	26	0	0	0	0	0	14	7	0	0	21	56
04:00 PM	2	0	1	0	3	0	6	2	0	8	0	0	0	0	0	3	3	0	0	6	17
04:15 PM	0	0	1	0	1	0	8	2	0	10	0	0	0	0	0	4	2	0	0	6	17
04:30 PM	1	0	2	0	3	0	4	1	0	5	0	0	0	0	0	5	2	0	0	7	15
04:45 PM	0	0	0	0	0	0	8	2	0	10	0	0	0	0	0	2	2	0	0	4	14
Total	3	0	4	0	7	0	26	7	0	33	0	0	0	0	0	14	9	0	0	23	63
					0					0										0	
05:00 PM	1	0	0	0	1	0	7	3	0	10	0	0	0	0	0	4	1	0	0	5	16
05:15 PM	0	0	1	0	1	0	6	4	0	10	0	0	0	0	0	2	3	0	0	5	16
05:30 PM	1	0	0	0	1	0	8	3	0	11	0	0	0	0	0	4	5	0	0	9	21
05:45 PM	0	0	0	0	0	0	7	1	0	8	0	0	0	0	0	3	4	0	0	7	15
Total	2	0	1	0	3	0	28	11	0	39	0	0	0	0	0	13	13	0	0	26	68
Grand Total	10	0	13	0	23	0	90	27	0	117	0	0	0	0	0	53	41	0	0	94	234
Apprch %	43.5	0	56.5	0		0	76.9	23.1	0		0	0	0	0		56.4	43.6	0	0		
Total %	4.3	0	5.6	0	9.8	0	38.5	11.5	0	50	0	0	0	0	0	22.6	17.5	0	0	40.2	

DE TRAFFIC

detraffic.com
NW 173 St (CR 235A) at CR 235
Alachua County, Fl

File Name : CR 235A at CR 235
Site Code : 00000003
Start Date : 4/19/2022
Page No : 8

Groups Printed- Peds

	NW 173 St (CR 235A) Southbound					CR 235 Westbound					N/A Northbound					CR 235 Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Grand Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Apprch %	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		
Total %																					

Peggy Road (CR 2054) at NW 140th Street (CR 235)

DE TRAFFIC

detraffic.com
NW 140 St (CR 235) at Peggy Rd (CR 2054)
Alachua County, Fl

File Name : NW 140 at CR 2054
Site Code : 00000004
Start Date : 4/19/2022
Page No : 1

Groups Printed- Automobiles - Commercial

	NW 140 St (CR 235) Southbound				N/A Westbound				NW 140 St (CR 235) Northbound				Peggy Rd (CR 2054) Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
07:00 AM	0	70	5	75	0	0	0	0	6	53	0	59	4	0	8	12	146
07:15 AM	0	92	6	98	0	0	0	0	4	57	0	61	6	0	6	12	171
07:30 AM	0	104	4	108	0	0	0	0	10	59	0	69	7	0	11	18	195
07:45 AM	0	91	4	95	0	0	0	0	13	52	0	65	5	0	6	11	171
Total	0	357	19	376	0	0	0	0	33	221	0	254	22	0	31	53	683
08:00 AM	0	89	5	94	0	0	0	0	12	65	0	77	6	0	6	12	183
08:15 AM	0	89	6	95	0	0	0	0	9	74	0	83	6	0	8	14	192
08:30 AM	0	95	4	99	0	0	0	0	8	80	0	88	5	0	9	14	201
08:45 AM	0	76	7	83	0	0	0	0	7	74	0	81	5	0	10	15	179
Total	0	349	22	371	0	0	0	0	36	293	0	329	22	0	33	55	755
04:00 PM	0	89	5	94	0	0	0	0	6	89	0	95	6	0	10	16	205
04:15 PM	0	104	3	107	0	0	0	0	4	100	0	104	4	0	5	9	220
04:30 PM	0	95	5	100	0	0	0	0	5	82	0	87	2	0	5	7	194
04:45 PM	0	83	3	86	0	0	0	0	8	95	0	103	6	0	10	16	205
Total	0	371	16	387	0	0	0	0	23	366	0	389	18	0	30	48	824
05:00 PM	0	94	3	97	0	0	0	0	5	139	0	144	5	0	4	9	250
05:15 PM	0	85	6	91	0	0	0	0	7	110	0	117	5	0	10	15	223
05:30 PM	0	72	8	80	0	0	0	0	5	85	0	90	5	0	10	15	185
05:45 PM	0	94	3	97	0	0	0	0	7	89	0	96	6	0	7	13	206
Total	0	345	20	365	0	0	0	0	24	423	0	447	21	0	31	52	864
Grand Total	0	1422	77	1499	0	0	0	0	116	1303	0	1419	83	0	125	208	3126
Apprch %	0	94.9	5.1		0	0	0		8.2	91.8	0		39.9	0	60.1		
Total %	0	45.5	2.5	48	0	0	0	0	3.7	41.7	0	45.4	2.7	0	4	6.7	
Automobiles	0	1270	65	1335	0	0	0	0	112	1179	0	1291	72	0	103	175	2801
% Automobiles	0	89.3	84.4	89.1	0	0	0	0	96.6	90.5	0	91	86.7	0	82.4	84.1	89.6
Commercial	0	152	12	164	0	0	0	0	4	124	0	128	11	0	22	33	325
% Commercial	0	10.7	15.6	10.9	0	0	0	0	3.4	9.5	0	9	13.3	0	17.6	15.9	10.4

DE TRAFFIC

detraffic.com
NW 140 St (CR 235) at Peggy Rd (CR 2054)
Alachua County, Fl

File Name : NW 140 at CR 2054
Site Code : 00000004
Start Date : 4/19/2022
Page No : 2

	NW 140 St (CR 235) Southbound				N/A Westbound				NW 140 St (CR 235) Northbound				Peggy Rd (CR 2054) Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 08:00 AM																	
08:00 AM	0	89	5	94	0	0	0	0	12	65	0	77	6	0	6	12	183
08:15 AM	0	89	6	95	0	0	0	0	9	74	0	83	6	0	8	14	192
08:30 AM	0	95	4	99	0	0	0	0	8	80	0	88	5	0	9	14	201
08:45 AM	0	76	7	83	0	0	0	0	7	74	0	81	5	0	10	15	179
Total Volume	0	349	22	371	0	0	0	0	36	293	0	329	22	0	33	55	755
% App. Total	0	94.1	5.9		0	0	0		10.9	89.1	0		40	0	60		
PHF	.000	.918	.786	.937	.000	.000	.000	.000	.750	.916	.000	.935	.917	.000	.825	.917	.939
Automobiles	0	313	20	333	0	0	0	0	35	252	0	287	17	0	29	46	666
% Automobiles	0	89.7	90.9	89.8	0	0	0	0	97.2	86.0	0	87.2	77.3	0	87.9	83.6	88.2
Commercial	0	36	2	38	0	0	0	0	1	41	0	42	5	0	4	9	89
% Commercial	0	10.3	9.1	10.2	0	0	0	0	2.8	14.0	0	12.8	22.7	0	12.1	16.4	11.8

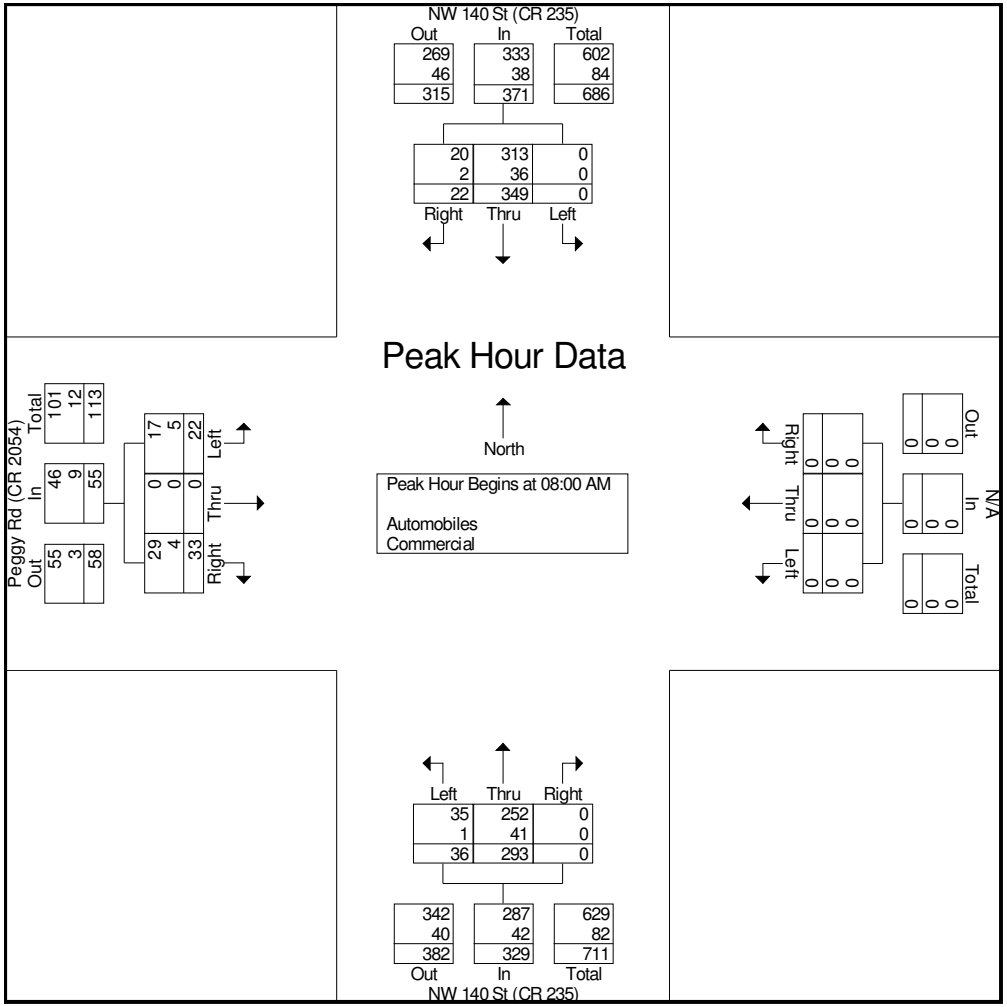
DE TRAFFIC

detraffic.com

NW 140 St (CR 235) at Peggy Rd (CR 2054)

Alachua County, Fl

File Name : NW 140 at CR 2054
Site Code : 00000004
Start Date : 4/19/2022
Page No : 3



DE TRAFFIC

detraffic.com
NW 140 St (CR 235) at Peggy Rd (CR 2054)
Alachua County, Fl

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

	NW 140 St (CR 235) Southbound				N/A Westbound				NW 140 St (CR 235) Northbound				Peggy Rd (CR 2054) Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:30 PM																	
04:30 PM	0	95	5	100	0	0	0	0	5	82	0	87	2	0	5	7	194
04:45 PM	0	83	3	86	0	0	0	0	8	95	0	103	6	0	10	16	205
05:00 PM	0	94	3	97	0	0	0	0	5	139	0	144	5	0	4	9	250
05:15 PM	0	85	6	91	0	0	0	0	7	110	0	117	5	0	10	15	223
Total Volume	0	357	17	374	0	0	0	0	25	426	0	451	18	0	29	47	872
% App. Total	0	95.5	4.5		0	0	0		5.5	94.5	0		38.3	0	61.7		
PHF	.000	.939	.708	.935	.000	.000	.000	.000	.781	.766	.000	.783	.750	.000	.725	.734	.872
Automobiles	0	314	11	325	0	0	0	0	23	401	0	424	16	0	24	40	789
% Automobiles	0	88.0	64.7	86.9	0	0	0	0	92.0	94.1	0	94.0	88.9	0	82.8	85.1	90.5
Commercial	0	43	6	49	0	0	0	0	2	25	0	27	2	0	5	7	83
% Commercial	0	12.0	35.3	13.1	0	0	0	0	8.0	5.9	0	6.0	11.1	0	17.2	14.9	9.5

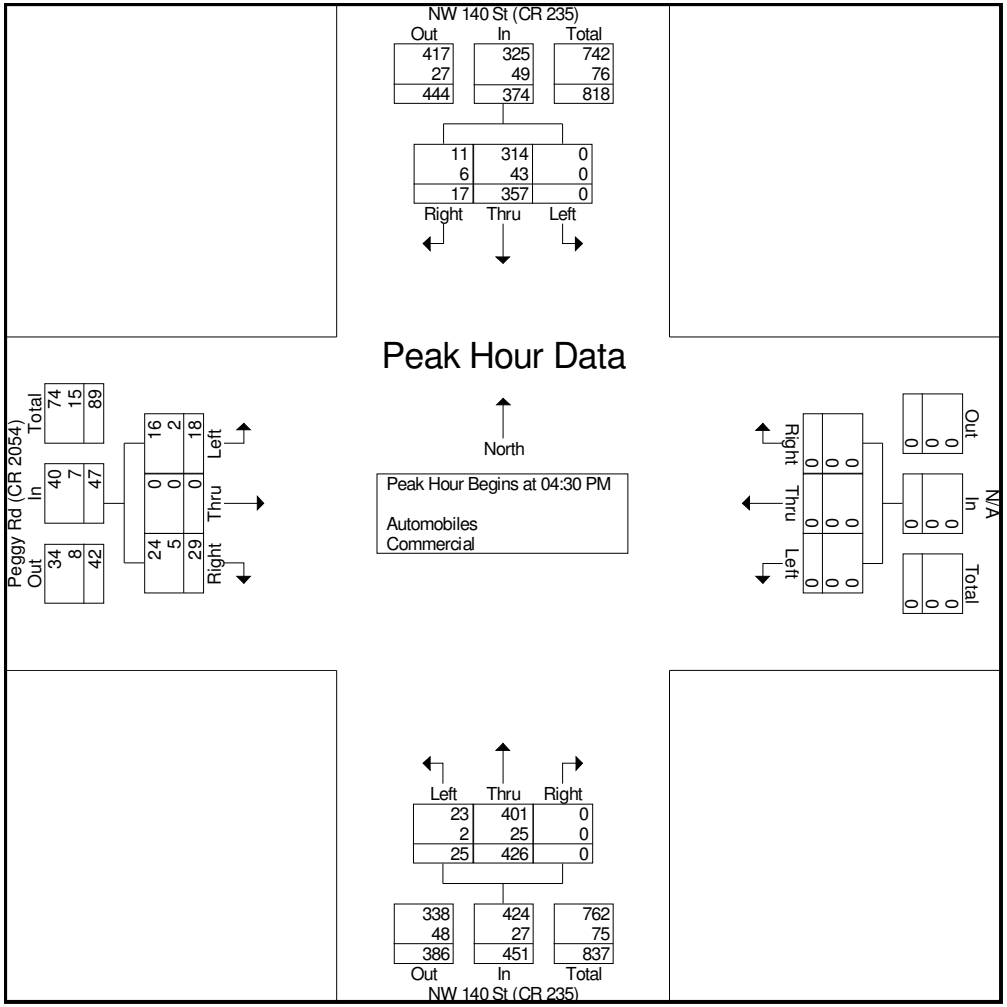
DE TRAFFIC

detraffic.com

NW 140 St (CR 235) at Peggy Rd (CR 2054)

Alachua County, Fl

File Name : NW 140 at CR 2054
Site Code : 00000004
Start Date : 4/19/2022
Page No : 5



DE TRAFFIC

detraffic.com
NW 140 St (CR 235) at Peggy Rd (CR 2054)
Alachua County, Fl

File Name : NW 140 at CR 2054
Site Code : 00000004
Start Date : 4/19/2022
Page No : 6

Groups Printed- Automobiles

	NW 140 St (CR 235) Southbound					N/A Westbound					NW 140 St (CR 235) Northbound					Peggy Rd (CR 2054) Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
07:00 AM	0	61	5	0	66	0	0	0	0	0	6	47	0	0	53	4	0	6	0	10	129
07:15 AM	0	81	5	0	86	0	0	0	0	0	4	53	0	0	57	5	0	4	0	9	152
07:30 AM	0	94	4	0	98	0	0	0	0	0	10	51	0	0	61	5	0	8	0	13	172
07:45 AM	0	82	4	0	86	0	0	0	0	0	13	43	0	0	56	5	0	4	0	9	151
Total	0	318	18	0	336	0	0	0	0	0	33	194	0	0	227	19	0	22	0	41	604
08:00 AM	0	81	5	0	86	0	0	0	0	0	11	54	0	0	65	4	0	4	0	8	159
08:15 AM	0	76	5	0	81	0	0	0	0	0	9	61	0	0	70	6	0	8	0	14	165
08:30 AM	0	87	4	0	91	0	0	0	0	0	8	72	0	0	80	4	0	8	0	12	183
08:45 AM	0	69	6	0	75	0	0	0	0	0	7	65	0	0	72	3	0	9	0	12	159
Total	0	313	20	0	333	0	0	0	0	0	35	252	0	0	287	17	0	29	0	46	666
04:00 PM	0	81	4	0	85	0	0	0	0	0	6	84	0	0	90	6	0	7	0	13	188
04:15 PM	0	94	3	0	97	0	0	0	0	0	4	91	0	0	95	4	0	5	0	9	201
04:30 PM	0	84	3	0	87	0	0	0	0	0	4	76	0	0	80	2	0	4	0	6	173
04:45 PM	0	74	2	0	76	0	0	0	0	0	8	91	0	0	99	5	0	8	0	13	188
Total	0	333	12	0	345	0	0	0	0	0	22	342	0	0	364	17	0	24	0	41	750
05:00 PM	0	81	2	0	83	0	0	0	0	0	4	131	0	0	135	4	0	4	0	8	226
05:15 PM	0	75	4	0	79	0	0	0	0	0	7	103	0	0	110	5	0	8	0	13	202
05:30 PM	0	64	6	0	70	0	0	0	0	0	5	76	0	0	81	4	0	9	0	13	164
05:45 PM	0	86	3	0	89	0	0	0	0	0	6	81	0	0	87	6	0	7	0	13	189
Total	0	306	15	0	321	0	0	0	0	0	22	391	0	0	413	19	0	28	0	47	781
Grand Total	0	1270	65	0	1335	0	0	0	0	0	112	1179	0	0	1291	72	0	103	0	175	2801
Apprch %	0	95.1	4.9	0		0	0	0	0		8.7	91.3	0	0		41.1	0	58.9	0		
Total %	0	45.3	2.3	0	47.7	0	0	0	0	0	4	42.1	0	0	46.1	2.6	0	3.7	0	6.2	

DE TRAFFIC

detraffic.com
NW 140 St (CR 235) at Peggy Rd (CR 2054)
Alachua County, Fl

File Name : NW 140 at CR 2054
Site Code : 00000004
Start Date : 4/19/2022
Page No : 7

Groups Printed- Commercial

	NW 140 St (CR 235) Southbound					N/A Westbound					NW 140 St (CR 235) Northbound					Peggy Rd (CR 2054) Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
07:00 AM	0	9	0	0	9	0	0	0	0	0	0	6	0	0	6	0	0	2	0	2	17
07:15 AM	0	11	1	0	12	0	0	0	0	0	0	4	0	0	4	1	0	2	0	3	19
07:30 AM	0	10	0	0	10	0	0	0	0	0	0	8	0	0	8	2	0	3	0	5	23
07:45 AM	0	9	0	0	9	0	0	0	0	0	0	9	0	0	9	0	0	2	0	2	20
Total	0	39	1	0	40	0	0	0	0	0	0	27	0	0	27	3	0	9	0	12	79
08:00 AM	0	8	0	0	8	0	0	0	0	0	1	11	0	0	12	2	0	2	0	4	24
08:15 AM	0	13	1	0	14	0	0	0	0	0	0	13	0	0	13	0	0	0	0	0	27
08:30 AM	0	8	0	0	8	0	0	0	0	0	0	8	0	0	8	1	0	1	0	2	18
08:45 AM	0	7	1	0	8	0	0	0	0	0	0	9	0	0	9	2	0	1	0	3	20
Total	0	36	2	0	38	0	0	0	0	0	1	41	0	0	42	5	0	4	0	9	89
04:00 PM	0	8	1	0	9	0	0	0	0	0	0	5	0	0	5	0	0	3	0	3	17
04:15 PM	0	10	0	0	10	0	0	0	0	0	0	9	0	0	9	0	0	0	0	0	19
04:30 PM	0	11	2	0	13	0	0	0	0	0	1	6	0	0	7	0	0	1	0	1	21
04:45 PM	0	9	1	0	10	0	0	0	0	0	0	4	0	0	4	1	0	2	0	3	17
Total	0	38	4	0	42	0	0	0	0	0	1	24	0	0	25	1	0	6	0	7	74
05:00 PM	0	13	1	0	14	0	0	0	0	0	1	8	0	0	9	1	0	0	0	1	24
05:15 PM	0	10	2	0	12	0	0	0	0	0	0	7	0	0	7	0	0	2	0	2	21
05:30 PM	0	8	2	0	10	0	0	0	0	0	0	9	0	0	9	1	0	1	0	2	21
05:45 PM	0	8	0	0	8	0	0	0	0	0	1	8	0	0	9	0	0	0	0	0	17
Total	0	39	5	0	44	0	0	0	0	0	2	32	0	0	34	2	0	3	0	5	83
Grand Total	0	152	12	0	164	0	0	0	0	0	4	124	0	0	128	11	0	22	0	33	325
Apprch %	0	92.7	7.3	0		0	0	0	0		3.1	96.9	0	0		33.3	0	66.7	0		
Total %	0	46.8	3.7	0	50.5	0	0	0	0	0	1.2	38.2	0	0	39.4	3.4	0	6.8	0	10.2	

DE TRAFFIC

detraffic.com
NW 140 St (CR 235) at Peggy Rd (CR 2054)
Alachua County, Fl

File Name : NW 140 at CR 2054
Site Code : 00000004
Start Date : 4/19/2022
Page No : 8

Groups Printed- Peds

	NW 140 St (CR 235) Southbound					N/A Westbound					NW 140 St (CR 235) Northbound					Peggy Rd (CR 2054) Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
07:15 AM	0	0	0	4	4	0	0	0	0	0	0	0	0	3	3	0	0	0	0	0	7
07:30 AM	0	0	0	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
07:45 AM	0	0	0	1	1	0	0	0	0	0	0	0	0	2	2	0	0	0	0	0	3
Total	0	0	0	7	7	0	0	0	0	0	0	0	0	5	5	0	0	0	0	0	12
08:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	4	4	0	0	0	0	0	4
08:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2	0	0	0	0	0	2
08:30 AM	0	0	0	2	2	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	3
Total	0	0	0	2	2	0	0	0	0	0	0	0	0	7	7	0	0	0	0	0	9
04:30 PM	0	0	0	1	1	0	0	0	0	0	0	0	0	2	2	0	0	0	0	0	3
04:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	1
Total	0	0	0	1	1	0	0	0	0	0	0	0	0	3	3	0	0	0	0	0	4
05:00 PM	0	0	0	2	2	0	0	0	0	0	0	0	0	2	2	0	0	0	0	0	4
05:15 PM	0	0	0	1	1	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	2
Total	0	0	0	3	3	0	0	0	0	0	0	0	0	3	3	0	0	0	0	0	6
Grand Total	0	0	0	13	13	0	0	0	0	0	0	0	0	18	18	0	0	0	0	0	31
Apprch %	0	0	0	100		0	0	0	0		0	0	0	100		0	0	0	0		
Total %	0	0	0	41.9	41.9	0	0	0	0	0	0	0	0	58.1	58.1	0	0	0	0	0	

	2	7	0	
	4	6	0	

Peggy Road (CR 2054) at NW 173rd Street (CR 235A)

DE TRAFFIC

detraffic.com
NW 173 St (CR 235A) at Peggy Rd (CR 2054)
Alachua County, Fl

File Name : CR 235A at CR 2054
Site Code : 00000002
Start Date : 4/19/2022
Page No : 1

Groups Printed- Automobiles - Commercial

	CR 235A Southbound				Peggy Rd (CR 2054) Westbound				CR 235A Northbound				Peggy Rd (CR 2054) Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
07:00 AM	3	45	4	52	4	2	3	9	3	40	2	45	3	7	1	11	117
07:15 AM	4	67	5	76	2	2	5	9	3	45	1	49	5	3	3	11	145
07:30 AM	7	53	5	65	5	4	5	14	2	61	3	66	5	2	5	12	157
07:45 AM	4	44	5	53	2	3	6	11	5	61	2	68	4	5	5	14	146
Total	18	209	19	246	13	11	19	43	13	207	8	228	17	17	14	48	565
08:00 AM	6	59	2	67	4	3	6	13	4	51	2	57	8	4	4	16	153
08:15 AM	4	50	7	61	6	5	5	16	6	70	3	79	4	9	3	16	172
08:30 AM	6	39	4	49	5	4	2	11	5	60	1	66	5	4	1	10	136
08:45 AM	4	39	3	46	4	3	2	9	3	54	3	60	3	6	2	11	126
Total	20	187	16	223	19	15	15	49	18	235	9	262	20	23	10	53	587
04:00 PM	7	58	5	70	8	6	3	17	5	36	6	47	8	5	5	18	152
04:15 PM	7	41	6	54	3	10	5	18	5	39	2	46	6	1	4	11	129
04:30 PM	4	57	6	67	6	7	5	18	6	49	3	58	3	0	5	8	151
04:45 PM	6	45	4	55	4	8	6	18	4	64	2	70	6	6	6	18	161
Total	24	201	21	246	21	31	19	71	20	188	13	221	23	12	20	55	593
05:00 PM	7	60	8	75	4	6	7	17	5	53	2	60	4	4	5	13	165
05:15 PM	9	50	4	63	3	8	4	15	6	48	2	56	8	3	6	17	151
05:30 PM	7	59	8	74	5	5	7	17	4	42	4	50	5	5	5	15	156
05:45 PM	7	50	7	64	2	6	2	10	6	42	3	51	5	5	4	14	139
Total	30	219	27	276	14	25	20	59	21	185	11	217	22	17	20	59	611
Grand Total	92	816	83	991	67	82	73	222	72	815	41	928	82	69	64	215	2356
Apprch %	9.3	82.3	8.4		30.2	36.9	32.9		7.8	87.8	4.4		38.1	32.1	29.8		
Total %	3.9	34.6	3.5	42.1	2.8	3.5	3.1	9.4	3.1	34.6	1.7	39.4	3.5	2.9	2.7	9.1	
Automobiles	73	674	79	826	58	73	61	192	66	644	38	748	79	65	59	203	1969
% Automobiles	79.3	82.6	95.2	83.4	86.6	89	83.6	86.5	91.7	79	92.7	80.6	96.3	94.2	92.2	94.4	83.6
Commercial	19	142	4	165	9	9	12	30	6	171	3	180	3	4	5	12	387
% Commercial	20.7	17.4	4.8	16.6	13.4	11	16.4	13.5	8.3	21	7.3	19.4	3.7	5.8	7.8	5.6	16.4

DE TRAFFIC

detraffic.com
NW 173 St (CR 235A) at Peggy Rd (CR 2054)
Alachua County, Fl

File Name : CR 235A at CR 2054
Site Code : 00000002
Start Date : 4/19/2022
Page No : 2

	CR 235A Southbound				Peggy Rd (CR 2054) Westbound				CR 235A Northbound				Peggy Rd (CR 2054) Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:30 AM																	
07:30 AM	7	53	5	65	5	4	5	14	2	61	3	66	5	2	5	12	157
07:45 AM	4	44	5	53	2	3	6	11	5	61	2	68	4	5	5	14	146
08:00 AM	6	59	2	67	4	3	6	13	4	51	2	57	8	4	4	16	153
08:15 AM	4	50	7	61	6	5	5	16	6	70	3	79	4	9	3	16	172
Total Volume	21	206	19	246	17	15	22	54	17	243	10	270	21	20	17	58	628
% App. Total	8.5	83.7	7.7		31.5	27.8	40.7		6.3	90	3.7		36.2	34.5	29.3		
PHF	.750	.873	.679	.918	.708	.750	.917	.844	.708	.868	.833	.854	.656	.556	.850	.906	.913
Automobiles	18	170	16	204	15	12	18	45	17	204	8	229	21	19	15	55	533
% Automobiles	85.7	82.5	84.2	82.9	88.2	80.0	81.8	83.3	100	84.0	80.0	84.8	100	95.0	88.2	94.8	84.9
Commercial	3	36	3	42	2	3	4	9	0	39	2	41	0	1	2	3	95
% Commercial	14.3	17.5	15.8	17.1	11.8	20.0	18.2	16.7	0	16.0	20.0	15.2	0	5.0	11.8	5.2	15.1

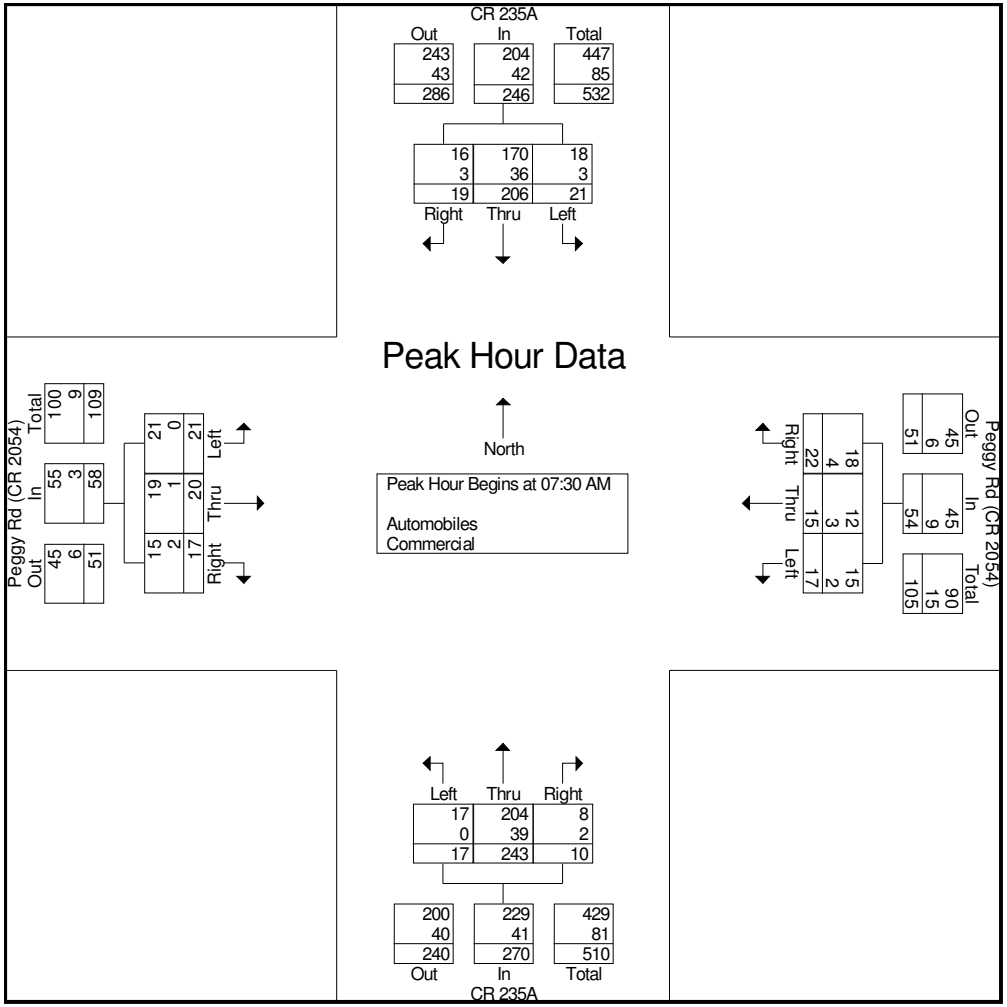
DE TRAFFIC

detraffic.com

NW 173 St (CR 235A) at Peggy Rd (CR 2054)

Alachua County, Fl

File Name : CR 235A at CR 2054
Site Code : 00000002
Start Date : 4/19/2022
Page No : 3



DE TRAFFIC

detraffic.com

NW 173 St (CR 235A) at Peggy Rd (CR 2054)

Alachua County, Fl

File Name : CR 235A at CR 2054
Site Code : 00000002
Start Date : 4/19/2022
Page No : 4

	CR 235A Southbound				Peggy Rd (CR 2054) Westbound				CR 235A Northbound				Peggy Rd (CR 2054) Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:45 PM																	
04:45 PM	6	45	4	55	4	8	6	18	4	64	2	70	6	6	6	18	161
05:00 PM	7	60	8	75	4	6	7	17	5	53	2	60	4	4	5	13	165
05:15 PM	9	50	4	63	3	8	4	15	6	48	2	56	8	3	6	17	151
05:30 PM	7	59	8	74	5	5	7	17	4	42	4	50	5	5	5	15	156
Total Volume	29	214	24	267	16	27	24	67	19	207	10	236	23	18	22	63	633
% App. Total	10.9	80.1	9		23.9	40.3	35.8		8.1	87.7	4.2		36.5	28.6	34.9		
PHF	.806	.892	.750	.890	.800	.844	.857	.931	.792	.809	.625	.843	.719	.750	.917	.875	.959
Automobiles	19	187	24	230	13	24	18	55	18	156	9	183	22	16	20	58	526
% Automobiles	65.5	87.4	100	86.1	81.3	88.9	75.0	82.1	94.7	75.4	90.0	77.5	95.7	88.9	90.9	92.1	83.1
Commercial	10	27	0	37	3	3	6	12	1	51	1	53	1	2	2	5	107
% Commercial	34.5	12.6	0	13.9	18.8	11.1	25.0	17.9	5.3	24.6	10.0	22.5	4.3	11.1	9.1	7.9	16.9

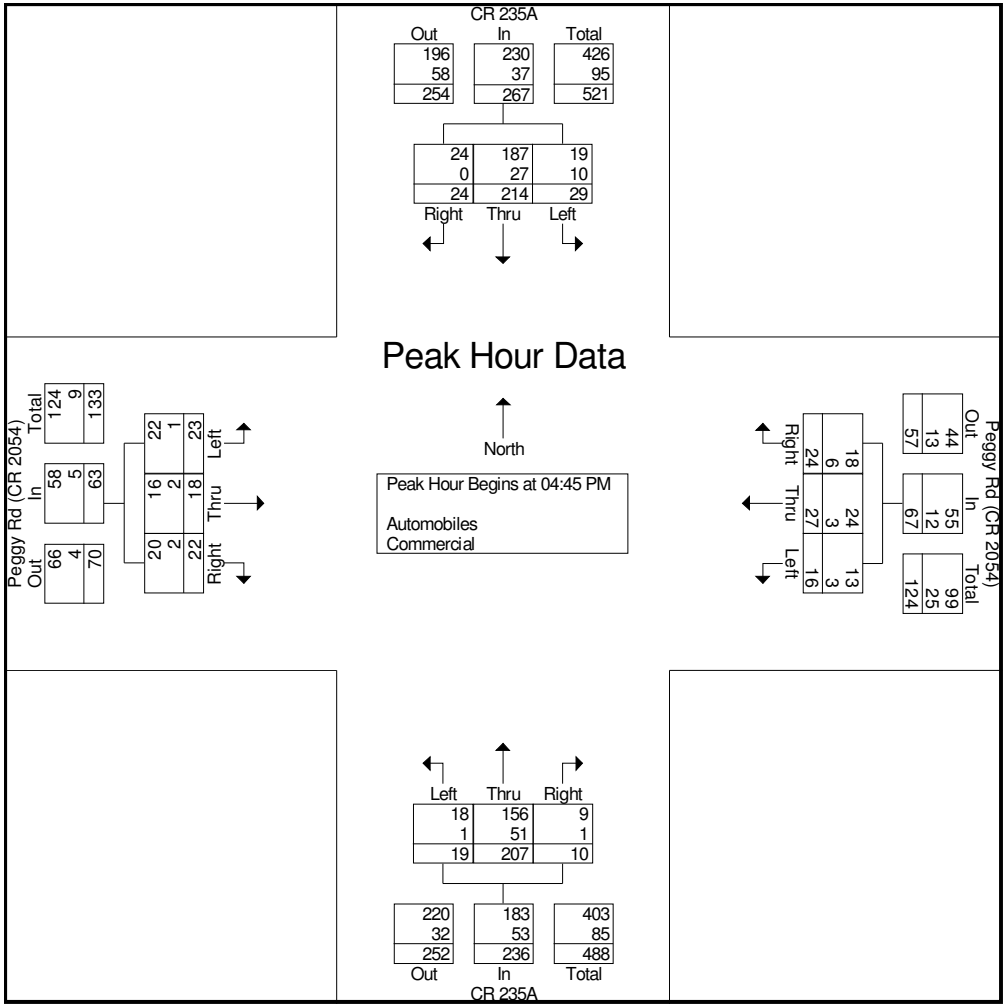
DE TRAFFIC

detraffic.com

NW 173 St (CR 235A) at Peggy Rd (CR 2054)

Alachua County, Fl

File Name : CR 235A at CR 2054
Site Code : 00000002
Start Date : 4/19/2022
Page No : 5



DE TRAFFIC

detraffic.com
NW 173 St (CR 235A) at Peggy Rd (CR 2054)
Alachua County, Fl

File Name : CR 235A at CR 2054
Site Code : 00000002
Start Date : 4/19/2022
Page No : 6

Groups Printed- Automobiles

	CR 235A Southbound					Peggy Rd (CR 2054) Westbound					CR 235A Northbound					Peggy Rd (CR 2054) Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
07:00 AM	3	34	4	0	41	3	2	3	0	8	3	34	2	0	39	3	6	1	0	10	98
07:15 AM	4	51	4	0	59	2	1	4	0	7	2	41	1	0	44	4	3	3	0	10	120
07:30 AM	5	42	5	0	52	4	2	5	0	11	2	53	3	0	58	5	2	4	0	11	132
07:45 AM	4	34	4	0	42	2	3	4	0	9	5	54	1	0	60	4	5	5	0	14	125
Total	16	161	17	0	194	11	8	16	0	35	12	182	7	0	201	16	16	13	0	45	475
08:00 AM	5	51	2	0	58	4	2	5	0	11	4	42	2	0	48	8	4	4	0	16	133
08:15 AM	4	43	5	0	52	5	5	4	0	14	6	55	2	0	63	4	8	2	0	14	143
08:30 AM	5	26	4	0	35	5	4	2	0	11	4	47	1	0	52	5	4	1	0	10	108
08:45 AM	4	29	3	0	36	4	3	2	0	9	3	43	3	0	49	3	6	2	0	11	105
Total	18	149	14	0	181	18	14	13	0	45	17	187	8	0	212	20	22	9	0	51	489
04:00 PM	5	49	5	0	59	7	5	3	0	15	4	26	6	0	36	8	5	5	0	18	128
04:15 PM	7	34	6	0	47	2	9	4	0	15	4	28	2	0	34	5	1	3	0	9	105
04:30 PM	2	51	6	0	59	5	7	5	0	17	6	34	3	0	43	3	0	5	0	8	127
04:45 PM	5	41	4	0	50	4	8	4	0	16	4	51	2	0	57	6	5	6	0	17	140
Total	19	175	21	0	215	18	29	16	0	63	18	139	13	0	170	22	11	19	0	52	500
05:00 PM	5	52	8	0	65	2	4	5	0	11	5	42	1	0	48	4	4	4	0	12	136
05:15 PM	5	43	4	0	52	3	8	4	0	15	5	34	2	0	41	8	3	5	0	16	124
05:30 PM	4	51	8	0	63	4	4	5	0	13	4	29	4	0	37	4	4	5	0	13	126
05:45 PM	6	43	7	0	56	2	6	2	0	10	5	31	3	0	39	5	5	4	0	14	119
Total	20	189	27	0	236	11	22	16	0	49	19	136	10	0	165	21	16	18	0	55	505
Grand Total	73	674	79	0	826	58	73	61	0	192	66	644	38	0	748	79	65	59	0	203	1969
Apprch %	8.8	81.6	9.6	0		30.2	38	31.8	0		8.8	86.1	5.1	0		38.9	32	29.1	0		
Total %	3.7	34.2	4	0	42	2.9	3.7	3.1	0	9.8	3.4	32.7	1.9	0	38	4	3.3	3	0	10.3	

DE TRAFFIC

detraffic.com
NW 173 St (CR 235A) at Peggy Rd (CR 2054)
Alachua County, Fl

File Name : CR 235A at CR 2054
Site Code : 00000002
Start Date : 4/19/2022
Page No : 7

Groups Printed- Commercial

	CR 235A Southbound					Peggy Rd (CR 2054) Westbound					CR 235A Northbound					Peggy Rd (CR 2054) Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
07:00 AM	0	11	0	0	11	1	0	0	0	1	0	6	0	0	6	0	1	0	0	1	19
07:15 AM	0	16	1	0	17	0	1	1	0	2	1	4	0	0	5	1	0	0	0	1	25
07:30 AM	2	11	0	0	13	1	2	0	0	3	0	8	0	0	8	0	0	1	0	1	25
07:45 AM	0	10	1	0	11	0	0	2	0	2	0	7	1	0	8	0	0	0	0	0	21
Total	2	48	2	0	52	2	3	3	0	8	1	25	1	0	27	1	1	1	0	3	90
08:00 AM	1	8	0	0	9	0	1	1	0	2	0	9	0	0	9	0	0	0	0	0	20
08:15 AM	0	7	2	0	9	1	0	1	0	2	0	15	1	0	16	0	1	1	0	2	29
08:30 AM	1	13	0	0	14	0	0	0	0	0	1	13	0	0	14	0	0	0	0	0	28
08:45 AM	0	10	0	0	10	0	0	0	0	0	0	11	0	0	11	0	0	0	0	0	21
Total	2	38	2	0	42	1	1	2	0	4	1	48	1	0	50	0	1	1	0	2	98
04:00 PM	2	9	0	0	11	1	1	0	0	2	1	10	0	0	11	0	0	0	0	0	24
04:15 PM	0	7	0	0	7	1	1	1	0	3	1	11	0	0	12	1	0	1	0	2	24
04:30 PM	2	6	0	0	8	1	0	0	0	1	0	15	0	0	15	0	0	0	0	0	24
04:45 PM	1	4	0	0	5	0	0	2	0	2	0	13	0	0	13	0	1	0	0	1	21
Total	5	26	0	0	31	3	2	3	0	8	2	49	0	0	51	1	1	1	0	3	93
05:00 PM	2	8	0	0	10	2	2	2	0	6	0	11	1	0	12	0	0	1	0	1	29
05:15 PM	4	7	0	0	11	0	0	0	0	0	1	14	0	0	15	0	0	1	0	1	27
05:30 PM	3	8	0	0	11	1	1	2	0	4	0	13	0	0	13	1	1	0	0	2	30
05:45 PM	1	7	0	0	8	0	0	0	0	0	1	11	0	0	12	0	0	0	0	0	20
Total	10	30	0	0	40	3	3	4	0	10	2	49	1	0	52	1	1	2	0	4	106
Grand Total	19	142	4	0	165	9	9	12	0	30	6	171	3	0	180	3	4	5	0	12	387
Apprch %	11.5	86.1	2.4	0		30	30	40	0		3.3	95	1.7	0		25	33.3	41.7	0		
Total %	4.9	36.7	1	0	42.6	2.3	2.3	3.1	0	7.8	1.6	44.2	0.8	0	46.5	0.8	1	1.3	0	3.1	

DE TRAFFIC

detraffic.com
NW 173 St (CR 235A) at Peggy Rd (CR 2054)
Alachua County, Fl

File Name : CR 235A at CR 2054
Site Code : 00000002
Start Date : 4/19/2022
Page No : 8

Groups Printed- Peds

	CR 235A Southbound					Peggy Rd (CR 2054) Westbound					CR 235A Northbound					Peggy Rd (CR 2054) Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Grand Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Apprch %	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		
Total %																					

NB Approach

SB Approach

EB Approach

WB Approach

de traffic	CR 235 at CR 232/NW 78th Ave	Alachua County
	www.de-traffic.com	Project Number: CHW22-03 / Sheet Number: 1
	299 McGregor Rd. DeLand Fl. 32720	

SB Approach

EB Approach

WB Approach

de traffic	CR 235A at CR 235	Alachua County
	www.de-traffic.com	Project Number: CHW22-03 / Sheet Number: 2
	299 McGregor Rd. DeLand Fl. 32720	

NB Approach

SB Approach

EB Approach

de traffic	CR 235/NW 140th St at CR 2054	Alachua County
	www.de-traffic.com	Project Number: CHW22-03 / Sheet Number: 3
	299 McGregor Rd. DeLand Fl. 32720	

NB Approach

SB Approach

EB Approach

WB Approach

de traffic	CR 235A at CR 2054	Alachua County
	www.de-traffic.com	Project Number: CHW22-03 / Sheet Number: 4
	299 McGregor Rd. DeLand Fl. 32720	

Appendix D
Reserved Trips

Table 2a. Traffic Impacts - Final Development Orders

Roadway Segment (FDOT Segment □, CoA Comp Plan □)	Segment Description	AADT/Pea□ Hour	Comp Plan MSV□□	Existing Traffic□□	Reserved Trips	Available Capacity□□	Percentage of Capacity Utili□ed
Interstate		Min LOS Std: C					
I-75 (32, 1)	From North City Limit to US 441	AADT	91,600	29,500	208	61,892	32.43%
		Peak Hour	8,250	3,098	15	5,137	37.73%
I-75 (31, 2)	From US 441 to the South City Limit	AADT	91,600	55,956	208	35,436	61.31%
		Peak Hour	8,250	5,875	15	2,360	71.39%
State Roads		Min LOS Std: D					
U.S. Hwy 441 (4127, 3)	From MPO Boundary to CR 25A East Intersection	AADT	43,000	20,000	43	22,957	46.61%
		Peak Hour	3,870	1,800	5	2,065	46.64%
U.S. Hwy 441 (106, 4)	From CR 25A East Intersection to SR 235	AADT	45,700	18,230	5,689	21,781	52.34%
		Peak Hour	4,110	1,732	452	1,926	53.14%
U.S. Hwy 441 (107, 5)	From SR 235 to I-75	AADT	39,000	22,581	2,160	14,259	63.44%
		Peak Hour	3,510	2,145	170	1,195	65.95%
U.S. Hwy 441 (4107, 6)	From I-75 to CR 235A	AADT	39,000	27,914	1,927	9,159	76.52%
		Peak Hour	3,510	2,652	154	704	79.94%
U.S. Hwy 441 (14, 7)	From CR 235A to NW 188th Street	AADT	43,000	22,250	1,565	19,185	55.38%
		Peak Hour	3,870	2,114	129	1,627	57.96%
SR 235 (108, 8)	From NW 143rd Place to US 441	AADT	14,400	9,400	5	4,995	65.31%
		Peak Hour	1,290	893	1	396	69.30%
SR 235 (109, 9)	From US 441 to NW 140th Street	AADT	14,400	7,255	90	7,055	51.01%
		Peak Hour	1,290	689	10	591	54.19%
SR 235 (4109/1439, 10)	From NW 140th Street to East City Limit	AADT	14,400	4,500	44	9,856	31.56%
		Peak Hour	1,290	428	7	855	33.72%
County Facilities		Min LOS Std: D					
CR 235 (11)	From NW 143rd Place to South City Limit	AADT	15,120	6,180	1,018	7,922	47.61%
		Peak Hour	1,359	587	110	662	51.30%
CR 241 (12)	From NW SR 235 to North City Limit	AADT	15,120	1,578	0	13,542	10.44%
		Peak Hour	1,359	150	0	1,209	11.03%
CR 241 (13)	From CR 235 to South City Limit	AADT	20,880	6,025	765	14,090	32.52%
		Peak Hour	1,881	572	43	1,266	32.72%
CR 2054 (14)	From SR 235 to West City Limit	AADT	15,120	4,161	35	10,924	27.75%
		Peak Hour	1,359	395	0	964	29.09%
CR 2054 (15)	From SR 235 to US 441	AADT	15,120	2,788	2,115	10,217	32.43%
		Peak Hour	1,359	265	128	966	28.91%
CR 235A (16)	From US 441 to North City Limit	AADT	15,120	1,402	816	12,902	14.67%
		Peak Hour	1,359	133	85	1,141	16.06%
CR 235A (17)	From US 441 to CR 235	AADT	15,120	5,302	112	9,706	35.81%
		Peak Hour	1,359	504	12	843	37.95%

□Florida Department of Transportation, District Two, Level of Service Reporting Tool, accessed April 14, 2022
□□*Formula: Comp Plan MSV - (Existing Traffic + Reserved Trips from Development Orders with Concurrency*
□County Facility AADT counts provided by Alachua County Public Works, April 2022.
□AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generali□ed Tables for AADT / Peak Hour Volumes, FDOT 2018 □/LOS Handbook.
Reserved Trips are automatically updated from Table 8 data.

Table 2b. Traffic Impacts - Preliminary & Final Development Orders

Roadway Segment (FDOT Segment □, CoA Comp Plan □)	Segment Description	AADT/Pea□ Hour	Comp Plan MSV□□	Existing Traffic□□	Pro□ect Impact (Pro□ected & Reserved)	Available Capacity□□	Percentage of Capacity Utili□ed
Interstate		Min LOS Std: C					
I-75 (32, 1)	From North City Limit to US 441	AADT	91,600	29,500	208	61,892	32.43%
		Peak Hour	8,250	3,098	15	5,137	37.73%
I-75 (31, 2)	From US 441 to the South City Limit	AADT	91,600	55,956	208	35,436	61.31%
		Peak Hour	8,250	5,875	15	2,360	71.39%
State Roads		Min LOS Std: D					
U.S. Hwy 441 (4127, 3)	From MPO Boundary to CR 25A East Intersection	AADT	43,000	20,000	20,223	2,777	93.54%
		Peak Hour	3,870	1,800	1,490	580	85.01%
U.S. Hwy 441 (106, 4)	From CR 25A East Intersection to SR 235	AADT	45,700	18,230	48,532	(21,062)	146.09%
		Peak Hour	4,110	1,732	3,663	(1,285)	131.27%
U.S. Hwy 441 (107, 5)	From SR 235 to I-75	AADT	39,000	22,581	11,350	5,069	87.00%
		Peak Hour	3,510	2,145	881	484	86.21%
U.S. Hwy 441 (4107, 6)	From I-75 to CR 235A	AADT	39,000	27,914	6,522	4,564	88.30%
		Peak Hour	3,510	2,652	608	250	92.88%
U.S. Hwy 441 (14, 7)	From CR 235A to NW 188th Street	AADT	43,000	22,250	1,565	19,185	55.38%
		Peak Hour	3,870	2,114	129	1,627	57.96%
SR 235 (108, 8)	From NW 143rd Place to US 441	AADT	14,400	9,400	4,864	136	99.06%
		Peak Hour	1,290	893	441	(44)	103.41%
SR 235 (109, 9)	From US 441 to NW 140th Street	AADT	14,400	7,255	2,854	4,291	70.20%
		Peak Hour	1,290	689	237	364	71.78%
SR 235 (4109/1439, 10)	From NW 140th Street to East City Limit	AADT	14,400	4,500	44	9,856	31.56%
		Peak Hour	1,290	428	7	855	33.72%
County Facilities		Min LOS Std: D					
CR 235 (11)	From NW 143rd Place to South City Limit	AADT	15,120	5,672	2,850	6,598	56.36%
		Peak Hour	1,359	539	239	581	57.24%
CR 241 (12)	From NW SR 235 to North City Limit	AADT	15,120	1,481	0	13,639	9.79%
		Peak Hour	1,359	141	0	1,218	10.35%
CR 241 (13)	From CR 235 to South City Limit	AADT	20,880	6,025	7,047	7,808	62.61%
		Peak Hour	1,881	572	567	742	60.57%
CR 2054 (14)	From SR 235 to West City Limit	AADT	15,120	2,930	1,871	10,319	31.75%
		Peak Hour	1,359	278	133	948	30.27%
CR 2054 (15)	From SR 235 to US 441	AADT	15,120	3,425	6,710	4,985	67.03%
		Peak Hour	1,359	325	484	550	59.56%
CR 235A (16)	From US 441 to North City Limit	AADT	15,120	1,380	816	12,924	14.52%
		Peak Hour	1,359	131	85	1,143	15.90%
CR 235A (17)	From US 441 to CR 235	AADT	15,120	5,209	112	9,799	35.19%
		Peak Hour	1,359	495	12	852	37.30%

□Florida Department of Transportation, District Two, Level of Service Reporting Tool, accessed April 14, 2022
□□*Formula: Comp Plan MSV - (Existing Traffic + + Projected Trips from Preliminary Development Orders with NO Concurrency Reservation +*
□County Facility AADT counts provided by Alachua County Public Works, April 2022.
□AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generali□ed Tables for AADT / Peak Hour Volumes, FDOT 2018 □/LOS Handbook.
Reserved Trips are automatically updated from Table 8 data.

Appendix E
Seasonal Adjustment Factor and Historical Growth Rates

2019 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 2600 ALACHUA COUNTYWIDE

MOCF: 0.97

WEEK	DATES	SF	PSCF
1	01/01/2019 - 01/05/2019	1.05	1.08
2	01/06/2019 - 01/12/2019	1.04	1.07
3	01/13/2019 - 01/19/2019	1.03	1.06
4	01/20/2019 - 01/26/2019	1.02	1.05
5	01/27/2019 - 02/02/2019	1.01	1.04
6	02/03/2019 - 02/09/2019	0.99	1.02
* 7	02/10/2019 - 02/16/2019	0.98	1.01
* 8	02/17/2019 - 02/23/2019	0.97	1.00
* 9	02/24/2019 - 03/02/2019	0.97	1.00
*10	03/03/2019 - 03/09/2019	0.96	0.99
*11	03/10/2019 - 03/16/2019	0.96	0.99
*12	03/17/2019 - 03/23/2019	0.96	0.99
*13	03/24/2019 - 03/30/2019	0.96	0.99
*14	03/31/2019 - 04/06/2019	0.96	0.99
*15	04/07/2019 - 04/13/2019	0.96	0.99
*16	04/14/2019 - 04/20/2019	0.96	0.99
*17	04/21/2019 - 04/27/2019	0.97	1.00
*18	04/28/2019 - 05/04/2019	0.98	1.01
*19	05/05/2019 - 05/11/2019	0.99	1.02
20	05/12/2019 - 05/18/2019	1.00	1.03
21	05/19/2019 - 05/25/2019	1.00	1.03
22	05/26/2019 - 06/01/2019	1.01	1.04
23	06/02/2019 - 06/08/2019	1.02	1.05
24	06/09/2019 - 06/15/2019	1.03	1.06
25	06/16/2019 - 06/22/2019	1.03	1.06
26	06/23/2019 - 06/29/2019	1.04	1.07
27	06/30/2019 - 07/06/2019	1.04	1.07
28	07/07/2019 - 07/13/2019	1.05	1.08
29	07/14/2019 - 07/20/2019	1.06	1.09
30	07/21/2019 - 07/27/2019	1.04	1.07
31	07/28/2019 - 08/03/2019	1.03	1.06
32	08/04/2019 - 08/10/2019	1.01	1.04
33	08/11/2019 - 08/17/2019	1.00	1.03
34	08/18/2019 - 08/24/2019	0.99	1.02
35	08/25/2019 - 08/31/2019	0.99	1.02
36	09/01/2019 - 09/07/2019	0.99	1.02
37	09/08/2019 - 09/14/2019	0.99	1.02
38	09/15/2019 - 09/21/2019	0.99	1.02
39	09/22/2019 - 09/28/2019	0.99	1.02
40	09/29/2019 - 10/05/2019	0.98	1.01
41	10/06/2019 - 10/12/2019	0.98	1.01
42	10/13/2019 - 10/19/2019	0.98	1.01
43	10/20/2019 - 10/26/2019	0.99	1.02
44	10/27/2019 - 11/02/2019	1.00	1.03
45	11/03/2019 - 11/09/2019	1.01	1.04
46	11/10/2019 - 11/16/2019	1.03	1.06
47	11/17/2019 - 11/23/2019	1.03	1.06
48	11/24/2019 - 11/30/2019	1.04	1.07
49	12/01/2019 - 12/07/2019	1.04	1.07
50	12/08/2019 - 12/14/2019	1.05	1.08
51	12/15/2019 - 12/21/2019	1.05	1.08
52	12/22/2019 - 12/28/2019	1.04	1.07
53	12/29/2019 - 12/31/2019	1.03	1.06

All Intersection Counts were preformed on 4/19/2022

* PEAK SEASON

14-FEB-2020 15:39:21 830UPD 2_2600_PKSEASON.TXT

NW 140th Street (CR 235)

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2020 HISTORICAL AADT REPORT

COUNTY: 26 - ALACHUA

SITE: 5023 - SR 235 350' S. OF SR 20(ALACHUA)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2020	9400 C	N 4700	S 4700	9.50	58.00	14.20
2019	10100 C	N 4800	S 5300	9.50	58.00	13.30
2018	9600 C	N 4600	S 5000	9.50	57.90	11.70
2017	10800 C	N 5400	S 5400	9.50	53.80	12.10
2016	10300 C	N 5000	S 5300	9.50	53.60	11.10
2015	10000 C	N 4900	S 5100	9.50	57.00	9.10
2014	9300 C	N 4600	S 4700	9.50	57.40	9.30
2013	9500 C	N 4700	S 4800	9.50	57.80	8.60
2012	9500 C	N 4700	S 4800	9.50	58.40	9.10
2011	8900 C	N 4400	S 4500	9.50	58.80	8.10
2010	8100 C	N 4100	S 4000	10.13	59.87	9.80
2009	9200 C	N 4600	S 4600	10.04	57.81	7.20
2008	9800 C	N 5000	S 4800	10.17	57.73	12.10
2007	9900 C	N 4900	S 5000	10.22	58.44	9.70
2006	10200 C	N 5100	S 5100	9.98	59.05	13.20
2005	10200 F	N 5100	S 5100	10.10	58.20	17.70

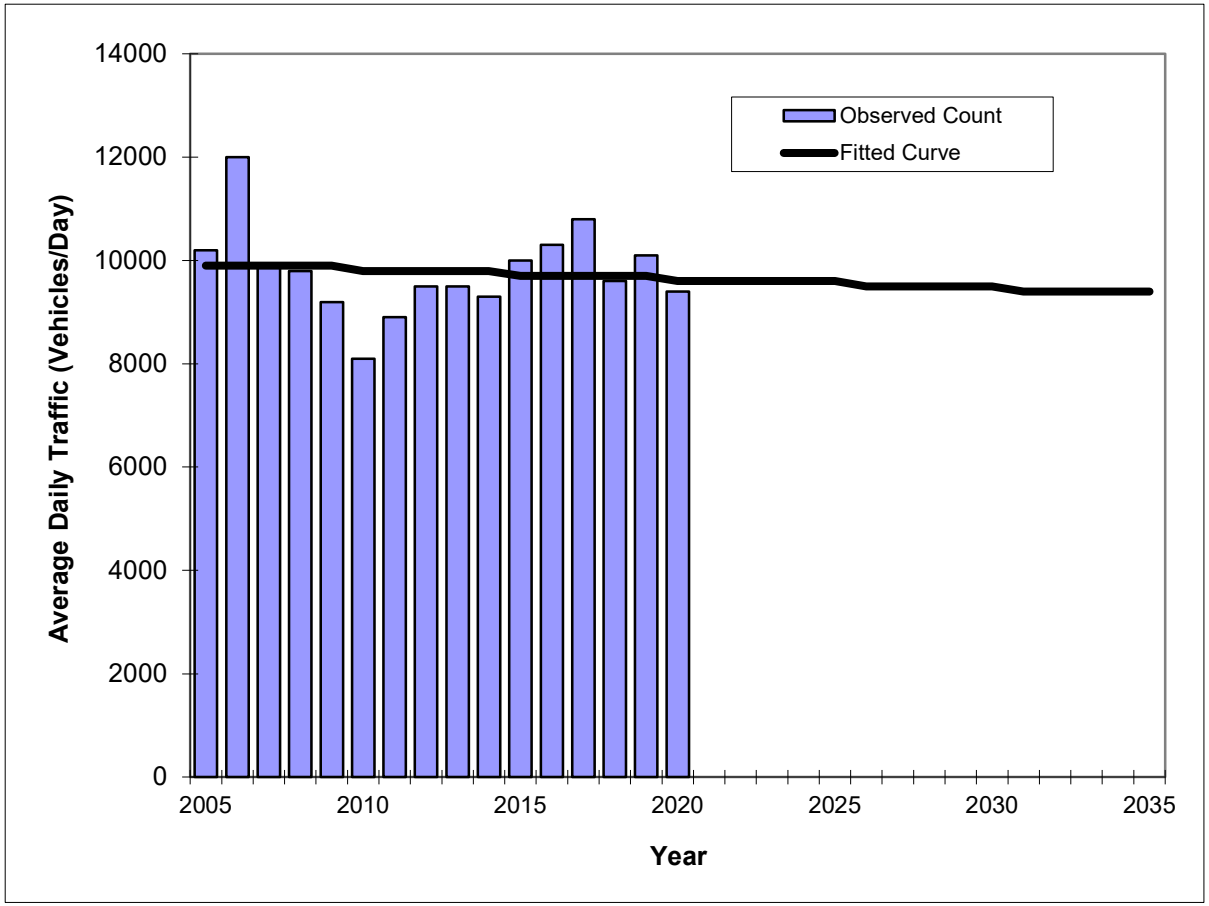
AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Traffic Trends - V03.a

NW 140th ST --

FIN#	429193-1
Location	1

County:	Alachua (26)
Station #:	0435
Highway:	NW 140th ST



Year	Traffic (ADT/AADT) Count*	Trend**
2005	10200	9900
2006	12000	9900
2007	9900	9900
2008	9800	9900
2009	9200	9900
2010	8100	9800
2011	8900	9800
2012	9500	9800
2013	9500	9800
2014	9300	9800
2015	10000	9700
2016	10300	9700
2017	10800	9700
2018	9600	9700
2019	10100	9700
2020	9400	9600
2024 Opening Year Trend		
2024	N/A	9600
2025 Mid-Year Trend		
2025	N/A	9600
2026 Design Year Trend		
2026	N/A	9500
TRANPLAN Forecasts/Trends		

** Annual Trend Increase:	-19
Trend R-squared:	1.05%
Trend Annual Historic Growth Rate:	-0.20%
Trend Growth Rate (2020 to Design Year):	-0.17%
Printed:	25-May-22

Straight Line Growth Option

*Axle-Adjusted

Peggy Road (CR 2054)

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2020 HISTORICAL AADT REPORT

COUNTY: 26 - ALACHUA

SITE: 9109 - NW CR 2054 .1 MI. W. OF SR 235 (HPMS)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2020	1900 S	0	0	9.50	58.00	2.90
2019	2000 F	0	0	9.50	58.00	2.60
2018	2000 C	E 0	W 0	9.50	57.90	2.70
2017	1500 R	E 750	W 750	9.50	53.80	2.60
2016	1400 T	E 700	W 700	9.50	53.60	2.80
2015	1300 S	E 650	W 650	9.50	57.00	2.60
2014	1300 F	E 650	W 650	9.50	57.40	2.40
2013	1300 C	E 650	W 650	9.50	57.80	2.60
2012	1500 F	0	0	9.50	58.40	2.50
2011	1500 C	E 0	W 0	9.50	58.80	2.80

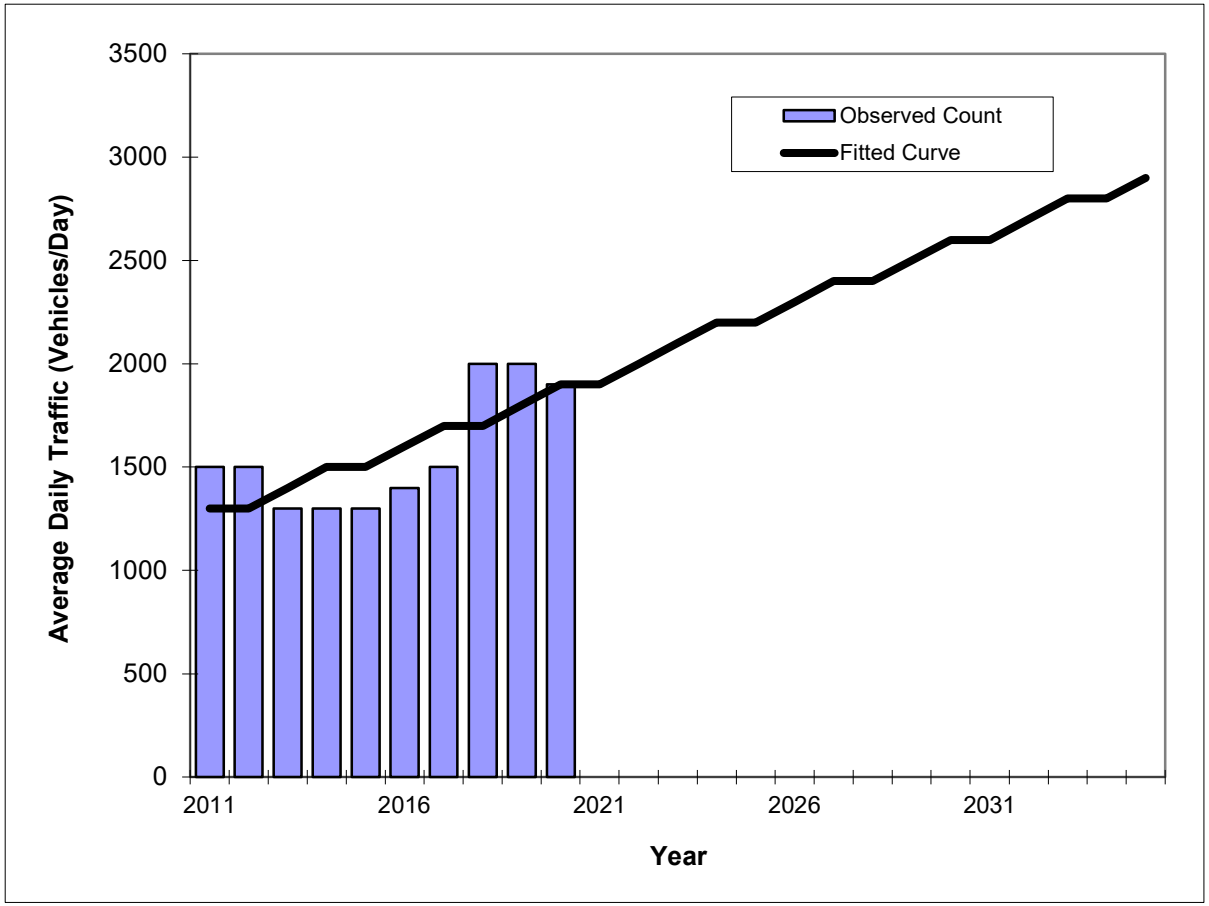
AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Traffic Trends - V03.a

CR 2054 --

FIN#	429193-1
Location	1

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



** Annual Trend Increase:	68
Trend R-squared:	52.22%
Trend Annual Historic Growth Rate:	5.13%
Trend Growth Rate (2020 to Design Year):	3.51%
Printed:	25-May-22

Straight Line Growth Option

Year	Traffic (ADT/AADT) Count*	Trend**
2011	1500	1300
2012	1500	1300
2013	1300	1400
2014	1300	1500
2015	1300	1500
2016	1400	1600
2017	1500	1700
2018	2000	1700
2019	2000	1800
2020	1900	1900
2024 Opening Year Trend		
2024	N/A	2200
2025 Mid-Year Trend		
2025	N/A	2200
2026 Design Year Trend		
2026	N/A	2300
TRANPLAN Forecasts/Trends		

*Axle-Adjusted

CR 235A

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2020 HISTORICAL AADT REPORT

COUNTY: 26 - ALACHUA

SITE: 0435 - CR 235A .2 MI. S. OF SR 25/US 441

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2020	5000 C	N 2600	S 2400	9.50	58.00	24.20
2019	4800 C	N 2500	S 2300	9.50	58.00	22.60
2018	4700 C	N 2400	S 2300	9.50	57.90	19.20
2017	4600 C	N 2300	S 2300	9.50	53.80	23.40
2016	4200 C	N 2100	S 2100	9.50	53.60	23.70
2015	3400 C	N 1700	S 1700	9.50	57.00	27.00
2014	3600 C	N 1800	S 1800	9.50	57.40	26.50
2013	3300 C	N 1700	S 1600	9.50	57.80	24.50
2012	3300 C	N 1700	S 1600	9.50	58.40	24.40
2011	3500 C	N 1800	S 1700	9.50	58.80	26.10
2010	3800 C	N 1900	S 1900	10.13	59.87	23.80
2009	4000 C	N 2000	S 2000	10.04	57.81	23.70
2008	4000 C	N 2000	S 2000	10.17	57.73	23.00
2007	3600 C	N 1800	S 1800	10.22	58.44	21.40
2006	3200 C	N 1600	S 1600	9.98	59.05	17.00
2005	2500 C	N 1300	S 1200	10.10	58.20	11.80

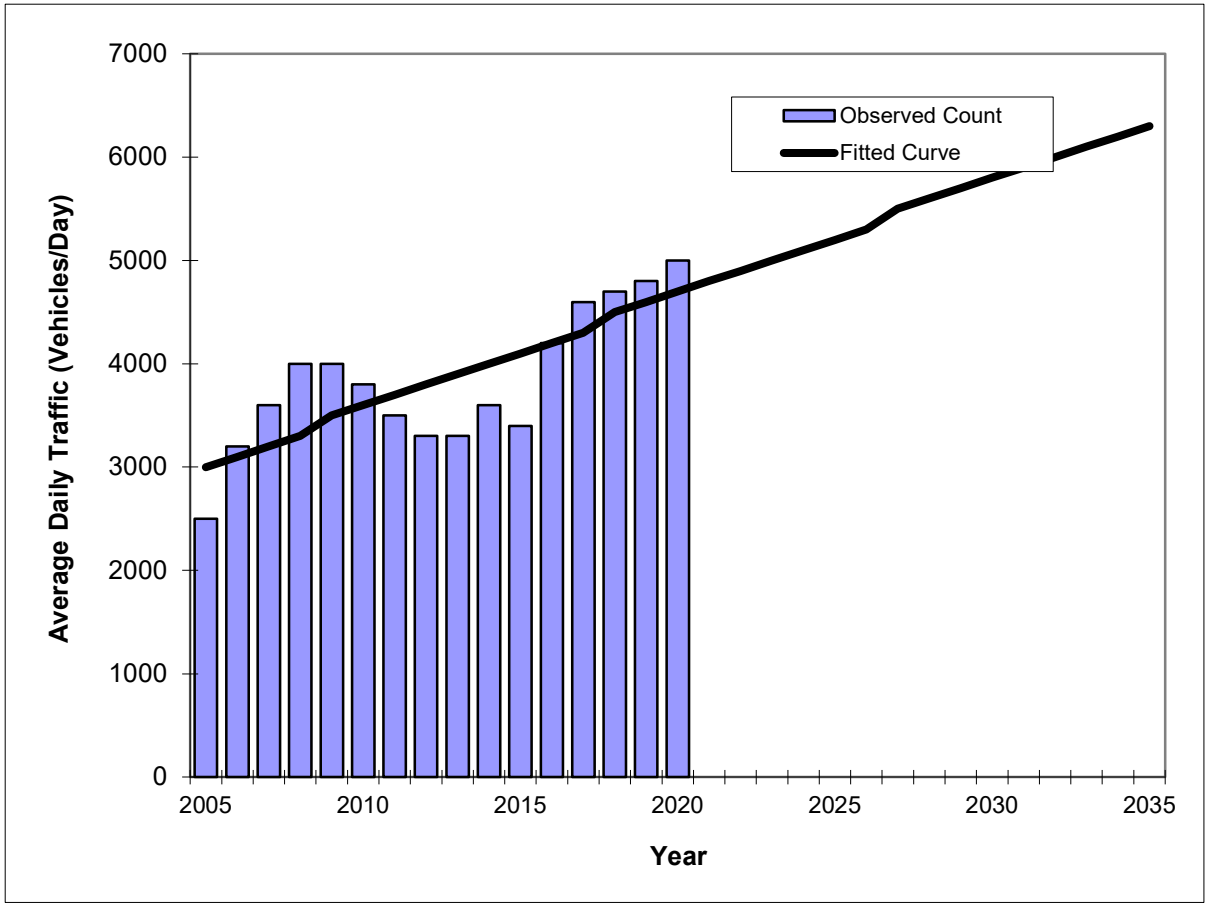
AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Traffic Trends - V03.a

CR 235A --

FIN#	429193-1
Location	1

County:	Alachua (26)
Station #:	0435
Highway:	CR 235A



Year	Traffic (ADT/AADT) Count*	Trend**
2005	2500	3000
2006	3200	3100
2007	3600	3200
2008	4000	3300
2009	4000	3500
2010	3800	3600
2011	3500	3700
2012	3300	3800
2013	3300	3900
2014	3600	4000
2015	3400	4100
2016	4200	4200
2017	4600	4300
2018	4700	4500
2019	4800	4600
2020	5000	4700
2024 Opening Year Trend		
2024	N/A	5100
2025 Mid-Year Trend		
2025	N/A	5200
2026 Design Year Trend		
2026	N/A	5300
TRANPLAN Forecasts/Trends		

**** Annual Trend Increase:**	111
Trend R-squared:	60.05%
Trend Annual Historic Growth Rate:	3.78%
Trend Growth Rate (2020 to Design Year):	2.13%
Printed:	25-May-22

Straight Line Growth Option

***Axle-Adjusted**

CR 235

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2020 HISTORICAL AADT REPORT

COUNTY: 26 - ALACHUA

SITE: 9130 - CR 235 .1 MI. N. OF SR 26 (HPMS)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2020	3200 V	0	0	9.50	58.00	2.90
2019	3300 R	0	0	9.50	58.00	2.60
2018	3300 T	0	0	9.50	57.90	2.70
2017	3200 S	0	0	9.50	53.80	2.60
2016	3100 F	0	0	9.50	53.60	2.80
2015	3000 C	E 0	W 0	9.50	57.00	2.60
2014	2600 T			9.50	57.40	2.40
2013	2600 S	0	0	9.50	57.80	2.60
2012	2600 F	0	0	9.50	58.40	2.50
2011	2600 C	E 0	W 0	9.50	58.80	2.80

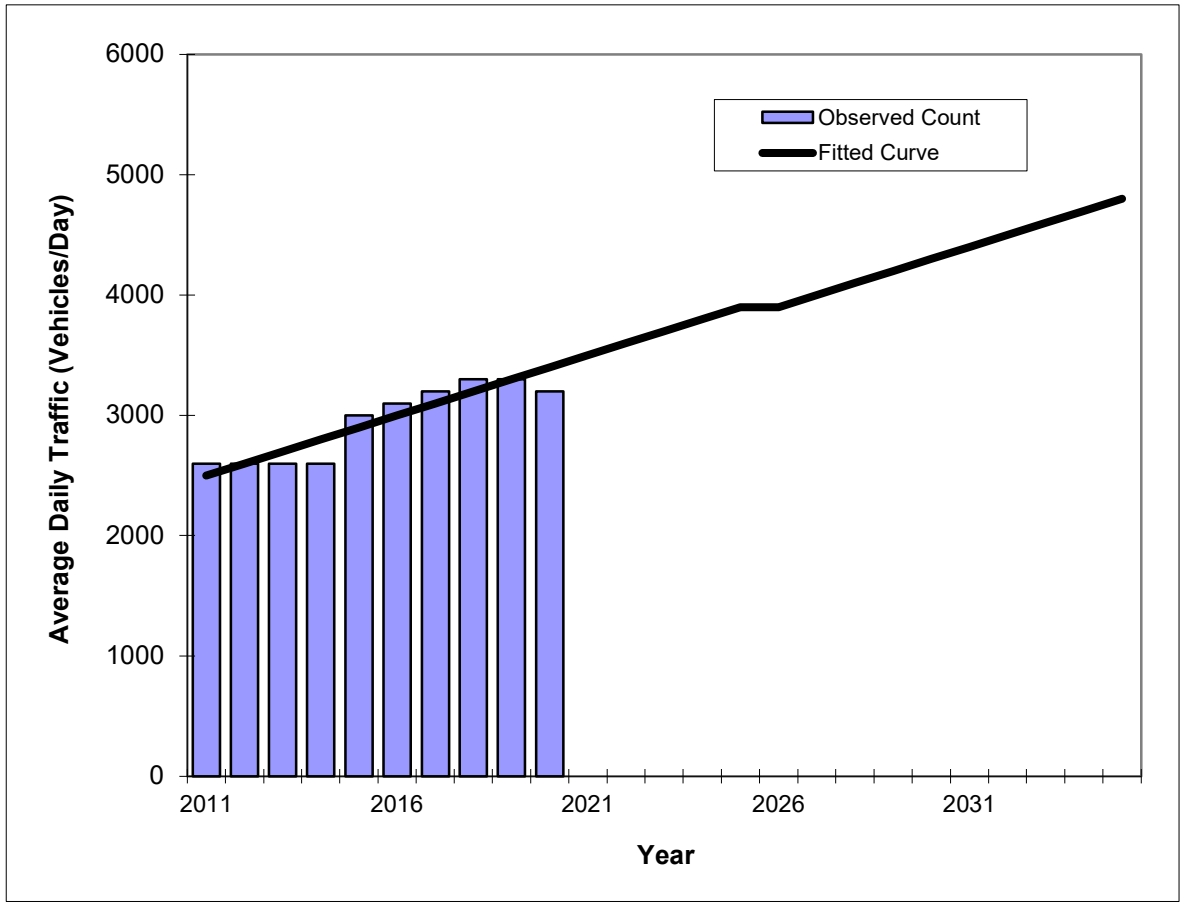
AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Traffic Trends - V03.a

CR 235 --

FIN#	429193-1
Location	1

County:	Alachua (26)
Station #:	0229
Highway:	CR 235



Year	Traffic (ADT/AADT) Count*	Trend**
2011	2600	2500
2012	2600	2600
2013	2600	2700
2014	2600	2800
2015	3000	2900
2016	3100	3000
2017	3200	3100
2018	3300	3200
2019	3300	3300
2020	3200	3400
2024 Opening Year Trend		
2024	N/A	3800
2025 Mid-Year Trend		
2025	N/A	3900
2026 Design Year Trend		
2026	N/A	3900
TRANPLAN Forecasts/Trends		

**** Annual Trend Increase:**	95
Trend R-squared:	84.40%
Trend Annual Historic Growth Rate:	4.00%
Trend Growth Rate (2020 to Design Year):	2.45%
Printed:	31-May-22

Straight Line Growth Option

***Axle-Adjusted**

NW 78th Ave (CR 232)

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2020 HISTORICAL AADT REPORT

COUNTY: 31 - GILCHRIST

SITE: 9109 - CR 232 .1 MI. E. OF CR 337 (HPMS)

YEAR	AADT	DIRECTION 1		DIRECTION 2		*K FACTOR	D FACTOR	T FACTOR
2020	2500 C	E	0	W	0	9.50	54.20	5.80
2019	2400 R		0		0	9.50	54.30	5.20
2018	2400 T		0		0	9.50	54.80	4.60
2017	2300 S		0		0	9.50	56.20	4.60
2016	2200 F		0		0	9.50	54.40	3.90
2015	2100 C	E	0	W	0	9.50	54.50	4.40
2014	2000 T					9.50	54.80	4.50
2013	2000 S		0		0	9.50	54.80	5.00
2012	2000 F		0		0	9.50	54.30	4.00
2011	2000 C	E	0	W	0	9.50	53.90	4.80

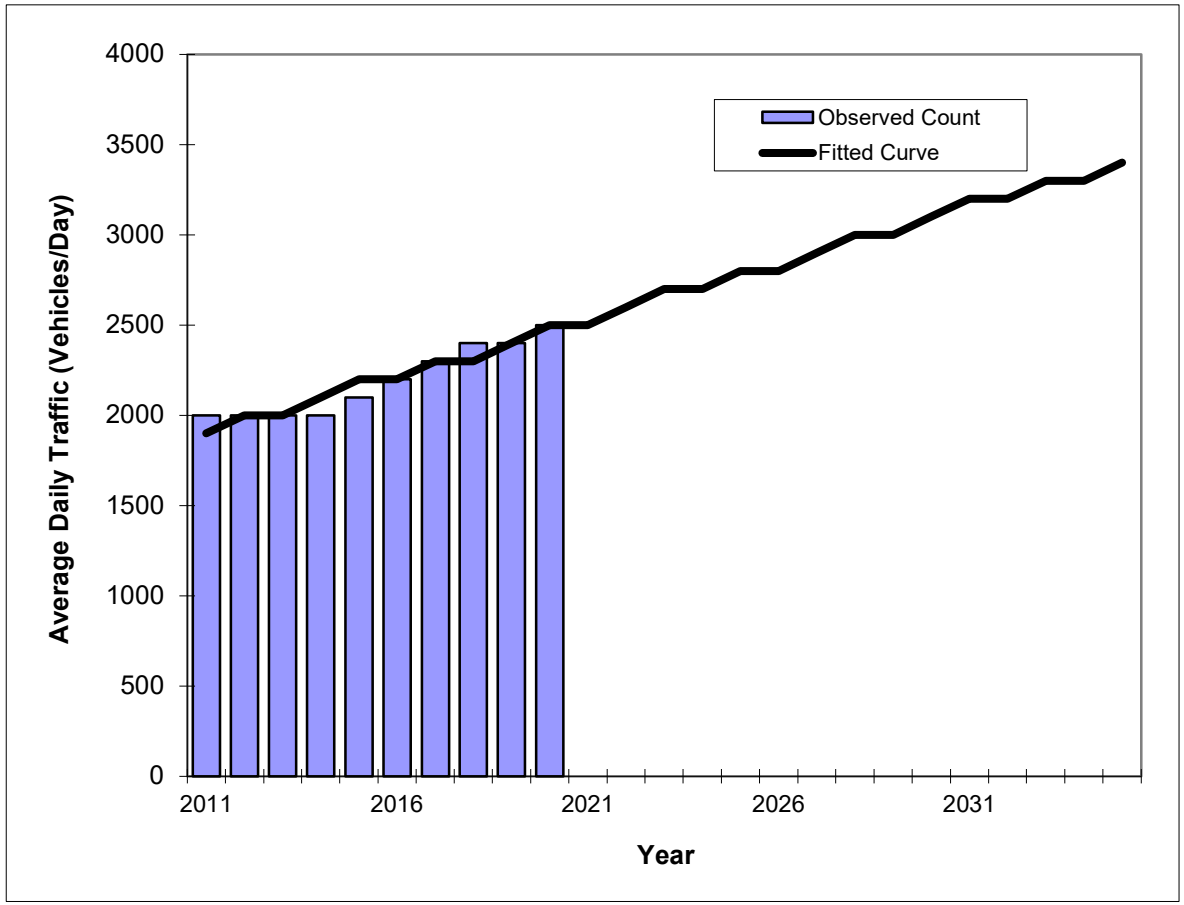
AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Traffic Trends - V03.a

CR 232, NW 78 AVE --

FIN#	429193-1
Location	1

County:	Alachua (26)
Station #:	9109
Highway:	CR 232, NW 78 AVE



Year	Traffic (ADT/AADT) Count*	Trend**
2011	2000	1900
2012	2000	2000
2013	2000	2000
2014	2000	2100
2015	2100	2200
2016	2200	2200
2017	2300	2300
2018	2400	2300
2019	2400	2400
2020	2500	2500
2024 Opening Year Trend		
2024	N/A	2700
2025 Mid-Year Trend		
2025	N/A	2800
2026 Design Year Trend		
2026	N/A	2800
TRANPLAN Forecasts/Trends		

** Annual Trend Increase:	62
Trend R-squared:	92.12%
Trend Annual Historic Growth Rate:	3.51%
Trend Growth Rate (2020 to Design Year):	2.00%
Printed:	31-May-22

Straight Line Growth Option

*Axle-Adjusted

Appendix F
Background Tables

CR 235/NW 140th Street at CR 2054/Peggy Road

Counts collected: 4/19/2022

CR 235/NW 140th Street at CR 2054/Peggy Road - Growth Rate Data			
Peak Season Factor			0.99
Growth Rate			
Approach	Historical Growth Rate	Growth Rate Used	2029 Growth Factor
CR 2054/Peggy Road	5.13%	5.13%	1.359
CR 235/NW 140th Street	-0.20%	1.00%	1.070

PM Peak Hour Background Traffic Volumes - CR 235/NW 140th St at CR 2054/Peggy Road						
Scenario	CR 2054/Peggy Road		CR 235/NW 140th Street		CR 235/NW 140th Street	
	Eastbound		Northbound		Southbound	
	Left	Right	Left	Thru	Thru	Right
Observed Turning Movement Counts	22	33	36	293	349	22
Existing (Peak Season) Turning Movements	22	33	36	290	346	22
Background Volumes	30	45	39	310	370	24
Peak Hour Factor (Int total = 0.94)	0.92		0.94		0.94	
Truck %	16%		13%		10%	
Pedestrian Volumes	0		7		2	

PM Peak Hour Background Traffic Volumes - CR 235/NW 140th St at CR 2054/Peggy Road						
Scenario	CR 2054/Peggy Road		CR 235/NW 140th Street		CR 235/NW 140th Street	
	Eastbound		Northbound		Southbound	
	Left	Right	Left	Thru	Thru	Right
Observed Turning Movement Counts	18	29	25	426	357	17
Existing (Peak Season) Turning Movements	18	29	25	422	353	17
Background Volumes	24	39	27	452	378	18
Reserved Trips	0	0	0	59	51	0
Background Volumes with Reserved Trips	24	39	27	511	429	18
Peak Hour Factor (Int total = 0.87)	0.73		0.78		0.94	
Truck %	15%		6%		13%	
Pedestrian Volumes	0		6		4	

	CR 235 Total	NBT*	SBT*	CR 2054 Total
		0.54	0.46	
Reserved Trips	110	59	51	0

* Trip distribution based on directional distribution along CR 235

CR 2054/Peggy Road at CR 235A/NW 173rd Street

Counts collected: 4/19/2022

CR 2054/Peggy Road at CR 235A/NW 173rd Street - Growth Rate Data			
Peak Season Factor			0.99
Growth Rate			
Approach	Historical Growth Rate	Growth Rate Used	2029 Growth Factor
CR 2054/Peggy Road	5.13%	5.13%	1.359
CR 235A/NW 173rd St.	3.78%	3.78%	1.265

AM Peak Hour Background Traffic Volumes - CR 235A/NW 173rd Street at CR 2054/Peggy Road												
Scenario	CR 2054/Peggy Road			CR 2054/Peggy Road			CR 235A			CR 235A		
	Eastbound			Westbound			Northbound			Southbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Observed Turning Movement Counts	21	20	17	17	15	22	17	243	10	21	206	19
Existing (Peak Season) Turning Movements	21	20	17	17	15	22	17	241	10	21	204	19
Background Volumes	29	27	23	23	20	30	21	305	13	27	258	24
Peak Hour Factor (Int total = 0.91)	0.91			0.84			0.85			0.92		
Truck %	5%			17%			15%			17%		
Pedestrian Volumes	0			0			0			0		

PM Peak Hour Background Traffic Volumes - CR 235A/NW 173rd Street at CR 2054/Peggy Road												
Scenario	CR 2054/Peggy Road			CR 2054/Peggy Road			CR 235A			CR 235A		
	Eastbound			Westbound			Northbound			Southbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Observed Turning Movement Counts	23	18	22	16	27	24	19	207	10	29	214	24
Existing (Peak Season) Turning Movements	23	18	22	16	27	24	19	205	10	29	212	24
Background Volumes	31	24	30	22	37	33	24	259	13	37	268	30
Reserved Trips	0	0	0	0	0	0	0	6	0	0	6	0
Background Volumes with Reserved Trips	31	24	30	22	37	33	24	265	13	37	274	30
Peak Hour Factor (Int total = 0.96)	0.88			0.93			0.84			0.89		
Truck %	8%			18%			23%			14%		
Pedestrian Volumes	0			0			0			0		

	CR 235A Total	NBT*	SBT*	CR 2054 Total
		0.48	0.52	
Reserved Trips	12	6	6	0

* Trip distribution based on directional distribution along CR 235A

CR 235 at CR 235A/NW 173rd Street

Counts collected: 4/19/2022

CR 235 at CR 235A/NW 173rd Street - Growth Rate Data			
Peak Season Factor			0.99
Growth Rate			
Approach	Historical Growth Rate	Growth Rate Used	2029 Growth Factor
CR 235	4.00%	4.00%	1.280
CR 235A/NW 173rd Street	3.78%	3.78%	1.265

AM Peak Hour Background Traffic Volumes - CR 235 at CR 235A/NW 173rd Street						
Scenario	CR 235		CR 235		CR 235A/NW 173rd Street	
	Eastbound		Westbound		Southbound	
	Left	Thru	Thru	Right	Left	Right
Observed Turning Movement Counts	131	147	167	78	78	91
Existing (Peak Season) Turning Movements	130	146	165	77	77	90
Background Volumes	166	187	211	99	97	114
Peak Hour Factor (Int total = 0.95)	0.79		0.89		0.81	
Truck %	8%		11%		2%	
Pedestrian Volumes	0		0		0	

PM Peak Hour Background Traffic Volumes - CR 235 at CR 235A/NW 173rd Street						
Scenario	CR 235		CR 235		CR 235A/NW 173rd Street	
	Eastbound		Westbound		Southbound	
	Left	Thru	Thru	Right	Left	Right
Observed Turning Movement Counts	106	239	179	80	66	97
Existing (Peak Season) Turning Movements	105	237	177	79	65	96
Background Volumes	134	303	227	101	82	121
Reserved Trips	0	59	51	0	5	7
Background Volumes with Reserved Trips	134	362	278	101	87	128
Peak Hour Factor (Int total = 0.92)	0.90		0.93		0.91	
Truck %	6%		14%		3%	
Pedestrian Volumes	0		0		0	

	CR235A Total	SBL*	SBR*	CR235 Total	EBT*	WBT*
		0.40	0.60		0.56	0.44
Reserved Trips	12	5	7	110	59	51

* Trip distribution based on directional distribution along CR 235

Scenario	CR 235	CR 235
	Eastbound	Westbound
	Thru	Thru
Observed Turning Movement Counts	225	245
Existing (Peak Season) Turning Movements	223	242
Background Volumes	284	310
Peak Hour Factor (Int total = 0.84)	0.79	0.89
Truck %	8%	11%
Pedestrian Volumes	0	0

Scenario	CR 235	CR 235
	Eastbound	Westbound
	Thru	Thru
Observed Turning Movement Counts	305	259
Existing (Peak Season) Turning Movements	302	256
Background Volumes	385	328
Reserved Trips	59	51
Background Volumes with Reserved Trips	444	379
Peak Hour Factor (Int total = 0.92)	0.90	0.93
Truck %	6%	14%
Pedestrian Volumes	0	0

CR 235 at NW 78th Avenue/CR 232*

Counts collected: 4/19/2022

CR 235 at CR232/NW 78th Avenue - Growth Rate Data			
Peak Season Factor			0.99
Growth Rate			
Approach	Historical Growth Rate	Growth Rate Used	2029 Growth Factor
CR 235	4.00%	4.00%	1.280
NW 78th Ave/CR 232	3.51%	3.51%	1.246

AM Peak Hour Background Traffic Volumes - CR 235 at NW 78th Avenue/CR232												
Scenario	CR 232/NW 78th Ave			CR 232/NW 78th Ave			CR 235			CR 235		
	Eastbound			Westbound			Northbound			Southbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Observed Turning Movement Counts	60	113	20	11	52	57	25	155	26	22	198	7
Existing (Peak Season) Turning Movements	59	112	20	11	51	56	25	153	26	22	196	7
Background Volumes	73	140	25	14	64	70	32	196	33	28	251	9
Peak Hour Factor (Int total = 0.91)	0.82			0.77			0.94			0.86		
Truck %	10%			3%			10%			13%		
Pedestrian Volumes	0			0			0			0		

PM Peak Hour Background Traffic Volumes - CR 235 at NW 78th Avenue/CR232												
Scenario	CR 232/NW 78th Ave			CR 232/NW 78th Ave			CR 235			CR 235		
	Eastbound			Westbound			Northbound			Southbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Observed Turning Movement Counts	25	76	18	18	153	47	28	268	14	17	192	50
Existing (Peak Season) Turning Movements	25	75	18	18	151	47	28	265	14	17	190	50
Background Volumes	31	93	22	22	188	59	36	339	18	22	243	64
Peak Hour Factor (Int total = 0.91)	0.88			0.87			0.78			0.90		
Truck %	14%			2%			7%			10%		
Pedestrian Volumes	0			0			0			0		

* Intersection lies outside of Alachua city limits, therefore there are no reserved trips are necessary for this intersection

Appendix G
Trip Distribution Calculations

TO/FROM NORTH	67%	
at NW 140th St/CR 2054		
to/from north	92%	62%
to/from west	8%	5%
TO/FROM SOUTH	33%	
at CR 235/NW 173rd		
to/from south	72%	24%
to/from north	28%	9%
at CR 235/NW 78th		
to/from east	14%	3%
to/from west	13%	3%
to/from south	73%	18%
at CR 235A/CR 2054		
to/from north	87%	7%
to/from east	6%	1%
to/from west	7%	1%

CR 235 at NW 123rd Avenue
2/3/2021

Trucks

	CR 235 Southbound			CR 235 Northbound			NW 123rd Avenue Westbound		
Start Time	Left	Thru	Ped/Bike	Right	Thru	Ped/Bike	Right	Left	Ped/Bike
4:00 PM	0	5	0	0	7	0	0	0	0
04:15 PM	0	11	0	0	4	0	0	0	0
04:30 PM	2	4	0	0	2	0	0	0	0
04:45 PM	0	6	0	0	2	0	0	0	0
05:00 PM	0	1	0	0	6	0	1	0	0
05:15 PM	0	3	0	0	4	0	0	0	0
05:30 PM	0	1	0	0	3	0	0	0	0
05:45 PM	0	3	0	0	0	0	0	0	0
Peak Hour									
5:00-5:45	0	8	0	0	13	0	1	0	0

Cars

	CR 235 Southbound			CR 235 Northbound			NW 123rd Avenue Westbound		
Start Time	Left	Thru	Ped/Bike	Right	Thru	Ped/Bike	Right	Left	Ped/Bike
4:00 PM	5	47	0	1	18	0	2	1	0
04:15 PM	4	30	0	3	24	0	5	0	0
04:30 PM	7	31	0	2	18	0	6	2	0
04:45 PM	5	39	0	1	18	0	2	1	0
05:00 PM	8	66	0	1	28	0	4	2	0
05:15 PM	9	71	0	4	27	0	2	2	0
05:30 PM	5	56	0	0	19	0	3	2	0
05:45 PM	5	66	0	1	27	0	2	1	0
Peak Hour									
5:00-5:45	27	259	0	6	101	0	11	7	0

Combined

	CR 235 Southbound			CR 235 Northbound			NW 123rd Avenue Westbound		
Start Time	Left	Thru	Ped/Bike	Right	Thru	Ped/Bike	Right	Left	Ped/Bike
4:00 PM	5	52	0	1	25	0	2	1	0
04:15 PM	4	41	0	3	28	0	5	0	0
04:30 PM	9	35	0	2	20	0	6	2	0
04:45 PM	5	45	0	1	20	0	2	1	0
05:00 PM	8	67	0	1	34	0	5	2	0
05:15 PM	9	74	0	4	31	0	2	2	0
05:30 PM	5	57	0	0	22	0	3	2	0
05:45 PM	5	69	0	1	27	0	2	1	0
Peak Hour									
5:00-5:45 PM	27	267	0	6	114	0	12	7	0
Truck %	3%			11%			5%		
Peak Hour Factor	0.89			0.86			0.68		
Int. Total	0.89								

	CR 235 SBL	NW 123rd WBR	Total	
to/from North	27	12	39	67%

	CR 235 NBR	NW 123rd WBL	Total	
to/from South	6	7	13	33%

*** The Truck % in and out of Savannah Station Phase 1 is 2% which is applied to the trips in and out of Savannah Station during the full build-out analysis.**

NW 140th at CR 2054

	NW 140 St (CR 235) Southbound				N/A Westbound				NW 140 St (CR 235) Northbound				Peggy Rd (CR 2054) Eastbound			
Start Time	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds
7:00:00 AM	0	70	5	0	0	0	0	0	6	53	0	0	4	0	8	0
7:15:00 AM	0	92	6	0	0	0	0	0	4	57	0	0	6	0	6	0
7:30:00 AM	0	104	4	0	0	0	0	0	10	59	0	0	7	0	11	0
7:45:00 AM	0	91	4	0	0	0	0	0	13	52	0	0	5	0	6	0
8:00:00 AM	0	89	5	0	0	0	0	0	12	65	0	0	6	0	6	0
8:15:00 AM	0	89	6	0	0	0	0	0	9	74	0	0	6	0	8	0
8:30:00 AM	0	95	4	0	0	0	0	0	8	80	0	0	5	0	9	0
8:45:00 AM	0	76	7	0	0	0	0	0	7	74	0	0	5	0	10	0
9:00:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:00:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:15:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:30:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:45:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:00:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:15:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:30:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:45:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:00:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:15:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:30:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:45:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00:00 PM	0	89	5	0	0	0	0	0	6	89	0	0	6	0	10	0
4:15:00 PM	0	104	3	0	0	0	0	0	4	100	0	0	4	0	5	0
4:30:00 PM	0	95	5	0	0	0	0	0	5	82	0	0	2	0	5	0
4:45:00 PM	0	83	3	0	0	0	0	0	8	95	0	0	6	0	10	0
5:00:00 PM	0	94	3	0	0	0	0	0	5	139	0	0	5	0	4	0
5:15:00 PM	0	85	6	0	0	0	0	0	7	110	0	0	5	0	10	0
5:30:00 PM	0	72	8	0	0	0	0	0	5	85	0	0	5	0	10	0
5:45:00 PM	0	94	3	0	0	0	0	0	7	89	0	0	6	0	7	0
	0	1422	77	0	0	0	0	0	116	1303	0	0	83	0	125	0

TO/FROM WEST	8%
TO/FROM NORTH	92%

CR 235A at CR 235

	NW 173 St (CR 235A) Southbound				CR 235 Westbound				N/A Northbound				CR 235 Eastbound			
Start Time	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds
7:00:00 AM	11	0	21	0	0	26	13	0	0	0	0	0	24	36	0	0
7:15:00 AM	17	0	24	0	0	37	16	0	0	0	0	0	27	39	0	0
7:30:00 AM	18	0	22	0	0	38	17	0	0	0	0	0	43	45	0	0
7:45:00 AM	17	0	19	0	0	49	20	0	0	0	0	0	36	37	0	0
8:00:00 AM	18	0	23	0	0	38	18	0	0	0	0	0	24	33	0	0
8:15:00 AM	25	0	27	0	0	42	23	0	0	0	0	0	28	32	0	0
8:30:00 AM	13	0	12	0	0	30	19	0	0	0	0	0	37	25	0	0
8:45:00 AM	14	0	15	0	0	26	20	0	0	0	0	0	25	35	0	0
9:00:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:00:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:15:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:30:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:45:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:00:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:15:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:30:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:45:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:00:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:15:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:30:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:45:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00:00 PM	17	0	20	0	0	50	12	0	0	0	0	0	22	44	0	0
4:15:00 PM	11	0	27	0	0	49	13	0	0	0	0	0	28	55	0	0
4:30:00 PM	17	0	24	0	0	47	17	0	0	0	0	0	24	63	0	0
4:45:00 PM	17	0	25	0	0	44	19	0	0	0	0	0	24	44	0	0
5:00:00 PM	19	0	26	0	0	49	21	0	0	0	0	0	28	66	0	0
5:15:00 PM	13	0	22	0	0	39	23	0	0	0	0	0	30	66	0	0
5:30:00 PM	9	0	24	0	0	39	15	0	0	0	0	0	23	56	0	0
5:45:00 PM	7	0	19	0	0	34	11	0	0	0	0	0	14	47	0	0
	243	0	350	0	0	637	277	0	0	0	0	0	437	723	0	0

TO/FROM NORTH	28%
TO/FROM WEST	72%

CR 235 at NW 78th Avenue

	CR 235 Southbound				NW 78th Ave (CR 232) Westbound				CR 235 Northbound				NW 78th Ave (CR 232) Eastbound			
Start Time	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds
7:00:00 AM	2	31	2	0	0	6	16	0	6	33	3	0	10	19	3	0
7:15:00 AM	3	49	1	0	2	5	12	0	4	41	2	0	11	25	2	0
7:30:00 AM	7	57	2	0	0	8	16	0	5	45	5	0	19	36	4	0
7:45:00 AM	4	48	3	0	2	12	13	0	8	39	5	0	13	27	6	0
8:00:00 AM	5	51	2	0	5	17	17	0	7	33	8	0	18	27	4	0
8:15:00 AM	6	42	0	0	4	15	11	0	5	38	8	0	10	23	6	0
8:30:00 AM	5	36	4	0	4	16	16	0	5	28	8	0	7	25	2	0
8:45:00 AM	4	31	4	0	2	13	13	0	6	24	8	0	7	25	3	0
9:00:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:00:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:15:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:30:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:45:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:00:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:15:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:30:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:45:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:00:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:15:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:30:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:45:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00:00 PM	3	41	13	0	4	36	6	0	6	52	4	0	8	16	4	0
4:15:00 PM	7	41	12	0	3	31	9	0	6	66	3	0	4	13	6	0
4:30:00 PM	4	52	16	0	2	34	5	0	8	59	4	0	7	17	2	0
4:45:00 PM	2	43	13	0	6	42	11	0	4	55	2	0	5	23	6	0
5:00:00 PM	7	48	8	0	4	34	17	0	7	88	5	0	5	22	4	0
5:15:00 PM	4	49	13	0	6	43	14	0	9	66	3	0	8	14	6	0
5:30:00 PM	8	41	9	0	5	35	15	0	9	46	2	0	4	13	5	0
5:45:00 PM	4	36	10	0	3	26	5	0	9	49	1	0	4	16	7	0
	75	696	112	0	52	373	196	0	104	762	71	0	140	341	70	0

TO/FROM EAST	14%
TO/FROM WEST	13%
TO/FROM SOUTH	73%

CR 235A at CR 2054

	CR 235A Southbound				Peggy Rd (CR 2054) Westbound				CR 235A Northbound				Peggy Rd (CR 2054) Eastbound			
Start Time	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds
7:00:00 AM	3	45	4	0	4	2	3	0	3	40	2	0	3	7	1	0
7:15:00 AM	4	67	5	0	2	2	5	0	3	45	1	0	5	3	3	0
7:30:00 AM	7	53	5	0	5	4	5	0	2	61	3	0	5	2	5	0
7:45:00 AM	4	44	5	0	2	3	6	0	5	61	2	0	4	5	5	0
8:00:00 AM	6	59	2	0	4	3	6	0	4	51	2	0	8	4	4	0
8:15:00 AM	4	50	7	0	6	5	5	0	6	70	3	0	4	9	3	0
8:30:00 AM	6	39	4	0	5	4	2	0	5	60	1	0	5	4	1	0
8:45:00 AM	4	39	3	0	4	3	2	0	3	54	3	0	3	6	2	0
9:00:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:00:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:15:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:30:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1:45:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:00:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:15:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:30:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2:45:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:00:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:15:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:30:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3:45:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:00:00 PM	7	58	5	0	8	6	3	0	5	36	6	0	8	5	5	0
4:15:00 PM	7	41	6	0	3	10	5	0	5	39	2	0	6	1	4	0
4:30:00 PM	4	57	6	0	6	7	5	0	6	49	3	0	3	0	5	0
4:45:00 PM	6	45	4	0	4	8	6	0	4	64	2	0	6	6	6	0
5:00:00 PM	7	60	8	0	4	6	7	0	5	53	2	0	4	4	5	0
5:15:00 PM	9	50	4	0	3	8	4	0	6	48	2	0	8	3	6	0
5:30:00 PM	7	59	8	0	5	5	7	0	4	42	4	0	5	5	5	0
5:45:00 PM	7	50	7	0	2	6	2	0	6	42	3	0	5	5	4	0
	92	816	83	0	67	82	73	0	72	815	41	0	82	69	64	0

TO/FROM EAST	6%
TO/FROM WEST	7%
TO/FROM NORTH	87%

Appendix H
HCS Reports

AM Existing (Peak Season) Conditions

HCS Two-Way Stop-Control Report

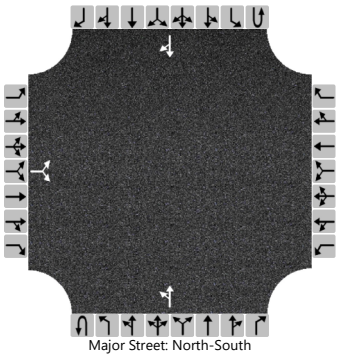
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2022
Time Analyzed	AM Peak
Intersection Orientation	North-South
Project Description	Fletcher Trace - Existing

Site Information

Intersection	NW 140th St at CR 2054
Jurisdiction	Alachua County
East/West Street	CR 2054
North/South Street	NW 140th St
Peak Hour Factor	0.94
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		22		33						36	290				346	22
Percent Heavy Vehicles (%)		16		16						13						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.56		6.36						4.23						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.64		3.44						2.32						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			59							38						
Capacity, c (veh/h)			470							1110						
v/c Ratio			0.12							0.03						
95% Queue Length, Q_{95} (veh)			0.4							0.1						
Control Delay (s/veh)			13.7							8.4	0.3					
Level of Service (LOS)			B							A	A					
Approach Delay (s/veh)		13.7								1.2						
Approach LOS		B								A						

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HCS Two-Way Stop-Control Report

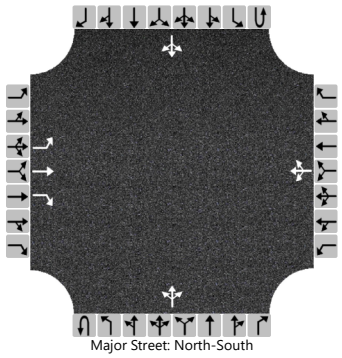
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2022
Time Analyzed	AM Peak
Intersection Orientation	North-South
Project Description	Fletcher Trace - Existing

Site Information

Intersection	CR 2054 @ CR 235A
Jurisdiction	Alachua County
East/West Street	CR 2054
North/South Street	CR 235A
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		1	1	1		0	1	0	0	0	1	0	0	0	1	0
Configuration		L	T	R			LTR				LTR				LTR	
Volume (veh/h)		21	20	17		17	15	22		17	241	10		21	204	19
Percent Heavy Vehicles (%)		5	5	5		17	17	17		15				17		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized	Yes															
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.15	6.55	6.25		7.27	6.67	6.37		4.25				4.27		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.55	4.05	3.35		3.65	4.15	3.45		2.34				2.35		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		23	22	19			59			19				23		
Capacity, c (veh/h)		369	398	797			463			1249				1205		
v/c Ratio		0.06	0.06	0.02			0.13			0.01				0.02		
95% Queue Length, Q_{95} (veh)		0.2	0.2	0.1			0.4			0.0				0.1		
Control Delay (s/veh)		15.4	14.6	9.6			13.9			7.9	0.1	0.1		8.0	0.2	0.2
Level of Service (LOS)		C	B	A			B			A	A	A		A	A	A
Approach Delay (s/veh)	13.4				13.9				0.6				0.9			
Approach LOS	B				B				A				A			

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HCS Two-Way Stop-Control Report

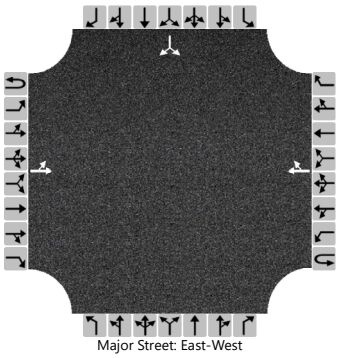
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2022
Time Analyzed	AM Peak
Intersection Orientation	East-West
Project Description	Fletcher Trace - Existing

Site Information

Intersection	CR 235 @ CR 235A/NW 173rd St
Jurisdiction	Alachua County
East/West Street	CR 235
North/South Street	CR 235A/NW 173rd St
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		LT						TR							LR	
Volume (veh/h)		130	146				165	77						77		90
Percent Heavy Vehicles (%)		8												2		2
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.18												6.42		6.22
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.27												3.52		3.32

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		137													176	
Capacity, c (veh/h)		1276													543	
v/c Ratio		0.11													0.32	
95% Queue Length, Q_{95} (veh)		0.4													1.4	
Control Delay (s/veh)		8.2	1.0												14.8	
Level of Service (LOS)		A	A												B	
Approach Delay (s/veh)	4.3												14.8			
Approach LOS	A												B			

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HCS Two-Way Stop-Control Report

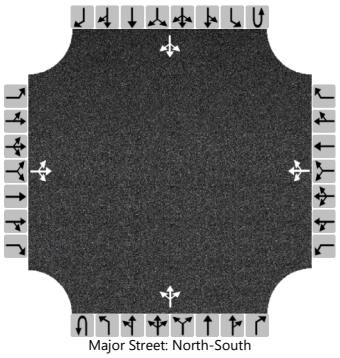
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2022
Time Analyzed	AM Peak
Intersection Orientation	North-South
Project Description	Fletcher Trace - Existing

Site Information

Intersection	NW 78th Avenue/CR 232 @ CR 235
Jurisdiction	Alachua County
East/West Street	NW 78th Avenue/CR 232
North/South Street	CR 235
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	0	1	0	0	0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		59	112	20		11	51	56		25	153	26		22	196	7
Percent Heavy Vehicles (%)		10	10	10		3	3	3		10				13		
Proportion Time Blocked																
Percent Grade (%)		0				0										
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.20	6.60	6.30		7.13	6.53	6.23		4.20				4.23		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.59	4.09	3.39		3.53	4.03	3.33		2.29				2.32		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			210				130			27				24		
Capacity, c (veh/h)			423				543			1300				1313		
v/c Ratio			0.50				0.24			0.02				0.02		
95% Queue Length, Q_{95} (veh)			2.7				0.9			0.1				0.1		
Control Delay (s/veh)			21.6				13.7			7.8	0.2	0.2		7.8	0.2	0.2
Level of Service (LOS)			C				B			A	A	A		A	A	A
Approach Delay (s/veh)		21.6				13.7				1.1				0.9		
Approach LOS		C				B				A				A		

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AM Background (Peak Season) Conditions

HCS Two-Way Stop-Control Report

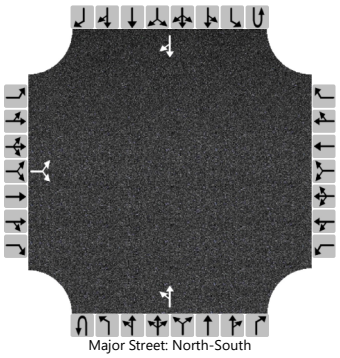
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	AM Peak
Intersection Orientation	North-South
Project Description	Fletcher Trace - Background

Site Information

Intersection	NW 140th St at CR 2054
Jurisdiction	Alachua County
East/West Street	CR 2054
North/South Street	NW 140th St
Peak Hour Factor	0.94
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		30		45						39	310				370	24
Percent Heavy Vehicles (%)		16		16						13						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.56		6.36						4.23						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.64		3.44						2.32						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			80							41						
Capacity, c (veh/h)			443							1083						
v/c Ratio			0.18							0.04						
95% Queue Length, Q_{95} (veh)			0.7							0.1						
Control Delay (s/veh)			14.9							8.5	0.4					
Level of Service (LOS)			B							A	A					
Approach Delay (s/veh)		14.9								1.3						
Approach LOS		B								A						

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HCS Two-Way Stop-Control Report

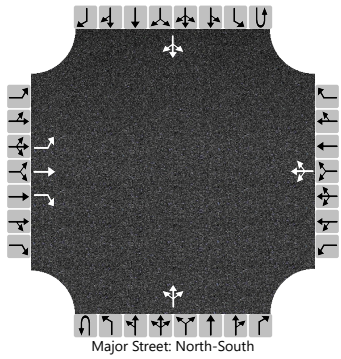
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	AM Peak
Intersection Orientation	North-South
Project Description	Fletcher Trace - Background

Site Information

Intersection	CR 2054 @ CR 235A
Jurisdiction	Alachua County
East/West Street	CR 2054
North/South Street	CR 235A
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		1	1	1		0	1	0	0	0	1	0	0	0	1	0
Configuration		L	T	R			LTR				LTR				LTR	
Volume (veh/h)		29	27	23		23	20	30		21	305	13		27	258	24
Percent Heavy Vehicles (%)		5	5	5		17	17	17		15				17		
Proportion Time Blocked																
Percent Grade (%)		0				0										
Right Turn Channelized		Yes														
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.15	6.55	6.25		7.27	6.67	6.37		4.25				4.27		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.55	4.05	3.35		3.65	4.15	3.45		2.34				2.35		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		32	30	25			80			23				30		
Capacity, c (veh/h)		271	317	736			369			1180				1131		
v/c Ratio		0.12	0.09	0.03			0.22			0.02				0.03		
95% Queue Length, Q_{95} (veh)		0.4	0.3	0.1			0.8			0.1				0.1		
Control Delay (s/veh)		20.0	17.5	10.1			17.5			8.1	0.2	0.2		8.3	0.3	0.3
Level of Service (LOS)		C	C	B			C			A	A	A		A	A	A
Approach Delay (s/veh)		16.3				17.5				0.7				1.0		
Approach LOS		C				C				A				A		

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HCS Two-Way Stop-Control Report

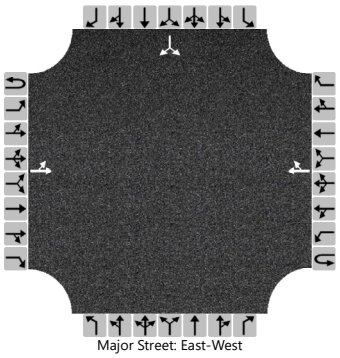
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	AM Peak
Intersection Orientation	East-West
Project Description	Fletcher Trace - Background

Site Information

Intersection	CR 235 @ CR 235A/NW 173rd St
Jurisdiction	Alachua County
East/West Street	CR 235
North/South Street	CR 235A/NW 173rd St
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		LT						TR							LR	
Volume (veh/h)		166	187				211	99						97		114
Percent Heavy Vehicles (%)		8												2		2
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.18												6.42		6.22
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.27												3.52		3.32

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		175													222	
Capacity, c (veh/h)		1200													434	
v/c Ratio		0.15													0.51	
95% Queue Length, Q_{95} (veh)		0.5													2.8	
Control Delay (s/veh)		8.5	1.4												21.6	
Level of Service (LOS)		A	A												C	
Approach Delay (s/veh)	4.7												21.6			
Approach LOS	A												C			

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HCS Two-Way Stop-Control Report

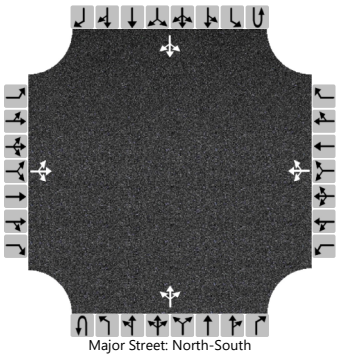
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	AM Peak
Intersection Orientation	North-South
Project Description	Fletcher Trace - Background

Site Information

Intersection	NW 78th Avenue/CR 232 @ CR 235
Jurisdiction	Alachua County
East/West Street	NW 78th Avenue/CR 232
North/South Street	CR 235
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	0	1	0	0	0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		73	140	25		14	64	70		32	196	33		28	251	9
Percent Heavy Vehicles (%)		10	10	10		3	3	3		10				13		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.20	6.60	6.30		7.13	6.53	6.23		4.20				4.23		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.59	4.09	3.39		3.53	4.03	3.33		2.29				2.32		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			262				163			35				31		
Capacity, c (veh/h)			328				432			1232				1252		
v/c Ratio			0.80				0.38			0.03				0.02		
95% Queue Length, Q_{95} (veh)			6.6				1.7			0.1				0.1		
Control Delay (s/veh)			48.0				18.3			8.0	0.3	0.3		7.9	0.2	0.2
Level of Service (LOS)			E				C			A	A	A		A	A	A
Approach Delay (s/veh)	48.0				18.3				1.2				1.0			
Approach LOS	E				C				A				A			

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AM Buildout (Peak Season) Conditions

HCS Two-Way Stop-Control Report

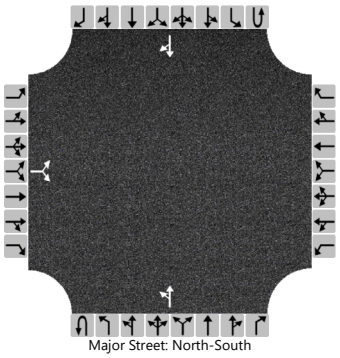
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	AM Peak
Intersection Orientation	North-South
Project Description	Fletcher Trace - Buildout

Site Information

Intersection	NW 140th St at CR 2054
Jurisdiction	Alachua County
East/West Street	CR 2054
North/South Street	NW 140th St
Peak Hour Factor	0.94
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		30		49						50	445				416	24
Percent Heavy Vehicles (%)		16		16						13						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.56		6.36						4.23						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.64		3.44						2.32						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			84							53						
Capacity, c (veh/h)			362							1038						
v/c Ratio			0.23							0.05						
95% Queue Length, Q_{95} (veh)			0.9							0.2						
Control Delay (s/veh)			17.9							8.7	0.6					
Level of Service (LOS)			C							A	A					
Approach Delay (s/veh)		17.9								1.4						
Approach LOS		C								A						

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HCS Two-Way Stop-Control Report

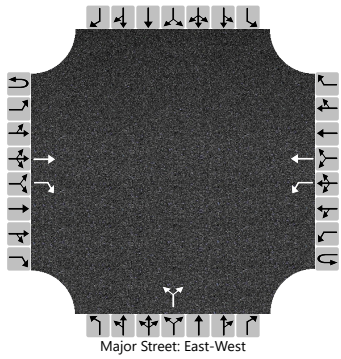
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	AM Peak
Intersection Orientation	East-West
Project Description	Fletcher Trace - Buildout

Site Information

Intersection	CR 235 @ North Site Access
Jurisdiction	Alachua County
East/West Street	CR 235
North/South Street	North Site Access
Peak Hour Factor	0.84
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	1	0	1	1	0		0	1	0		0	0	0
Configuration			T	R		L	T				LR					
Volume (veh/h)			368	11		21	339			30		62				
Percent Heavy Vehicles (%)						11				2		2				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized			No													
Median Type | Storage			Undivided													

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.21				6.42		6.22				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.30				3.52		3.32				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						25					110					
Capacity, c (veh/h)						1063					463					
v/c Ratio						0.02					0.24					
95% Queue Length, Q_{95} (veh)						0.1					0.9					
Control Delay (s/veh)						8.5					15.2					
Level of Service (LOS)						A					C					
Approach Delay (s/veh)						0.5				15.2						
Approach LOS						A				C						

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HCS Two-Way Stop-Control Report

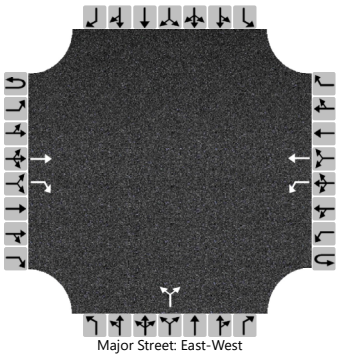
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	AM Peak
Intersection Orientation	East-West
Project Description	Fletcher Trace - Buildout

Site Information

Intersection	CR 235 @ South Site Access
Jurisdiction	Alachua County
East/West Street	CR 235
North/South Street	South Access
Peak Hour Factor	0.84
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	1	0	1	1	0		0	1	0		0	0	0
Configuration			T	R		L	T				LR					
Volume (veh/h)			295	14		29	340			41		84				
Percent Heavy Vehicles (%)						11				2		2				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized			No													
Median Type | Storage						Undivided										

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.21				6.42		6.22				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.30				3.52		3.32				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						35					149					
Capacity, c (veh/h)						1143					511					
v/c Ratio						0.03					0.29					
95% Queue Length, Q_{95} (veh)						0.1					1.2					
Control Delay (s/veh)						8.2					14.9					
Level of Service (LOS)						A					B					
Approach Delay (s/veh)						0.6				14.9						
Approach LOS						A				B						

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HCS Two-Way Stop-Control Report

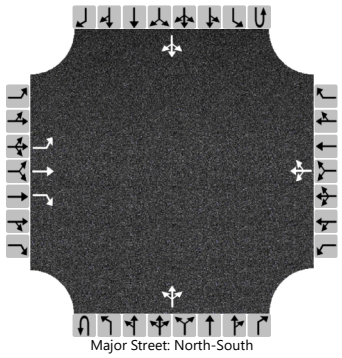
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	AM Peak
Intersection Orientation	North-South
Project Description	Fletcher Trace - Buildout

Site Information

Intersection	CR 2054 @ CR 235A
Jurisdiction	Alachua County
East/West Street	CR 2054
North/South Street	CR 235A
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		1	1	1		0	1	0	0	0	1	0	0	0	1	0
Configuration		L	T	R			LTR				LTR				LTR	
Volume (veh/h)		29	27	24		24	20	30		23	320	15		27	263	24
Percent Heavy Vehicles (%)		5	5	5		17	17	17		15				17		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized	Yes															
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.15	6.55	6.25		7.27	6.67	6.37		4.25				4.27		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.55	4.05	3.35		3.65	4.15	3.45		2.34				2.35		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		32	30	26			81			25				30		
Capacity, c (veh/h)		259	304	730			352			1175				1112		
v/c Ratio		0.12	0.10	0.04			0.23			0.02				0.03		
95% Queue Length, Q_{95} (veh)		0.4	0.3	0.1			0.9			0.1				0.1		
Control Delay (s/veh)		20.9	18.1	10.1			18.3			8.1	0.2	0.2		8.3	0.3	0.3
Level of Service (LOS)		C	C	B			C			A	A	A		A	A	A
Approach Delay (s/veh)	16.7				18.3				0.7				1.0			
Approach LOS	C				C				A				A			

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HCS Two-Way Stop-Control Report

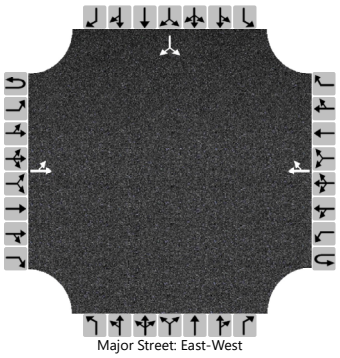
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	AM Peak
Intersection Orientation	East-West
Project Description	Fletcher Trace - Buildout

Site Information

Intersection	CR 235 @ CR 235A/NW 173rd St
Jurisdiction	Alachua County
East/West Street	CR 235
North/South Street	CR 235A/NW 173rd St
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		LT						TR							LR	
Volume (veh/h)		166	205				263	118						104		114
Percent Heavy Vehicles (%)		8												2		2
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.18												6.42		6.22
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.27												3.52		3.32

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		175													229	
Capacity, c (veh/h)		1126													380	
v/c Ratio		0.16													0.60	
95% Queue Length, Q_{95} (veh)		0.5													3.8	
Control Delay (s/veh)		8.8	1.5												27.8	
Level of Service (LOS)		A	A												D	
Approach Delay (s/veh)		4.8												27.8		
Approach LOS		A												D		

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HCS Two-Way Stop-Control Report

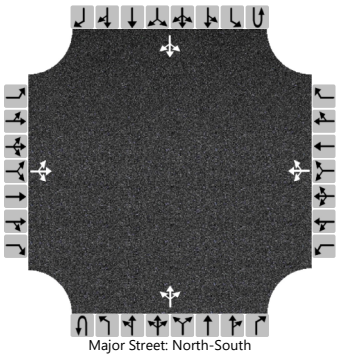
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	AM Peak
Intersection Orientation	North-South
Project Description	Fletcher Trace - Buildout

Site Information

Intersection	NW 78th Avenue/CR 232 @ CR 235
Jurisdiction	Alachua County
East/West Street	NW 78th Avenue/CR 232
North/South Street	CR 235
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	0	1	0	0	0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		75	140	25		14	64	72		32	210	33		35	289	16
Percent Heavy Vehicles (%)		10	10	10		3	3	3		10				13		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.20	6.60	6.30		7.13	6.53	6.23		4.20				4.23		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.59	4.09	3.39		3.53	4.03	3.33		2.29				2.32		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			264				165			35				38		
Capacity, c (veh/h)			287				387			1181				1236		
v/c Ratio			0.92				0.43			0.03				0.03		
95% Queue Length, Q_{95} (veh)			8.6				2.1			0.1				0.1		
Control Delay (s/veh)			73.7				21.1			8.1	0.3	0.3		8.0	0.3	0.3
Level of Service (LOS)			F				C			A	A	A		A	A	A
Approach Delay (s/veh)	73.7				21.1				1.2				1.1			
Approach LOS	F				C				A				A			

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PM Existing (Peak Season) Conditions

HCS Two-Way Stop-Control Report

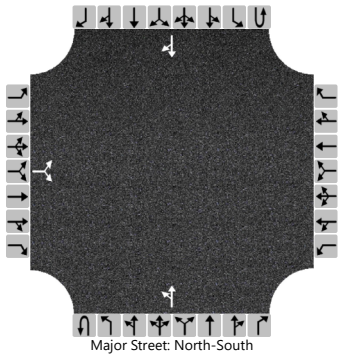
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2022
Time Analyzed	PM Peak
Intersection Orientation	North-South
Project Description	Fletcher Trace - Existing

Site Information

Intersection	NW 140th St at CR 2054
Jurisdiction	Alachua County
East/West Street	CR 2054
North/South Street	NW 140th St
Peak Hour Factor	0.87
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		18		29						25	422				353	17
Percent Heavy Vehicles (%)		15		15						6						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.55		6.35						4.16						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.64		3.44						2.25						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			54							29						
Capacity, c (veh/h)			403							1113						
v/c Ratio			0.13							0.03						
95% Queue Length, Q_{95} (veh)			0.5							0.1						
Control Delay (s/veh)			15.3							8.3	0.3					
Level of Service (LOS)			C							A	A					
Approach Delay (s/veh)		15.3								0.7						
Approach LOS		C								A						

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HCS Two-Way Stop-Control Report

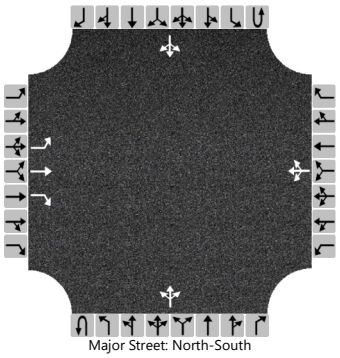
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2022
Time Analyzed	AM Peak
Intersection Orientation	North-South
Project Description	Fletcher Trace - Existing

Site Information

Intersection	CR 2054 @ CR 235A
Jurisdiction	Alachua County
East/West Street	CR 2054
North/South Street	CR 235A
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		1	1	1		0	1	0	0	0	1	0	0	0	1	0
Configuration		L	T	R			LTR				LTR				LTR	
Volume (veh/h)		21	20	17		17	15	22		17	241	10		21	204	19
Percent Heavy Vehicles (%)		5	5	5		17	17	17		15				17		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized	Yes															
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.15	6.55	6.25		7.27	6.67	6.37		4.25				4.27		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.55	4.05	3.35		3.65	4.15	3.45		2.34				2.35		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		23	22	19			59			19				23		
Capacity, c (veh/h)		369	398	797			463			1249				1205		
v/c Ratio		0.06	0.06	0.02			0.13			0.01				0.02		
95% Queue Length, Q_{95} (veh)		0.2	0.2	0.1			0.4			0.0				0.1		
Control Delay (s/veh)		15.4	14.6	9.6			13.9			7.9	0.1	0.1		8.0	0.2	0.2
Level of Service (LOS)		C	B	A			B			A	A	A		A	A	A
Approach Delay (s/veh)	13.4				13.9				0.6				0.9			
Approach LOS	B				B				A				A			

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HCS Two-Way Stop-Control Report

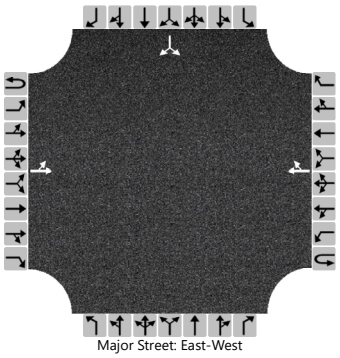
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2022
Time Analyzed	PM Peak
Intersection Orientation	East-West
Project Description	Fletcher Trace - Existing

Site Information

Intersection	CR 235 @ CR 235A/NW 173rd St
Jurisdiction	Alachua County
East/West Street	CR 235
North/South Street	CR 235A/NW 173rd St
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		LT						TR							LR	
Volume (veh/h)		105	237				177	79						65		96
Percent Heavy Vehicles (%)		6												3		3
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized																
Median Type | Storage					Undivided											

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.16												6.43		6.23
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.25												3.53		3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		114													175	
Capacity, c (veh/h)		1262													528	
v/c Ratio		0.09													0.33	
95% Queue Length, Q_{95} (veh)		0.3													1.4	
Control Delay (s/veh)		8.1	0.9												15.2	
Level of Service (LOS)		A	A												C	
Approach Delay (s/veh)		3.1												15.2		
Approach LOS		A												C		

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HCS Two-Way Stop-Control Report

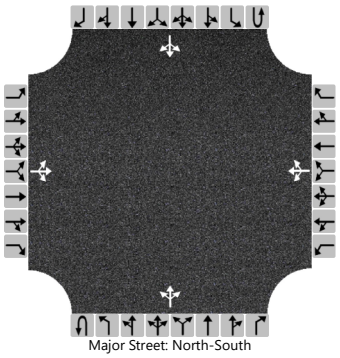
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2022
Time Analyzed	PM Peak
Intersection Orientation	North-South
Project Description	Fletcher Trace - Existing

Site Information

Intersection	NW 78th Avenue/CR 232 @ CR 235
Jurisdiction	Alachua County
East/West Street	NW 78th Avenue/CR 232
North/South Street	CR 235
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	0	1	0	0	0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		25	75	18		18	151	47		28	265	14		17	190	50
Percent Heavy Vehicles (%)		14	14	14		2	2	2		7				10		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.24	6.64	6.34		7.12	6.52	6.22		4.17				4.20		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.63	4.13	3.43		3.52	4.02	3.32		2.26				2.29		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			130				237			31				19		
Capacity, c (veh/h)			308				398			1272				1210		
v/c Ratio			0.42				0.60			0.02				0.02		
95% Queue Length, Q_{95} (veh)			2.0				3.7			0.1				0.0		
Control Delay (s/veh)			25.0				26.5			7.9	0.2	0.2		8.0	0.1	0.1
Level of Service (LOS)			C				D			A	A	A		A	A	A
Approach Delay (s/veh)	25.0				26.5				0.9				0.7			
Approach LOS	C				D				A				A			

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PM Background (Peak Season) Conditions

HCS Two-Way Stop-Control Report

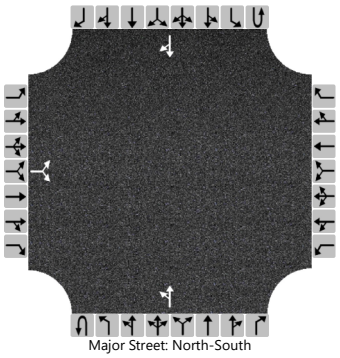
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	PM Peak
Intersection Orientation	North-South
Project Description	Fletcher Trace - Background

Site Information

Intersection	NW 140th St at CR 2054
Jurisdiction	Alachua County
East/West Street	CR 2054
North/South Street	NW 140th St
Peak Hour Factor	0.87
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		24		39						27	511				429	18
Percent Heavy Vehicles (%)		15		15						6						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.55		6.35						4.16						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.64		3.44						2.25						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			72							31						
Capacity, c (veh/h)			325							1032						
v/c Ratio			0.22							0.03						
95% Queue Length, Q_{95} (veh)			0.8							0.1						
Control Delay (s/veh)			19.2							8.6	0.4					
Level of Service (LOS)			C							A	A					
Approach Delay (s/veh)		19.2								0.8						
Approach LOS		C								A						

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HCS Two-Way Stop-Control Report

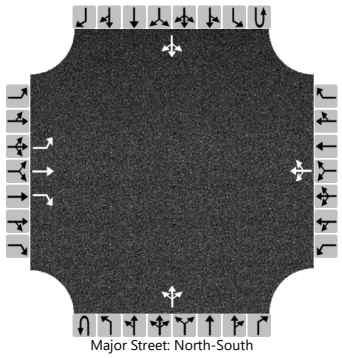
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	PM Peak
Intersection Orientation	North-South
Project Description	Fletcher Trace - Background

Site Information

Intersection	CR 2054 @ CR 235A
Jurisdiction	Alachua County
East/West Street	CR 2054
North/South Street	CR 235A
Peak Hour Factor	0.96
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		1	1	1		0	1	0	0	0	1	0	0	0	1	0
Configuration		L	T	R			LTR				LTR				LTR	
Volume (veh/h)		31	24	30		22	37	33		24	265	13		37	274	30
Percent Heavy Vehicles (%)		8	8	8		18	18	18		23				14		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized	Yes															
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.18	6.58	6.28		7.28	6.68	6.38		4.33				4.24		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.57	4.07	3.37		3.66	4.16	3.46		2.41				2.33		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		32	25	31			96			25				39		
Capacity, c (veh/h)		263	325	725			377			1134				1207		
v/c Ratio		0.12	0.08	0.04			0.25			0.02				0.03		
95% Queue Length, Q_{95} (veh)		0.4	0.2	0.1			1.0			0.1				0.1		
Control Delay (s/veh)		20.6	17.0	10.2			17.8			8.2	0.2	0.2		8.1	0.3	0.3
Level of Service (LOS)		C	C	B			C			A	A	A		A	A	A
Approach Delay (s/veh)	15.9				17.8				0.9				1.2			
Approach LOS	C				C				A				A			

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HCS Two-Way Stop-Control Report

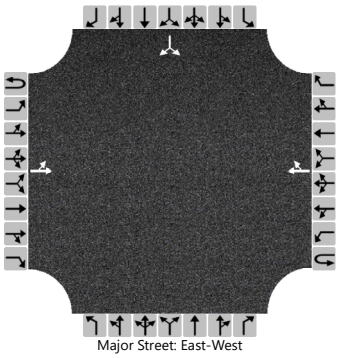
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	PM Peak
Intersection Orientation	East-West
Project Description	Fletcher Trace - Background

Site Information

Intersection	CR 235 @ CR 235A/NW 173rd St
Jurisdiction	Alachua County
East/West Street	CR 235
North/South Street	CR 235A/NW 173rd St
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		LT						TR							LR	
Volume (veh/h)		134	362				278	101						87		128
Percent Heavy Vehicles (%)		6												3		3
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.16												6.43		6.23
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.25												3.53		3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		146													234	
Capacity, c (veh/h)		1126													359	
v/c Ratio		0.13													0.65	
95% Queue Length, Q_{95} (veh)		0.4													4.4	
Control Delay (s/veh)		8.7	1.4												31.9	
Level of Service (LOS)		A	A												D	
Approach Delay (s/veh)	3.4												31.9			
Approach LOS	A												D			

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HCS Two-Way Stop-Control Report

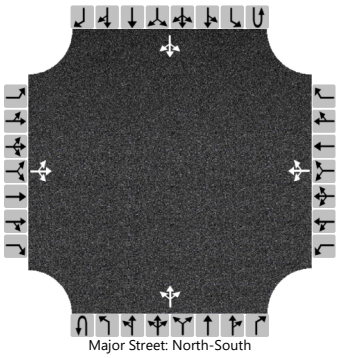
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	PM Peak
Intersection Orientation	North-South
Project Description	Fletcher Trace - Background

Site Information

Intersection	NW 78th Avenue/CR 232 @ CR 235
Jurisdiction	Alachua County
East/West Street	NW 78th Avenue/CR 232
North/South Street	CR 235
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	0	1	0	0	0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		31	93	22		22	188	59		36	339	18		22	243	64
Percent Heavy Vehicles (%)		14	14	14		2	2	2		7				10		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.24	6.64	6.34		7.12	6.52	6.22		4.17				4.20		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.63	4.13	3.43		3.52	4.02	3.32		2.26				2.29		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			160				296			40				24		
Capacity, c (veh/h)			158				301			1194				1124		
v/c Ratio			1.01				0.98			0.03				0.02		
95% Queue Length, Q_{95} (veh)			7.9				10.2			0.1				0.1		
Control Delay (s/veh)			132.8				86.1			8.1	0.3	0.3		8.3	0.2	0.2
Level of Service (LOS)			F				F			A	A	A		A	A	A
Approach Delay (s/veh)	132.8				86.1				1.1				0.8			
Approach LOS	F				F				A				A			

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PM Buildout (Peak Season) Conditions

HCS Two-Way Stop-Control Report

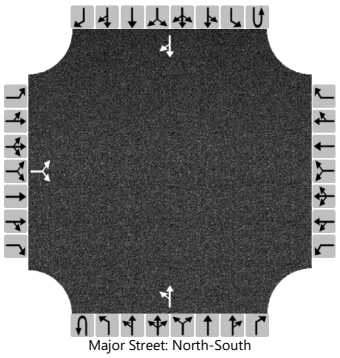
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	PM Peak
Intersection Orientation	North-South
Project Description	Fletcher Trace - Buildout

Site Information

Intersection	NW 140th St at CR 2054
Jurisdiction	Alachua County
East/West Street	CR 2054
North/South Street	NW 140th St
Peak Hour Factor	0.87
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		24		52						34	601				583	18
Percent Heavy Vehicles (%)		15		15						6						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.55		6.35						4.16						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.64		3.44						2.25						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			87							39						
Capacity, c (veh/h)			243							886						
v/c Ratio			0.36							0.04						
95% Queue Length, Q_{95} (veh)			1.6							0.1						
Control Delay (s/veh)			27.9							9.3	0.7					
Level of Service (LOS)			D							A	A					
Approach Delay (s/veh)		27.9								1.1						
Approach LOS		D								A						

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HCS Two-Way Stop-Control Report

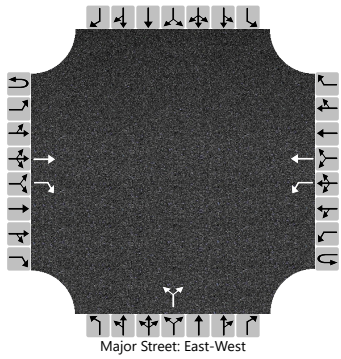
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	PM Peak
Intersection Orientation	East-West
Project Description	Fletcher Trace - Buildout

Site Information

Intersection	CR 235 @ North Site Access
Jurisdiction	Alachua County
East/West Street	CR 235
North/South Street	North Site Access
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	1	0	1	1	0		0	1	0		0	0	0
Configuration			T	R		L	T				LR					
Volume (veh/h)			500	34		70	475			20		41				
Percent Heavy Vehicles (%)						14				2		2				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized			No													
Median Type | Storage			Undivided													

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.24				6.42		6.22				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.33				3.52		3.32				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						76					66					
Capacity, c (veh/h)						937					331					
v/c Ratio						0.08					0.20					
95% Queue Length, Q_{95} (veh)						0.3					0.7					
Control Delay (s/veh)						9.2					18.6					
Level of Service (LOS)						A					C					
Approach Delay (s/veh)						1.2				18.6						
Approach LOS						A				C						

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HCS Two-Way Stop-Control Report

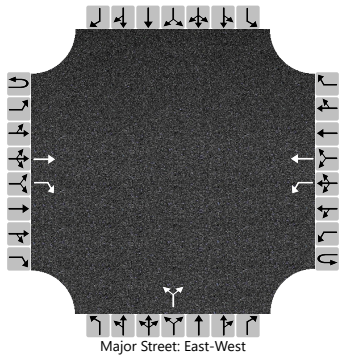
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	PM Peak
Intersection Orientation	East-West
Project Description	Fletcher Trace - Buildout

Site Information

Intersection	CR 235 @ South Site Access
Jurisdiction	Alachua County
East/West Street	CR 235
North/South Street	South Site Access
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	1	0	1	1	0		0	1	0		0	0	0
Configuration			T	R		L	T				LR					
Volume (veh/h)			478	48		96	399			28		56				
Percent Heavy Vehicles (%)						14				2		2				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized			No													
Median Type | Storage				Undivided												

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.24				6.42		6.22				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.33				3.52		3.32				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						104					91					
Capacity, c (veh/h)						944					341					
v/c Ratio						0.11					0.27					
95% Queue Length, Q_{95} (veh)						0.4					1.1					
Control Delay (s/veh)						9.3					19.4					
Level of Service (LOS)						A					C					
Approach Delay (s/veh)						1.8				19.4						
Approach LOS						A				C						

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HCS Two-Way Stop-Control Report

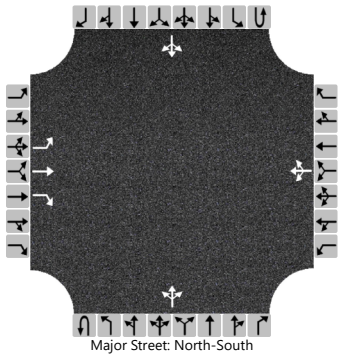
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	PM Peak
Intersection Orientation	North-South
Project Description	Fletcher Trace - Buildout

Site Information

Intersection	CR 2054 @ CR 235A
Jurisdiction	Alachua County
East/West Street	CR 2054
North/South Street	CR 235A
Peak Hour Factor	0.96
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		1	1	1		0	1	0	0	0	1	0	0	0	1	0
Configuration		L	T	R			LTR				LTR				LTR	
Volume (veh/h)		31	24	32		24	37	33		25	276	14		37	291	30
Percent Heavy Vehicles (%)		8	8	8		18	18	18		23				14		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized	Yes															
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.18	6.58	6.28		7.28	6.68	6.38		4.33				4.24		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.57	4.07	3.37		3.66	4.16	3.46		2.41				2.33		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		32	25	33			98			26				39		
Capacity, c (veh/h)		248	311	708			358			1116				1194		
v/c Ratio		0.13	0.08	0.05			0.27			0.02				0.03		
95% Queue Length, Q_{95} (veh)		0.4	0.3	0.1			1.1			0.1				0.1		
Control Delay (s/veh)		21.7	17.6	10.3			18.8			8.3	0.2	0.2		8.1	0.3	0.3
Level of Service (LOS)		C	C	B			C			A	A	A		A	A	A
Approach Delay (s/veh)	16.4				18.8				0.9				1.1			
Approach LOS	C				C				A				A			

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HCS Two-Way Stop-Control Report

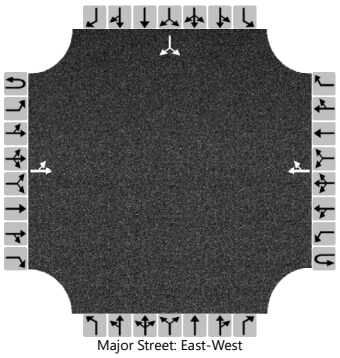
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	PM Peak
Intersection Orientation	East-West
Project Description	Fletcher Trace - Buildout

Site Information

Intersection	CR 235 @ CR 235A/NW 173rd St
Jurisdiction	Alachua County
East/West Street	CR 235
North/South Street	CR 235A/NW 173rd St
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		LT						TR							LR	
Volume (veh/h)		134	422				313	114						108		128
Percent Heavy Vehicles (%)		6												3		3
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.16												6.43		6.23
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.25												3.53		3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		146													257	
Capacity, c (veh/h)		1076													293	
v/c Ratio		0.14													0.87	
95% Queue Length, Q_{95} (veh)		0.5													7.8	
Control Delay (s/veh)		8.9	1.6												64.1	
Level of Service (LOS)		A	A												F	
Approach Delay (s/veh)		3.4												64.1		
Approach LOS		A												F		

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HCS Two-Way Stop-Control Report

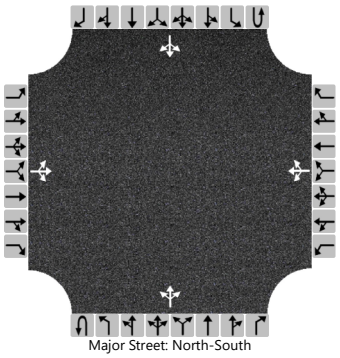
General Information

Analyst	Daniel Soto
Agency/Co.	CHW
Date Performed	5/24/2022
Analysis Year	2029
Time Analyzed	PM Peak
Intersection Orientation	North-South
Project Description	Fletcher Trace - Buildout

Site Information

Intersection	NW 78th Avenue/CR 232 @ CR 235
Jurisdiction	Alachua County
East/West Street	NW 78th Avenue/CR 232
North/South Street	CR 235
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	0	1	0	0	0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		38	93	22		22	188	66		36	385	18		26	270	68
Percent Heavy Vehicles (%)		14	14	14		2	2	2		7				10		
Proportion Time Blocked																
Percent Grade (%)		0				0										
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.24	6.64	6.34		7.12	6.52	6.22		4.17				4.20		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.63	4.13	3.43		3.52	4.02	3.32		2.26				2.29		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			168				303			40				29		
Capacity, c (veh/h)			85				264			1160				1076		
v/c Ratio			1.97				1.15			0.03				0.03		
95% Queue Length, Q_{95} (veh)			14.6				13.4			0.1				0.1		
Control Delay (s/veh)			556.3				142.0			8.2	0.4	0.4		8.4	0.3	0.3
Level of Service (LOS)			F				F			A	A	A		A	A	A
Approach Delay (s/veh)		556.3				142.0				1.0				0.9		
Approach LOS		F				F				A				A		

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Appendix J
Roadway Segment Analysis

Table 4.1
Transportation Public Facilities Impacts

Roadway Segment (FDOT Segment #, CoA Comp Plan #)	Segment Description	AADT/ Peak Hour	Comp Plan MSV^^	Existing Traffic*^	Reserved Trips	Available Capacity**	Percentage of Capacity Utilized
Interstate		Min LOS Standard: C					
I-75 (32, 1)	From North City Limit to US 441	AADT	91,600	29,500	208	61,892	32.43%
		Peak Hour	8,250	3,098	15	5,137	37.73%
I-75 (31, 2)	From US 441 to the South City Limit	AADT	91,600	55,956	208	35,436	61.31%
		Peak Hour	8,250	5,875	15	2,360	71.39%
State Roads		Min LOS Standard: D					
U.S. Hwy 441 (4127, 3)	From MPO Boundary to CR 25A East Intersection	AADT	43,000	20,000	43	22,957	46.61%
		Peak Hour	3,870	1,800	5	2,065	46.64%
U.S. Hwy 441 (106, 4)	From CR 25A East Intersection to SR 235	AADT	45,700	18,230	5,689	21,781	52.34%
		Peak Hour	4,110	1,732	452	1,926	53.14%
U.S. Hwy 441 (107, 5)	From SR 235 to I-75	AADT	39,000	22,581	2,160	14,259	63.44%
		Peak Hour	3,510	2,145	170	1,195	65.95%
U.S. Hwy 441 (4107, 6)	From I-75 to CR 235A	AADT	39,000	27,914	1,927	9,159	76.52%
		Peak Hour	3,510	2,652	154	704	79.94%
U.S. Hwy 441 (14, 7)	From CR 235A to NW 188th Street	AADT	43,000	22,250	1,565	19,185	55.38%
		Peak Hour	3,870	2,114	129	1,627	57.96%
SR 235 (108, 8)	From NW 143rd Place to US 441	AADT	14,400	9,400	5	4,995	65.31%
		Peak Hour	1,290	893	1	396	69.30%
SR 235 (109, 9)	From US 441 to NW 140th Street	AADT	14,400	7,255	90	7,055	51.01%
		Peak Hour	1,290	689	10	591	54.19%
SR 235 (4109/1439, 10)	From NW 140th Street to East City Limit	AADT	14,400	4,500	44	9,856	31.56%
		Peak Hour	1,290	428	7	855	33.72%
County Facilities		Min LOS Standard: D					
CR 235 (11)	From NW 143rd Place to South City Limit	AADT	15,120	6,180	1,018	7,922	47.61%
		Peak Hour	1,359	587	110	662	51.30%
CR 241 (12)	From NW SR 235 to North City Limit	AADT	15,120	1,578	0	13,542	10.44%
		Peak Hour	1,359	150	0	1,209	11.03%
CR 241 (13)	From CR 235 to South City Limit	AADT	20,880	6,025	765	14,090	32.52%
		Peak Hour	1,881	572	43	1,266	32.72%
CR 2054 (14)	From SR 235 to West City Limit	AADT	15,120	4,161	35	10,924	27.75%
		Peak Hour	1,359	395	0	964	29.09%
CR 2054 (15)	From SR 235 to US 441	AADT	15,120	2,788	2,115	10,217	32.43%
		Peak Hour	1,359	265	128	966	28.91%
CR 235A (16)	From US 441 to North City Limit	AADT	15,120	1,402	816	12,902	14.67%
		Peak Hour	1,359	133	85	1,141	16.06%
CR 235A (17)	From US 441 to CR 235	AADT	15,120	5,302	112	9,706	35.81%
		Peak Hour	1,359	504	12	843	37.95%

* Florida Department of Transportation, District Two, Level of Service Reporting Tool 2019, accessed April 7, 2021.
** Formula: Comp Plan MSV - (Existing Traffic + Reserved Trips from Development Orders with Concurrency Reservation.)
^ County Facility AADT counts provided by Alachua County Public Works, April 2022.
^^ AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.

Appendix I
Turn Lane Warrant Analysis

When Not to Consider Exclusive Right-Turn Lanes

- Dense or built-out corridors with limited space
- Right-turn lane that would negatively impact pedestrians or bicyclists
- Vehicular movements from driveways or median openings that cross the right-turn lane resulting in multiple threat crashes
- Context classifications C2T, C4, C5, or C6

When Exclusive Right-Turn Lanes are Beneficial

There are instances when adding an exclusive right-turn lane for unsignalized driveways are beneficial to traffic operations and safety. ***Table 27*** provides some guidance for this situation based on the speed limit of the roadway and how many right turns occur per hour. Locations where the Auto and Truck Modal Emphasis is "High" may be appropriate for consideration of Exclusive Right Turn Lanes.

Table 27 – Recommended Guidelines for Exclusive Right-Turn Lanes to Unsignalized Driveway[10]

Roadway Posted Speed Limit	Number of Right Turns Per Hour
45 mph or less	80 – 125[1]
Over 45 mph	35 – 55[2]
Note: A posted speed limit of 45 mph may be used with these thresholds if the operating speeds are known to be over 45 mph during the time of peak right turn demand.	
Note on traffic projections: Projecting turning volumes is, at best, a knowledgeable estimate. Keep this in mind especially if the projections of right turns are close to meeting the guidelines. In that case, consider requiring the turn lane.	
[1] The lower threshold of 80 right-turn vehicles per hour would be most used for higher volume (greater than 600 vehicles per hour, per lane in one direction on the major roadway) or two-lane roads where lateral movement is restricted. The 125 right-turn vehicles per hour upper threshold would be most appropriate on lower volume roadways, multilane highways, or driveways with a large entry radius (50 feet or greater).	
[2] The lower threshold of 35 right-turn vehicles per hour would be most appropriately used on higher volume two-lane roadways where lateral movement is restricted. The 55 right-turn vehicles per hour upper threshold would be most appropriate on lower volume roadways, multilane highways, or driveways with large entry radius (50 feet or greater).	

Source: NCHRP Report 420 (Impacts of Access Management Techniques)

CR 235/North Site Access
EBR
AM(PM)
11(34)

CR 235/South Site Access
EBR
AM(PM)
14(48)

These recommendations are primarily based on the research done in NCHRP Report 420, Impacts of Access Management Techniques, Chapter 4 – Unsignalized Access Spacing (Technique 1B), and Use of Speed Differential as a Measure to Evaluate the Need for Right-Turn Deceleration Lane at Unsignalized Intersections.

In the *NCHRP Report 420*, the observed high-speed roads, 30 to 40 right-turn vehicles per hour caused evasive maneuvers on 5 - 10 percent of the following through vehicles. For lower speed roadways, 80 to 110 right-turn vehicles caused 15 - 20 percent of the following through vehicles to make evasive maneuvers. The choice of acceptable percentages of through vehicles impacted is a decision based on reasonable expectations of the different roadways.

In this study, by modeling speed differentials, a better understanding of the impacts of through volume and driveway radius was discovered.

[10] May not be appropriate for signalized locations where signal phasing plays an important role in determining the need for right turn lanes.

PRELIMINARY PLAT
FOR:

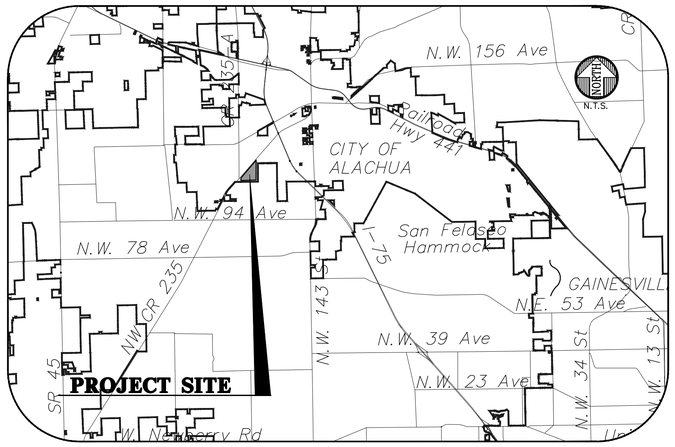
FLETCHER TRACE SUBDIVISION

ALACHUA COUNTY PARCELS 03980-002-001

CITY OF ALACHUA, FLORIDA

SECTION 28, TOWNSHIP 08 SOUTH, RANGE 18 EAST

NOT FOR FINAL RECORDING



VICINITY MAP

GENERAL NOTES

1. *LAND OWNER:*
   FLETCHER DEVELOPMENT, LLC.
   4510 NW 6TH PLACE, 3RD FLOOR
   GAINESVILLE, FL 32607
   (352)224-6400
   blake@thefletchercompanies.com
2. *DEVELOPER(SUBDIVIDER):*
   FLETCHER DEVELOPMENT, LLC.
   4510 NW 6TH PLACE, 3RD FLOOR
   GAINESVILLE, FL 32607
   (352)224-6400
   blake@thefletchercompanies.com
3. *AGENT OF DEVELOPER/SUBDIVIDER:*
   CHW
   11801 RESEARCH DRIVE
   ALACHUA, FL 32615
   (352)331-1976
4. *ENGINEER OF RECORD:*
   DANIEL H. YOUNG, P.E.
   CHW
   11801 RESEARCH DRIVE
   ALACHUA, FL 32615
   (352) 331-1976
   daniely@chw-inc.com
5. *SURVEYOR OF RECORD:*
   CHAD COLSON, PSM
   CHW
   11801 RESEARCH DRIVE
   ALACHUA, FL 32615
   (352) 331-1976
   chadc@chw-inc.com
6. *DATE OF BOUNDARY SURVEY:*
   10/21/2021
7. *WATER SUPPLY:*
   AN 8-INCH POTABLE WATER MAIN RUNS ALONG THE CR 235 RIGHT-OF-WAY
   DIRECT CONNECTION IS ANTICIPATED WITHOUT THE NEED FOR JACK AND BORE OF CR 235.
8. *SEWAGE DISPOSAL:*
   A NEW GRAVITY SEWER SYSTEM WILL CONNECT TO A PROPOSED SANITARY LIFT STATION LOCATED WITHIN THE DEVELOPMENT. THE PROPOSED LIFT STATION WILL PUMP TO EXISTING CITY OF ALACHUA GRAVITY SEWER SYSTEM LOCATED AT THE INTERSECTION OF CR 235A AND NW 115 AVE.
9. *DRAINAGE:*
   STORMWATER MANAGEMENT FACILITIES (SMF) ARE LOCATED THROUGHOUT THE DEVELOPMENT, INCLUDING ALONG CR 235 AND THE SITE'S LOW AREA. THIS PLAN ILLUSTRATES APPROXIMATELY 23% OF THE PROJECT SITE. FINAL SIZE AND LOCATION OF SMFs WILL BE DETERMINED DURING SITE PLAN REVIEW.
10. *ELECTRICAL UTILITY PROVISION:*
    CLAY ELECTRIC WILL BE EXTENDED TO THE PROJECT SITE FROM CR 235A AND ALONG FROM CR 235 TO SUPPLY THE UNDERGROUND ELECTRIC TO THE DEVELOPMENT.
11. *NATURAL FEATURES:*
    N/A
12. *ZONING/LAND USE INFORMATION:*
    ZONING = PD-R
    LAND USE = MODERATE DENSITY RESIDENTIAL

SETBACKS:

DEVELOPABLE AREA/LOTS	*FRONT*	*REAR*	*SIDE*	*STREET-FACING GARAGES**
A (1-32, 75-128, 133-215 227-247, 298-346, 355-372)	*10'*	*5'*	*5'*	*18'*
B (33-74, 373-472)	*10'*	*5'*	*5'*	*18'*
C (129-132, 216-226 291-297,347-354)	*10'*	*12'*	*5'*	*18'*
D (248-290)	*10'*	*12'*	*5'*	*18'*

** FOR STREET-FACING GARAGES, THE GARAGE PORTION OF THE STRUCTURE SHALL BE SET BACK A MINIMUM 18 FEET.*

13. *DEVELOPMENT CONTAINS 410 SINGLE FAMILY LOTS AND 28 MULTI-FAMILY LOTS.*
14. *COVENANTS AND RESTRICTIONS:*
    PROVIDED
15. *ROADWAY TYPE: URBAN CURB AND GUTTER ROADWAY WITH STORM SEWER PIPING AND RENTAL LIGHTING FROM CLAY ELECTRIC.*
16. *UTILITY PROVIDERS:*
    WATER: CITY OF ALACHUA
    SEWER: CITY OF ALACHUA
    ELECTRIC: CLAY ELECTRIC
    PHONE / CABLE: WINDSTREAM AND COX
17. *PHASES SHOWN CAN BE CONSTRUCTED IN ANY ORDER ASSUMING THE NECESSARY INFRASTRUCTURE IS INSTALLED TO SUPPORT EACH GIVEN PHASE*
18. *THE HOMEOWNER'S ASSOCIATION (HOA) SHALL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM NOT IN THE RIGHT-OF-WAY. THE CITY OF ALACHUA WILL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF THE STORMWATER SYSTEM WITHIN THE RIGHT-OF-WAY.*

SHEET INDEX

SHEET NUMBER	*DESCRIPTION*
	MASTER PRELIMINARY PLAT
2-12	*DETAILED PRELIMINARY PLAT*
1 - 13 OF 13	*BOUNDARY AND TOPOGRAPHIC SURVEY*

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

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

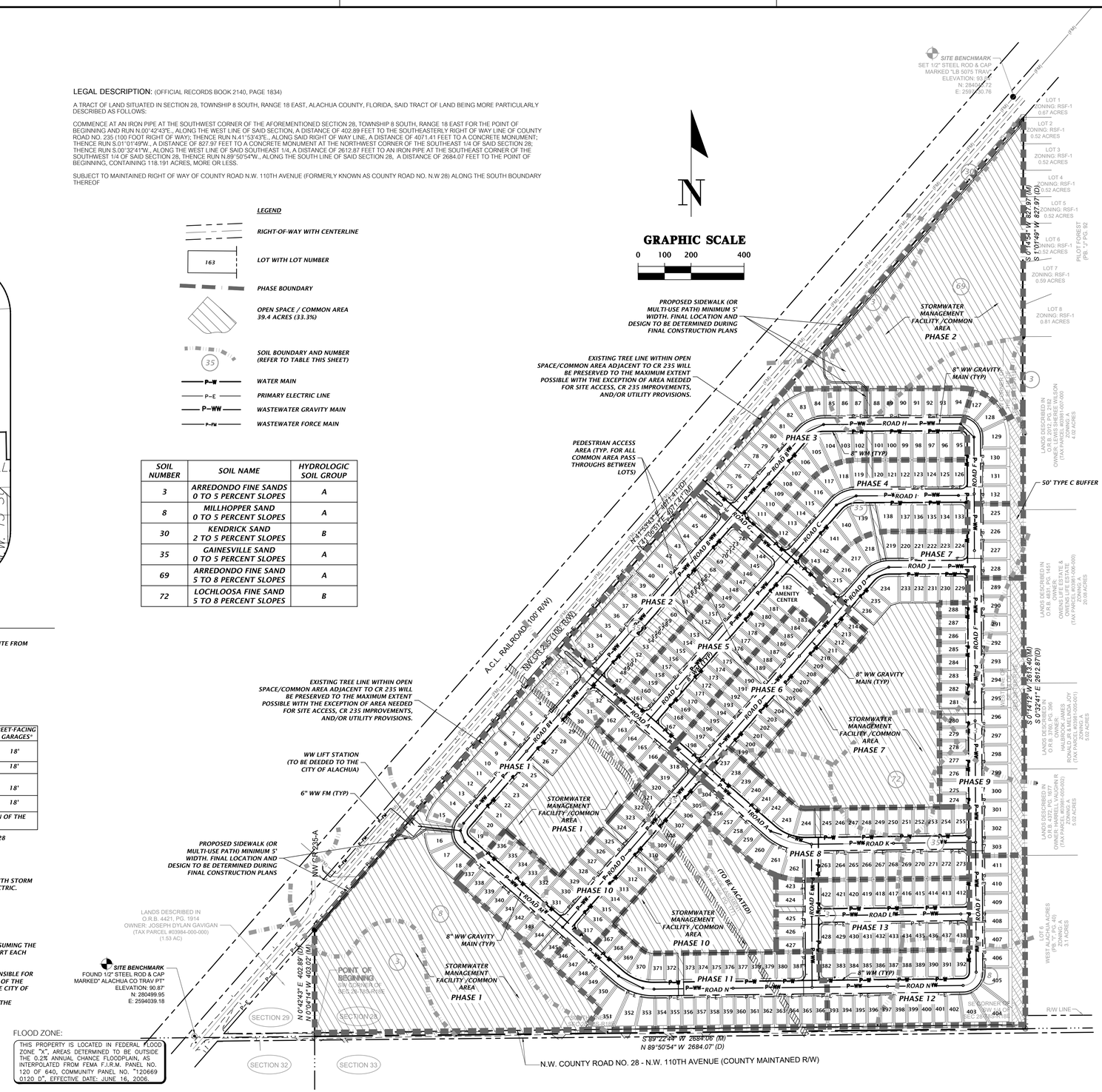
COMMENCE AT AN IRON PIPE AT THE SOUTHWEST CORNER OF THE AFOREMENTIONED SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST FOR THE POINT OF BEGINNING AND RUN N.00°47'43"E., ALONG THE WEST LINE OF SAID SECTION, A DISTANCE OF 402.89 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY); THENCE RUN N.41°53'43"E., ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 4071.41 FEET TO A CONCRETE MONUMENT; THENCE RUN S.01°01'49"W., A DISTANCE OF 827.97 FEET TO A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 28; THENCE RUN S.00°32'41"W., ALONG THE WEST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 2612.87 FEET TO AN IRON PIPE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 28, THENCE RUN N.89°50'54"W., ALONG THE SOUTH LINE OF SAID SECTION 28, A DISTANCE OF 2684.07 FEET TO THE POINT OF BEGINNING, CONTAINING 118.191 ACRES, MORE OR LESS.

SUBJECT TO MAINTAINED RIGHT OF WAY OF COUNTY ROAD N.W. 110TH AVENUE (FORMERLY KNOWN AS COUNTY ROAD NO. N.W 28) ALONG THE SOUTH BOUNDARY THEREOF

LEGEND

- *RIGHT-OF-WAY WITH CENTERLINE*
- *LOT WITH LOT NUMBER* (163)
- *PHASE BOUNDARY*
- *OPEN SPACE / COMMON AREA 39.4 ACRES (33.3%)*
- *SOIL BOUNDARY AND NUMBER (REFER TO TABLE THIS SHEET)* (35)
- *WATER MAIN* (P-W)
- *PRIMARY ELECTRIC LINE* (P-E)
- *WASTEWATER GRAVITY MAIN* (P-WW)
- *WASTEWATER FORCE MAIN* (P-FM)

SOIL NUMBER	*SOIL NAME*	*HYDROLOGIC SOIL GROUP*
3	*ARREDONDO FINE SANDS 0 TO 5 PERCENT SLOPES*	*A*
8	*MILLHOPPER SAND 0 TO 5 PERCENT SLOPES*	*A*
30	*KENDRICK SAND 2 TO 5 PERCENT SLOPES*	*B*
35	*GAINESVILLE SAND 0 TO 5 PERCENT SLOPES*	*A*
69	*ARREDONDO FINE SAND 5 TO 8 PERCENT SLOPES*	*A*
72	*LOCHLOOSA FINE SAND 5 TO 8 PERCENT SLOPES*	*B*



FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY PANEL NO. "120669 0120 D", EFFECTIVE DATE: JUNE 16, 2006.

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

CHW

SCALE: 1"=200'

VERIFY SCALE BAR IS CORRECT FOR PLOTTED SIZE OF DRAWING. IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/REVISIONS:

SUBMITTALS:
5/31/2022 - PRELIMINARY PLAT FIRST SUBMITTAL
7/27/2022 - PRELIMINARY PLAT RESUBMITTAL
8/25/2022 - PRELIMINARY PLAT RESUBMITTAL
XX/XX/2023 - PRELIMINARY PLAT UPDATE

CLIENT: FLETCHER DEVELOPMENT

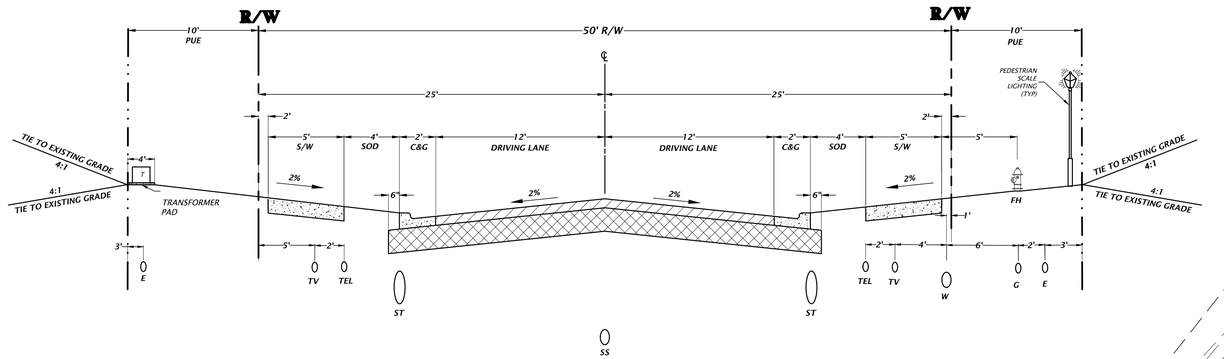
PROJECT: FLETCHER TRACE SUBDIVISION PRELIMINARY PLAT

SHEET TITLE: MASTER PRELIMINARY PLAT

TECHNICIAN: K.MERRITT
DESIGNER: M.COVINGTON
QA/QC CONTROL: T. HASTAY
PROJECT NUMBER: 21-0297

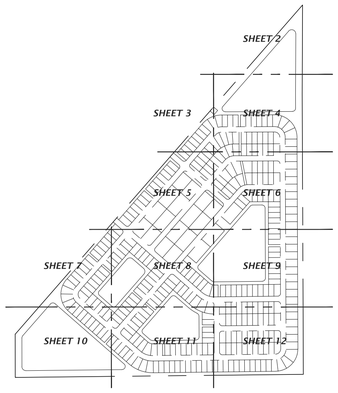
TRAVIS J. HASTAY
FL PE No. 84295

SHEET NO.: 1



50' R/W
TYPICAL ROAD SECTION
DESIGN SPEED = 25 MPH

NTS



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GRAPHIC SCALE

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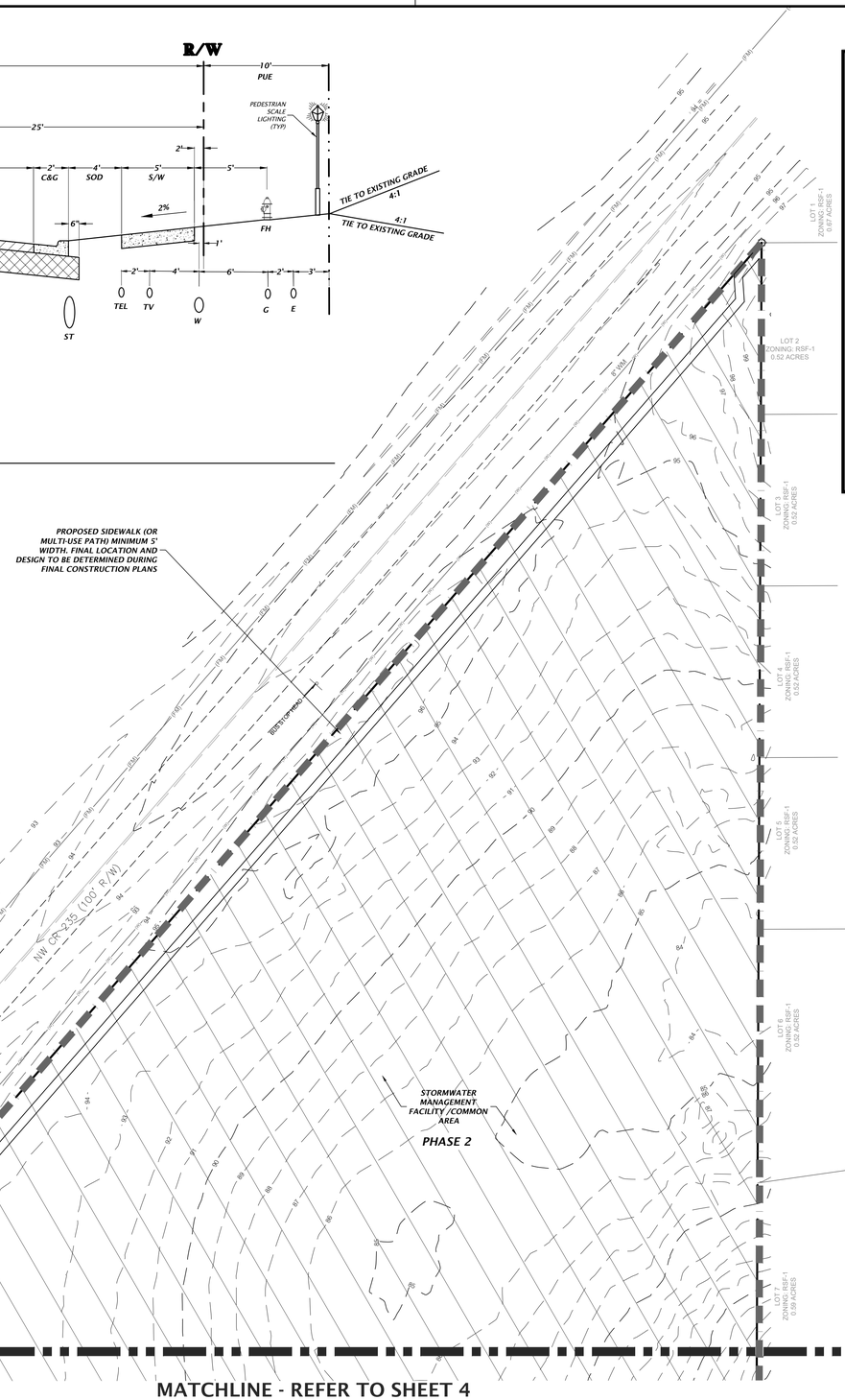
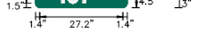


NOT FOR FINAL RECORDING

MATCHLINE - REFER TO SHEET 4

SIGN DETAIL
1:20



SIGN NUMBER	6-3in No. Centered (to
WIDTH x HGHT.	2'-6" x 0'-9"
BORDER WIDTH	0"
CORNER RADIUS	0"
MOUNTING	Ground
BACKGROUND	TYPE: Reflective
	COLOR: Green
LEGEND/BORDER	TYPE: Reflective
	COLOR: White/Green

SYMBOL	ROT	X	Y	WID	HT

Panel Style: Street Name 6-3in no border.ssi
Dimensions are in inches.tenths

Letter locations are panel edge to lower left corner

LETTER POSITIONS (X)

																	LENGTH	SERIES/SIZE
N	W																	C 2000
1.4	3.5																4.4	3
D	R																	C 2000
24.7	26.9																4	3
1	6	7	T	H														C 2000
8.1	10.5	14.6	18.7	20.7													14.3	6,3

NOTE: ROAD SIGN ABOVE SHOWN FOR ILLUSTRATION PURPOSES. ACTUAL SIGNS TO BE DESIGNED ONCE ROADWAY NAMES HAVE BEEN ASSIGNED BY E911.

TYPICAL ROADWAY SIGN DETAIL

NTS

STOP SIGN R1-1
30" X 30"

TRAFFIC SIGN DETAIL

NTS

PILOT FOREST
(PB. "J" PG. 92

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NVS

SCALE: 1"=40'

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

SUBMITTALS:
5/31/2022 - PRELIMINARY PLAT FIRST SUBMITTAL
8/26/2022 - PRELIMINARY PLAT RESUBMITTAL
8/25/2023 - PRELIMINARY PLAT RESUBMITTAL
XX/XX/2025 - PRELIMINARY PLAT UPDATE

CONSTRUCTION/BID REVISIONS:

CLIENT: FLETCHER DEVELOPMENT

PROJECT: FLETCHER TRACE SUBDIVISION PRELIMINARY PLAT

SHEET TITLE: DETAILED PRELIMINARY PLAT

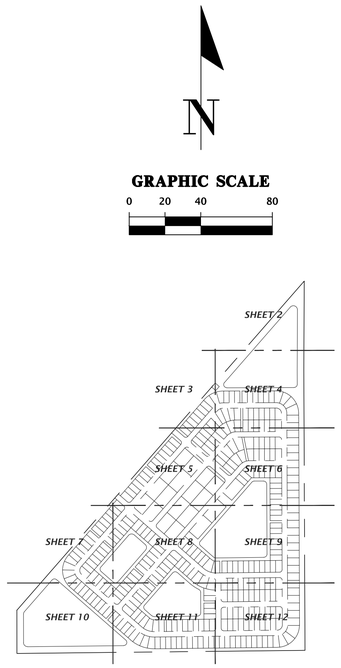
TECHNICIAN: K MERRITT
DESIGNER: N CHAMP
QUALITY CONTROL: T HASTAY
PROJECT NUMBER: 21-0297

TRAVIS J. HASTAY

FL PE No. 84295

SHEET NO.: 2

Tech: ThomasD Plot Date: Oct 21,2025 3:23pm Filename: M:\2021\21-0297\Department\04_Engineering\03_Civil\Production Files\Preliminary Plat\21-0297 DetailedPrePlat FlatterTrace.dwg



GRAPHIC SCALE

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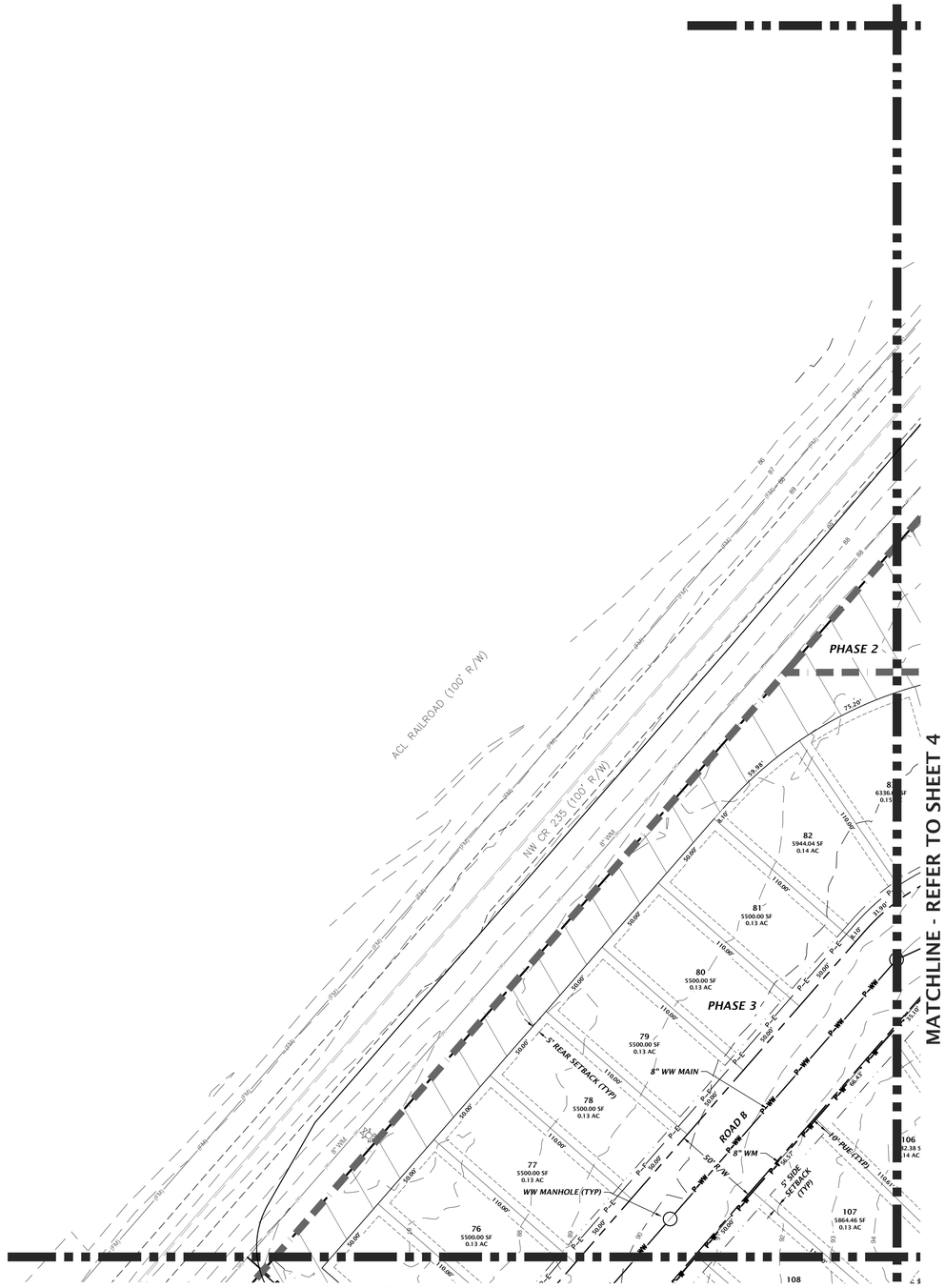
NOT FOR FINAL RECORDING



Tech: Thomas© Plot Date: Oct 31,2025 3:22pm Filename: N:\2021\21-0297\Departments\04_Engineering\03_DWGs\Production Files\Preliminary Plat\21-0297 DetailedPrelim Plat\FletcherTrace.dwg

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SCALE: 1"=40'

VERIFY SCALE
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0 1"
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

CONSTRUCTION/RECORD REVISIONS:

SUBMITTALS:
5/31/2022 - PRELIMINARY PLAT FIRST SUBMITTAL
6/30/2022 - PRELIMINARY PLAT RESUBMITTAL
8/25/2022 - PRELIMINARY PLAT RESUBMITTAL
XX/XX/2023 - PRELIMINARY PLAT UPDATE

CLIENT: FLETCHER DEVELOPMENT

PROJECT: FLETCHER TRACE SUBDIVISION PRELIMINARY PLAT

SHEET TITLE: DETAILED PRELIMINARY PLAT

TECHNICIAN: K MERRITT
DESIGNER
QA/QC: CHAPMAP
PM CONTROL: T HASTAY
PROJECT NUMBER: 21-0297

TRAVIS J. HASTAY

FL PE No. 84295

SHEET NO.: 3

MATCHLINE - REFER TO SHEET 2

MATCHLINE - REFER TO SHEET 3

MATCHLINE - REFER TO SHEET 6

ACL RAILROAD (100' R/W)

NW CR 235 (100' R/W)

8" WM

PROPOSED SIDEWALK (OR MULTI-USE PATH) MINIMUM 5' WIDTH. FINAL LOCATION AND DESIGN TO BE DETERMINED DURING FINAL CONSTRUCTION PLANS

STORMWATER MANAGEMENT FACILITY /COMMON AREA

PHASE 2

PROPOSED LOCATION FOR TRAFFIC CALMING DEVICE. FINAL LOCATION TO BE DETERMINED DURING CONSTRUCTION PLAN REVIEW PROCESS

ROAD H

8" WW MAIN

WW MANHOLE (TYP)

PHASE 3

PHASE 4

10' PUE (TYP)

5' SIDE SETBACK (TYP)

5' REAR SETBACK (TYP)

20'

50' R/W

12' REAR SETBACK

50' BUFFER

ROAD F

1 LOT ZONING: RSF-1 0.69 ACRES

LOT ZONING: RSF-1 0.81 ACRES

LANDS DESCRIBED IN DEED BOOK 4857, PAGE 1 OWNER LEWIS SHERRE WILSON (TAX PARCEL NO. 14-07-20-160-001-000) ZONING: A 402 ACRES

84 6056.97 SF 0.14 AC
85 5500.00 SF 0.13 AC
86 5500.00 SF 0.13 AC
87 5500.00 SF 0.13 AC
88 5500.00 SF 0.13 AC
89 5500.00 SF 0.13 AC
90 5500.00 SF 0.13 AC
91 5500.00 SF 0.13 AC
92 5500.00 SF 0.13 AC
93 5500.00 SF 0.13 AC
94 7627.49 SF 0.18 AC
127 7220.38 SF 0.17 AC
128 7300.13 SF 0.17 AC
129 9542.09 SF 0.22 AC
130 7700.00 SF 0.18 AC
131 7700.00 SF 0.18 AC
104 7209.17 SF 0.17 AC
103 6217.18 SF 0.14 AC
102 5742.13 SF 0.13 AC
101 5500.00 SF 0.13 AC
100 5500.00 SF 0.13 AC
99 5500.00 SF 0.13 AC
98 5500.00 SF 0.13 AC
97 5500.00 SF 0.13 AC
96 5500.00 SF 0.13 AC
95 6465.87 SF 0.15 AC
105 7325.68 SF 0.17 AC
106 5542.38 SF 0.14 AC
118 6336.00 SF 0.15 AC
119 6402.31 SF 0.15 AC
120 5500.00 SF 0.13 AC
121 5500.00 SF 0.13 AC
122 5500.00 SF 0.13 AC
123 5500.00 SF 0.13 AC
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126 6465.87 SF 0.15 AC

GRAPHIC SCALE
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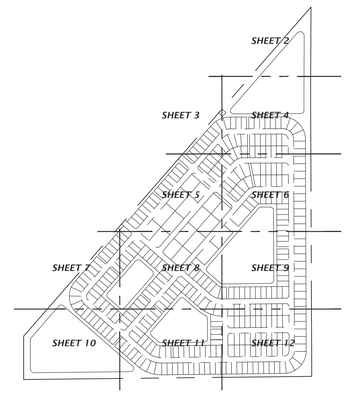

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SCALE: 1"=40'

VERIFY SCALE
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CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
PRELIMINARY PLAT FIRST SUBMITTAL
6/21/2022 - PRELIMINARY PLAT RESUBMITTAL
8/25/2022 - PRELIMINARY PLAT RESUBMITTAL
XX/XX/2025 - PRELIMINARY PLAT UPDATE

CLIENT: FLETCHER DEVELOPMENT

PROJECT: FLETCHER TRACE SUBDIVISION PRELIMINARY PLAT

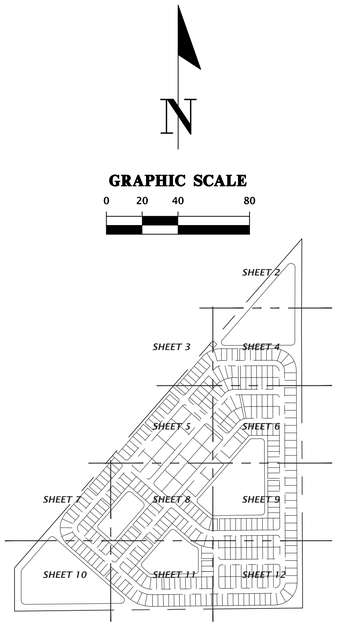
SHEET TITLE: DETAILED PRELIMINARY PLAT

TECHNICIAN: K. MERRITT
DESIGNER: J. CAMPBELL
QA/QC CONTROL: T. HASTAY
PROJECT NUMBER: 21-0297

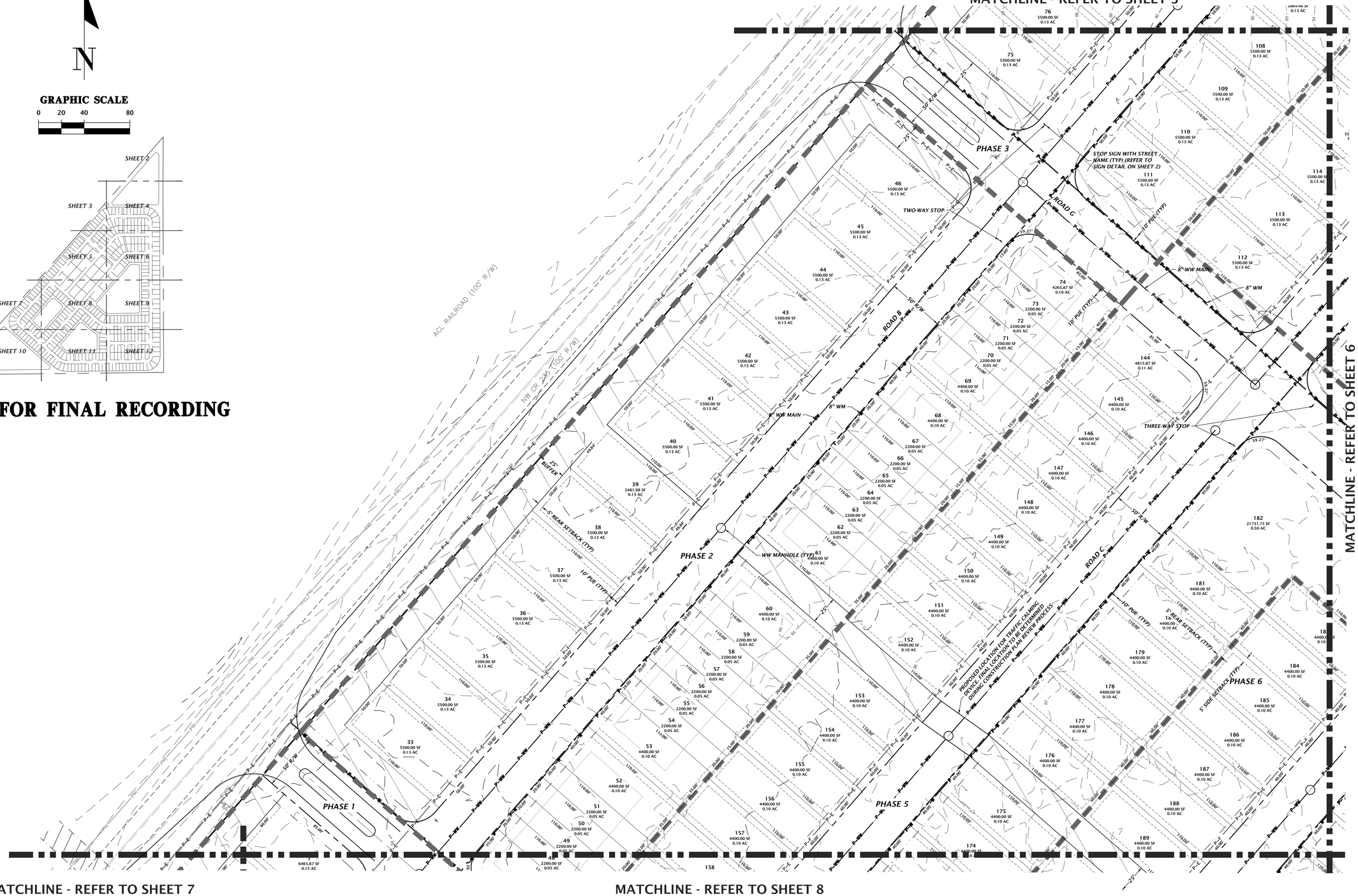
TRAVIS J. HASTAY
FL PE No. 84295

SHEET NO.: 4

Tech: ThomasC Plot Date: Oct 21,2025 3:32pm Filename: N:\2021\21-0297\Department\04_Engineering\02_DWGs\Production Files\Preliminary Plat\21-0297 DetailedPrePlat FletcherTrace.dwg



NOT FOR FINAL RECORDING



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SCALE: 1"=40'

VERIFY SCALE
BAR IS ONE INCH ON
ORIGINAL DRAWING

0 1"

IF NOT ONE INCH ON
THIS SHEET ADJUST
SCALES ACCORDINGLY

CONSTRUCTION/RED REVISIONS:

SUBMITTALS:
5/31/2022 - PRELIMINARY PLAT FIRST SUBMITTAL
8/25/2022 - PRELIMINARY PLAT RESUBMITTAL
XX/XX/2025 - PRELIMINARY PLAT UPDATE

CLIENT: FLETCHER DEVELOPMENT

PROJECT: FLETCHER TRACE SUBDIVISION PRELIMINARY PLAT

SHEET TITLE: DETAILED PRELIMINARY PLAT

TECHNICIAN: K. MERRITT
DESIGNER: N. CHAMPAP
QUALITY CONTROL: T. HASTAY
PROJECT NUMBER: 21-0297

TRAVIS J. HASTAY
FL PE No. 84295

SHEET NO.: 5

Tech: ThomasD Plot Date: Oct 21,2025 3:23pm Filename: M:\2021\21-0297\Department\A-Civil_Engineering\05_DWGs\Production Files\Preliminary Plat\21-0297 DetailedPrePlat TableofTrace.dwg

MATCHLINE - REFER TO SHEET 4

MATCHLINE - REFER TO SHEET 5

MATCHLINE - REFER TO SHEET 9

PROPOSED LOCATION FOR TRAFFIC CALMING DEVICE. FINAL LOCATION TO BE DETERMINED DURING CONSTRUCTION PLAN REVIEW PROCESS

ROAD I

ROAD J

ROAD C

ROAD D

ROAD F

8" WW MAIN

8" WM

WW MANHOLE (TYP)

STOP SIGN WITH STREET NAME (TYP) (REFER TO SIGN DETAIL ON SHEET 2)

STORMWATER MANAGEMENT FACILITY /COMMON AREA

PHASE 4

PHASE 7

50' R/W

10' PUE (TYP)

5' REAR SETBACK (TYP)

5' SIDE SETBACK (TYP)

12' REAR SETBACK

50' BUFFER

LANDS DESCRIBED IN O.R.B. 4009, PG. 1451 AND O.R.B. 4009, PG. 1454 OWENS LIFE ESTATE & OWENS, JAMES L. ESTATE (TAX PARCEL #09881-006-000) 20.09 ACRES

GRAPHIC SCALE
0 20 40 80

SHEET 2
SHEET 3
SHEET 4
SHEET 5
SHEET 6
SHEET 7
SHEET 8
SHEET 9
SHEET 10
SHEET 11
SHEET 12

NOT FOR FINAL RECORDING

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NVS

SCALE: 1"=40'

VERIFY SCALE
BAR BELOW
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.

0 1"

CONSTRUCTION/RED REVISIONS

SUBMITTALS:
8/31/2022 - PRELIMINARY PLAT FIRST SUBMITTAL
10/7/2022 - PRELIMINARY PLAT RESUBMITTAL
8/25/2023 - PRELIMINARY PLAT RESUBMITTAL
XX/XX/2025 - PRELIMINARY PLAT UPDATE

CLIENT: FLETCHER DEVELOPMENT

PROJECT: FLETCHER TRACE SUBDIVISION PRELIMINARY PLAT

SHEET TITLE: DETAILED PRELIMINARY PLAT

TECHNICIAN: K. MERRITT
DESIGNER: N. CHAMP
QA/QC CONTROL: T. HASTAY
PROJECT NUMBER: 21-0297

TRAVIS J. HASTAY
FL PE No. 84295

SHEET NO.: 6

Path: Thomas Plot Date: Oct 21,2025 3:32pm Filename: N:\2021\21-0297\Department\04_Engineering\02_DWGs\Production Files\Preliminary Plat\21-0297 DetailedPrelimPlat FletcherTrace.dwg

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GRAPHIC SCALE

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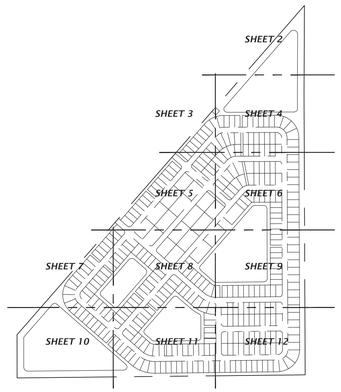
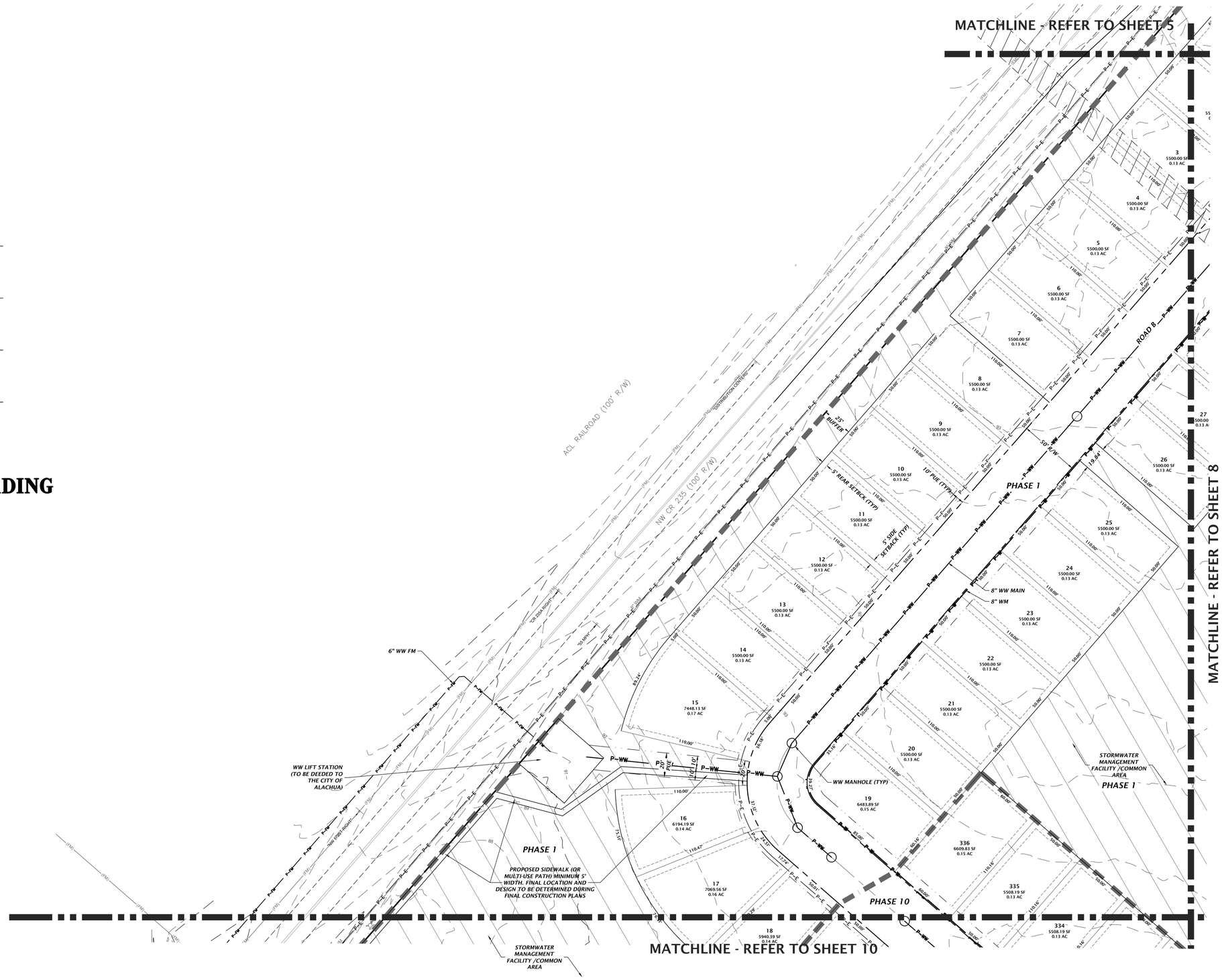


NOT FOR FINAL RECORDING



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SCALE: 1"=40'

VERIFY SCALE
BAR IS ONE INCH ON
ORIGINAL DRAWING

IF NOT ONE INCH ON
THIS SHEET ADJUST
SCALES ACCORDINGLY

CONSTRUCTION/RED REVISIONS:

SUBMITTALS:
PRELIMINARY PLAT FIRST SUBMITTAL
6/30/2022 - PRELIMINARY PLAT RESUBMITTAL
8/25/2022 - PRELIMINARY PLAT RESUBMITTAL
XX/XX/2023 - PRELIMINARY PLAT UPDATE

CLIENT: FLETCHER DEVELOPMENT

PROJECT: FLETCHER TRACE SUBDIVISION PRELIMINARY PLAT

SHEET TITLE: DETAILED PRELIMINARY PLAT

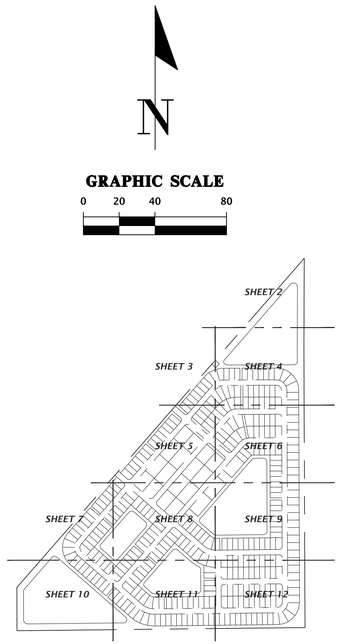
TECHNICIAN: K. MERRITT
DESIGNER: J. COWARD
QA/QC CONTROL: T. HASTAY
PROJECT NUMBER: 21-0297

TRAVIS J. HASTAY
FL PE No. 84295

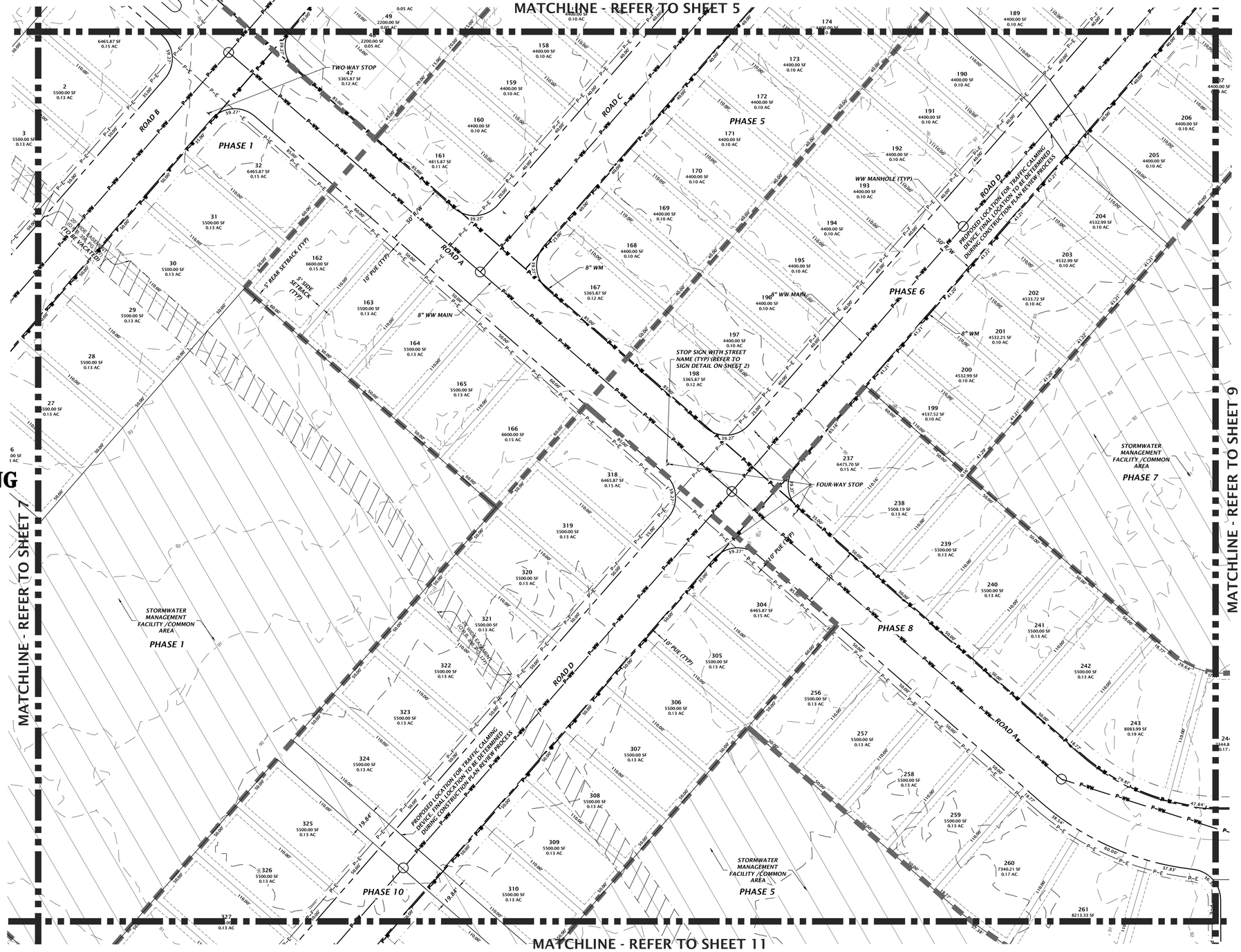
SHEET NO.: 7

Tech: ThomasC Plot Date: Oct 21,2025 3:33pm Filename: K:\2021\21-0297\Department\04_Engineering\02_DWGs\Production Files\Preliminary Plat\21-0297 DetailedPrelimPlat FletcherTrace.dwg

A B C D



NOT FOR FINAL RECORDING



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SCALE: 1"=40'

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

CONSTRUCTION/RED REVISIONS:

SUBMITTALS:
7/31/2022 - PRELIMINARY PLAT FIRST SUBMITTAL
8/31/2022 - PRELIMINARY PLAT RESUBMITTAL
8/25/2023 - PRELIMINARY PLAT RESUBMITTAL
XX/XX/2025 - PRELIMINARY PLAT UPDATE

CLIENT: FLETCHER DEVELOPMENT

PROJECT: FLETCHER TRACE SUBDIVISION PRELIMINARY PLAT

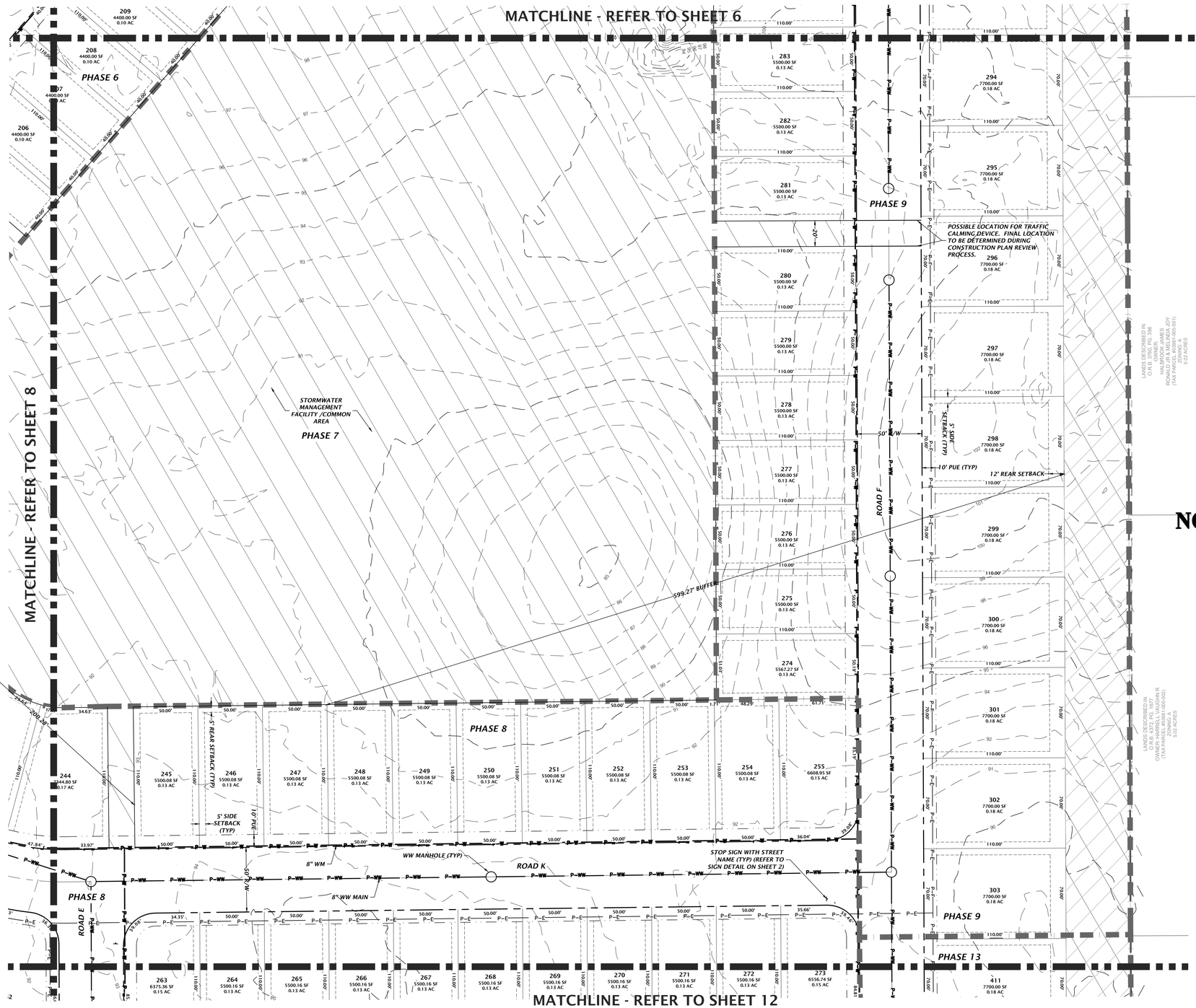
SHEET TITLE: **DETAILED PRELIMINARY PLAT**

TECHNICIAN: K. MERRITT
DESIGNER: N. CONCEPCION
QA/QC CONTROL: T. HASTAY
PROJECT NUMBER: 21-0297

TRAVIS J. HASTAY
FL PE No. 84295

SHEET NO.: 8

Tech: ThomasC Plot Date: Oct 21,2025 3:33pm Filename: N:\2021\21-0297\Department\04_Engineering\02_Civil\1 Production Files\Preliminary Plat\21-0297 DetailedPrePlat FletcherTrace.dwg



NOT FOR FINAL RECORDING

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SCALE: 1"=40'

VERIFY SCALE BAR IS CORRECT FOR ORIGINAL DRAWING

0 1"

IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
5/31/2022 - PRELIMINARY PLAT FIRST RESUBMITTAL
8/04/2022 - PRELIMINARY PLAT SECOND RESUBMITTAL
8/25/2022 - PRELIMINARY PLAT RESUBMITTAL
XX/XX/2025 - PRELIMINARY PLAT UPDATE

CLIENT: FLETCHER DEVELOPMENT

PROJECT: FLETCHER TRACE SUBDIVISION PRELIMINARY PLAT

SHEET TITLE: DETAILED PRELIMINARY PLAT

TECHNICIAN: K MERRITT
DESIGNER: N GUSTAFSON
QUALITY CONTROL: T HASTAY
PROJECT NUMBER: 21-0297

TRAVIS J. HASTAY

FL PE No. 84295

SHEET NO.: 9

Tech: ThomasD Plot Date: Oct 21,2025 3:03pm Filename: M:\2021\21-0297\Department\04_Engineering\03_Dwgs\Production Files\Preliminary Plat\21-0297 PRelimPlatFinal FletcherTrace.dwg

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GRAPHIC SCALE

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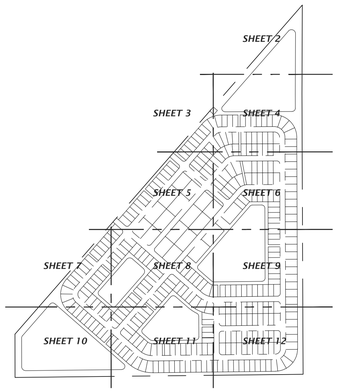

NOT FOR FINAL RECORDING

MATCHLINE - REFER TO SHEET 7

NW CR 235-A

PROPOSED SIDEWALK (OR MULTI-USE PATH) MINIMUM 5' WIDTH. FINAL LOCATION AND DESIGN TO BE DETERMINED DURING FINAL CONSTRUCTION PLANS

STORMWATER MANAGEMENT FACILITY /COMMON AREA
PHASE 1

PHASE 10

18 5940.39 SF 0.14 AC
337 5500.00 SF 0.13 AC
338 5500.00 SF 0.13 AC
339 5500.00 SF 0.13 AC
340 5500.00 SF 0.13 AC
341 5500.00 SF 0.13 AC
342 5500.00 SF 0.13 AC
343 5500.00 SF 0.13 AC
344 5500.00 SF 0.13 AC
334 5508.19 SF 0.13 AC
333 5508.19 SF 0.13 AC
332 6609.83 SF 0.15 AC

WW MANHOLE (TYP)
8" WM
8" WW MAIN
10' PUE (TYP)
50' ROAD M
5' SIDE SETBACK (TYP)
5' REAR SETBACK (TYP)

MATCHLINE - REFER TO SHEET 11

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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:
3/31/2022 - PRELIMINARY PLAT FIRST SUBMITTAL
5/31/2022 - PRELIMINARY PLAT RESUBMITTAL
8/25/2022 - PRELIMINARY PLAT RESUBMITTAL
XX/XX/2023 - PRELIMINARY PLAT UPDATE

CLIENT: FLETCHER DEVELOPMENT
PROJECT: FLETCHER TRACE SUBDIVISION PRELIMINARY PLAT
SHEET TITLE: **DETAILED PRELIMINARY PLAT**

TECHNICIAN: K MERRITT
DESIGNER: N. CLOVER-KNAPP
QUALITY CONTROL: T. HASTAY
PROJECT NUMBER: 21-0297

TRAVIS J. HASTAY
FL PE No. 84295

SHEET NO.: **10**

Tech: ThomasE Plot Date: Oct 21,2022 3:13pm Filename: H:\2021\21-0297\Department\04_Engineering\02_DWGs\Production Files\Preliminary Plat\21-0297 DetailedPrePlat FletcherTrace.dwg

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GRAPHIC SCALE
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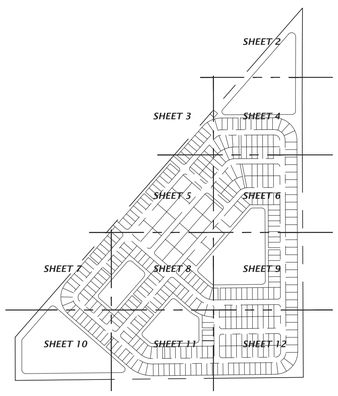

NOT FOR FINAL RECORDING

MATCHLINE - REFER TO SHEET 8

MATCHLINE - REFER TO SHEET 10

MATCHLINE - REFER TO SHEET 12

PHASE 10

PHASE 11

PHASE 7

PHASE 1

ROAD D

ROAD M

ROAD N

ROAD E

8" WW MAIN

8" WM

10' PUE (TYP)

5' SIDE SETBACK (TYP)

STOP SIGN WITH STREET NAME (TYP) (REFER TO SIGN DETAIL ON SHEET 2)

WW MANHOLE (TYP)

STORMWATER MANAGEMENT FACILITY /COMMON AREA

20' REAR SETBACK (TYP)

5' REAR SETBACK (TYP)

12' REAR SETBACK

POSSIBLE LOCATION FOR TRAFFIC CALMING DEVICE. FINAL LOCATION TO BE DETERMINED DURING CONSTRUCTION PLAN REVIEW PROCESS.

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SCALE: 1"=40'

VERIFY SCALE
BAR BELOW
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.

0 1"

CONSTRUCTION/RED REVISIONS:

SUBMITTALS:
5/31/2022 - PRELIMINARY PLAT FIRST SUBMITTAL
8/25/2022 - PRELIMINARY PLAT RESUBMITTAL
XX/XX/2023 - PRELIMINARY PLAT UPDATE

CLIENT: FLETCHER DEVELOPMENT

PROJECT: FLETCHER TRACE SUBDIVISION PRELIMINARY PLAT

SHEET TITLE: DETAILED PRELIMINARY PLAT

TECHNICIAN: K MERRITT
DESIGNER
QA/QC: CHAP
CALCULATIONS: T HASTAY

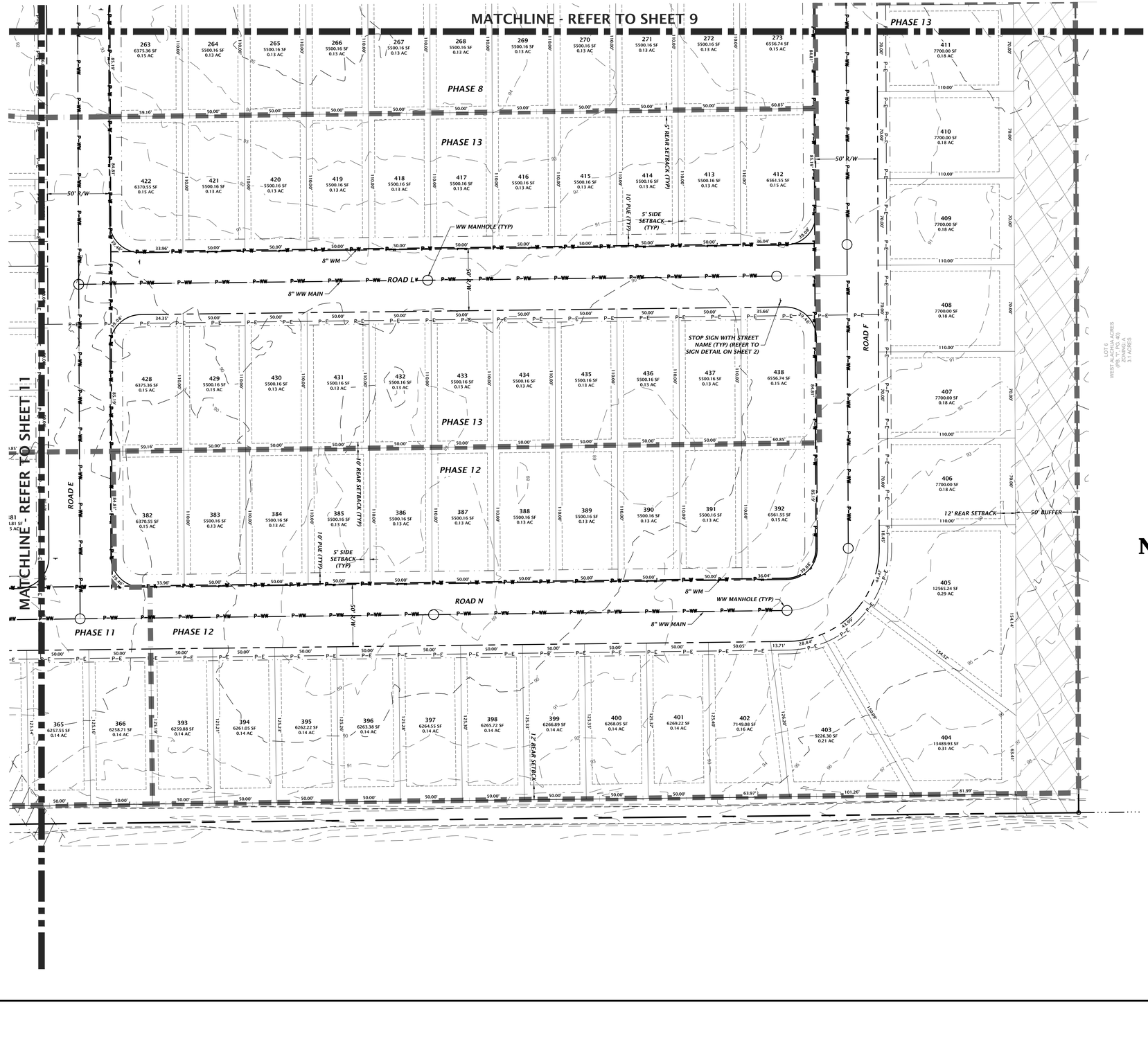
PROJECT NUMBER: 21-0297

TRAVIS J. HASTAY

FL PE No. 84295

SHEET NO.: 11

Tech: Thomas© Plot Date: Oct 31,2025 3:23pm Filename: M:\2021\21-0297\Departments\04_Engineering\02_DWGs\Production Files\Preliminary Plat\31-0297 DetailedPrePlat FletcherTrace.dwg



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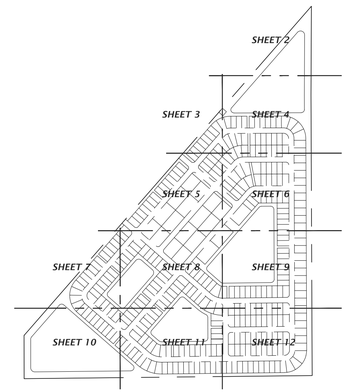

NOT FOR FINAL RECORDING

11801 Research Drive
Alachua, Florida 32615
(352)332-1676
www.nv5.com

NV5

SCALE: 1"=40'

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:
5/31/2022 - PRELIMINARY PLAT FIRST SUBMITTAL
6/30/2022 - PRELIMINARY PLAT RESUBMITTAL
8/25/2022 - PRELIMINARY PLAT RESUBMITTAL
XX/XX/2023 - PRELIMINARY PLAT UPDATE

CLIENT: FLETCHER DEVELOPMENT

PROJECT: FLETCHER TRACE SUBDIVISION PRELIMINARY PLAT

SHEET TITLE: DETAILED PRELIMINARY PLAT

TECHNICIAN: K MERRITT
DESIGNER: N/A
QUALITY CONTROL: T HASTAY
PROJECT NUMBER: 21-0297

TRAVIS J. HASTAY

FL PE No. 84295

SHEET NO.: 12

BOUNDARY & TOPOGRAPHIC SURVEY

LOCATED IN SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

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

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

COMMENCE AT AN IRON PIPE AT THE SOUTHWEST CORNER OF THE AFOREMENTIONED SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST FOR THE POINT OF BEGINNING AND RUN N.00°42'43"E., ALONG THE WEST LINE OF SAID SECTION, A DISTANCE OF 402.89 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY); THENCE RUN N.41°53'43"E., ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 4071.41 FEET TO A CONCRETE MONUMENT; THENCE RUN S.01°01'49"W., A DISTANCE OF 827.97 FEET TO A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 28; THENCE RUN S.00°32'41"W., ALONG THE WEST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 2612.87 FEET TO AN IRON PIPE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 28, THENCE RUN N.89°50'54"W., ALONG THE SOUTH LINE OF SAID SECTION 28, A DISTANCE OF 2684.07 FEET TO THE POINT OF BEGINNING, CONTAINING 118.191 ACRES, MORE OR LESS.

SUBJECT TO MAINTAINED RIGHT OF WAY OF COUNTY ROAD N.W. 110TH AVENUE (FORMERLY KNOWN AS COUNTY ROAD NO. N.W 28) ALONG THE SOUTH BOUNDARY THEREOF

SURVEYORS NOTES:

1. HORIZONTAL DATUM SHOWN HEREON IS DERIVED FROM THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 1983).
2. NO UNDERGROUND INSTALLATION OF UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
3. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.
4. FENCING, SYMBOLS AND MONUMENTATION SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
6. THIS SURVEY WAS PRODUCED WITHOUT THE BENEFITS OF FURNISHED TITLE WORK. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR, AND NO SEARCH OF THE PUBLIC RECORDS HAS BEEN DONE BY THE SURVEYOR.
7. THE 20' EASEMENT SHOWN HEREON IS AN APPROXIMATE LOCATION. THE LOCATION IS BASED ON A SURVEY DONE BY ACLS THAT THIS OFFICE HAS ON FILE. PROJECT NUMBER 97-362, DATED 9-25-1997.
8. INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY, (F.E.M.A.) FLOOD INSURANCE RATE MAP(S), SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.
9. IN THE OPINION OF THIS SURVEYOR, THE PERIMETER LINES AS SHOWN HEREON REPRESENT THE LOCATION OF THE BOUNDARY LINES OF THE SUBJECT PARCEL IN RELATION TO THE DESCRIPTION OF RECORD AND THOSE EXISTING LAND CORNERS FOUND TO BE ACCEPTABLE BY THIS SURVEYOR.
10. VERTICAL DATUM BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BENCHMARK USED WAS A NATIONAL GEODETIC SURVEY BENCHMARK NUMBER I75T6, WITH A PUBLISHED ELEVATION OF 160.03 FEET (NAVD 88)
11. ADDITIONAL POINTS MAY BE FOUND BY TURNING ON THE NODE* LAYER IN THE SUPPLIED DIGITAL FILE.
12. TOPOGRAPHIC INFORMATION SHOWN HEREON BASED ON GROUND SURVEY. CONTOURS SHOWN HEREON REFLECT 1-FOOT INTERVALS.
13. ONLY TREES 3" IN DIAMETER OR GREATER (MEASURED AT CHEST HEIGHT) ARE SHOWN HEREON.
14. THIS SURVEY CONSISTS OF THIRTEEN (13) SHEETS IN TOTAL. EACH SHEET IS INCOMPLETE WITHOUT THE OTHERS. SEE SHEET ONE (1) FOR OVERALL BOUNDARY AND ADJOINING INFORMATION. SEE SHEETS TWO (2) THROUGH THIRTEEN (13) FOR DETAILED TOPOGRAPHIC INFORMATION.
15. THE MAINTAINED RIGHT OF WAY LINE FOR COUNTY ROAD NO. 28 (NW 110TH AVENUE) IS SHOWN HEREON AS AN APPROXIMATE LOCATION BASED ON A SURVEY DONE BY ACLS THAT THIS OFFICE HAS ON FILE. PROJECT NUMBER 97-362, DATED 9-25-1997. THERE IS NO RECORDED RIGHT OF WAY BY MAINTANCE PER ALACHUA COUNTY.

VICINITY MAP - NOT TO SCALE

FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY PANEL NO. "120669 0120 D, EFFECTIVE DATE: JUNE 16, 2006.

GRAPHIC SCALE
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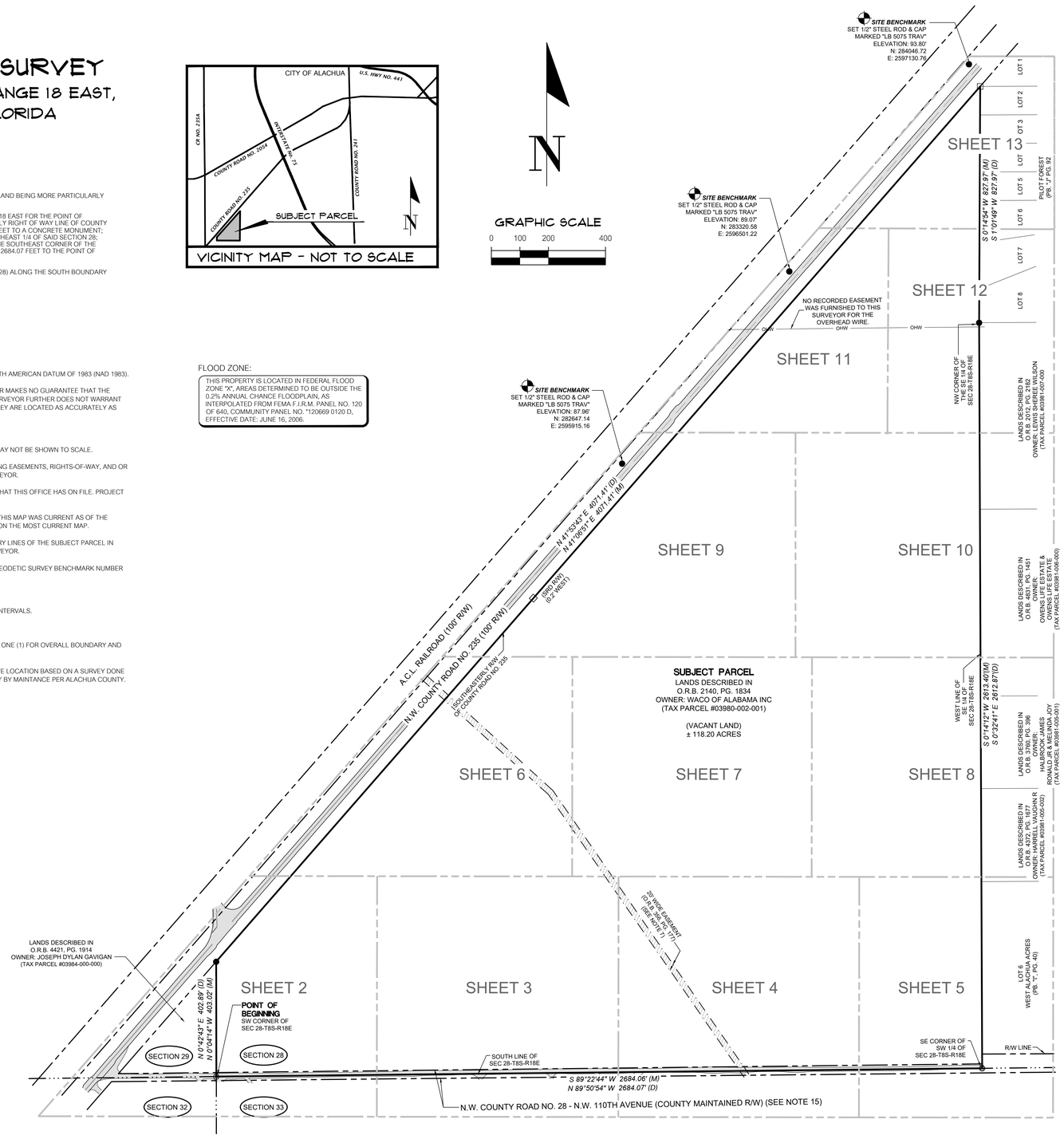

LEGEND:

- = FENCE (SIZE AND TYPE AS NOTED)
- = SUBJECT PARCEL LINE
- = ADJOINING PARCEL LINE
- = EASEMENT LINE
- = RIGHT OF WAY LINE
- = SECTION LINE
- = MATCH LINE
- = CONTOUR LINE
- OHW = OVERHEAD WIRE

(D) = DATA BASED ON FURNISHED DESCRIPTION
(M) = DATA BASED ON FIELD MEASUREMENTS
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F.I.R.M. = FLOOD INSURANCE RATE MAP
S.F. = SQUARE FEET
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- = FIRE HYDRANT
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- = WOODEN POWER POLE
- = WATER VALVE
- = FIBER OPTIC LINE MARKER
- = MAILBOX
- = WOODEN POWER POLE
- = BENCHMARK

X 85.5 = SPOT ELEVATION (PERVIOUS)
X 85.45 = SPOT ELEVATION (IMPERVIOUS)

- = ASPHALT SURFACE
- = DIRT / LIMEROCK SURFACE

REVISION 2-4-2025: UPDATED CERTIFICATIONS
REVISION 1-13-2025: UPDATED CERTIFICATIONS
REVISION 8-3-2022: EDITED HATCHING, UPDATED LEGEND, ADDED NOTE 15, UPDATED BENCHMARKS, ADDED OVERHEADWIRE

CERTIFIED TO:
FLETCHER DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY
FIRST AMERICAN TITLE INSURANCE COMPANY
SCRUGGS, CARMICHAEL & WERSHOW, P.A.
D.R. HORTON, INC.
DHI TITLE OF FLORIDA, INC.
ALLIANT NATIONAL TITLE INSURANCE COMPANY

SURVEY DATE: 10-21-2021
REVISION DATE: 2-4-2025
PROJECT NO: 21-0297
TECHNICIAN: NAD
CREW CHIEF: MG
CHECKED BY: CAC
FIELD BOOK & PG: 617 / 75

SCALE: 1" = 200'

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

CHAD A. COLSON
Digitally signed by CHAD A COLSON
DN: c=US, o=CHW, ou=Professional Surveyor and Mapper, cn=CHAD A COLSON, 0.9.2342.19200300.100.1.1=A01410D5B0
STATE OF FLORIDA
LICENSE NUMBER 7142
Professional Surveyor & Mapper
COLSON, CHAD A. LICENSE NUMBER 7142

This map prepared by:
Certificate of Authorization No. L.B. 5075
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED ELECTRONIC DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Professional Surveyor & Mapper Flo. License No. 7142

SHEET NO.:
1 OF 13

CHW
Professional Consultants

11801 Research Drive
Alachua, FL 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075

Tech: chdds Plot Date: Feb 04,2025 5:12pm Filename: H:\2021\21-0297\Department\01_Survey\DWG\21-0297 BOUNDARY TOPO (ANH).dwg

BOUNDARY & TOPOGRAPHIC SURVEY

LOCATED IN SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

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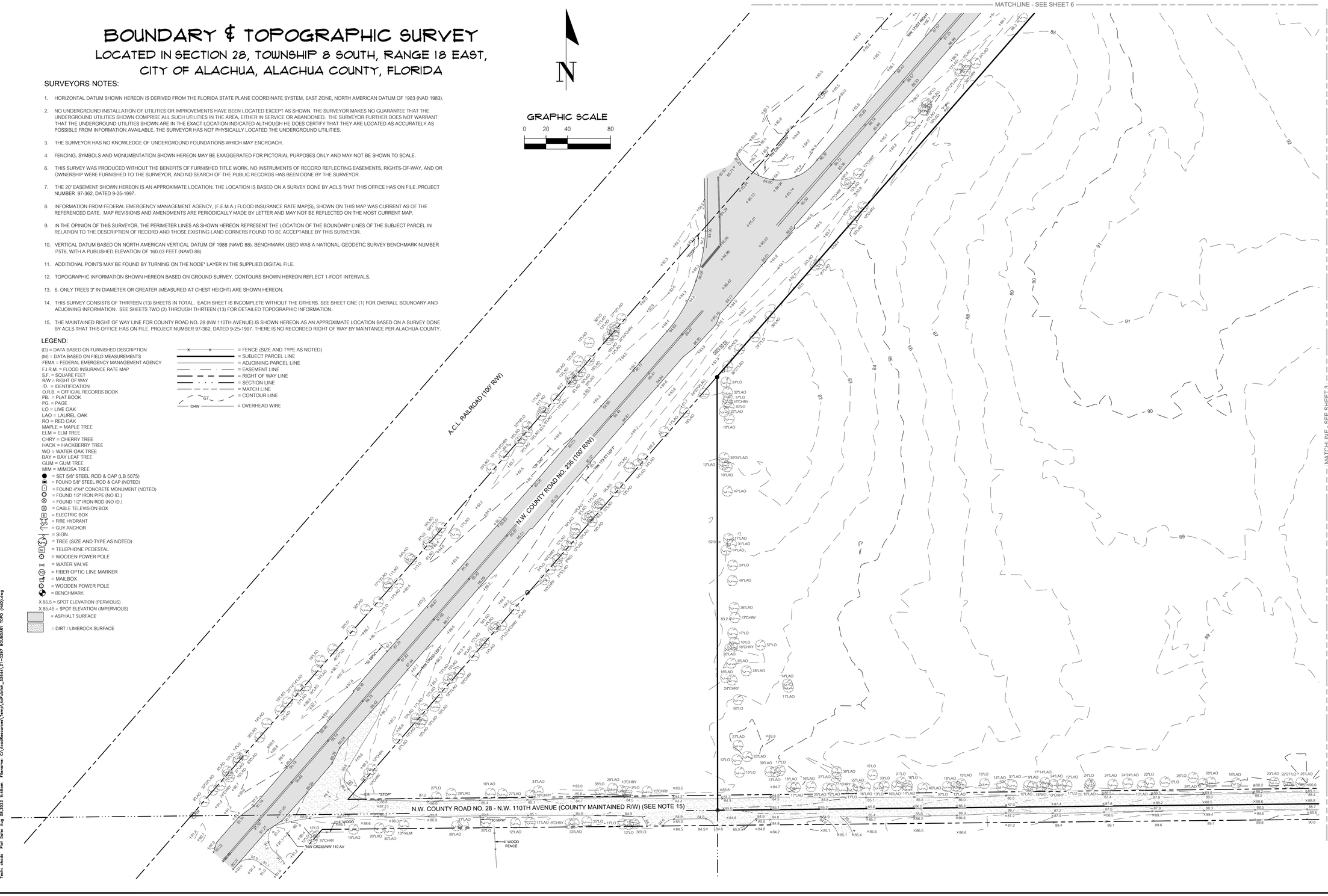

REVISION 8-3-2022: EDITED HATCHING, UPDATED LEGEND, ADDED NOTE 15, UPDATED BENCHMARKS.

SEE SHEET ONE (1) OF THIRTEEN (13)

11801 Research Drive
Alachua, FL 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-7075
CHW Professional Consultants

SCALE: 1" = 40'

VERIFY SCALE
BAR IS ONE INCH ON
ORIGINAL DRAWING
0 1" 2"
IF NOT ONE INCH ON
THIS SHEET ADJUST
SCALES ACCORDINGLY.

CERTIFIED TO:

SURVEY DATE:	10-21-2021
REVISION DATE:	8-3-2022
PROJECT NO:	21-0297
TECHNICIAN:	NAD
CREW CHIEF:	DQ
DRAWN BY:	CAC
FIELD BOOK & PG:	617 / 75

This map prepared by:

CHAD A. COLSON

SEE SHEET ONE (1) OF THIRTEEN (13)

Professional Surveyor & Mapper Flo. License No. 7142

Certificate of Authorization No. LB. 5075
NOT VALID WITHOUT THE ORIGINAL
SIGNATURE AND THE ORIGINAL RAISED
DIGITAL SIGNATURE OF A FLORIDA
LICENSED SURVEYOR AND MAPPER

SHEET NO.:
2 OF 13

Tech: chadc Plot Date: Aug 08,2022 9:45am Filenames: C:\Local Resources\Temp\AcPublish_13544\A 21--0297 BOUNDARY TOPO (NAD).dwg

BOUNDARY & TOPOGRAPHIC SURVEY

IN SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

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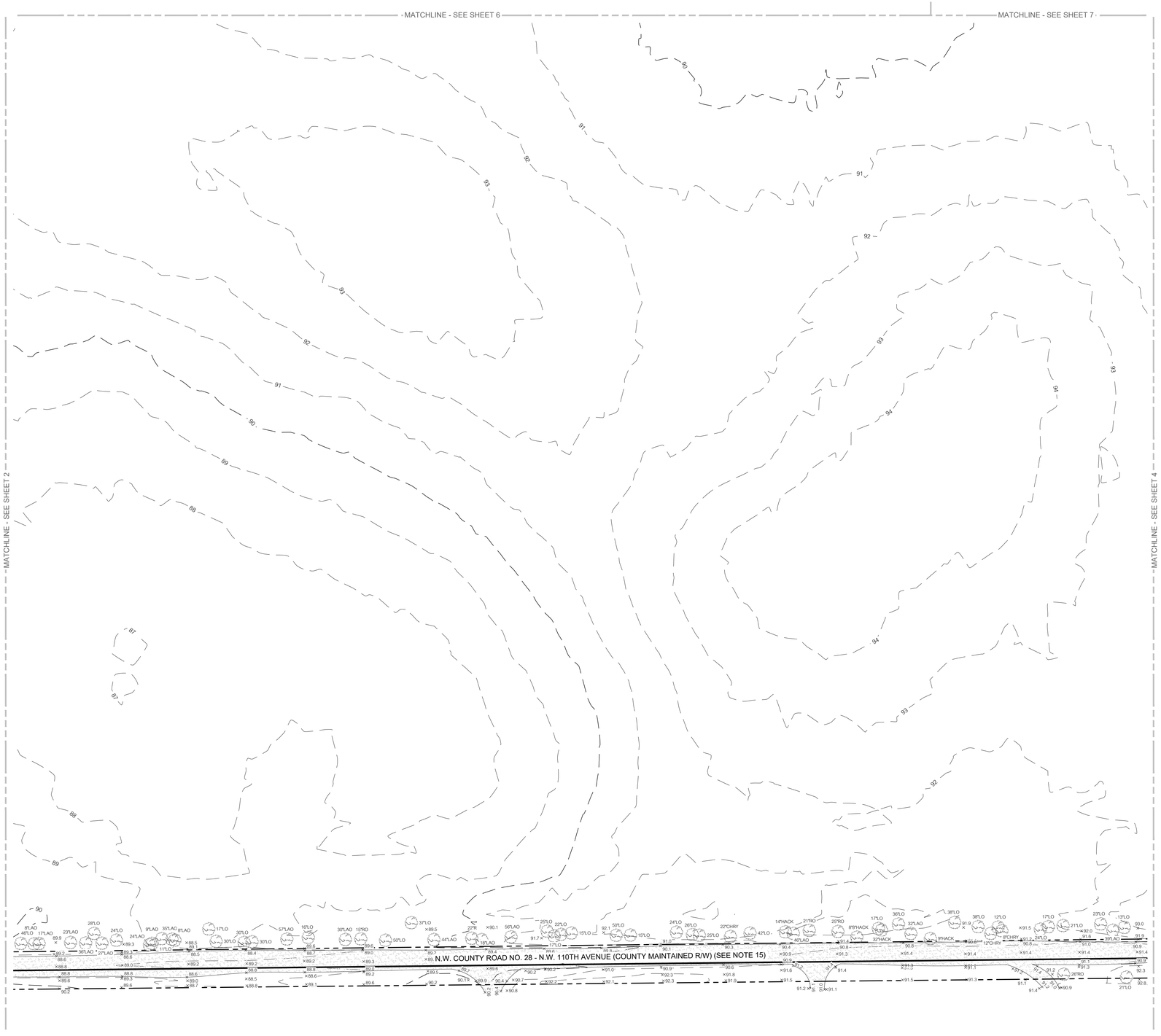
GRAPHIC SCALE
0 20 40 80



REVISION 9-3-2022: EDITED HATCHING, UPDATED LEGEND, ADDED NOTE 15, UPDATED BENCHMARKS.

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0" 1"
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.

CERTIFIED TO:

SEE SHEET ONE (1) OF THIRTEEN (13)

SURVEY DATE: 10-21-2021
REVISION DATE: 8-3-2022
PROJECT NO: 21-0297

TECHNICIAN: NAD
CREW CHIEF: CAC
RECORDED BY: CAC
FIELD BOOK & PG: 617 / 75

CHAD A. COLSON

SEE SHEET ONE (1) OF THIRTEEN (13)

Professional Surveyor & Mapper Fla. License No. 7142

This map prepared by:

Certificate of Authorization No. L.B. 5075
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET NO.:
3 OF 13

Tech: chads Plot Date: Aug 08,2022 9:45am Filename: C:\AcadResources\Temp\AcPublish_33644\21-0297 BOUNDARY TOPO (NAD).dwg

BOUNDARY & TOPOGRAPHIC SURVEY

IN SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

SURVEYORS NOTES:

1. HORIZONTAL DATUM SHOWN HEREON IS DERIVED FROM THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 1983).
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3. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.
4. FENCING, SYMBOLS AND MONUMENTATION SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
6. THIS SURVEY WAS PRODUCED WITHOUT THE BENEFITS OF FURNISHED TITLE WORK. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR, AND NO SEARCH OF THE PUBLIC RECORDS HAS BEEN DONE BY THE SURVEYOR.
7. THE 20' EASEMENT SHOWN HEREON IS AN APPROXIMATE LOCATION. THE LOCATION IS BASED ON A SURVEY DONE BY ACLS THAT THIS OFFICE HAS ON FILE. PROJECT NUMBER 97-362, DATED 9-25-1997.
8. INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY, (F.E.M.A.) FLOOD INSURANCE RATE MAP(S), SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.
9. IN THE OPINION OF THIS SURVEYOR, THE PERIMETER LINES AS SHOWN HEREON REPRESENT THE LOCATION OF THE BOUNDARY LINES OF THE SUBJECT PARCEL IN RELATION TO THE DESCRIPTION OF RECORD AND THOSE EXISTING LAND CORNERS FOUND TO BE ACCEPTABLE BY THIS SURVEYOR.
10. VERTICAL DATUM BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BENCHMARK USED WAS A NATIONAL GEODETIC SURVEY BENCHMARK NUMBER I7576, WITH A PUBLISHED ELEVATION OF 160.03 FEET (NAVD 88)
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X 85.5 = SPOT ELEVATION (PERVIOUS)
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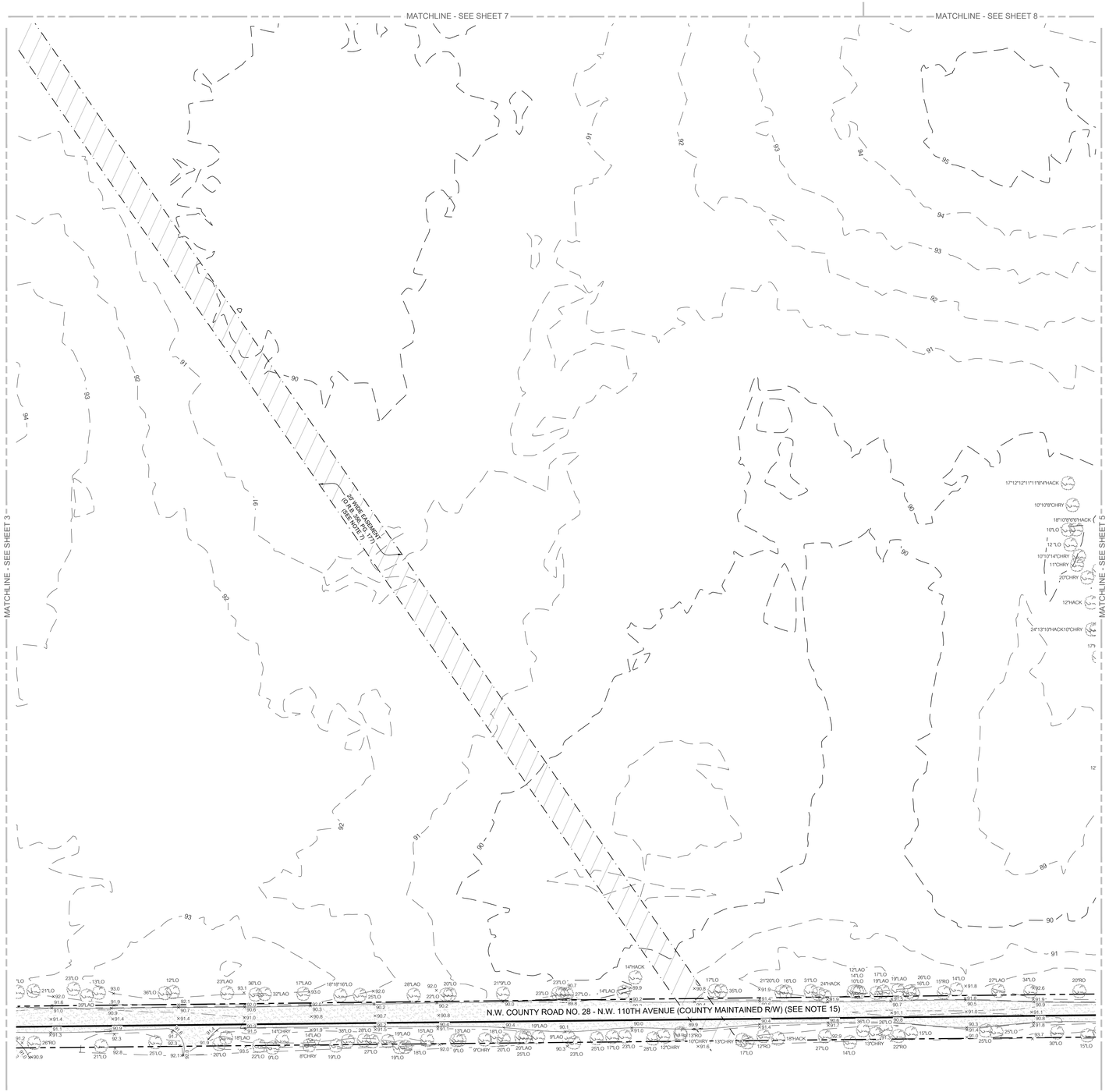
= EASEMENT LINE
= RIGHT OF WAY LINE
= SECTION LINE
= MATCH LINE
= CONTOUR LINE
OHW = OVERHEAD WIRE

GRAPHIC SCALE
0 20 40 80



REVISION 8-3-2022: EDITED HATCHING, UPDATED LEGEND, ADDED NOTE 15, UPDATED BENCHMARKS.

11801 Research Drive
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(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075

CHW Professional Consultants

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VERIFY SCALE BAR ON EACH SHEET IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.

0 1"

SEE SHEET ONE (1) OF THIRTEEN (13)

CERTIFIED TO:

SURVEY DATE: 10-21-2021
REVISION DATE: 8-3-2022
PROJECT NO: 21-0297

TECHNICIAN: NAD
CREW CHIEF:
DRAWN BY: CAC
RECORDED BY:
FIELD BOOK & PG: 617 / 75

CHAD A. COLSON
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Professional Surveyor & Mapper Fla. License No. 7142

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SHEET NO.: 4 OF 13

Tech: chads Plot Date: Aug 08,2022 9:45am Filename: C:\AscotResources\Temp\AcPublish_33844\21-0297 BOUNDARY TOPO (NAD).dwg

BOUNDARY & TOPOGRAPHIC SURVEY

IN SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

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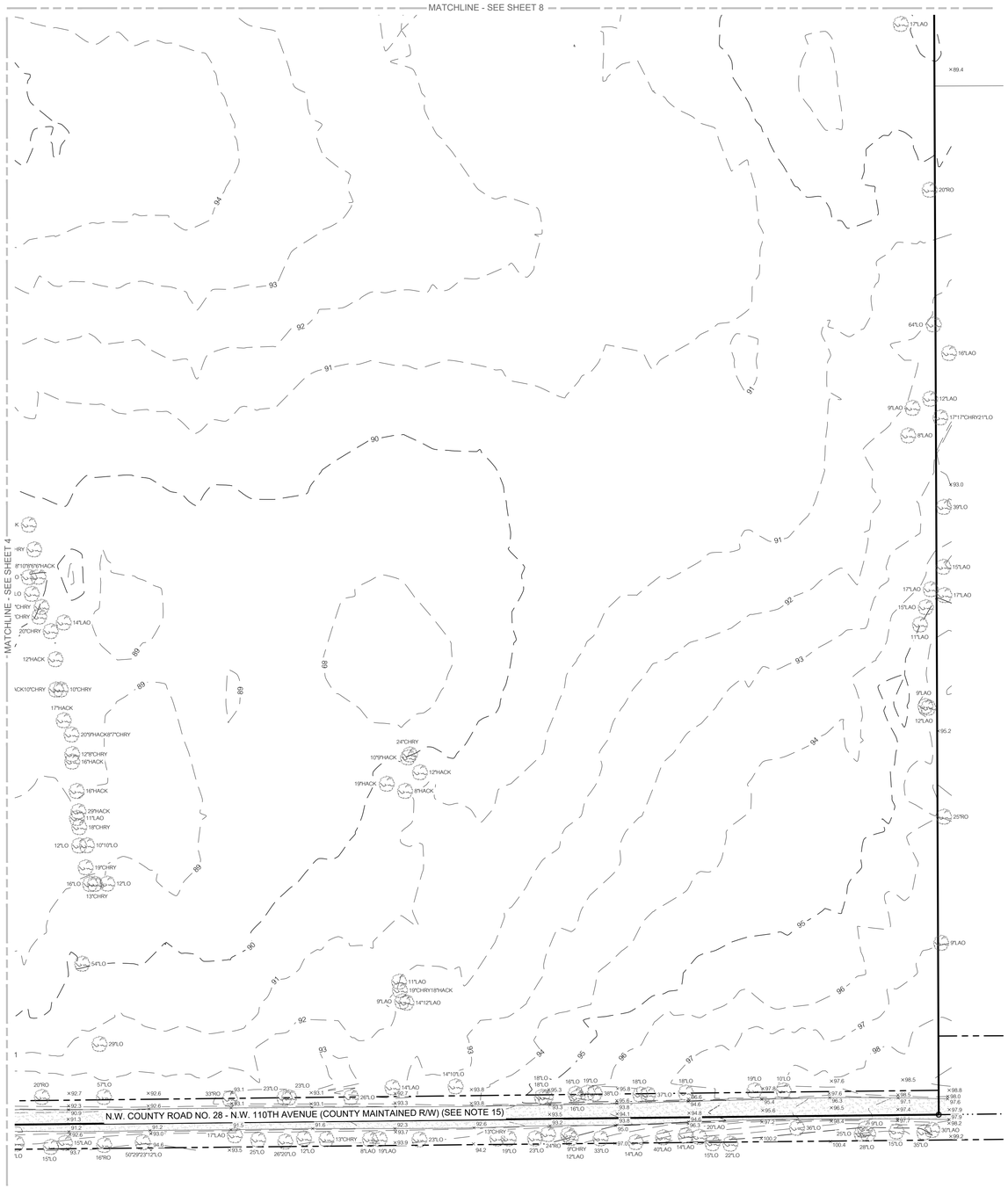

REVISION 8-3-2022: EDITED HATCHING, UPDATED LEGEND, ADDED NOTE 15, UPDATED BENCHMARKS.

SEE SHEET ONE (1) OF THIRTEEN (13)

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VERIFY SCALE BAR ON PLOT AS SHOWN
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0 1" 2"

CERTIFIED TO:

SURVEY DATE: 10-21-2021
REVISION DATE: 8-3-2022
PROJECT NO. 21-0297
TECHNICIAN: NAD
CREW CHIEF:
CHECKED BY: CAC
FIELD BOOK & PG: 617 / 75

CHAD A. COLSON
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SHEET NO.: 5 OF 13

Tech: chads Plot Date: Aug 08,2022 9:45am Filename: C:\AcadResources\temp\AcPublish_33644\21-0297 BOUNDARY TOPO (NAD).dwg

BOUNDARY & TOPOGRAPHIC SURVEY

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N

GRAPHIC SCALE
0 20 40 80

REVISION 8-3-2022: EDITED HATCHING, UPDATED LEGEND, ADDED NOTE 15, UPDATED BENCHMARKS.

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SURVEY DATE:	10-21-2021
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TECHNICIAN:	NAD
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This map prepared by:

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SHEET NO.:
6 OF 13

Tech: chads Plot Date: Aug 08,2022 9:45am Filename: C:\Local\Resources\Temp\AcPublish_23544\21-0297 BOUNDARY TOPO (NAD).dwg

BOUNDARY & TOPOGRAPHIC SURVEY

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= DIRT / LIMEROCK SURFACE

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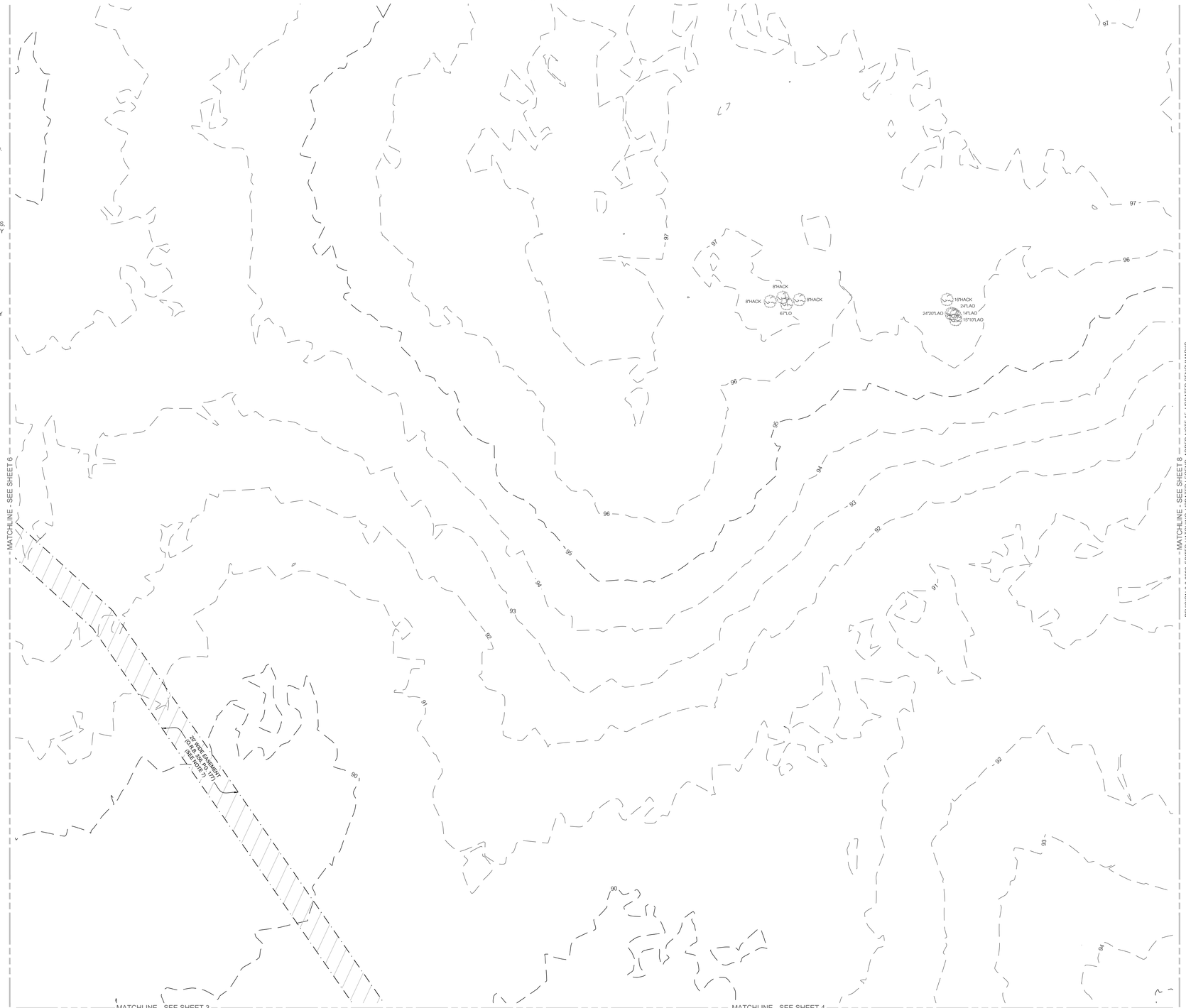

GRAPHIC SCALE
0 20 40 80

REVISION 8-3-2022: EDITED HATCHING, UPDATED LEGEND, ADDED NOTE 15, UPDATED BENCHMARKS.

SEE SHEET ONE (1) OF THIRTEEN (13)

11801 Research Drive
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(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075

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Professional Consultants

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VERIFY SCALE
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0 1"

CERTIFIED TO:

SURVEY DATE:	10-21-2021
REVISION DATE:	8-3-2022
PROJECT NO:	21-0297
TECHNICIAN:	NAD
CREW CHIEF:	JD
CHECKED BY:	CAC
FIELD BOOK & PG:	617 / 75

CHAD A. COLSON

SEE SHEET ONE (1) OF THIRTEEN (13)

Professional Surveyor & Mapper Fla. License No. 7142

This map prepared by:

Certificate of Authorization No. LB. 5075
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR ELECTRONIC DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET NO.:
7 OF 13

Tech: chads Plot Date: Aug 08,2022 9:45am Filename: C:\AccelResources\Temp\AcPublish_13544\21-0297 BOUNDARY TOPO (NAD).dwg

BOUNDARY & TOPOGRAPHIC SURVEY

IN SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

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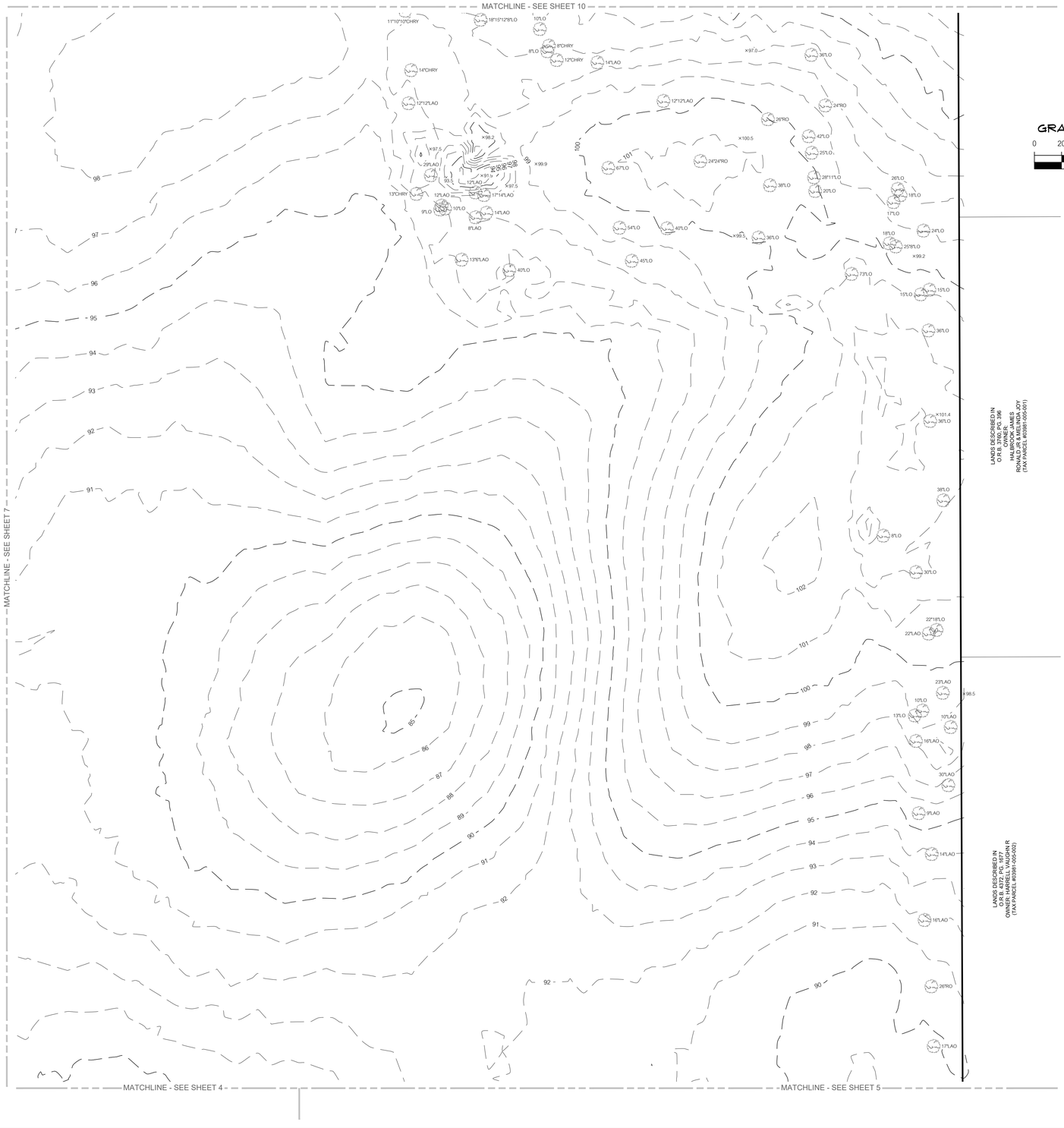

REVISION 8-3-2022: EDITED HATCHING, UPDATED LEGEND, ADDED NOTE 15, UPDATED BENCHMARKS.

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CERTIFIED TO:

SURVEY DATE: 10-21-2021	REVISION DATE: 8-3-2022
TECHNICIAN: NAD	CREW CHIEF: EDG
CHECKED BY: CAC	PROJECT NO: 21-0297
FIELD BOOK & PG: 617 / 75	

This map prepared by:
CHAD A. COLSON
SEE SHEET ONE (1) OF THIRTEEN (13)
Professional Surveyor & Mapper Fla. License No. 7142

Certificate of Authorization No. L.B. 5075
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SHEET NO.: 8 OF 13

Tech: chds Plot Date: Aug 08,2022 9:46am Filename: C:\AcadResource\Temp\AcPublish_3364\21-0297 BOUNDARY TOPO (NAD).dwg

BOUNDARY & TOPOGRAPHIC SURVEY

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GRAPHIC SCALE
0 20 40 80

SITE BENCHMARK
SET 1/2" STEEL ROD & CAP
MARKED "LB 5075 TRAV"
ELEVATION: 87.96'
N: 282647.14
E: 2595915.16

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

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

MATCHLINE - SEE SHEET 11

MATCHLINE - SEE SHEET 10

MATCHLINE - SEE SHEET 6

MATCHLINE - SEE SHEET 7

REVISION 8-3-2022: EDITED HATCHING, UPDATED LEGEND, ADDED NOTE 15, UPDATED BENCHMARKS.

Tech: chido Plot Date: Aug 08,2022 9:45am Filename: C:\Acad\Resurset\Temp\AsPublish_33644\21-0297 BOUNDARY TOPO (NAD).dwg

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

SEE SHEET ONE (1) OF THIRTEEN (13)

CERTIFIED TO:

SURVEY DATE: 10-21-2021
REVISION DATE: 8-3-2022
PROJECT NO: 21-0297

TECHNICIAN: MAD
CREW CHIEF: MD
CHECKED BY: CAC
FIELD BOOK & PG: 617 / 75

This map prepared by:
CHAD A. COLSON
SEE SHEET ONE (1) OF THIRTEEN (13)
Professional Surveyor & Mapper Flo. License No. 7142

Certificate of Authorization No. LB 5075
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED ELECTRONIC DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET NO.:
9 OF 13

BOUNDARY & TOPOGRAPHIC SURVEY

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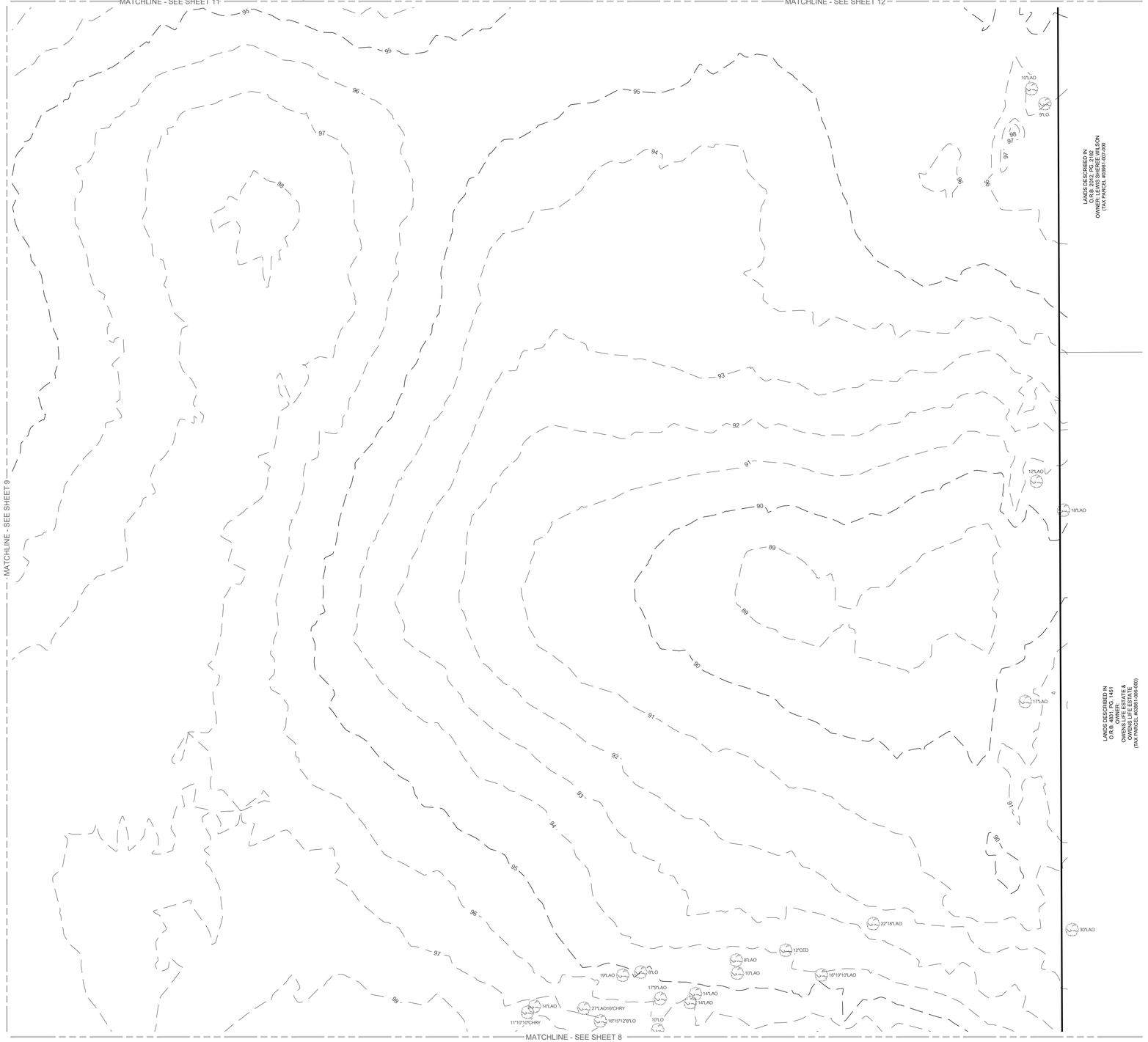
GRAPHIC SCALE
0 20 40 80



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CERTIFIED TO:

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PROJECT NO: 21-0297	
TECHNICIAN: NAD	CREW CHIEF: NG
DRAWN BY: CAC	CHECKED BY: CAC
FIELD BOOK & PG: 617 / 75	

CHAD A. COLSON
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SHEET NO.: 10 OF 13

Tech: chcdc Plot Date: Aug 08,2022 9:46am Filename: C:\AccelResources\Temp\AcPublish_33644\21-0297 BOUNDARY TOPO (NAD).dwg

BOUNDARY & TOPOGRAPHIC SURVEY

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N

GRAPHIC SCALE
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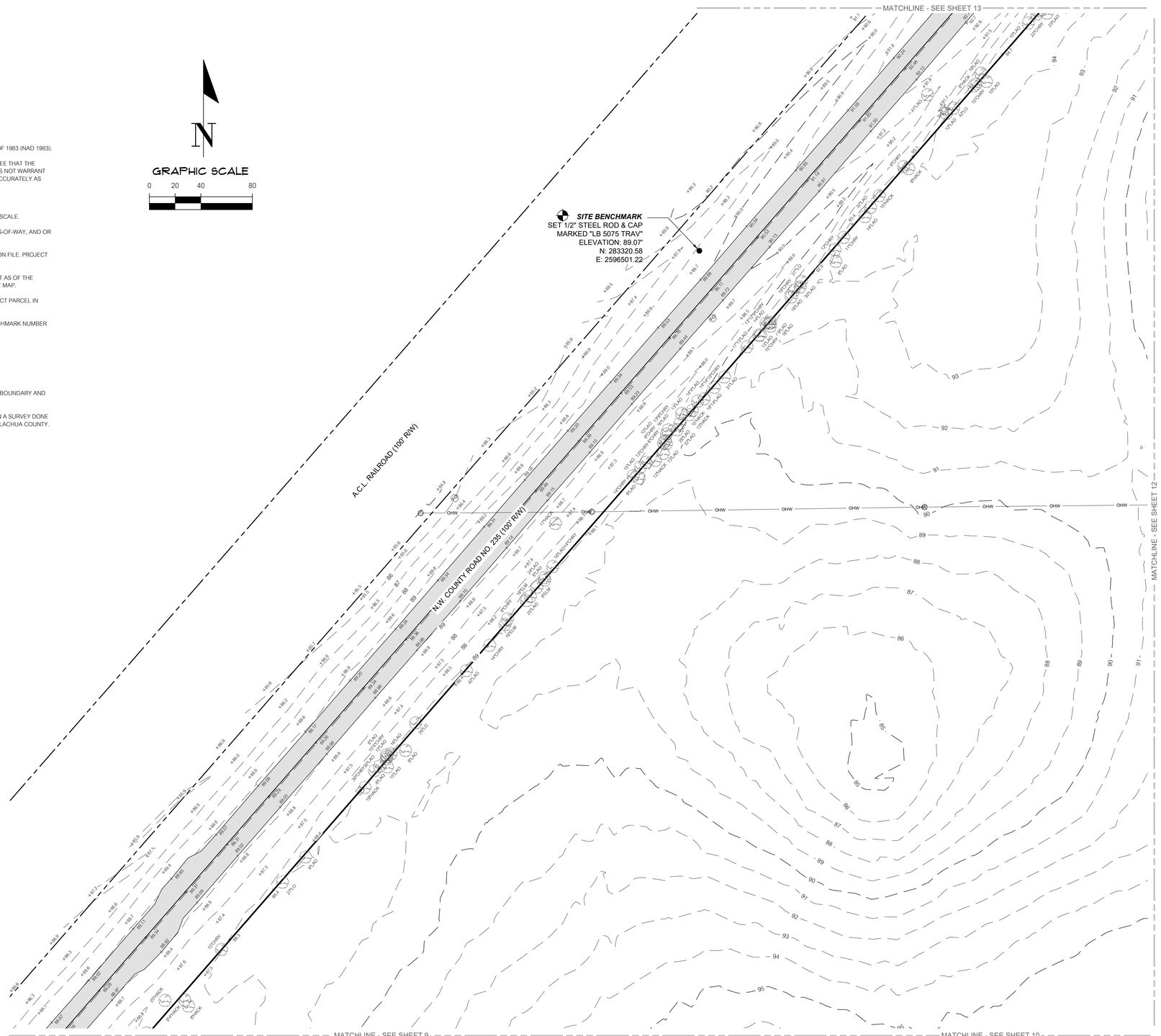

REVISION 8-3-2022: EDITED HATCHING, UPDATED LEGEND, ADDED NOTE 15, UPDATED BENCHMARKS, ADDED OVERHEAD WIRE.

SEE SHEET ONE (1) OF THIRTEEN (13)

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(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075

CHW
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CERTIFIED TO:

SURVEY DATE: 10-21-2021
REVISION DATE: 8-3-2022
PROJECT NO: 21-0297

TECHNICIAN: NAD
CREW CHIEF:
CHECKED BY: CAC
FIELD BOOK & PG: 617 / 75

CHAD A. COLSON
SEE SHEET ONE (1) OF THIRTEEN (13)
Professional Surveyor & Mapper Fla. License No. 7142

This map prepared by:
Certificate of Authorization No. L.B. 5075
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF FLORIDA LICENSED SURVEYOR AND MAPPER
DIGITAL SIGNATURE OF A FLORIDA

SHEET NO.: 11 OF 13

Tech: chds Plot Date: Aug 08,2022 9:46am Filename: C:\AcadResources\Temp\AcPublish_33544\21-0297 BOUNDARY TOPO (MAD).dwg

BOUNDARY & TOPOGRAPHIC SURVEY

IN SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

SURVEYORS NOTES:

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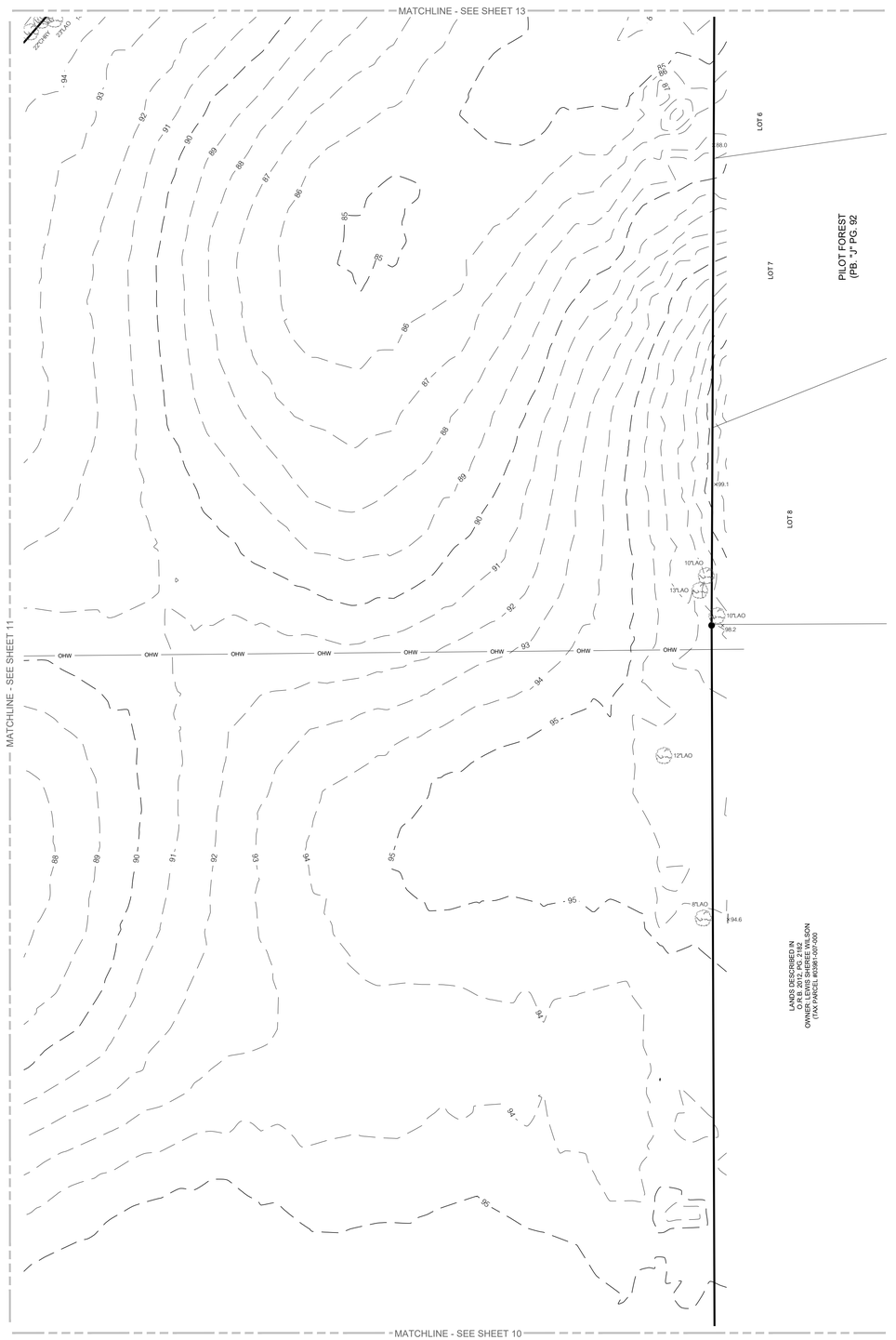

GRAPHIC SCALE
0 20 40 80

REVISION 8-3-2022: EDITED HATCHING, UPDATED LEGEND, ADDED NOTE 15, UPDATED BENCHMARKS, ADDED OVERHEAD WIRE.

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CERTIFIED TO:

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PROJECT NO: 21-0297

TECHNICIAN: NAD
CREW CHIEF:
CHECKED BY: CAC
FIELD BOOK & PG: 617 / 75

CHAD A. COLSON
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Professional Surveyor & Mapper Fla. License No. 7142

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SHEET NO.:
12 OF 13

Tech: chads Plot Date: Aug 08,2022 9:47am Filename: C:\AcadResources\Temp\AcPublish_33644\21-0297 BOUNDARY TOPO (NAD).dwg

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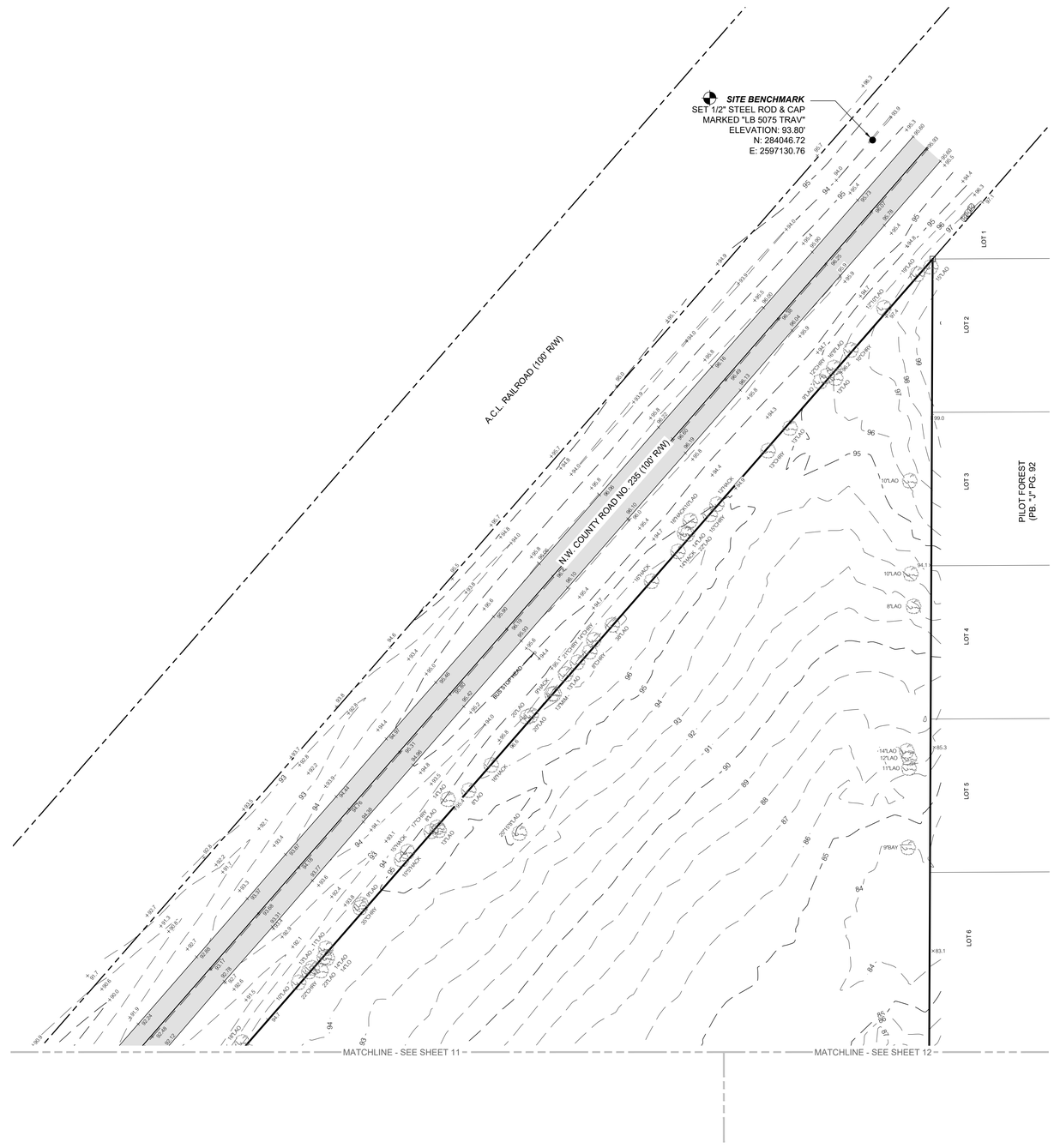

GRAPHIC SCALE
0 20 40 80

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CHAD A. COLSON
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13 OF 13

Tech: chadc Plot Date: Aug 08,2022 8:47am Filename: C:\AcadResources\Temp\AcPublish_33644\21-0297 BOUNDARY TOPO (NAD).dwg

Community Corner

Meetings & Events in the Heartlands

Community Calendar event submissions

Want to place your upcoming event(s) in our weekly Community Calendar?
Email your events to: editor@alachuatoday.com
Include basic details such as who, what, where and when.
Deadline for submission is Monday at 2 p.m.

Please note: Profitable events are handled through our advertising department. Contact: ads@alachuatoday.com

■ **Nov. 28 – 29: A. L. Mebane High School Alumni Association,** Inc. schedule of events:

Friday Evening, Nov. 28 at the High Springs Civic Center, 19107 N.W. 240th Street - High Springs.

5 p.m. Alumni Class Reception Classes, 1960, 1965, 1970 & 1975

6 p.m. Live Auction, Mr. and Ms. Alumni Pageant

Saturday, Nov. 29 at A.L. Mebane Middle School - Alachua

10 a.m. - Vendor setup and parade registration

11 a.m. - Lee's Preschool, SR 241N parade lineup

12 noon - Parade, starting from North Main Street through downtown Alachua and returning to A.L. Mebane Middle School after parade.

1:30 p.m. - A. L. Mebane Middle School Campus Opening Ceremony, presentation of Mr. and Ms. Alumni and Court Special Class Recognition 1960, 1965, 1970, 1975 Hornet Spirit Row – class participation, vendors

3 p.m. Tour of A. L. Mebane High School Museum.

■ **Nov. 30: Artist Sunday at Lanza Gallery & Art Supplies,** 1–5 p.m. in downtown High Springs. Celebrate the holiday season by supporting local artists at Artist Sunday, a nationwide movement that encourages shoppers to discover unique, handcrafted gifts. Lanza Gallery & Art Supplies invites the community to enjoy an afternoon of creativity, live demonstrations and local talent.

Featured Artists include Patrice Boyes - Acrylic painting, Karen LeMonnier - Oil painting, Samone Spade – Urban sketching, Tina Corbett - Pastel painting. Event Highlights are live demonstrations, unique gifts, community spirit and light refreshments: Complimentary treats will be available as guests browse and mingle.

■ **Dec. 5: City of Alachua and Alachua Chamber of Commerce Christmas on Main Street Tree Lighting,** 5 p.m. – 8 p.m. Tree lighting at 6:30 p.m., Pictures with Santa, Christmas characters strolling Main Street, carriage rides, games and bounce houses, live performances and music, hot chocolate, popcorn, pizza, and snow playground. Fun activities hosted by local businesses. To RSVP Pictures with Santa, go to www.christmasonmainstreetalachua.com

■ **Dec. 6: The High Springs Christmas Tree Lighting** hosted by the High Springs Chamber of Commerce is scheduled for Saturday, Dec. 6, at 5 p.m. at the Farmers Market Pavilion, 23517 N.W. 185th Road. This free community event will feature caroling, vendors, and entertainment.

■ **Dec. 6: Hawthorne Christmas Parade & Festival,** 10 a.m.- 4 p.m., at 7700 S.E. 221st Street, Hawthorne. Enjoy the parade, kids zone, vendors, food, toy giveaway and Santa's Workshop.

■ **Dec. 6: Micanopy 5th Annual Holiday Stroll** along Northeast Cholokka Blvd. in the downtown historic District, 11 a.m. – 6 p.m. Enjoy an all-day holiday gathering, shopping, cafes, live music, plain air artists, museum tours. Visit with Santa and Mrs. Claus 2 p.m. – 4 p.m. The Community Tree Lighting Ceremony is at 5 p.m.

■ **Dec. 9: Cooking Classes with Joy** – This is a FREE class at 6 p.m. at the Martin Luther King, Jr. Community Center, 25515 NW 6 Ave., Newberry. Do you want to improve your cooking skills or just have a good time? Join Newberry's cooking class for tips, tricks and great recipes. For class details email Tasha Greene at tgreene@newberryfl.gov or call 352-474-6078. This class meets on the second Tuesday of each month.

■ **Dec. 12, 13, 14: Christmas in High Springs** - Join in the fun and meet the Grinch, Cindylou Who and the Who Family at the High Springs Brewing Co., 18562 N.W. 237th Street. Visitors will experience more than 8,000 lights, Christmas props on display, vendors and much, much more. This event is free and runs from 6 – 9 p.m. For details and more information call 352-262-5068.

■ **Dec. 13: Alachua Christmas Parade** featuring dozens of parade floats, entertainers, local school organizations and more. This event is held along Alachua's historic Main Street and in partnership with the City of Alachua starting at 12 noon. This year's theme is "A Charlie Brown Christmas."

■ **Dec. 13: High Springs Christmas Parade** featuring "A Charlie Brown Christmas" theme with floats sponsored by local businesses and school and civic organizations starts at 6 p.m. along Main Street, High Springs.

■ **Dec. 17: High Springs AARP Chapter meeting** – All High Springs area seniors are invited to a monthly AARP meeting at St. Madeleine's Catholic Church, 17155 N.W. Highway 441 in High Springs. A meet and greet begins at 10:30 a.m. with a Business Meeting at 11 a.m. A covered-dish luncheon follows immediately. For questions call Gloria James at 386-454-9834 or email jamesg10@aol.com. Meetings are held the second Tuesday of the Month, September through May.

■ **Dec. 20: Newberry Christmas Parade** starting at 5:30 p.m. in downtown Newberry

■ **Wednesdays: San Felasco Market** is held every Wednesday evening from 4:30 to 8 p.m. at San Felasco Tech City, 13900 Tech City Circle, Alachua. The market features beer and wine, local farmers, artisans and food vendors offering fresh produce, handmade goods, baked items, prepared foods and more. Families can enjoy live music, food trucks and a community atmosphere in an outdoor setting. Admission and parking are free.

■ **Fridays: The High Springs New Century Woman's Club** invites the community to join "Lady Gamers" every Friday at 1 p.m. Bring your favorite games to share or join in with those provided. Location: Woman's Club Clubhouse, 23674 West U.S. Highway 27, High Springs, FL 32643. For more information: Call 386-518-3276, Ext. 3

■ **Fridays: High Springs Farmers Market** from 3 -7 p.m. at the Farmers Market Pavilion, 23517 N.W. 185th Road, High Springs. Local growers, producers and crafters. Veggies, plants, duck and chicken eggs, meats, poultry, canned goods, honey, hot food, soap, art, woodcrafts, and tie dye. For information on how to become a vendor contact Carol at 352-275-6346.

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

■ **Tuesdays: Archer Farmers Market** from 3 – 7 p.m. on the grounds of the Archer Railway Depot Museum, 16994 S.W. 134th Avenue, Archer. Local farmers offer fresh vegetables, herbs, fruit, honey and plants. Artisan breads and jellies will also be available. Vendors are invited to submit applications and backyard gardeners with excess produce are welcome as well. The Museum will also be open. Vendor applications are available by email request at archerhistorical@gmail.com or by contacting Linda at 352-374-8240

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Antoinette & Randy Hunt
352-533-0258 or 352-443-0263

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City of ALACHUA

NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on December 8, 2025, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located 15100 NW 142nd Terrace, Alachua, Florida, to consider the following ordinance as titled:

Ordinance 26-01

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF SUBPART B OF THE CITY OF ALACHUA CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS ("LDRS"); AMENDING SECTION 4.4.4(A)(2) RELATING TO MANUFACTURED HOMES AS ACCESSORY DWELLING UNITS IN THE AGRICULTURAL ("A") AND RESIDENTIAL SINGLE-FAMILY – 1 ("RSF-1") ZONE DISTRICTS; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application, staff report, and any related materials 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. one week prior to the date of hearing. 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 - Nov. 26, 2025)

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HOW TO SUBMIT...
■**LETTERS TO THE EDITOR:** 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

CHURCH DIRECTORY ...A3
EVENTS A3
CLASSIFIEDS & LEGAL ADS ...A4

Jesse says, "In the south you only own five spices: salt, pepper, mustard, Texas Pete and ketchup."

MUSIC:

Alachua among 26 selected from more than 300 proposals

Continued from page A1

Under the award, Alachua will receive up to $40,000 per year in matching funds from 2026 through 2028 to produce the Levitt AMP Alachua Music Series. The series will showcase diverse artists and a wide range of musical genres, all with the goal of bringing people together, strengthening community ties, and supporting local businesses in the downtown district.

City officials celebrated the announcement immediately. In a public statement posted by the City of Alachua, officials said, "We are thrilled that Alachua has officially been selected." The City also thanked residents for turning out in strong support during the public voting phase — a key milestone in advancing to the finalist round.

Organizers emphasize that this investment is more than a concert series; it is a multi-year catalyst for downtown revitalization. Consistent foot traffic, expanded evening activity, and a strengthened Main Street economy are all anticipated benefits.

"This is a milestone moment for Alachua. This is a win for our community vision. And this is the start of something big," project partners said in their announcement, citing the role of residents, small businesses, and volunteers in pushing the effort across the finish line.

Josh's Place will serve as the lead grantee and fiscal agent for the series. The Alachua Business League (ABL) will coordinate artists, vendors, and promotional efforts, while the City of Alachua Community Redevelopment Agency (CRA) will provide venue support, infrastructure assistance, and match funding.

The three-year series is expected to launch in spring 2026. Organizers say additional updates — including official concert dates, lineup announcements, and kickoff celebrations — will be released as planning advances.

For now, they say the community has reason to take pride.

"Out of more than 300 proposals nationwide, only 26 communities were chosen, and Alachua made the cut," the announcement reads. "This is a huge win for our city, our small businesses, our families, and everyone who's been working so hard to bring more life, music, and culture to Main Street."

# # #

editor@
alachuatoday.com

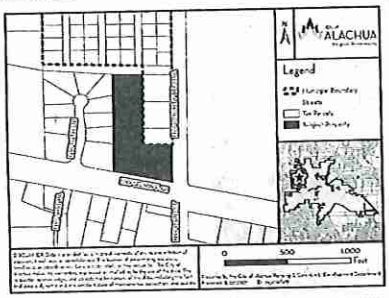
City of ALACHUA

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 December 8, 2025, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located 15100 NW 142nd Terrace, Alachua, Florida, to consider the following:

Application #: PSP25-0007 – Westside Commons Infrastructure Plan

A request by Alakai Acquisitions LLC (applicant/agent) on behalf of Browning Family Revocable Trust and Santa Fe Hills Church of Christ, Inc. (property owners) for an infrastructure plan which proposes the installation of common driveways, stormwater facilities, utilities, and other infrastructure for three commercial lots on a ± 5.07-acre subject property; Tax Parcel: 03044-001-002, 03044-002-000; FLU: Commercial; Zoning: Community Commercial.



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application, staff report, and any related materials 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. one week prior to the date of hearing. 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 - November 27, 2025)

ROAD RAGE:

AR pistol found in Parks' car

Continued from page A1

in the 8900 block of Northwest 39th Avenue when the driver of a red Toyota Tercel threw coffee at his vehicle. Schultz told authorities he was startled and unsure what had prompted the outburst.

Schultz said he later caught up to the Tercel and asked the driver why he threw the coffee. At that point, he told deputies, the man — later identified as Parks — pulled an AR-style pistol from his waistband, raised it, and pointed it toward him. Schultz said he feared he would be shot and immediately braked to create distance.

Schultz relayed the Tercel's tag number to 911 dispatchers, prompting deputies to issue a be-on-the-lookout alert. The vehicle was registered to a Newberry address. A deputy soon spotted the car heading west in the 18000 block of West Newberry Road, followed it while waiting for backup, and initiated a traffic stop in the 1600 block of Southwest 202nd Street.

Parks, who was alone in the vehicle, was detained. Schultz later identified him as the person who had pointed the firearm, deputies said.

Parks is a former standout football player at Newberry High School and previously played collegiately at Florida State.

After being read his Miranda rights, Parks reportedly told deputies that Schultz brake-checked him in traffic, prompting him to throw coffee at the other vehicle. He said Schultz later approached him and had "something in his hand," though he did not describe it as a weapon. Parks admitted pulling his gun and stating, "I have a gun, too," but denied pointing it at Schultz.

Deputies said Parks consented to a search of the vehicle, where they found a Karri's KG15 AR pistol under three bags behind the passenger seat.

Parks has no prior criminal convictions. Judge Jonathan Ramsey ordered him released on his own recognizance.

# # #

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City of ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

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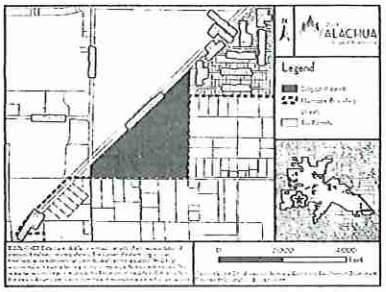
Application #: PPP25-0002 – Amendment to Fletcher Trace Major Subdivision Preliminary Plat

A request by NV5, Inc. (applicant/agent) on behalf of Fletcher Development, LLC (property owner) for an amendment to the Fletcher Trace Major Subdivision Preliminary Plat proposing rephasing and reducing the total number of single-family attached lots from 128 to 28 and increasing the total number of single-family detached lots from 344 to 410, for a net decrease of 34 lots on a ± 118.20-acre subject property generally located southeast of County Road 235 and north of NW 110th Avenue (tax parcel 03980-002-001); FLU: Moderate Density Residential; Zoning: Planned Development – Residential (PD-R).



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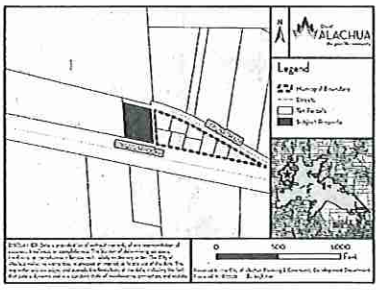
City of ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING & ZONING BOARD THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the Planning & Zoning Board of the City of Alachua will hold a public hearing on December 09, 2025 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located 15100 NW 142nd Terrace, Alachua, Florida, to consider the following:

Application #: PR25-0002 – Mallard Construction & Electric

A request by NV5 Inc, applicant and agent for Mallard Construction & Electric, LLC, property owners, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning). The proposed amendment would change the zoning district of a ± 1.35-acre subject property from Agricultural (A) to Community Commercial (CC). The subject property is Alachua County Tax Parcel 03046-004-000. Existing FLU: Agriculture; Proposed FLU: Community Commercial; Existing Zoning: Agricultural (A); Proposed Zoning: Community Commercial (CC).



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City of ALACHUA

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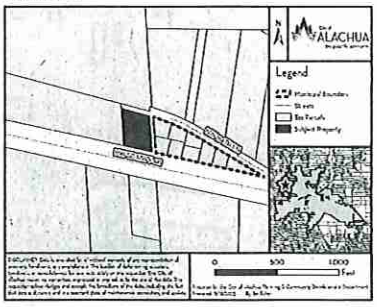
Application #: PSSC25-0002 – Mallard Construction & Electric

A request by NV5 Inc, applicant and agent for Mallard Construction & Electric, LLC, property owners, for consideration of an amendment to the City of Alachua Future Land Use Map (FLUM). The proposed amendment would change the future land use designation of a ±1.35-acre subject property from Agriculture to Community Commercial. The subject property is Alachua County Tax Parcel 03046-004-000. Existing FLU: Agriculture; Proposed FLU: Community Commercial.



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City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
BRYAN S. THOMAS, AICP

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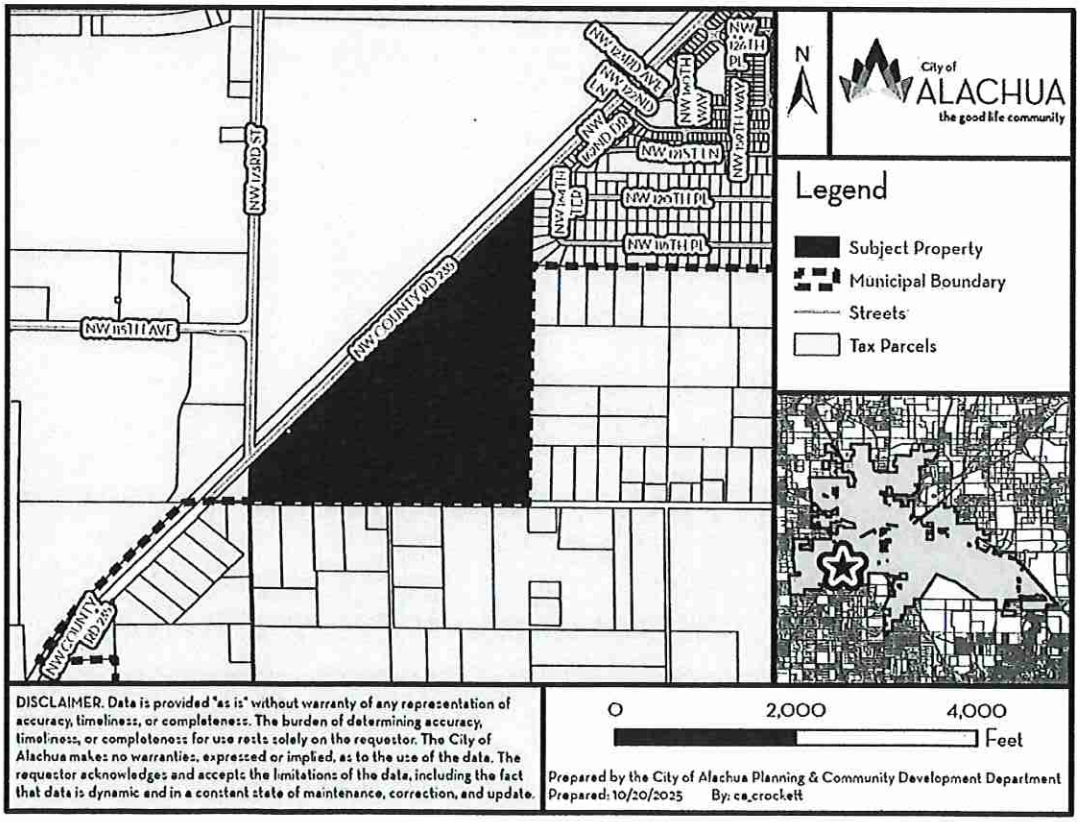
NOV 24 2025

NOTICE OF PUBLIC HEARING BEFORE THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on December 8, 2025, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following:

Application #: PPP25-0002 – Amendment to Fletcher Trace Major Subdivision Preliminary Plat

A request by NV5, Inc. (agent) on behalf of Fletcher Development, LLC (property owner) for an amendment to the Fletcher Trace Major Subdivision Preliminary Plat proposing rephasing and reducing the total number of single-family attached lots from 128 to 28 and increasing the total number of single-family detached lots from 344 to 410, for a net decrease of 34 lots on a ± 118.20-acre subject property generally located southeast of County Road 235 and north of NW 110th Avenue (tax parcel 03980-002-001); FLU: Moderate Density Residential; Zoning: Planned Development – Residential (PD-R).



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CLARK CODY THOMAS & RUTH CHANCE
16357 NW 110TH AVE
ALACHUA, FL 32615

FLETCHER DEVELOPMENT LLC
4510 NW 6TH PL 3RD FL
GAINESVILLE, FL 32607

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LEISTNER & ZVHAECK W/H
16817 NW 110TH AVE
ALACHUA, FL 32615

SAVANNAH STATION OWNERS ASSOCIATION
4510 NW 6TH PL 3RD FLOOR
GAINESVILLE, FL 32607

STREIT WOLFGANG J
16414 NW 110TH AVE
ALACHUA, FL 32615

VINCENT & VINCENT TRUSTEES
16919 NW 110TH AVE
ALACHUA, FL 32615

WACO PROPERTIES INC
569 EDGEWOOD AVE SOUTH
JACKSONVILLE, FL 32205

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Alachua FL 32615

Lynn Horton
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Stephen Hofstetter
Director, Environmental Protection Department
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Gainesville FL 32601

Soorya Lindberg
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Constance Meyer
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BOYETTE BETTY L LIFE ESTATE 16326 NW 118TH PL ALACHUA, FL 32615	WEAVER WILLIAM R & BEVERLY GAIL 8461 SW 129TH TERRACE RD DUNNELLON, FL 34432	WAITHE SEAN L & ASHLEY M 12004 NW 164TH TER ALACHUA, FL 32615
CAICEDO EDGAR H & FRANCI 12012 NW 164TH TER ALACHUA, FL 32615	GRISHAM DIANNE M 16337 NW 118TH PL ALACHUA, FL 32615	FREDERICK JULIE LIFE ESTATE 11902 NW 164TH TER ALACHUA, FL 32615
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STEWART WILLIAM O & JOSIE P 16324 NW 120TH PL ALACHUA, FL 32615	AUGSPURG JASON R & JANET R 16825 NW 110TH AVE ALACHUA, FL 32615	BROOKS CAROLYN S LIFE ESTATE 10714 NW 173RD ST ALACHUA, FL 32615
POGUE ANGELA MARIE 11908 NW 164TH TER ALACHUA, FL 32615	LYNCH DAVID JAMES & KWANDOKUHLE MLAMBO NGWENYA 3124 SW 94TH WAY GAINESVILLE, FL 32608	BRANDON-TURNER & TURNER TRUSTEES 17011 NW 110TH AVE ALACHUA, FL 32615
HOLDER CAITLYN ELISE 11306 NW 161ST ST ALACHUA, FL 32615	HARRELL VAUGHN R 11218 NW 161ST ST ALACHUA, FL 32615	EDWARDS JOSEPH & GAIL 11636 NW 161ST ST ALACHUA, FL 32615
BAUGH SOUTHEAST COOPERATIVE INC SYSCO CORPORATION ATTN TAX DEPARTMENT 1390 ENCLAVE PARKWAY HOUSTON, TX 77077	ROSS DONNA M 5454 RYAN RD THE VILLAGES, FL 32163	BERG RENEE D 16329 NW 118TH PL ALACHUA, FL 32615
JOHNS TIMOTHY CALVIN & SHANNON 16333 NW 110TH AVE ALACHUA, FL 32615	MORALES DANIEL J & SHELLEY H PO BOX 1195 ALACHUA, FL 32616	PARRIS R SCOTT 11914 NW 164TH TER ALACHUA, FL 32615
GAVIGAN & GAVIGAN 25348 CARNOUSTIE DR SORRENTO, FL 32776	CSX TRANSPORTATION INC 500 WATER ST TAX DEPARTMENT J-910 JACKSONVILLE, FL 32202	CSX TRANSPORTATION INC 500 WATER ST TAX DEPARTMENT J-910 JACKSONVILLE, FL 32202

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NOV 24 2025

AFFIDAVIT FOR POSTED LAND USE SIGN

I, Carl W. Case II, POSTED THE LAND USE SIGN(S)
(Print Name)

ON 10/31/25 FOR THE Amendment to Fletcher Trace Preliminary Plat
(Date) (Project name & type of action)

LAND USE ACTION AS PER ARTICLE 2.2.9(D) OF THE LAND DEVELOPMENT

REGULATIONS. THIS WILL BE INCLUDED IN THE STAFF REPORT.

Carl W Case II
(Signature)

Seven
(Number of signs)

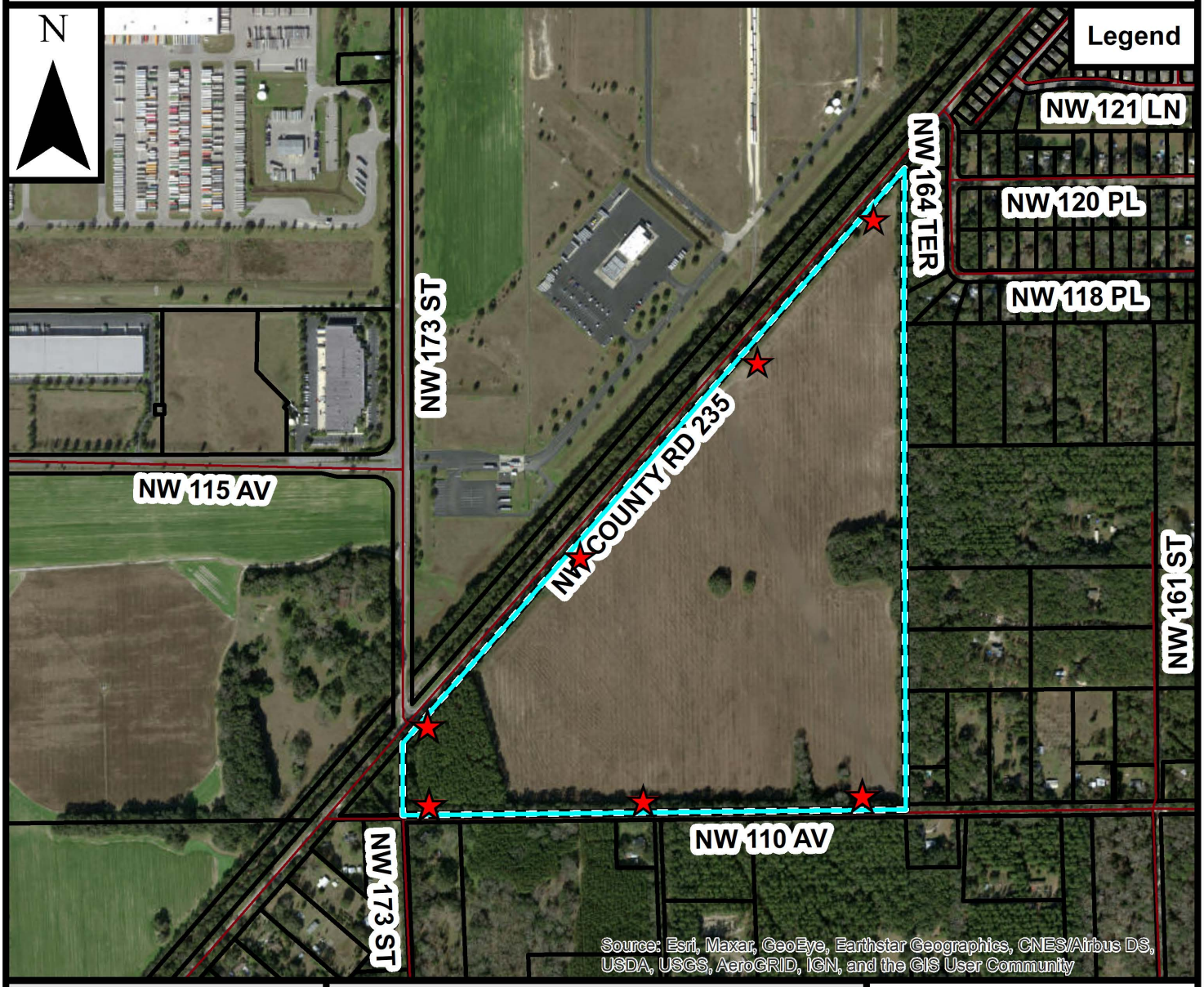
IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

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.

Fletcher Trace
Preliminary Plat



Prepared by the City of Alachua
Planning & Community Development Department

Prepared December 2020

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0 335 670 1,340 Feet

CITY OF ALACHUA

NOTICE OF LAND USE DEVELOPMENT ACTION

PUBLIC HEARING(S) ARE SCHEDULED TO CONSIDER THE FOLLOWING:

PROJECT NAME: Fletcher Trace **APPLICATION NO.:** PPP25-0002

APPLICATION TYPE: Preliminary Plat Amendment **CURRENT ZONING:** PD-R

NATURE/SCOPE OF PROPOSAL: An amendment to the approved preliminary plat for the Fletcher Trace Major Subdivision, reducing the number of single-family attached lots from 128 to 28 and increasing the number of single-family detached lots from 344 to 410.

DATE OF PUBLIC HEARING(S):

November 18, 2025 **AT** 6:00 **PM**

December 8, 2025 **AT** 6:00 **PM**

_____ **AT** _____ **PM**

LOCATION OF PUBLIC HEARING(S):
ALACHUA CITY HALL - 15100 NW 142ND TERRACE

FOR MORE INFORMATION CONTACT:
CITY OF ALACHUA PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

386-418-6121

planning@cityofalachua.com

ALL INTERESTED PARTIES MAY APPEAR AT THE PUBLIC HEARING(S) AND BE HEARD WITH RESPECT TO THE APPLICATION.COPIES OF THE APPLICATION, STAFF REPORT, AND RELATED MATERIALS ARE AVAILABLE FOR PUBLIC INSPECTION AT THE PLANNING & COMMUNITY DEVELOPMENT, 15100 NW 142ND TERRACE, ALACHUA, FLORIDA, ON ANY REGULAR BUSINESS DAY DURING NORMAL BUSINESS HOURS. WRITTEN COMMENTS MAY BE SENT TO: CITY OF ALACHUA, PLANNING & COMMUNITY DEVELOPMENT, P.O. BOX 9, ALACHUA FL 32616. NOTICE IS GIVEN PURSUANT TO SECTION 286.0105, FLORIDA STATUES, THAT, IN ORDER TO APPEAL ANY DECISION MADE AT THE PUBLIC HEARING(S), YOU WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT, FOR SUCH PURPOSE, YOU MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS BASED. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, ANY PERSONS WITH A DISABILITY REQUIRING REASONABLE ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS MEETING SHOULD CALL THE CITY CLERK AT (386) 418-6100 x 1501 AT LEAST 48 HOURS PRIOR TO THE PUBLIC HEARING(S).

Carson J. Crockett, AICP
Principal Planner
Planning and Community Development Department

Carson J. Crockett, AICP is a Principal Planner for the City of Alachua. He supports the functions of the Planning and Community Development Department, assists in the development review process and regularly communicates with members of the public. Crockett holds a master's degree in Urban and Regional Planning from the University of Florida.

EDUCATION

University of Florida
Bachelor of Science in Sustainability and the Built Environment
Graduated: Apr 2022
Master of Urban and Regional Planning
Graduated: May 2023

St. Petersburg Collegiate High School
High School Diploma
Graduated: May 2019

WORK EXPERIENCE

City of Alachua, Florida | Principal Planner | Jul 2025-Present; Planner | Jun 2023-Jul 2025
15100 NW 142nd Ter, Alachua, Fl 32615 | (386) 418-6121

George F. Young, Inc. | Planning Intern | May-Aug 2021 and 2022
299 Dr. Martin Luther King Jr. St N, Saint Petersburg, Fl 33701 | (727) 822-4317

PROFESSIONAL ORGANIZATIONS

American Planning Association | San Felasco Section, Florida Chapter
Member | Nov 2020-Present
Student Planning Association | University of Florida
Member | Aug 2020-May 2023

CERTIFICATES AND OTHER SKILLS

AICP | Jun 2025-Present
ArcGIS Pro | Competent
ArcGIS Desktop | Competent
Microsoft Office Certified | Word PowerPoint | Excel

Robert's Rules of Order | Proficient
Public Speaking | Proficient

Commission Agenda **Item**

MEETING DATE: December 8, 2025

SUBJECT: Ordinance 26-01 - AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF SUBPART B OF THE CITY OF ALACHUA CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS ("LDRS"); AMENDING SECTION 4.4.4(A)(2) RELATING TO MANUFACTURED HOMES AS ACCESSORY DWELLING UNITS IN THE AGRICULTURAL ("A") AND RESIDENTIAL SINGLE-FAMILY - 1 ("RSF-1") ZONE DISTRICTS; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE (Legislative Hearing; Second Reading).

PREPARED BY: Carson Crockett

RECOMMENDED ACTION:

Staff recommends that the City Commission find the proposed text amendment to the City of Alachua Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and adopt Ordinance 26-01 upon second and final reading.

Recommended Motion: *I move that this Commission finds the proposed text amendment to the City of Alachua Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and adopt Oridnance 26-01 upon second and final reading.*

Summary

This application is a staff-initiated text amendment to the City of Alachua Land Development Regulations amending Section 4.4.4(A)(2) relating to manufactured homes as accessory dwelling units in the Agricultural ("A") and Residential Single-Family – 1 ("RSF-1") zone districts. The purpose of this text amendment is to clarify the existing text of the Land Development Regulations in Section 4.4.4(A)(2) which states:

> (2) *Where permitted on lot*. A permitted accessory dwelling unit shall comply with all applicable development standards for principal dwelling units in the zone district in which the accessory dwelling unit will be located. Mobile homes, recreational vehicles and travel trailers shall not be used as accessory dwelling units.

The specific portion that requires clarification is the sentence "mobile homes, recreational vehicles and travel trailers shall not be used as accessory dwelling units." Previous

interpretations of this section have been that all mobile homes, including manufactured homes, may not be used as accessory dwelling units; however, the City's Land Development Regulations defines mobile home and manufactured home separately. The Planning & Community Development Department wishes to clarify this text, while also allowing for a greater flexibility in the use of manufactured homes as accessory dwelling units given that manufactured homes are built to higher standards than other, non-site-built structures.

The Planning & Zoning Board, sitting as the Local Planning Agency (LPA), held a duly advertised public hearing on November 18, 2025, and voted 3-0 to transmit the amendment to the City Commission with a recommendation to approve.

The City Commission held a duly advertised public hearing and voted 4-0 to adopt Ordinance 26-01 on first reading on November 24, 2025.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

Residential Opportunities

ATTACHMENTS

1. Ordinance 26-01
2. Staff Report
3. Business Impact Estimate
4. Public Notice Materials
5. Carson J. Crockett, AICP - Resume on File
6. Ordinance 26-01-Signed

ORDINANCE 26-01

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF SUBPART B OF THE CITY OF ALACHUA CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS ("LDRS"); AMENDING SECTION 4.4.4(A)(2) RELATING TO MANUFACTURED HOMES AS ACCESSORY DWELLING UNITS IN THE AGRICULTURAL ("A") AND RESIDENTIAL SINGLE-FAMILY – 1 ("RSF-1") ZONE DISTRICTS; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission adopted the City of Alachua Land Development Regulations ("LDRs") through Ordinance 06-11, as amended from time to time; and,

WHEREAS, a text amendment ("Amendment") to the City's LDRs, as described below, has been proposed; and,

WHEREAS, a duly advertised public hearing was conducted on the Amendment on November 18, 2025, by the Planning & Zoning Board, sitting as the Local Planning Agency ("LPA") and the LPA reviewed and considered all comments received during the public hearing concerning the Amendment and made its recommendation to the City Commission; and,

WHEREAS, the City Commission conducted a duly advertised public hearing on the proposed Amendment, provided for and received public participation, and approved Ordinance 26-01 upon first reading on November 24, 2025, and scheduled second and final reading for December 8, 2025; and,

WHEREAS, the City Commission conducted a duly advertised public hearing on the proposed Amendment, provided for and received public participation, and approved Ordinance 26-01 upon second and final reading on December 8, 2025; and,

WHEREAS, the City Commission has determined and found the Amendment to be consistent with the City's Comprehensive Plan and the City's LDRs; and,

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

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

Section 1. Interpretation of Recitals

The above recitals are true and correct and incorporated in this ordinance.

Section 2. Findings of Fact and Conclusions of Law

The authority for the enactment of this ordinance is Chapter 163, Part I, Florida Statutes; Sections 166.021 and 166.041; and the City's Comprehensive Plan.

Section 3. Amendment to the Land Development Regulations, Article 4

Article 4 of the City of Alachua Land Development Regulations is hereby amended as follows. The remainder of Article 4 remains in full force and effect (text that is underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed):

4.4.4 *Accessory uses and structures allowed.*

(A) *Accessory dwelling unit*. An accessory dwelling unit shall comply with the following standards:

(2) *Where permitted on lot*. A permitted accessory dwelling unit shall comply with all applicable development standards for principal dwelling units in the zone district in which the accessory dwelling unit will be located. Mobile homes, manufactured homes (except those located in the A or RSF-1 districts), recreational vehicles, and travel trailers shall not be used as accessory dwelling units.

Section 4. Codification of and Correction of Scrivener's Errors

The City Manager or designee, without public hearing, is authorized to correct any typographical errors which do not affect the intent of this ordinance. A corrected copy shall be posted in the public record.

Section 5. Ordinance to be Construed Liberally

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

Section 6. Repealing Clause

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

Section 7. Providing for Severability

It is the declared intent of the Alachua City Commission that, if any section, sentence, clause, phrase, or provision of this ordinance is for any reason held or declared to be unconstitutional, void, or inoperative by a court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this ordinance and the remainder of this ordinance, after the exclusion of such part or parts, shall be deemed to be valid.

Section 8. Effective Date

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

PASSED on first reading on the 24th day of November, 2025.

PASSED and **DULY ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon second reading this 8th day of December , 2025.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Walter Welch, Mayor
SEAL

ATTEST:

Rodolfo Valladres, City Manager/Clerk

APPROVED AS TO FORM

Scott Walker, Interim City Attorney

City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date: November 18, 2025
Legislative Hearing **Application #: PTAL25-0001**

SUBJECT:	A staff-initiated text amendment to the City of Alachua Land Development Regulations amending Section 4.4.4(A)(2) relating to manufactured homes as accessory dwelling units in the Agricultural ("A") and Residential Single-Family – 1 ("RSF-1") zone districts.
APPLICANT/AGENT:	City of Alachua
PROJECT PLANNER:	Carson J. Crockett, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board find the proposed text amendment to the City of Alachua Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and transmit such findings to the City Commission with a recommendation to approve.
RECOMMENDED MOTION:	*I move that this Board finds the proposed text amendment to the City of Alachua Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and transmit such findings to the City Commission with a recommendation to approve.*

SUMMARY

This application is a staff-initiated text amendment to the City of Alachua Land Development Regulations amending Section 4.4.4(A)(2) relating to manufactured homes as accessory dwelling units in the Agricultural ("A") and Residential Single-Family – 1 ("RSF-1") zone districts. The purpose of this text amendment is to clarify the existing text of the Land Development Regulations in Section 4.4.4(A)(2) which states:

(2) *Where permitted on lot*. A permitted accessory dwelling unit shall comply with all applicable development standards for principal dwelling units in the zone district in which the accessory dwelling unit will be located. Mobile homes, recreational vehicles and travel trailers shall not be used as accessory dwelling units.

The specific portion that requires clarification is the sentence "mobile homes, recreational vehicles and travel trailers shall not be used as accessory dwelling units." Previous interpretations of this section have been that all mobile homes, including manufactured homes, may not be used as accessory dwelling units; however, the City's Land Development Regulations defines mobile home and manufactured home separately. The Planning & Community Development Department wishes to clarify this text, while also allowing for a greater flexibility in the use of manufactured homes as accessory dwelling units given that manufactured homes are built to higher standards than other, non-site-built structures.

Summary of Proposed Amendment

Text that is shown as underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed.

ARTICLE 4 USE REGULATIONS

Section 4.4.4. *Accessory uses and structures allowed*.

(A) *Accessory dwelling unit*. An accessory dwelling unit shall comply with the following standards:

(2) *Where permitted on lot*. A permitted accessory dwelling unit shall comply with all applicable development standards for principal dwelling units in the zone district in which the accessory dwelling unit will be located. Mobile homes, manufactured homes (except those located in the A or RSF-1 districts), recreational vehicles and travel trailers shall not be used as accessory dwelling units.

The addition of manufactured homes, separated out from mobile homes, will increase clarity that both are prohibited for use as an accessory dwelling unit (as is the current interpretation). An addition of an exception for manufactured homes specifically to be permitted as accessory dwelling units in the A and RSF-1 zone districts was considered to increase flexibility for accessory dwelling units where lots are larger, utilities are not required, and the context of the City is more rural.

COMPREHENSIVE PLAN CONSISTENCY ANALYSIS

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 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.

Policy 1.1.a: *Residential Uses*: Except as otherwise provided for in the Comprehenisve Plan for conservation subdivisions, residential uses within with Agriculture land use category shall be developed at a maximum density of 1 dwelling unit per 5 acres. The following residential uses are allowed within the Agriculture land use category:

1. Single family detached dwelling units;
2. Manufactured, modular, and mobile homes, not to include mobile home parks;
3. Accessory dwelling units; and,
4. Group Living, as provided by special exception.

Policy 1.2.a: *Low Density Residential* (0 to 1 dwelling unit per acre): The Low Density Residential land use category allows residential development at a maximum density of 1 dwelling unit per acre. This land use category shall provide for a transition between rural residential / agricultural areas and the urban areas within the City. The following uses are allowed in the Low Density Residential land use category:

1. Single family detached dwelling units;
2. Accessory dwelling units;
3. Manufactured or modular homes meeting certain design criteria;
4. Residential Planned Developments; and,
5. Supporting community services such as schools, houses of worship, parks, and community centers.

Evaluation & Findings: Both the Agriculture and Low Density Residential land use categories permit for accessory dwelling units and manufactured homes meeting certain design criteria. Both land use categories consider accessory dwelling units as part of the permitted residential densities. As such, the proposed text amendment is consistent with these policies.

Objective 2.7: *Discouragement of Urban Sprawl*

The City shall discourage the proliferation of urban sprawl as set forth in Chapter 163, Florida Statutes.

Evaluation & Findings: Accessory dwelling units are a form of infill development that have the potential to reduce urban sprawl by offering increased opportunities to place accessory dwelling units on already developed lots, whether those lots be in the Agriculture or High Density Residential land use categories.

Housing Element

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

Evaluation & Findings: Accessory dwelling units offer flexibility in providing multiple housing types, including increasing opportunities for generational housing and more affordable housing. Accessory dwelling units and manufactured housing are both called out in Policy 1.1.a as potential housing types.

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

Text Amendments to the Land Development Regulations Standards

Section 2.4.1(E)(1) of the City's Land Development Regulations (LDRs) establishes the standards with which all text amendments to the Land Development Regulations must be found compliant. The proposed amendment has been reviewed for compliance with the standards of Section 2.4.1(E)(1). An evaluation of the findings of compliance with the standards of Section 2.4.1(E)(1) is provided below.

(1) **Text Amendments**. Amending the text of these LDRs is a matter committed to the legislative discretion of the City Commission. In determining whether to adopt or deny the proposed amendment, the City Commission shall consider and weigh the relevance of the following factors:

(a) *Consistent with Comprehensive Plan*. Whether and the extent to which the proposed amendment is consistent with the Comprehensive Plan.

Evaluation & Findings: The proposed text amendment does not conflict with any goals, objectives, or policies in the City's Comprehensive Plan. An analysis of consistency with the City's Comprehensive Plan has been included in this report.

(b) *Consistent with ordinances*. Whether the proposed amendment is in conflict with any provision of these LDRs or the City Code of Ordinances.

Evaluation & Findings: The proposed text amendment does not conflict with any other provisions of the City's Land Development Regulations of Code of Ordinances.

(c) *Changed conditions*. Whether and the extent to which there are changed conditions that require an amendment.

Evaluation & Findings: The proposed text amendment was initiated to help the Planning & Community Development Department best serve the City of Alachua by offering further clarification of an existing regulation while increasing flexibility in accessory dwelling unit type and affordability in the A and RSF-1 district.

(d) *Community need*. Whether and the extent to which the proposed amendment addresses a demonstrated community need.

Evaluation & Findings: The proposed text amendment was initiated to help the Planning & Community Development Department best serve the City of Alachua by offering further clarification of an existing regulation while increasing flexibility in accessory dwelling unit type and affordability in the A and RSF-1 district.

(e) *Compatible with surrounding uses*. Whether and the extent to which the proposed amendment is consistent with the purpose and intent of the zone districts in these LDRs, or will improve compatibility among uses and will ensure efficient development within the City.

Evaluation & Findings: The proposed text amendment does not alter any use-specific standards, setbacks, residential protection standards, or environmental standards. The only change would be allowing manufactured homes as accessory dwelling units in the A and RSF-1 districts, which already allow and contain both accessory dwelling units and manufactured homes in relatively low density areas. As both are already present in these low density districts, there are no concerns regarding compatibility with allowing manufactured homes as accessory dwelling units in the A and RSF-1 districts.

(f) *Development patterns*. Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern.

Evaluation & Findings: The proposed text amendment would not alter the existing pattern of development.

(g) *Effect on natural environment*. Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

Evaluation & Findings: The proposed text amendment does not alter existing environmental protection standards and will not impact the natural environment.

(h) *Public facilities*. Whether and the extent to which the proposed amendment would result in development that is adequately served by public facilities (roads, potable water, sewage, stormwater management, parks, and solid wastes).

Evaluation & Findings: The proposed text amendment does not alter where accessory dwelling units are permitted, except that for the A and RSF-1 districts, manufactured homes will be permitted as accessory dwelling units. Neither the A nor RSF-1 districts require connection to public facilities, unless within the distances specified in the Community Facilities Element of the City of Alachua Comprehensive Plan. No increase in public facilities demand is expected as a result of the proposed text amendment.

EXHIBIT "A"
TO
PTAL25-0001 | MANUFACTURED HOMES AS ACCESSORY DWELLING UNITS LDR TEXT AMENDMENT
STAFF REPORT

DRAFT
ORDINANCE 26-01

ORDINANCE 26-01

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF SUBPART B OF THE CITY OF ALACHUA CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS ("LDRS"); AMENDING SECTION 4.4.4(A)(2) RELATING TO MANUFCATURED HOMES AS ACCESSORY DWELLING UNITS IN THE AGRICULTURAL ("A") AND RESIDENTIAL SINGLE-FAMILY – 1 ("RSF-1") ZONE DISTRICTS; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVING AN EFFECTIVE DATE.

WHEREAS, the City Commission adopted the City of Alachua Land Development Regulations ("LDRs") through Ordinance 06-11, as amended from time to time; and,

WHEREAS, a text amendment ("Amendment") to the City's LDRs, as described below, has been proposed; and,

WHEREAS, a duly advertised public hearing was conducted on the Amendment on November 18, 2025, by the Planning & Zoning Board, sitting as the Local Planning Agency ("LPA") and the LPA reviewed and considered all comments received during the public hearing concerning the Amendment and made its recommendation to the City Commission; and,

WHEREAS, the City Commission conducted a duly advertised public hearing on the proposed Amendment, provided for and received public participation, and approved Ordinance 26-01 upon first reading on _____, 2025, and scheduled second and final reading for _____, 2025; and,

WHEREAS, the City Commission conducted a duly advertised public hearing on the proposed Amendment, provided for and received public participation, and approved Ordinance 26-01 upon second and final reading on _____, 2025; and,

WHEREAS, the City Commission has determined and found the Amendment to be consistent with the City's Comprehensive Plan and the City's LDRs; and,

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

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

DRAFT

Section 1. Interpretation of Recitals

The above recitals are true and correct and incorporated in this ordinance.

Section 2. Findings of Fact and Conclusions of Law

The authority for the enactment of this ordinance is Chapter 163, Part I, Florida Statutes; Sections 166.021 and 166.041; and the City's Comprehensive Plan.

Section 3. Amendment to the Land Development Regulations, Article 4

Article 4 of the City of Alachua Land Development Regulations is hereby amended as follows. The remainder of Article 4 remains in full force and effect (text that is underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed):

4.4.4 *Accessory uses and structures allowed.*

(A) *Accessory dwelling unit*. An accessory dwelling unit shall comply with the following standards:

(2) *Where permitted on lot*. A permitted accessory dwelling unit shall comply with all applicable development standards for principal dwelling units in the zone district in which the accessory dwelling unit will be located. Mobile homes, manufactured homes (except those located in the A or RSF-1 districts), recreational vehicles, and travel trailers shall not be used as accessory dwelling units.

Section 4. Codification of and Correction of Scrivener's Errors

The City Manager or designee, without public hearing, is authorized to correct any typographical errors which do not affect the intent of this ordinance. A corrected copy shall be posted in the public record.

Section 5. Ordinance to be Construed Liberally

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

Section 6. Repealing Clause

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

Section 7. Providing for Severability

It is the declared intent of the Alachua City Commission that, if any section, sentence, clause, phrase, or provision of this ordinance is for any reason held or declared to be unconstitutional, void, or inoperative by a court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this ordinance and the remainder of this ordinance, after the exclusion of such part or parts, shall be deemed to be valid.

Section 8. Effective Date

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

DRAFT

PASSED on first reading on the ____ day of _____, 2025.

PASSED and **DULY ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon second reading this ____, day of _____ , 2025.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

_____
Walter Welch, Mayor
SEAL

ATTEST:

_____
Rodolfo Valladres, City Manager/Clerk

APPROVED AS TO FORM

_____
Scott Walker, Interim City Attorney

DRAFT

Business Impact Estimate Form

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City's website by the time notice of the proposed ordinance is advertised and published.

Proposed ordinance's title:

ORDINANCE NO. 26-01

AN ORDINANCE OF THE CITY OF ALACHUA, FLROIDA, RELATING TO THE AMENDMENT OF SUBPART B OF THE CITY OF ALACHUA CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS ("LDRS"); AMENDING SECTION 4.4.4(A)(2) RELATING TO MANUFACTURED HOMES AS ACCESSORY DWELLING UNITS IN THE AGRICULTURAL ("A") AND RESIDENTIAL SINGLE-FAMILY – 1 ("RSF-1") ZONE DISTRICTS; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes.

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals, and welfare):

This application is a staff-initiated text amendment to the City of Alachua Land Development Regulations amending Section 4.4.4(A)(2) relating to manufactured homes as accessory dwelling units in the Agricultural ("A") and Residential Single-Family – 1 ("RSF-1") zone districts. The purpose of this text amendment is to clarify the existing text of the Land Development Regulations in Section 4.4.4(A)(2) which states:

(2) *Where permitted on lot*. A permitted accessory dwelling unit shall comply with all applicable development standards for principal dwelling units in the zone district in which the accessory dwelling unit will be located. Mobile homes, recreational vehicles and travel trailers shall not be used as accessory dwelling units.

The specific portion that requires clarification is the sentence “mobile homes, recreational vehicles and travel trailers shall not be used as accessory dwelling units.” Previous interpretations of this section have been that all mobile homes, including manufactured homes, may not be used as accessory dwelling units; however, the City’s Land Development Regulations defines mobile home and manufactured home separately. The Planning & Community Development Department wishes to clarify this text, while also allowing for a greater flexibility in the use of manufactured homes as accessory dwelling units given that manufactured homes are built to higher standards than other, non-site-built structures.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, if any:

(a) An estimate of direct compliance costs that businesses may reasonably incur:

$0.00

(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible:

None

(c) An estimate of the City’s regulatory costs, including estimated revenues from any new charges or fees to cover such costs:

$0.00

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

None

4. Additional information the governing body deems useful (if any):

None

Community Corner

Meetings & Events in the Heartlands

Community Calendar event submissions

Want to place your upcoming event(s) in our weekly Community Calendar?
Email your events to: editor@alachuatoday.com
Include basic details such as who, what, where and when.
Deadline for submission is Monday at 2 p.m.

Please note: Profitable events are handled through our advertising department. Contact: ads@alachuatoday.com

■ **Nov. 28 – 29: A. L. Mebane High School Alumni Association,** Inc. schedule of events:

Friday Evening, Nov. 28 at the High Springs Civic Center, 19107 N.W. 240th Street - High Springs.

5 p.m. Alumni Class Reception Classes, 1960, 1965, 1970 & 1975

6 p.m. Live Auction, Mr. and Ms. Alumni Pageant

Saturday, Nov. 29 at A.L. Mebane Middle School - Alachua

10 a.m. - Vendor setup and parade registration

11 a.m. - Lee's Preschool, SR 241N parade lineup

12 noon - Parade, starting from North Main Street through downtown Alachua and returning to A.L. Mebane Middle School after parade.

1:30 p.m. - A. L. Mebane Middle School Campus Opening Ceremony, presentation of Mr. and Ms. Alumni and Court Special Class Recognition 1960, 1965, 1970, 1975 Hornet Spirit Row – class participation, vendors

3 p.m. Tour of A. L. Mebane High School Museum.

■ **Nov. 30: Artist Sunday at Lanza Gallery & Art Supplies,** 1–5 p.m. in downtown High Springs. Celebrate the holiday season by supporting local artists at Artist Sunday, a nationwide movement that encourages shoppers to discover unique, handcrafted gifts. Lanza Gallery & Art Supplies invites the community to enjoy an afternoon of creativity, live demonstrations and local talent.

Featured Artists include Patrice Boyes - Acrylic painting, Karen LeMonnier - Oil painting, Samone Spade – Urban sketching, Tina Corbett - Pastel painting. Event Highlights are live demonstrations, unique gifts, community spirit and light refreshments: Complimentary treats will be available as guests browse and mingle.

■ **Dec. 5: City of Alachua and Alachua Chamber of Commerce Christmas on Main Street Tree Lighting,** 5 p.m. – 8 p.m. Tree lighting at 6:30 p.m., Pictures with Santa, Christmas characters strolling Main Street, carriage rides, games and bounce houses, live performances and music, hot chocolate, popcorn, pizza, and snow playground. Fun activities hosted by local businesses. To RSVP Pictures with Santa, go to www.christmasonmainstreetalachua.com

■ **Dec. 6: The High Springs Christmas Tree Lighting** hosted by the High Springs Chamber of Commerce is scheduled for Saturday, Dec. 6, at 5 p.m. at the Farmers Market Pavilion, 23517 N.W. 185th Road. This free community event will feature caroling, vendors, and entertainment.

■ **Dec. 6: Hawthorne Christmas Parade & Festival,** 10 a.m.- 4 p.m., at 7700 S.E. 221st Street, Hawthorne. Enjoy the parade, kids zone, vendors, food, toy giveaway and Santa's Workshop.

■ **Dec. 6: Micanopy 5th Annual Holiday Stroll** along Northeast Cholokka Blvd. in the downtown historic District, 11 a.m. – 6 p.m. Enjoy an all-day holiday gathering, shopping, cafes, live music, plain air artists, museum tours. Visit with Santa and Mrs. Claus 2 p.m. – 4 p.m. The Community Tree Lighting Ceremony is at 5 p.m.

■ **Dec. 9: Cooking Classes with Joy** – This is a FREE class at 6 p.m. at the Martin Luther King, Jr. Community Center, 25515 NW 6 Ave., Newberry. Do you want to improve your cooking skills or just have a good time? Join Newberry's cooking class for tips, tricks and great recipes. For class details email Tasha Greene at tgreene@newberryfl.gov or call 352-474-6078. This class meets on the second Tuesday of each month.

■ **Dec. 12, 13, 14: Christmas in High Springs** - Join in the fun and meet the Grinch, Cindylou Who and the Who Family at the High Springs Brewing Co., 18562 N.W. 237th Street. Visitors will experience more than 8,000 lights, Christmas props on display, vendors and much, much more. This event is free and runs from 6 – 9 p.m. For details and more information call 352-262-5068.

■ **Dec. 13: Alachua Christmas Parade** featuring dozens of parade floats, entertainers, local school organizations and more. This event is held along Alachua's historic Main Street and in partnership with the City of Alachua starting at 12 noon. This year's theme is "A Charlie Brown Christmas."

■ **Dec. 13: High Springs Christmas Parade** featuring "A Charlie Brown Christmas" theme with floats sponsored by local businesses and school and civic organizations starts at 6 p.m. along Main Street, High Springs.

■ **Dec. 17: High Springs AARP Chapter meeting** – All High Springs area seniors are invited to a monthly AARP meeting at St. Madeleine's Catholic Church, 17155 N.W. Highway 441 in High Springs. A meet and greet begins at 10:30 a.m. with a Business Meeting at 11 a.m. A covered-dish luncheon follows immediately. For questions call Gloria James at 386-454-9834 or email jamesg10@aol.com. Meetings are held the second Tuesday of the Month, September through May.

■ **Dec. 20: Newberry Christmas Parade** starting at 5:30 p.m. in downtown Newberry

■ **Wednesdays: San Felasco Market** is held every Wednesday evening from 4:30 to 8 p.m. at San Felasco Tech City, 13900 Tech City Circle, Alachua. The market features beer and wine, local farmers, artisans and food vendors offering fresh produce, handmade goods, baked items, prepared foods and more. Families can enjoy live music, food trucks and a community atmosphere in an outdoor setting. Admission and parking are free.

■ **Fridays: The High Springs New Century Woman's Club** invites the community to join "Lady Gamers" every Friday at 1 p.m. Bring your favorite games to share or join in with those provided. Location: Woman's Club Clubhouse, 23674 West U.S. Highway 27, High Springs, FL 32643. For more information: Call 386-518-3276, Ext. 3

■ **Fridays: High Springs Farmers Market** from 3 -7 p.m. at the Farmers Market Pavilion, 23517 N.W. 185th Road, High Springs. Local growers, producers and crafters. Veggies, plants, duck and chicken eggs, meats, poultry, canned goods, honey, hot food, soap, art, woodcrafts, and tie dye. For information on how to become a vendor contact Carol at 352-275-6346.

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

■ **Tuesdays: Archer Farmers Market** from 3 – 7 p.m. on the grounds of the Archer Railway Depot Museum, 16994 S.W. 134th Avenue, Archer. Local farmers offer fresh vegetables, herbs, fruit, honey and plants. Artisan breads and jellies will also be available. Vendors are invited to submit applications and backyard gardeners with excess produce are welcome as well. The Museum will also be open. Vendor applications are available by email request at archerhistorical@gmail.com or by contacting Linda at 352-374-8240

Multi-Million Dollar Producers

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352-533-0258 or 352-443-0263

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BOUKARI REALTY

City of ALACHUA

NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on December 8, 2025, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located 15100 NW 142nd Terrace, Alachua, Florida, to consider the following ordinance as titled:

Ordinance 26-01

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF SUBPART B OF THE CITY OF ALACHUA CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS ("LDRS"); AMENDING SECTION 4.4.4(A)(2) RELATING TO MANUFACTURED HOMES AS ACCESSORY DWELLING UNITS IN THE AGRICULTURAL ("A") AND RESIDENTIAL SINGLE-FAMILY – 1 ("RSF-1") ZONE DISTRICTS; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application, staff report, and any related materials 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. one week prior to the date of hearing. 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 - Nov. 26, 2025)

Carson J. Crockett, AICP
Principal Planner
Planning and Community Development Department

Carson J. Crockett, AICP is a Principal Planner for the City of Alachua. He supports the functions of the Planning and Community Development Department, assists in the development review process and regularly communicates with members of the public. Crockett holds a master's degree in Urban and Regional Planning from the University of Florida.

EDUCATION

University of Florida
Bachelor of Science in Sustainability and the Built Environment
Graduated: Apr 2022
Master of Urban and Regional Planning
Graduated: May 2023

St. Petersburg Collegiate High School
High School Diploma
Graduated: May 2019

WORK EXPERIENCE

City of Alachua, Florida | Principal Planner | Jul 2025-Present; Planner | Jun 2023-Jul 2025
15100 NW 142nd Ter, Alachua, Fl 32615 | (386) 418-6121

George F. Young, Inc. | Planning Intern | May-Aug 2021 and 2022
299 Dr. Martin Luther King Jr. St N, Saint Petersburg, Fl 33701 | (727) 822-4317

PROFESSIONAL ORGANIZATIONS

American Planning Association | San Felasco Section, Florida Chapter
Member | Nov 2020-Present
Student Planning Association | University of Florida
Member | Aug 2020-May 2023

CERTIFICATES AND OTHER SKILLS

AICP | Jun 2025-Present
ArcGIS Pro | Competent
ArcGIS Desktop | Competent
Microsoft Office Certified | Word PowerPoint | Excel

Robert's Rules of Order | Proficient
Public Speaking | Proficient

ORDINANCE 26-01

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF SUBPART B OF THE CITY OF ALACHUA CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS ("LDRS"); AMENDING SECTION 4.4.4(A)(2) RELATING TO MANUFACTURED HOMES AS ACCESSORY DWELLING UNITS IN THE AGRICULTURAL ("A") AND RESIDENTIAL SINGLE-FAMILY – 1 ("RSF-1") ZONE DISTRICTS; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission adopted the City of Alachua Land Development Regulations ("LDRs") through Ordinance 06-11, as amended from time to time; and,

WHEREAS, a text amendment ("Amendment") to the City's LDRs, as described below, has been proposed; and,

WHEREAS, a duly advertised public hearing was conducted on the Amendment on November 18, 2025, by the Planning & Zoning Board, sitting as the Local Planning Agency ("LPA") and the LPA reviewed and considered all comments received during the public hearing concerning the Amendment and made its recommendation to the City Commission; and,

WHEREAS, the City Commission conducted a duly advertised public hearing on the proposed Amendment, provided for and received public participation, and approved Ordinance 26-01 upon first reading on November 24, 2025, and scheduled second and final reading for December 8, 2025; and,

WHEREAS, the City Commission conducted a duly advertised public hearing on the proposed Amendment, provided for and received public participation, and approved Ordinance 26-01 upon second and final reading on December 8, 2025; and,

WHEREAS, the City Commission has determined and found the Amendment to be consistent with the City's Comprehensive Plan and the City's LDRs; and,

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

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

Section 1. Interpretation of Recitals

The above recitals are true and correct and incorporated in this ordinance.

Section 2. Findings of Fact and Conclusions of Law

The authority for the enactment of this ordinance is Chapter 163, Part I, Florida Statutes; Sections 166.021 and 166.041; and the City's Comprehensive Plan.

Section 3. Amendment to the Land Development Regulations, Article 4

Article 4 of the City of Alachua Land Development Regulations is hereby amended as follows. The remainder of Article 4 remains in full force and effect (text that is underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed):

4.4.4 *Accessory uses and structures allowed.*

(A) *Accessory dwelling unit.* An accessory dwelling unit shall comply with the following standards:

(2) *Where permitted on lot.* A permitted accessory dwelling unit shall comply with all applicable development standards for principal dwelling units in the zone district in which the accessory dwelling unit will be located. Mobile homes, manufactured homes (except those located in the A or RSF-1 districts), recreational vehicles, and travel trailers shall not be used as accessory dwelling units.

Section 4. Codification of and Correction of Scrivener's Errors

The City Manager or designee, without public hearing, is authorized to correct any typographical errors which do not affect the intent of this ordinance. A corrected copy shall be posted in the public record.

Section 5. Ordinance to be Construed Liberally

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

Section 6. Repealing Clause

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

Section 7. Providing for Severability

It is the declared intent of the Alachua City Commission that, if any section, sentence, clause, phrase, or provision of this ordinance is for any reason held or declared to be unconstitutional, void, or inoperative by a court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this ordinance and the remainder of this ordinance, after the exclusion of such part or parts, shall be deemed to be valid.

Section 8. Effective Date

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

PASSED on first reading on the 24th day of November, 2025.

PASSED and **DULY ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon second reading this 8th day of December , 2025.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Walter Welch, Mayor
SEAL

ATTEST:

Rodolfo Valladares, City Manager/Clerk

APPROVED AS TO FORM

Scott Walker, Interim City Attorney

Commission Agenda **Item**

MEETING DATE: December 8, 2025

SUBJECT: PSP25-0007 | Westside Commons Infrastructure Plan - A request by Alakai Acquisitions LLC (applicant/agent) on behalf of Browning Family Revocable Trust and Santa Fe Hills Church of Christ, Inc. (property owners) for an infrastructure plan which proposes the installation of common driveways, stormwater facilities, utilities, and other infrastructure for three commercial lots on a ± 5.07-acre subject property; Tax Parcel: 03044-001-002, 03044-002-000; FLU: Commercial; Zoning: Community Commercial (Quasi-Judicial Hearing).

PREPARED BY: Carson Crockett

RECOMMENDED ACTION:

Staff recommends that the City Commission find the application for Browning Family Revocable Trust and Santa Fe Hills Church of Christ, Inc. to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and approve the infrastructure plan, subject to the four conditions in Exhibit "A" and located on page 17 of the staff report.

Recommended Motion: *I move that, based upon the competent substantial evidence, the presentation before this Commission, and Staff's recommendation, this Commission find the application for Browning Family Revocable Trust and Santa Fe Hills Church of Christ, Inc. to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and approve the infrastructure plan, subject to the four conditions in Exhibit "A" and located on page 17 of the staff report.*

Summary

This application is a request by Alakai Acquisitions LLC (applicant/agent) on behalf of Browning Family Revocable Trust and Santa Fe Hills Church of Christ, Inc. (property owners) for an infrastructure plan on a ± 5.07-acre subject property located at 16313 NW US Highway 441.

The infrastructure plan proposes the construction of three stormwater management facilities, cross-access drive aisles, sidewalks, and sanitary sewer facilities for shared use by three commercial lots. The cross-access drive aisles will have one access point off of US Highway 441 and one access point off of NW 173rd Street (CR 235A). Both access points are limited to right-in/right-out traffic. Sidewalks will be provided along the entire road frontage of the subject property.

While some limited landscaping is proposed as part of the infrastructure plan to comply with required tree mitigation and buffers, the majority of site landscaping will be completed at time of development of the individual commercial lots. Potable water does not require extension as part of the infrastructure plan as the three commercial lots are already served by potable water. Connection to potable water and sanitary sewer will be required at time of development of the individual commercial lots.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

ATTACHMENTS

1. Staff Report
2. Infrastructure Plans
3. Application Materials
4. Public Notice Materials
5. Carson J. Crockett, AICP - Resume on File
6. Application Church of Christ Improvements

City of Alachua
Planning & Community Development Department
Staff Report

City Commission Hearing Date: December 8, 2025
Quasi-Judicial Hearing **Application #: PSP25-0007**

SUBJECT:	A request for the Westside Commons Infrastructure Plan, which proposes the installation of common driveways, stormwater facilities, utilities, and other infrastructure for three commercial lots.
APPLICANT/AGENT:	Alakai Acquisitions LLC
PROPERTY OWNER:	Browning Family Revocable Trust Santa Fe Hills Church of Christ, Inc.
LOCATION:	16313 NW US Highway 441
PARCEL ID NUMBER:	03044-001-002; 03044-002-000
FLUM DESIGNATION:	Commercial
ZONING:	Community Commercial
OVERLAY:	N/A
ACREAGE:	± 5.07
PROJECT PLANNER:	Carson J. Crockett, AICP
RECOMMENDATION:	Staff recommends that the City Commission find the application for Browning Family Revocable Trust and Santa Fe Hills Church of Christ, Inc. to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and approve the infrastructure plan, subject to the four conditions in Exhibit "A" and located on page 17 of the staff report.
RECOMMENDED MOTION:	*I move that, based upon the competent substantial evidence, the presentation before this Commission, and Staff's recommendation, this Commission find the application for Browning Family Revocable Trust and Santa Fe Hills Church of Christ, Inc. to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and approve the infrastructure plan, subject to the four conditions in Exhibit "A" and located on page 17 of the staff report.*

SUMMARY

This application is a request by Alakai Acquisitions LLC (applicant/agent) on behalf of Browning Family Revocable Trust and Santa Fe Hills Church of Christ, Inc. (property owners) for an infrastructure plan on a ± 5.07-acre subject property located at 16313 NW US Highway 441.

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While some limited landscaping is proposed as part of the infrastructure plan to comply with required tree mitigation and buffers, the majority of site landscaping will be completed at time of development of the individual commercial lots. Potable water does not require extension as part of the infrastructure plan as the three commercial lots are already served by potable water. Connection to potable water and sanitary sewer will be required at time of development of the individual commercial lots.

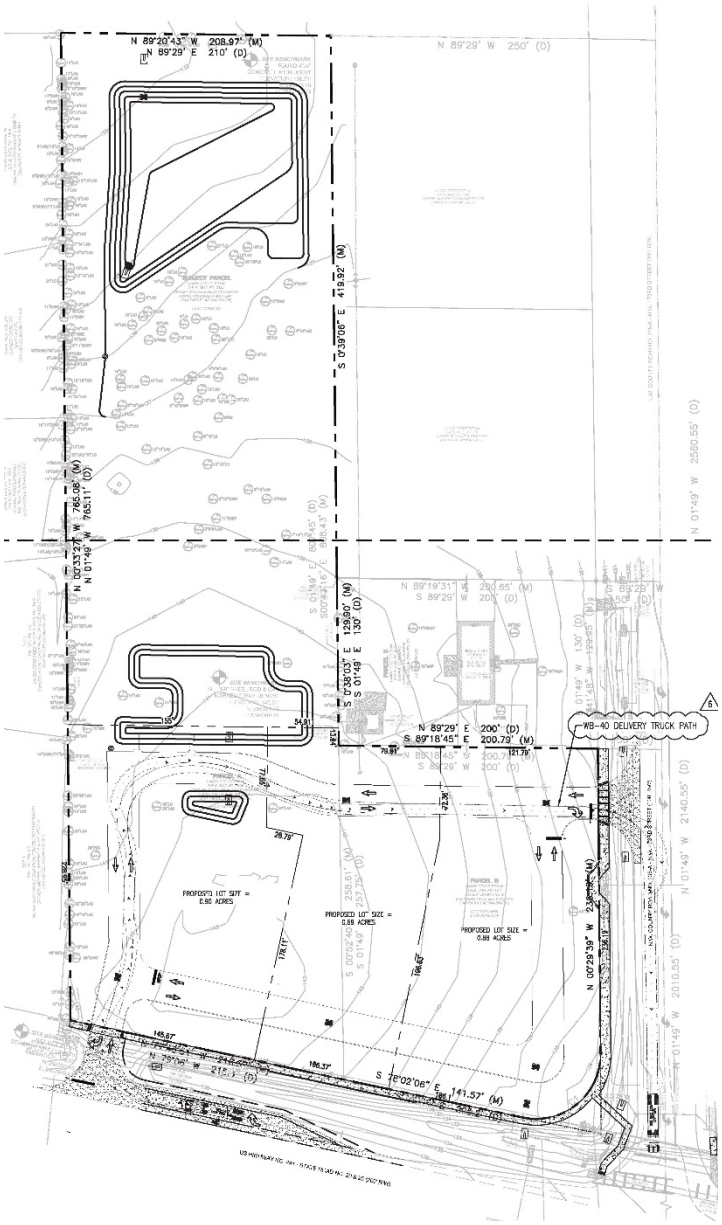

Figure 1. Proposed Infrastructure Plan

EXISTING USES

The subject property consists of two tax parcels. Tax parcel 03044-001-002 is undeveloped and is comprised of primarily cleared lands. Tax Parcel 03044-002-000 is developed with a religious institution and a mixture of cleared lands and naturally wooded areas.

SURROUNDING USES

The existing uses, Future Land Use Map (FLUM) designations, and zoning districts of the surrounding area are identified in Table 1. Figure 2 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. The information below 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	Single Family Detached	Agriculture (County)	Agricultural (A)(County)
South	Vacant Commercial; Gasoline Sales	Commercial	Commercial Intensive (CI)
East	Single Family Detached; School	Public; Agriculture (County)	Agricultural (A); Agricultural (A)(County)
West	Office; Vacant Commercial	Commercial	Commercial Intensive (CI)

Figure 2. 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. Neighborhood meetings are not required for infrastructure plan applications.

COMPREHENSIVE PLAN CONSISTENCY ANALYSIS

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 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.

Policy 1.3.b: *Commercial*: The Commercial land use category is established to provide for general commercial uses, as well as more intense commercial and highway commercial uses. This is the land use category in which large-scale, regional commercial uses may locate. The following uses are allowed within the Commercial land use category:

1. Retail sales and services;
2. Personal services;
3. Financial institutions;
4. Recreation and entertainment;
5. Tourist-related uses;
6. Visitor accommodations;
7. Commercial shopping centers;
8. Auto-oriented uses;
9. Traditional Neighborhood Planned Developments;
10. Employment Center Planned Developments;
11. Commercial recreation centers;
12. Office/business parks;
13. Limited industrial services;
14. Eating establishments;
15. Single-family attached units;
16. Apartments and townhomes;
17. Duplexes and quadplexes;
18. Single-family and multi-family residential above first floor commercial uses;
19. Convention centers; and,

20. Supporting community services such as schools, houses of worship, parks, and community centers.

Development in the Commercial land use category may occur as mixed-use or non-mixed-use.

Evaluation & Findings: The application proposes an infrastructure plan which would include the installation of shared driveways, stormwater management facilities, and utilities to serve three commercial lots. Site plans will be required at time of development of each individual commercial site and those developments must be compatible with the Commercial land use category.

Policy 1.3.d: *Design and performance standards*: The following criteria shall apply when evaluating commercial development proposals in the commercial & mixed-use future land use categories:

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;

Evaluation & Findings: The infrastructure plan proposes to install two driveways, one with right-in/right-out access to US Highway 441 and one with right-in/right-out access to NW 173rd Street (CR 235A). These shared driveways will connect to cross access drive aisles that serve the entire subject property, consolidating access points and reducing conflict points.

2. Buffering from adjacent existing/potential uses;

Evaluation & Findings: The infrastructure plan has been reviewed against, and found to comply with, all buffering requirements found in Section 6.2.2 of the City's Land Development Regulations. Additional landscape and buffering requirements may be applicable at time of development of each individual commercial site.

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

Evaluation & Findings: The infrastructure plan does not propose any floor area, and as such, there are no concerns related to open space at this time.

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

Evaluation & Findings: The applicant has provided a drainage report with the application materials. The infrastructure plan proposes three stormwater management facilities to serve the improvements of the infrastructure plan and future development of each individual commercial sites.

5. Placement of signage;

Evaluation & Findings: Only necessary traffic signage is proposed as part of the infrastructure plan, and as such, there are no concerns related to signage at this time.

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;

Evaluation & Findings: The infrastructure plan does not propose any site lighting, and as such, there are no concerns related to site lighting at this time. Site lighting will be reviewed at time of development of each individual commercial site.

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

Evaluation & Findings: The applicant has provided an exhibit demonstrating safe vehicular movement is possible for large vehicles such as delivery trucks and fire rescue vehicles. On-site circulation will be reevaluated at time of development of each individual commercial site.

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

Evaluation & Findings: The infrastructure plan has been reviewed against, and found to comply with, Section 6.2 of the City's Land Development Regulations. Additional landscaping will be required at time of development of each individual commercial site.

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

Evaluation & Findings: An environmental conditions analysis has been included with this report. Staff noted no unique features and/or resources which may constrain site development.

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

Evaluation & Findings: The infrastructure plan has been reviewed against, and found to comply with, all applicable standards of the City's Land Development Regulations, and as such, there are no concerns related to performance based zoning requirements.

Policy 1.3.f: The creation/promotion of strip pattern commercial development shall be discouraged. Infill within established commercial areas is preferred over extension of a strip commercial pattern. Extension of a commercial land use designation may be considered in circumstances where the extension is compatible with the existing land uses surrounding the land or the land use categories of surrounding lands. Extensions of a commercial land use category shall not encroach into a residential area. The following criteria shall be applied to limit the impacts of commercial development upon surrounding areas:

1. Impacts upon traffic circulation should be anticipated and mitigate through the reservation of right-of-way for road widening and marginal access streets when appropriate.
2. Access points for commercial development shall minimize points of conflict by utilizing frontage roads, providing cross access easements between parcels, or installing shared use ingress and egress access driveways connections to roadways.
3. Setbacks and landscaped or other appropriate buffers shall be established to mitigate the visual impacts of commercial development upon surrounding land uses.
4. A sidewalk or bicycle path shall be required where appropriate, to provide convenient access to the development from surrounding areas and to reduce traffic volumes on the roadways.

Evaluation & Findings: The infrastructure plan proposes to install two driveways, one with right-in/right-out access to US Highway 441 and one with right-in/right-out access to NW 173rd Street (CR 235A). These shared driveways will connect to cross access drive aisles that serve the entire subject property, consolidating access points and reducing conflict points. Sidewalks have been provided along the entire frontage of the subject property and will require connections to an internal sidewalk network at time of development for each individual commercial site.

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

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

Policy 5.1.c: *Flood prone areas*: The City shall require as part of the development review process the identification of FEMA flood zone areas. Where necessary, base flood elevations and minimum finished floor elevations shall be established. The City shall also require finished floor elevations on subdivision plats, site plans and building permit plans when necessary to determine compliance with flood prone area regulations. The City shall establish standards for a limitation on filling in flood prone areas.

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

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

Evaluation & Findings: There are no environmental features of concern on the subject property. An environmental conditions analysis has been included in this report. The subject property is within a karst sensitive area and the applicant included a geotechnical report in the application materials. Should any environmental features be discovered, all applicable regulations must be complied with.

Transportation Element

Policy 1.4.b: The City shall require any commercial, industrial, or residential development which must obtain site plan or subdivision approval to provide a sidewalk along the frontage of any collector street or arterial street when a sidewalk is along the frontage of the street. A sidewalk shall not be required if a sidewalk does not exist within 2,640 feet of the property on the same side of the collector or arterial street.

Evaluation & Findings: Sidewalks have been provided along the entire frontage of the subject property and will require connections to an internal sidewalk network at time of development for each individual commercial site.

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:

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

Evaluation & Findings: The subject property is located within the Community Wastewater Service Area. The infrastructure plan proposes the extension of a gravity wastewater main to serve the subject property. Each individual commercial site will be required to connect to the City's sanitary sewer system at time of development.

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

1. A water main exists within 100 feet of any lot within a residential land use category or an existing single family residence water service is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
2. A water main exists within 500 feet of any proposed residential subdivision consisting of 5 units or less and water service is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

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

Evaluation & Findings: The subject property is located within the Community Potable Water Service Area. Potable water service already exists along the frontage of the subject property and each individual commercial site will be required to connect to the City's potable water system at time of development.

Conservation and Open Space Element

Objective 1.3: *Listed Species*

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

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

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

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

Policy 1.3.d: The City shall require prior to development approval, an inventory of listed species for all new developments in areas identified as known habitat for listed species. The inventory shall include detailed information regarding type, quantity, location and habitat requirements for any listed species identified. De minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

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

Evaluation & Findings: There are no environmental features of concern on the subject property. An environmental conditions analysis has been included in this report. The subject property is within a karst sensitive area and the applicant included a geotechnical report in the application materials. Should any environmental features be discovered, all applicable regulations must be complied with.

Objective 1.10: *Wetlands*

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

Evaluation & Findings: An environmental conditions analysis has been provided within this report. No delineated wetlands are present on the subject property. Should wetlands be discovered, development will be required to conform with the applicable policies and regulations established in the City of Alachua Comprehensive Plan and Land Development Regulations.

ENVIRONMENTAL CONDITIONS ANALYSIS

Wetlands

Wetlands are areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal conditions do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.

Evaluation & Findings: No delineated wetlands are present on the subject property. Should wetlands be discovered, all applicable policies and regulations established in the City of Alachua Comprehensive Plan and Land Development Regulations must be complied with.

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 & Findings: 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 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 & Findings: No species identified as endangered, threatened, or of special concern are known to exist on the subject property. No areas of the subject property have been prioritized as part of the Florida Natural Areas Inventory. If a regulated plant or animal species is discovered, all applicable policies and regulations established in the City of Alachua Comprehensive Plan and Land Development Regulations must be complied with.

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 a lower infiltration rate and therefore a higher runoff potential. There are three soil types found within the subject property, shown in Table 2.

Table 2. Soil Types

Soil Type	Hydrologic Group	Drainage Class	Limitations		% of Subject Property (may not total to 100% due to rounding)
			Dwellings Without Basements	Small Commercial Buildings	
Arredondo-Urban Land Complex; 0 - 5% Slopes	A	Well Drained	Slight	Slight	75.48%
Fort Meade Fine Sand; 0 – 5% Slopes	A	Well Drained	Slight	Slight	14.98%
Arredondo Fine Sand; 0 – 5% Slopes	A	Well Drained	Slight	Slight	9.53%

Evaluation & Findings: The soil types present on the subject property do not pose any significant limitations for development.

Flood Potential

Panel 12001C0120D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006 indicates that the subject property is in Flood Zone X (areas determined to be outside of the 500-year floodplain).

Evaluation & Findings: Since the subject property is located in Flood Zone X, 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.

Evaluation & Findings: The subject property is in an area of high aquifer recharge potential by the Suwannee River Water Management District (SRWMD) High Aquifer Recharge Potential

(HARP) map. At this time, no potential sink holes are known to be on the site. A geotechnical report was provided by the applicant and is included with the application materials.

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 & Findings: The subject property is not located within a City of Alachua wellfield 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 State of Florida and the Alachua County Historic Resources Inventory identify historic structures in addition to the City's Historic Overlay District, as established by Section 3.7 of the City's Land Development Regulations.

Evaluation & Findings: The subject property is not within the City's Historic Overlay Districts and the State of Florida and Alachua County Historic Resources Inventory note no historic structures or markers on the subject property.

Figure 4. Environmental Conditions Analysis Map

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

Infrastructure Plan Standards

Section 2.4.9(E)(2) of the City's Land Development Regulations (LDRs) establishes the standards with which all infrastructure plans must be found compliant. The application has been reviewed for compliance with the standards of Section 2.4.9(E)(2). An evaluation of the findings of the applicant's compliance with the standards of Section 2.4.9(E)(2) is provided below.

(2) **Infrastructure plan standards**. An infrastructure plan shall be approved only upon a finding the applicant demonstrates the standards set forth in Sections 2.4.9(E)(2)(a)—(e) are met:

(a) *Consistency with the Comprehensive Plan*. The infrastructure plan complies with all applicable goals, objectives and policies of the Comprehensive Plan.

Evaluation & Findings: An analysis of the application's consistency with the City of Alachua Comprehensive Plan has been included in this report. Staff has found the infrastructure plan to be consistent with the Comprehensive Plan.

(b) *Development and design standards*. The infrastructure plan and its general layout and design comply with all applicable standards in Article 6, Development Standards.

Evaluation & Findings: The application has been reviewed against, and found to comply with, all applicable standards in Article 6.

(c) *Subdivision standards*. The infrastructure plan complies with all applicable layout and design and standards in Article 7, Subdivision Standards, including but not limited to block layout, street arrangement and design, and utility improvements.

Evaluation & Findings: The application has been reviewed against, and found to comply with, all applicable standards found in Article 7. Staff is recommending one condition relating to the establishment of an owners' association to maintain the shared stormwater management facility. No plat is proposed to be recorded as part of this application.

(d) *Complies with all other relevant laws, ordinances, regulations and local requirements*. The proposed infrastructure plan complies with all other relevant City laws, ordinances, regulations, and requirements, and with all State and Federal laws and regulations.

Evaluation & Findings: The application is consistent with all other relevant laws, ordinances, regulations, and local requirements.

(e) *Dedication of public right-of-way*. Public right-of-way shall be conveyed to the City by deed. The conveyance of public right-of-way shall be approved by the City Commission upon a finding that:

(i) All public and private infrastructure improvements have been completed in accordance with the approved infrastructure plan, all City laws, ordinances, and design standards, and are functional.

Evaluation & Findings: The application does not propose the dedication of any public right-of-way. The shared infrastructure (including stormwater management facilities) is to be maintained by a private owners' association that will be established prior to issuance of a certificate of completion of the improvements. Public infrastructure will comprise of sanitary sewer and will be located in a public utility easement that must be dedicated prior to issuance of a certificate of completion of the improvements. Staff is recommending one condition related to the dedication of all public utility, cross access, public access, and any other necessary easements.

EXHIBIT "A"
TO
PSP25-0007 | WESTSIDE COMMONS
INFRASTRUCTURE PLAN
STAFF REPORT

CONDITIONS

1. The applicant acknowledges and agrees that a property owners' association responsible for the maintenance of shared/common infrastructure and lands (including but not limited to stormwater management facilities, shared/common drive aisles, lighting, and landscaping) must be established in accordance with the standards of Section 7.7.2 of the City's Land Development Regulations and proof of such establishment, typically in the form of articles of incorporation, must be submitted to the Planning & Community Development Department prior to the issuance of the certificate of completion of improvements. This condition shall be the obligation of any subsequent party with interest in the property subject to this development order.
2. The applicant acknowledges and agrees that public utilities easements for all City-maintained public utilities must be provided prior to issuance of a certificate of completion of improvements. The applicant further acknowledges and agrees to provide all cross-access easements as shown on the approved infrastructure plan prior to issuance of a certificate of completion of improvements. The required easements must be prepared in coordination with the City's Compliance & Risk Management Department and must receive approval of the City's Compliance & Risk Management Director prior to being recorded in the Public Records of Alachua County. The applicant shall incur all costs associated with preparing and recording the required easements. This condition shall be the obligation of any subsequent party with interest in the property subject to this development order.
3. The applicant acknowledges and agrees that it shall obtain all other applicable local, state, and federal permits before the commencement of site plan work. This condition shall be the obligation of any subsequent party with interest in the property subject to this development order.
4. The applicant acknowledges and 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 site plan shall comply with Conditions 1 – 4 as stated herein.

EXHIBIT "B"
TO
PSP25-0007 | WESTSIDE COMMONS INFRASTRUCTURE PLAN
STAFF REPORT

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

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

November 20, 2025

Submitted electronically to zpinel@alakai-capital.com

Zach Pinel
Alakai Acquisitions
33 East Robinson, Suite 210
Orlando, Florida 32801

Application #: PSP25-0007

RE: Notice of Hearing to be Scheduled for Westside Commons Infrastructure Plan

Dear Zach Pinel,

On November 12, 2025, the City of Alachua received your revised infrastructure plan application for Westside Commons submitted on behalf of Browning Family Revocable Trust and Santa Fe Hills Church of Christ, Inc. Based on review of the materials submitted, the City has determined that this application can now be scheduled for a hearing before the City Commission.

The application has been scheduled for the **December 8, 2025** City Commission meeting.

You must provide two *double sided, three-hole punched, color sets* of each **complete** application package, seven full size sets of site 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.org *no later than 10 business days prior to the City Commission meeting at which your application is scheduled to be heard*; therefore, the above referenced materials must be submitted to the City no later than ***Monday, November 24, 2025***. Materials may be submitted earlier than this date.

Additionally, Section 2.2.9(D) of the Land Development Regulations requires the applicant to place posted notice signs on the subject property at least 14 days prior to the public hearing; therefore, posted notice signs must be placed on the property no later than ***Monday, November 24, 2025***. These signs are now ready for pickup at the Planning & Community Development Department in 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 to the Planning & Zoning Board meeting; therefore, the presentation or materials must be submitted no later than 12:00 PM on ***Thursday, December 4, 2025***. Any presentation or materials may be submitted electronically by emailing them to planning@cityofalachua.org.

If you have any questions regarding the information above, please contact me at (386) 418-6137 or at ccrockett@cityofalachua.org.

Sincerely,

Carson J. Crockett, AICP
Principal Planner

CC: Rodolfo Valladares, Interim City Manager *(by electronic mail)*
Scott Walker, Interim City Attorney *(by electronic mail)*
Kiersten Ballou Assistant Interim City Attorney *(by electronic mail)*
Jazlyn Shannon, Legal Assistant *(by electronic mail)*
Bryan Thomas, AICP, Planning & Community Development Director *(by electronic mail)*
Bernadette Fisher, Principal Planner *(by electronic mail)*
Brenda Flieger, Planning Assistant *(by electronic mail)*
Project File

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

October 29, 2025

Submitted electronically to zpinel@alakai-capital.com

Zach Pinel
Alakai Acquisitions
33 East Robinson, Suite 210
Orlando, Florida 32801

Application #: PSP25-0007

RE: Project Assistance Team (PAT) Comments for Westside Commons Infrastructure Plan

Dear Zach Pinel,

On October 13, 2025, the Planning & Community Development Department received your revised infrastructure plan application for the Westside Commons project, which proposes the installation of common driveways, stormwater facilities, utilities, and other infrastructure for three commercial lots on a ± 5.07-acre subject property (tax parcel 03044-001-002; 03044-002-000).

The application has been reviewed by the City's Planning Assistance Team (PAT). Upon review of the application materials, the following insufficiencies must be addressed. A meeting is may be scheduled to review these comments by request.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by 5:00 PM on Thursday, November 13, 2025. A total of four 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. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the Planning & Zoning Board. Please note that if Staff determines that the revised submission requires outside technical review by the City, your application may be delayed in order to allow for adequate review time. If all comments are addressed by the resubmission date above, the application may be scheduled for the December 8, 2025, City Commission Meeting.

Pursuant to Resolution 24-05, application fees include two PAT reviews, and the reviews associated with each resubmittal to confirm that comments were addressed. Please note, if an additional PAT review is required, a surcharge of 25% of the infrastructure plan application fee will be assessed for the additional PAT review infrastructure plan application fee - $2,700; 25% surcharge - $675). You will be notified if an additional PAT review is required, and the surcharge must be paid prior to any further review of the application.

Address the following insufficiencies:

Remaining Deficiencies to be Addressed
** Unless otherwise noted, references to code sections are to the City of Alachua Land Development Regulations **

2. Article 6 – Development Standards
   a. Section 6.2 – Tree protection and landscaping standards
      i. Per Section 6.2.1(D)(1), regulated trees (10"- 29.9" DBH) are to be replaced on a one-for-one basis. Note, pine trees and nuisance trees (including wild cherry trees) are exempt. Include mitigation calculations on the landscape plans. Staff estimates based on currently provided information that the site is short two replacement trees.

      Response: Acknowledged, 5 additional replacement trees have been added to the landscape plan, as well as mitigation calculations, please refer to sheets L1.0-L1.1.

      Remaining Deficiency: Calculations are unclear as how the applicant arrived at 17 replacement trees required. Please include all trees to be removed in a table format such as the below example for more clarity.

ID #	Scientific Name	Common Name	Inches at DBH	Type of Mitigation	Required Inches
01	Quercus Laurifolia	Laurel Oak	13"	Tree for Tree	2"
02	Quercus Laurifolia	Laurel Oak	32"	Inch for Inch	32"
03	Prunus Serotina	Wild Cherry	11"	Nuisance	N/A
				Total Mitigation Inches Required	34"
				Total Trees Required (total inches/2" per tree)	17
				Landscaping Requirement Reduction (up to 25%)	4.25
				Net Trees Required	13
				Trees Provided	13
				Deficit of Mitigation Trees	0

      ii. Per Section 6.2.1(D)(2)(a), provide a tree barricade detail and show tree barricade on the demolition/tree removal, site, utility, grading, etc. plans as required by the LDRs.

      Response: Tree barricades are now shown on the landscape plans, please refer to sheets L1.0-L1.1.

      Remaining Deficiency: Tree barricade must be shown on demolition/tree removal, utility, and grading plans in addition to the landscaping plans. Additionally, tree barricades should be provided for all individual, or clusters of, trees on site. Current tree barricades shown only cover a few trees.

iv. Staff acknowledges intent to complete landscape standards at time of site plan approval for each lot; however, the buffer for the stormwater portion of the site (north parcel under common ownership) requires a 15-foot Type D buffer per Section 6.2.2(D)(3)(c) of the City's LDRs along all property lines adjacent to single-family residential. Provide required buffer as part of infrastructure plan.

Response: A type 'D' buffer is now provided along the east portion of the stormwater pond adjacent to the residential area. Please refer to sheet L1.1.

Remaining Deficiency: Type D buffer must be provided along the entire eastern property line on the north portion of the site, not just along the stormwater facility.

Additional Deficiencies to be Addressed

** Unless otherwise noted, references to code sections are to the City of Alachua Land Development Regulations **

1. Outside Review
   a. Review and address comments from outside reviewer dated 10/19/2025 (attached). No further action is required.
   b. Review and address comments from City of Alachua Public Services dated 10/22/2025 (attached). Revise and resubmit.

If you have any questions regarding the information above, please contact me at (386) 418-6137 or at ccrockett@cityofalachua.org. We look forward to receiving your revised application.

Sincerely,

Carson J. Crockett, AICP
Principal Planner

Attachments: Comments from outside reviewer 10/19/2025
Comments from City of Alachua Public Services 10/22/2025

CC: Bryan S. Thomas, AICP, Planning & Community Development Director *(by electronic mail)*
Bernadette Fisher, Principal Planner *(by electronic mail)*
Brenda Flieger, Planning Assistant *(by electronic mail)*
Chris Blurton, Interplan *(by electronic mail)*
Ashley Rosado, Interplan *(by electronic mail)*
Nick Jones *(by electronic mail)*
Project File

JBPro
Civil Engineering | Land Planning
Surveying | Construction Services

Gainesville | St. Augustine
3530 NW 43rd Street
Gainesville, FL 32606

10/19/2025

Carson J. Crockett
Planner
City of Alachua Office of Planning & Community Development
P.O. Box 9
Alachua, FL 32616

RE: Westside Commons - Review

Dear Mr. Crockett,

As you requested, we have reviewed the submitted infrastructure plans and other materials provided to us for the above referenced project. The applicant has addressed all concerns from the previous submittal and no additional review is necessary from JBPro.

General Comments:

1. 9/15/25 Comment: This project applied for a 10/2 self-certification which requires that the project not be a part of a larger common plan, development of sale. Per FAC Code 62-348.200, a larger plan of development includes any activity on contiguous real property that comprises a total land area divided into three or more lots, parcels, tracts, tiers, blocks, sites, or units, and is served by a common road or road network or common surface water management system within that land area. Based on general precedent from the SRWMD, this project will require a new ERP Permit, and each individual tract shall submit for a modification to demonstrate compliance with the master plan. Please provide the ERP permit or confirmation from the SRWMD that an ERP permit will not be required.
   Applicant's Response: Based on our interpretation of the applicable Statutes (F.S. 403.814)and previous discussions with the South Florida WMD, we believe and understand that the restrictions on a 'larger common plan of development' are to prevent projects that, in aggregate, would exceed the 10/2 Self Certification threshold from avoiding ERP permitting by splitting that project into smaller, individual projects that fall under that threshold. This project is the opposite-the entire project is being permitted via the 10/2 self certification process as the final development will not trigger any of the thresholds for an ERP. The 'larger project' in this case is this project, and this project is not part of any other common plan of development. The F.A.C. reference above appears to specifically refer to definitions regarding peat mining. To confirm, we have reached out to the SRWMD to obtain their opinion/determination and will share the response when received. If required, a WMD permit will be obtain prior to construction.
   10/19/25 Comment: Response noted, JBPro will defer to the opinion of the SRWMD for the confirmation.

Sheet C3.0-3.2 – Site Grading Plans

1. Please verify adequate cover is placed from the edge of pavement to the top of some pipes will be well into the roadway base. No additional review required.

Sincerely,

Timothy J. Boehlein, PE
Project Manager, JBPro

City of
ALACHUA
the good life community

City of Alachua

RODOLFO VALLADARES, P.E.
CITY MANAGER

INTER-OFFICE COMMUNICATION

DATE: **Oct 22, 2025**

TO: **Bryan Thomas**
Planning & Community Development Director

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

TR 10/22/2025

RE: **Westside Commons Infrastructure Plans**

Public Services has reviewed the subject project (Oct 2025 Submittal) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1	**Sub Comment on August 2025 Submittal** **General** Although wastewater structure is shown, no water infrastructure is shown, which is unusual. Is not showing water infrastructure the design intent of the Engineer? Please submit response and submit any updated sheets. **Sub Comment on Oct 2025 Submittal** Engineer has indicated that water supply infrastructure is not part of the Infrastructure Plans and will be designed as part of the Site Plan(s). The Site Plan submittal must also evaluate fire flow requirements as well as available fire flow.

NO.	COMMENTS
	Approved and FYI
2	**Sub Comment on August 2025 Submittal** **General** Neither ROW nor PUE boundaries appear to be shown. Please show, particularly on the utility sheets. Provide public utility easements as required for all utilities shown hereon by metes and bound description and in accordance with the regulatory agency department for public utilities Please submit response and submit any updated sheets. **Sub Comment on Oct 2025 Submittal** **Approved**
3	**Sub Comment on August 2025 Submittal** **Sheet C0.1** **Utility Notes** A. General Please add the following to Note 3: " WATER AND WASTEWATER SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH "CITY OF ALACHUA, PUBLIC SERVICES, DESIGN AND CONSTRUCTION MANUAL, LATEST EDITION". B. MATERIALS (WATER) The reviewer is not making any comments for now. If water infrastructure is part of the project, this section will require revision. A. GENERAL NOTES: Please add the following: " 26. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM NOT IN THE RIGHT-OF-WAY. 27. NEW ROADS – PAVEMENT TRANSVERSE MARKINGS – MATERIALS OF STOP LINES SHALL BE HOT-APPLIED STANDARD THERMOPLASTIC. MATERIALS OF CROSSWALK LONGITUDINAL BARS – 24-INCH SHALL BE HOT-APPLIED HIGH FRICTION THERMOPLASTIC. 28. GENERAL CONTRACTOR TO CONTACT ENGINEER OF RECORD AND CITY OF ALACHUA PROJECT MANAGER IN ADVANCE PRIOR TO PLACING LIMEROCK AND LAYING ASPHALT FOR FIELD INSPECTIONS. 29. THE CITY OF ALACHUA SHALL BE COMPENSATED FOR ALL WORK

NO.	COMMENTS
	REQUIRED OF THE CITY TO MODIFY ITS INFRASTRUCTURE. SUCH WORK INCLUDES, BUT IS NOT LIMITED TO, WATER, WASTEWATER AND ELECTRIC INFRASTRUCTURE IMPROVEMENTS, RELOCATION OR DEMOLITION. FOR PROJECTS NOT WITHIN THE CITY'S ELECTRIC SERVICE AREA, MODIFICATIONS TO THE CITY'S ELECTRIC INFRASTRUCTURE EITHER WITHIN OR ADJACENT TO THE PROJECT AREA MAY BE REQUIRED THE CITY SHALL BE COMPENSATED FOR SUCH MODIFICATIONS." Please **Resubmit** this sheet. **Sub Comment on Oct 2025 Submittal** **Approved**
4	**Sub Comment on August 2025 Submittal** **Sheets C1.1 and C1.2** Under Traffic Control and Signage, please add: " NEW ROADS – PAVEMENT TRANSVERSE MARKINGS – MATERIALS OF STOP LINES SHALL BE HOT-APPLIED STANDARD THERMOPLASTIC. MATERIALS OF CROSSWALK LONGITUDINAL BARS – 24-INCH SHALL BE HOT-APPLIED HIGH FRICTION THERMOPLASTIC." Please **Resubmit** these sheets. **Sub Comment on Oct 2025 Submittal** Site Note 6 identifies existing fire hydrants, but existing fire hydrants could not be found on these sheets. Please evaluate. Please **submit** response and **resubmit** affected sheets.
5	**Sub Comment on August 2025 Submittal** **C2.1** See markup. Cleanouts are about 12 feet deep. Please confirm that this is the design intent. City is willing to own and maintain the gravity sanitary system on the project site given that one additional piping segment and one additional manhole is installed as shown. This will allow connection to the sanitary system of the adjacent site. If so, Show the PUE. Show the COA End of Maintenance at the cleanout.

NO.	COMMENTS
	FYI, as shown, the jack and bore may be in the FDOT ROW. Based upon field feedback, the proposed area for the jack and bore may be "crowded" with buried infrastructure. Engineer may want to evaluate and relocate the jack and bore farther north. Again this is just a FYI. Show borrow and receiving pits for the jack and bore. If any of the pits are located on private property, a temporary PUE will be required. Show Rights of Way as well as any required PUEs. Where the gravity is routed under the existing sidewalks, call out the required sidewalk repair. Please **submit** responses and **resubmit** this sheet. **Sub Comment on Oct 2025 Submittal** Utility Note 10 identifies PVC conduit for future use. But keyed note 10 call-outs could not be found on this sheet. Please evaluate. Keyed Note 12: Add "(TYP.)" so it reads "END OF COA MAINTENANCE **(TYP.)**" Utility Note 4: Replace "SDR-26" with "CERTALOK DR-18". Please **submit** response and **resubmit** affected sheets.
6	**Sub Comment on August 2025 Submittal** **C2.2** See markup. Where the gravity is routed under the existing sidewalks, call out the required sidewalk repair. FYI, as shown, the jack and bore may be in the FDOT ROW. Based upon field feedback, the proposed area for the jack and bore may be "crowded" with buried infrastructure. Engineer may want to evaluate and relocate the jack and bore farther north. Again this is just a FYI. Show borrow and receiving pits for the jack and bore. If any of the pits are located on private property, a temporary PUE will be required. Show Rights of Way as well as any required PUEs.

NO.	COMMENTS
	Please submit responses and resubmit this sheet. **Sub Comment on Oct 2025 Submittal** Profile: For pipe between MH#4 & MH#5, replace "SR-26" with "CERTALOK DR-18". Please resubmit this sheet.
7	**Sub Comment on August 2025 Submittal** **C3.1 & C3.2** Under Drainage Structure Table, please add: "UNLESS AN ALTERNATE IS APPROVED BY COA, GROUT BOTTOM OF ALL STORMWATER DRAINAGE STRUCTURE INVERTS AS PER FDOT INDEX 425-001 AND AS PER COA STANDARD DETAIL 210." Please resubmit these sheets. **Sub Comment on Oct 2025 Submittal** **Approved**
8	**Sub Comment on August 2025 Submittal** **C4.0** Please replace detail 8 (Manhole) with City detail 215. Please resubmit this sheet. **Sub Comment on Oct 2025 Submittal** **Approved**
9	**Sub Comment on August 2025 Submittal** **C4.2** See markup. Please modify detail 424 as shown on markup: Tracer wire not required for gravity WW mains Gravity WW main material within casing shall be Certa-Lok.

NO.	COMMENTS
	Call-out the casing and carrier pipe sizes. As per COA DCM, carrier pipe shall be 8-inch and casing shall be 18 inch. Please resubmit this sheet. **Sub Comment on Oct 2025 Submittal** Detail 424 – Please modify Keyed Note 1 so it reads: "…SHALL BE **PVC CERTALOK DR-18.**" Please **Resubmit** this sheet.
10	**Sub Comment on August 2025 Submittal** Please add the following details: 210 215 City will forward. Please **resubmit** applicable sheets. **Sub Comment on Oct 2025 Submittal** **Approved**
11	
12	
	END OF COMMENTS

Please advise if you have any questions or require additional information.

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

September 22, 2025

Submitted electronically to zpinel@alakai-capital.com

Zach Pinel
Alakai Acquisitions
33 East Robinson, Suite 210
Orlando, Florida 32801

Application #: PSP25-0007

RE: Project Assistance Team (PAT) Comments for Westside Commons Infrastructure Plan

Dear Zach Pinel,

On August 25, 2025, the Planning & Community Development Department received your revised infrastructure plan application for the Westside Commons project, which proposes the installation of common driveways, stormwater facilities, utilities, and other infrastructure for three commercial lots on a ± 5.07-acre subject property (tax parcel 03044-001-002; 03044-002-000).

The application has been reviewed by the City's Planning Assistance Team (PAT). Upon review of the application materials, the following insufficiencies must be addressed. A meeting is scheduled for **10:30 AM on Thursday, September 25, 2025** 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, October 7, 2025**. A total of four 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. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the Planning & Zoning Board. Please note that if Staff determines that the revised submission requires outside technical review by the City, your application may be delayed in order to allow for adequate review time. If all comments are addressed by the resubmission date above, the application may be scheduled for the **November 10, 2025, City Commission Meeting.**

Address the following insufficiencies:

Deficiencies to be Addressed

** Unless otherwise noted, references to code sections are to the City of Alachua Land Development Regulations **

1. **Comprehensive Plan Consistency**
   a. NOTE: Per Policy 1.4.d, Transportation Element of the City's Comprehensive Plan, pedestrian paths within new developments are required to be connected to paths outside the development. If internal sidewalks are not proposed as part of the infrastructure plan, individual connections will be required at time of site plan approval for each lot.
2. **Article 6 – Development Standards**
   a. Section 6.2 – Tree protection and landscaping standards
      i. Per Section 6.2.1(D)(1), regulated trees (10"- 29.9" DBH) are to be replaced on a one-for-one basis. Note, pine trees and nuisance trees (including wild cherry trees) are exempt. Include mitigation calculations on the landscape plans. Staff estimates based on currently provided information that the site is short two replacement trees.
      ii. Per Section 6.2.1(D)(2)(a), provide a tree barricade detail and show tree barricade on the demolition/tree removal, site, utility, grading, etc. plans as required by the LDRs.
      iii. Include the required note found in Section 6.2.1(G)(1)(c) on the demolition/tree removal plans.
      iv. Staff acknowledges intent to complete landscape standards at time of site plan approval for each lot; however, the buffer for the stormwater portion of the site (north parcel under common ownership) requires a 15-foot Type D buffer per Section 6.2.2(D)(3)(c) of the City's LDRs along all property lines adjacent to single-family residential. Provide required buffer as part of infrastructure plan.
   b. Section 6.3 – Fencing standards
      i. Confirm if any fencing is proposed to be installed, including fencing around stormwater management facilities. If fencing is to be installed, provide fencing plan, including a typical detail, demonstrating compliance with the standards of Section 6.3.
   c. Section 6.4 – Exterior lighting standards
      i. Confirm if any lighting is proposed to be installed at this stage, or once parcels are developed. If lighting is to be installed, provide photometric plan, including typical details of all light types proposed, demonstrating compliance with the standards of Section 6.4.
   d. Section 6.6 – Infill standards
      i. The development is located within 500 feet of an existing single family residential development. As such, residential protection standards apply. Provide a narrative addressing the residential protection standards in Section 6.6.3.

e. Section 6.10 – Improvement guarantees for private improvements
    i. NOTE: If planning on pulling any building permits for an approved site plan prior to completion of the infrastructure plan, a surety will be required. Otherwise, no surety is required for this infrastructure plan as the improvements are of a minimal nature.

3. **Outside Review**
    a. Review and address comments from outside reviewer dated 09/15/2025 (attached).
    b. Review and address comments from City of Alachua Public Services dated 09/15/2025 (attached).

4. **Miscellaneous**
    a. Provide an inlay, clarifying the sidewalk connection to the existing crosswalk at the intersection of US Highway 441 and NW 173rd Street.
    b. The right-in, right-out traffic separator on the NW 173rd Street access appears to still permit for left turns in. Revise to ensure left turn traffic is blocked from entrance.
    c. NOTE: Cross access easements and public utility easements are required to be filed for this project. Show on the site plan the location of the easements and coordinate with the Compliance & Risk Management Department to prepare the easements and for more information on easement requirements.

If you have any questions regarding the information above, please contact me at (386) 418-6137 or at ccrockett@cityofalachua.org. We look forward to receiving your revised application.

Sincerely,

Carson J. Crockett, AICP
Principal Planner

Attachments: Comments from outside reviewer 09/15/2025
Comments from City of Alachua Public Services 09/15/2025

CC: Bryan S. Thomas, AICP, Planning & Community Development Director *(by electronic mail)*
Bernadette Fisher, Principal Planner *(by electronic mail)*
Brenda Flieger, Planning Assistant *(by electronic mail)*
Chris Blurton, Interplan *(by electronic mail)*
Ashley Rosado, Interplan *(by electronic mail)*
Project File

JBPro
Civil Engineering | Land Planning
Surveying | Construction Services

Gainesville | St. Augustine
3530 NW 43rd Street
Gainesville, FL 32606

9/15/2025

Carson J. Crockett
Planner
City of Alachua Office of Planning & Community Development
P.O. Box 9
Alachua, FL 32616

RE: Westside Commons - Review

Dear Mr. Crockett,

As you requested, we have reviewed the submitted infrastructure plans and other materials provided to us for the above referenced project. Our review generated the following comments and recommendations that are outlined below.

General Comments:

1. This project applied for a 10/2 self-certification which requires that the project not be a part of a larger common plan, development of sale. Per FAC Code 62-348.200, a larger plan of development includes any activity on contiguous real property that comprises a total land area divided into three or more lots, parcels, tracts, tiers, blocks, sites, or units, and is served by a common road or road network or common surface water management system within that land area. Based on general precedent from the SRWMD, this project will require a new ERP Permit, and each individual tract shall submit for a modification to demonstrate compliance with the master plan. Please provide the ERP permit or confirmation from the SRWMD that an ERP permit will not be required.
2. JBPro shall defer to Alachua County Public Works and the Florida Department of Transportation for all work within their respective rights of ways.

Sheet C1.0 – C1.2 – Site Dimension Plans

3. Please provide proposed lot dimensions and acreages.
4. Please provide a vehicle tracking which demonstrates that the largest required vehicle can traverse the site. It appears that the internal radii may be fairly small for a larger vehicle.
5. Will any internal sidewalks be installed with the infrastructure plan? If no internal sidewalks are proposed at this time, a connection from buildings to the public right of ways will be required with site plan approval.
6. Please show limits of the cross-access and utility easements.

Sheet C2.0 – C2.2 – Site Utility Plans

1. Recommend raising the inverts of the sewer if at all possible within the site. The current laterals will be around 12' deep as currently designed, which may lead to future constructability concerns.
2. Will water service be provided to each tract?
3. Will electrical service be provided to each tract?
4. Please provide site lighting plans for the infrastructure plan.
5. Sewer extension plans show the sewer going directly through a headwall on US-441. If this orientation shall remain, please show demolition of existing storm structure.
6. Sewer extension goes directly through existing sidewalks. Please show limits of demolition and replacement of sidewalk.
7. Review constructability of the wastewater manholes and wastewater piping along right of way. It appears that utility piping will be within 2-3 feet of sidewalk, light poles, and other existing

Gainesville | St. Augustine
3530 NW 43rd Street
Gainesville, FL 32606

utilities. With this sewer system being installed over 12' deep, it may require additional sidewalk replacement.

Sheet C3.0-3.2 – Site Grading Plans

1. Please provide additional details and section view of proposed retaining wall.
2. Recommend adding a typical section and profile view of proposed roadways for additional clarity.
3. Show the minimum finished floors of the proposed tracts.
4. The proposed contour tie-backs do not appear to be complete. Please add in additional detail.
5. It appears that grading tie-backs of basins may interfere with existing trees. Please ensure that 2/3 of drip-line is preserved for trees to remain.

Sheet C4.0 – C4.2 – Details

1. Typical pavement section shows sidewalk adjacent to pavement and shows parking. Please clarify intent of section and whether this is relevant to this project.
2. The jack and bore detail is specific to pressurized PVC water main. Please show additional detail for an 8" gravity wastewater main.

Landscape Plans

1. Landscape plan does not include information on tree mitigation and does not show the stormwater ponds. Please provide additional information.

Sincerely,

Timothy J. Boehlein, PE
Project Manager, JBPro

City of ALACHUA
the good life community

City of Alachua

RODOLFO VALLADARES, P.E.
INTERIM CITY MANAGER

Sheet C0.1INTER-OFFICE COMMUNICATION

DATE: **Sept 15, 2025**

TO: **Bryan Thomas**
Planning & Community Development Director

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

TR 9/15/2025

RE: **Westside Commons Infrastructure Plans**

Public Services has reviewed the subject project (Aug 2025 Submittal) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1	**Sub Comment on August 2025 Submittal** **General** Although wastewater structure is shown, no water infrastructure is shown, which is unusual. Is not showing water infrastructure the design intent of the Engineer? Please **submit** response and **submit** any updated sheets.
2	**Sub Comment on August 2025 Submittal** **General** Neither ROW nor PUE boundaries appear to be shown. Please show, particularly on the utility sheets. Provide public utility easements as required for all utilities shown hereon by metes and

NO.	COMMENTS
	bound description and in accordance with the regulatory agency department for public utilities Please **submit** response and **submit** any updated sheets.
3	**Sub Comment on August 2025 Submittal** **Sheet C0.1** **Utility Notes** A. General Please add the following to Note 3: " WATER AND WASTEWATER SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH "CITY OF ALACHUA, PUBLIC SERVICES, DESIGN AND CONSTRUCTION MANUAL, LATEST EDITION". B. MATERIALS (WATER) The reviewer is not making any comments for now. If water infrastructure is part of the project, this section will require revision. A. GENERAL NOTES: Please add the following: " 26. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM NOT IN THE RIGHT-OF-WAY. 27. NEW ROADS – PAVEMENT TRANSVERSE MARKINGS – MATERIALS OF STOP LINES SHALL BE HOT-APPLIED STANDARD THERMOPLASTIC. MATERIALS OF CROSSWALK LONGITUDINAL BARS – 24-INCH SHALL BE HOT-APPLIED HIGH FRICTION THERMOPLASTIC. 28. GENERAL CONTRACTOR TO CONTACT ENGINEER OF RECORD AND CITY OF ALACHUA PROJECT MANAGER IN ADVANCE PRIOR TO PLACING LIMEROCK AND LAYING ASPHALT FOR FIELD INSPECTIONS. 29. THE CITY OF ALACHUA SHALL BE COMPENSATED FOR ALL WORK REQUIRED OF THE CITY TO MODIFY ITS INFRASTRUCTURE. SUCH WORK INCLUDES, BUT IS NOT LIMITED TO, WATER, WASTEWATER AND ELECTRIC INFRASTRUCTURE IMPROVEMENTS, RELOCATION OR DEMOLITION. FOR PROJECTS NOT WITHIN THE CITY'S ELECTRIC SERVICE AREA, MODIFICATIONS TO THE CITY'S ELECTRIC INFRASTRUCTURE EITHER WITHIN OR ADJACENT TO THE PROJECT AREA MAY BE REQUIRED.THE CITY SHALL BE COMPENSATED FOR SUCH MODIFICATIONS." Please **Resubmit** this sheet.
4	**Sub Comment on August 2025 Submittal** **Sheets C1.1 and C1.2**

NO.	COMMENTS
	Under Traffic Control and Signage, please add: " NEW ROADS – PAVEMENT TRANSVERSE MARKINGS – MATERIALS OF STOP LINES SHALL BE HOT-APPLIED STANDARD THERMOPLASTIC. MATERIALS OF CROSSWALK LONGITUDINAL BARS – 24-INCH SHALL BE HOT-APPLIED HIGH FRICTION THERMOPLASTIC." Please **Resubmit** these sheets.
5	**Sub Comment on August 2025 Submittal** **C2.1** See markup. Cleanouts are about 12 feet deep. Please confirm that this is the design intent. City is willing to own and maintain the gravity sanitary system on the project site given that one additional piping segment and one additional manhole is installed as shown. This will allow connection to the sanitary system of the adjacent site. If so, Show the PUE Show the COA End of Maintenance at the cleanout. FYI, as shown, the jack and bore may be in the FDOT ROW. Based upon field feedback, the proposed area for the jack and bore may be "crowded" with buried infrastructure. Engineer may want to evaluate and relocate the jack and bore farther north. Again this is just a FYI. Show borrow and receiving pits for the jack and bore. If any of the pits are located on private property, a temporary PUE will be required. Show Rights of Way as well as any required PUEs. Where the gravity is routed under the existing sidewalks, call out the required sidewalk repair. Please **submit** responses and **resubmit** this sheet.
6	**Sub Comment on August 2025 Submittal** **C2.2** See markup. Where the gravity is routed under the existing sidewalks, call out the required sidewalk repair.

NO.	COMMENTS
	FYI, as shown, the jack and bore may be in the FDOT ROW. Based upon field feedback, the proposed area for the jack and bore may be "crowded" with buried infrastructure. Engineer may want to evaluate and relocate the jack and bore farther north. Again this is just a FYI. Show borrow and receiving pits for the jack and bore. If any of the pits are located on private property, a temporary PUE will be required. Show Rights of Way as well as any required PUEs. Please **submit** responses and **resubmit** this sheet.
7	**Sub Comment on August 2025 Submittal** **C3.1 & C3.2** Under Drainage Structure Table, please add: "UNLESS AN ALTERNATE IS APPROVED BY COA, GROUT BOTTOM OF ALL STORMWATER DRAINAGE STRUCTURE INVERTS AS PER FDOT INDEX 425-001 AND AS PER COA STANDARD DETAIL 210." Please **resubmit** these sheets.
8	**Sub Comment on August 2025 Submittal** **C4.0** Please replace detail 8 (Manhole) with City detail 215. Please **resubmit** this sheet.
9	**Sub Comment on August 2025 Submittal** **C4.2** See markup. Please modify detail 424 as shown on markup: Tracer wire not required for gravity WW mains Gravity WW main material within casing shall be Certa-Lok.

NO.	COMMENTS
	Call-out the casing and carrier pipe sizes. As per COA DCM, carrier pipe shall be 8-inch and casing shall be 18 inch. Please **resubmit** this sheet.
10	**Sub Comment on August 2025 Submittal** Please add the following details: 210 215 City will forward. Please **resubmit** applicable sheets.
11	
12	
	END OF COMMENTS

Please advise if you have any questions or require additional information.

SHOW RIGHTS OF WAY AND CLEANOUTS

SITE BENCHMARK
SET 5/8" STEEL ROD & CAP
MARKED "TRAV LB 5075"
ELEVATION = 140.31'
N: 2983917.77
E: 2504089.24

CROSSING #1

PVMT = 134.35
COVER = 2.53
18" HDPE STORM — 131.82 / 131.17 / 131.02
CLEARANCE = 7.8
8" PVC SANITARY SEWER — 123.22 / 122.55

CROSSING #2

PVMT = 136.95
COVER = 3.79
18" HDPE STORM — 133.16 / 132.51 / 132.36
CLEARANCE = 6.75
8" PVC SANITARY SEWER — 125.61 / 124.94

SITE UTILITY NOTES

SANITARY SEWER

1. SANITARY SEWER MANHOLE #3
   RIM = 129.2±
   INV. IN = 118.45
   INV. OUT = 118.35
2. 57 LF – 8" PVC SDR-26 @ 1.0% SLOPE (6 / C4.0) (TYP.)
3. SANITARY SEWER MANHOLE #4
   RIM = 132.5±
   INV. IN = 119.12
   INV. OUT = 119.02
4. 96 LF – 8" PVC SDR-26 @ 5.0% SLOPE
5. SANITARY SEWER MANHOLE #5
   RIM = 134.7±
   INV. IN = 124.02
   INV. OUT = 123.92 (8 / C4.0) (209 / C4.1) (TYP.)
6. 71 LF – 8" PVC SDR-26 @ 2.0% SLOPE
7. SANITARY SEWER MANHOLE #6
   RIM = 137.4±
   INV. IN = 125.54
   INV. OUT = 125.44
8. 281 LF – 8" PVC SDR-26 @ 2.48% SLOPE
9. SANITARY SEWER MANHOLE #7
   RIM = 141.3±
   INV. OUT = 132.50
10. 6" AND A 4" PVC CONDUIT FOR FUTURE USE (8 LOCATIONS)
11. 23 LF OF 6" PVC SDR-26 @ 1.0% MIN. SLOPE, INV. ELEV. = 131.17
12. 23 LF OF 6" PVC SDR-26 @ 1.0% MIN. SLOPE, INV. ELEV. = 129.79
13. 23 LF OF 6" PVC SDR-26 @ 1.0% MIN. SLOPE, INV. ELEV. = 127.23

1 ~~CLEANOUT~~ IS CLEANOUT IS ABOUT 12 FEET DEEP. PLEASE CONFIRM, THIS IS THE DESIGN INTENT.

2 CITY IS WILLING TO OWN, MAINTAIN -SS- SYSTEM ONSITE GIVEN THAT 1 MORE LINE SEGMENT AND MH ADDED. THIS WILL ALLOW FUTURE CONNECTION FROM ADJACENT PROPERTY. IF SO, PUE
- SHOW "COA END OF MAINTENANCE AT CLEANOUTS.

3 AS SHOWN, JACK/BORE MAY BE IN FDOT ROW. THIS LOCALE HAS LOTS OF UTILITIES. FYI, MIGHT WANT TO RELOCATE FARTHER NORTH. SHOW BORROW/RECEIVING PITS. IF A PIT IS SHOWN ON PRIVATE PROPERTY, IT MAY REQUIRE A TEMP. PUE.

REFER TO SHEET C0.1 FOR GENERAL NOTES, SPECIFICATIONS, AND LEGENDS, IN ADDITION TO SITE-SPECIFIC NOTES AND REQUIREMENTS.

BURIED UTILITIES NOTE

BURIED UTILITIES ARE SHOWN AT THEIR APPROXIMATE LOCATION BASED UPON INFORMATION OBTAINED FROM UTILITY COMPANIES AND FIELD EVIDENCE. OTHER BURIED UTILITIES MIGHT EXIST ON THE SUBJECT SITE WHICH ARE NOT SHOWN ON THIS DRAWING. USE EXTREME CAUTION DURING EXCAVATION PROCEDURES AND CONTACT SUNSHINE STATEWIDE @ 1-800-432-4770 FOR EXACT LOCATION OF BURIED FACILITIES PRIOR TO EXCAVATION OPERATIONS.

Sunshine811
Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.
Check positive response codes before you dig!

NORTH
30' 0 30' 60'
GRAPHIC SCALE

SITE UTILITY PLAN (WEST)
1"=30'

INTERPLAN
INTERPLAN LLC
AB99238
CA 8660
ARCHITECTURE
ENGINEERING
PERMITTING
220 E. CENTRAL PKWY, STE 4000
ALTAMONTE SPRINGS, FL 32701
407.645.5008

SEAL:

STUART A. ANDERSON LICENSE No. 60848 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Stuart A Anderson
Date: 2025.08.07 13:06:49-04'00'

STUART A. ANDERSON REG # 60848

This item has been digitally signed and sealed by Stuart A Anderson on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

NO DATE REMARKS
REVISIONS

WESTSIDE COMMONS
NW 173RD STREET & US HIGHWAY 441
ALACHUA, FL 32615

PROJECT NO: 2024.0332
DATE: 5/8/2025

C2.1
SITE UTILITY PLAN (WEST)

CHECKED: CDB DRAWN: GFC

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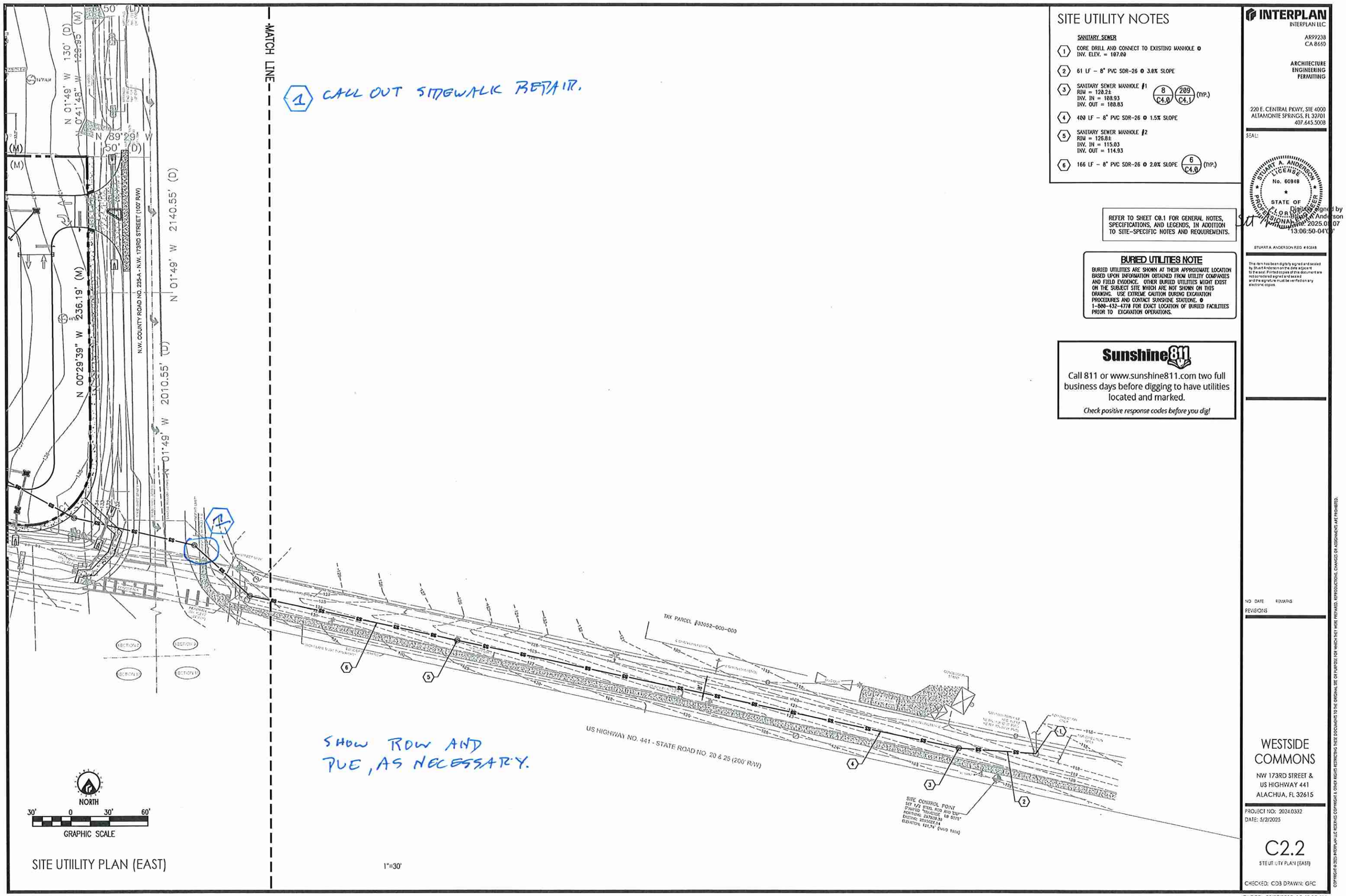

SITE UTILITY NOTES

SANITARY SEWER

1. CORE DRILL AND CONNECT TO EXISTING MANHOLE ⊙ INV. ELEV. = 107.00
2. 61 LF – 8" PVC SDR-26 @ 3.8% SLOPE
3. SANITARY SEWER MANHOLE #1 RIM = 120.2± INV. IN = 108.93 INV. OUT = 108.83 (8/C4.0) (209/C4.1) (TYP.)
4. 400 LF – 8" PVC SDR-26 @ 1.5% SLOPE
5. SANITARY SEWER MANHOLE #2 RIM = 126.8± INV. IN = 115.03 INV. OUT = 114.93
6. 166 LF – 8" PVC SDR-26 @ 2.0% SLOPE (6/C4.0) (TYP.)

REFER TO SHEET C0.1 FOR GENERAL NOTES, SPECIFICATIONS, AND LEGENDS, IN ADDITION TO SITE-SPECIFIC NOTES AND REQUIREMENTS.

BURIED UTILITIES NOTE

BURIED UTILITIES ARE SHOWN AT THEIR APPROXIMATE LOCATION BASED UPON INFORMATION OBTAINED FROM UTILITY COMPANIES AND FIELD EVIDENCE. OTHER BURIED UTILITIES MIGHT EXIST ON THE SUBJECT SITE WHICH ARE NOT SHOWN ON THIS DRAWING. USE EXTREME CAUTION DURING EXCAVATION PROCEDURES AND CONTACT SUNSHINE STATIONS @ 1-800-432-4770 FOR EXACT LOCATION OF BURIED FACILITIES PRIOR TO EXCAVATION OPERATIONS.

Sunshine811

Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.

Check positive response codes before you dig!

INTERPLAN
INTERPLAN LLC
AB9238
CA 8650

ARCHITECTURE
ENGINEERING
PERMITTING

220 E. CENTRAL PKWY, STE 4000
ALTAMONTE SPRINGS, FL 32701
407.645.5008

SEAL:

STUART A. ANDERSON LICENSE No. 60848 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Stuart A. Anderson Date: 2025.08.07 13:06:50-04'00'

STUART A. ANDERSON REG. # 60848

This item has been digitally signed and sealed by Stuart Anderson on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

NO DATE REMARKS
REVISIONS

WESTSIDE COMMONS

NW 173RD STREET &
US HIGHWAY 441
ALACHUA, FL 32615

PROJECT NO: 2024.0332
DATE: 5/2/2025

C2.2
SITE UTILITY PLAN (EAST)

CHECKED: CDB DRAWN: GFC

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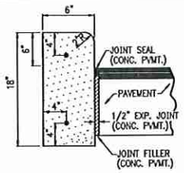


NOTES:

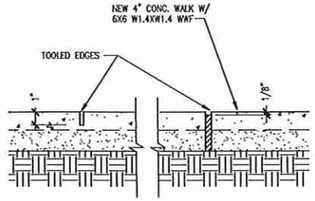
1. COST OF 2-#4 BARS (CONT.) SHALL BE INCLUDED.
2. PROVIDE 2-#6 SMOOTH BARS W/ EXPANSION CAPS AT EACH EXPANSION JOINT, 20'-0" O.C. MAX.
3. CONTRACTION JOINTS - CONTRACTION JOINTS SHALL BE PLACED AT EQUAL SPACES (10' MAX.) BETWEEN NORMAL EXPANSION JOINTS. CONTRACTION JOINTS SHALL BE SAW CUT IN THE UPPER 1/3 OF CURB AND GUTTER WITHIN 24 HOURS OF PLACEMENT.
4. ENDS OF VERTICAL CURB SHALL TRANSITION FROM FULL TO ZERO HEIGHTS IN 3 FEET.

PLAN SYMBOL

1 6" VERTICAL CURB (3,500 PSI (MIN))

NTS

PVT007.DWG

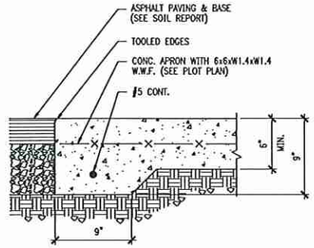


NOTE:
EXPANSION JOINTS SHALL BE LOCATED AT ALL CONCRETE WALK INTERSECTIONS, AT ALL DOOR OPENINGS AND AT 12' O.C. MAXIMUM.

EXPANSION JOINT (1/4" PREMOLDED ASPHALT STRIP) SHALL BE SET 1/8" BELOW TOP OF WALK.
SCORE MARK (1" DEPTH) SHALL BE 4' (MAX.) O.C.

2 CONCRETE WALK (3,500 PSI (MIN))

NTS

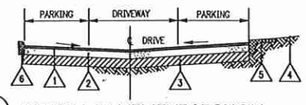


3 CONCRETE APRON 3,500 PSI (MIN.) CONCRETE

NTS

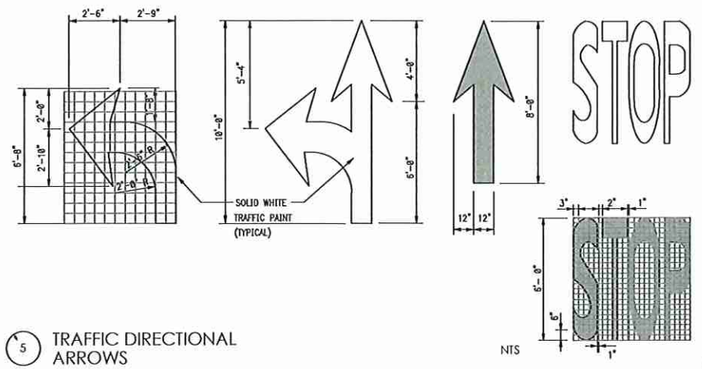
KEY TO TYPICAL PAVEMENT SECTIONS

1. 1.5" TYPE SP-9.5 ASPHALTIC CONCRETE - F.D.O.T. SECTION 334
2. 8" LIMEROCK BASE COURSE STABILIZED TO A MINIMUM LIMEROCK BEARING RATIO (LBR) OF 100 AND COMPACTED TO 98% OF THE MODIFIED PROCTOR MAX. DRY DENSITY (AASHTO T-180). FDOT SECTION 200. DENSITY TEST SHALL BE PERFORMED EVERY 5,000 SQUARE FEET.
3. 12" STABILIZED SUBBASE STABILIZED TO A MIN. LIMEROCK BEARING RATIO (LBR) OF 40 AND COMPACTED TO 98% F.D.O.T. SECTION 160.
4. GRASS AREA
5. SIDEWALK
6. 6" VERTICAL CURB



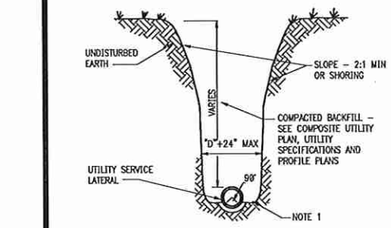
4 TYPICAL PAVEMENT SECTION

NTS



5 TRAFFIC DIRECTIONAL ARROWS

NTS



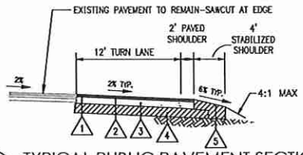
NOTE 1
DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL BE AS REQUIRED TO REACH SUITABLE FOUNDATION AND SHALL BE IN ACCORDANCE WITH ASTM D-2321

6 TRENCH DETAIL

NTS

KEY TO TYPICAL PAVEMENT SECTIONS

5. SODDED SHOULDER
4. 12" STABILIZATION (L.B.R. 40)
3. OPTIONAL BASE GROUP 11
2. TYPE SP-12.5 STRUCTURAL COURSE (TRAFFIC LVL. C) (2")
1. FRICTION COURSE FC-12.5 (1.5") (PG 76-22)



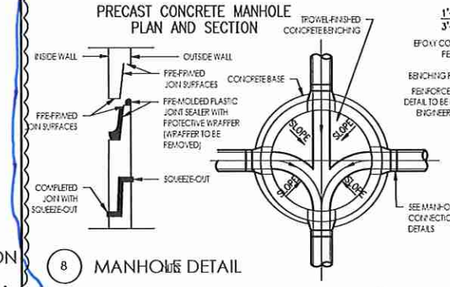
7 TYPICAL PUBLIC PAVEMENT SECTION (US-441)

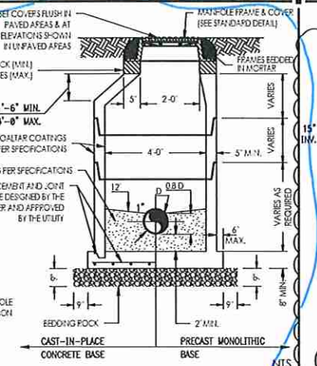
NTS

NOTES:

1. MANHOLE SHOWN IS FOR SEWER SIZE 8-THRU 24 INCH.
2. DROP CONNECTIONS ARE REQUIRED WHENEVER INVERT OF INFLUENT SEWER IS 24" OR MORE ABOVE THE INVERT OF THE MANHOLE. SEE MANHOLE CONNECTION DETAILS.
3. APPROVED CONCENTRIC CONE DESIGN MAY BE USED AS AN ALTERNATIVE.

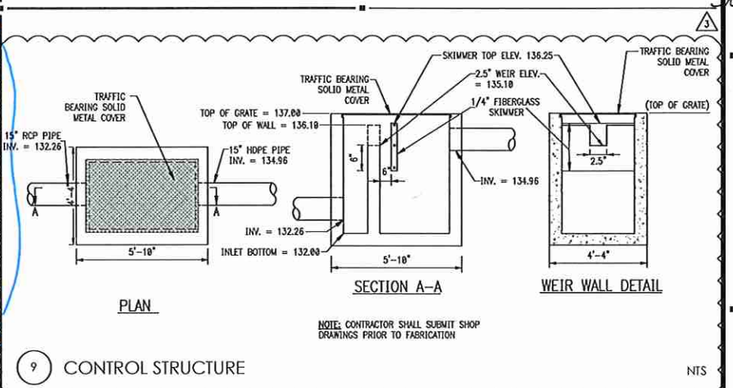
PRECAST CONCRETE MANHOLE PLAN AND SECTION





8 MANHOLE DETAIL

NTS



PLAN

SECTION A-A

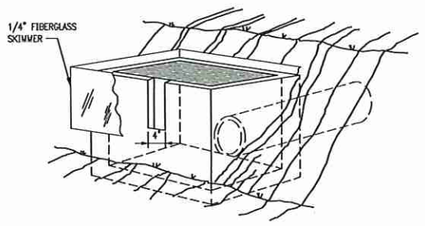
WEIR WALL DETAIL

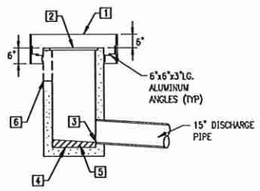
NOTE: CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO FABRICATION

9 CONTROL STRUCTURE

NTS

PLEASE REPLACE WITH COA DETAIL 215.





[1]- FIBERGLASS SKIMMER TOP= 136.58

[2]- STEEL GRATE TF= 136.00

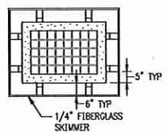
[3]- INV = 133.16

[4]- BOTTOM = 132.90

[5]- GROUT Ø 1.8X TO DISCHARGE PIPE

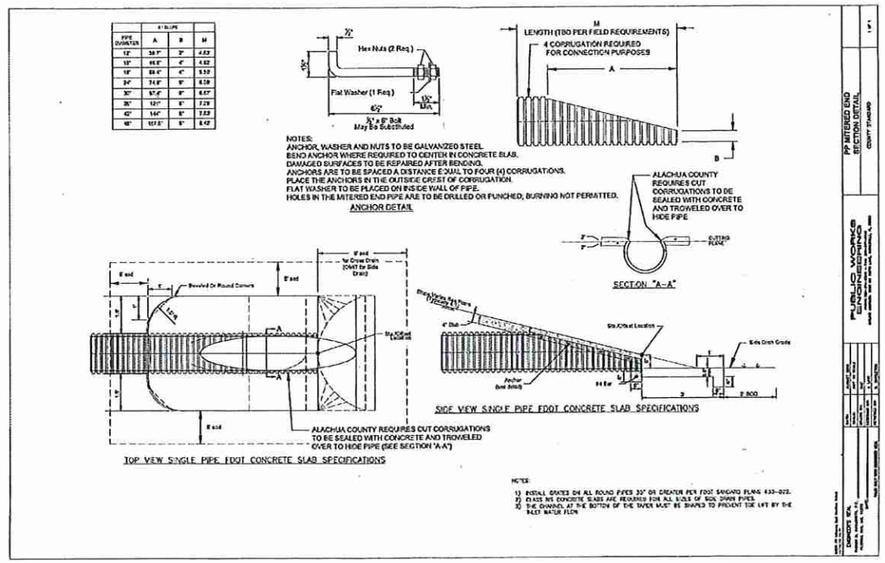
[6]- 4" OVERFLOW WEIR ELEVATION = 135.10

NOTE: CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO FABRICATION



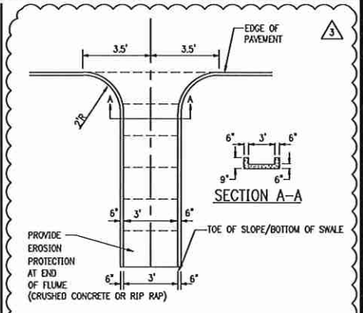
10 CONTROL STRUCTURE (TYPE "C" INLET)

NTS



11 POLYPROPYLENE MITERED END SECTION DETAIL

NTS

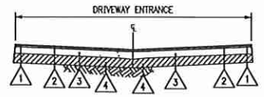


12 CURB FLUME

NTS

KEY TO TYPICAL PAVEMENT SECTIONS

4. 12" STABILIZATION (L.B.R. 40)
3. OPTIONAL BASE GROUP 11
2. TYPE SP-12.5 STRUCTURAL COURSE (TRAFFIC LVL. C) (2")
1. FRICTION COURSE SP-9.5 (1.5") (TRAFFIC LEVEL C)



13 TYPICAL PUBLIC PAVEMENT SECTION (CR-235A)

NTS

INTERPLAN
INTERPLAN LLC
AR99238
CA 8660
ARCHITECTURE
ENGINEERING
PERMITTING
220 E. CENTRAL PKWY, STE 4000
ALTAMONTE SPRINGS, FL 32701
407.645.5008

SEAL:

STUART A. ANDERSON LICENSE No. 60848 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Stuart A. Anderson
Date: 2025.09.07 13:06:55-04'00'

STUART A. ANDERSON REG. # 60848

This item has been digitally signed and sealed by Stuart Anderson on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

NO	DATE	REVISIONS
3	7/22/25	FDOT COMMENTS
2	7/09/25	COUNTY COMMENTS
1	06/26/25	FDOT COMMENTS

WESTSIDE COMMONS
NW 173RD STREET & US HIGHWAY 441
ALACHUA, FL 32615

PROJECT NO: 2024.0332
DATE: 7/23/2025

C4.0
CIVIL DETAILS

CHECKED: CD3 DRAWN: GFC

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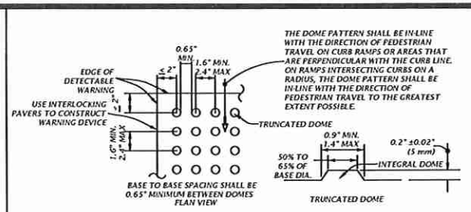
GILCOR - 08/07/2025 10:40:20 AM

GENERAL NOTE(S)

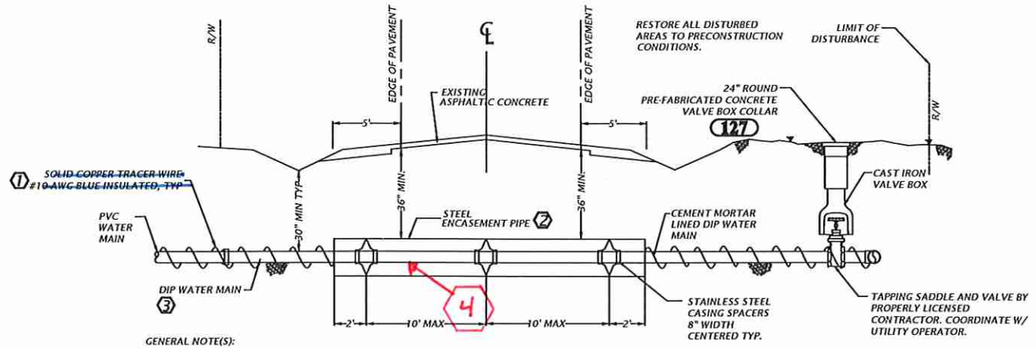
A. SUITABLE FOR 4" - 16" PIPE SIZES.
B. REMOVE DEFECTIVE PIPE SEGMENT. REPLACE WITH NEW PIPE SEGMENT WITH MINIMUM LENGTH OF 3' 0".
C. RESTRAIN ALL JOINTS, UNLESS OTHERWISE SHOWN.
D. INSTALL MJ FITTINGS AS PER AWWA C600, WHICH INCLUDES:
   - CLEANING SOCKET AND PLAIN END.
   - LUBRICATING GASKET AND PLAIN END.
   - FURNISHING AND INSTALLING USING T-BOLT AND NUT FASTENERS.
   - FOR PIPE SIZES 4" - 16", BOLT SIZE SHALL BE ¾-INCH.
   - TIGHTENING TO SPECIFIED TORQUE RANGE.
E. DEPENDING ON PIPE MATERIALS AND WHETHER PIPE IS NEW OR EXISTING, ACCEPTABLE MJ RESTRAINT PRODUCTS INCLUDE:
   - EBAA MEGALUG SERIES 1100.
   - EBAA MEGALUG SERIES 1100SD.
   - EBAA MEGALUG SERIES 2000PV.
   - EBAA MEGALUG SERIES 2000SVD.
F. ACCEPTABLE ALTERNATIVE TO MJ RESTRAINT IS TIE-ROD RESTRAINT. SEE DETAILS 266E AND 266F.
G. FOR MJ RESTRAINT AND MJ GLANDS (NON-RESTRAINED), PROVIDE GASKET.
H. FIELD INSPECT FOR PRESENCE OF TRACER WIRE. IF PRESENT, MAINTAIN TRACER WIRE CONTINUITY. PROVIDE NEW TRACER WIRE AS REQUIRED. CONNECT TRACER WIRE USING PRO-LINE TRACER-LOCK CONNECTORS, PART # TL-LUG-SS.
I. ABBREVIATIONS:
   - MJ = MECHANICAL JOINT
   - DI = DUCTILE IRON
   - PVC = POLYVINYL CHLORIDE

266H WATER/WASTEWATER PIPE REPAIR GENERAL NOTES
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 2020 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 C55, 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. USE ¼" 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



GENERAL NOTE(S):

1. ALL WORK IN HIGHWAY RIGHT-OF-WAY SHALL BE CONDUCTED IN STRICT ACCORDANCE WITH ANY PERMITS ISSUED FOR AND AUTHORIZING THE WORK.
2. CONTRACTOR SHALL MAINTAIN SAFETY AND TRAFFIC THROUGH THE WORK ZONE AT ALL TIMES IN ACCORDANCE WITH FDOT STANDARD INDEX NO. 5600, 601, 602, 603, AND 604 AS REQUIRED FOR THE PREVAILING WORK CONDITION.
3. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO PRECONSTRUCTION CONDITIONS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING EXISTING UTILITIES.
5. ALL TRENCH EXCAVATIONS WHICH EXCEED 5 FEET IN DEPTH OR GREATER SHALL BE DONE IN ACCORDANCE WITH OSHA STANDARD 29CFR, SECTION 1926.650 SUBPART P. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR DESIGNING A TRENCH SAFETY SYSTEM. CONTRACTOR SHALL PROVIDE WRITTEN DOCUMENTATION OF COMPLIANCE TO THE ARCHITECT AND ENGINEER AND SHALL PROVIDE A SEPARATE COST ITEM WITHIN HIS SCHEDULE OF VALUES INDICATING COST OF COMPLIANCE.

KEYED NOTE(S):

TRACER WIRE NOT REQUIRED FOR GRAVITY WW MAIN.

1. ~~CONNECT TRACER WIRES WITH PRO-LINE TRACER-LOCK CONNECTORS, PART # TL-LUG-SS.~~
2. SIZE ENCASEMENT PIPE AS PER DESIGN MANUAL.: GRAVITY CASING 18-INCH; CARRIER PIPE = 8-INCH
3. PVC900 WATER MAIN CAN BE USED IF APPROVED BY FDOT.

424 JACK AND BORE ROAD CROSSING
NTS

4 FOR GRAVITY WW MAINS, PIPE MATERIAL SHALL BE CERTALOK

6. DETAIL SHOWS INSTALLING WATER MAIN PIPING. MODIFY AS REQUIRED FOR GRAVITY WW PIPING.

INTERPLAN
INTERPLAN LLC
AR99238
CA 8650
ARCHITECTURE
ENGINEERING
PERMITTING
220 E. CENTRAL PKWY, STE 4000
ALTAMONTE SPRINGS, FL 32701
407.645.5008

SEAL:

STUART A. ANDERSON LICENSE No. 60848 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Stuart A Anderson
Date: 2025.08.07 13:06:56-04'00'

STUART A. ANDERSON REG. # 60848

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NO DATE REMARKS
REVISIONS

WESTSIDE COMMONS
NW 173RD STREET & US HIGHWAY 441
ALACHUA, FL 32615

PROJECT NO: 2024.0332
DATE: 7/9/2025

C4.2
CITY OF ALACHUA DETAILS 2

CHECKED: CDB DRAWN: GFC

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GILCOR - 08/07/2025 10:40:21 AM

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

September 2, 2025

Submitted electronically to zpinel@alakai-capital.com

Zach Pinel
Alakai Acquisitions
33 East Robinson, Suite 210
Orlando, Florida 32801

Application #: PSP25-0007

RE: Completeness Review for Westside Commons Infrastructure Plan Application

Dear Zach Pinel,

On August 25, 2025, the Planning & Community Development Department received your infrastructure plan application for the Westside Commons project, which proposes the installation of common driveways, stormwater facilities, utilities, and other infrastructure for three commercial lots on a ± 5.07-acre subject property (tax parcel 03044-001-002; 03044-002-000).

According to Section 2.6.6 of the City's 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 & Community Development Department has reviewed the aforementioned application for completeness and finds that **the application is now complete**.

An in-depth review of the content of the application will now be performed, and the findings discussed at a Project Assistance Team (PAT) meeting, which will be scheduled under separate cover.

If you have any questions regarding the information above, please contact me at (386) 418-6137 or via email at ccrockett@cityofalachua.org.

Sincerely,

Carson J. Crockett, AICP
Principal Planner

Attachments:

CC: Bryan Thomas, AICP, Planning & Community Development Director *(by electronic mail)*
Bernadette Fisher, Principal Planner *(by electronic mail)*
Brenda Flieger, Planning Assistant *(by electronic mail)*
Chris Blurton, Interplan *(by electronic mail)*
Ashley Rosado, Interplan *(by electronic mail)*

City of ALACHUA
the good life community

RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR BRYAN S. THOMAS, AICP

August 4, 2025

Submitted electronically to zpinel@alakai-capital.com

Zach Pinel
Alakai Acquisitions
33 East Robinson, Suite 210
Orlando, Florida 32801

Application #: PSP25-0007

RE: Completeness Review for Westside Commons Infrastructure Plan Application

Dear Zach Pinel,

On May 15, 2025, the Planning & Community Development Department received your infrastructure plan application for the Westside Commons project, which proposes the installation of common driveways, stormwater facilities, utilities, and other infrastructure for three commercial lots on a ± 5.07-acre subject property (tax parcel 03044-001-002; 03044-002-000).

According to Section 2.6.6 of the City's 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 & Community Development Department has reviewed the aforementioned application for completeness and finds that the application is incomplete and that the following deficiencies must be addressed to begin the review of the application.

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

The time frame and cycle for review shall be based upon the date the application is determined to be complete. If the applicant fails to respond to the identified deficiencies **within 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 discussed at a Project Assistance Team (PAT) meeting, which will be scheduled after the application is determined to be complete.

Deficiencies to be Addressed

** Unless otherwise noted, references to code sections are to the City of Alachua Land Development Regulations **

1. **Infrastructure Plan Attachment #3, Draft of Proposed Surety Instrument**
   a. Provide required attachment.
2. **Infrastructure Plan Attachment #4, Legal Descriptions**
   a. Provide required attachment (current legal descriptions of the property).
3. **Infrastructure Plan Attachment #5, Proof of Ownership**
   a. Provide required attachment (i.e., copy of deeds).
4. **Site Plan Attachment #6, Proof of Payment of Taxes**
   a. Provide required attachment demonstrating property taxes are paid and up to date.
5. **Site Plan Attachment #9, Environmental Resource Permit (ERP) (or Letter of Exemption)**
   a. Not provided. Submit documentation which confirms that an ERP application has been submitted to the Suwannee River Water Management District (SRWMD) or Self-Certification under the 10/2 rule has been submitted to the Florida Department of Environmental Protection (FDEP).
6. **Infrastructure Plan Attachment #10, County Access**
   a. Provide proof that an application for the proposed access to NW 173rd Street has been filed for or approved with Alachua County Public Works.
7. **Infrastructure Plan Attachment #11, FDOT Access**
   a. Provide proof that an application for the proposed access to US Highway 441 has been filed for or approved with the Florida Department of Transportation (FDOT).
8. **Infrastructure Plan Attachment #12, Fee**
   a. See attached invoice. Fee may be paid in-person at City Hall, by mail, or online here.

If you have any questions regarding the information above, please contact me at (386) 418-6137 or via email at ccrockett@cityofalachua.org.

Sincerely,

Carson J. Crockett, AICP
Principal Planner

Attachments: Invoice #00009951

CC: Chris Blurton, Interplan *(by electronic mail)*
Bryan Thomas, AICP, Planning & Community Development Director *(by electronic mail)*
Bernadette Fisher, Principal Planner *(by electronic mail)*
Brenda Flieger, Planning Assistant *(by electronic mail)*

WESTSIDE COMMONS - INFRASTRUCTURE PLANS

NW 173RD STREET & US HIGHWAY 441
ALACHUA, FL 32615

VICINITY MAP

LOCATION MAP

LEGAL DESCRIPTION

DESCRIPTION: (AS FURNISHED VIA FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 12091092, COMMITMENT DATE: NOVEMBER 04, 2024)(TAX PARCEL #03044-002-000)("PARCEL A")

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, THENCE RUN NORTH 1 DEGREE 49 MINUTES, WEST ALONG THE EAST LINE OF SAID SECTION 2560.55 FEET, THENCE RUN SOUTH 89 DEGREES 29 MINUTES WEST 250 FEET TO THE POINT OF BEGINNING, THENCE RUN SOUTH 1 DEGREE 49 MINUTES, EAST 807.75 FEET TO THE NORTH OF RIGHT OF WAY OF STATE ROAD NO. 20, THENCE RUN NORTH 79 DEGREES 06 MINUTES WEST ALONG SAID RIGHT OF WAY 215.4 FEET, THENCE RUN NORTH 1 DEGREE, 49 MINUTES WEST 765.11 FEET, THENCE RUN NORTH 89 DEGREE 29 MINUTES EAST 210 FEET TO THE POINT OF BEGINNING. ALL BEING AND LYING IN THE SOUTHEAST QUARTER (SE) OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA.

DESCRIPTION: (AS FURNISHED VIA FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 12091163, COMMITMENT DATE: NOVEMBER 04, 2024)(TAX PARCEL #03044-001-002)("PARCEL B")

A TRACT OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 8; THENCE RUN NORTH 01 DEG. 49 MIN. WEST, ALONG THE EAST LINE OF SAID SECTION 8 A DISTANCE OF 2010.55 FEET; THENCE RUN SOUTH 89 DEG. 29 MIN. WEST, 50 FEET TO THE WESTERLY RIGHT-OF-WAY OF STATE ROAD S-235A BEING THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING CONTINUE SOUTH 89 DEG. 29 MIN. WEST, A DISTANCE OF 200 FEET; THENCE RUN SOUTH 01 DEG. 49 MIN. EAST, A DISTANCE OF 257.7 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 20; THENCE RUN SOUTH 79 DEG. 06 MIN. EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 205.2 FEET TO THE SAID WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. S235A; THENCE RUN NORTH 01 DEG. 49 MIN. WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 298.4 FEET TO CLOSE ON SAID POINT OF BEGINNING.

LESS ANY AND EXCEPT THAT PORTION DESCRIBED AND RECORDED IN OFFICIAL RECORD BOOK 107, PAGE 609 OF SAID PUBLIC RECORDS.

OWNER & CONSULTANTS

OWNER

BROWNING & BROWNING TRUSTEES & MORRIS
627 SW 83RD TERRACE
GAINESVILLE, FL 32607

AND

SANTA FE HILLS CHURCH OF CHRIST
C/O ROBERT MATHENY
1026 NW 125TH DR
NEWBERRY, FL 32669

CIVIL ENGINEER

INTERPLAN LLC
220 E. CENTRAL PKWY, SUITE 4000
ALTAMONTE SPRINGS, FL 32701
407.645.5008
CONTACT: CHRIS BLURTON
EOR: STUART ANDERSON, PE

REVISION ISSUE LOG

REV #	ISSUE DATE	DESCRIPTION	AFFECTED SHEETS	REMARKS	BY
1	06/25/25	FDOT COMMENTS	C1.1, C3.1		CDB
2	07/07/25	ALACHUA COUNTY PUBLIC WORKS	C0.1, C1, C3		CDB
3	07/16/25	FDOT COMMENTS	C0.2, C1.1, C3.1, C4.0		CDB
4	07/31/25	FDOT COMMENTS	C3.1		CDB
5	08/21/25	ALACHUA COUNTY PUBLIC WORKS	C0.1, C1.1, C2.1, C2.2 C3.1, C4.2		CDB
6	09/22/25	CITY OF ALACHUA COMMENTS	C0.1, C0.2, C0.3, C1.1, C1.2, C2.1, C2.2, C3.1, C3.2, C4.0, C4.2		CDB
7	10/30/25	CITY OF ALACHUA COMMENTS	C0.0, C0.2, C0.3, C1.1, C2.1, C2.2, C3.1, C4.2, L1.0, L1.1		CDB
8	11/21/25	CITY OF ALACHUA COMMENTS	C0.2, C0.3, C3.2, L1.0, L1.1		CDB

SHEET INDEX

SHT. NO.	DESCRIPTION
C0.0	COVER SHEET
	CIVIL DRAWINGS
C0.1	GENERAL NOTES
C0.2	SITE DEMOLITION PLAN (SOUTH)
C0.3	SITE DEMOLITION PLAN (NORTH)
C1.0	OVERALL SITE PLAN
C1.1	SITE DIMENSION PLAN (SOUTH)
C1.2	SITE DIMENSION PLAN (NORTH)
C2.0	OVERALL SITE UTILITY PLAN
C2.1	SITE UTILITY PLAN (WEST)
C2.2	SITE UTILITY PLAN (EAST)
C3.0	OVERALL SITE GRADING AND DRAINAGE PLAN
C3.1	SITE GRADING & DRAINAGE PLAN (SOUTH)
C3.2	SITE GRADING & DRAINAGE PLAN (NORTH)
C3.3	STORMWATER POLLUTION PREVENTION PLAN (SOUTH)
C3.4	STORMWATER POLLUTION PREVENTION PLAN (NORTH)
C4.0	CIVIL DETAILS
C4.1	CITY OF ALACHUA DETAILS
C4.2	CITY OF ALACHUA DETAILS 2
C4.3	FDOT MOT DETAILS
C4.4	FDOT PEDESTRIAN RAILING DETAIL
L1.0	LANDSCAPE PLAN (SOUTH)
L1.1	LANDSCAPE PLAN (NORTH)
–	SURVEY

INTERPLAN
INTERPLAN LLC

AR99238
CA 8660

ARCHITECTURE
ENGINEERING
PERMITTING

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SEAL:

STUART A. ANDERSON LICENSE No. 60848 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Stuart A Anderson
Date: 2025.11.21 14:12:41-05'00'

STUART A. ANDERSON REG. # 60848

This item has been digitally signed and sealed by Stuart Anderson on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

7 11/6/25 CITY COMMENTS
NO DATE REMARKS

REVISIONS

WESTSIDE COMMONS
NW 173RD STREET & US HIGHWAY 441
ALACHUA, FL 32615

PROJECT NO: 2024.0332
DATE: 11/21/2025

C0.0
COVER SHEET

CHECKED: CDB DRAWN: GFC

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EROSION CONTROL NOTES

ALL EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL COMPLETION OF CONSTRUCTION.

1. ALL EROSION AND SEDIMENT CONTROL WORK SHALL CONFORM WITH LOCAL CITY/COUNTY AND WATER MANAGEMENT DISTRICT SPECIFICATIONS, SUBJECT TO AUTHORIZED AND APPROVED VARIANCES, WAIVERS AND/OR CONDITIONAL CHANGES.

2. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PLACED PRIOR TO OR AS THE FIRST STEP IN, CONSTRUCTION. SEDIMENT CONTROL PRACTICES WILL BE APPLIED AS A PERIMETER DEFENSE AGAINST ANY TRANSPORTATION OF SILT OFF THE SITE.

3. ALL AREAS AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTING CONDITION, UNLESS SPECIFICALLY EXEMPTED BY THE PLANS. THE COST FOR SUCH RESTORATION SHALL BE INCIDENTAL TO OTHER CONSTRUCTION AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

4. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN THESE PLANS AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.

5. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL PROVIDE TREE PROTECTION BARRIERS TO MEET THE REQUIREMENTS OF LOCAL SPECIFICATIONS.

6. THE CONTRACTOR SHALL SELECTIVELY CLEAR ONLY THE AREAS REQUIRED FOR CONSTRUCTION AND STABILIZE ANY POTENTIAL EROSION AREAS IMMEDIATELY FOLLOWING COMPLETION OF CONSTRUCTION.

7. CONTRACTOR SHALL KEEP ANY AND ALL SAND, SILT OR OTHER DEBRIS FROM MOVING OFF-SITE. USE AND MAINTAIN SILT FENCE JUST INSIDE OF PROPERTY LINE.

8. CONTRACTOR SHALL BLOCK INTRUSION OF SAND, SILT OR OTHER DEBRIS INTO ANY DRAINAGE OR SANITARY SEWER STRUCTURE OR PIPING ON OR ADJACENT TO SITE.

9. ALL CLEARED AREAS FOR IMPROVEMENT AND/OR CONSTRUCTION SHALL BE WATERED TO PREVENT WIND EROSION.

10. FOR ADDITIONAL INFORMATION AND DETAILS, **SEE F.D.O.T. INDEX NO. 102**.

11. UNLESS SPECIFIED, SILT FENCES MAY BE USED IN LIEU OF HAY BARRIERS.

12. ADDITIONAL POSTS AND RAILS MAY BE NECESSARY TO SECURE AND SUPPORT BARRIERS.

13. ADDITIONAL BARRIER LENGTHS MAY BE REQUIRED BY THE COUNTY ENGINEER OR BY REGULATORY AGENCIES.

14. FILTER FABRIC MUST BE INSTALLED UNDER ALL INLET GRATES, AT ALL TIMES WHEN INLETS ARE NOT PROTECTED BY SILT FENCE OR HAY BALES, UNTIL THE LIMEROCK BASE IS FINISHED AND PRIMED.

15. THE CONTRACTOR IS REQUIRED TO HAVE THE EROSION CONTROL PLAN POSTED IN A VISIBLE LOCATION ON THE CONSTRUCTION SITE AT ALL TIMES.

16. NON STORMWATER DISCHARGES SUCH AS FIRE HYDRANT FLUSHING, ETC SHALL BE DISCHARGED TO EXISTING UNDERGROUND STORMWATER FACILITY.

17. ANY POTENTIALLY HAZARDOUS CHEMICALS BROUGHT ONTO THE JOB SITE WILL BE LIMITED AND KEPT IN ORIGINAL CONTAINER WITH MSDS LABEL.

18. NO SILT SHALL BE TRACKED ONTO PUBLIC ROADWAYS. ANY SILT DEPOSITED ON PUBLIC ROADWAYS SHALL BE REMOVED BY THE END OF THE WORK DAY.

DEMOLITION NOTES

1. PRIOR TO COMMENCEMENT OF DEMOLITION THE CONTRACTOR WILL COORDINATE HIS ACTIVITIES WITH ALL THE UTILITY COMPANIES SERVING THIS AREA. CONTRACTOR IS TO COORDINATE FULLY WITH UTILITY COMPANIES ON EXACT LOCATION OF UNDERGROUND UTILITIES PRIOR TO EXCAVATION.

2. THE CONTRACTOR IS TO COMPLETELY REMOVE AND DISPOSE OF ALL STRUCTURES AND BUILDINGS THAT IS SO INDICATED INCLUDING FOUNDATIONS, TIMBER AND BRUSH, EXCEPT AS OTHERWISE INDICATED; STUMPS AND ROOTS; EXISTING PAVEMENT; OTHER STRUCTURES AS SHOWN OR REASONABLY IMPLIED IN THE DRAWINGS.

3. EXCEPT IN AREAS WHERE EXISTING TREES SHALL BE PRESERVED, A MINIMUM DEPTH OF REMOVAL SHALL BE (2) FOOT BELOW SUBGRADE IN ROADWAY AREAS AND TO ORIGINAL SOILS ELSEWHERE. WHERE EXISTING BUILDINGS ARE TO BE DEMOLISHED, ALL TRACES OF FOUNDATIONS AND UNDERGROUND UTILITIES ARE TO BE REMOVED (UNLESS OTHERWISE NOTED ON PLANS). THE CONTRACTOR IS RESPONSIBLE FOR PROPER DISPOSAL OF ALL WASTE MATERIAL.

4. WHERE PAVING OR STRUCTURES ARE TO BE REMOVED WHICH ABUT OR ARE A PART OF CONNECTED FACILITIES (THAT ARE OFF-SITE), RESTORATION OF ANY DAMAGE THAT MIGHT RESULT FROM DEMOLITION IS TO BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTING UNLESS SPECIFICALLY EXEMPTED BY THE PLANS. THE COST FOR SUCH RESTORATION SHALL BE INCIDENTAL TO OTHER CONSTRUCTION AND NO EXTRA COMPENSATION WILL BE ALLOWED.

5. THE LOCATION OF ALL EXISTING UTILITIES, STORM DRAINAGE AND TREES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM AVAILABLE INFORMATION AND IS GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE OWNER OR ENGINEER ASSUMES NO RESPONSIBILITY FOR ACCURACY. PRIOR TO THE START OF DEMOLITION THE CONTRACTOR SHALL VISIT THE SITE AND DETERMINE THE EXISTANCE & LOCATION OF ALL STRUCTURES, UTILITIES & TREES SHOWN OR NOT ON THE PLANS, WHICH WOULD NEED TO BE REMOVED OR PRESERVED.

6. THE CONTRACTOR IS TO COORDINATE THE RELOCATION OR REMOVAL OF ALL OVERHEAD/UNDERGROUND UTILITIES, UTILITY POLES, LIGHTS AND LINES IN THE RIGHT-OF-WAY AND ON THE PROPERTY WITH THE APPROPRIATE SERVICE PROVIDER.

7. THE CONTRACTOR SHALL REFERENCE AND RESTORE PROPERTY CORNERS AND LAND MARKERS DISTURBED DURING CONSTRUCTION. (UNDER THE DIRECTION OF A FLORIDA REGISTERED LAND SURVEYOR).

UTILITY SEPARATION NOTES

(1) HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORM WATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.

(A) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORM WATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

(B) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.

(C) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.

(D) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.0065(2), F.S., AND RULE 64E-6.002, F.A.C.

(2) VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORM WATER FORCE MAINS, AND RECLAIMED WATER PIPELINES.

(A) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY- OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES, AND PREFERABLY 12 INCHES, ABOVE OR AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

(B) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORM WATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

(C) AT THE UTILITY CROSSINGS DESCRIBED IN PARAGRAPHS (A) AND (B) ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN 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 THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORM WATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY- OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

(3) SEPARATION BETWEEN WATER MAINS AND SANITARY OR STORM SEWER MANHOLES.

(A) NO WATER MAIN SHALL PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A SANITARY SEWER MANHOLE.

(B) EFFECTIVE AUGUST 28, 2003, WATER MAINS SHALL NOT BE CONSTRUCTED OR ALTERED TO PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A STORM SEWER MANHOLE OR INLET STRUCTURE.

(4) SEPARATION BETWEEN FIRE HYDRANT DRAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORM WATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.
NEW OR RELOCATED FIRE HYDRANTS WITH UNDERGROUND DRAINS SHALL BE LOCATED SO THAT THE DRAINS ARE AT LEAST THREE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORM WATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; AT LEAST THREE FEET, AND PREFERABLY TEN FEET, FROM ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER; AT LEAST SIX FEET, AND PREFERABLY TEN FEET, FROM ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; AND AT LEAST TEN FEET FROM ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.0065(2), F.S., AND RULE 64E-6.002, F.A.C.

UTILITY NOTES

PRIOR TO COMMENCING ANY CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES, INCLUDING WITHOUT LIMITATION POTABLE WATER, RECLAIMED WATER, SANITARY SEWER, AND SERVICE UTILITIES, AT POINTS OF CONNECTION, POINTS OF CROSSING, AND/OR POTENTIAL CONFLICT. NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS.

A. GENERAL

1. THE LOCATIONS OF EXISTING UTILITIES, SUCH AS WATER MAINS, SEWERS, GAS LINES, ETC., SHOWN ON THE PLANS ARE BASED ON THE BEST AVAILABLE INFORMATION AND ARE SHOWN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER AND OWNER ASSUME NO LIABILITY FOR ACCURACY AND COMPLETENESS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL UTILITY COMPANIES 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND TO HAVE THEIR FACILITIES LOCATED IN THE FIELD PRIOR TO ANY WORK.

2. DUE TO GRAPHIC LIMITATIONS OF THE DRAWING SCALE, ALL STORM SEWER, DRAINAGE, WATER AND SANITARY SEWER MAINS, SERVICES, LATERALS, CONNECTIONS, AND APPURTENANCES DEPICTED HEREIN – UNLESS OTHERWISE LOCATED BY DIMENSIONS – REFLECT SCHEMATIC LOCATIONS ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL LOCATIONS IN ACTUAL CONSTRUCTION AND INSTALLATION OF THE PROPOSED IMPROVEMENTS, INCLUDING ANY REQUISITE COORDINATION WITH THE RESPECTIVE GOVERNING AGENCY/UTILITY PROVIDER. 6

3. WATER AND WASTEWATER SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE **CITY OF ALACHUA**, PUBLIC SERVICES, DESIGN AND CONSTRUCTION MANUAL, LATEST EDITION, AND WILL BE SUBJECT TO THEIR INSPECTION AND ACCEPTANCE.

4. CONTRACTOR SHALL INSPECT PIPING AND MATERIALS BEFORE INSTALLATION TO DETECT APPARENT DEFECTS. MARK DEFECTIVE MATERIALS WITH WHITE PAINT AND PROMPTLY REMOVE FROM SITE.

5. LAY SEWER PIPING BEGINNING AT LOW POINT OF SYSTEM (CONNECTION TO OFF SITE SYSTEM OR PUMP STATION), TRUE TO GRADES AND ALIGNMENT INDICATED WITH UNBROKEN CONTINUITY OF INVERTS. PLACE BELL ENDS OR GROOVE ENDS OF PIPING FACING UPSTREAM.

6. CLEAR INTERIOR OF PIPE OF DIRT AND OTHER SUPERFLUOUS MATERIAL AS WORK PROGRESSES. MAINTAIN SWAB OR DRAG IN LINE AND PULL PAST EACH JOINT AS IT IS COMPLETED. PLACE PLUGS IN ENDS OF UNCOMPLETED CONDUIT WHENEVER WORK STOPS.

7. MAINTAIN **36"** COVER OVER MAINS, AND **30"** OVER SERVICES/LATERALS.

8. WHEN PROPOSED CONSTRUCTION OCCURS AT EXISTING MANHOLES, INLETS, VAULTS, AND OTHER STRUCTURES, THE CONTRACTOR SHALL MODIFY THE STRUCTURES, FRAMES, AND GRATES TO MEET THE PROPOSED GRADES UNLESS OTHERWISE DIRECTED.

9. INSTALL CONTINUOUS LOCATOR TAPE/WIRE, LOCATED DIRECTLY OVER POTABLE WATER MAINS AND SANITARY SEWER MAINS AT 6" TO 8" ABOVE PIPE.

10. WHERE APPLICABLE, UTILITY TRENCHES CROSSING PAVEMENT AREAS SHALL BE BACK FILLED WITH COMPACTED GRANULAR MATERIAL IN ACCORDANCE WITH A.A.S.H.T.O.-T-99.

11. CONTRACTOR SHALL PROVIDE SLEEVES FOR IRRIGATION LINES UNDER PAVEMENT. COORDINATE WITH GENERAL CONTRACTOR.

12. ALL TRENCHES EXCAVATED FOR THE PURPOSES OF UTILITY/STORM INSTALLATION SHALL BE KEPT DRY FOR THE DURATION OF UTILITY/STORM CONSTRUCTION. DEWATERING OF UTILITY/STORM TRENCHES MAY BE REQUIRED TO PREVENT FLOTATION OF UTILITY/STORM PIPES DURING INSTALLATION.

13. THE CONTRACTOR SHALL NOTIFY THE ENGINEER WHEN CONSTRUCTION IS COMPLETE FOR WATER, WASTEWATER AND STORMWATER SYSTEMS SO TIMELY CERTIFICATIONS MAY BE INITIATED. SATISFACTORY BACTERIOLOGICAL TEST RESULTS, PRESSURE TEST RESULTS, AND AN AS BUILT SURVEY SHALL BE SUBMITTED TO ENGINEER PRIOR TO FINAL CERTIFICATION.

14. SUITABLE COUPLINGS COMPLYING WITH ASTM SPECIFICATIONS ARE REQUIRED FOR JOINING DISSIMILAR MATERIALS.

15. DEFLECTION TESTS ARE REQUIRED FOR ALL FLEXIBLE PIPE. TESTING REQUIREMENTS: 1) NO PIPE SHALL EXCEED A DEFLECTION OF 5%; 2) USING A RIGID BALL OR MANDREL FOR THE DEFLECTION TEST WITH A DIAMETER NOT LESS THEN 95% OF THE BASE INSIDE DIAMETER OR AVERAGE INSIDE DIAMETER OF THE PIPE; 3) PERFORMING THE TEST WITHOUT MECHANICAL PULLING DEVICES.

B. MATERIALS (WATER)

1. SERVICE PIPE SHALL BE POLYETHYLENE (PE), DR9.

2. WATER MAINS SHALL BE PVC ASTM C900, DR 18 WITH INTEGRAL BELLS AND ELASTOMERIC JOINTS PER ASTM C3139 AND GASKETS PER ASTM F477.

3. DUCTILE IRON PIPE (D.I.P.), IF REQUIRED, SHALL CONFORM TO ANSI/AWWA A21.51/C151, CLASS 50 (MIN.) PIPE FOR ALL SIZES.

4. CORPORATION STOPS SHALL BE 1 1/2" BRASS, EQUIPPED WITH CONNECTIONS COMPATIBLE WITH SERVICE PIPE AND THREADED IN ACCORDANCE WITH SPECIFICATIONS IN AWWA C800. CURB STOPS SHALL BE SIZED TO MATCH THE METER SIZE AND CONFORM WITH AWWA C800 AND AWWA C901.

5. FITTINGS SHALL BE BRASS, CAST AND MACHINED IN ACCORDANCE WITH AWWA C800 AND AWWA C901, WITH COMPATIBLE PIPE CONNECTIONS.

6. SERVICE SADDLES SHALL BE USED FOR ALL SERVICE LINE TAPS. SERVICE SADDLES SHALL BE DOUBLE STRAP, ANCHORED BY A MINIMUM FOUR (4) BOLT PATTERN ON A DUCTILE IRON SADDLE BODY. FOR PVC PIPE, DOUBLE STRAPS SHALL BE CORROSION RESISTANT ALLOY STEEL, SIZED EXACTLY TO THE PIPE OUTSIDE DIAMETER. SEALING GASKETS SHALL BE BUNA-N RUBBER.

7. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL BE COLOR CODED USING BLUE AS A PREDOMINANT COLOR.

C. MATERIALS (SEWER)

1. ALL GRAVITY SEWER PIPE AND FITTINGS SHALL BE NON-PRESSURE POLYVINYL CHLORIDE PIPE (PVC) CONFORMING TO ASTM D 3034, SDR 26, WITH PUSH-ON RUBBER GASKET JOINTS.

2. ALL FITTINGS AND ACCESSORIES SHALL BE MANUFACTURED OR SUPPLIED BY THE PIPE MANUFACTURER OR PRIOR-APPROVED EQUAL.

3. BEDDING AND INITIAL BACK FILL OVER SEWER MAINS AND SERVICES SHALL BE SAND WITH NO ROCK LARGER THAN 1" IN DIAMETER.

D. MATERIALS (STORM)

1. REINFORCED CONCRETE PIPE (RCP): O-RING PIPE SHALL CONFORM TO ASTM C 76 (CLASS III, UNLESS OTHERWISE SPECIFIED) AND AASHTO M 170 STANDARD SPECIFICATIONS, AND ASTM C 443 STANDARD SPECIFICATION FOR JOINTS FOR RCP USING RUBBER GASKETS.

2. ELLIPTICAL RCP SHALL CONFORM TO ASTM C 507 (CLASS III) AND AASHTO M 207 STANDARD SPECIFICATIONS.

3. HDPE PIPE AND FITTINGS SHALL MEET THE REQUIREMENTS OF AASHTO M-25 (3"-10"), M-294 (12" AND LARGER), TYPE S (CORRUGATED OUTSIDE – SMOOTH INSIDE, 4"-60"), AND MP7 (60" TYPE S).

A. BELL/SPIGOT GASKET FOR HDPE PIPE SHALL BE SOIL/SILT TIGHT PER AASHTO SECTION 26 WITH RUBBER GASKET MEETING ASTM F-477.

4. PVC STORM SEWER PIPE (12" OR LESS) AND FITTINGS SHALL BE NON-PRESSURE POLYVINYL CHLORIDE PIPE (PVC) CONFORMING TO ASTM D 3034,

GENERAL NOTES

A. GENERAL

1. ALL INFRASTRUCTURE AND IMPROVEMENTS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE LOCAL JURISDICTION AND WILL BE SUBJECT TO THEIR INSPECTION AND ACCEPTANCE.

2. SITE LOCATION: **NW 173RD STREET & US HIGHWAY 441, ALACHUA, FL 32615**

3. THIS SITE LIES IN FLOOD ZONE **X**, F.I.R.M. PANEL **12001C0120D**, DATED **JUNE 16, 2006**.

4. BOUNDARY, TOPOGRAPHIC, AND TREE SURVEY BY **ACCURIGHT SURVEYS OF ORLANDO INC., 2012 EAST ROBINSON, ORLANDO, FLORIDA 32803**.

5. BENCHMARK – REFER TO TOPOGRAPHIC SURVEY BY **ACCURIGHT SURVEYS OF ORLANDO INC.**

6. LEGAL DESCRIPTION SHOWN HEREIN IS FURNISHED BY SURVEYOR, AND IS INCLUDED FOR PERMITTING AND APPROVAL PURPOSES, AND AS A COURTESY FOR THE CONTRACTOR. INTERPLAN LLC. ASSUMES NO LIABILITY FOR ITS ACCURACY OR COMPLETENESS.

7. SITE GEOTECHNICAL INVESTIGATION PERFORMED BY **UES** ENGINEERING. INTERPLAN LLC. ASSUMES NO RESPONSIBILITY FOR THE CORRECTNESS, ACCURACY AND COMPLETENESS OF THEIR WORK. **THE CONTRACTOR SHALL OBTAIN A COPY OF THE GEOTECHNICAL ENGINEER'S REPORT FOR THIS SITE AND COMPLY WITH RECOMMENDATIONS CONTAINED THEREIN.** IF ADDITIONAL SERVICES ARE REQUIRED, THE CONTRACTOR SHALL MAKE A REQUEST TO THE OWNER.

8. CONTRACTOR SHALL PROVIDE AND INSTALL EROSION CONTROL DEVICES (SILT FENCE OR OTHER METHODS) AT LIMITS OF CONSTRUCTION AND AROUND EACH STORM INLET PRIOR TO CONSTRUCTION, AND SHALL MAINTAIN SAID EROSION CONTROL DEVICES DURING CONSTRUCTION, ALL IN CONFORMANCE WITH CURRENT LOCAL, COUNTY AND STATE CRITERIA.

9. THE SITE SHALL BE CLEARED AS MAY BE NOTED ON THE PLANS, OF ALL OBSTRUCTIONS AND DELETERIOUS MATERIAL SUCH AS FENCES, WALLS, FOUNDATIONS, LOGS, SHRUBS, BRUSH, WEEDS, OTHER VEGETATION, AND ACCUMULATION OF RUBBISH OF WHATEVER NATURE. OFF-SITE DISPOSAL, INCLUDING ANY HAZARDOUS MATERIAL ENCOUNTERED, SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, STATE, AND FEDERAL RULES AND REGULATIONS.

10. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY INTERPLAN LLC. OF ANY DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS PRIOR TO START OF CONSTRUCTION.

11. THE CONTRACTOR SHALL REMAIN SOLELY RESPONSIBLE FOR ANY DESIGN CHANGES WHICH HE MAY INCORPORATE INTO THE PLANS WITHOUT PRIOR WRITTEN CONSENT AND/OR APPROVAL FROM THE OWNER AND THE ENGINEER. 2

12. THE CONTRACTOR SHALL COORDINATE ALL WORK WITHIN EACH EXISTING RIGHT OF WAY WITH THE CITY OF **ALACHUA, ALACHUA COUNTY,** AND THE FLORIDA DEPARTMENT OF TRANSPORTATION.

13. SCS SOILS: **-ARREDONDO FINE SAND, 0 TO 5 PERCENT SLOPES**
-ARREDONDO-URBAN LAND COMPLEX, 0 TO 5 PERCENT SLOPES
-FORT MEADE FINE SAND, 0 TO 5 PERCENT SLOPES

14. STORMWATER MANAGEMENT IS PROVIDED BY A **STORMWATER RETENTION POND**.

15. THE CONTRACTOR SHALL RESTORE OFF-SITE AREAS TO A CONDITION EQUAL TO OR BETTER THAN THE CONDITION EXISTING PRIOR TO COMMENCEMENT OF CONSTRUCTION.

16. ALL DISTURBED AREAS SHALL BE SODDED.

17. AT LEAST 30 DAYS PRIOR TO ANTICIPATED COMPLETION OF SITE CONSTRUCTION, THE FINAL CERTIFICATION PROCESS WILL BEGIN. THE CONTRACTOR SHALL PROVIDE DOCUMENTS AND INFORMATION, IN A TIMELY MANNER, TO ENGINEER, INCLUDING, WITHOUT LIMITATION:
a. **SURVEYED "AS-BUILTS" PER AS-BUILT SURVEY SCOPE IN SPEC MANUAL.**
b. **COMPACTION AND DENSITY TEST REPORTS, AND**
c. **PRESSURE TESTING AND BACTERIOLOGICAL TESTING RESULTS, AS REQUIRED, FOR WATER DISTRIBUTION AND/OR WASTEWATER COLLECTION/TRANSMISSION SYSTEMS.**

THE CONTRACTOR SHALL HAVE TWO (2) SETS OF AS-BUILT PLANS, SIGNED AND SEALED BY SURVEYOR OF RECORD, ON SITE THE DAY OF THE CIVIL ENGINEERING FINAL PUNCH LIST INSPECTION. THE GENERAL CONTRACTOR IS TO GIVE THE TWO AS-BUILT PLANS TO THE REPRESENTATIVE FROM INTERPLAN COMPLETING THE INSPECTION. IF ANY DEFICIENCIES ARE NOTED, ONE SET OF RED-LINED AS-BUILT PLANS WILL BE GIVEN TO THE GC FOR REVISIONS TO BE MADE. REVISED AS-BUILTS WILL NEED TO BE FORWARDED TO INTERPLAN BEFORE ANY CERTIFICATIONS CAN BE INITIATED.

18. ALL TRAFFIC CONTROL DEVICES, EQUIPMENT AND INSTALLATION SHALL MEET THE REQUIREMENTS OF THE LOCAL JURISDICTION AND/OR FLORIDA DEPARTMENT OF TRANSPORTATION.

19. PARKING STALLS SHALL CONFORM WITH LOCAL CODE. ACCESSIBLE PARKING SPACES AND ACCESS ROUTES SHALL FURTHER CONFORM WITH CURRENT ADA REQUIREMENTS.

20. HANDICAP PAVEMENT MARKINGS AND SIGNAGE SHALL CONFORM WITH CURRENT ADA REQUIREMENTS AND LOCAL ORDINANCE.

21. LANDSCAPE SHALL BE TRIMMED TO ENSURE SIGHT VISIBILITY OF TRAFFIC CONTROL DEVICES.

22. ALL PAVEMENT IS DIMENSIONED TO FACE OF CURB.

23. ALL BUILDING DIMENSIONS AND TIES ARE TO OUTSIDE FACE. SEE ARCHITECTURAL PLANS.

24. ALL CURB RETURN RADII ARE 5' UNLESS NOTED.

25. BUILDING AND SITE IMPROVEMENTS ARE PARALLEL AND PERPENDICULAR TO **NORTH, SOUTH, EAST, AND WEST** PROPERTY LINE. 5

26. JACK AND BORE SHALL MEET THE REQUIREMENTS OF SPECIFICATION 556 IN THE FDOT FY 2024-2025 STANDARDS SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. 6

27. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM NOT IN THE RIGHT-OF-WAY.

28. NEW ROADS – PAVEMENT TRANSVERSE MARKINGS – MATERIAL OF STOP LINES SHALL BE HOT-APPLIED STANDARD THERMOPLASTIC. MATERIALS OF CROSSWALK LONGITUDE BARS – 24 – INCH SHALL BE HOT-APPLIED FRICTION THERMOPLASTIC.

29. GENERAL CONTRACTOR TO CONTRACT ENGINEER OF RECORD AND CITY OF ALACHUA PROJECT MANAGER IN ADVANCE PRIOR TO PLACING LIMEROCK AND LAYING ASPHALT FOR FIELD INSPECTION.

30. THE CITY OF ALACHUA SHALL BE COMPENSATED FOR ALL WORK REQUIRED OF THE CITY TO MODIFY ITS INFRASTRUCTURE. SUCH WORK INCLUDES, BUT IS NOT LIMITED TO, WATER, WASTEWATER AND ELECTRIC INFRASTRUCTURE IMPROVEMENTS, RELOCATION OR DEMOLITION. FOR PROJECTS NOT WITHIN THE CITY'S ELECTRIC SERVICE AREA, MODIFICATIONS TO THE CITY'S ELECTRIC INFRASTRUCTURE EITHER WITHIN OR ADJACENT TO THE PROJECT AREA MAY BE REQUIRED. THE CITY SHALL BE COMPENSATED FOR SUCH MODIFICATION.

GC NOTE:

A COPY OF THIS SHEET C0.1 SHALL BE PROVIDED TO ALL BIDDERS AND SUB-CONTRACTORS.

SITE DATA

SITE AREA	219,751 SF	5.05 AC	
EXISTING			
IMPERVIOUS { PAVEMENT/SIDEWALKS	1,248 SF	1% } 2%	
IMPERVIOUS { BUILDING	2,497 SF	1% }	
TOTAL IMPERVIOUS	3,745 SF		
OPEN SPACE (GREEN)	216,006 SF	98%	
PROPOSED			
IMPERVIOUS { PAVEMENT/SIDEWALKS	27,171 SF	12% } 12%	
IMPERVIOUS { BUILDING	0 SF	0% }	
TOTAL IMPERVIOUS	27,171 SF		
OPEN SPACE (GREEN)	192,580 SF	88%	5
ZONING	COMMUNITY COMMERCIAL (CC)		
FLOOR AREA RATIO	F.A.R. = N/A		

BUILDING HEIGHT	MAX. ALLOWED	PROPOSED
	65 FT	0 FT

BUILDING SETBACKS	REQUIRED	PROVIDED
FRONT (SOUTH)	20 FT	N/A
SIDE (EAST)	0 FT	N/A
SIDE (WEST)	0 FT	N/A
REAR (NORTH)	15 FT	N/A

LANDSCAPE BUFFER		
FRONT (SOUTH)	5 FT	28 FT
SIDE (EAST)	5 FT	28 FT
SIDE (WEST)	5 FT	30 FT
REAR (NORTH)	25 FT	30 FT

LEGENDS

	PROPOSED
PROPOSED CONTOUR / MEET EXISTING GRADE	73.50 / MEG
EDGE OF PAVEMENT	EOP
SIDEWALK	SW
GRADE BREAK	GB
HIGH POINT	HP
SPOT ELEVATION	12.55
DIRECTION OF FLOW AND PERCENT SLOPE	1.0%
STORM SEWER & INLET	
YARD DRAIN INLET	
DOWN SPOUT DRAINS	DSD
SANITARY SEWER & MANHOLE	SS
GREASE TRAP	
CLEANOUT	C.O.
FORCE MAIN	FM
WATER SERVICE	W
WATER MAIN	WM
FIRE HYDRANT	W
DDCVA	
FDC	
WATER METER	
BACKFLOW PREVENTION DEVICE (BFP)	
GATE VALVE	
REDUCER	
UNDERGROUND TELEPHONE	UGT
UNDERGROUND ELECTRIC	UGE
SITE LIGHTING	
TRANSFORMER	T
AIR CONDITIONING UNIT	AC
PARKING SPACE TOTALS	8
DETAIL NUMBER / SHEET NUMBER	2 / C4
ZONING	B-3
CURRENT LAND USE	VACANT

DISINFECTING & TESTING NOTES

WATER MAINS THAT ARE INCLUDED IN THIS PROJECT THAT WILL BE CONSTRUCTED OF POLYVINYL CHLORIDE PIPE WILL BE PRESSURE AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C605. ALL OTHER WATER MAINS INCLUDED IN THIS PROJECT WILL BE PRESSURE AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C600.

LEAKAGE TESTS ARE REQUIRED AS FOLLOWS: 1) THE LEAKAGE EXFILTRATION

MATCH LINE

TREE REMOVAL TABLE	
TYPE OF TREE AND AMOUNT BEING REMOVED	SIZES OF TREES BEING REMOVED
2 – LAUREL OAK TREE	(26"–28"), (23"–24")
1 – MAGNOLIA TREE	20"
1 – DOGWOOD TREE	8"

EXISTING 8'X10' SHED TO BE DEMOLISHED AND REMOVED

TREE BARRICADE (TYP.)

SITE BENCHMARK
SET 5/8" STEEL ROD & CAP
MARKED "RAVLB 6075"
ELEVATION = 138.31
N: 298391.77
E: 2594089.24

EXISTING TREE TO BE REMOVED (TYP.)

PARCEL A
LANDS DESCRIBED IN O.R.B. 3913, PG. 2394
OWNER: SANTA FE HILLS CHURCH OF CHRIST C/O ROBERT MATHENY
(TAX PARCEL #03044-002-000)
± 3.81 ACRES (M)

EXISTING CONCRETE SIDEWALK AND DRIVEWAY TO BE DEMOLISHED AND REMOVED

EXISTING BUILDING TO BE DEMOLISHED AND REMOVED

EXISTING LIGHT POLE TO BE DEMOLISHED AND REMOVED

EXISTING WELL HOUSE TO BE DEMOLISHED AND REMOVED

EXISTING LIGHT POLE DEMOLISHED AND REMOVED

EXISTING DRIVEWAY TO BE DEMOLISHED AND REMOVED

EXISTING CONCRETE SIGN TO BE DEMOLISHED AND REMOVED

EXISTING OVERHEAD ELECTRIC WIRES TO BE REMOVED TO LIMITS SHOWN

EXISTING MAILBOX TO BE REMOVED

MITERED END SECTION AND PORTION OF PIPE TO BE DEMOLISHED AND REMOVED

EXISTING ASPHALT SHOULDER TO BE SAWCUT AND REMOVED TO LIMITS SHOWN

EXISTING SIDEWALK TO BE SAWCUT AND REPLACED TO LIMITS SHOWN (SEE SHEET C1.1)

EXISTING MES TO BE DEMOLISHED AND REPLACED (SEE SHEET C3.1)

US HIGHWAY NO. 441 - STATE ROAD NO. 20 & 25 (200' R/W)

N.W. COUNTY ROAD NO. 235-A - N.W. 173RD STREET (100' R/W)

REQUIRED REPLACEMENT TREES TABLE				
TREE NAME	AMOUNT OF TREES	INCHES AT DBH	TYPE OF MITIGATION	REQUIRED INCHES
LAUREL OAK TREE	2	(26"–28") & (23"–24")	TREE FOR TREE	2 TREES AT LEAST 2"
MAGNOLIA TREE	1	20"	TREE FOR TREE	2"
DOGWOOD TREE	1	8"	TREE FOR TREE	2"

(SEE SHEET C0.3 FOR TREE MITIGATION TABLE)

NORTH

30' 0 30' 60'

GRAPHIC SCALE

SITE DEMOLITION PLAN (SOUTH)

1"=30'

DEMOLITION NOTES

1. PRIOR TO COMMENCEMENT OF DEMOLITION THE CONTRACTOR WILL COORDINATE HIS ACTIVITIES WITH ALL THE UTILITY COMPANIES SERVING THIS AREA. CONTRACTOR IS TO COORDINATE FULLY WITH UTILITY COMPANIES ON EXACT LOCATION OF UNDERGROUND UTILITIES PRIOR TO EXCAVATION.

2. THE CONTRACTOR IS TO COMPLETELY REMOVE AND DISPOSE OF ALL STRUCTURES AND BUILDINGS THAT IS SO INDICATED INCLUDING FOUNDATIONS, TIMBER AND BRUSH, EXCEPT AS OTHERWISE INDICATED; STUMPS AND ROOTS; EXISTING PAVEMENT; OTHER STRUCTURES AS SHOWN OR REASONABLY IMPLIED IN THE DRAWINGS.

3. EXCEPT IN AREAS WHERE EXISTING TREES SHALL BE PRESERVED, A MINIMUM DEPTH OF REMOVAL SHALL BE (2) FOOT BELOW SUBGRADE IN ROADWAY AREAS AND TO ORIGINAL SOILS ELSEWHERE. WHERE EXISTING BUILDINGS ARE TO BE DEMOLISHED, ALL TRACES OF FOUNDATIONS AND UNDERGROUND UTILITIES ARE TO BE REMOVED (UNLESS OTHERWISE NOTED ON PLANS). THE CONTRACTOR IS RESPONSIBLE FOR PROPER DISPOSAL OF ALL WASTE MATERIAL.

4. WHERE PAVING OR STRUCTURES ARE TO BE REMOVED WHICH ABUT OR ARE A PART OF CONNECTED FACILITIES (THAT ARE OFF–SITE), RESTORATION OF ANY DAMAGE THAT MIGHT RESULT FROM DEMOLITION IS TO BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTING UNLESS SPECIFICALLY EXEMPTED BY THE PLANS. THE COST FOR SUCH RESTORATION SHALL BE INCIDENTAL TO OTHER CONSTRUCTION AND NO EXTRA COMPENSATION WILL BE ALLOWED.

5. THE LOCATION OF ALL EXISTING UTILITIES, STORM DRAINAGE AND TREES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM AVAILABLE INFORMATION AND IS GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE OWNER OR ENGINEER ASSUMES NO RESPONSIBILITY FOR ACCURACY. PRIOR TO THE START OF DEMOLITION THE CONTRACTOR SHALL VISIT THE SITE AND DETERMINE THE EXISTENCE & LOCATION OF ALL STRUCTURES, UTILITIES & TREES SHOWN OR NOT ON THE PLANS, WHICH WOULD NEED TO BE REMOVED OR PRESERVED.

6. THE CONTRACTOR IS TO COORDINATE THE RELOCATION OR REMOVAL OF ALL OVERHEAD/UNDERGROUND UTILITIES, UTILITY POLES, LIGHTS AND LINES IN THE RIGHT–OF–WAY AND ON THE PROPERTY WITH THE APPROPRIATE SERVICE PROVIDER.

7. THE CONTRACTOR SHALL REFERENCE AND RESTORE PROPERTY CORNERS AND LAND MARKERS DISTURBED DURING CONSTRUCTION. (UNDER THE DIRECTION OF A FLORIDA REGISTERED LAND SURVEYOR).

8. ALL VEGETATIVE MATERIALS IDENTIFIED IN THE FLORIDA EXOTIC PEST PLANT COUNCIL'S LIST OF INVASIVE PLANT SPECIES, AS AMENDED, SHALL BE REMOVED AT THE TIME OF DEVELOPMENT.

INTERPLAN
INTERPLAN LLC

AR99238
CA 8660

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ENGINEERING
PERMITTING

220 E. CENTRAL PKWY, STE 4000
ALTAMONTE SPRINGS, FL 32701
407.645.5008

SEAL:

STUART A. ANDERSON LICENSE No. 60848 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Stuart A Anderson
Date: 2025.11.21 14:12:43-05'00'

STUART A. ANDERSON REG. # 60848

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NO	DATE	REMARKS
8	11/21/25	CITY COMMENTS
7	10/30/25	CITY COMMENTS
6	10/1/25	CITY COMMENTS
3	7/21/25	FDOT COMMENTS
2	7/9/25	COUNTY COMMENTS
1	6/26/25	FDOT COMMENTS

REVISIONS

WESTSIDE COMMONS

NW 173RD STREET &
US HIGHWAY 441
ALACHUA, FL 32615

PROJECT NO: 2024.0332
DATE: 11/21/2025

C0.2
SITE DEMOLITION PLAN (SOUTH)

CHECKED: CDB DRAWN: GFC

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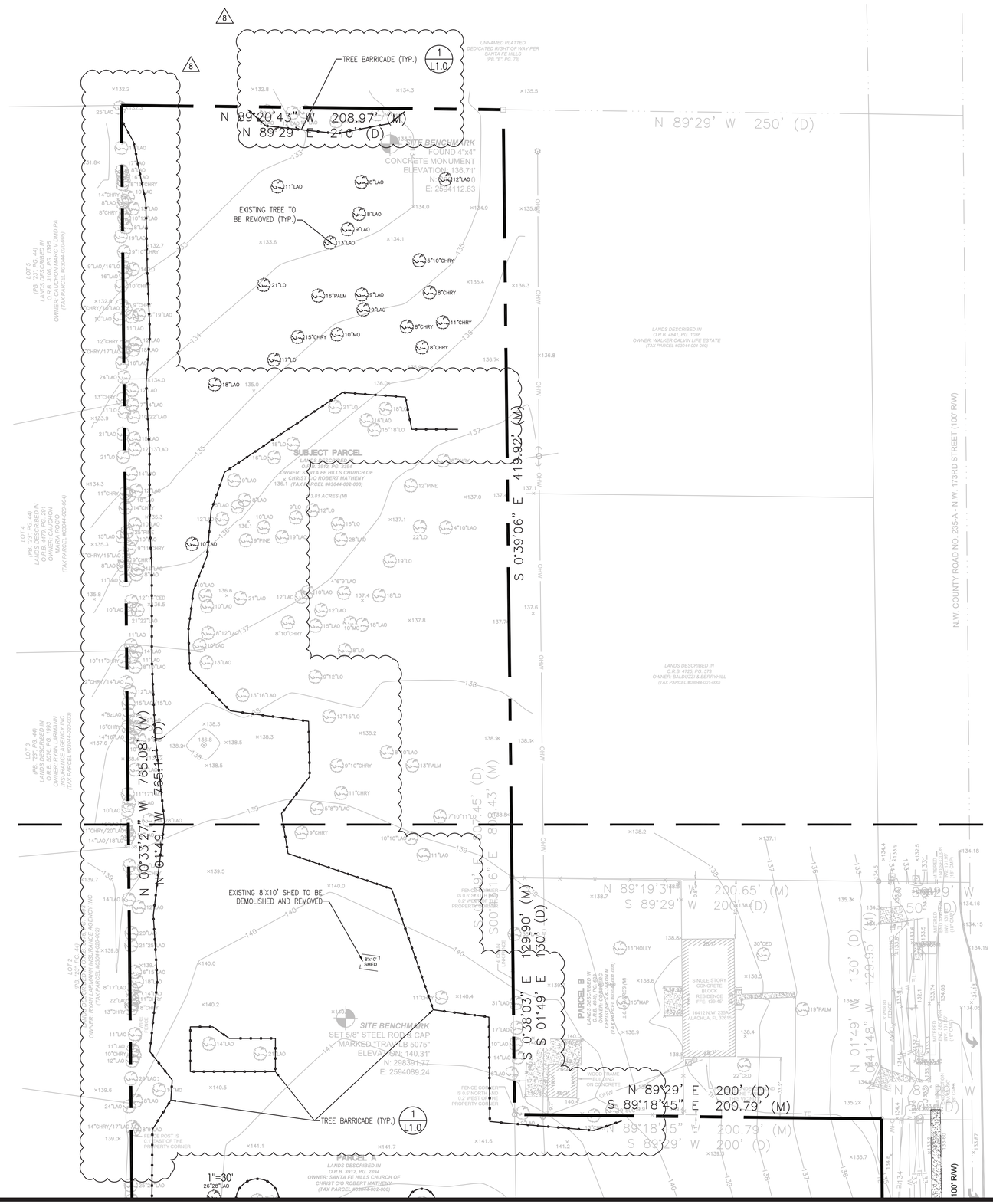

SITE DEMOLITION PLAN (NORTH)

DEMOLITION NOTES

1. PRIOR TO COMMENCEMENT OF DEMOLITION THE CONTRACTOR WILL COORDINATE HIS ACTIVITIES WITH ALL THE UTILITY COMPANIES SERVING THIS AREA. CONTRACTOR IS TO COORDINATE FULLY WITH UTILITY COMPANIES ON EXACT LOCATION OF UNDERGROUND UTILITIES PRIOR TO EXCAVATION.

2. THE CONTRACTOR IS TO COMPLETELY REMOVE AND DISPOSE OF ALL STRUCTURES AND BUILDINGS THAT IS SO INDICATED INCLUDING FOUNDATIONS, TIMBER AND BRUSH, EXCEPT AS OTHERWISE INDICATED; STUMPS AND ROOTS; EXISTING PAVEMENT; OTHER STRUCTURES AS SHOWN OR REASONABLY IMPLIED IN THE DRAWINGS.

3. EXCEPT IN AREAS WHERE EXISTING TREES SHALL BE PRESERVED, A MINIMUM DEPTH OF REMOVAL SHALL BE (2) FOOT BELOW SUBGRADE IN ROADWAY AREAS AND TO ORIGINAL SOILS ELSEWHERE. WHERE EXISTING BUILDINGS ARE TO BE DEMOLISHED, ALL TRACES OF FOUNDATIONS AND UNDERGROUND UTILITIES ARE TO BE REMOVED (UNLESS OTHERWISE NOTED ON PLANS). THE CONTRACTOR IS RESPONSIBLE FOR PROPER DISPOSAL OF ALL WASTE MATERIAL.

4. WHERE PAVING OR STRUCTURES ARE TO BE REMOVED WHICH ABUT OR ARE A PART OF CONNECTED FACILITIES (THAT ARE OFF-SITE), RESTORATION OF ANY DAMAGE THAT MIGHT RESULT FROM DEMOLITION IS TO BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTING UNLESS SPECIFICALLY EXEMPTED BY THE PLANS. THE COST FOR SUCH RESTORATION SHALL BE INCIDENTAL TO OTHER CONSTRUCTION AND NO EXTRA COMPENSATION WILL BE ALLOWED.

5. THE LOCATION OF ALL EXISTING UTILITIES, STORM DRAINAGE AND TREES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM AVAILABLE INFORMATION AND IS GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE OWNER OR ENGINEER ASSUMES NO RESPONSIBILITY FOR ACCURACY. PRIOR TO THE START OF DEMOLITION THE CONTRACTOR SHALL VISIT THE SITE AND DETERMINE THE EXISTANCE & LOCATION OF ALL STRUCTURES, UTILITIES & TREES SHOWN OR NOT ON THE PLANS, WHICH WOULD NEED TO BE REMOVED OR PRESERVED.

6. THE CONTRACTOR IS TO COORDINATE THE RELOCATION OR REMOVAL OF ALL OVERHEAD/UNDERGROUND UTILITIES, UTILITY POLES, LIGHTS AND LINES IN THE RIGHT-OF-WAY AND ON THE PROPERTY WITH THE APPROPRIATE SERVICE PROVIDER.

7. THE CONTRACTOR SHALL REFERENCE AND RESTORE PROPERTY CORNERS AND LAND MARKERS DISTURBED DURING CONSTRUCTION. (UNDER THE DIRECTION OF A FLORIDA REGISTERED LAND SURVEYOR).

8. ALL VEGETATIVE MATERIALS IDENTIFIED IN THE FLORIDA EXOTIC PEST PLANT COUNCIL'S LIST OF INVASIVE PLANT SPECIES, AS AMENDED, SHALL BE REMOVED AT THE TIME OF DEVELOPMENT.

TREE REMOVAL TABLE

TYPE OF TREE AND AMOUNT BEING REMOVED	SIZES OF TREES BEING REMOVED
10 – LAUREL OAK TREE	8", 8", 9", 9", 9", 10", 11", 12", 13", 18"
6 – CHERRY TREE	(5"–10"), 8", 8", 8", 11", 15"
2 – LIVE OAK TREE	17", 21"
1 – MIMOSA TREE	10"
1 – PALM TREE	16"

REQUIRED REPLACEMENT TREES TABLE

TREE NAME	AMOUNT OF TREES	INCHES AT DBH	TYPE OF MITIGATION	REQUIRED INCHES
LAUREL OAK TREE	10	8", 8", 9", 9", 9", 10", 11", 12", 13", 18"	TREE FOR TREE	10 TREES AT LEAST 2"
CHERRY TREE	6	(5"–10"), 8", 8", 8", 11", 15"	NUISANCE	N/A
LIVE OAK TREE	2	17", 21"	TREE FOR TREE	2 TREES AT LEAST 2"
MIMOSA TREE	1	10"	TREE FOR TREE	2"
PALM TREE	1	16"	TREE FOR TREE	2"

8

REQUIRED MITIGATION TABLE

8

TOTAL MITIGATION INCHES REQUIRED	36"
TOTAL TREES REQUIRED (TOTAL INCHES/2" PER TREE)	18
LANDSCAPING REQUIREMENT REDUCTION (UP TO 25%)	4.5
NET TREES REQUIRED	14
TREES PROVIDED	43
DEFICIT OF MITIGATION TREES	0

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8 11/21/25 CITY COMMENTS
7 10/30/25 CITY COMMENTS
6 10/1/25 CITY COMMENTS
NO DATE REMARKS

REVISIONS

WESTSIDE COMMONS
NW 173RD STREET &
US HIGHWAY 441
ALACHUA, FL 32615

PROJECT NO: 2024.0332
DATE: 11/21/2025

C0.3
SITE DEMOLITION PLAN (NORTH)

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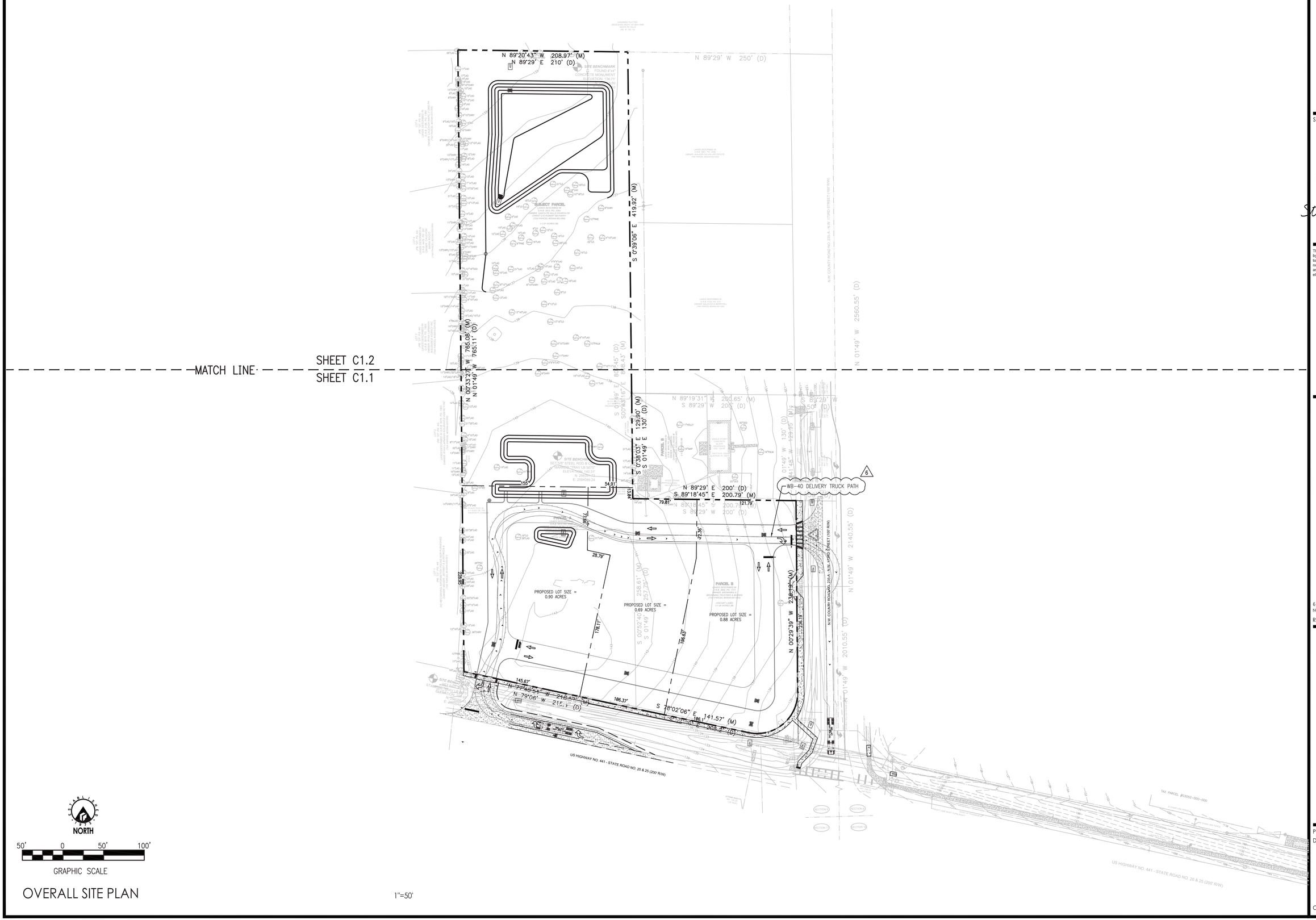

NORTH

50' 0 50' 100'

GRAPHIC SCALE

OVERALL SITE PLAN

1"=50'

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NO	DATE	REMARKS
6	10/1/25	CITY COMMENTS

REVISIONS

WESTSIDE COMMONS

NW 173RD STREET &
US HIGHWAY 441
ALACHUA, FL 32615

PROJECT NO: 2024.0332
DATE: 11/21/2025

C1.0
OVERALL SITE PLAN

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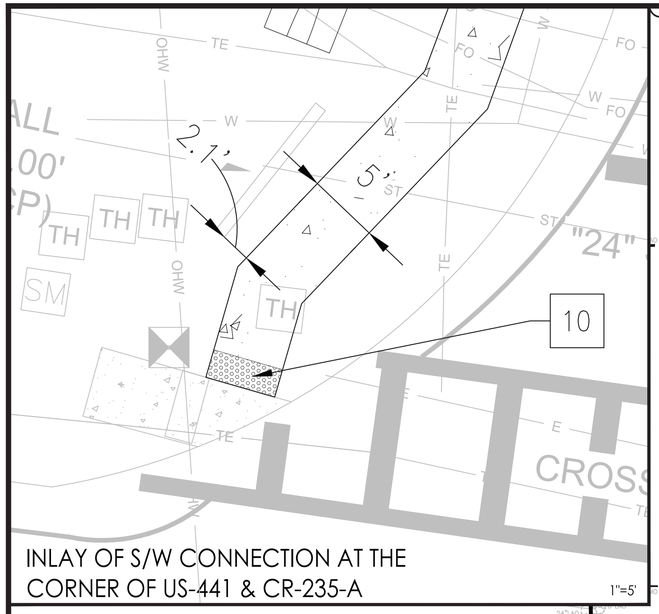

INLAY OF S/W CONNECTION AT THE CORNER OF US-441 & CR-235-A

MATCH LINE

SITE BENCHMARK
SET 5/8" STEEL ROD & CAP
MARKED "TRAV LB 5075"
ELEVATION: 140.31'
N: 298391.77'
E: 2594089.24

PARCEL A
LANDS DESCRIBED IN O.R.B. 4984, PG. 1161
OWNER: BROWNING TRUSTEES & MEMBERS
TAX PARCEL #03044-001-002
± 3.41 ACRES (M)

PARCEL B
LANDS DESCRIBED IN O.R.B. 4945, PG. 852
OWNER: CHRISTINE C. DAWSON
(TAX PARCEL #03044-001-001)

LANDS DESCRIBED IN O.R.B. 4725, PG. 573
OWNER: BALDUZZI & BERRYHILL
(TAX PARCEL #03044-001-000)

LOT 1, PB 37, PG. 44
NO RECORDING INFORMATION FOUND FOR PARCEL
OWNER: MOSER, JEFFREY A & PATRICIA A
(TAX PARCEL #03044-000-001)

PROPOSED PROPERTY LINES (TO BE CONFIRMED WITH SITE PLAN SUBMITTALS)

PROPOSED CROSS-ACCESS EASEMENT

PROPOSED SIDEWALK EASEMENT TO BE DEDICATED TO ALACHUA COUNTY

11 116 LF OF RETAINING WALL

US HIGHWAY NO. 441 - STATE ROAD NO. 20 & 25 (200' R/W)

N.W. COUNTY ROAD NO. 235A - N.W. 173RD STREET (100' R/W)

185' RIGHT-TURN LANE

35' 50' TAPER

N 89°29' E 200' (D)
S 89°18'45" E 200.79' (M)

N 89°19'31" W 200.65' (M)
S 89°29' W 200' (D)

S 0°38'03" E 129.90' (M)
S 01°49' E 130' (D)

N 01°49' W 130' (D)
N 04°48' W 129.95' (M)

N 89°29' W 50' (D)

N 01°49' W 2560.55' (D)

S 00°52'40" E 258.61' (M)
S 01°49' E 257.75' (D)

N 00°29'39" W 236.19' (M)
N 01°49' W 2010.55' (D)
285.47'

N 77°48'54" W 216.57' (M)
N 78°06' W 215.4' (D)

S 78°02'06" E 141.57' (M)
S 78°06' E 205.2' (D)

NORTH

30' 0 30' 60'
GRAPHIC SCALE

SITE DIMENSION PLAN (SOUTH)

1"=30'

TRAFFIC CONTROL & SIGNAGE

1. DIRECTIONAL ARROW (5 / C4.0) (TYP.)
2. 24" WIDE WHITE STOP BAR (TYP.)
3. PAVEMENT STRIPING (6" WHITE) (TYP.)
4. PAVEMENT STRIPING (6" WHITE, 2'-4') (TYP.) △5
5. CROSSWALK STRIPING PER FDOT STD. PLANS (711-001)
6. 36" STOP SIGN (R1-1)
7. RIGHT-TURN ONLY SIGN (R3-5R) △1
8. ONE-WAY ONLY SIGN (R6-1R) (INSTALLED IN MEDIAN)
9. BIKE LANE SYMBOL △3
10. PEDESTRIAN CROSSING SIGN AND DOWNWARD ARROW PLAQUE (W11-2 & W16-7P)

- ALL TRAFFIC CONTROL SIGNAGE SHALL CONFORM TO "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" BY THE U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION.

- WORK DONE WITHIN FDOT AND/OR CITY OF ALACHUA R.O.W. SUBJECT TO FDOT, AND CITY OF ALACHUA REVIEW AND APPROVAL. △6

- NEW ROADS - PAVEMENT TRANSVERSE MARKINGS - MATERIAL OF STOP LINES SHALL BE HOT-APPLIED STANDARD THERMOPLASTIC, MATERIALS OF CROSSWALK LONGITUDINAL BARDS - 24 - INCH SHALL BE HOT-APPLIED HIGH FRICTION THERMOPLASTIC.

SITE NOTES

△2

1. 6" CURB (1 / C4.0) (TYP.)
2. PUBLIC ROAD ASPHALT PAVEMENT (US-441) (7 / C4.0)
- 2A. PUBLIC ROAD ASPHALT PAVEMENT (CR-235A) (13 / C4.0)
3. LIGHT POLE
4. PRIVATE ROAD ASPHALT PAVEMENT (4 / C4.0)
5. CONCRETE SIDEWALK (405B / C4.1)
6. EXISTING FIRE HYDRANT
7. DRAINAGE STRUCTURES
8. TRANSFORMER PAD
9. SIDEWALK RAMP (405B / C4.1)
10. DETECTABLE WARNING (403 / C4.2)
11. PEDESTRIAN RAILING ON RETAINING WALL PER FDOT STANDARD INDEX 515-052 AND 400-011 (— / C4.4) △2
12. TYPE 'A' CURB TRAFFIC SEPARATOR (FDOT INDEX 520-001)

REFER TO SHEET C0.1 FOR GENERAL NOTES, SPECIFICATIONS, AND LEGENDS, IN ADDITION TO SITE-SPECIFIC NOTES AND REQUIREMENTS.

INTERPLAN
INTERPLAN LLC
AR99238
CA 8660

ARCHITECTURE
ENGINEERING
PERMITTING

220 E. CENTRAL PKWY, STE 4000
ALTAMONTE SPRINGS, FL 32701
407.645.5008

SEAL:

STUART A. ANDERSON LICENSE No. 60848 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Stuart A Anderson
Date: 2025.11.21 14:12:45-05'00'

STUART A. ANDERSON REG. # 60848

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NO	DATE	REMARKS
7	10/30/25	CITY COMMENTS
6	10/1/25	CITY COMMENTS
5	9/05/25	COUNTY PUBLIC WORKS
3	7/21/25	FDOT COMMENTS
2	7/9/25	COUNTY COMMENTS
1	6/26/25	FDOT COMMENTS

REVISIONS

WESTSIDE COMMONS

NW 173RD STREET &
US HIGHWAY 441
ALACHUA, FL 32615

PROJECT NO: 2024.0332
DATE: 11/21/2025

C1.1
SITE DIMENSION PLAN (SOUTH)

CHECKED: CDB DRAWN: GFC

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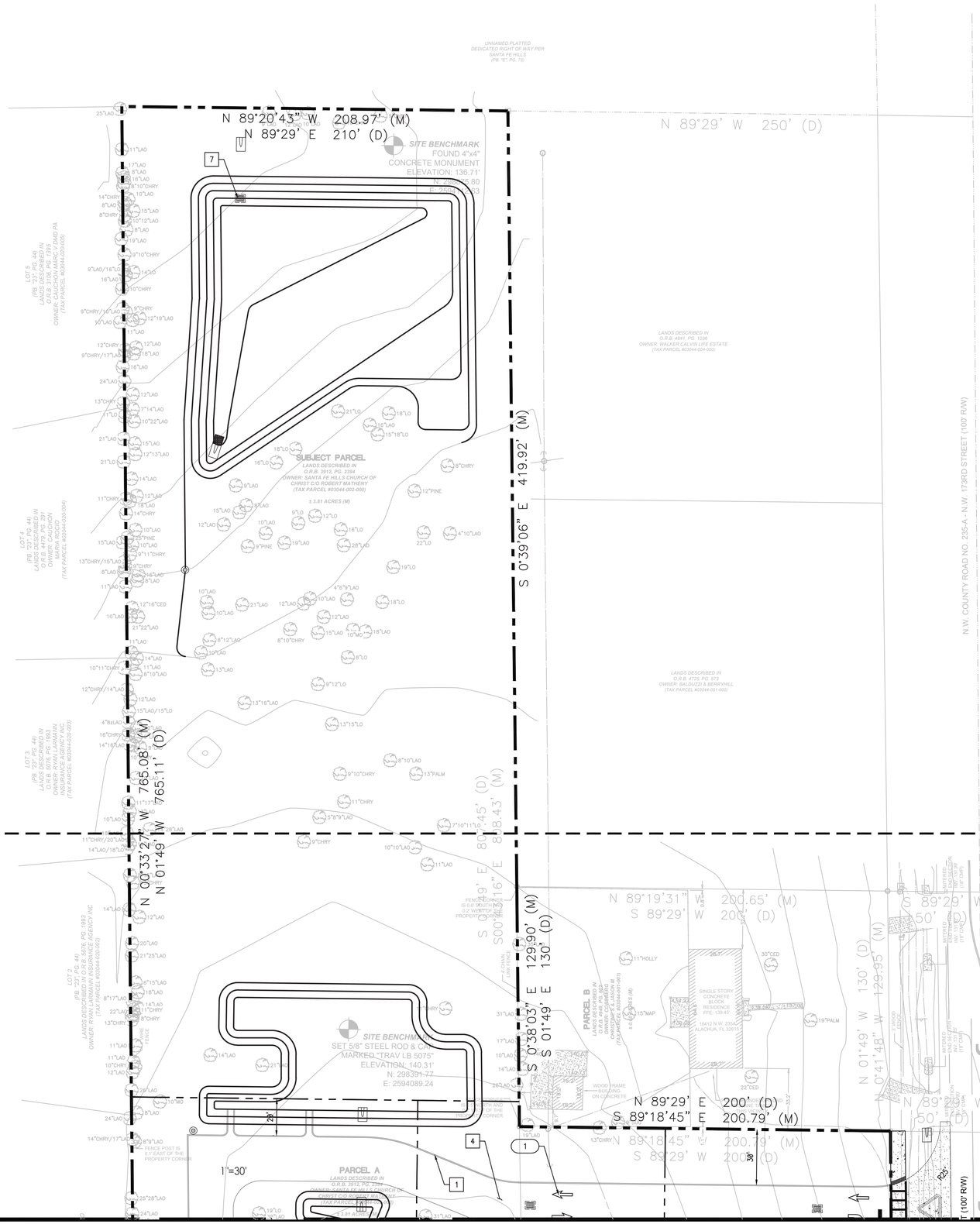

TRAFFIC CONTROL & SIGNAGE

1. DIRECTIONAL ARROW (5 / C4.0) (TYP.)
2. 24" WIDE WHITE STOP BAR (TYP.)
3. PAVEMENT STRIPING (6" WHITE) (TYP.)
4. PAVEMENT STRIPING (6" WHITE, 2'-4') (TYP.)
5. 24" WIDE WHITE CROSSWALK STRIPING
6. 30" STOP SIGN (R1-1)

- ALL TRAFFIC CONTROL SIGNAGE SHALL CONFORM TO "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" BY THE U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION.

- WORK DONE WITHIN FDOT AND/OR CITY OF ALACHUA R.O.W. SUBJECT TO FDOT, AND CITY OF ALACHUA REVIEW AND APPROVAL.

6

- NEW ROADS - PAVEMENT TRANSVERSE MARKINGS - MATERIAL OF STOP LINES SHALL BE HOT-APPLIED STANDARD THERMOPLASTIC, MATERIALS OF CROSSWALK LONGITUDINAL BARDS - 24 - INCH SHALL BE HOT-APPLIED HIGH FRICTION THERMOPLASTIC.

SITE NOTES

1. 6" CURB (400 / C4.1) (TYP.)
2. PUBLIC ROAD ASPHALT PAVEMENT (406A / C4.2)
3. LIGHT POLE
4. PRIVATE ROAD ASPHALT PAVEMENT (4 / C4.0)
5. CONCRETE SIDEWALK (405B / C4.1)
6. EXISTING OR PROPOSED FIRE HYDRANT
7. DRAINAGE STRUCTURES
8. TRANSFORMER PAD
9. SIDEWALK RAMP (405B / C4.1)
10. DETECTABLE WARNING (403 / C4.2)

REFER TO SHEET C0.1 FOR GENERAL NOTES, SPECIFICATIONS, AND LEGENDS, IN ADDITION TO SITE-SPECIFIC NOTES AND REQUIREMENTS.

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CA 8660

ARCHITECTURE
ENGINEERING
PERMITTING

220 E. CENTRAL PKWY, STE 4000
ALTAMONTE SPRINGS, FL 32701
407.645.5008

SEAL:

STUART A. ANDERSON LICENSE No. 60848 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Stuart A Anderson
Date: 2025.11.21 14:12:45-05'00'

STUART A. ANDERSON REG. # 60848

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6 10/1/25 CITY COMMENTS
NO DATE REMARKS

REVISIONS

WESTSIDE COMMONS

NW 173RD STREET &
US HIGHWAY 441
ALACHUA, FL 32615

PROJECT NO: 2024.0332
DATE: 11/21/2025

C1.2
SITE DIMENSION PLAN (NORTH)

CHECKED: CDB DRAWN: GFC

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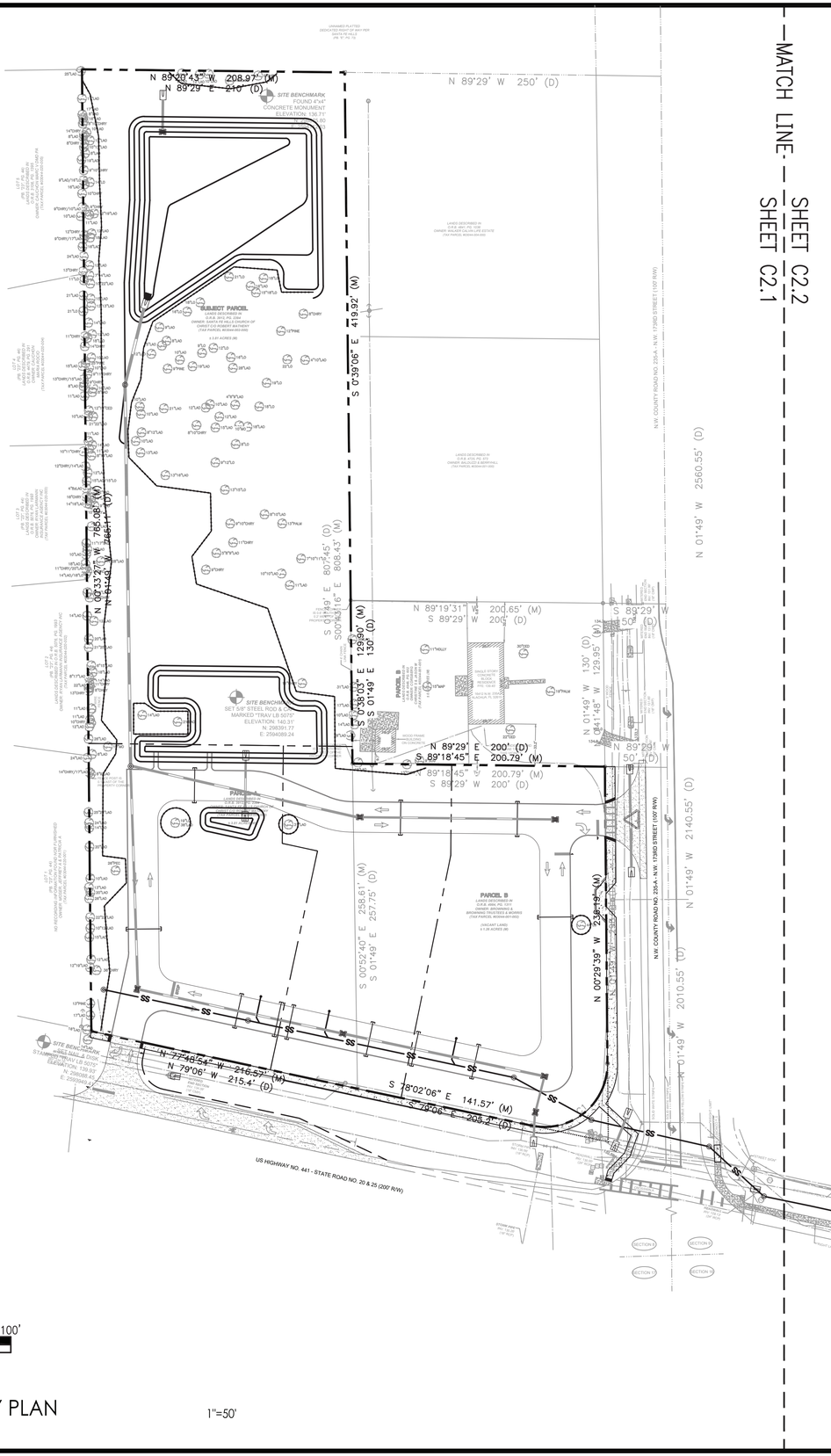

OVERALL SITE UTILITY PLAN

1"=50'

BURIED UTILITIES NOTE

BURIED UTILITIES ARE SHOWN AT THEIR APPROXIMATE LOCATION BASED UPON INFORMATION OBTAINED FROM UTILITY COMPANIES AND FIELD EVIDENCE. OTHER BURIED UTILITIES MIGHT EXIST ON THE SUBJECT SITE WHICH ARE NOT SHOWN ON THIS DRAWING. USE EXTREME CAUTION DURING EXCAVATION PROCEDURES AND CONTACT SUNSHINE STATEONE. @ 1-800-432-4770 FOR EXACT LOCATION OF BURIED FACILITIES PRIOR TO EXCAVATION OPERATIONS.

Sunshine811

Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.

Check positive response codes before you dig!

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NO DATE REMARKS

REVISIONS

WESTSIDE COMMONS

NW 173RD STREET &
US HIGHWAY 441
ALACHUA, FL 32615

PROJECT NO: 2024.0332
DATE: 11/21/2025

C2.0
OVERALL SITE UTILITY PLAN

CHECKED: CDB DRAWN: GFC

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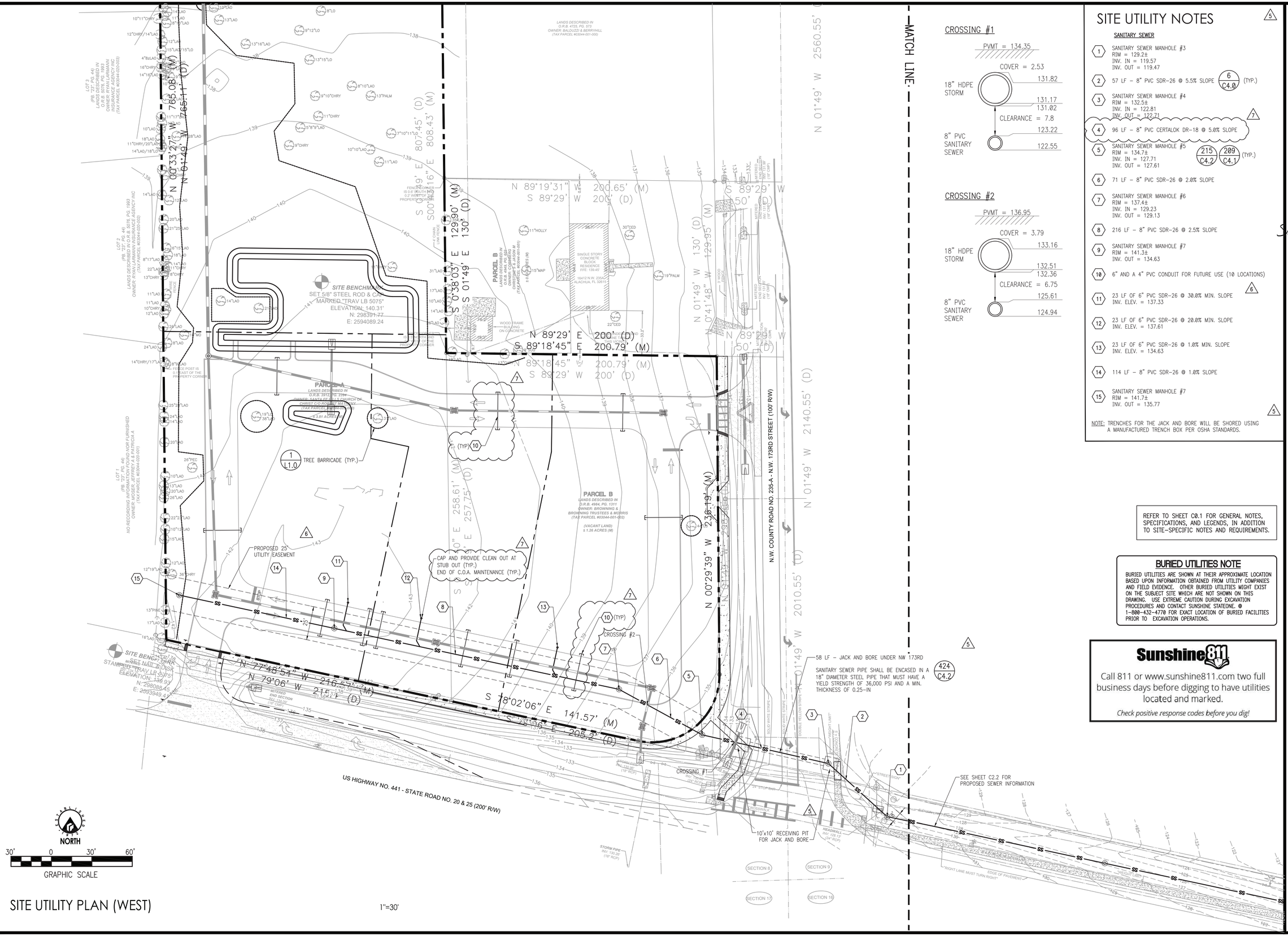

SITE UTILITY PLAN (WEST)

1"=30'

—MATCH LINE—

CROSSING #1

CROSSING #2

SITE UTILITY NOTES

5

SANITARY SEWER

1. SANITARY SEWER MANHOLE #3
   RIM = 129.2±
   INV. IN = 119.57
   INV. OUT = 119.47
2. 57 LF – 8" PVC SDR–26 @ 5.5% SLOPE (6 / C4.0) (TYP.)
3. SANITARY SEWER MANHOLE #4
   RIM = 132.5±
   INV. IN = 122.81
   INV. OUT = 122.71
4. 96 LF – 8" PVC CERTALOK DR–18 @ 5.0% SLOPE
5. SANITARY SEWER MANHOLE #5
   RIM = 134.7±
   INV. IN = 127.71
   INV. OUT = 127.61 (215 / C4.2) (209 / C4.1) (TYP.)
6. 71 LF – 8" PVC SDR–26 @ 2.0% SLOPE
7. SANITARY SEWER MANHOLE #6
   RIM = 137.4±
   INV. IN = 129.23
   INV. OUT = 129.13
8. 216 LF – 8" PVC SDR–26 @ 2.5% SLOPE
9. SANITARY SEWER MANHOLE #7
   RIM = 141.3±
   INV. OUT = 134.63
10. 6" AND A 4" PVC CONDUIT FOR FUTURE USE (10 LOCATIONS)
11. 23 LF OF 6" PVC SDR–26 @ 30.0% MIN. SLOPE
    INV. ELEV. = 137.33
12. 23 LF OF 6" PVC SDR–26 @ 20.0% MIN. SLOPE
    INV. ELEV. = 137.61
13. 23 LF OF 6" PVC SDR–26 @ 1.0% MIN. SLOPE
    INV. ELEV. = 134.63
14. 114 LF – 8" PVC SDR–26 @ 1.0% SLOPE
15. SANITARY SEWER MANHOLE #7
    RIM = 141.7±
    INV. OUT = 135.77

NOTE: TRENCHES FOR THE JACK AND BORE WILL BE SHORED USING A MANUFACTURED TRENCH BOX PER OSHA STANDARDS.

REFER TO SHEET C0.1 FOR GENERAL NOTES, SPECIFICATIONS, AND LEGENDS, IN ADDITION TO SITE–SPECIFIC NOTES AND REQUIREMENTS.

BURIED UTILITIES NOTE

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Sunshine811

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Check positive response codes before you dig!

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CA 8660

ARCHITECTURE
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220 E. CENTRAL PKWY, STE 4000
ALTAMONTE SPRINGS, FL 32701
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NO	DATE	REMARKS
7	10/30/25	CITY COMMENTS
6	10/1/25	CITY COMMENTS
5	9/05/25	COUNTY PUBLIC WORKS

REVISIONS

WESTSIDE COMMONS

NW 173RD STREET &
US HIGHWAY 441
ALACHUA, FL 32615

PROJECT NO: 2024.0332
DATE: 11/21/2025

C2.1
SITE UTILITY PLAN (WEST)

CHECKED: CDB DRAWN: GFC

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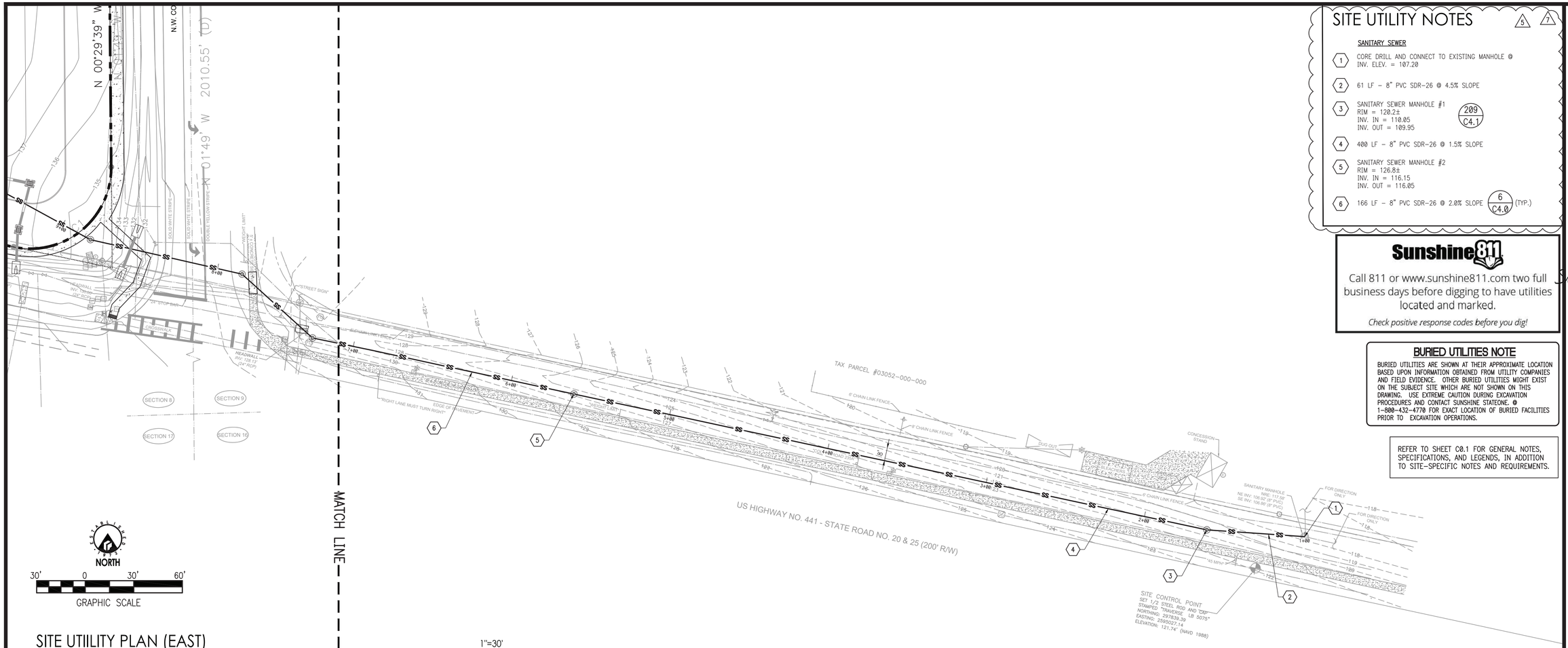

SITE UTIILITY PLAN (EAST)

1"=30'

SITE UTILITY NOTES

SANITARY SEWER

1. CORE DRILL AND CONNECT TO EXISTING MANHOLE @ INV. ELEV. = 107.20
2. 61 LF – 8" PVC SDR-26 @ 4.5% SLOPE
3. SANITARY SEWER MANHOLE #1
   RIM = 120.2±
   INV. IN = 110.05
   INV. OUT = 109.95
   (209 / C4.1)
4. 400 LF – 8" PVC SDR-26 @ 1.5% SLOPE
5. SANITARY SEWER MANHOLE #2
   RIM = 126.8±
   INV. IN = 116.15
   INV. OUT = 116.05
6. 166 LF – 8" PVC SDR-26 @ 2.0% SLOPE (6 / C4.0) (TYP.)

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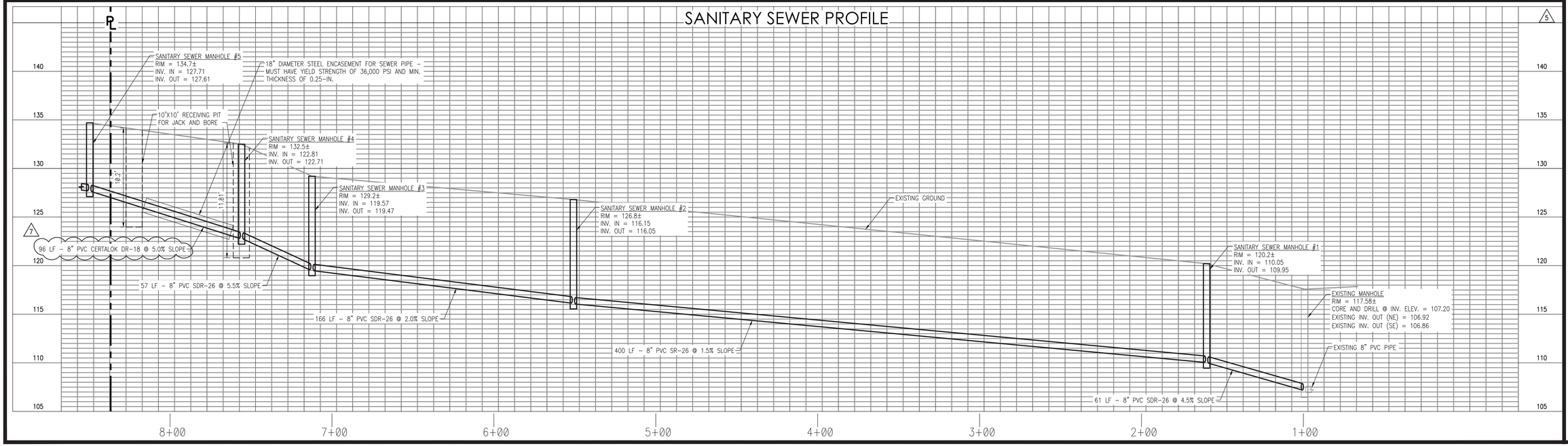
REFER TO SHEET C0.1 FOR GENERAL NOTES, SPECIFICATIONS, AND LEGENDS, IN ADDITION TO SITE-SPECIFIC NOTES AND REQUIREMENTS.

SANITARY SEWER PROFILE



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NO	DATE	REMARKS
7	11/6/25	CITY COMMENTS

REVISIONS

WESTSIDE COMMONS

NW 173RD STREET &
US HIGHWAY 441
ALACHUA, FL 32615

PROJECT NO: 2024.0332
DATE: 11/21/2025

C2.2

SITE UTILITY PLAN (EAST)

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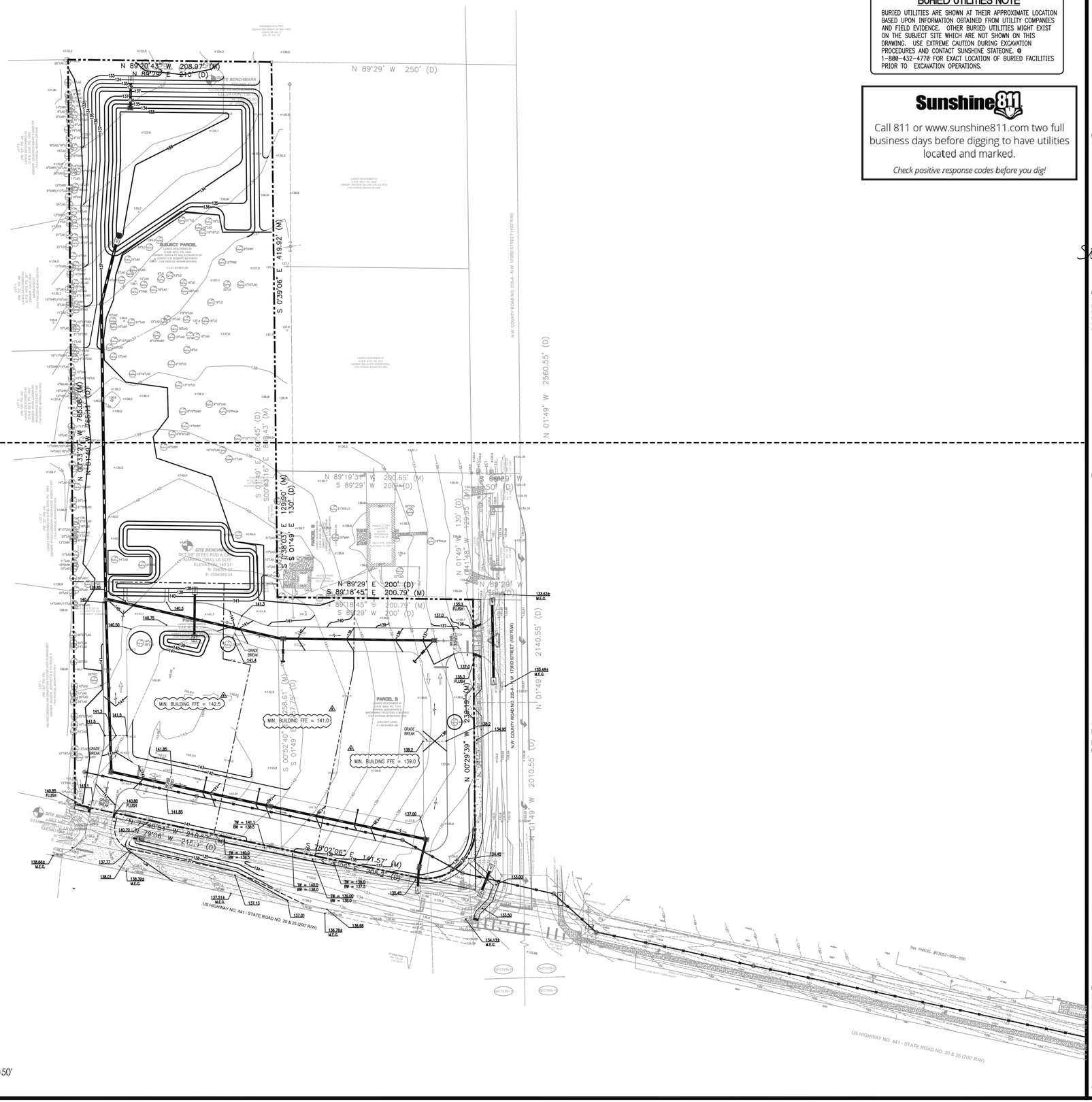

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Sunshine811

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NORTH

50' 0 50' 100'

GRAPHIC SCALE

OVERALL SITE GRADING AND DRAINAGE PLAN

1"=50'

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NO	DATE	REMARKS
6	10/1/25	CITY COMMENTS

REVISIONS

WESTSIDE COMMONS

NW 173RD STREET &
US HIGHWAY 441
ALACHUA, FL 32615

PROJECT NO: 2024.0332
DATE: 11/21/2025

C3.0

OVERALL SITE GRADING AND DRAINAGE PLAN

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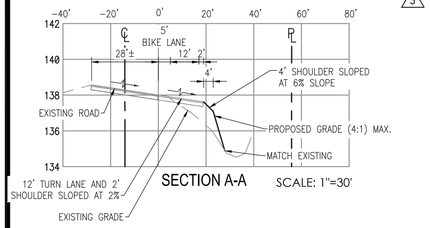
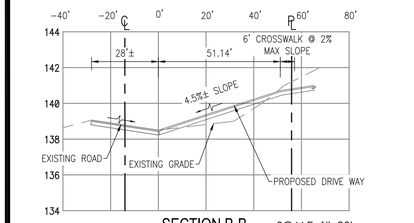
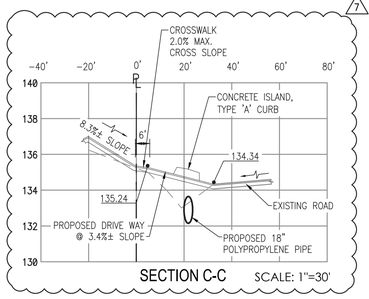
MATCH LINE



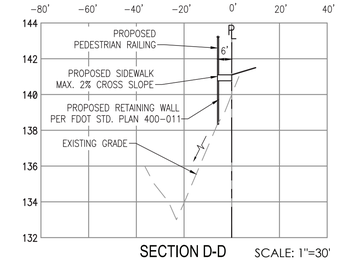
SECTION A-A SCALE: 1"=30'



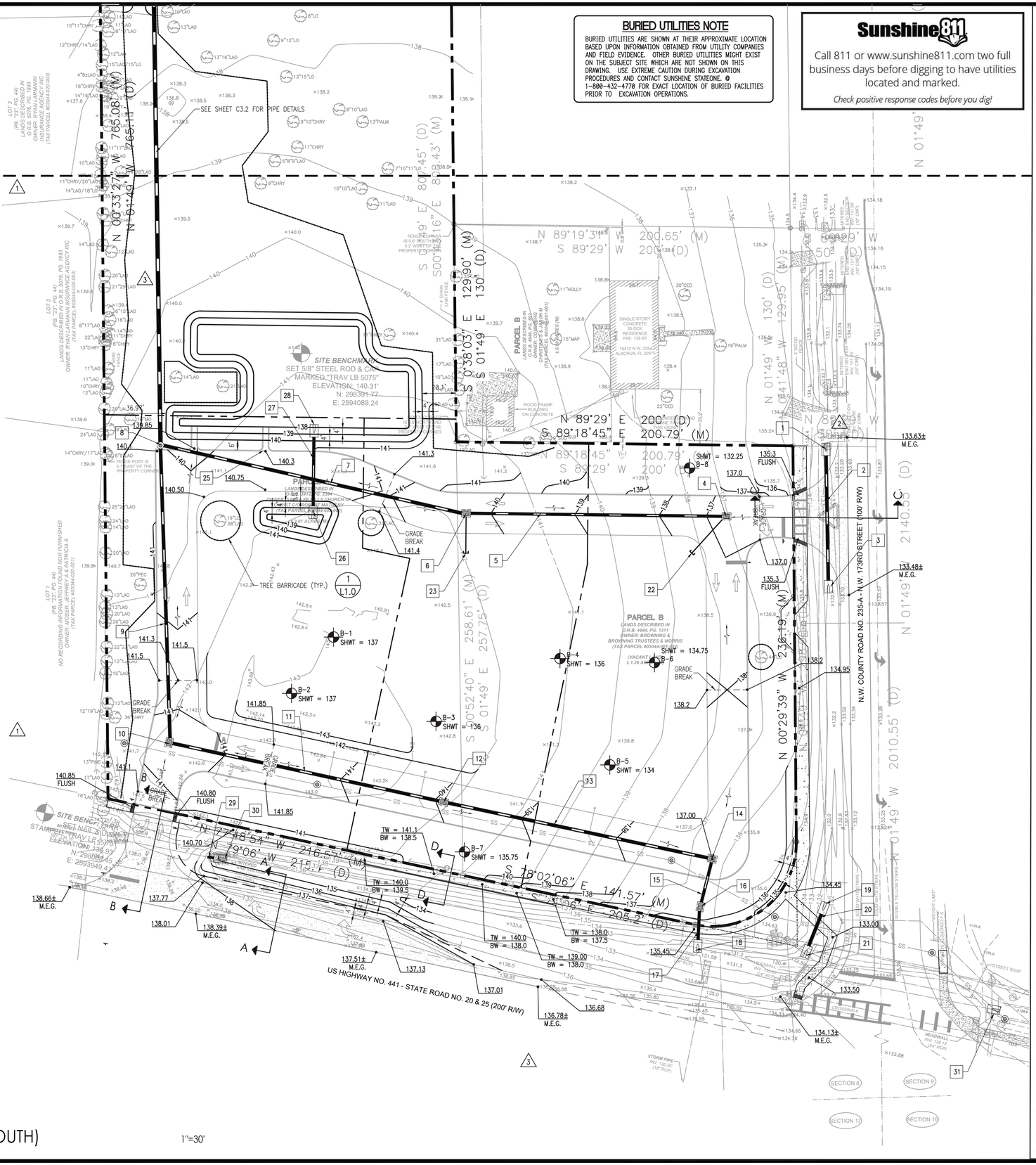
SECTION B-B SCALE: 1"=30'



SECTION C-C SCALE: 1"=30'



SECTION D-D SCALE: 1"=30'



NORTH

30' 0 30' 60'

GRAPHIC SCALE

SITE GRADING & DRAINAGE PLAN (SOUTH)

1"=30'

DRAINAGE STRUCTURE TABLE

1. MITERED END SECTION INV. ELEV. = 132.00 (11/C4.0) (TYP.)
2. 90 LF 18" POLYPROPYLENE PIPE @ 0.3%
3. MITERED END SECTION INV. ELEV. = 132.3
4. INLET #1 STORMWATER INLET (FDOT TYPE 'F') GRATE ELEV. = 136.75 INV ELEV. (W) = 134.57 INV ELEV. (S) = 134.67
5. 150 LF 12"x18" ERCP @ 0.2%
6. INLET #2 STORMWATER INLET (FDOT TYPE 'F') GRATE ELEV. = 140.3 INV ELEV. (E) = 134.27 INV ELEV. (W) = 134.22 INV ELEV. (S) = 134.50
7. 183 LF 18" HDPE @ 0.2%
8. STORMWATER MANHOLE GRATE ELEV. = 139.60 INV ELEV. (N) = 133.71 INV ELEV. (E) = 133.85 INV ELEV. (S) = 133.86
9. 173 LF 18" HDPE @ 0.2%
10. INLET #4 STORMWATER INLET (FDOT TYPE 'F') GRATE ELEV. = 140.65 INV ELEV. (N) = 134.21 INV ELEV. (E) = 134.26
11. 163 LF 18" HDPE @ 0.2%
12. INLET #5 STORMWATER INLET (FDOT TYPE 'F') GRATE ELEV. = 139.90 INV ELEV. (W) = 134.59 INV ELEV. (E) = 134.64
13. 159 LF 12"x18" ERCP @ 0.1%
14. INLET #6 STORMWATER INLET (FDOT TYPE 'F') GRATE ELEV. = 137.00 INV ELEV. (W) = 134.80 INV ELEV. (S) = 134.85
15. 26 LF 12"x18" ERCP @ 0.2%
16. CONTROL STRUCTURE #1 RIM = 137.00 INV. ELEV. (N) = 134.90 INV. ELEV. (S) = 132.26 (9/C4.0)
17. 26 LF 15" RCP @ 1.0%
18. MITERED END SECTION INV. ELEV. = 132.00 PER FDOT INDEX 430-021
19. MITERED END SECTION INV. ELEV. = 131.50 PER FDOT INDEX 430-021
20. 36 LF 18" HDPE @ 2.7% SLOPE
21. MITERED END SECTION INV. ELEV. = 130.50 PER FDOT INDEX 430-021
22. 27 LF 12" HDPE STUB OUT @ 0.5% SLOPE, INV. = 134.64
23. 22 LF 15" HDPE STUB OUT @ 0.5% SLOPE, INV. = 134.61
24. 12 LF 15" HDPE STUB OUT @ 0.5% SLOPE, INV. = 134.56
25. CURB FLUME (12/C4.0)
26. MITERED END SECTION INV. ELEV. = 138.00 PER FDOT INDEX 430-021
27. 56 LF 15" RCP @ 0% SLOPE
28. MITERED END SECTION INV. ELEV. = 137.50 PER FDOT INDEX 430-021
29. 12 LF 18" CMP @ 0.7% SLOPE (CONNECT TO EXISTING CMP CULVERT), CONCRETE PIPE JACKET TO BE USED IN PIPE EXTENSION, PER FDOT STANDARD PLAN 430-001
30. MITERED END SECTION INV. ELEV. = 134.00 PER FDOT INDEX 430-021
31. MITERED END SECTION INV. ELEV. = 128.13 PER FDOT INDEX 430-021

NOTE:
CONTRACTOR SHALL FIELD VERIFY LOCATION, INVERT ELEVATION, MATERIALS AND PIPE SIZE BEFORE CONSTRUCTION BEGINS.

CONTRACTOR SHALL BEGIN STORMWATER PIPING CONSTRUCTION AT THE POINT OF CONNECTION OF EXISTING STORMWATER SYSTEM.

ALL RCP PIPE SHALL BE CLASS III UNLESS OTHERWISE NOTED ON PLANS AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURE'S LATEST SPECIFICATIONS.

ALL RCP PIPE JOINTS SHALL BE WRAPPED IN FILTER FABRIC WRAP.

6" BELOW BASE MINIMUM RCP PIPE COVER.

WHEN ANY ROOTS OR EXISTING TREE ARE ENCOUNTERED DURING LAND CLEARING AND/OR GRADING OF THE SITE, THE ROOTS MUST BE CUT OFF EVENLY WITH CLEAN SHARP PRUNING TOOLS. THE CONTRACTOR/DEVELOPER SHALL MINIMIZE THE DAMAGE TO EXISTING TREE ROOT SYSTEMS.

UNLESS AN ALTERNATE IS APPROVED BY COA, GROUT BOTTOM OF ALL STORMWATER DRAINAGE STRUCTURE INVERTS AS PER FDOT INDEX 425-001 AND AS PER COA STANDARD DETAIL 210.

INTERPLAN
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CA 8660
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PERMITTING
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407.645.5008

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NO	DATE	REMARKS
7	11/6/25	CITY COMMENTS
6	10/1/25	CITY COMMENTS
5	9/3/25	COUNTY PUBLIC WORKS
4	7/31/25	FDOT COMMENTS
3	7/21/25	FDOT COMMENTS
2	7/9/25	COUNTY COMMENTS
1	6/26/25	FDOT COMMENTS

REVISIONS

WESTSIDE COMMONS

NW 173RD STREET & US HIGHWAY 441

ALACHUA, FL 32615

PROJECT NO: 2024.0332

DATE: 11/21/2025

C3.1

SITE GRADING & DRAINAGE PLAN (SOUTH)

CHECKED: CDB DRAWN: GFC

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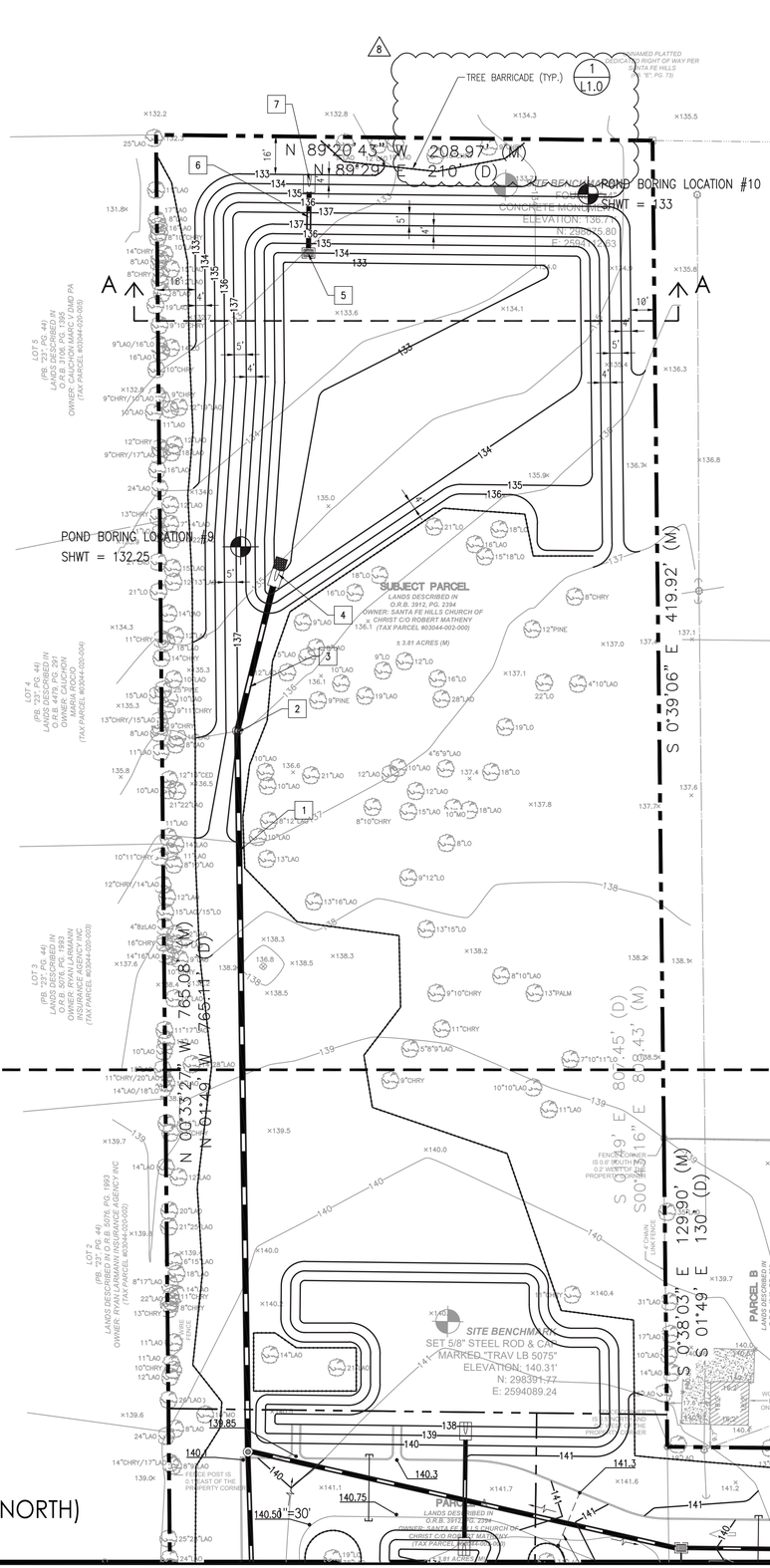

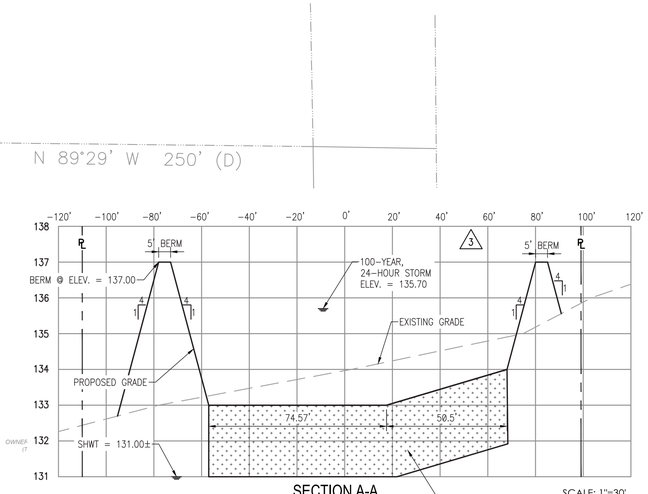

CONTRACTOR TO REMOVE AND REPLACE ANY CLAYEY SOIL CONTAINING MORE THAN 20% FINES A MINIMUM OF 2 FEET BELOW POND BOTTOM AND BACKFILLED WITH ON-SITE SANDS HAVING A MAXIMUM OF 12 PERCENT SOIL FINES PASSING A #200 SIEVE

DRAINAGE STRUCTURE TABLE

1. 302 LF 24" HDPE @ 0.2%
2. STORMWATER MANHOLE
   GRATE ELEV. = 137.25
   INV. ELEV. (N) = 133.05
   INV. ELEV. (S) = 133.10
3. 71 LF 24" HDPE @ 0.2%
4. MITERED END SECTION WITH RIP-RAP
   INV. ELEV. = 132.90
   PER FDOT INDEX 430-021
5. CONTROL STRUCTURE #2
   RIM = 136.00
   INV. ELEV. (N) = 133.16
   (10 / C4.0)
6. 31 LF 15" RCP @ 0.5%
7. MITERED END SECTION
   INV. ELEV. = 133.0
   PER FDOT INDEX 430-021

NOTE:
CONTRACTOR SHALL FIELD VERIFY LOCATION, INVERT ELEVATION, MATERIALS AND PIPE SIZE BEFORE CONSTRUCTION BEGINS.

CONTRACTOR SHALL BEGIN STORMWATER PIPING CONSTRUCTION AT THE POINT OF CONNECTION OF EXISTING STORMWATER SYSTEM.

ALL RCP PIPE SHALL BE CLASS III UNLESS OTHERWISE NOTED ON PLANS AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURE'S LATEST SPECIFICATIONS.

ALL RCP PIPE JOINTS SHALL BE WRAPPED IN FILTER FABRIC WRAP.

6" BELOW BASE MINIMUM RCP PIPE COVER.

WHEN ANY ROOTS OR EXISTING TREE ARE ENCOUNTERED DURING LAND CLEARING AND/OR GRADING OF THE SITE, THE ROOTS MUST BE CUT OFF EVENLY WITH CLEAN SHARP PRUNING TOOLS. THE CONTRACTOR/DEVELOPER SHALL MINIMIZE THE DAMAGE TO EXISTING TREE ROOT SYSTEMS.

6 UNLESS AN ALTERNATE IS APPROVED BY COA, GROUT BOTTOM OF ALL STORMWATER DRAINAGE STRUCTURE INVERTS AS PER FDOT INDEX 425-001 AND AS PER COA STANDARD DETAIL 210.

REFER TO SHEET C0.1 FOR GENERAL NOTES, SPECIFICATIONS, AND LEGENDS, IN ADDITION TO SITE-SPECIFIC NOTES AND REQUIREMENTS.

BURIED UTILITIES NOTE

BURIED UTILITIES ARE SHOWN AT THEIR APPROXIMATE LOCATION BASED UPON INFORMATION OBTAINED FROM UTILITY COMPANIES AND FIELD EVIDENCE. OTHER BURIED UTILITIES MIGHT EXIST ON THE SUBJECT SITE WHICH ARE NOT SHOWN ON THIS DRAWING. USE EXTREME CAUTION DURING EXCAVATION PROCEDURES AND CONTACT SUNSHINE STATEONE. @ 1-800-432-4770 FOR EXACT LOCATION OF BURIED FACILITIES PRIOR TO EXCAVATION OPERATIONS.

Sunshine811

Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.

Check positive response codes before you dig!

SITE GRADING & DRAINAGE PLAN (NORTH)

INTERPLAN
INTERPLAN LLC

AR99238
CA 8660

ARCHITECTURE
ENGINEERING
PERMITTING

220 E. CENTRAL PKWY, STE 4000
ALTAMONTE SPRINGS, FL 32701
407.645.5008

SEAL:

STUART A. ANDERSON LICENSE No. 60848 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Stuart A Anderson
Date: 2025.11.21 14:12:49-05'00'

STUART A. ANDERSON REG. # 60848

This item has been digitally signed and sealed by Stuart Anderson on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

NO	DATE	REVISIONS
8	11/21/25	CITY COMMENTS
6	10/1/25	CITY COMMENTS

WESTSIDE COMMONS

NW 173RD STREET &
US HIGHWAY 441
ALACHUA, FL 32615

PROJECT NO: 2024.0332
DATE: 11/21/2025

C3.2
SITE GRADING & DRAINAGE PLAN (NORTH)

CHECKED: CDB DRAWN: GFC

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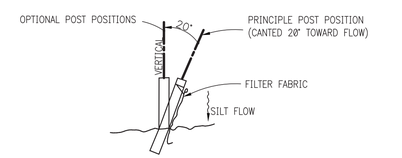
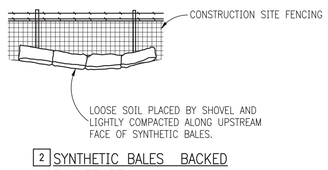
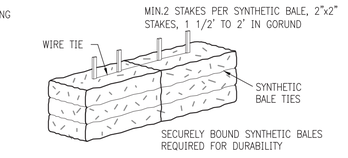


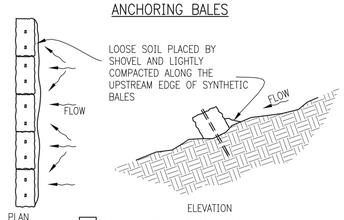
1 SILT FENCE



2 SYNTHETIC BALES BACKED BY FENCE

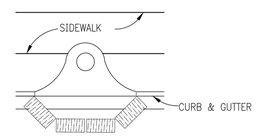


ANCHORING BALES

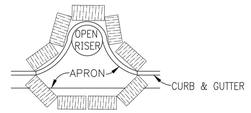


3 BARRIERS FOR SLOPES

EROSION CONTROL DETAILS

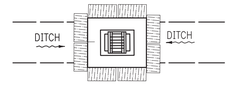


4 COMPLETED INLET

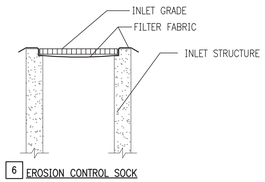


4 PARTIAL INLET

ANCHOR BALES WITH 2 – 2" X 2" X 4' STAKES PER SYNTHETIC BALE.



5 DITCH BOTTOM INLET



6 EROSION CONTROL SOCK

PROTECTION AROUND INLETS OR SIMILAR STRUCTURES

POLLUTION CONTROL NOTES

ALL EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL COMPLETION OF CONSTRUCTION.

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3. ALL AREAS AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTING CONDITION, UNLESS SPECIFICALLY EXEMPTED BY THE PLANS. THE COST FOR SUCH RESTORATION SHALL BE INCIDENTAL TO OTHER CONSTRUCTION AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

4. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN THESE PLANS AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.

5. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL PROVIDE TREE PROTECTION BARRIERS TO MEET THE REQUIREMENTS OF LOCAL SPECIFICATIONS.

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7. CONTRACTOR SHALL KEEP ANY AND ALL SAND, SILT OR OTHER DEBRIS FROM MOVING OFF-SITE. USE AND MAINTAIN SILT FENCE JUST INSIDE OF PROPERTY LINE.

8. CONTRACTOR SHALL BLOCK INTRUSION OF SAND, SILT OR OTHER DEBRIS INTO ANY DRAINAGE OR SANITARY SEWER STRUCTURE OR PIPING ON OR ADJACENT TO SITE.

9. ALL CLEARED AREAS FOR IMPROVEMENT AND/OR CONSTRUCTION SHALL BE WATERED TO PREVENT WIND EROSION.

10. FOR ADDITIONAL INFORMATION AND DETAILS, SEE F.D.O.T. INDEX NO. 102.

11. UNLESS SPECIFIED, SILT FENCES MAY BE USED IN LIEU OF SYNTHETIC BARRIERS.

12. ADDITIONAL POSTS AND RAILS MAY BE NECESSARY TO SECURE AND SUPPORT BARRIERS.

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15. THE CONTRACTOR IS REQUIRED TO HAVE THIS PLAN ALONG WITH A COPY OF THE NPDES NOTICE OF INTENT POSTED IN A VISIBLE LOCATION ON THE CONSTRUCTION SITE AT ALL TIMES.

16. "CONTRACTOR IS REQUIRED BY NPDES TO KEEP A LOG ON SITE FOR THE SOIL EROSION AND SEDIMENT CONTROL MEASURES INDICATED ON THE PLAN. THE LOG SHALL CONTAIN DATES FOR: INSTALLATION OF CONTROL MEASURES, MAJOR SITE CONSTRUCTION ACTIVITIES, INSPECTION ON AT LEAST A WEEKLY BASIS AND INSPECTION AFTER ANY RAINFALL EVENT THAT IS 1/2" OR GREATER".

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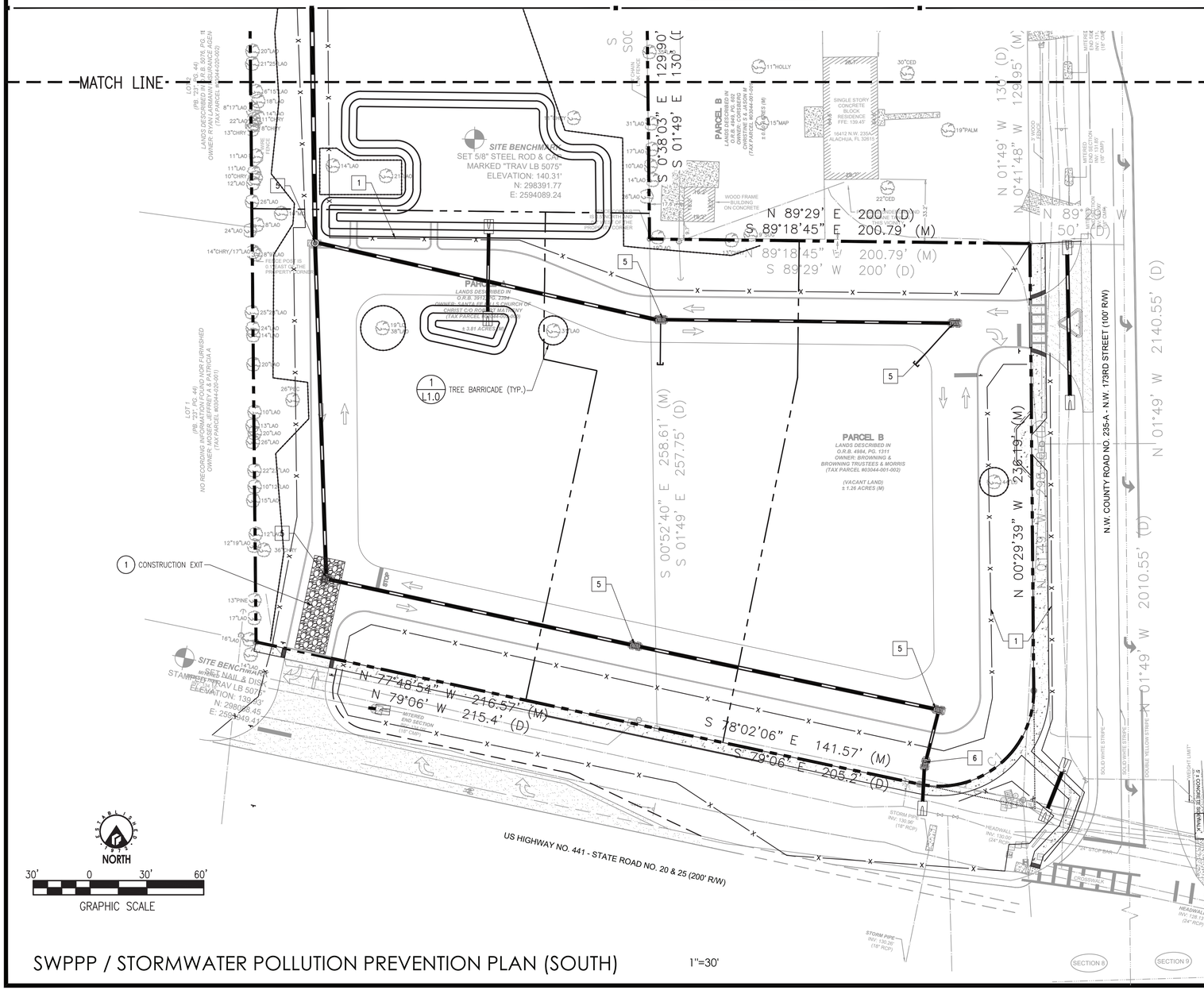


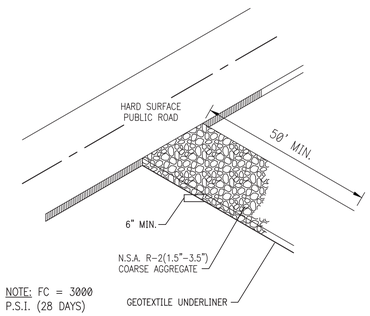
SWPPP / STORMWATER POLLUTION PREVENTION PLAN (SOUTH)

1"=30'

REFER TO SHEET C0.1 FOR GENERAL NOTES, SPECIFICATIONS, AND LEGENDS, IN ADDITION TO SITE-SPECIFIC NOTES AND REQUIREMENTS.

TOTAL AREA (SF) (AC)	*DISTURBED AREA (SF) AREA (AC)	UNDISTURBED AREA (SF) AREA (AC)	IMPERVIOUS* AREA (SF) AREA (AC)	PERVIOUS* AREA (SF) AREA (AC)
219,751 5.05	219,751 5.05	0 0	27,171 0.62	192,580 4.42

*IMPERVIOUS + PERVIOUS = DISTURBED



NOTE: FC = 3000 P.S.I. (28 DAYS)

1 CRUSHED STONE CONSTRUCTION EXIT
NTS

Stormwater Pollution Prevention Plan Inspection Report Form

Inspections must occur at least once a week and within 24 hours of the end of a storm event that is 0.50 inches or greater.

Project Name:_____ FDEP NPDES Stormwater Identification Number: FLR10_____

Location	Rain data	Type of control (see below)	Date installed / modified	Current Condition (see below)	Corrective Action / Other Remarks

Condition Code:
G = Good
C = Needs to be cleaned
M = Marginal, needs maintenance or replacement soon
O = Other
P = Poor, needs immediate maintenance or replacement

Control Type Codes

1. Silt Fence	10. Storm drain inlet protection	19. Reinforced soil retaining system		28. Tree protection
2. Earth dikes	11. Vegetative buffer strip	20. Gabion		29. Detention pond
3. Structural diversion	12. Vegetative preservation area	21. Sediment Basin		30. Retention pond
4. Swale	13. Retention Pond	22. Temporary seed / sod		31. Waste disposal / housekeeping
5. Sediment Trap	14. Construction entrance stabilization	23. Permanent seed / sod		32. Dam
6. Check dam	15. Perimeter ditch	24. Mulch		33. Sand Bag
7. Subsurface drain	16. Curb and gutter	25. Synthetic Bales		34. Other
8. Pipe slope drain	17. Paved road surface	26. Geotextile		
9. Level spreaders	18. Rock outlet protection	27. Rip-rap		

Inspector Information:

Name Qualification Date

The above signature also shall certify that this facility is in compliance with the Stormwater Pollution Prevention Plan and the State of Florida Generic Permit for Stormwater Discharge from Large and Small Construction Activities if there are not any incidents of non-compliance identified above.

* * * * * *

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

_____
Name (Responsible Authority) Date

ENGINEER'S CERTIFICATIONS:

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

STUART ANDERSON, P.E. #60848 Date

OWNER/AGENT CERTIFICATIONS:

I HAVE REVIEWED THIS PLAN AND AGREE TO COMPLY WITH THE REQUIREMENTS SHOWN HEREON.

OWNER/AUTHORIZED REPRESENTATIVE Date

INTERPLAN
INTERPLAN LLC
AR99238
CA 8660
ARCHITECTURE
ENGINEERING
PERMITTING
220 E. CENTRAL PKWY, STE 4000
ALTAMONTE SPRINGS, FL 32701
407.645.5008

SEAL:

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NO DATE REMARKS
REVISIONS

WESTSIDE COMMONS

NW 173RD STREET &
US HIGHWAY 441
ALACHUA, FL 32615

PROJECT NO: 2024.0332
DATE: 11/21/2025

C3.3
STORMWATER POLLUTION PREVENTION PLAN (SOUTH)

CHECKED: CDB DRAWN: GFC

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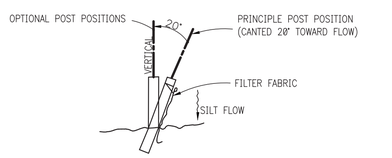

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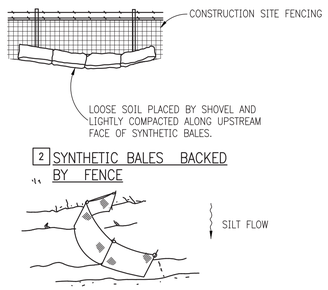
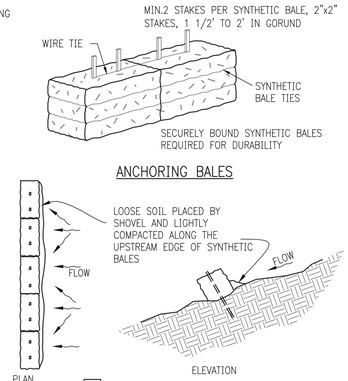


2 SYNTHETIC BALES BACKED BY FENCE



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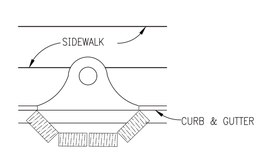
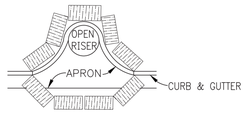
EROSION CONTROL DETAILS



4 COMPLETED INLET



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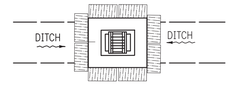

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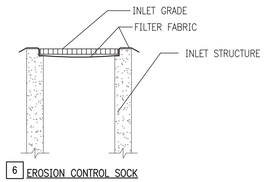

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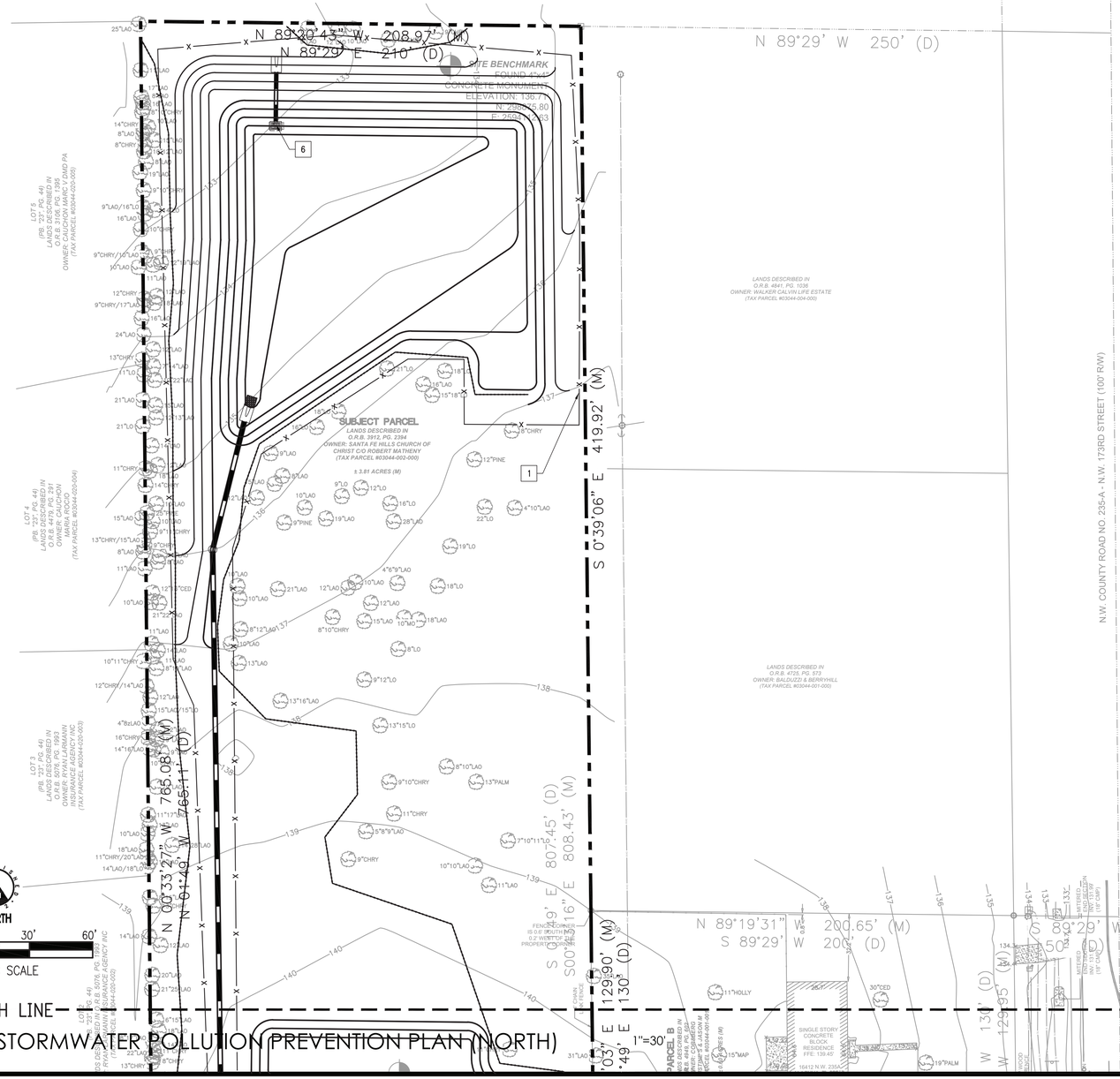

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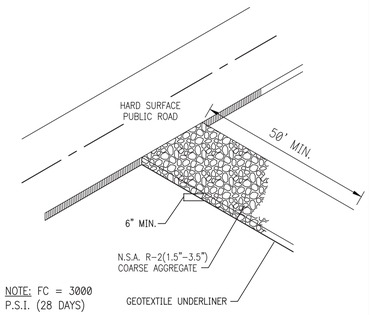

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NTS

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*IMPERVIOUS + PERVIOUS = DISTURBED

Stormwater Pollution Prevention Plan Inspection Report Form

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Project Name: _____ FDEP NPDES Stormwater Identification Number: FLR10_____

Location	Rain data	Type of control (see below)	Date installed / modified	Current Condition (see below)	Corrective Action / Other Remarks

Condition Code:
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M = Marginal, needs maintenance or replacement soon
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Inspector Information:

_____ _____ _____
Name Qualification Date

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_____ _____
Name (Responsible Authority) Date

ENGINEER'S CERTIFICATIONS:

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_____ _____
STUART ANDERSON, P.E. #60848 Date

OWNER/AGENT CERTIFICATIONS:

I HAVE REVIEWED THIS PLAN AND AGREE TO COMPLY WITH THE REQUIREMENTS SHEREON.

_____ _____
OWNER/AUTHORIZED REPRESENTATIVE Date

INTERPLAN
INTERPLAN LLC
AR99238
CA 8660
ARCHITECTURE
ENGINEERING
PERMITTING
220 E. CENTRAL PKWY, STE 4000
ALTAMONTE SPRINGS, FL 32701
407.645.5008

SEAL:

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NW 173RD STREET &
US HIGHWAY 441
ALACHUA, FL 32615

PROJECT NO: 2024.0332
DATE: 11/21/2025

C3.4
STORMWATER POLLUTION PREVENTION PLAN (NORTH)

CHECKED: CDB DRAWN: GFC

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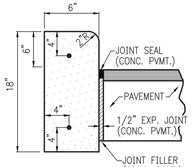


NOTES:

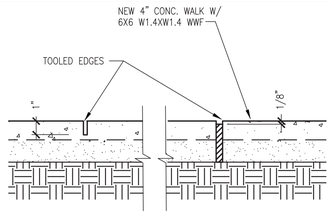
1. COST OF 2–#4 BARS (CONT.) SHALL BE INCLUDED.
2. PROVIDE 2–#6 SMOOTH BARS W/ EXPANSION CAPS AT EACH EXPANSION JOINT, 20'–0" O.C. MAX.
3. CONTRACTION JOINTS – CONTRACTION JOINTS SHALL BE PLACED AT EQUAL SPACES (10' MAX.) BETWEEN NORMAL EXPANSION JOINTS. CONTRACTION JOINTS SHALL BE SAW CUT IN THE UPPER 1/3 OF CURB AND GUTTER WITHIN 24 HOURS OF PLACEMENT.
4. ENDS OF VERTICAL CURB SHALL TRANSITION FROM FULL TO ZERO HEIGHTS IN 3 FEET.

PLAN SYMBOL

1 6" VERTICAL CURB
(3,500 PSI (MIN))

NTS

PVT007.DWG

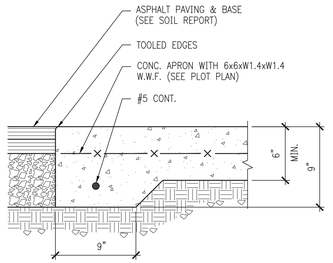


NOTE:
EXPANSION JOINTS SHALL BE LOCATED AT ALL CONCRETE WALK INTERSECTIONS, AT ALL DOOR OPENINGS AND AT 12' O.C. MAXIMUM.

EXPANSION JOINT (1/4" PREMOLDED ASPHALT STRIP) SHALL BE SET 1/8" BELOW TOP OF WALK.
SCORE MARK (1" DEPTH) SHALL BE 4' (MAX.) O.C.

2 CONCRETE WALK
(3,500 PSI (MIN))

NTS



3 CONCRETE APRON
3,500 PSI (MIN.) CONCRETE

NTS

KEY TO TYPICAL PAVEMENT SECTIONS

△6

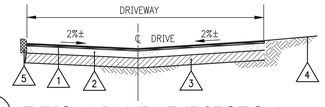
△1 1.5" TYPE SP–9.5 ASPHALTIC CONCRETE – F.D.O.T. SECTION 334

△2 8" LIMEROCK BASE COURSE STABILIZED TO A MINIMUM LIMEROCK BEARING RATIO (LBR) OF 100 AND COMPACTED TO 98% OF THE MODIFIED PROCTOR MAX. DRY DENSITY (AASHTO T–180). FDOT SECTION 200. DENSITY TEST SHALL BE PERFORMED EVERY 5,000 SQUARE FEET.

△3 12" STABILIZED SUBBASE STABILIZED TO A MIN. LIMEROCK BEARING RATIO (LBR) OF 40 AND COMPACTED TO 98%. F.D.O.T. SECTION 160.

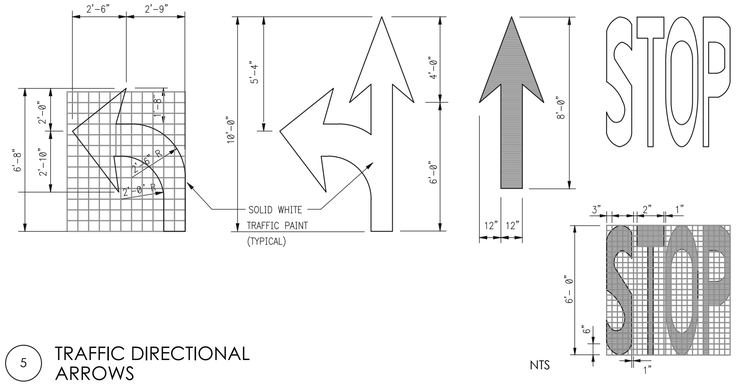
△4 GRASS AREA

△5 6" VERTICAL CURB



4 TYPICAL PAVEMENT SECTION

NTS



5 TRAFFIC DIRECTIONAL ARROWS

NTS

NOTE 1
DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL BE AS REQUIRED TO REACH SUITABLE FOUNDATION AND SHALL BE IN ACCORDANCE WITH ASTM D–2321

6 TRENCH DETAIL

NTS

△3 △1

KEY TO TYPICAL PAVEMENT SECTIONS

△5 SODDED SHOULDER

△4 12" STABILIZATION (L.B.R. 40)

△3 OPTIONAL BASE GROUP 11

△2 TYPE SP–12.5 STRUCTURAL COURSE (TRAFFIC LVL. C) (2")

△1 FRICTION COURSE FC–12.5 (1.5") (PG 76–22)

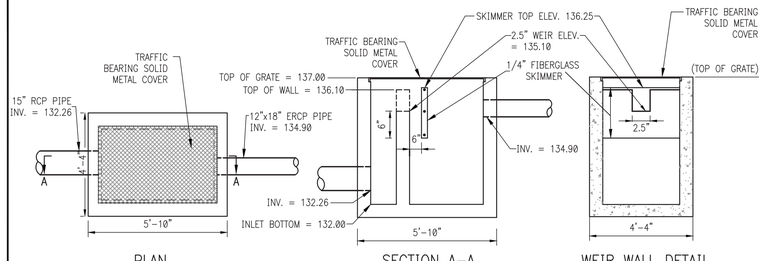
7 TYPICAL PUBLIC PAVEMENT SECTION (US–441)

NTS

8 NOT USED

△6

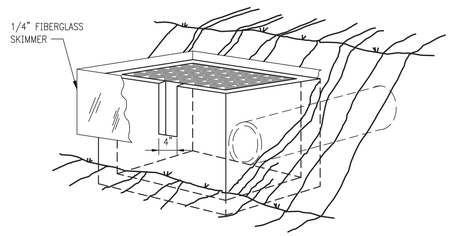
NTS



△7 NOTE: CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO FABRICATION

9 CONTROL STRUCTURE #1

NTS



△7

1 FIBERGLASS SKIMMER TOP= 136.50

2 STEEL GRATE TF= 136.00

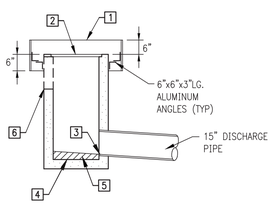
3 INV = 133.16

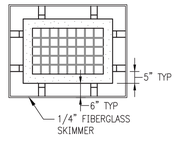
4 BOTTOM = 132.90

5 GROUT @ 1.0% TO DISCHARGE PIPE

6 4" OVERFLOW WEIR ELEVATION = 135.10

NOTE: CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO FABRICATION

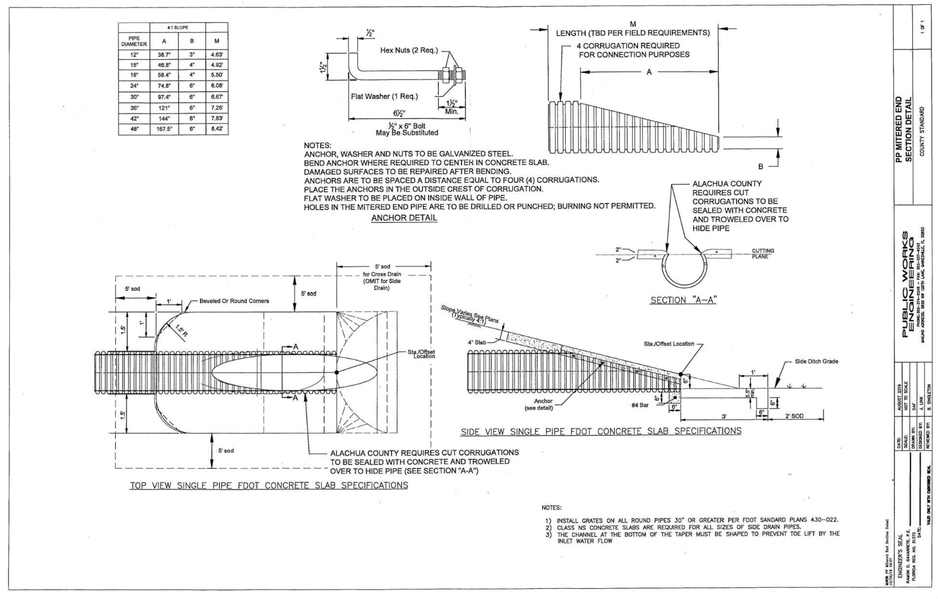




10 CONTROL STRUCTURE #2 (TYPE "C" INLET)

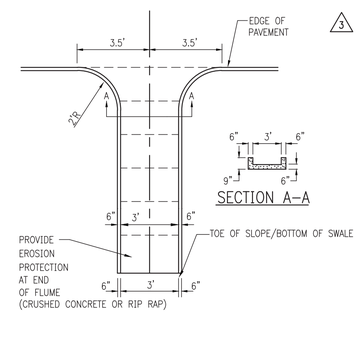
NTS

△2



11 POLYPROPYLENE MITERED END SECTION DETAIL

NTS



12 CURB FLUME

NTS

KEY TO TYPICAL PAVEMENT SECTIONS

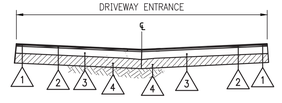
△2

△4 12" STABILIZATION (L.B.R. 40)

△3 OPTIONAL BASE GROUP 11

△2 TYPE SP–12.5 STRUCTURAL COURSE (TRAFFIC LVL. C) (2")

△1 FRICTION COURSE SP–9.5 (1.5") (TRAFFIC LEVEL C)



13 TYPICAL PUBLIC PAVEMENT SECTION (CR–235A)

NTS

INTERPLAN
INTERPLAN LLC

AR99238
CA 8660

**ARCHITECTURE
ENGINEERING
PERMITTING**

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ALTAMONTE SPRINGS, FL 32701
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SEAL:

STUART A. ANDERSON LICENSE No. 60848 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Stuart A Anderson
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7	11/6/25	CITY COMMENTS
6	10/1/25	CITY COMMENTS
3	7/22/25	FDOT COMMENTS
2	7/09/25	COUNTY COMMENTS
1	06/26/25	FDOT COMMENTS
NO	DATE	REMARKS

REVISIONS

WESTSIDE COMMONS

NW 173RD STREET &
US HIGHWAY 441
ALACHUA, FL 32615

PROJECT NO: 2024.0332
DATE: 11/21/2025

C4.0
CIVIL DETAILS

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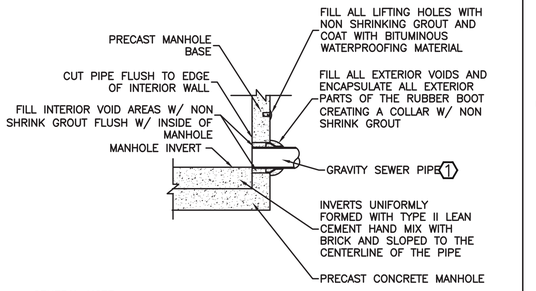


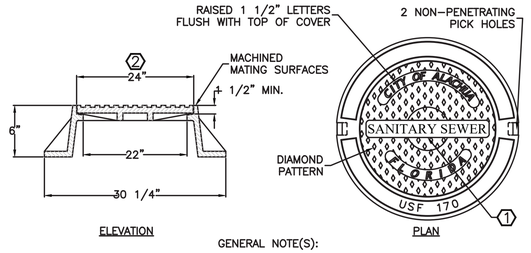
GENERAL NOTE:

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

KEYED NOTE(S):

1. ESPECIALLY FOR RETRO FIT WORK, INSTALLING A GRAVITY SEWER PIPE UP TO 2 FEET ABOVE INVERT IS PERMISSIBLE.

209 **MANHOLE PIPE CONNECTION**
NTS



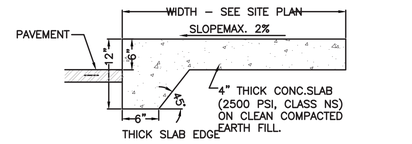
GENERAL NOTE(S):

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**

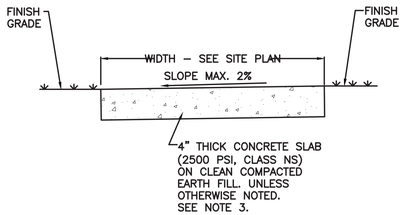
KEYED NOTE(S):

1. INSCRIBING "SANITARY SEWER" ON TWO LINES IS ACCEPTABLE.
2. FOR A 72-INCH DIAMETER MANHOLE IN A TYPE 1 APPLICATION, PROVIDE A 30-INCH MANHOLE COVER.

212 **CAST IRON SANITARY SEWER MANHOLE FRAME AND COVER**
NTS



ADJACENT TO PAVEMENT
NTS

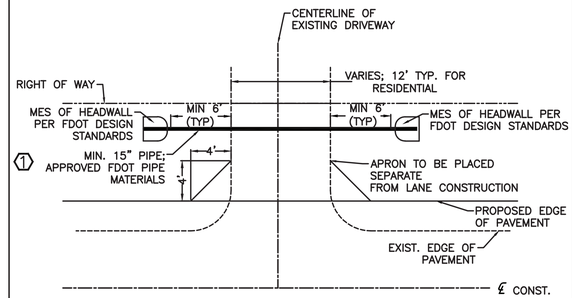


NOT ADJACENT TO PAVEMENT
NTS

NOTE(S):

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.
3. WITHIN ALL UTILITY EASEMENTS, CONCRETE SLAB SHALL BE 6" THICK.

405B **CONCRETE SIDEWALK DETAILS**
NTS



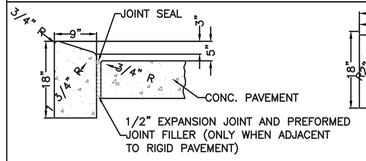
ALL APRONS TO BE CONSTRUCTED PER FDOT INDICES 330-001 AND 522-003

KEYED NOTE(S):

1. IF NECESSARY, PROVIDE CULVERT WITH MITERED ENDS TO CONVEY SWALE FLOW

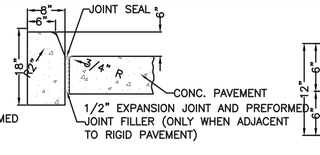
ABBREVIATION: MES = MITERED END SECTION

415 **TYPICAL ASPHALT FLARED APRON**
NTS



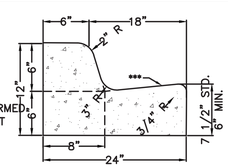
** REFER TO CURB NOTES

TYPE 'B' CONCRETE CURB
NTS

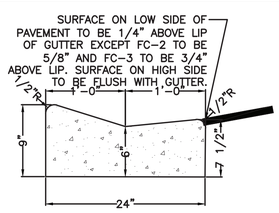


** REFER TO CURB NOTES

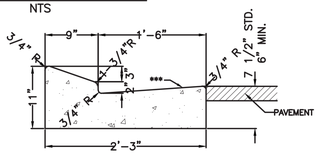
TYPE 'D' CONCRETE CURB
NTS



TYPE 'F' CONCRETE CURB AND GUTTER
NTS



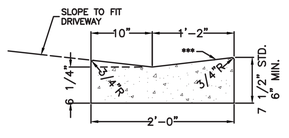
TYPE 'MIAMI' CURB & GUTTER
NTS



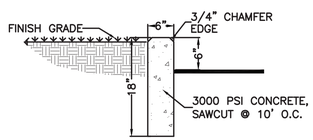
TYPE 'E' CONCRETE CURB AND GUTTER
NTS

** CURB NOTES
1. FOR CURB, GUTTER, CURB AND GUTTER AND TRAFFIC SEPARATORS PROVIDE 1/8" - 1/4" CONTRACTION JOINTS AT 10' CENTERS (MAX.). CONTRACTION JOINTS ADJACENT TO CONCRETE PAVEMENT ON TANGENTS AND FLAT CURVES ARE TO MATCH THE PAVEMENT JOINTS, WITH INTERMEDIATE JOINTS NOT TO EXCEED 10' CENTERS.
2. ENDS OF CURBING SHALL TRANSITION FROM FULL TO ZERO HEIGHTS IN 3 FEET.

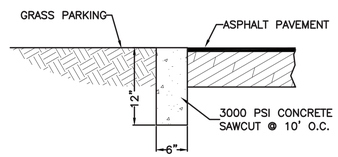
*** GUTTER SLOPE NOTE:
WHEN USED ON THE HIGH SIDE OF ROADWAY, THE CROSS-SLOPE OF THE GUTTER SHALL MATCH THE CROSS-SLOPE OF THE ADJACENT PAVEMENT AND THE THICKNESS OF THE LIP SHALL BE 6".



DROP CURB
NTS



TYPICAL 6" CURB DETAIL
NTS



FLUSH CURB
NTS

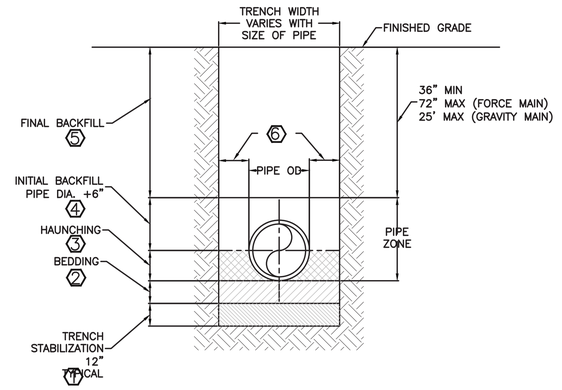
400 **TYPICAL CURB DETAILS**
NTS

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. FIELD DETERMINE 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

INTERPLAN
INTERPLAN LLC

AR99238
CA 8660

ARCHITECTURE
ENGINEERING
PERMITTING

220 E. CENTRAL PKWY, STE 4000
ALTAMONTE SPRINGS, FL 32701
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SEAL:

STUART A. ANDERSON LICENSE No. 60848 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Stuart A Anderson
Date: 2025.11.21 14:12:51-05'00'

STUART A. ANDERSON REG. # 60848

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NO DATE REMARKS
REVISIONS

WESTSIDE COMMONS

NW 173RD STREET &
US HIGHWAY 441
ALACHUA, FL 32615

PROJECT NO: 2024.0332
DATE: 11/21/2025

C4.1
CITY OF ALACHUA DETAILS

CHECKED: CDB DRAWN: GFC

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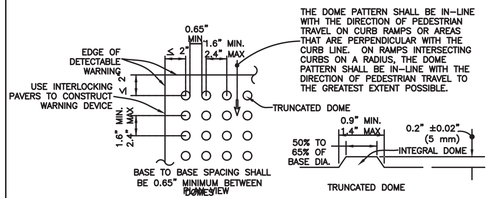
GENERAL NOTE(S)

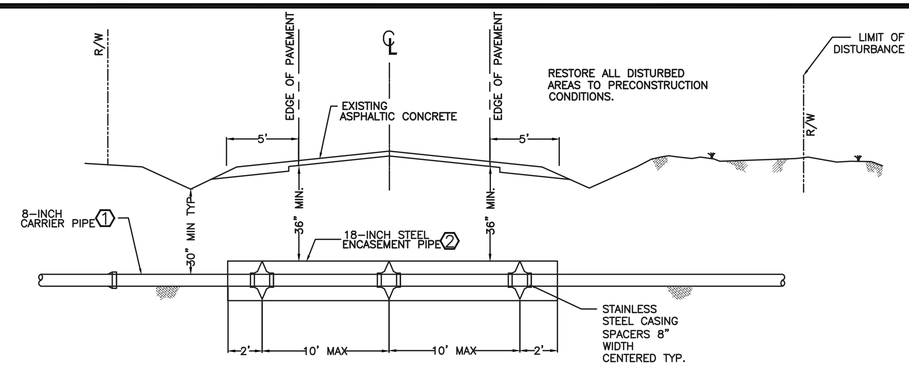
A. SUITABLE FOR 4"– 16" PIPE SIZES.
B. REMOVE DEFECTIVE PIPE SEGMENT. REPLACE WITH NEW PIPE SEGMENT WITH MINIMUM LENGTH OF 3' 0".
C. RESTRAIN ALL JOINTS, UNLESS OTHERWISE SHOWN.
D. INSTALL MJ FITTINGS AS PER AWWA C600, WHICH INCLUDES:
   - CLEANING SOCKET AND PLAIN END.
   - LUBRICATING GASKET AND PLAIN END.
   - FURNISHING AND INSTALLING USING T–BOLT AND NUT FASTENERS.
   - FOR PIPE SIZES 4"– 16", BOLT SIZE SHALL BE ¾–INCH.
   - TIGHTENING TO SPECIFIED TORQUE RANGE.
E. DEPENDING ON PIPE MATERIALS AND WHETHER PIPE IS NEW OR EXISTING, ACCEPTABLE MJ RESTRAINT PRODUCTS INCLUDE:
   - EBAA MEGALUG SERIES 1100.
   - EBAA MEGALUG SERIES 1100SD.
   - EBAA MEGALUG SERIES 2000PV.
   - EBAA MEGALUG SERIES 2000SVD.
F. ACCEPTABLE ALTERNATIVE TO MJ RESTRAINT IS TIE–ROD RESTRAINT. SEE DETAILS 266E AND 266F.
G. FOR MJ RESTRAINT AND MJ GLANDS (NON–RESTRAINED), PROVIDE GASKET.
H. FIELD INSPECT FOR PRESENCE OF TRACER WIRE. IF PRESENT, MAINTAIN TRACER WIRE CONTINUITY. PROVIDE NEW TRACER WIRE AS REQUIRED. CONNECT TRACER WIRE USING PRO–LINE TRACER–LOCK CONNECTORS, PART # TL–LUG–SS.
I. ABBREVIATIONS:
   - MJ = MECHANICAL JOINT
   - DI = DUCTILE IRON
   - PVC = POLYVINYL CHLORIDE

266H **WATER/WASTEWATER PIPE REPAIR GENERAL NOTES**
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 2020 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 C55, 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. USE ¼" 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



GENERAL NOTE(S):

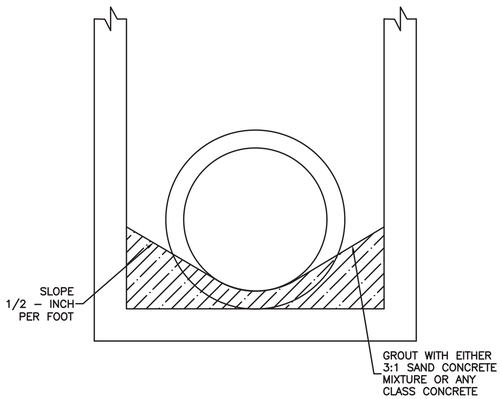
1. ALL WORK IN HIGHWAY RIGHT–OF–WAY SHALL BE CONDUCTED IN STRICT ACCORDANCE WITH ANY PERMITS ISSUED FOR AND AUTHORIZING THE WORK.
2. CONTRACTOR SHALL MAINTAIN SAFETY AND TRAFFIC THROUGH THE WORK ZONE AT ALL TIMES IN ACCORDANCE WITH FDOT STANDARD INDEX NO. S600, 601, 602, 603, AND 604 AS REQUIRED FOR THE PREVAILING WORK CONDITION.
3. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO PRECONSTRUCTION CONDITIONS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING EXISTING UTILITIES.
5. ALL TRENCH EXCAVATIONS WHICH EXCEED 5 FEET IN DEPTH OR GREATER SHALL BE DONE IN ACCORDANCE WITH OSHA STANDARD 29CFR, SECTION 1926.650 SUBPART P. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR DESIGNING A TRENCH SAFETY SYSTEM. CONTRACTOR SHALL PROVIDE WRITTEN DOCUMENTATION OF COMPLIANCE TO THE ARCHITECT AND ENGINEER AND SHALL PROVIDE A SEPARATE COST ITEM WITHIN HIS SCHEDULE OF VALUES INDICATING COST OF COMPLIANCE.
6. DETAIL SHOWS INSTALLING WATERMAIN PIPING. MODIFY AS REQUIRED FOR GRAVITY WASTEWATER PIPING.

KEYED NOTE(S):

1 FOR GRAVITY WASTEWATER MAINS, PIPE MATERIAL SHALL BE CERTALOK DR–18
2 SIZE ENCASEMENT PIPE AS PER DESIGN MANUAL : GRAVITY CASING 18–INCH; CARRIER PIPE = 8–INCH

NOTE: JACK AND BORE SHALL MEET THE REQUIREMENTS OF SPECIFICATION 556 IN THE FDOT FY 2024–2025 STANDARDS SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

424 **JACK AND BORE ROAD CROSSING**
NTS



GENERAL NOTE(S):

1. UNLESS OTHERWISE NOTED, GROUT INVERTS OF ALL STORMWATER STRUCTURES.
2. BASED ON FDOT INDEX 425–001, STANDARD PLANS, SUPPLEMENTARY DETAILS FOR DRAINAGE STRUCTURES

210 **GROUTING INVERTS OF STORMWATER STRUCTURES**
NTS

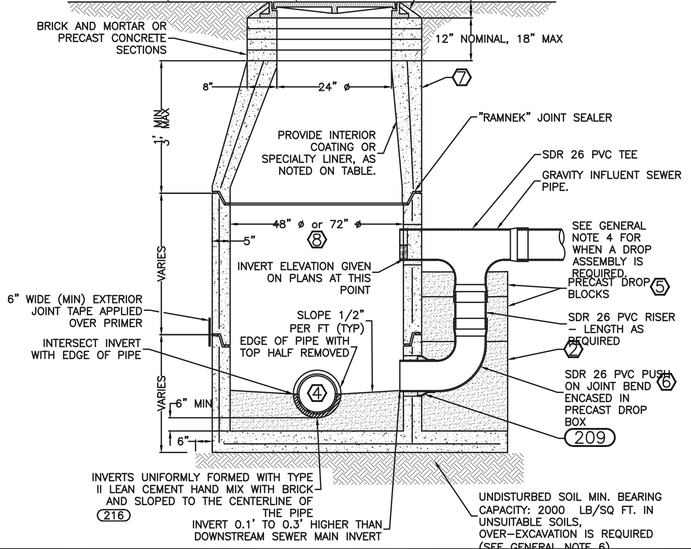
TABLE – MANHOLE LININGS AND COVERS			
APPLICATION TYPE	HYDROGEN SULFIDE GAS CONCENTRATION	MANHOLE LINING REQUIRED	MANHOLE COVER AND FLUME
TYPE 1: WASTEWATER DISCHARGE FROM RESIDENTIAL HOMES, EITHER DIRECTLY OR INDIRECTLY	LOW	YES 3	CAST IRON 212
TYPE 2: OFF–ROAD OR CITY ROAD, RECEIVES FORCE MAIN DISCHARGE, 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 GRATE 214

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 4" 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. FIELD DETERMINE 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 95% 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 FORCE MAIN, 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 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 WITH COVER SIZE AS PER DETAILS 212 213 214



215 **STANDARD MANHOLE AND DROP, AS REQUIRED**
NTS

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7 10/30/25 CITY COMMENTS
6 10/1/22 CITY COMMENTS
5 9/3/25 COUNTY PUBLIC WORKS
NO DATE REMARKS
REVISIONS

WESTSIDE COMMONS
NW 173RD STREET &
US HIGHWAY 441
ALACHUA, FL 32615

PROJECT NO: 2024.0332
DATE: 11/21/2025

C4.2
CITY OF ALACHUA DETAILS 2

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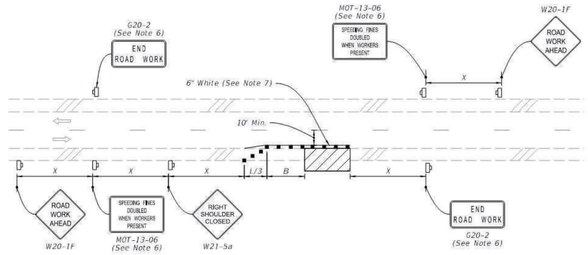
NOTE:

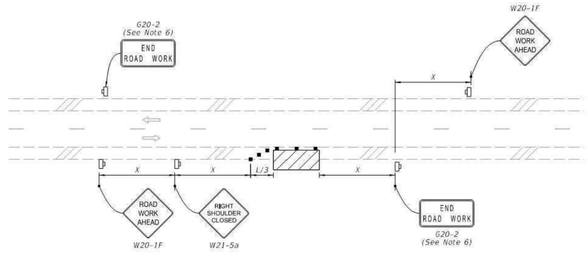
1. This Index applies to Two-Lane, Two-Way and Multilane Roadways, including Medians of divided roadways, with work on the shoulder.
2. L = Taper Length
   X = Work Zone Sign Spacing
   B = Buffer Length
   See Index 102-600 for "L", "X", "B", and channelizing device spacing values.
3. Where work activities are between 2' and 15' from the edge of traveled way, the Engineer may omit signs and channelizing devices for work operations 60 minutes or less.
4. When four or more work vehicles enter the through traffic lanes in a one hour period (excluding establishing and terminating the work area), use a flagger or lane closure to accommodate work vehicle ingress and egress.
5. For work less than 2' from the traveled way and work zone speed is greater than 45 MPH, use a lane closure.
6. The "Speeding Fines Doubled When Workers Present" signs (MOT-13-06) and "End Road Work" Signs (G20-2) along with the associated work zone sign spacing distances may be omitted when the work operation is in place for 24 hours or less.
7. Temporary pavement markings may be omitted when the work operation is in place for 3 days or less.
8. Omit "Shoulder Closed" signs (W21-5a) along with associated work zone sign spacing distances for work on the median.
9. When there is no paved shoulder, the "Worker" sign (W21-1) may be used instead of the "Shoulder Closed" sign (W21-5a).

SYMBOLS:

- Work Area
- Channelizing Device (See Index 102-600)
- Work Zone Sign
- Lane Identification and Direction of Traffic

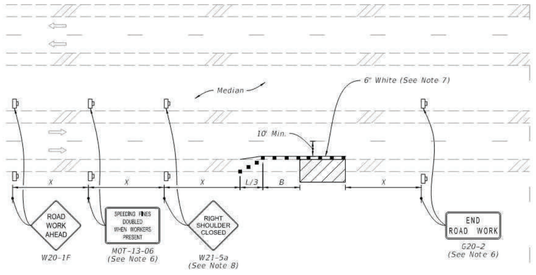


TWO-LANE ROADWAY
SHOULDER WORK LESS THAN 2' FROM THE TRAVELED WAY
WITH WORK ZONE SPEED OF 45 MPH OR LESS

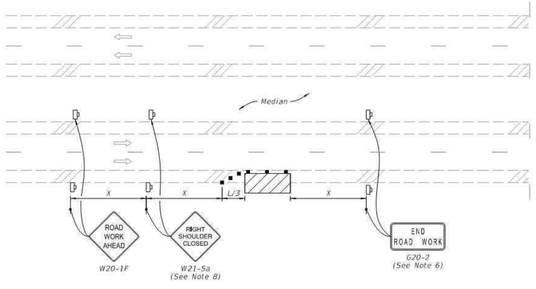


TWO-LANE ROADWAY
SHOULDER WORK BETWEEN 2' AND 15' FROM THE TRAVELED WAY

LAST REVISION	DESCRIPTION:	FDOT	FY 2025-26 STANDARD PLANS	TWO-LANE AND MULTILANE, WORK ON SHOULDER	INDEX	SHEET
11/01/21	REVISION				102-602	1 of 2



MULTILANE ROADWAY
SHOULDER WORK LESS THAN 2' FROM THE TRAVELED WAY
WITH WORK ZONE SPEED OF 45 MPH OR LESS



MULTILANE ROADWAY
SHOULDER WORK BETWEEN 2' AND 15' FROM THE TRAVELED WAY

SYMBOLS:

- Work Area
- Channelizing Device (See Index 102-600)
- Work Zone Sign
- Lane Identification and Direction of Traffic

LAST REVISION	DESCRIPTION:	FDOT	FY 2025-26 STANDARD PLANS	TWO-LANE AND MULTILANE, WORK ON SHOULDER	INDEX	SHEET
11/01/20	REVISION				102-602	2 of 2

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WESTSIDE COMMONS

NW 173RD STREET &
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ALACHUA, FL 32615

PROJECT NO: 2024.0332
DATE: 11/21/2025

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FDOT MOT DETAILS

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3D VIEW OF RAILING WITH TYPE 1 - PICKET INFILL PANEL
(42" Height shown, 48" Height Similar)

TABLE 1 - RAILING MEMBERS

MEMBER	DESIGNATION	OUTSIDE DIMENSION	WALL THICKNESS
Post "A"	HSS 2½ x 1½ x¼	2.50" x 1.50"	0.125"
Post "B"	HSS 2½ x 1½ x⅜	2.50" x 1.50"	0.188"
Top Rail	2½" NPS (Sch. 10)	2.875"	0.120"
	HSS 3.000 x 0.120	3.000"	0.120"
End Hoops	2½" NPS (Sch. 10)	2.875"	0.120"
	HSS 3.000 x 0.120	3.000"	0.120"
Top Rail Joint/Splice Sleeves	HSS 2.500 x 0.125	2.500"	0.125"
Intermediate & Bottom Rail	HSS 2 x 2 x ⅜	2.00" x 2.00"	0.380" [1]
Int. & Bottom Rail Post Connection Sleeve	HSS 1.500 x 0.125	1.500"	0.125" [1]
Handrail Joint/Splice Sleeves	1" NPS (Sch. 40)	1.315"	0.133"
	HSS 1.500 x 0.125	1.500"	0.125"
Handrails	1½" NPS (Sch. 40)	1.900"	0.145"
Handrail Support Bar	½" Ø Round Bar	0.750"	N/A
Pickets (Type 1 Infill Panel)	½" Ø Round Bar	0.750"	N/A
Infill Panel Members (Types 2 – 5)	Varies (See Details)	Varies	Varies

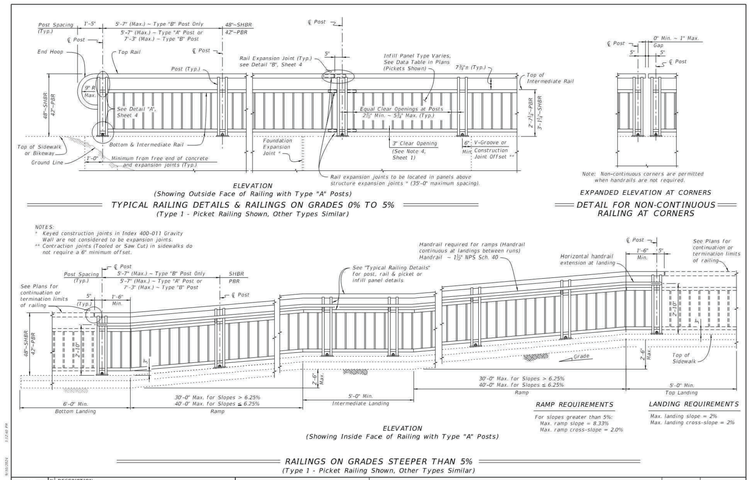
TABLE 1 NOTES:

(1) 0.125" wall thickness permitted for rails with post spacings less than 5'-8", except that Post Connection Sleeve must be 1½" NPS (Sch. 40).

NOTES

1. Shop Drawings are required; see Specification Section 515
2. For bridge mounted railings work this Index with Index 515-051 Bridge Bicycle/Pedestrian Railing
3. Materials:
   A. Pipe and Tube and Pickets: ASTM A500 Grade B, C or D, or ASTM A53 Grade B for standard weight pipe (Schedule 40) and ASTM A36 for bars.
   B. Structural Tube: ASTM A500 Grade A, B, C, or D or ASTM A501
   C. Steel Plate: ASTM A36 or ASTM A709 Grade 36
   D. U-Channels and Filler plates: ASTM A36 or ASTM A1011 (Grade 36).
   E. Stainless steel (SS) screws: Type 316 or 18-8 Alloy
   F. Galvanized Steel Fasteners: coated in accordance with Specification Section 962.
      a. Hex Head Bolts: ASTM A 307
         i. ½" diameter single bolt option, Grade 36
         ii. ⅝" four bolt option, Grade 55
      b. ASTM F1554 Anchor Bolts: F1554 fully threaded rods, Grade 55
      c. Hex Nuts: ASTM A563
      d. Flat Washers: ASTM F436
      e. Plate Washers: ASTM A36 or ASTM A706 Grade 36.
   G. Shims: ASTM B209 Alloy 6061
   H. Bearing Pads: ½" Plain, Fabric Reinforced or Fabric Laminated pads that meet the requirements of Specification Section 932 for Ancillary Structures.
4. Fabricate pickets and vertical panel elements parallel to the posts; except Type 2, 3 and 5 panel infills may be fabricated parallel to the longitudinal grade. Maintain a maximum clear opening of 3⅞" for standard installations and 3½" when a 4" sphere requirement is indicated in the Data Tables.
5. Maximum spacing between expansion joints is 40'-0". Locate an Expansion Joint between the posts on either side of the Deck Expansion Joint.
6. Field splices are similar to the Expansion Joint Detail and may be approved by the Engineer to facilitate handling; but the top rail must be continuous across a minimum of two posts.
7. For intermediate and bottom horizontal rails, the screwed joints shown may be substituted with alternate joints shown in detail "K".
8. Make corners and changes in tangential longitudinal alignment with a 9" bend radius or terminate adjoining sections with mitered end sections when handrails are not required.
9. For changes in tangential longitudinal alignment greater than 45, position posts a maximum of 2'-0" each side of the corner but not at the corner apex.
10. For curved longitudinal alignments, stop bend the top and bottom rails and handrails to match the alignment radius.
11. Handrails are required and must be continuous at landings for:
    a. Slopes steeper than 5%.
    b. Flights of nine risers or more.
12. Installation: Cutting of reinforcing steel is permitted for post installed anchors.

LAST REVISION 11/01/18 | DESCRIPTION: | FY 2025-26 STANDARD PLANS | PEDESTRIAN/BICYCLE RAILING (STEEL) | INDEX 515-052 | SHEET 1 of 8



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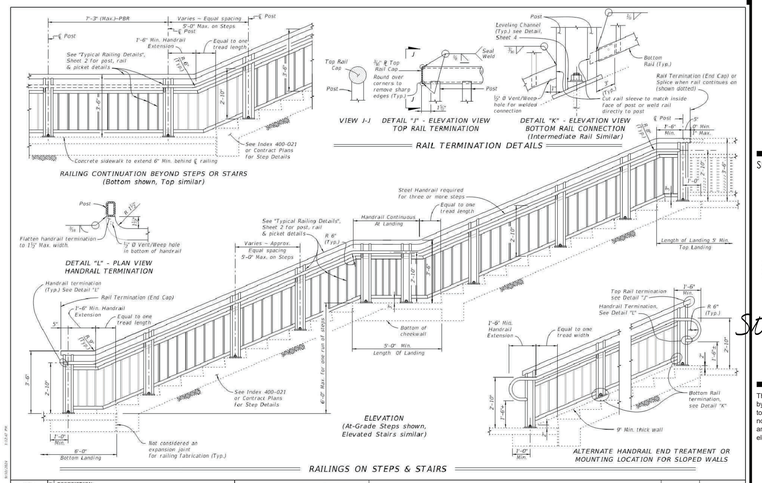

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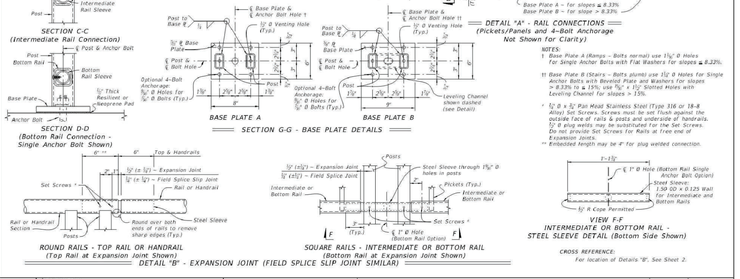

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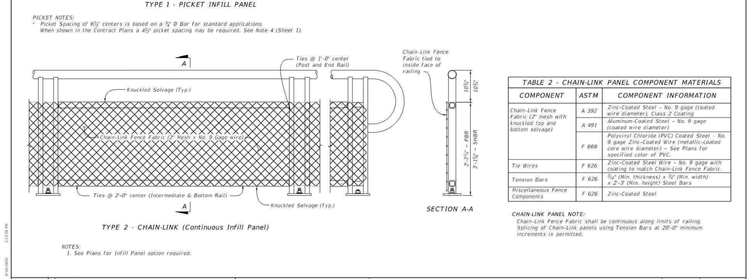

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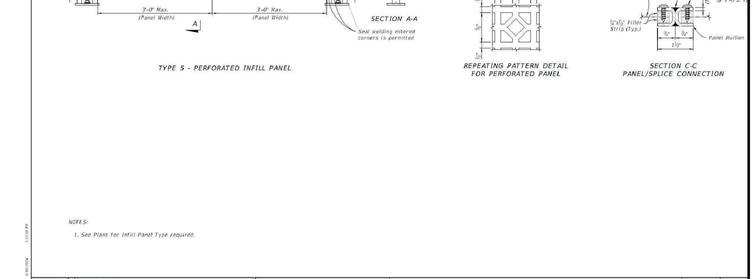

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ANCHOR BOLT TABLE

CASE	STRUCTURE TYPE	DIMENSIONS A Edge Dist.	B Edge Dist.	C Embedment	ANCHOR LENGTH C-I-P Hex Head Bolt	Adhesive Anchor	ANCHOR SIZE
I	Unreinforced Concrete	6"	1'-2"	6"	7½"	8"	⅞" Ø
IIa	Reinforced Concrete	4"	4"	9"	10½"	11"	⅞" Ø
IIb	Granite Wall Index 400-011	4½"	3½" @ top	9"	10½"	11"	⅞" Ø
III	Step Cheekwall	4½"	4½"	9"	10½"	11"	⅞" Ø
IV	Varies	5"	5"	5"	6½"	7"	¾" Ø

** When required; measured from top of sidewalk.

LAST REVISION 11/01/20 | DESCRIPTION: | FY 2025-26 STANDARD PLANS | PEDESTRIAN/BICYCLE RAILING (STEEL) | INDEX 515-052 | SHEET 8 of 8

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FDOT PEDESTRIAN RAILING DETAIL

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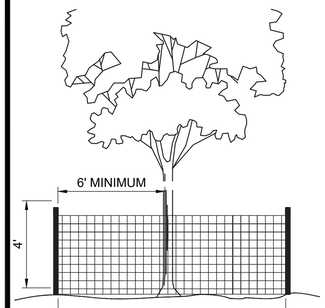


BARRIERS PLACED AT PROTECTED RADIUS
(SEE TREE PROTECTION NOTES)

TREE PROTECTION
BARRICADE LOCATION

EXISTING TREE TO BE
REMOVED
(SEE DEMOLITION PLAN)

ALACHUA COUNTY TREE PROTECTION NOTES:

(A) PROTECTIVE BARRICADES SHALL BE PLACED TO DEFINE A PROTECTIVE AREA AROUND EXISTING TREES TO REMAIN. BARRIERS SHALL BE PLACED AROUND ALL REGULATED TREES AT A MINIMUM OF TWO-THIRDS OF THE AREA OF THE DRIPLINE OF THE TREE OR STAND OF TREES OR AT SIX FEET FROM THE TRUNK OF THE TREE, WHICHEVER IS GREATER. PROTECTIVE BARRICADES SHALL BE PLACED AT THE DRIPLINE OF ALL HERITAGE TREES, CHAMPION TREES, AND REGULATED PALM TREES. PROTECTIVE BARRICADES SHALL BE PLACED AROUND ALL TREES TO BE RETAINED ON THE SITE AND SHALL REMAIN IN PLACE UNTIL SITE CLEARING AND CONSTRUCTION ACTIVITIES ARE COMPLETE, EXCEPT WHERE LAND ALTERATION AND CONSTRUCTION ACTIVITIES ARE APPROVED WITHIN THE PROTECTED AREA. IF LAND ALTERATION AND CONSTRUCTION ACTIVITIES ARE APPROVED WITHIN THE PROTECTED AREA, THEN THE PROTECTIVE BARRICADES SHALL ONLY BE REMOVED WHEN ACTIVITIES ARE OCCURRING. PROTECTIVE BARRICADES SHALL BE REPLACED UPON COMPLETION OF THE ACTIVITIES WITHIN THE PROTECTED AREA. PROTECTIVE BARRICADES SHALL BE AT LEAST FOUR FEET HIGH AND CONSTRUCTED OF EITHER WOODEN CORNER POSTS AT LEAST FOUR INCHES IN WIDTH BY FOUR INCHES IN DEPTH BY FOUR FEET IN HEIGHT BURIED ONE FOOT DEEP WITH AT LEAST TWO COURSES OF WOODEN SIDE SLATS AT LEAST TWO INCHES IN WIDTH BY FOUR FEET WITH COLORED FLAGGING OR COLORED MESH CONSTRUCTION FENCING ATTACHED OR CONSTRUCTED OF ONE INCH ANGLE IRON CORNER POSTS WITH BRIGHTLY COLORED MESH CONSTRUCTION FENCING ATTACHED.

(B) A MINIMUM DISTANCE OF TEN FEET SHALL BE MAINTAINED FROM ALL RETAINED REGULATED, HERITAGE, AND CHAMPION TREES WHEN INSTALLING UNDERGROUND UTILITIES. IF THIS RESULTS IN UNREASONABLE HARDSHIP, A SOIL AUGER SHALL BE USED TO TUNNEL UNDER THE ROOT SYSTEMS.

(C) NO ATTACHMENTS SHALL BE SECURED TO TREES DESIGNATED TO REMAIN ON SITE.

(D) A THREE-INCH LAYER OF MULCH SHALL BE APPLIED OVER THE SURFACE OF ANY EXPOSED ROOTS OF RETAINED REGULATED, HERITAGE, AND CHAMPION TREES AND KEPT WET DURING THE SITE CLEARING AND CONSTRUCTION PHASES.

(E) RAISING OR LOWERING OF GRADE WITHIN THE DRIPLINE OF EXISTING TREES TO REMAIN SHALL NOT BE PERMITTED UNLESS OTHERWISE APPROVED BY THE LAND DEVELOPMENT REGULATIONS ADMINISTRATOR OR APPOINTEE.

(F) DURING THE SITE CLEARING OR CONSTRUCTION PHASES, THE FOLLOWING ACTIVITIES SHALL BE PROHIBITED WITHIN THE PROTECTIVE AREA UNLESS APPROVED WITH THE APPROPRIATE PROTECTIVE STRATEGIES BY THE CITY DURING SITE PLAN OR CONSTRUCTION PLAN APPROVAL:

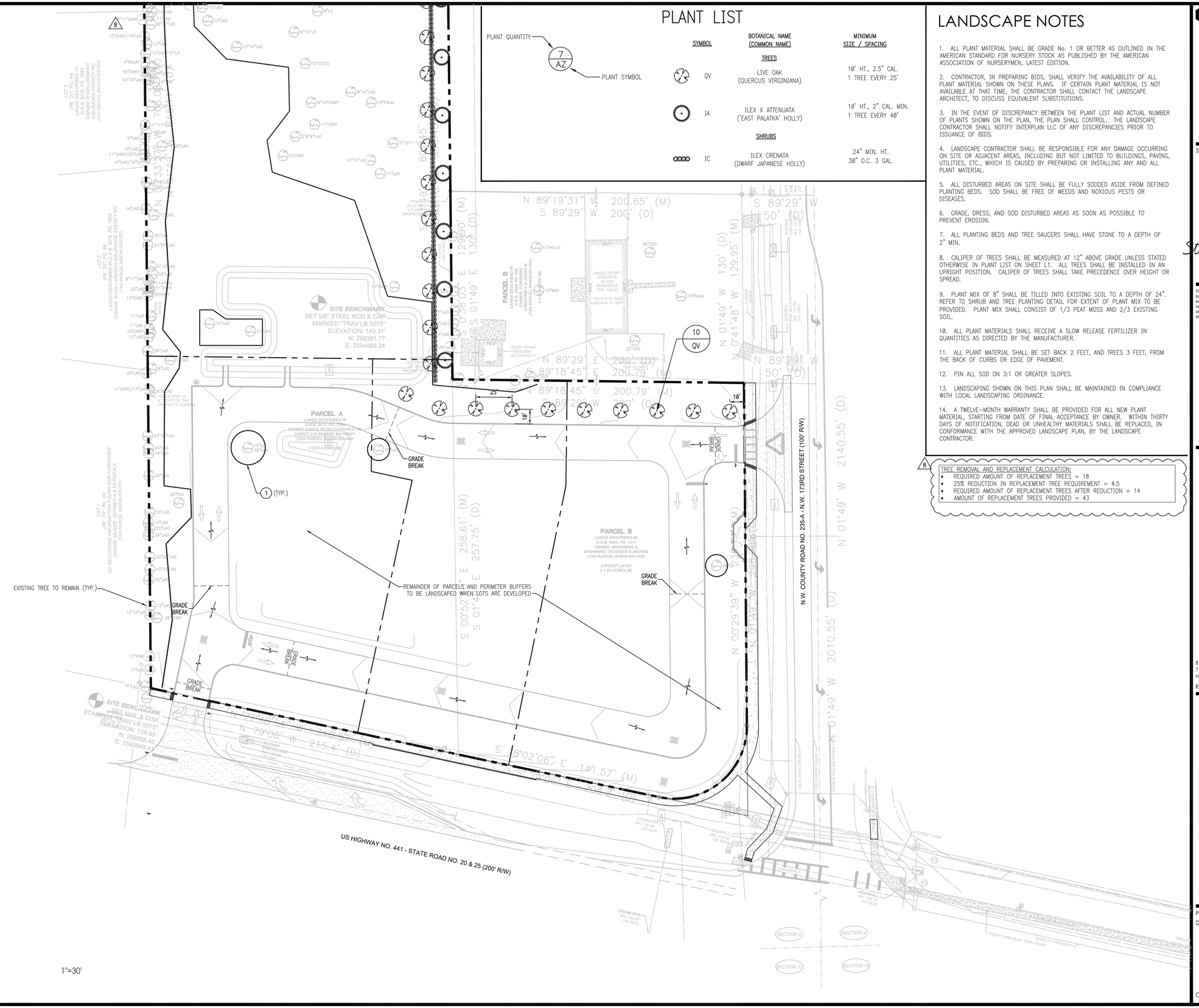
(1) THE CLEARING OF VEGETATION EXCEPT BY HAND;
(2) THE COMPACTION, FILLING, OR REMOVAL OF SOIL DEPOSITS;
(3) THE PLACEMENT OF DEBRIS;
(4) THE PLACEMENT OR DUMPING OF SOLVENTS OR OTHER CHEMICALS;
(5) THE PLACEMENT OR STORAGE OF CONSTRUCTION MATERIALS, MACHINERY OR OTHER EQUIPMENT OF ANY KIND; AND
(6) THE USE OF CONCRETE, ASPHALT, OR OTHER PAVING MATERIALS.

(G) ANY RETAINED OR RELOCATED TREE SHALL BE REPLACED IN ACCORDANCE WITH THE REQUIREMENTS OF SUBSECTION 6.2.1 (D) (3), IF THE TREE DIES WITHIN ONE YEAR AFTER SITE CLEARING AND CONSTRUCTION.

(H) ANY ROOT PRUNING AND/OR PRUNING OF RETAINED REGULATED, HERITAGE, AND CHAMPION TREES DURING THE SITE CLEARING OR CONSTRUCTION PHASES SHALL BE DONE IN ACCORDANCE WITH ARBORICULTURAL STANDARDS AND DIRECTLY OVERSEEN BY AN ISA-CERTIFIED ARBORIST.

NOTE: ALL DISTURBED AREAS TO BE SODDED AND RESTORED TO A CONDITION EQUAL TO OR BETTER THAN PRE-CONSTRUCTION CONDITION.

1 TREE BARRICADE DETAIL NTS



LANDSCAPE PLAN (SOUTH) 1"=30'

PLANT LIST

PLANT QUANTITY — 7 AZ — PLANT SYMBOL

SYMBOL		BOTANICAL NAME (COMMON NAME)	MINIMUM SIZE / SPACING
		TREES	
	QV	LIVE OAK (QUERCUS VIRGINIANA)	10' HT., 2.5" CAL. 1 TREE EVERY 25'
	IA	ILEX X ATTENUATA ('EAST PALATKA' HOLLY)	10' HT., 2" CAL. MIN. 1 TREE EVERY 40'
		SHRUBS	
	IC	ILEX CRENATA (DWARF JAPANESE HOLLY)	24" MIN. HT. 30" O.C. 3 GAL.

LANDSCAPE NOTES

1. ALL PLANT MATERIAL SHALL BE GRADE No. 1 OR BETTER AS OUTLINED IN THE AMERICAN STANDARD FOR NURSERY STOCK AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, LATEST EDITION.

2. CONTRACTOR, IN PREPARING BIDS, SHALL VERIFY THE AVAILABILITY OF ALL PLANT MATERIAL SHOWN ON THESE PLANS. IF CERTAIN PLANT MATERIAL IS NOT AVAILABLE AT THAT TIME, THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT, TO DISCUSS EQUIVALENT SUBSTITUTIONS.

3. IN THE EVENT OF DISCREPANCY BETWEEN THE PLANT LIST AND ACTUAL NUMBER OF PLANTS SHOWN ON THE PLAN, THE PLAN SHALL CONTROL. THE LANDSCAPE CONTRACTOR SHALL NOTIFY INTERPLAN LLC OF ANY DISCREPANCIES PRIOR TO ISSUANCE OF BIDS.

4. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE OCCURRING ON SITE OR ADJACENT AREAS, INCLUDING BUT NOT LIMITED TO BUILDINGS, PAVING, UTILITIES, ETC., WHICH IS CAUSED BY PREPARING OR INSTALLING ANY AND ALL PLANT MATERIAL.

5. ALL DISTURBED AREAS ON SITE SHALL BE FULLY SODDED ASIDE FROM DEFINED PLANTING BEDS. SOD SHALL BE FREE OF WEEDS AND NOXIOUS PESTS OR DISEASES.

6. GRADE, DRESS, AND SOD DISTURBED AREAS AS SOON AS POSSIBLE TO PREVENT EROSION.

7. ALL PLANTING BEDS AND TREE SAUCERS SHALL HAVE STONE TO A DEPTH OF 2" MIN.

8. CALIPER OF TREES SHALL BE MEASURED AT 12" ABOVE GRADE UNLESS STATED OTHERWISE IN PLANT LIST ON SHEET L1. ALL TREES SHALL BE INSTALLED IN AN UPRIGHT POSITION. CALIPER OF TREES SHALL TAKE PRECEDENCE OVER HEIGHT OR SPREAD.

9. PLANT MIX OF 8" SHALL BE TILLED INTO EXISTING SOIL TO A DEPTH OF 24". REFER TO SHRUB AND TREE PLANTING DETAIL FOR EXTENT OF PLANT MIX TO BE PROVIDED. PLANT MIX SHALL CONSIST OF 1/3 PEAT MOSS AND 2/3 EXISTING SOIL.

10. ALL PLANT MATERIALS SHALL RECEIVE A SLOW RELEASE FERTILIZER IN QUANTITIES AS DIRECTED BY THE MANUFACTURER.

11. ALL PLANT MATERIAL SHALL BE SET BACK 2 FEET, AND TREES 3 FEET, FROM THE BACK OF CURBS OR EDGE OF PAVEMENT.

12. PIN ALL SOD ON 3:1 OR GREATER SLOPES.

13. LANDSCAPING SHOWN ON THIS PLAN SHALL BE MAINTAINED IN COMPLIANCE WITH LOCAL LANDSCAPING ORDINANCE.

14. A TWELVE-MONTH WARRANTY SHALL BE PROVIDED FOR ALL NEW PLANT MATERIAL, STARTING FROM DATE OF FINAL ACCEPTANCE BY OWNER. WITHIN THIRTY DAYS OF NOTIFICATION, DEAD OR UNHEALTHY MATERIALS SHALL BE REPLACED, IN CONFORMANCE WITH THE APPROVED LANDSCAPE PLAN, BY THE LANDSCAPE CONTRACTOR.

8

TREE REMOVAL AND REPLACEMENT CALCULATION:
- REQUIRED AMOUNT OF REPLACEMENT TREES = 18
- 25% REDUCTION IN REPLACEMENT TREE REQUIREMENT = 4.5
- REQUIRED AMOUNT OF REPLACEMENT TREES AFTER REDUCTION = 14
- AMOUNT OF REPLACEMENT TREES PROVIDED = 43

INTERPLAN
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AR99238
CA 8660
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ENGINEERING
PERMITTING
220 E. CENTRAL PKWY, STE 4000
ALTAMONTE SPRINGS, FL 32701
407.645.5008

SEAL:

STUART A. ANDERSON LICENSE No. 60848 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Stuart A Anderson
Date: 2025.11.21 14:12:54-05'00'

STUART A. ANDERSON REG. # 60848

This item has been digitally signed and sealed by Stuart Anderson on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

8 11/21/25 CITY COMMENTS
7 11/6/25 CITY COMMENTS
NO DATE REMARKS
REVISIONS

WESTSIDE COMMONS

NW 173RD STREET &
US HIGHWAY 441
ALACHUA, FL 32615

PROJECT NO: 2024.0332
DATE: 11/21/2025

L1.0
LANDSCAPE PLAN (SOUTH)

CHECKED: CDB DRAWN: GFC

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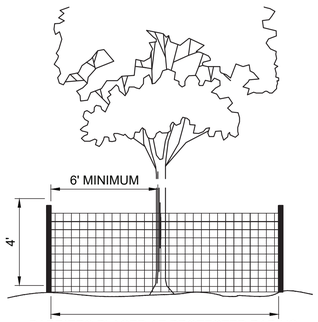

BARRIERS PLACED AT PROTECTED RADIUS
(SEE TREE PROTECTION NOTES)

TREE PROTECTION
BARRICADE LOCATION

EXISTING TREE TO BE
REMOVED
(SEE DEMOLITION PLAN)

ALACHUA COUNTY TREE PROTECTION NOTES:

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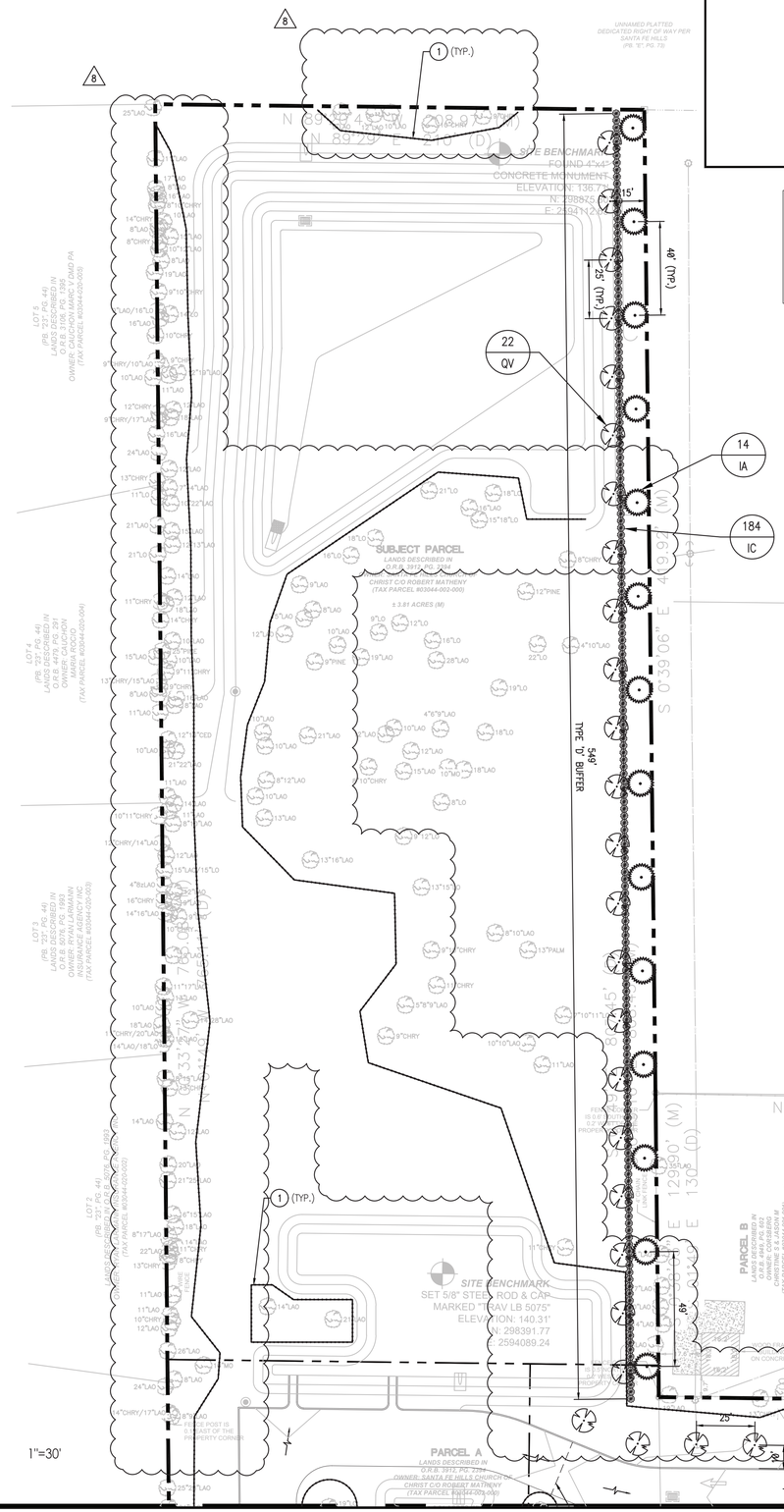

GRAPHIC SCALE

LANDSCAPE PLAN (NORTH)

1"=30'

PLANT LIST

PLANT QUANTITY → 7 AZ ← PLANT SYMBOL

SYMBOL	BOTANICAL NAME (COMMON NAME)	MINIMUM SIZE / SPACING
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	SHRUBS	
IC	ILEX CRENATA (DWARF JAPANESE HOLLY)	24" MIN. HT. 30" O.C. 3 GAL.

TYPE 'D' BUFFER (OPTION 1)
- CANOPY TREE REQUIREMENT = 1 TREE EVERY 25 LF
  - 549 LF x (1 TREE/25 LF) = 22 TREES
- UNDERSTORY REQUIREMENT = 1 TREE EVERY 40 LF
  - 549 LF x (1 TREE/40 LF) = 14 TREES
- CANOPY TREES PROVIDED = 22
- UNDERSTORY TREES PROVIDED = 14
- EVERGREEN HEDGE PROVIDED

LANDSCAPE NOTES

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INTERPLAN LLC

AR99238
CA 8660

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220 E. CENTRAL PKWY, STE 4000
ALTAMONTE SPRINGS, FL 32701
407.645.5008

SEAL:

STUART A. ANDERSON LICENSE No. 60848 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Stuart A Anderson
Date: 2025.11.21 14:12:55-05'00'

STUART A. ANDERSON REG. # 60848

This item has been digitally signed and sealed by Stuart Anderson on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

NO	DATE	REMARKS
8	11/21/25	CITY COMMENTS
7	11/7/25	CITY COMMENTS

REVISIONS

WESTSIDE COMMONS

NW 173RD STREET &
US HIGHWAY 441
ALACHUA, FL 32615

PROJECT NO: 2024.0332
DATE: 11/21/2025

L1.1
LANDSCAPE PLAN (NORTH)

CHECKED: CDB DRAWN: GFC

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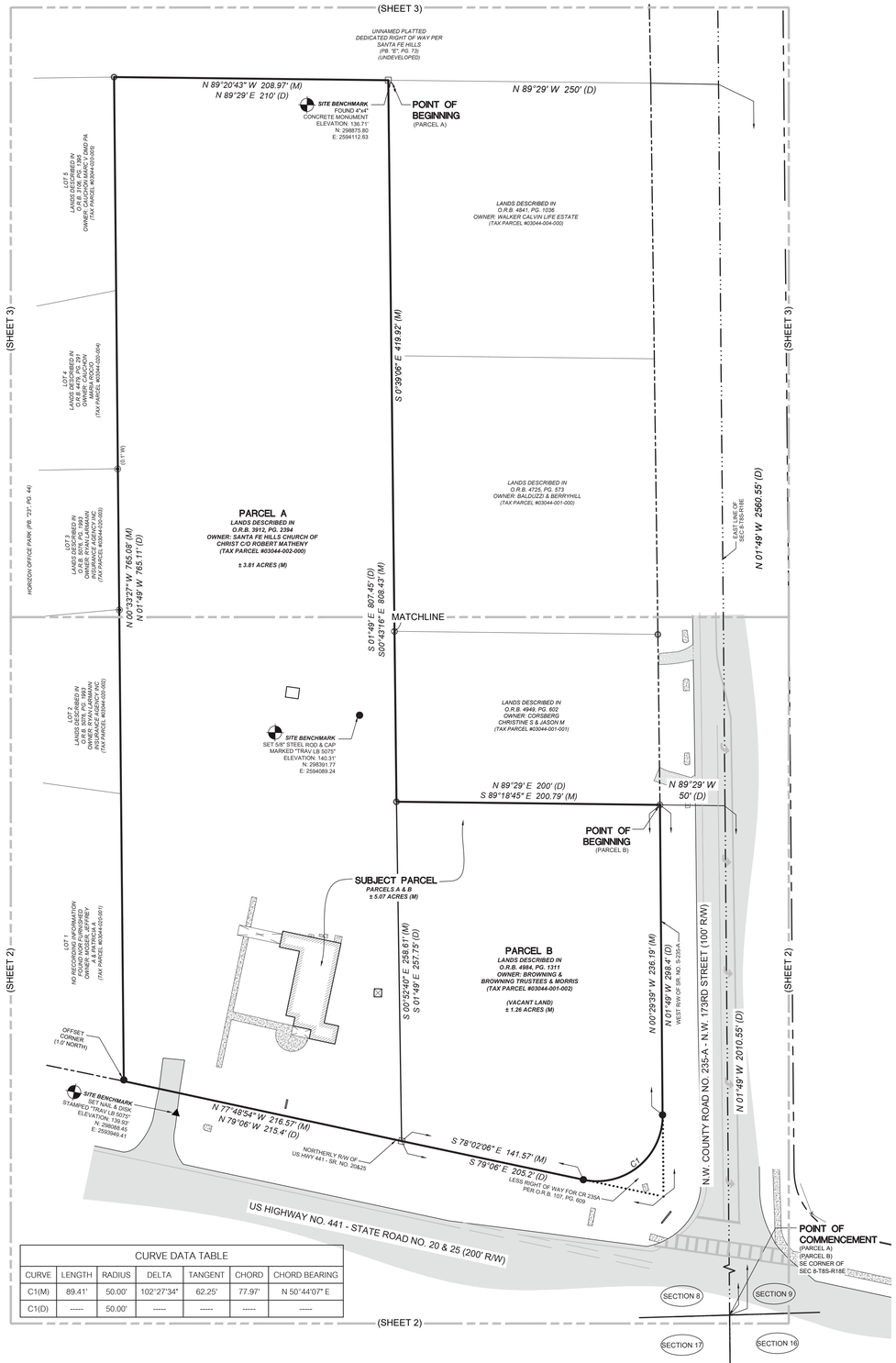


CURVE DATA TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1(M)	89.41'	50.00'	102°27'34"	62.25'	77.97'	N 50°44'07" E
C1(D)	-----	50.00'	-----	-----	-----	-----

Tech: Asnohl Plot Date: Apr 09,2025 10:45am Filename: N:\2023\23-0320\Department\01_Survey\DWG\23-0320.02 ALTA update.dwg

ALTA/NSPS LAND TITLE SURVEY

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

DESCRIPTION: (AS FURNISHED VIA FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 12091092, COMMITMENT DATE: NOVEMBER 04, 2024)(TAX PARCEL #03044-002-000)("PARCEL A")

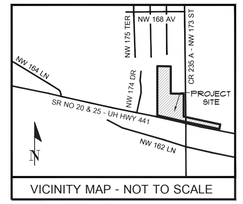
COMMENCE AT THE SOUTHEAST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, THENCE RUN NORTH 1 DEGREE 49 MINUTES, WEST ALONG THE EAST LINE OF SAID SECTION 2560.55 FEET, THENCE RUN SOUTH 89 DEGREES 29 MINUTES WEST 250 FEET TO THE POINT OF BEGINNING, THENCE RUN SOUTH 1 DEGREE 49 MINUTES, EAST 807.75 FEET TO THE NORTH OF RIGHT OF WAY OF STATE ROAD NO. 20, THENCE RUN NORTH 79 DEGREES 06 MINUTES WEST ALONG SAID RIGHT OF WAY 215.4 FEET, THENCE RUN NORTH 1 DEGREE, 49 MINUTES WEST 765.11 FEET, THENCE RUN NORTH 89 DEGREES 29 MINUTES EAST 210 FEET TO THE POINT OF BEGINNING. ALL BEING AND LYING IN THE SOUTHEAST QUARTER (SE) OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA.

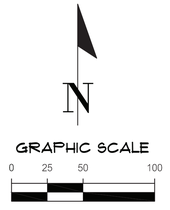
DESCRIPTION: (AS FURNISHED VIA FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 12091163, COMMITMENT DATE: NOVEMBER 04, 2024)(TAX PARCEL #03044-001-002)("PARCEL B")

A TRACT OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 8; THENCE RUN NORTH 01 DEG. 49 MIN. WEST, ALONG THE EAST LINE OF SAID SECTION 8 A DISTANCE OF 2010.55 FEET; THENCE RUN SOUTH 89 DEG. 29 MIN. WEST, 50 FEET TO THE WESTERLY RIGHT-OF-WAY OF STATE ROAD S-235A BEING THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING CONTINUE SOUTH 89 DEG. 29 MIN. WEST, A DISTANCE OF 200 FEET; THENCE RUN SOUTH 01 DEG. 49 MIN. EAST, A DISTANCE OF 257.75 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 20; THENCE RUN SOUTH 79 DEG. 06 MIN. EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 205.2 FEET TO THE SAID WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. S235A; THENCE RUN NORTH 01 DEG. 49 MIN. WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 298.4 FEET TO CLOSE ON SAID POINT OF BEGINNING.

LESS ANY AND EXCEPT THAT PORTION DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 107, PAGE 609 OF SAID PUBLIC RECORDS.





ZONING RESTRICTIONS:
(PER ALACHUA COUNTY, MUNICODE)
ZONING: A - AGRICULTURE
MINIMUM SETBACK REQUIREMENTS:

- FRONT: 40'
- REAR: 40'
- SIDE (INTERIOR): 20'
- SIDE (STREET): 40'
- REAR: 25'

FLOOD ZONE:
THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY NUMBER AND PANEL "120664 0120 D, EFFECTIVE DATE: JUNE 16, 2006.

SURVEYOR'S NOTES:

1. HORIZONTAL DATUM SHOWN HEREON IS DERIVED FROM THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 / 2011 ADJUSTMENT, AS DERIVED FROM FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) PRIMARY CONTROL MONUMENT NAMED "2602009CP", BEING A FDOT ALUMINUM CAP STAMPED "CP 2602009" AND PRIMARY CONTROL MONUMENT NAMED "2602018CP", BEING A FDOT ALUMINUM CAP STAMPED "CP 2602018". MEASURED BEARINGS SHOWN HEREON WOULD NEED TO BE ROTATED 01°13'13" COUNTERCLOCKWISE TO BE ON THE SAME BEARING STRUCTURE OF THE RECORDED DEEDS AND/OR FURNISHED DESCRIPTIONS.
2. VERTICAL DATUM IS SHOWN IN NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND IS BASED ON FLORIDA DEPARTMENT OF TRANSPORTATION CONTROL MONUMENT NAMED 2602009BM2, BEING A ROUND CONCRETE MONUMENT WITH FDOT BRASS DISK, STAMPED "BM2 2602009" WITH A PUBLISHED ELEVATION 132.13 FEET (NAVD 88).
3. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON VISIBLE SURFACE EVIDENCE, IN CONJUNCTION WITH PAINT MARKINGS DELINEATED BY OTHERS, AND BY ELECTROMAGNETIC INDUCTION PERFORMED BY THIS OFFICE. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE AND/OR ABANDONED.
4. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.
5. FENCING, SYMBOLS AND MONUMENTATION 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. THIS SURVEY WAS PRODUCED WITH THE BENEFIT OF FURNISHED TITLE INFORMATION PER FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 12091092, COMMITMENT DATE: NOVEMBER 04, 2024 (TAX PARCEL #03044-002-000) AND, FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 12091163, COMMITMENT DATE: NOVEMBER 04, 2024 (TAX PARCEL #03044-001-002). A SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN PERFORMED BY THE SURVEYOR.
8. INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY, (F.E.M.A.) FLOOD INSURANCE RATE MAP(S), SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.
9. PARCEL B IS IN UNINCORPORATED ALACHUA COUNTY, FLORIDA, WHILE PARCEL "A" HAS BEEN ANNEXED INTO THE CITY OF ALACHUA.
10. THERE WERE NO MARKED PARKING SPACES OBSERVED AT THE TIME OF THIS SURVEY.
11. THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS BEING CONDUCTED AT THE TIME OF THIS SURVEY.
12. 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.
13. THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A CEMETERY, SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
14. ADDITIONAL POINTS MAY BE FOUND BY TURNING ON THE SV-NODE* LAYERS IN THE SUPPLIED DIGITAL FILE.
15. TOPOGRAPHIC INFORMATION SHOWN HEREON BASED ON GROUND SURVEY. CONTOURS SHOWN HEREON REFLECT 1-FOOT INTERVALS.
16. PROJECT LIMITS ARE PER CLIENT SPECIFICATIONS.
17. THIS SURVEY IS A TOTAL OF FOUR (4) SHEETS. SEE SHEET ONE (1) FOR OVERALL BOUNDARY INFORMATION. SEE SHEET TWO (2) THROUGH FOUR (4) FOR DETAILED TOPOGRAPHIC INFORMATION AND IMPROVEMENT LOCATIONS.

SCHEDULE B-II EXCEPTIONS:
(PER FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 12091092, COMMITMENT DATE: NOVEMBER 04, 2024)(TAX PARCEL #03044-002-000)

ITEM NO. 4: THIS PROPERTY IS SUBJECT TO ORDINANCE NO. O-01-42 RECORDED IN OFFICIAL RECORDS BOOK 2387, PAGE 736. (ORDINANCE ANNEXING PARCEL A IN THE CITY OF ALACHUA)

SCHEDULE B-II EXCEPTIONS:
(PER FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 12091163, COMMITMENT DATE: NOVEMBER 04, 2024)(TAX PARCEL #03044-001-002)

ITEM NO. 4: THIS PROPERTY IS SUBJECT TO THE ORDINANCE 24-09 RECORDED AUGUST 27, 2024 IN OFFICIAL RECORDS BOOK 5176, PAGE 1, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA. (ORDINANCE ANNEXING PARCEL B IN THE CITY OF ALACHUA)

LEGEND:
(D) = DATA BASED ON FURNISHED DESCRIPTION
(M) = DATA BASED ON FIELD MEASUREMENTS
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
INV = INVERT
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CMP = CORRUGATED METAL PIPE
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PG. = PAGE
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CHY = CHERRY TREE
DOG = DOGWOOD TREE
LAO = LAUREL OAK TREE
LO = LIVE OAK TREE
MAP = MAPLE TREE
PINE = PINE TREE
HOLLY = HOLLY TREE
MO = MIMOSAS TREE
MAG = MAGNOLIA TREE
SUGAR = HACKBERRY TREE
= FOUND 4"X4" CONCRETE MONUMENT (NO ID.)
= FOUND 3/4" IRON PIPE (NO ID.)
= FOUND 5/8" IRON ROD (NO ID.)
= SET NAIL AND DISK (TRAV LB 5075)
= SET 5/8" STEEL ROD & CAP (LB 5075)
= PEDESTRIAN SIGNAL POLE
= CABLE BOX
= TRAFFIC SIGNAL BOX
= WOOD LIGHT POLE
= TRAFFIC SIGNAL POLE
= METAL LIGHT POLE
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= GUY ANCHOR
= MAILBOX
= SIGN (MARKED AS NOTED)
= TELEPHONE PEDESTAL
= FIRE HYDRANT
= WOODEN POWER POLE
= WATER VALVE
= WATER METER
= TREE (SIZE/TYPE NOTED)
= SITE BENCHMARK
= SUBJECT PARCEL LINE
= RIGHT OF WAY LINE
= SECTION LINE
= PARCEL LINE
W = BURIED WATER LINE
E = BURIED ELECTRIC LINE
FO = BURIED FIBER OPTIC LINE
TE = BURIED TELECOMMUNICATION LINE
SS = UNDERGROUND SANITARY PIPE
ST = UNDERGROUND STORM PIPE
OHW = OVERHEAD ELECTRIC WIRE
W = BURIED WATER LINE
X = FENCE (AS NOTED)
135 = CONTOUR LINE
X 135.5 = SPOT ELEVATION (PERVIOUS)
X 135.45 = SPOT ELEVATION (IMPERVIOUS)
= ASPHALT SURFACE
= DIRT/LIMEROCK SURFACE
= CONCRETE SURFACE
= ADA WARNING SURFACE
(W) = WATER LINE (PER PLAN)
(TE) = TELEPHONE LINE (PER PLAN)
(BC) = CABLE TV LINE (PER PLAN)
(FO) = FIBER OPTIC LINE (PER PLAN)

SURVEYOR'S CERTIFICATION:
TO: ALAKAI ACQUISITIONS LLC, A FLORIDA LIMITED LIABILITY COMPANY, FIDELITY NATIONAL TITLE INSURANCE COMPANY, LOWNDES, DROSDICK, DOSTER, KANTOR & REED, P.A.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a)(b), 7(a)(b1)(b2), 8, 9, 11(b), 13, 16, 17, 18 AND 19, OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 21, 2025.

CHAD A COLSON, P.S.M.
FLORIDA SURVEYOR & MAPPER CERTIFICATE NUMBER 7142
CHAD.COLSON@NV5.COM

DATE OF PLAT OR MAP:

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

NV5

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: 03-21-2025
REVISION DATE: N/A
PROJECT NUMBER: 23-0320.02

TECHNICIAN: NAD
ORDER CHIEF: MW, LS
CHECKED BY: CAC
FIELD BOOK & PAGE: 733 / 14-16

CHAD A COLSON
(SEE SURVEYOR'S CERTIFICATION)
Professional Surveyor & Mapper Fla. License No. 7142

This map prepared by:
Certificate of Authorization No. L.B. 8246
NOT VALID WITHOUT THE ELECTRONIC SIGNATURE AND SEAL OR ORIGINAL DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

(SEE SURVEYOR'S CERTIFICATION)

SHEET NO.: 1 OF 4

ALTA/NSPS LAND TITLE SURVEY

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

SURVEYOR'S NOTES:

1. HORIZONTAL DATUM SHOWN HEREON IS DERIVED FROM THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 / 2011 ADJUSTMENT, AS DERIVED FROM FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) PRIMARY CONTROL MONUMENT NAMED "2602009CS", BEING A FDOT ALUMINUM CAP STAMPED "CS 2602009" AND PRIMARY CONTROL MONUMENT NAMED "2602018CS", BEING A FDOT ALUMINUM CAP STAMPED "CS 2602018". MEASURED BEARINGS SHOWN HEREON WOULD NEED TO BE ROTATED 01°13'13" COUNTERCLOCKWISE TO BE ON THE SAME BEARING STRUCTURE OF THE RECORDED DEEDS AND/OR FURNISHED DESCRIPTIONS.
2. VERTICAL DATUM IS SHOWN IN NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND IS BASED ON FLORIDA DEPARTMENT OF TRANSPORTATION CONTROL MONUMENT NAMED 2602009BM2, BEING A ROUND CONCRETE MONUMENT WITH FDOT BRASS DISK, STAMPED "BM2 2602009" WITH A PUBLISHED ELEVATION 132.13 FEET (NAVD 88).
3. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON VISIBLE SURFACE EVIDENCE, IN CONJUNCTION WITH PAINT MARKINGS DELINEATED BY OTHERS, AND BY ELECTROMAGNETIC INDUCTION PERFORMED BY THIS OFFICE. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE AND/OR ABANDONED.
4. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.
5. FENCING, SYMBOLS AND MONUMENTATION 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. THIS SURVEY WAS PRODUCED WITH THE BENEFIT OF FURNISHED TITLE INFORMATION PER FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 12091092, COMMITMENT DATE: NOVEMBER 04, 2024 (TAX PARCEL #03044-002-000) AND FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 12091163, COMMITMENT DATE: NOVEMBER 04, 2024 (TAX PARCEL #03044-001-002). A SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN PERFORMED BY THE SURVEYOR.
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9. PARCEL B IS IN UNINCORPORATED ALACHUA COUNTY, FLORIDA, WHILE PARCEL "A" HAS BEEN ANNEXED INTO THE CITY OF ALACHUA.
10. THERE WERE NO MARKED PARKING SPACES OBSERVED AT THE TIME OF THIS SURVEY.
11. THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS BEING CONDUCTED AT THE TIME OF THIS SURVEY.
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14. ADDITIONAL POINTS MAY BE FOUND BY TURNING ON THE SV-NODE* LAYERS IN THE SUPPLIED DIGITAL FILE.
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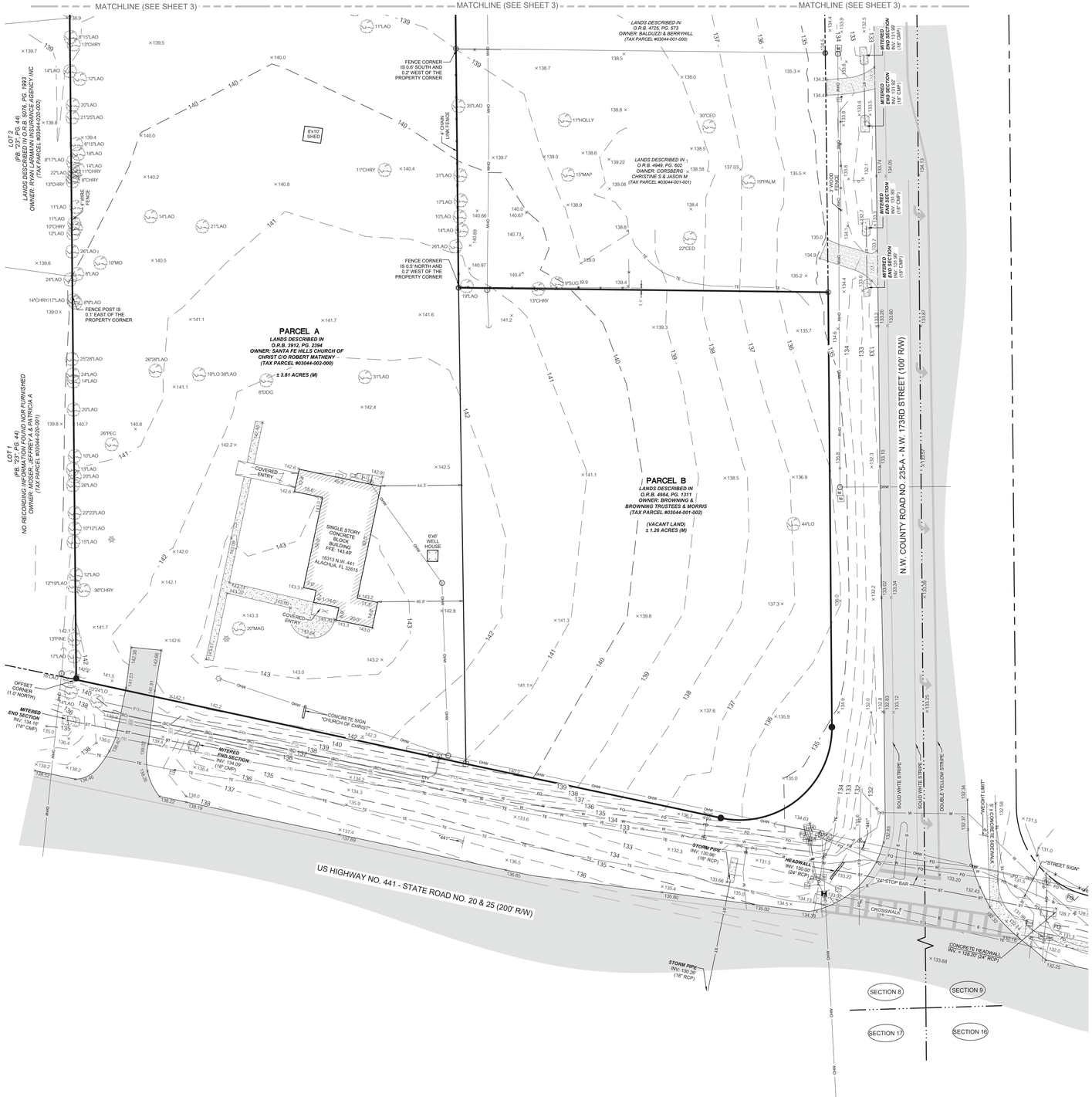
N

GRAPHIC SCALE

0 15 30 60

FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY NUMBER AND PANEL *120664 0120 D, EFFECTIVE DATE: JUNE 16, 2006.



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- = WOODEN POWER POLE
- = WATER VALVE
- = WATER METER
- = TREE (SIZE/TYPE NOTED)
- = SITE BENCHMARK

- = SUBJECT PARCEL LINE
- = RIGHT OF WAY LINE
- = SECTION LINE
- = PARCEL LINE
- W = BURIED WATER LINE
- E = BURIED ELECTRIC LINE
- FO = BURIED FIBER OPTIC LINE
- TE = BURIED TELECOMMUNICATION LINE
- SS = UNDERGROUND SANITARY PIPE
- ST = UNDERGROUND STORM PIPE
- OHW = OVERHEAD ELECTRIC WIRE
- W = BURIED WATER LINE
- X = FENCE (AS NOTED)
- 135 = CONTOUR LINE

X 135.5 = SPOT ELEVATION (PERVIOUS)
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11801 Research Drive
Alachua, Florida 32615
(352)331-1976
www.NV5.com
LB 8246

NV5

SCALE: 1" = 30'

VERIFY SCALE BAR IS CORRECT FOR PRINTED PLOT SIZE
0 30 60 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

CERTIFIED TO:

(SEE SURVEYOR'S CERTIFICATION - SHEET 1)

SURVEY DATE:	03-21-2025
REVISION DATE:	N/A
PROJECT NUMBER:	23-0320.02
TECHNICIAN:	NAD
CREW CHIEF:	N/A
DRAWED BY:	CAC
FIELD BOOK & PAGE:	TBD

CHAD A COLSON

Professional Surveyor & Mapper Fla. License No. 7142

This map prepared by:

Certificate of Authorization No. L.B. 8246
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED EMBOSSED DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET NO.:
2 OF 4

Tech: Account Plot Date: Apr 09,2025 10:45am Filename: N:\2023\23-0320\Deptartments\01_Survey\DWG\23-0320.02 ALTA update.dwg

ALTA/NSPS LAND TITLE SURVEY

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

SURVEYOR'S NOTES:

1. HORIZONTAL DATUM SHOWN HEREON IS DERIVED FROM THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 / 2011 ADJUSTMENT, AS DERIVED FROM FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) PRIMARY CONTROL MONUMENT NAMED "2602009C2", BEING A FDOT ALUMINUM CAP STAMPED "C2 2602009" AND PRIMARY CONTROL MONUMENT NAMED "2602018C3", BEING A FDOT ALUMINUM CAP STAMPED "C3 2602018". MEASURED BEARINGS SHOWN HEREON WOULD NEED TO BE ROTATED 01°13'13" COUNTERCLOCKWISE TO BE ON THE SAME BEARING STRUCTURE OF THE RECORDED DEEDS AND/OR FURNISHED DESCRIPTIONS.
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N

GRAPHIC SCALE

0 15 30 60

FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY NUMBER AND PANEL *1200664 0120 D, EFFECTIVE DATE: JUNE 16, 2006.

LEGEND:

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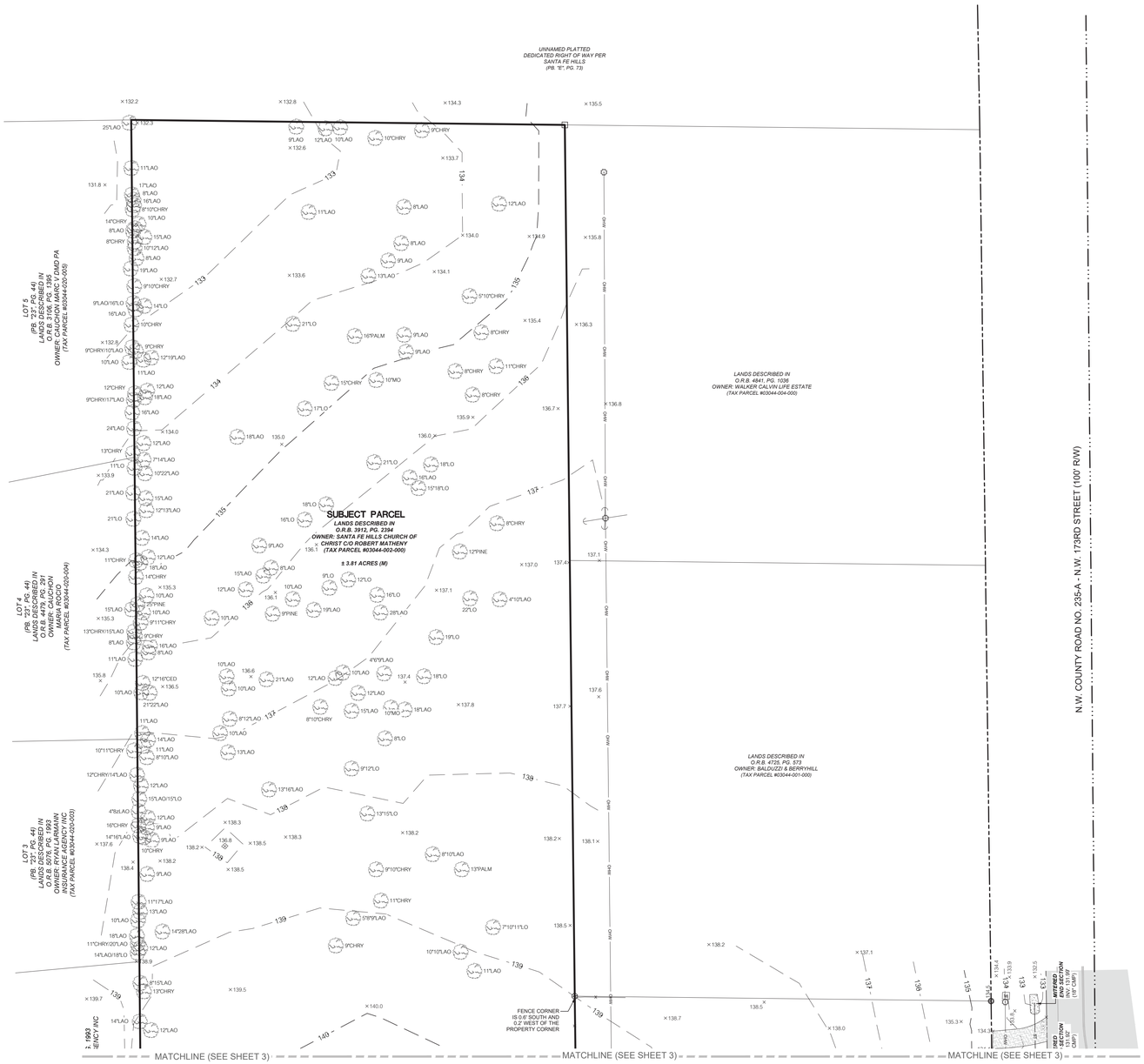

11801 Research Drive
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SCALE: 1" = 30'

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: 03-21-2025
REVISION DATE: N/A
PROJECT NUMBER: 23-0320.02

TECHNICIAN: NAD
DRAWN BY: NAD
CREW CHIEF: N/A
CHECKED BY: CAC
FIELD BOOK & PAGE: TBD

This map prepared by:

CHAD A COLSON

(SEE SURVEYOR'S CERTIFICATION - SHEET 1)

Professional Surveyor & Mapper Fla. License No. 7142

Certificate of Authorization No. L.B. 8246
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND FLORIDA REGISTERED DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

(SEE SURVEYOR'S CERTIFICATION - SHEET 1)

SHEET NO.: 3 OF 4

Tech: Aaronit Plot Date: Apr 09,2025 10:45am Filename: N:\2023\23-0320\Department\01_Survey\DWG\23-0320.02 ALTA update.dwg

ALTA/NSPS LAND TITLE SURVEY

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

SURVEYOR'S NOTES:

1. HORIZONTAL DATUM SHOWN HEREON IS DERIVED FROM THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 / 2011 ADJUSTMENT, AS DERIVED FROM FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) PRIMARY CONTROL MONUMENT NAMED '2602009C2", BEING A FDOT ALUMINUM CAP STAMPED "C2 2602009" AND PRIMARY CONTROL MONUMENT NAMED '2602018CS", BEING A FDOT ALUMINUM CAP STAMPED "C3 2602018". MEASURED BEARINGS SHOWN HEREON WOULD NEED TO BE ROTATED 01°13'13" COUNTERCLOCKWISE TO BE ON THE SAME BEARING STRUCTURE OF THE RECORDED DEEDS AND/OR FURNISHED DESCRIPTIONS.
2. VERTICAL DATUM IS SHOWN IN NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND IS BASED ON FLORIDA DEPARTMENT OF TRANSPORTATION CONTROL MONUMENT NAMED 2602009BM2, BEING A ROUND CONCRETE MONUMENT WITH FDOT BRASS DISK, STAMPED "BM2 2602009" WITH A PUBLISHED ELEVATION 132.13 FEET (NAVD 88).
3. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON VISIBLE SURFACE EVIDENCE, IN CONJUNCTION WITH PAINT MARKINGS DELINEATED BY OTHERS, AND BY ELECTROMAGNETIC INDUCTION PERFORMED BY THIS OFFICE. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE AND/OR ABANDONED.
4. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.
5. FENCING, SYMBOLS AND MONUMENTATION 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. THIS SURVEY WAS PRODUCED WITH THE BENEFIT OF FURNISHED TITLE INFORMATION PER FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 12091092, COMMITMENT DATE: NOVEMBER 04, 2024 (TAX PARCEL #03044-002-000) AND FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 12091163, COMMITMENT DATE: NOVEMBER 04, 2024 (TAX PARCEL #03044-001-002). A SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN PERFORMED BY THE SURVEYOR.
8. INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY, (F.E.M.A.) FLOOD INSURANCE RATE MAP(S), SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.
9. PARCEL B IS IN UNINCORPORATED ALACHUA COUNTY, FLORIDA, WHILE PARCEL "A" HAS BEEN ANNEXED INTO THE CITY OF ALACHUA.
10. THERE WERE NO MARKED PARKING SPACES OBSERVED AT THE TIME OF THIS SURVEY.
11. THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS BEING CONDUCTED AT THE TIME OF THIS SURVEY.
12. 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.
13. THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A CEMETERY, SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
14. ADDITIONAL POINTS MAY BE FOUND BY TURNING ON THE SV-NODE* LAYERS IN THE SUPPLIED DIGITAL FILE.
15. TOPOGRAPHIC INFORMATION SHOWN HEREON BASED ON GROUND SURVEY. CONTOURS SHOWN HEREON REFLECT 1-FOOT INTERVALS.
16. PROJECT LIMITS ARE PER CLIENT SPECIFICATIONS.
17. THIS SURVEY IS A TOTAL OF FOUR (4) SHEETS. SEE SHEET ONE (1) FOR OVERALL BOUNDARY INFORMATION. SEE SHEET TWO (2) THROUGH FOUR (4) FOR DETAILED TOPOGRAPHIC INFORMATION AND IMPROVEMENT LOCATIONS.

GRAPHIC SCALE

0 25 50 100

FLOOD ZONE:

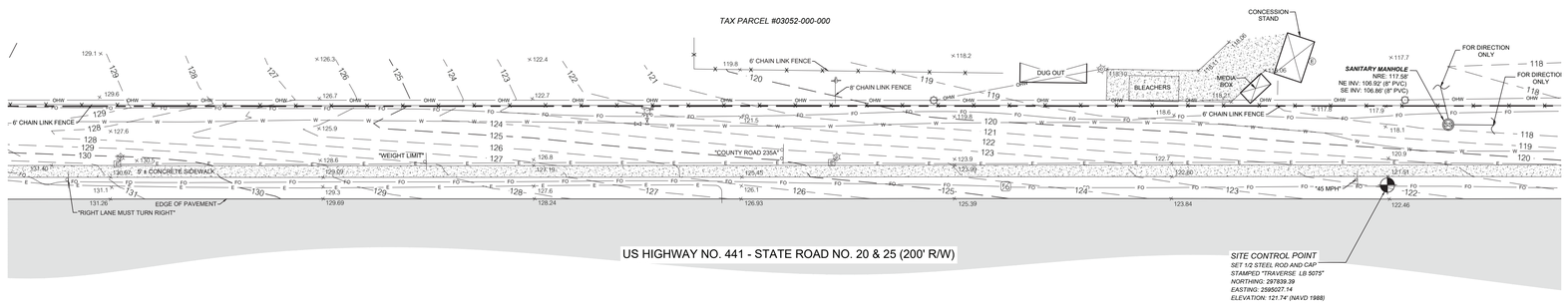
THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY NUMBER AND PANEL *120664 0120 D, EFFECTIVE DATE: JUNE 16, 2006.

LEGEND:

(D) = DATA BASED ON FURNISHED DESCRIPTION
(M) = DATA BASED ON FIELD MEASUREMENTS
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
INV = INVERT
NRE = NORTH RIM ELEVATION
CMP = CORRUGATED METAL PIPE
RCP = REINFORCED CONCRETE PIPE
VCP = VITRIFIED CLAY PIPE
R/W = RIGHT OF WAY
O.R.B. = OFFICIAL RECORDS BOOK
PB. = PLAT BOOK
PG. = PAGE
CED = CEDAR TREE
CHY = CHERRY TREE
DOG = DOGWOOD TREE
LAO = LAUREL OAK TREE
LO = LIVE OAK TREE
MAP = MAPLE TREE
PINE = PINE TREE
HOLLY = HOLLY TREE
MO = MIMOSAS TREE
MAG = MAGNOLIA TREE
SUGAR = HACKBERRY TREE
□ = FOUND 4"X4" CONCRETE MONUMENT (NO ID.)
○ = FOUND 3/4" IRON PIPE (NO ID.)
⊗ = FOUND 5/8" IRON ROD (NO ID.)
▲ = SET NAIL AND DISK (TRAV LB 5075)
● = SET 5/8" STEEL ROD & CAP (LB 5075)
PS = PEDESTRIAN SIGNAL POLE
CB = CABLE BOX
TB = TRAFFIC SIGNAL BOX
WP = WOOD LIGHT POLE
TP = TRAFFIC SIGNAL POLE
LP = METAL LIGHT POLE
AC = AIR CONDITIONER
GA = GUY ANCHOR
MB = MAILBOX
= SIGN (MARKED AS NOTED)
TP = TELEPHONE PEDESTAL
FH = FIRE HYDRANT
WP = WOODEN POWER POLE
WV = WATER VALVE
WM = WATER METER
= TREE (SIZE/TYPE NOTED)
= SITE BENCHMARK

= SUBJECT PARCEL LINE
= RIGHT OF WAY LINE
= SECTION LINE
= PARCEL LINE
W = BURIED WATER LINE
E = BURIED ELECTRIC LINE
FO = BURIED FIBER OPTIC LINE
TE = BURIED TELECOMMUNICATION LINE
SS = UNDERGROUND SANITARY PIPE
ST = UNDERGROUND STORM PIPE
OHW = OVERHEAD ELECTRIC WIRE
W = BURIED WATER LINE
X = FENCE (AS NOTED)
135 = CONTOUR LINE
X 135.5 = SPOT ELEVATION (PERVIOUS)
X 135.45 = SPOT ELEVATION (IMPERVIOUS)

= ASPHALT SURFACE
= DIRT/LIMEROCK SURFACE
= CONCRETE SURFACE
= ADA WARNING SURFACE
(W) = WATER LINE (PER PLAN)
(TE) = TELEPHONE LINE (PER PLAN)
(BC) = CABLE TV LINE (PER PLAN)
(FO) = FIBER OPTIC LINE (PER PLAN)



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

NV5

SCALE: 1" = 50'

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

(SEE SURVEYOR'S CERTIFICATION - SHEET 1)

CERTIFIED TO:

SURVEY DATE: 03-21-2025
REVISION DATE: N/A
PROJECT NUMBER: 23-0320.02

TECHNICIAN: NAD
CREW CHIEF: VM
CHECKED BY: CAC
FIELD BOOK & PAGE: TBD

CHAD A COLSON

(SEE SURVEYOR'S CERTIFICATION - SHEET 1)

Professional Surveyor & Mapper Fla. License No. 7142

This map prepared by:

Certificate of Authorization No. LB. 8246
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR ELECTRONIC DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET NO.:
4 OF 4

Tech: AaronH Plot Date: Apr 09,2025 10:46am Filename: NV\2023\23-0320\Departments\01_Survey\DWG\23-0320.02 ALTA update.dwg

City of ALACHUA
THE GOOD LIFE COMMUNITY

FOR OFFICE USE ONLY
Case #: _____
Application Fee: $_____
Filing Date: _____
Completeness Date: _____
Review Type: CCOM

Infrastructure Plan Application

Reference City of Alachua Land Development Regulations (LDRs), Section 2.4.9

A. PROJECT

1. Project Name: Westside Commons
2. Pre-Application Conference Date: April 29, 2025
3. Neighborhood Meeting Date: May 20, 2025
4. Address of Subject Property: 16313 NW Highway 441
5. Parcel ID Number(s): 03044-002-000 / 03044-001-002
6. Existing Use of Property: Churches (07100) / Vacant (00000)
7. Future Land Use Map Designation : Commercial
8. Zoning Designation: A (County) / AP
9. Acreage: 3.81 / 1.26

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ■ Agent
2. Name of Applicant(s) or Contact Person(s): Zach Pinel Title: Buyer Representative
   Company (if applicable): Alakai Acquisitions
   Mailing address: 33 East Robinson, Suite 210
   City: Orlando State: FL ZIP: 32801
   Telephone: 407.575.5935 FAX: None e-mail: zpinel@alakai-capital.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): Santa Fe Hills Church of Christ / Browning and Browning Trustees & Morris
   Mailing Address: 1026 NW 125th Drive / 627 SW 83rd Terrace
   City: Newberry / Gainesville State: FL / FL ZIP: 32669 / 32607

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

C. ADDITIONAL INFORMATION

1. Is there any additional contact for sale of, or options to purchase, the subject property? ■ Yes ☐ No
   If yes, list names of all parties involved: Robert Matheny / Jeannette L. Browning, D. Holton Browning, Janice L. Morris
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. Infrastructure Plan. Sheet size shall be 24" X 36" with a 3" left margin and ½" top, bottom, and right margin.

   Infrastructure 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. Location of the subject property in relation to adjacent properties.
   h. Date, north arrow, and graphic scale (not to exceed one (1) inch equal to 50 feet.)
   i. Area and dimensions of the subject property.
   j. Location of all property lines, existing and proposed adjacent right-of-ways, sidewalks, curbs, and gutters.
   k. 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.
   l. 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.
   m. Location of all existing and proposed fire hydrants.
   n. 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.
   o. 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).
   p. Striping and signage for all traffic control devices.
   q. 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 regulated trees.
      ii. 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).
      iii. Tree protection detail in accordance with Section 6.2.1(D)(2) of the LDRs.
      iv. 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.
   r. Photometric Plan, demonstrating compliance with the applicable provisions of Section 6.4 of the LDRs.
   s. Location and size of any lakes, ponds, canals, or other waters and waterways, and required setbacks dimensioned on the plans from such waterways.

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. Draft of proposed surety instrument for all public and private infrastructure improvements in accordance with the requirements set forth in Sections 6.10 and 7.4 of the LDRs (surety instrument shall be submitted to the City upon approval of the draft document and prior to approval of the Infrastructure Plan).

4. Legal descriptions/sketches: (1) on 8.5" x 11" paper; and (2) electronic file in Word format.
   a. Legal description of subject property.
   b. Legal description and sketch of all right-of-way to be conveyed to the City by deed pursuant to Section 2.4.9(E)(2)(f).

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

6. Proof of payment of taxes.

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

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

9. 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).

10. 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).

11. 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).

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

InterplanLLC Agent
Typed or printed name *and title* of applicant

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

STATE OF FLORIDA
COUNTY OF ~~ALACHUA~~ SEMINOLE

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this

day of 9TH, MAY, 2025, by NICOLE LEBLANC who executed the same

and has _____ produced N/A as identification or ☑ is personally known to me.

Andrea Cardo
Signature of Notary

ANDREA CARDO
Commission # HH 480994
Expires January 31, 2028

Print Name: ANDREA CARDO
Notary Public, State of Florida

My Commission Expires: 1·31·2028

Alakai Acquisitions
33 E. Robinson, Suite 210
Orlando, FL 32801

Date:

Reference: Westside Commons – Alachua, FL
16313 NW US Highway 441 and
NWC of US Highway 441 and NW County Road 235-A
Alachua, FL, 32615

To Whom It May Concern:

Please accept this letter as authorization for Interplan LLC, to act as agent in correspondence and representation of all approval and permitting matters required for Westside Commons at the location referenced above.

If you have any questions, please contact me at 407-575-5935.
zpinel@alakai-capital.com

Sincerely,

(insert name of person signing this letter here)

Acquisitions Associate
(insert title of person signing this letter here)

STATE OF FLORIDA
COUNTY OF ORANGE

Subscribed and sworn to before me this 6th day of May, 2025.

Notary Public
Seal

My Commission Expires:

Notary Public State of Florida
Karla Kantzas
My Commission HH 377933
Expires 3/23/2027

PROPERTY OWNER AFFIDAVIT

Owner Name: Santa Fe Hills Church of Christ			
Address: 1026 NW 125th Drive, Newberry, FL, 32669	Phone:		
Agent Name: Zach Pinel, Buyer Representative for Alakai Acquisitions			
Address: 33 East Robinson, Suite 210, Orlando, FL, 32801	Phone: 407.575.5935		
Parcel No.: 03044-002-000			
Acreage: 3.81	S:	T:	R:

Requested Action:

Infrastructure Plan submittal and all subsequent site planning and entitlement processes.

I hereby certify that:

I am the property owner of record. I authorize the above listed agent to act on my behalf for the purposes of this application.

Property owner signature: Robert Matheny

Printed name: Santa Fe Church of Christ-Robert Matheny

Date: 5-6-2025

The foregoing affidavit is acknowledged before me this 6 day of May, 2025 by Robert Matheny, who is/are personally known to me, or who has/have produced Personally Known as identification.

NOTARY SEAL

Mary Fink

Signature of Notary Public, State of FL

MARY FINK
Notary Public - State of Florida
Commission # HH 149579
My Comm. Expires Jul 6, 2025
Bonded through National Notary Assn.

PROPERTY OWNER AFFIDAVIT

Owner Name: Browning & Browning Trustees & Morris			
Address: 627 SW 83rd Terrace, Gainesville, FL, 32607	Phone: 352-538-5985		
Agent Name: Zach Pinel, Buyer Representative for Alakai Acquisitions			
Address: 33 East Robinson, Suite 210, Orlando, FL, 32801	Phone: 407.575.5935		
Parcel No.: 03044-001-002			
Acreage: 1.26	S:	T:	R:

Requested Action:

Infrastructure Plan submittal and all subsequent site planning and entitlement processes.

I hereby certify that:

I am the property owner of record. I authorize the above listed agent to act on my behalf for the purposes of this application.

Property owner signature: Jeannette L. Browning

Printed name: Jeannette L. Browning

Date: May 4, 2025

The foregoing affidavit is acknowledged before me this 4th day of May, 2025 by Jeannette L. Browning, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

Joan Marie Sroka

Signature of Notary Public, State of FL

JOAN MARIE SROKA
Notary Public - State of Florida
Commission # HH 292602
My Comm. Expires Jul 25, 2026
Bonded through National Notary Assn.

PROPERTY OWNER AFFIDAVIT

Owner Name: Browning & Browning Trustees & Morris, Le JLM			
Address: 10213 SW 49th Ln Gainesville FL 32608 ~~627 SW 83rd Terrace, Gainesville, FL, 32607~~	Phone: 352-284-2529		
Agent Name: Zach Pinel, Buyer Representative for Alakai Acquisitions			
Address: 33 East Robinson, Suite 210, Orlando, FL, 32801	Phone: 407.575.5935		
Parcel No.: 03044-001-002			
Acreage: 1.26	S:	T:	R:

Requested Action:

Infrastructure Plan submittal and all subsequent site planning and entitlement processes.

I hereby certify that:
I am the property owner of record. I authorize the above listed agent to act on my behalf for the purposes of this application.

Property owner signature: Janice L Morris
Printed name: Janice L Morris
Date: 5/4/25

The foregoing affidavit is acknowledged before me this 4th day of May, 2025 by Janice L. Morris, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

Joan Marie Sroka
Signature of Notary Public, State of FL

JOAN MARIE SROKA
Notary Public - State of Florida
Commission # HH 292602
My Comm. Expires Jul 25, 2026
Bonded through National Notary Assn.

PROPERTY OWNER AFFIDAVIT

Owner Name: Browning & Browning Trustees & Morris			
Address: 627 SW 83rd Terrace, Gainesville, FL, 32607	Phone: 352-538-5998		
Agent Name: Zach Pinel, Buyer Representative for Alakai Acquisitions			
Address: 33 East Robinson, Suite 210, Orlando, FL, 32801	Phone: 407.575.5935		
Parcel No.: 03044-001-002			
Acreage: 1.26	S:	T:	R:

Requested Action:

Infrastructure Plan submittal and all subsequent site planning and entitlement processes.

I hereby certify that:

I am the property owner of record. I authorize the above listed agent to act on my behalf for the purposes of this application.

Property owner signature: D. Holt Browning

Printed name: D. Holt Browning

Date: 5/4/25

The foregoing affidavit is acknowledged before me this 4th day of May, 2025, by D. Holton Browning, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

Joan Marie Sroka

Signature of Notary Public, State of FL

JOAN MARIE SROKA
Notary Public - State of Florida
Commission # HH 292602
My Comm. Expires Jul 25, 2026
Bonded through National Notary Assn.

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2533920 4 PGS
Oct 14, 2009 08:28 AM
BOOK 3912 PAGE 2394
J. K. IRBY
Clerk Of Circuit Court
Alachua County, Florida
CLERK13 Receipt # 423547

Doc Stamp-Deed: $0.70

2533920 4 PGS

Return to:
Diane K. Davison, P.O. Box 57
High Springs, Fl. 32655-0057

This Instrument Prepared by:
Diane K. Davison, Esq.
Diane K. Davison, Law Office, P.L.
Florida Bar # 28906

Property Appraisers Parcel Identification (Folio) Number(s):

03044-002-000

Space Above This Line For Recording

WARRANTY DEED

THIS WARRANTY DEED, Executed this 5th day of October, 2009, by:

Draper C. Underwood, first party Trustee and Grantor
Hilltop Church of Christ
P.O. Box 993
High Springs, Florida 32655-0993,

Gary A Hart, second party Trustee, and Grantor
Hilltop Church of Christ
340 SW Logston Court
Fort White, Florida 32038

to: The trustees of Santa Fe Hills Church of Christ and their successors in office, third, fourth, and fifth parties, and Grantees, to wit:

Bobby Sheffied and his successors in office, third party Trustee, and Grantee
Santa Fe Hills Church of Christ
26928 NW 130th Street
High Springs, Florida 32643

Ed Ceppa and his successors in office, fourth party Trustee, and Grantee
Santa Fe Hills Church of Christ
2515 NW 77th Blvd. Apt. T-408

WARRANTY DEED

Gainesville, Florida 32606

Paul Prentice, and his successors in office, fifth party
Trustee, and Grantee
Santa Fe Hills Church of Christ
18613 NW 262 Ave
Alachua, Florida 32615

(Wherever used herein, the terms "first party," "second party" "third party," "fourth party" and "fifth party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successor and assigns of corporations wherever the context so admits or requires.)

WITNESSETH, that the said first and second parties, for and in consideration of the sum of **Ten Dollars ($10)**, in hand paid by the said third, fourth and fifth parties, the receipt whereof is hereby acknowledged, does hereby remise, release, and warrant unto the said third, fourth and fifth party forever, all the right, title, interest, claim, and demand which the said first and second parties have in and to the following described lot, piece or parcel of land, situation, lying and being in the County of Alachua, State of Florida, to-wit:

From a point of beginning obtained as follows:
COMMENCE AT THE SOUTHEAST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, THENCE RUN NORTH 1 DEGREE 49 MINUTES, WEST ALONG THE EAST LINE OF SAID SECTION 2560.55 FEET, THENCE RUN SOUTH 89 DEGREES 29 MINUTES WEST 250 FEET TO THE POINT OF BEGINNING, THENCE RUN SOUTH 1 DEGREE 49 MINUTES, EAST 807.75 FEET TO THE NORTH OF RIGHT OF WAY OF STATE ROAD NO. 20, THENCE RUN NORTH 79 DEGREES 06 MINUTES WEST ALONG SAID RIGHT OF WAY 215.4 FEET, THENCE RUN NORTH 1 DEGREE, 49 MINUTES WEST 765.11 FEET, THENCE RUN NORTH 89 DEGREES 29 MINUTES EAST 210 FEET TO THE POINT OF BEGINNING. ALL BEING AND LYING IN THE SOUTHEAST QUARTER (SE) OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA.

WARRANTY DEED

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first and second parties, either in law or equity, to the only proper use, benefit and behoof of the said third party forever.

The above described property thus conveyed from the Grantors/Trustees of the Hilltop Church of Christ to the Grantee/Trustee of the Santa Fe Hills Church of Christ and their successors in office shall hereby restore to Santa Fe Hills Church of Christ Trustees and their successors full power to sell, mortgage, or otherwise dispose of or convey any part of all of said property without notice and upon such terms and conditions as said Trustees shall in their sole discretion deem advisable, as long as this discretion is not in conflict with the Santa Fe Hills Church of Christ Constitution and Bylaws. This provision is solely for the benefit of the Grantees, and the Grantors reserve no right or interest in said premises, and said Grantor does hereby fully warrant the title to the land, and will defend the same against the lawful claims of all persons and other entities whatsoever.

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Allison Barker
Witness Signature (as to the first Grantor)

Printed Name Allison Barker

Glenna Petty
Witness Signature (as to the first Grantor)

Printed Name Glenna Petty

Draper Underwood
Signature of Draper Underwood, first party

Printed Name DRAPER UNDERWOOD

PO Box 993 High Springs, FL 32655
Post Office Address

3

WARRANTY DEED

Witness Signature (as to the co-Grantor)

Printed Name Allison Barker

Witness Signature (as to the Co-Grantor)

Printed Name Glenna Petty

Signature of Gary A. Hart, second party

Printed Name Gary A. Hart

Address 340 SW Logston Ct Ft. White, Fl 32038

NOTARY VERIFICATION:

STATE OF FLORIDA
COUNTY OF _____

I HEREBY CERTIFY, that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Draper Underwood and Gary A Hart to me known to be the person(s) described in and who executed the foregoing Quit-Claim Deed and that (he) (she) (they) acknowledged before me that (he) (she) (they) executed the same of (his)(her)(their) own will and deed. I relied upon the following form(s) of identification of the above named person(s) personally known. An oath (was) (was not) taken.

WITNESS my hand and official seal in the County and State last aforesaid this 30st day of September, A.D. 2009.

Notary Signature

James P Forrester

Printed Notary Signature

Comm. #/Expiration Date _____

JAMES P. FORRESTER
MY COMMISSION # DD 717133
EXPIRES: January 20, 2012
Bonded Thru Notary Public Underwriters

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3403990 2 PG(S)
3/8/2022 3:30 PM
BOOK 4984 PAGE 1311
J.K. JESS IRBY, ESQ.
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 1070400
Doc Stamp-Mort: $0.00
Doc Stamp-Deed: $0.70
Intang. Tax: $0.00

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Daniel B. Fontana, Esquire
The Toney Law Firm
925 NW 56th Terrace, Suite B
Gainesville, Florida 32605
Property Appraisers Parcel Identification (Folio) Number: 03044-001-002

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, executed this 8th day of March, 2022, by JEANNETTE L. BROWNING, Grantor, to D. HOLTON BROWNING and JEANNETTE L. BROWNING, as Trustees of the BROWNING FAMILY REVOCABLE TRUST under Agreement dated January 19, 2022, with full power and authority to protect, conserve and to sell, or to lease or to encumber, or otherwise to manage and dispose of the real property described herein, and whose post office address is 627 SW 83rd Terrace, Gainesville, FL 32607, Grantee,

WITNESSETH, That the Grantor for and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate, lying and being in the **County of Alachua, State of Florida**, to-wit:

Jeannette L. Browning's Interest in:

A tract of land located in the Southeast ¼ of Section 8, Township 8 South, Range 18 East, Alachua County, Florida, being more particularly described as follows:

For a point of reference commence at the Southeast corner of said Section 8: thence run North 01 deg. 49 min. West, along the East line of said Section 8 a distance of 2010.55 feet; thence run South 89 deg. 29 min. West, 50 feet to the Westerly right-of-way of State Road S-235A being the point of beginning; thence from said point of beginning continue South 89 deg. 29 min. West, a distance of 200 feet; thence run South 01 deg. 49 min. East, a distance of 257.75 feet to the Northerly right-of-way line a distance of 205.2 feet to the said Westerly right-of-way line of State Road No. S235A; thence run North 01 deg. 49 min. West, along said Westerly right-of-way line, a distance of 298.4 feet to close on said point of beginning.

NOTE TO PROPERTY APPRAISER:
The land described herein is not the homestead of the Grantor, and neither the Grantor nor the Grantor's spouse, nor anyone for whose support the Grantor is responsible, resides on or adjacent to said land.

SUBJECT TO: Taxes and assessments for the current year and all subsequent years.
SUBJECT TO: Conditions, restrictions, limitations, easements and utility agreements of record, if any.
TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.
TO HAVE AND TO HOLD the same in fee simple forever.

TITLE TO THE LANDS DESCRIBED HEREIN HAS NOT BEEN EXAMINED BY A. SCOTT TONEY, P.A. AND NO WARRANTY OR OTHER REPRESENTATION IS MADE

AS TO THE MARKETABILITY OR CONDITION OF THE TITLE. THIS INSTRUMENT WAS PREPARED AND BASED SOLELY UPON INFORMATION PROVIDED BY GRANTOR.

AND, the Grantor(s) hereby covenant with said Grantee(s) that the Grantor(s) are lawfully seized of said land in fee simple; that the Grantor(s) have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to the current year.

IN WITNESS WHEREOF, the said Grantor(s) have signed and sealed these presents the day and year first above written.

Signed, Sealed and Delivered in the presence of:

(Witness #1 Signature)

Jessica R. Jones
(Witness #1 Print Name)

(Witness #2 Signature)

Sara O. Dicks
(Witness #2 Print Name)

Jeannette L. Browning
627 SW 83rd Terrace
Gainesville, FL 32607

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me [X] by means of physical presence or [___] online notarization, this 8th day of March, 2022, by **Jeannette L. Browning,** [___] who is personally known to me OR [X] who provided a current driver's license as identification.

Signature of Notary Public

[SEAL]

JESSICA R. JONES
Commission # HH 139110
Expires June 7, 2025
Bonded Thru Troy Fain Insurance 800-385-7019

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2533920 4 PGS
Oct 14, 2009 08:28 AM
BOOK 3912 PAGE 2394
J. K. IRBY
Clerk Of Circuit Court
Alachua County, Florida
CLERK13 Receipt # 423547

Doc Stamp-Deed: $0.70

2533920 4 PGS

Return to:
Diane K. Davison, P.O. Box 57
High Springs, Fl. 32655-0057

This Instrument Prepared by:
Diane K. Davison, Esq.
Diane K. Davison, Law Office, P.L.
Florida Bar # 28906

Property Appraisers Parcel Identification (Folio) Number(s):

03044-002-000

Space Above This Line For Recording

WARRANTY DEED

THIS WARRANTY DEED, Executed this 5th day of October, 2009, by:

Draper C. Underwood, first party Trustee and Grantor
Hilltop Church of Christ
P.O. Box 993
High Springs, Florida 32655-0993,

Gary A Hart, second party Trustee, and Grantor
Hilltop Church of Christ
340 SW Logston Court
Fort White, Florida 32038

to: The trustees of Santa Fe Hills Church of Christ and their successors in office, third, fourth, and fifth parties, and Grantees, to wit:

Bobby Sheffied and his successors in office, third party Trustee, and Grantee
Santa Fe Hills Church of Christ
26928 NW 130th Street
High Springs, Florida 32643

Ed Ceppa and his successors in office, fourth party Trustee, and Grantee
Santa Fe Hills Church of Christ
2515 NW 77th Blvd. Apt. T-408

WARRANTY DEED

Gainesville, Florida 32606

Paul Prentice, and his successors in office, fifth party
Trustee, and Grantee
Santa Fe Hills Church of Christ
18613 NW 262 Ave
Alachua, Florida 32615

(Wherever used herein, the terms "first party," "second party" "third party," "fourth party" and "fifth party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successor and assigns of corporations wherever the context so admits or requires.)

WITNESSETH, that the said first and second parties, for and in consideration of the sum of **Ten Dollars ($10)**, in hand paid by the said third, fourth and fifth parties, the receipt whereof is hereby acknowledged, does hereby remise, release, and warrant unto the said third, fourth and fifth party forever, all the right, title, interest, claim, and demand which the said first and second parties have in and to the following described lot, piece or parcel of land, situation, lying and being in the County of Alachua, State of Florida, to-wit:

From a point of beginning obtained as follows:
COMMENCE AT THE SOUTHEAST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, THENCE RUN NORTH 1 DEGREE 49 MINUTES, WEST ALONG THE EAST LINE OF SAID SECTION 2560.55 FEET, THENCE RUN SOUTH 89 DEGREES 29 MINUTES WEST 250 FEET TO THE POINT OF BEGINNING, THENCE RUN SOUTH 1 DEGREE 49 MINUTES, EAST 807.75 FEET TO THE NORTH OF RIGHT OF WAY OF STATE ROAD NO. 20, THENCE RUN NORTH 79 DEGREES 06 MINUTES WEST ALONG SAID RIGHT OF WAY 215.4 FEET, THENCE RUN NORTH 1 DEGREE, 49 MINUTES WEST 765.11 FEET, THENCE RUN NORTH 89 DEGREES 29 MINUTES EAST 210 FEET TO THE POINT OF BEGINNING. ALL BEING AND LYING IN THE SOUTHEAST QUARTER (SE) OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA.

WARRANTY DEED

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first and second parties, either in law or equity, to the only proper use, benefit and behoof of the said third party forever.

The above described property thus conveyed from the Grantors/Trustees of the Hilltop Church of Christ to the Grantee/Trustee of the Santa Fe Hills Church of Christ and their successors in office shall hereby restore to Santa Fe Hills Church of Christ Trustees and their successors full power to sell, mortgage, or otherwise dispose of or convey any part of all of said property without notice and upon such terms and conditions as said Trustees shall in their sole discretion deem advisable, as long as this discretion is not in conflict with the Santa Fe Hills Church of Christ Constitution and Bylaws. This provision is solely for the benefit of the Grantees, and the Grantors reserve no right or interest in said premises, and said Grantor does hereby fully warrant the title to the land, and will defend the same against the lawful claims of all persons and other entities whatsoever.

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Allison Barker
Witness Signature (as to the first Grantor)

Printed Name Allison Barker

Glenna Petty
Witness Signature (as to the first Grantor)

Printed Name Glenna Petty

Draper Underwood
Signature of Draper Underwood, first party

Printed Name DRAPER UNDERWOOD

PO Box 993 High Springs, FL 32655
Post Office Address

3

WARRANTY DEED

Witness Signature (as to the co-Grantor)

Printed Name Allison Barker

Witness Signature (as to the Co-Grantor)

Printed Name Glenna Petty

Signature of Gary A. Hart, second party

Printed Name Gary A. Hart

340 SW Logston Ct

Address Ft. White, Fl 32038

NOTARY VERIFICATION:

STATE OF FLORIDA
COUNTY OF _____

I HEREBY CERTIFY, that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Draper Underwood and Gary A Hart to me known to be the person(s) described in and who executed the foregoing Quit-Claim Deed and that (he) (she) (they) acknowledged before me that (he) (she) (they) executed the same of (his)(her)(their) own will and deed. I relied upon the following form(s) of identification of the above named person(s) personally known. An oath (was) (was not) taken.

WITNESS my hand and official seal in the County and State last aforesaid this 30st day of September, A.D. 2009.

Notary Signature

James P Forrester

Printed Notary Signature

Comm. #/Expiration Date _____

JAMES P. FORRESTER
MY COMMISSION # DD 717133
EXPIRES: January 20, 2012
Bonded Thru Notary Public Underwriters

John Power TAX COLLECTOR Serving Alachua County
FLORIDA STERLING AWARD RECIPIENT

2024 PAID REAL ESTATE
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03044 001 002	UNASSIGNED LOCATION RE	1700

BROWNING & BROWNING TRUSTEES &
MORRIS
627 SW 83RD TER
GAINESVILLE, FL 32607

EXEMPTIONS:

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.6180	17,037	0	17,037	129.79
MSTU-SHERIFF LAW ENFORCEMENT	3.5678	17,037	0	17,037	0.00
LIBRARY GENERAL	1.0000	17,037	0	17,037	17.04
SCHOOL CAP PROJECT	1.5000	64,000	0	64,000	96.00
SCHOOL DISCRNRY & CN	0.7480	64,000	0	64,000	47.87
SCHOOL GENERAL	3.0130	64,000	0	64,000	192.83
SCHOOL VOTED	1.0000	64,000	0	64,000	64.00
CHILDREN'S TRUST	0.4500	17,037	0	17,037	7.67
SUWANNEE RIVER WATER MGT DIST	0.2936	17,037	0	17,037	5.00
CITY OF ALACHUA	5.9500	17,037	0	17,037	101.37

TOTAL MILLAGE 25.1404 AD VALOREM TAXES $661.57

LEGAL DESCRIPTION

W 200 FT OF E 250 FT OF N 298.4 FT OF S 2010.55 FT LYING N OF SR 20 OR 1665/1478
See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT
550 COUNTY FIRE SERVICES	1.000	Varies	90.69

NON-AD VALOREM ASSESSMENTS $90.69

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS $752.26

IF PAID BY	Nov 30, 2024				
PLEASE PAY	$0.00				

Please Retain this Portion for your Records. Receipt Available Online.

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2024 PAID REAL ESTATE
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. BOX 44310 • JACKSONVILLE, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
03044 001 002	UNASSIGNED LOCATION RE

BROWNING & BROWNING TRUSTEES &
MORRIS
627 SW 83RD TER
GAINESVILLE, FL 32607

PAY ONLY ONE AMOUNT

	IF PAID BY	PLEASE PAY
☐	Nov 30, 2024	$0.00
☐		
☐		
☐		
☐		

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT
www.AlachuaCollector.com AND SIGN UP FOR E-BILLS!

Receipt # 24-0015229 $722.17 Paid 11/12/2024

John Power TAX COLLECTOR Serving Alachua County
FLORIDA STERLING AWARD RECIPIENT

2024 PAID REAL ESTATE
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03044 002 000	16313 NW US HWY 441	1700

SANTA FE HILLS CHURCH OF CHRIST
C/O ROBERT MATHENY
807 SOUTHWOOD DR
PERRY, FL 32348-5825

EXEMPTIONS:
CONSTITUTIONAL
CHARITABLE,
RELIGIOUS, SCIENTIFIC
O

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.6180	283,523	283,523	0	0.00
LIBRARY GENERAL	1.0000	283,523	283,523	0	0.00
SCHOOL CAP PROJECT	1.5000	283,523	283,523	0	0.00
SCHOOL DISCRNRY & CN	0.7480	283,523	283,523	0	0.00
SCHOOL GENERAL	3.0130	283,523	283,523	0	0.00
SCHOOL VOTED	1.0000	283,523	283,523	0	0.00
CHILDREN'S TRUST	0.4500	283,523	283,523	0	0.00
SUWANNEE RIVER WATER MGT DIST	0.2936	283,523	283,523	0	0.00
CITY OF ALACHUA	5.9500	283,523	283,523	0	0.00

TOTAL MILLAGE 21.5726 AD VALOREM TAXES $0.00

LEGAL DESCRIPTION

COM SE COR SEC N 01 DEG 49 MIN W 2560.55 FT S 89 DEG 29 MIN W 250 FT POB S 01 DE
See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT

NON-AD VALOREM ASSESSMENTS $0.00

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS $0.00

IF PAID BY PLEASE PAY	Aug 29, 2025 $0.00				

Please Retain this Portion for your Records. Receipt Available Online.

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2024 PAID REAL ESTATE
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. BOX 44310 • JACKSONVILLE, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
03044 002 000	16313 NW US HWY 441

SANTA FE HILLS CHURCH OF CHRIST
C/O ROBERT MATHENY
807 SOUTHWOOD DR
PERRY, FL 32348-5825

PAY ONLY ONE AMOUNT

	IF PAID BY	PLEASE PAY
☐	Aug 29, 2025	$0.00
☐		
☐		
☐		
☐		

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT
www.AlachuaCollector.com AND SIGN UP FOR E-BILLS!

Legal Description

Parcel A Legal Description: (AS FURNISHED VIA FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 11092216, COMMITMENT DATE: APRIL 13, 2023)(TAX PARCEL #03044-002-000)

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, THENCE RUN NORTH 1 DEGREE 49 MINUTES, WEST ALONG THE EAST LINE OF SAID SECTION 2560.55 FEET, THENCE RUN SOUTH 89 DEGREES 29

MINUTES WEST 250 FEET TO THE POINT OF BEGINNING, THENCE RUN SOUTH 1 DEGREE 49 MINUTES, EAST 807.75 FEET TO THE NORTH RIGHT OF WAY OF STATE ROAD NO. 20, THENCE RUN NORTH 79 DEGREES 06 MINUTES WEST ALONG SAID

RIGHT OF WAY 215.4 FEET, THENCE RUN NORTH 1 DEGREE, 49 MINUTES WEST 765.11 FEET, THENCE RUN NORTH 89 DEGREES 29 MINUTES EAST 210 FEET TO THE POINT OF BEGINNING. ALL BEING AND LYING IN THE SOUTHEAST QUARTER (SE)

OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA.

Parcel B Legal Description: AS FURNISHED VIA FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 11240501, COMMITMENT DATE: JULY 20, 2023)(TAX PARCEL #03044-001-002)

A TRACT OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 8: THENCE RUN NORTH 01 DEG. 49 MIN. WEST, ALONG THE EAST LINE OF SAID SECTION 8 A DISTANCE OF 2010.55 FEET; THENCE RUN SOUTH 89 DEG. 29

MIN. WEST, 50 FEET TO THE WESTERLY RIGHT-OF-WAY OF STATE ROAD S-235A BEING THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING CONTINUE SOUTH 89 DEG. 29 MIN. WEST, A DISTANCE OF 200 FEET; THENCE RUN

SOUTH 01 DEG. 49 MIN. EAST, A DISTANCE OF 257.75 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 20; THENCE RUN SOUTH 79 DEG. 06 MIN. EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 205.2

FEET TO THE SAID WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. S235A; THENCE RUN NORTH 01 DEG. 49 MIN. WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 298.4 FEET TO CLOSE ON SAID POINT OF BEGINNING.

LESS ANY AND EXCEPT THAT PORTION DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 107, PAGE 609 OF SAID PUBLIC RECORDS.

DRIVEWAY/CONNECTION APPLICATION FOR ALL CATEGORIES

OFFICE USE ONLY	
Application Number: _____	Received By: _____ FDOT STAFF (TYPE OR PRINT)
Category: _____	Date: _____
Section/Mile Post: _____	State Road: _____
Section/Mile Post: _____	State Road: _____

Instructions – To Applicant

- Contact the Department of Transportation to determine what plans and other documents you are required to submit with your application.
- Complete this form (some questions may not apply to you) and attach all necessary documents and submit it to the Department of Transportation.
- For help with this form contact your local Maintenance or District Office.
  - Or visit our website at https://osp.fdot.gov/ for the contact person and phone number in your area.
  - You may also email – driveways@dot.state.fl.us
  - Or call your District or local Florida Department of Transportation Office and ask for Driveway Permits.

Please print or type

APPLICANT:

Check one:
☐ Owner ☐ Lessee ☑ Contract to Purchase

Name: _____

Responsible Officer or Person: Zach Pinel, Buyer's Representative

If the Applicant is a Company or Organization, Name: Alakai Acquisitions

Address: 33 East Robinson, Suite 210

City, State: Orlando, FL

Zip: 32801 Phone: 407.575.5935 Fax: _____

Email: zpinel@alakai-capital.com

LAND OWNER: (If not applicant)

Name: _____

If the Applicant is a Company or Organization, Name: Sante Fe Hills Church of Christ

Address: 1026 NW 125th Drive

City, State: Newberry, FL

Zip: 32669 Phone: _____ Fax: _____

Email: _____

AUTHORIZED REPRESENTATIVE: If specified by Applicant to handle, represent, sign, and file the application – NOTE: A notarized letter of authorization must be provided with the Application.

Name: Andrea Cardo - Agent

Company Name: Interplan, LLC

Address: 220 E. Central Parkway, Suite 4000

City, State: Altamonte Springs, FL

Zip: 32701 Phone: 407.645.5008 Fax: 407.629.9124

Email: acardo@interplanllc.com

Address of property to be served by permit (if known): 16313 NW US Highway 441, Alachua, FL, 32615

If address is not known, provide distance from nearest intersecting public street (such as, 500 feet south of Main St.)

Check here if you are requesting a

☐ new driveway ☐ temporary driveway ☒ modification to existing driveway ☐ safety upgrade

Does the property owner own or have any interests in any adjacent property?

☑ No ☐ Yes, if yes – please describe:

Are there other existing or dedicated public streets, roads, highways or access easements bordering or within the property?

☑ No ☐ Yes, if yes – list them on our plans and indicate the proposed and existing access points.

Local Government Development Review or Approval Information:

Local Government Contact: _____

Name: _____

Government Agency: City of Alachua, FL

Phone #: 386.418.6137

DRIVEWAY/CONNECTION APPLICATION FOR ALL CATEGORIES

If you are requesting commercial or industrial access, please indicate the types and number of businesses and provide the floor area square footage of each. Use additional sheets if necessary.

Business (Name and Type)	Square Footage	Business (Name and Type)	Square Footage
1. Dutch Bros (DT with no indoor seating)	950 SF+/-	3. Chipotle (DT, with indoor seating)	2,500 SF+/-
2. Generic fast-food with drive-thru	2,500 SF +/-	4.	

If you are requesting a residential development access, what is the type (single family, apartment, townhouse) and number of units?

Type	Number of Units

Provide an estimate of the daily traffic volume anticipated for the entire property at build out. (An individual single family home, duplex, or quad-plex is not required to complete this section).

Daily Traffic Estimate = Gross Daily Trips = 2,517 (Use the latest Institute of Transportation Engineers (ITE) Trip Generation Report)

If you used the ITE Trip Generation Report, provide the land use code, independent variable, and reference page number.

ITE Land Use Code	Independent Variable	ITE Report page number reference
938, and 934	1 DTL (drive thru lane) and 2,500 SF QSR	29 of 90

Check with the Florida DOT Office where you will return this form to determine which of the following documents are required to complete the review of your application.

Plans should be 11" x 17" (scale 1" x 50')
Note: No plans larger than 24" x 36" will be accepted

a) Highway and driveway plan profile
b) Drainage plan showing impact to the highway right-of-way
c) Map and letters detailing utility locations before and after Development in and along the right of way
d) Subdivision, zoning, or development plans
e) Property map indicating other access, bordering roads and streets
f) Proposed access design
g) Parcel and ownership maps including easements (Boundary Survey)
h) Signing and striping plans
i) Traffic Control/Maintenance of Traffic plan
j) Proof of liability insurance
k) Traffic Impact Study
l) Cross section of roadway every 100' if exclusive turn lanes are required

Important Notices to Applicant Before Signing Application

The Department Reserves The Right To Change Traffic Features And Devices In Right Of Way At Any Time
Proposed traffic control features and devices in the right of way, such as median openings and other traffic control devices, are not part of the connection(s) to be authorized by a connection permit. The Department reserves the right to change these features and devices in the future in order to promote safety in the right of way or efficient traffic operations on the highway. Expenditure by the applicant of monies for installation or maintenance of such features or devices shall not create any interest in the maintenance of such features or devices.

Significant Changes In Property Use Must Undergo Further Review
If an access permit is issued to you it will state the terms and conditions for its use. Significant changes in the use as defined in Section 335.182(3), Florida Statutes, of the permitted access not consistent with the terms and conditions listed on the permit may be considered a violation of the permit.

All Information I Give Is Accurate
I certify that I am familiar with the information contained in this application and that to the best of my knowledge and belief, such information is true, complete and accurate.

Starting Work On The Driveway Connection After I Get My Permit Means I Accept All the Conditions In My Permit
I will not begin work on the connection until I receive my Permit and I understand all the conditions of the Permit. When I begin work on the connection, I am accepting all conditions listed in my Permit.

Applicant Name (Printed): Robert Matheny

Applicant's signature: _____
Date

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Navigate to...

VIEW PERMIT

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Request an inspection

Upload documents

Leave message

Permit #: DRV25-000159
Project #: 25-006074
Status: Online Application Received
Address: 16313 NW US HWY 441
Description: The proposed development consists of a Coffee Shop with a drive-through window and no indoor seating and two, 2,500sf fast food restaurants with a drive through windows.

Permit | Reviews | Documents | Inspections

Date	Type	File Name	Description
06/11/25	Plans	6064 Westside Commons City of Alachua TIA.pdf	
06/11/25	Plans	2024.0332 - Westside Commons, Full-Set - E-S&S.pdf	

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TRAFFIC IMPACT ANALYSIS

WESTSIDE COMMONS

CITY OF ALACHUA, FLORIDA

Prepared for:

Alakai Capital LLC
33 E Robinson Street, Suite 210
Orlando, Florida 32801

Prepared by:

Traffic Planning and Design, Inc.
535 Versailles Drive
Maitland, Florida 32751
407-628-9955

April 2025
Revised July 2025
REVISED SEPTEMBER 2025

TPD № 6064

PROFESSIONAL ENGINEERING CERTIFICATION

I hereby certify that I am a Professional Engineer properly registered in the State of Florida practicing with Traffic Planning & Design, Inc., a corporation authorized to operate as an engineering business, EB-3702, by the State of Florida Department of Professional Regulation, Board of Professional Engineers, and that I have prepared or approved the evaluations, findings, opinions, conclusions, or technical advice attached hereto for:

PROJECT: Westside Commons

LOCATION: City of Alachua, Florida

CLIENT: Alakai Capital LLC

I hereby acknowledge that the procedures and references used to develop the results contained in these computations are standard to the professional practice of Transportation Engineering as applied through professional judgment and experience.

NAME: Turgut Dervish, P.E.

P.E. No.: 20400

DATE: **September 22, 2025**

SIGNATURE: _____

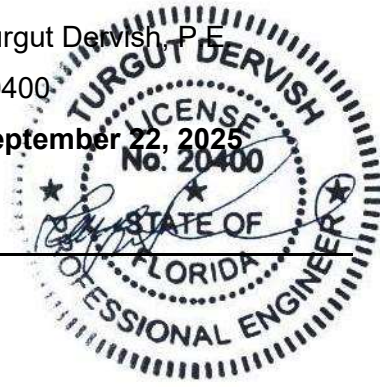

TABLE OF CONTENTS

Page

INTRODUCTION **1**

Methodology
Study Area
Study Roadways
Study Intersections

EXISTING CONDITIONS ANALYSIS **5**

Roadway Segment Analysis
Intersection Analysis

PROPOSED DEVELOPMENT AND TRIP GENERATION **8**

Trip Generation
Trip Distribution / Trip Assignment

PROJECTED TRAFFIC CONDITIONS **11**

Background Traffic Projections
Roadway Segment Analysis
Intersection Analysis
Turn Lane Warrant Analysis

STUDY CONCLUSIONS **17**

APPENDICES **18**

A Methodology Coordination
B City of Alachua February 2025 Monitoring Report
C Intersection Counts and FDOT's Seasonal Factor Report
D Existing Intersection Capacity Analysis Worksheets
E Projected Intersection Capacity Analysis Worksheets
F NCHRP Report 457 Turn Lane Analysis Worksheets

TABLE OF CONTENTS, continued

LIST OF TABLES

Page

Table 1: Existing Comprehensive Plan Roadway Segment Capacity Analysis 6
Table 2 Existing A.M. and P.M. Intersection Capacity Analysis 5
Table 3 Trip Generation Summary 8
Table 4 Peak Hour Pass-by Traffic Consumption Verification – US 441 9
Table 5 Projected Comprehensive Plan Roadway Segment Capacity Analysis 12
Table 7 Projected A.M. and P.M. Intersection Capacity Analysis 16

LIST OF FIGURES

Figure 1 Project Location Map 2
Figure 2 Preliminary Site Plan 3
Figure 3 Comprehensive Plan Roadway Segments 4
Figure 4 Existing A.M and P.M. Peak Hour Volumes 7
Figure 5 Trip Distribution Map 10
Figure 6 Projected A.M. Peak Hour Volumes 14
Figure 7 Projected P.M. Peak Hour Volumes 15

INTRODUCTION

This traffic analysis was performed to assess the impact of a proposed Westside Commons development, located in the northwest quadrant of the intersection of US 441 and NW 173rd Street, in the City of Alachua, Florida. The proposed development will consist of a Coffee Shop with drive through window and no indoor seating and two, 2,500 square foot fast food restaurants with drive through windows. The site is accessed via two driveways, a right in / right out driveway on US 441, and a right in / right out driveway on NW 173rd Street. The project is anticipated to be built by the end of 2026. **Figure 1** depicts the location of the project site, and the surrounding roadway network. **Figure 2** provides the preliminary site plan which shows the access connections.

Methodology

This analysis was conducted in accordance with the traffic study methodology submitted to and approved by the City of Alachua and meets their Guidelines. The methodology coordination and correspondence are provided in **Appendix A.** Data utilized in the analysis consisted of a preliminary site plan provided by Project Engineers, traffic volume data and Level of Service standards obtained from the City of Alachua and intersection turning movement counts obtained by TPD Inc.

Study Area

The guidelines require that all 17 roadway segments contained in the Comprehensive Plan be evaluated along with the intersections within one-quarter mile (1/4). The roadway segments are shown in **Figure 3**. The following intersections were included in the analysis:

Study Intersections: US 441 and NW 173rd Street
Site Access Driveways

Westside Commons
Project № 6064
Figure 1
Page 2

Site Location

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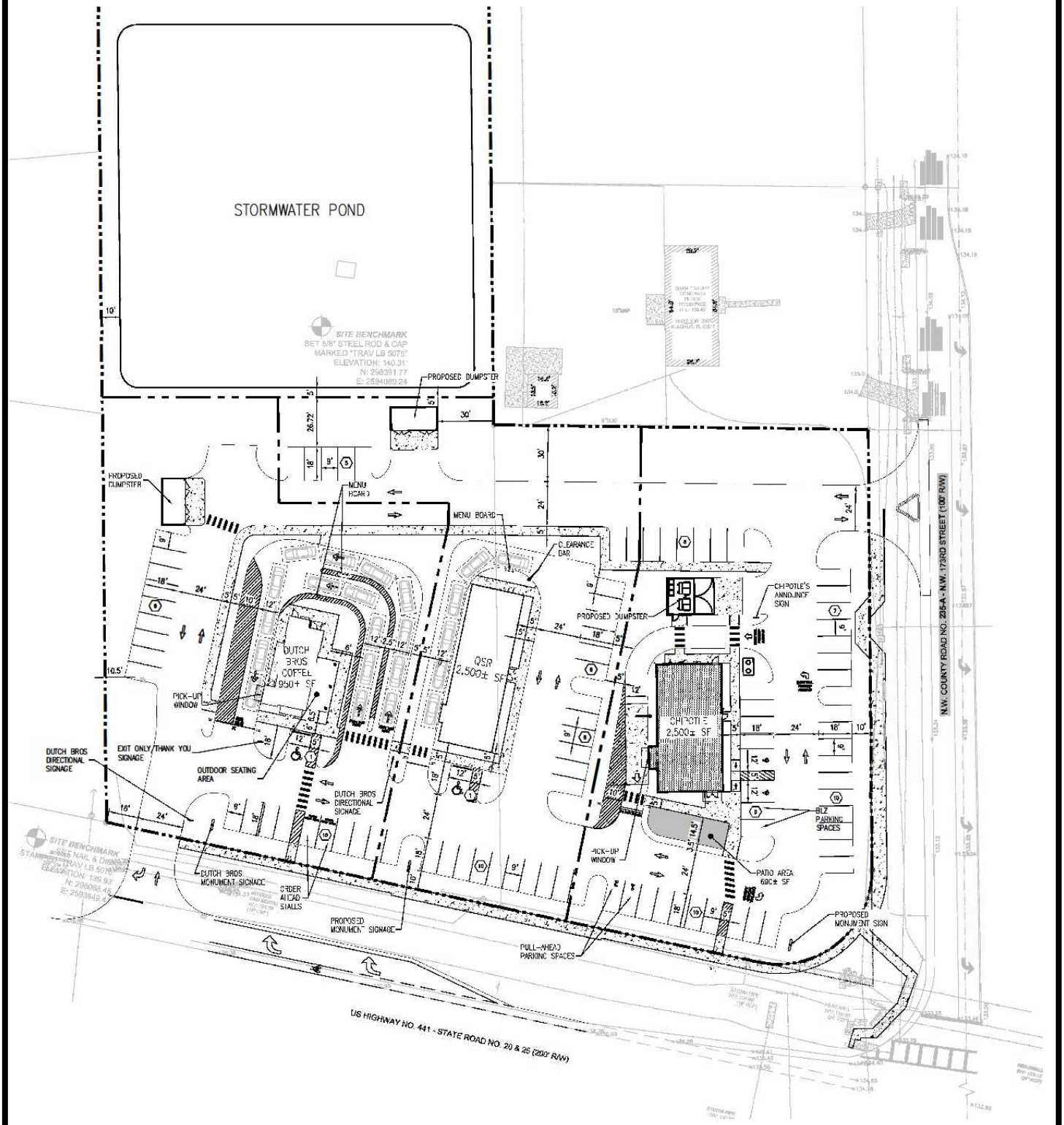
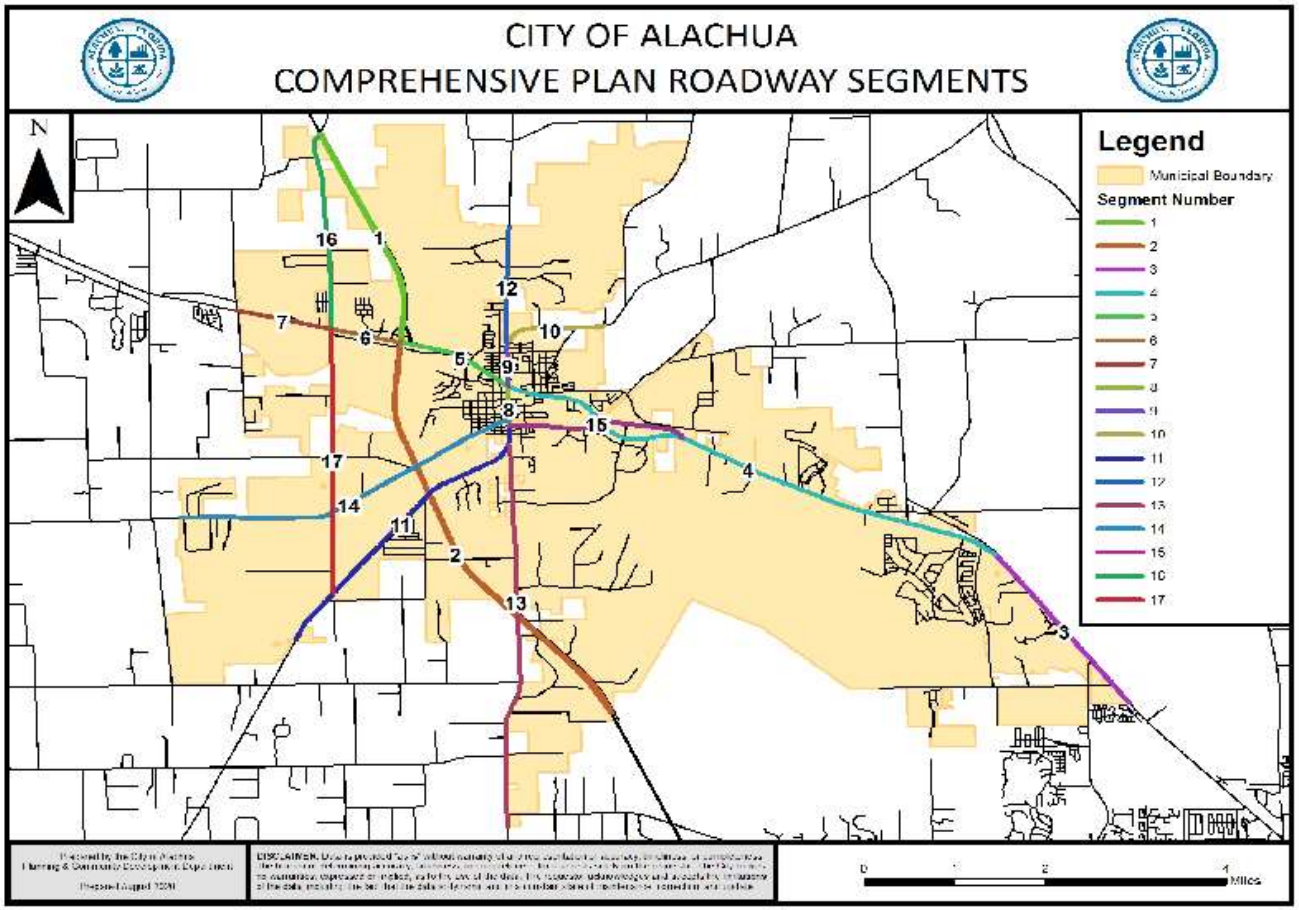

STORMWATER POND
SITE BENCHMARK
SET 5/8" STEEL ROD & CAP
MARKED "TRAV LB 5075"
ELEVATION: 140.31'
N: 298351.77'
E: 2594089.24'
PROPOSED DUMPSTER
MENU BOARD
CLEARANCE BAR
DUTCH BROS COFFEE 950± SF
QSR 2,500± SF
CHIPOTLE 2,500± SF
CHIPOTLE'S ANNO. INCF SIGN
PICK-UP WINDOW
EXIT ONLY/THANK YOU SIGNAGE
DUTCH BROS DIRECTIONAL SIGNAGE
OUTDOOR SEATING AREA
DUTCH BROS MONUMENT SIGNAGE
ORDER AHEAD STALLS
PROPOSED MONUMENT SIGNAGE
PULL-AHEAD PARKING SPACES
PATIO AREA 600± SF
BIZ PARKING SPACES
PROPOSED MONUMENT SIGN
N.W. COUNTY ROAD NO. 225A - N.W. 173RD STREET (100' R/W)
US HIGHWAY NO. 441 - STATE ROAD NO. 20 & 25 (200' R/W)



-e. - Roadway Segments	
ıdway nent*	Segment Description
Interstate	
-75 (32, 1)	From North City Limit to US 441
-75 (31, 2)	From US 441 to the South City Limit
State Roads	
⊦wy 441 (4127, 3)	From MPO Boundary to CR 25A East Intersection
⊦wy 441 (106, 4)	From CR 25A East Intersection to SR 235
U.S. Hwy 441 (107, 5)	From SR 235 to I-75
U.S. Hwy 441 (4107, 6)	From I-75 to CR 235A
⊦wy 441 (14, 7)	From CR 235A to NW 188th Street
! 235 (108, 8)	From NW 143rd Place to US 441
! 235 (109, 9)	From US 441 to NW 140th Street
SR 235 (4109/1439, 10)	From NW 140th Street to East City Limit
County Facilities	
ł 235 (11)	From NW 143rd Place to South City Limit
ł 241 (12)	From NW SR 235 to North City Limit
ł 241 (13)	From CR 235 to South City Limit
2054 (14)	From SR 235 to West City Limit
2054 (15)	From SR 235 to US 441
235A (16)	From US 441 to North City Limit
235A (17)	From US 441 to CR 235
*(FDOT Road Segment #, COA Comprehensive Plan #).	

EXISTING CONDITIONS ANALYSIS

An existing conditions analysis was conducted for the Comprehensive Plan roadway segments and study intersection utilizing existing traffic volumes and roadway geometry to establish their current operating conditions.

Roadway Segment Analysis

The existing Comprehensive Plan roadway segments are summarized in **Table 1**. As shown, the existing peak hour conditions analysis reveals that the roadway segments currently operate within their adopted Maximum Service Volumes (MSV). Relevant information from the City of Alachua February 2025 Development Monitoring Report is included in **Appendix B.**

Intersection Analysis

The study intersection was analyzed in accordance with the procedures of the *Highway Capacity Manual (HCM)* using the latest version of the *Highway Capacity Software (HCS)*. The capacity analysis at the intersections was performed using the existing intersection geometry and traffic volumes during the A.M. and P.M. peak hours. **Figure 3** depicts the existing A.M. and P.M. peak hour traffic volumes. The traffic counts were taken on March 25, 2025, when FDOT's seasonal factor was 0.98 and therefore were not adjusted. The intersection counts are included in **Appendix C** along with the FDOT's seasonal factor report. The intersection capacity analysis results are summarized in **Table 2,** which shows that the study intersection operates within the adopted Levels of Service standard during A.M. and P.M. peak hours. Detailed capacity analysis *w*orksheets are included in **Appendix D**.

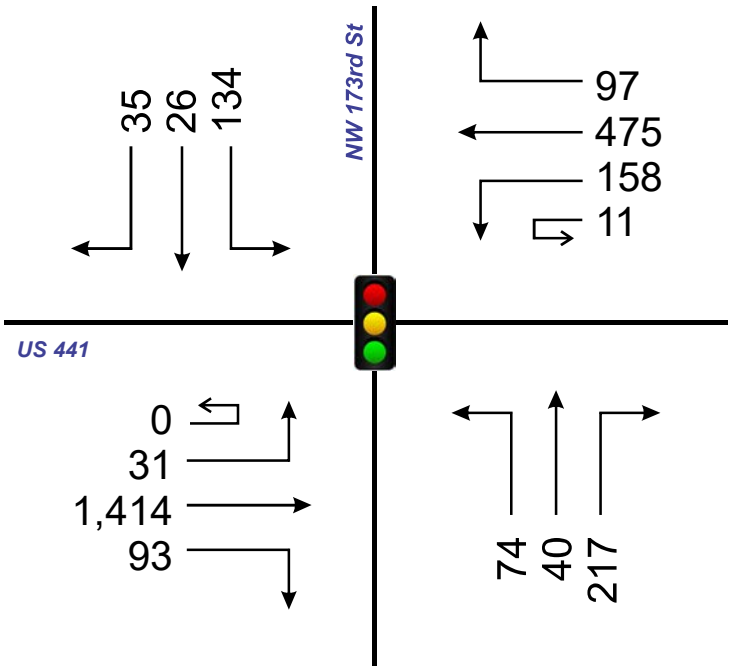
Table 2
Existing P.M. Intersection Capacity Analysis

Intersection	Control	Time Period	EB		WB		NB		SB		Overall	
			Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS
US 441 & NW 173rd St	Signal	A.M.	59.9	E	36.1	D	17.2	B	49.1	D	47.8	D
		P.M.	32.7	C	36.5	D	21.8	C	49.9	D	34.7	C

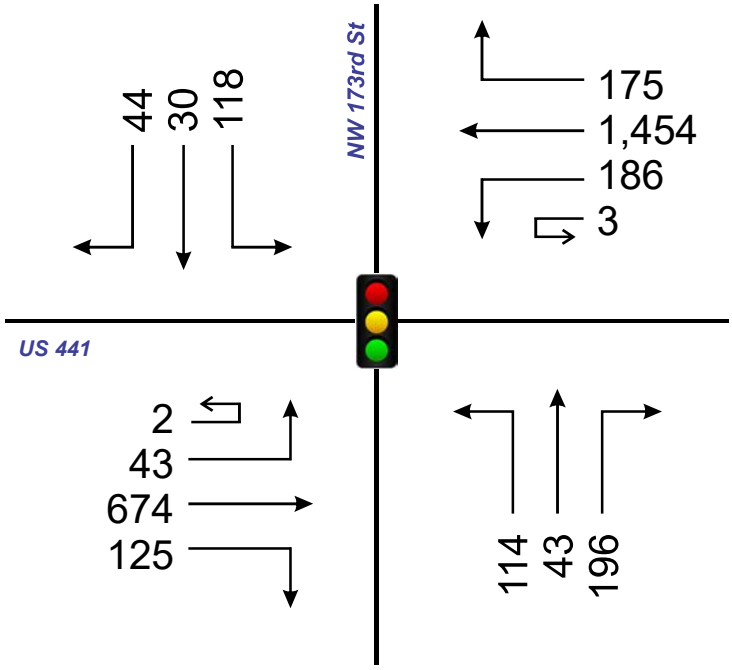
Table 1
Existing Comprehensive Plan Roadway Capacity Analysis – Peak Hour

Roadway	Segment	Comp Plan MSV[1]	Existing Pk Hr Demand[2]	Reserved Capacity	Available Capacity	Percentage of Permitted Design Capacity Utilized
I-75	From North City Limit to US 441	8,250	4,450	20	3,780	54.18%
I-75	From US 441 to South City Limit	8,250	5,282	26	2,942	64.34%
US Hwy 441	From MPO Boundary to CR 25A East Intersection	3,870	2,127	212	1,531	60.44%
US Hwy 441	From CR 25A East Intersection to SR 235	4,110	1,767	813	1,530	62.77%
US Hwy 441	From SR 235 to I -75	3,510	2,198	328	984	71.97%
US Hwy 441	From I-75 to CR 235A	3,510	2,711	515	284	91.91%
US Hwy 441	From CR 235A to NW 188th Street	3,870	2,076	363	1,431	63.02%
SR 235	From NW 143rd Place to US 441	1,290	809	0	481	62.71%
SR 235	From US 441 to NW 140th Street	1,290	691	38	561	56.51%
SR 235	From NW 140th Street to East City Limit	1,290	483	0	807	37.44%
CR 235	From NW 143rd Place to South City Limit	1,359	587	0	772	43.20%
CR241	From NW SR 235 to North City Limit	1,359	150	35	1,174	13.61%
CR 241	From CR 235 to South City Limit	1,881	591	232	1,058	43.74%
CR 2054	From SR 235 to West City Limit	1,359	237	66	1,056	22.32%
CR 2054	From SR 235 to US 441	1,359	395	76	888	34.68%
CR 235A	From US 441 to North City Limit	1,359	133	284	942	30.70%
CR 235A	From US 441 to CR 235	1,359	504	392	463	65.91%

(!)Based upon FDOT LOSPLAN 2012
(2)FDOT 2023 count data or Alachua County 2024 count data
(3)From City of Alachua February 2025 Development Monitoring Report, Table 8, included in Appendix B



A.M. Peak Hour



P.M. Peak Hour

PROPOSED DEVELOPMENT AND TRIP GENERATION

The proposed development consists of a Coffee Shop with a drive-through window and no indoor seating and two, 2,500 square foot fast food restaurants with drive through windows. To determine the impact of this development, an analysis of its trip generation characteristics was conducted. This included the determination of the trips to be generated as well as their distribution and assignment to the area roadways.

Trip Generation

Trip generation data was obtained from the 11th Edition of the Institute of Transportation Engineers (ITE) *Trip Generation Manual*. **Table 3** provides a summary of the trip generation for the proposed development. As indicated, the proposed development is projected to generate 1,127 net new daily trips, of which 116 and 70 will occur in the A.M. and P.M. peak hours, respectively. Copies of the ITE trip generation sheets are included in the study methodology in Appendix A.

Table 3
Trip Generation Summary

ITE Code	Land Use	Variable[1]	Daily Trips		A.M. Peak Hour Generation				P.M. Peak Hour Generation			
			Rate	Trips	Rate	Enter	Exit	Total	Rate	Enter	Exit	Total
938	Coffee Shop w/Drive Through & No indoor seating	1 DTL	179.00	179	39.31	20	20	40	15.08	8	7	15
934	Fast-Food Restaurant w/Drive Through	2.5 KSF	467.48	1,169	44.61	57	55	112	33.03	43	40	83
934	Fast-Food Restaurant w/Drive Through	2.5 KSF	467.48	1,169	44.61	57	55	112	33.03	43	40	83
	Sub-Total		**--**	**2,517**	**--**	**134**	**130**	**264**	**--**	**94**	**87**	**181**
	ITE 938 Pass-by Trips (AM=90%, Midday=84%,PM= 98% Daily=90.67%)[2]		--	162	---	18	18	36	---	8	7	15
	ITE 934 Pass-by Trips (AM=50%, PM =55%, Daily=52.5%)[2]		--	614	--	28	28	56	--	24	22	46
	ITE 934 Pass-by Trips (AM=50%, PM =55%, Daily=52.5%)[2]		--	614	--	28	28	56	--	24	22	46
	Pass-by Sub-Total		--	1,390	--	74	74	148	--	56	51	107
	Net New Trips		**---**	**1,127**	**---**	**60**	**56**	**116**	**---**	**38**	**36**	**74**

[1] KSF = 1,000 Square Feet, DTL = Drive Thru Lane [2]From ITE 11th Edition Pass-by Appendix

The Guidelines state that pass-by traffic shall not exceed 10% of the adjacent street traffic. **Table 4** presents an analysis of the pass-by trip reduction from US 441 and if it will exceed 10% of the respective A.M. and P.M. peak volumes, per the values from FDOT on-line count database. As can be seen, the background volumes on US 441 are greater than the pass-by trips generated by the development during the A.M. and P.M. peak hours, so no adjustments were made.

Table 4
Peak Hour Pass-By Traffic Consumption Verification – US 441

Background Trips[1]				Pass-By Trips		
Time Period	**Direction**	**US 441**	**10% of US 441**	**US 441 Enter**	**US 441 Exit**	**Equal to or less than 10% Requirement**
A.M.	EB	1,187	118	0	0	Yes
A.M.	WB	1,140	114	74	74	Yes
P.M.	EB	1,187	118	0	0	Yes
P.M.	WB	1,140	114	56	51	Yes

[1]From FDOT on-line County Station 260245, 2023 count.

Trip Distribution/Trip Assignment

A trip distribution pattern was estimated using the currently adopted Gainesville MPO Model. A Select Zone Analysis (SZA) was conducted by modifying the network to include a Traffic Analysis Zone (TAZ) representing the proposed project and the model's socio-economic data updated to reflect the proposed project buildout. The distribution pattern is illustrated in **Figure 5** and the model plot outputs are provided in Appendix A. Utilizing this distribution, the development project trips were assigned to the area roadways.

Westside Commons
Project № 6064
Figure 5
Page 10

Project Trip Distribution

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PROJECTED TRAFFIC CONDITIONS

Projected traffic conditions were assessed in order to evaluate the impact of the proposed development within its area of influence. The projected conditions were estimated by combining the P.M. peak hour project trips with background traffic volumes.

Background Traffic Projections

Background traffic volumes are determined by expanding existing peak hour traffic volumes to the buildout year using an annual growth rate. A historical trend analysis was conducted using the Annual Average Daily Traffic (AADT) data obtained from FDOT on-line Traffic database for the area roadways. As provided in the Study Methodology in Appendix A, the historical trend analysis for US 441 averaged 3.70% per year. This growth rate was applied to the existing traffic volumes as appropriate in order to determine the projected background volumes in the project buildout year of 2026.

Roadway Segment Analysis

The projected Comprehensive Plan roadway segment analysis was performed by comparing the total projected peak hour traffic volume of each segment with the respective capacity. The peak hour analysis, as summarized in **Table 5,** revealed that all the study roadway segments will operate within the adopted LOS standards similar to existing conditions upon buildout of the development.

Intersection Analysis

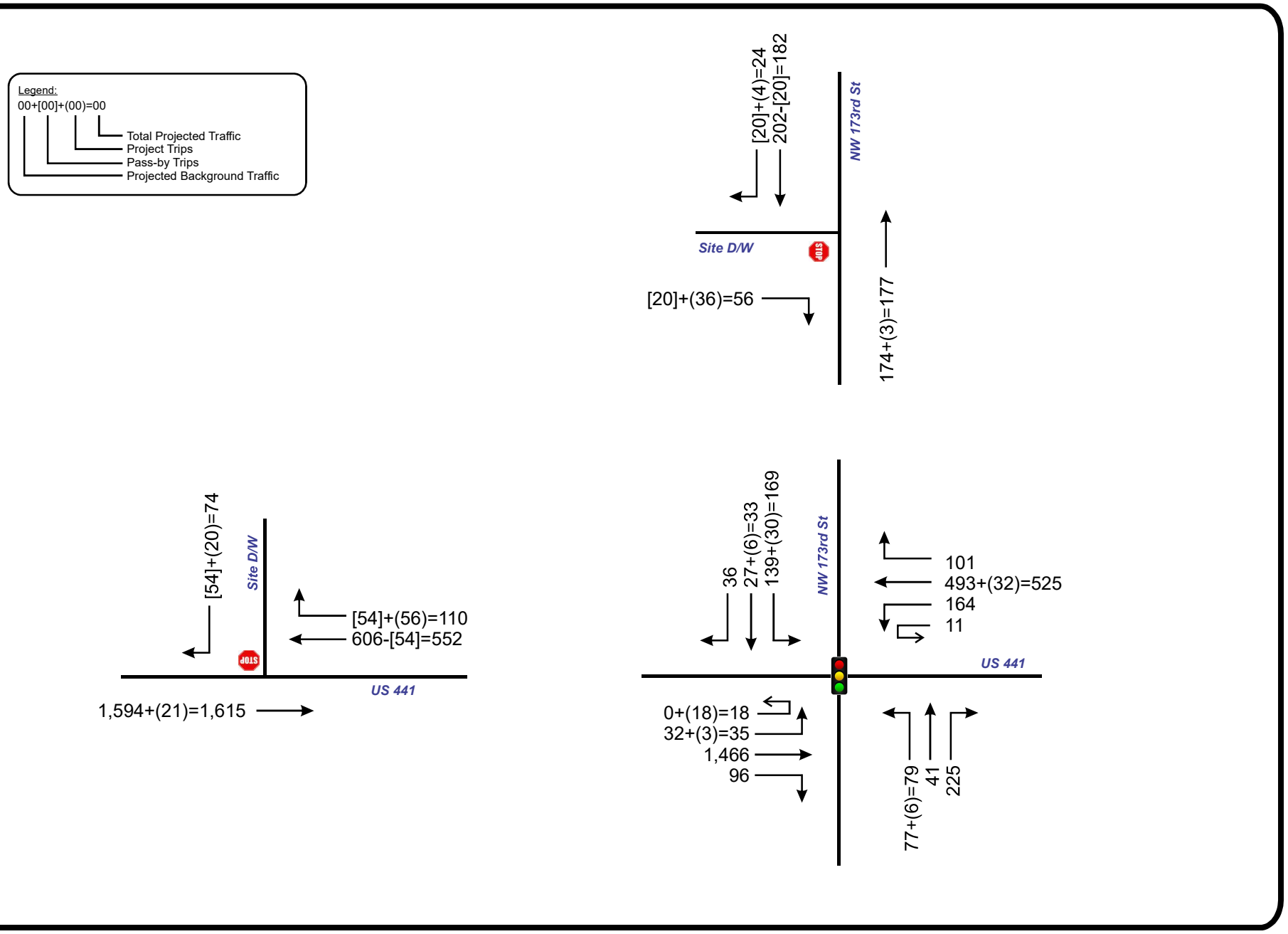
To assess the projected operating conditions at the study intersections, intersection capacity analyses were conducted using the *Highway Capacity Software (HCS)*. Total A.M. and P.M. peak hour traffic volumes were determined by combining background traffic and project trips. **Figures 6 and 7** show the projected A.M. and P.M. peak hour intersection turning movements, respectively, for the study intersections and site access driveways. The projected Levels of Service are summarized in **Table 6.** Detailed HCS analysis worksheets are included in **Appendix E**. The analysis indicates that the study intersections and site access driveway will operate at overall satisfactory Levels of Service, similar to existing conditions upon build out of the development.

Table 5
Projected Comprehensive Plan Roadway Segment Capacity Analysis

Roadway	Segment	Com Plan MSV	Existing Pk Hr Demand	Reserved Capacity	Trip Dist	Project Demand	Available Capacity	Percentage of Permitted Design Capacity Utilized
I-75	From North City Limit to US 441	8,250	4,450	20	0%	0	3,780	54.18%
I-75	From US 441 to South City Limit	8,250	5,282	26	16%	19	2,923	64.57%
US Hwy 441	From MPO Boundary to CR 25A East Intersection	3,870	2,127	212	8%	9	1,522	60.67%
US Hwy 441	From CR 25A East Intersection to SR 235	4,110	1,767	813	15%	17	1,513	63.19%
US Hwy 441	From SR 235 to I -75	3,510	2,198	328	38%	44	940	73.22%
US Hwy 441	From I-75 to CR 235A	3,510	2,711	515	54%	63	221	93.70%
US Hwy 441	From CR 235A to NW 188th Street	3,870	2,076	363	30%	35	1,396	63.93%
SR 235	From NW 143rd Place to US 441	1,290	809	0	4%	5	476	63.10%
SR 235	From US 441 to NW 140th Street	1,290	691	38	4%	5	556	56.90%

Table 5 continued
Projected Comprehensive Plan Roadway Segment Capacity Analysis

Roadway	Segment	Com Plan MSV	Existing Pk Hr Demand	Reserved Capacity	Trip Dist	Project Demand	Available Capacity	Percentage of Permitted Design Capacity Utilized
SR 235	From NW 140th Street to East City Limit	1,290	483	0	2%	2	805	37.60%
CR 235	From NW 143rd Place to South City Limit	1,359	587	0	4%	5	767	43.56%
CR241	From NW SR 235 to North City Limit	1,359	150	35	1%	1	1,173	13.69%
CR 241	From CR 235 to South City Limit	1,881	591	232	3%	3	1,055	43.91%
CR 2054	From SR 235 to West City Limit	1,359	237	66	1%	1	1,055	22.37%
CR 2054	From SR 235 to US 441	1,359	395	76	1%	1	887	34.73%
CR 235A	From US 441 to North City Limit	1,359	133	284	6%	7	935	31.20%
CR 235A	From US 441 to CR 235	1,359	504	392	10%	12	451	66.81%



Projected A.M. Peak Hour Turning Movement Counts

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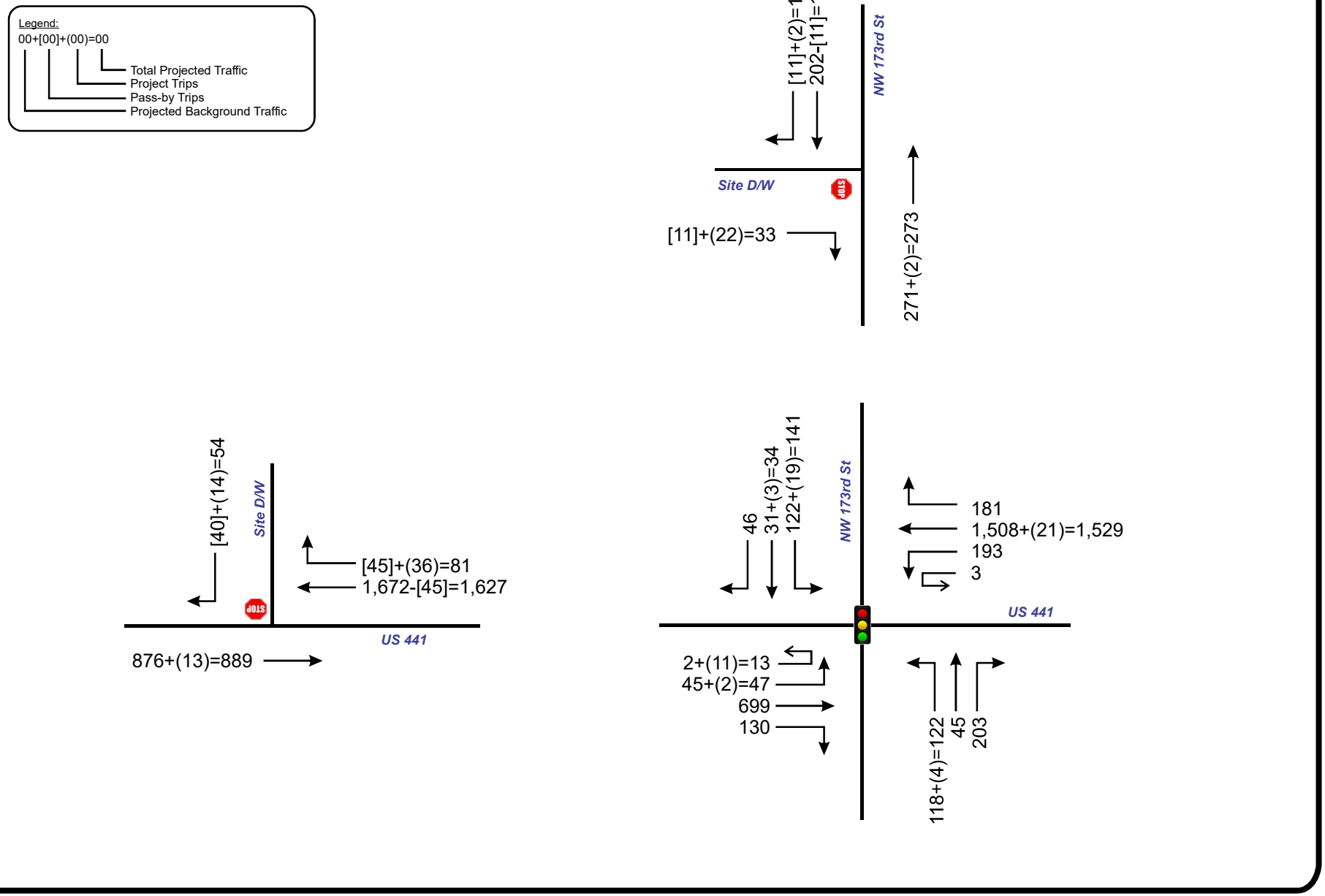

Westside Commons
Project № 6064
Figure 7
Page 15

Projected P.M. Peak Hour Turning Movement Counts

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NTS

Table 6
Projected A.M. and P.M. Intersection Capacity Analysis

Intersection	Control	Time Period	EB		WB		NB		SB		Overall	
			Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS
US 441 & NW 173rd St	Signal	A.M.	71.9	E	36.7	D	17.4	B	50.4	D	54.5	D
		P.M.	34.1	C	39.3	D	22.2	C	50.7	D	36.8	D
US 441 & Site Driveway-Right in / Right out	Stop	A.M.	--	--	--	--	--	--	10.8	B	--	--
		P.M.	--	--	--	--	--	--	20.4	C	--	--
NW 173rd St & Site Driveway	Stop	A.M.	9.2	A	--	--	--	--	--	--	--	--
		P.M.	9.0	A	--	--	--	--	--	--	--	--

Turn Warrant Analysis

Access to the site is proposed via two driveways, a right in / right out driveway on US 441 and a right in / right out driveway NW 173rd Street. To determine the need for separate right turn lanes, a turn lane analysis was conducted at the proposed site access driveways using the guidelines of *NCHRP Report 457 – Evaluating Intersection Improvements: An Engineering Study Guide*. Based upon these guidelines, a separate westbound right turn lane is warranted for the US 441 driveway connection. The NW 173rd driveway connection does not warrant a separate right turn lane. The turn lane warrant charts are included in **Appendix F.**

To determine the length of the westbound right turn lane at the site driveway and US 441, the intersection analysis was utilized as follows:

Right turn lane length (TL) = Deceleration Distance (DD) + Queue Length (QL)

DD = 185 feet for posted speed of 45 mph (As per FDOT FDM 212)

QL = 0.7 * 25.0 = 17.5 feet (Use 0 feet, per FDOT coordination)

TL = 185 + 0 = 185 feet

The westbound right turn lane length should be a minimum of 185 feet in order to serve the site upon completion.

STUDY CONCLUSIONS

This traffic analysis was performed to assess the impact of the proposed Westside Commons development, located in the northwest quadrant of the intersection of US 441 and NW 173rd Street, in the City of Alachua, Florida. The proposed development will consist of a Coffee Shop with drive through window and no indoor seating and two, 2,500 square foot fast food restaurants with drive through windows. The site is accessed via two driveways, a right in / right out driveway on US 441, and a right in / right out driveway on NW 173rd Street. The project is anticipated to be built by the end of 2026. The results of the study as documented herein are summarized below:

- The proposed development is projected to generate 1,127 net new daily trips, of which 116 and 70 trips will occur in the A.M. and P.M. peak hours, respectively.

- The Comprehensive Plan roadway segment analysis indicated that all of the segments currently operate at acceptable Levels of Service. At project build out, all of the roadway segments will continue to operate within their capacity similar to existing conditions.

- The intersection analysis indicated that the study intersection currently operates at acceptable Levels of Service. The study intersection and project driveways will continue to operate satisfactorily upon the addition of background and project trips.

- Access to the site will be provided via two driveways, a right in / right out driveway on US 441 and a right in / right out driveway on NW 173rd Street. The site access driveways are projected to operate satisfactorily at project buildout. Based upon NCHRP 457, a westbound right turn lane is warranted for the US 441 driveway. The length should be a minimum of 185feet, which includes a 50-foot taper. The NW 173rd Street driveway does not warrant a separate right turn lane.

APPENDICES

APPENDIX A

Methodology Coordination

Jay Davoll

From: Jay Davoll
Sent: Monday, March 10, 2025 8:41 AM
To: Carson J. Crockett
Cc: Rita Merhi; Turgut Dervish; Nick Jones; Chris Blurton
Subject: RE: Alachua Retail Center Traffic Impact Analysis Methodology, City of Alachua TPD # 6064

Good morning,

Thanks for taking my call this morning and clarifying that the study methodology is approved.

We will schedule data collection and move forward with the analysis.

Thanks again and have a great day.

Jay Davoll, P.E.
Traffic Planning and Design, Inc.
535 Versailles Drive
Maitland, Florida 32751

P. 407-628-9955
Email. Jay@tpdtraffic.com

From: Carson J. Crockett <ca_crockett@cityofalachua.org>
Sent: Tuesday, March 4, 2025 8:22 AM
To: Jay Davoll <jay@tpdtraffic.com>
Cc: Rita Merhi <rita@tpdtraffic.com>; Turgut Dervish <turgut@tpdtraffic.com>; Nick Jones <nick@alakai-capital.com>; Chris Blurton <CBlurton@interplanllc.com>
Subject: RE: Alachua Retail Center Traffic Impact Analysis Methodology, City of Alachua TPD # 6064

Jay,

See the attached concurrency monitoring report from the City. The report also contains the segment map.

City of ALACHUA
the good life community

CARSON J.CROCKETT
Planner
386.418.6137
ccrockett@cityofalachua.org
www.cityofalachua.org

City Hall is open 7:30am – 6:00pm, Monday through Thursday.
Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

From: Jay Davoll <jay@tpdtraffic.com>
Sent: Monday, March 3, 2025 9:26 AM
To: Carson J. Crockett <ca_crockett@cityofalachua.org>; Brendaflieger@Cityofalachua.org
Cc: Rita Merhi <rita@tpdtraffic.com>; Turgut Dervish <turgut@tpdtraffic.com>; Nick Jones <nick@alakai-capital.com>; Chris Blurton <CBlurton@interplanllc.com>
Subject: Alachua Retail Center Traffic Impact Analysis Methodology, City of Alachua TPD # 6064

Good morning Carson,

Thanks for speaking with me last week concerning the City of Alachua Traffic Impact Analysis (TIA) study requirements.

Please find attached the Alachua Retail Center TIA Methodology. The site is located in the northwest quadrant of the intersection of US 441 and NW 173rd Street.

Please review and let me know if you have any questions.
Also, please send me your latest version of the City of Alachua Concurreny Database and segment map.

Thanks,

Jay Davoll, P.E.
Traffic Planning and Design, Inc.
535 Versailles Drive
Maitland, Florida 32751

P. 407-628-9955
Email. Jay@tpdtraffic.com

M E M O R A N D U M

TO: Carson Crockett, City Planner
City of Alachua

FROM: Turgut Dervish, P.E.
Jay Davoll, P.E.

DATE: March 3, 2025

RE: Traffic Impact Analysis Methodology
City of Alachua, City of Alachua
TPD No. 6064

The following is an outline of the proposed methodology for the Traffic Impact Study for the Alachua Retail Center in the City of Alachua, Florida. The project site is located in the northwest quadrant of the intersection of US 441 and NW 173rd Street. **Figure 1** depicts the site location and the area roadways.

1. Proposed Development

The proposed development is for a Coffee Shop with drive through window and no indoor seating and two (2) fast-food restaurants with drive through windows. Access to the site is proposed via two driveways, a right in / right out access on US 441 and a full access driveway on NW 173rd Street. **Figure 2** depicts the conceptual site plan and its access configuration.

2. Trip Generation

Trip generation data from the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 11th Edition* will be used for the trip generation estimation of the development. **Table 1** provides a summary of the trip generation for the proposed development calculated with the ITE data.

The project is expected to generate a total of 1,127 net new daily trips, of which 116 will occur during the A.M. peak hour and 70 will occur during P.M. peak hour. The ITE trip generation worksheets are included in **Attachment A**.

Alachua Retail Center
Project № 6064
Figure 1
Page 2

Site Location

N
NTS

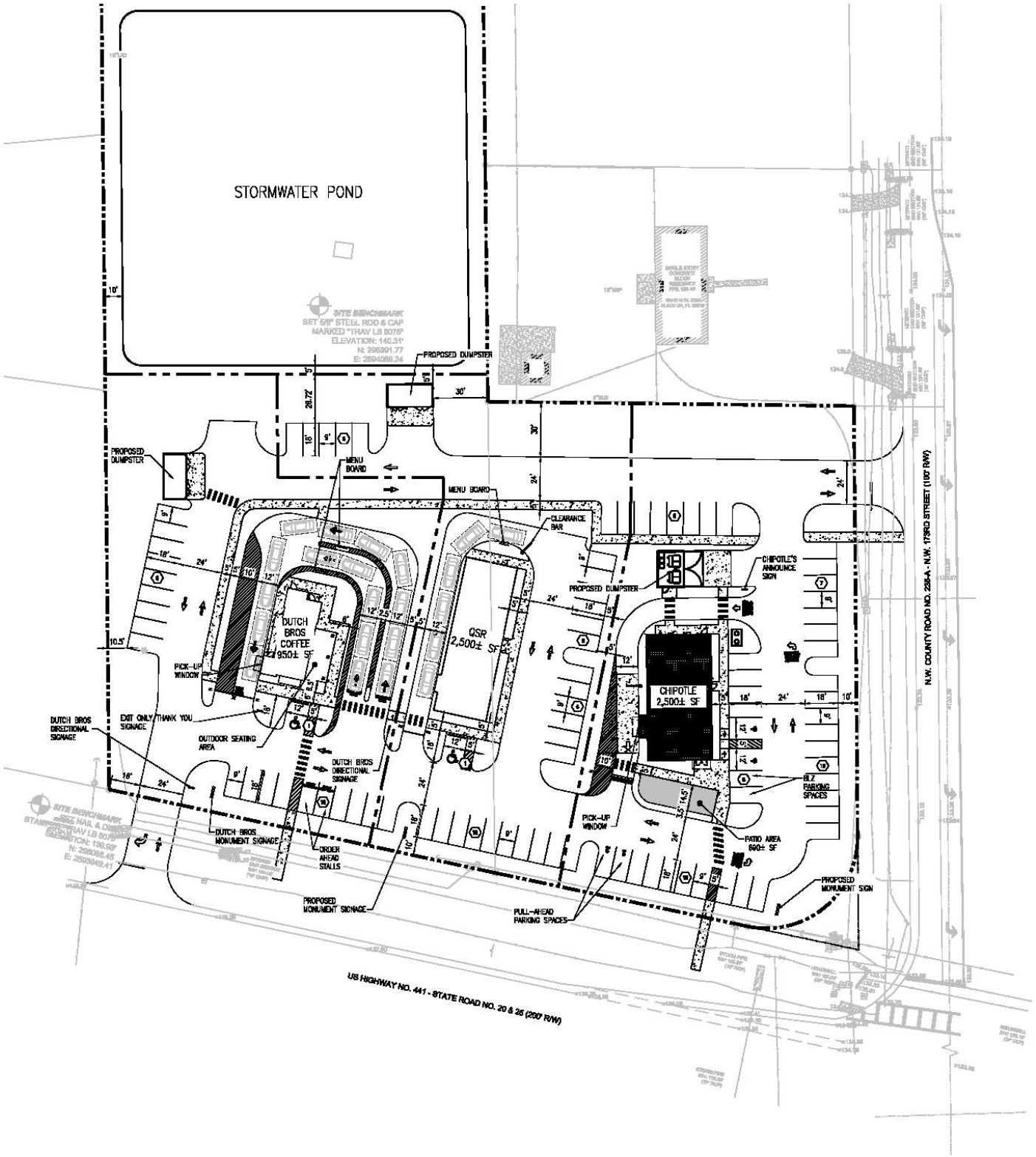

STORMWATER POND
SITE BENCHMARK
SET 5/8" STEEL ROD & CAP
MARKED "TRAV LB 8076"
ELEVATION: 140.31'
N: 298991.77
E: 2894099.24
PROPOSED DUMPSTER
MENU BOARD
CLEARANCE BAR
CHIPOTLE'S ANNOUNCE SIGN
DUTCH BROS COFFEE 950± SF
QSR 2,500± SF
CHIPOTLE 2,500± SF
PICK-UP WINDOW
DUTCH BROS DIRECTIONAL SIGNAGE
EXIT ONLY THANK YOU SIGNAGE
OUTDOOR SEATING AREA
DUTCH BROS MONUMENT SIGNAGE
ORDER AHEAD STALLS
PROPOSED MONUMENT SIGNAGE
PULL-AHEAD PARKING SPACES
81 PARKING SPACES
PATIO AREA 660± SF
PROPOSED MONUMENT SIGN
N.W. COUNTY ROAD NO. 235-A - N.W. 173RD STREET (100' R/W)
US HIGHWAY NO. 441 - STATE ROAD NO. 20 & 25 (200' R/W)

Table 1
Trip Generation Calculation Summary

ITE Code	Land Use	Variable	Daily Trips		A.M. Peak Hour Generation				P.M. Peak Hour Generation			
			Rate	Trips	Rate	Enter	Exit	Total	Rate	Enter	Exit	Total
938	Coffee Shop w/Drive Through & No indoor seating	1 DTL	179.00	179	39.31	20	20	40	15.08	8	7	15
934	Fast-Food Restaurant w/Drive Through	2.5 KSF	467.48	1,169	44.61	57	55	112	33.03	43	40	83
934	Fast-Food Restaurant w/Drive Through	2.5 KSF	467.48	1,169	44.61	57	55	112	33.03	43	40	83
Sub-Total			**--**	**2,517**	**--**	**134**	**130**	**264**	**--**	**94**	**87**	**181**
ITE 938 Pass-by Trips (AM=90%, Midday=84%,PM= 98% Daily=90.67%)			--	162	---	18	18	36	---	8	7	15
ITE 934 Pass-by Trips (AM=50%, PM =55%, Daily=52.5%)			--	614	--	28	28	56	--	24	22	46
ITE 934 Pass-by Trips (AM=50%, PM =55%, Daily=52.5%)			--	614	--	28	28	56	--	24	22	46
Pass-by Sub-Total			--	1,390	--	74	74	148	--	56	55	111
Net New Trips			**---**	**1,127**	**---**	**60**	**56**	**116**	**---**	**38**	**32**	**70**

[1] KSF = 1,000 Square Feet [2] VFP = Vehicle Fueling Position

The pass-by trips were evaluated to verify that they do not exceed 10% of the adjacent street traffic. The traffic count volume was obtained from FDOT on-line AADT Traffic Report, excerpts provided in **Attachment B**. **Table 2** presents an analysis of the pass-by trip reduction from US 441 if it exceeds 10% of the respective A.M. and P.M. peak volumes. The project pass-by trips on US 441 utilized the existing count distribution. As can be seen, 10% of the background volume on US 441 is greater than the pass-by trips generated by the development during the A.M. and P.M. peak hours, so no adjustments were made.

Table 2
P.M. Peak Hour Pass-By Traffic Consumption Verification

Background Trips[1]				Pass-By Trips		
Time Period	Direction	US 441	10% of US 441	US 441 Enter	US 441 Exit	Equal to or less than 10% Requirement
A.M.	EB	1,187	118	0	0	Yes
A.M.	WB	1,140	114	74	74	Yes
P.M.	EB	1,187	118	0	0	Yes
P.M.	WB	1,140	114	56	55	Yes

[1]From FDOT on-line County Station 260245, 2023 count.

3. Trip Distribution

The trip distribution pattern for the proposed project was estimated utilizing the currently adopted Gainesville MPO Model. A Select Zone Analysis (SZA) was conducted by modifying the model network to include a Traffic Analysis Zone (TAZ) representing the proposed project and the model's socio-economic data updated to reflect the proposed project buildout. The trip distribution is shown in **Figure 3.** The model distribution plot is included in **Attachment C**.

4. Impact Area

As per City of Alachua Guidelines, the study area includes all the concurrency roadway segments within ½ mile (0.50) and any roadway that the project exceeds 5% of its level of service capacity along with the significant intersections within one-quarter (0.25) mile of the development. The following roadway segments and intersections are proposed to be included in the analysis:

The roadway segments will be included in the analysis:

- US 441, East of NW 173rd Street
- US 441, West of NW 173rd Street
- NW 173rd Street, North of US 441
- NW 173rd Street, South of US 441

The intersections to be included in the area analysis are:

- US 441 & NW 173rd Street
- Project Site Driveways

Note: Additional roadway segments and intersections will be added depending upon a significant analysis of the City of Alachua Concurrency Database.

Alachua Retail Center
Project № 6064
Figure 3
Page 6

Project Trip Distribution

N
NTS

5. Traffic Impact Assessment

a) Roadway

- Obtain existing traffic volumes for the study roadway segment from the turning movement counts at the study intersections for use in the traffic analysis.
- Background traffic will be determined with the use of an annual growth rate obtained from historical AADT in the vicinity of the project. From FDOT on-line, US 441 and NW 173rd Street have an average growth rate of 3.70% per year, which will be applied. Trend analysis worksheets are provided in **Attachment D**.
- Combine project traffic with background traffic to obtain total traffic volumes.
- Perform P.M. peak hour/peak direction roadway analyses utilizing Alachua County LOS standards.

b) Intersections

- Conduct intersection counts during the A.M. and P.M. peak period at the study intersections.
- Determine background traffic with the use of an annual growth rate. As developed for the roadway segment analysis, 3.70 % per year will be utilized.
- Turn lane analysis, access analysis and multi-modal assessment will be evaluated.
- Combine project traffic with background traffic to obtain total traffic.
- Perform intersection capacity analysis utilizing the HCM/HCS operational analysis procedures for the A.M. and P.M. peak hour.

6. Traffic Report

Prepare traffic report summarizing study procedures, analyses and recommendations.
If you have any questions or concerns, please contact us at (407) 628-9955.

Attachment A

Trip Generation Sheets

Coffee/Donut Shop with Drive-Through Window and No Indoor Seating (938)

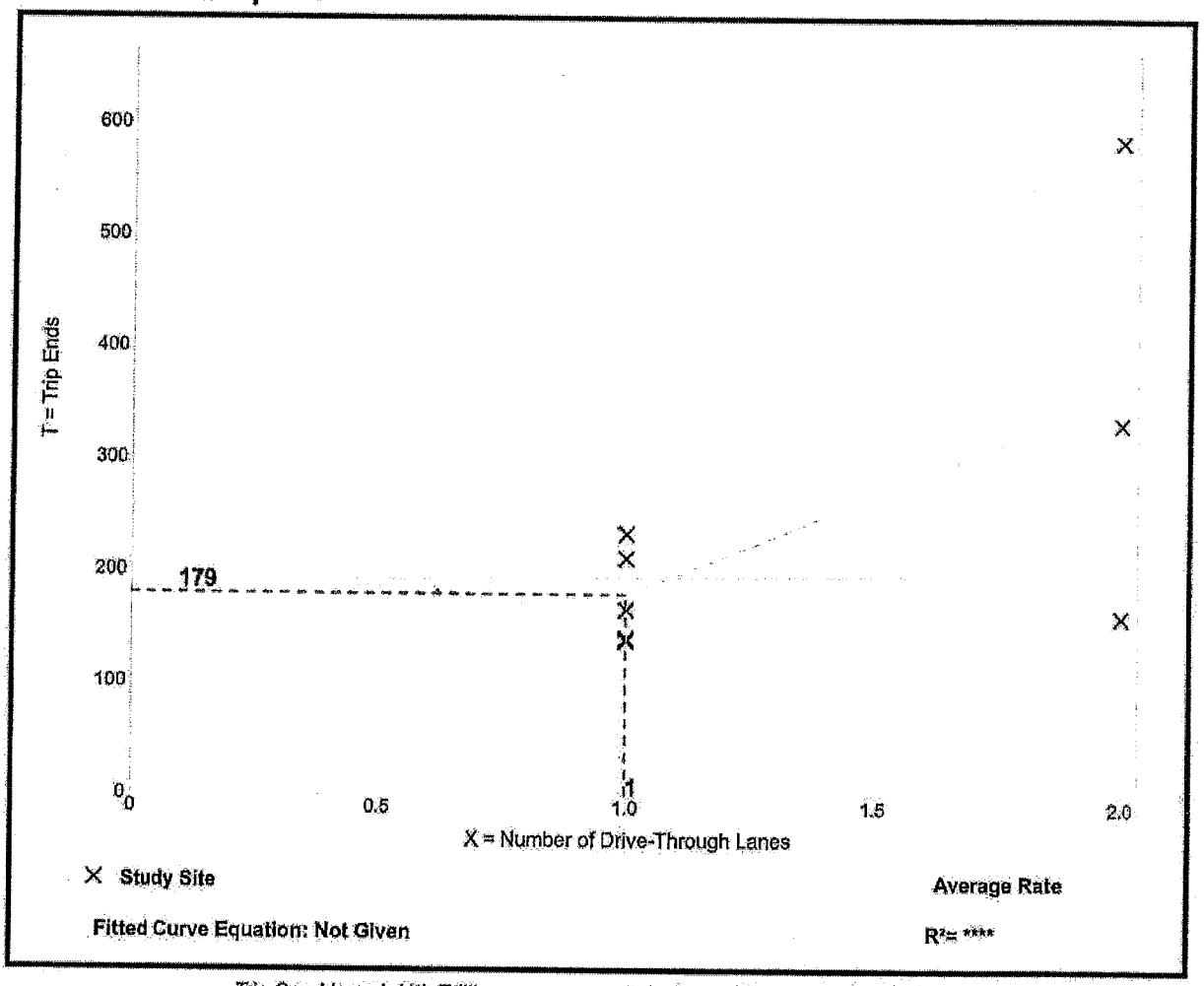
Vehicle Trip Ends vs: **Drive-Through Lanes**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 8
Avg. Num. of Drive-Through Lanes: 1
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Drive-Through Lane

Average Rate	Range of Rates	Standard Deviation
179.00	80.00 - 293.00	74.48

Data Plot and Equation



Trip Gen Manual, 11th Edition • Institute of Transportation Engineers

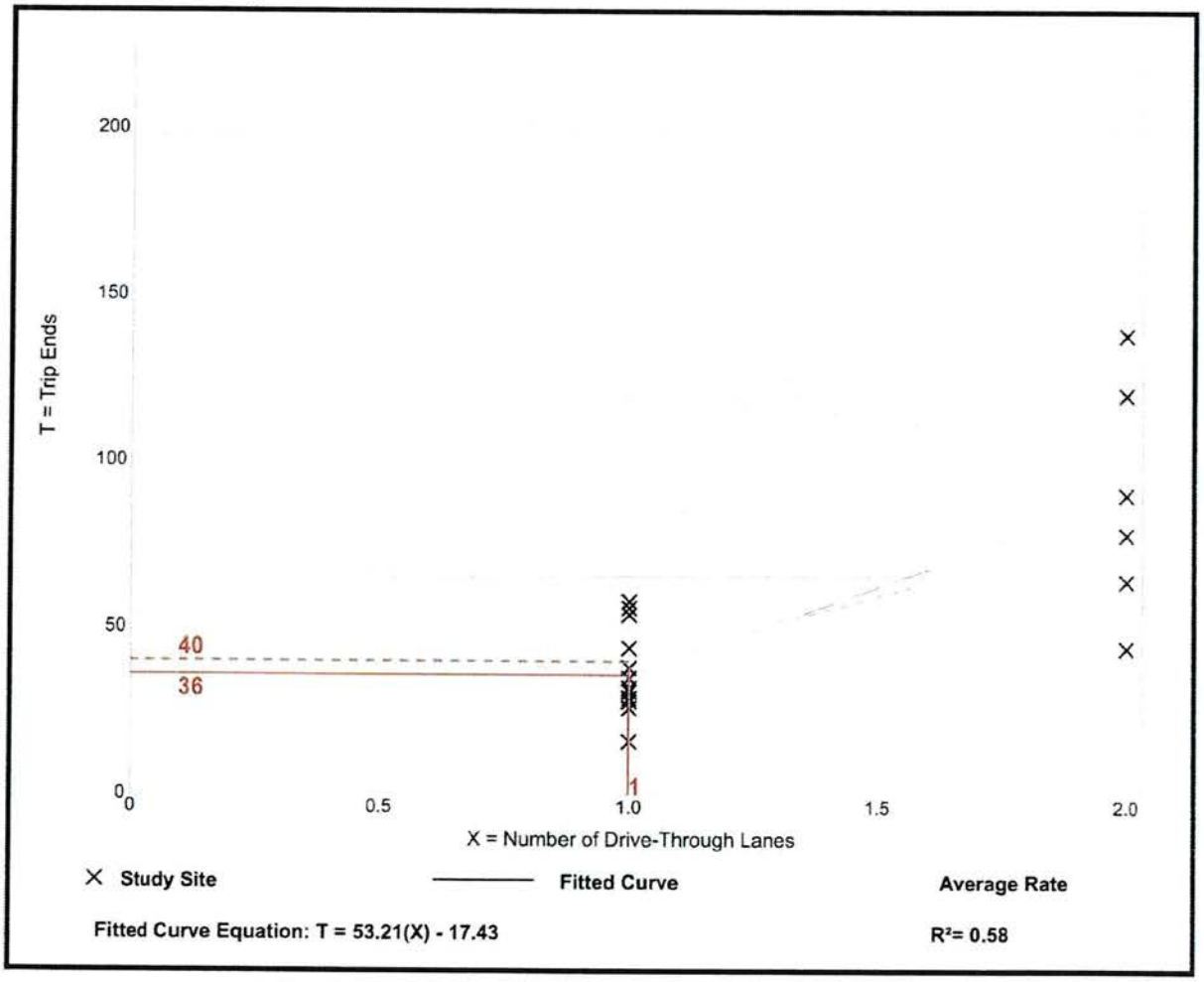
Coffee/Donut Shop with Drive-Through Window and No Indoor Seating (938)

Vehicle Trip Ends vs: **Drive-Through Lanes**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 20
Avg. Num. of Drive-Through Lanes: 1
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Drive-Through Lane

Average Rate	Range of Rates	Standard Deviation
39.81	16.00 - 69.00	15.44

Data Plot and Equation



Trip Gen Manual, 11th Edition • Institute of Transportation Engineers

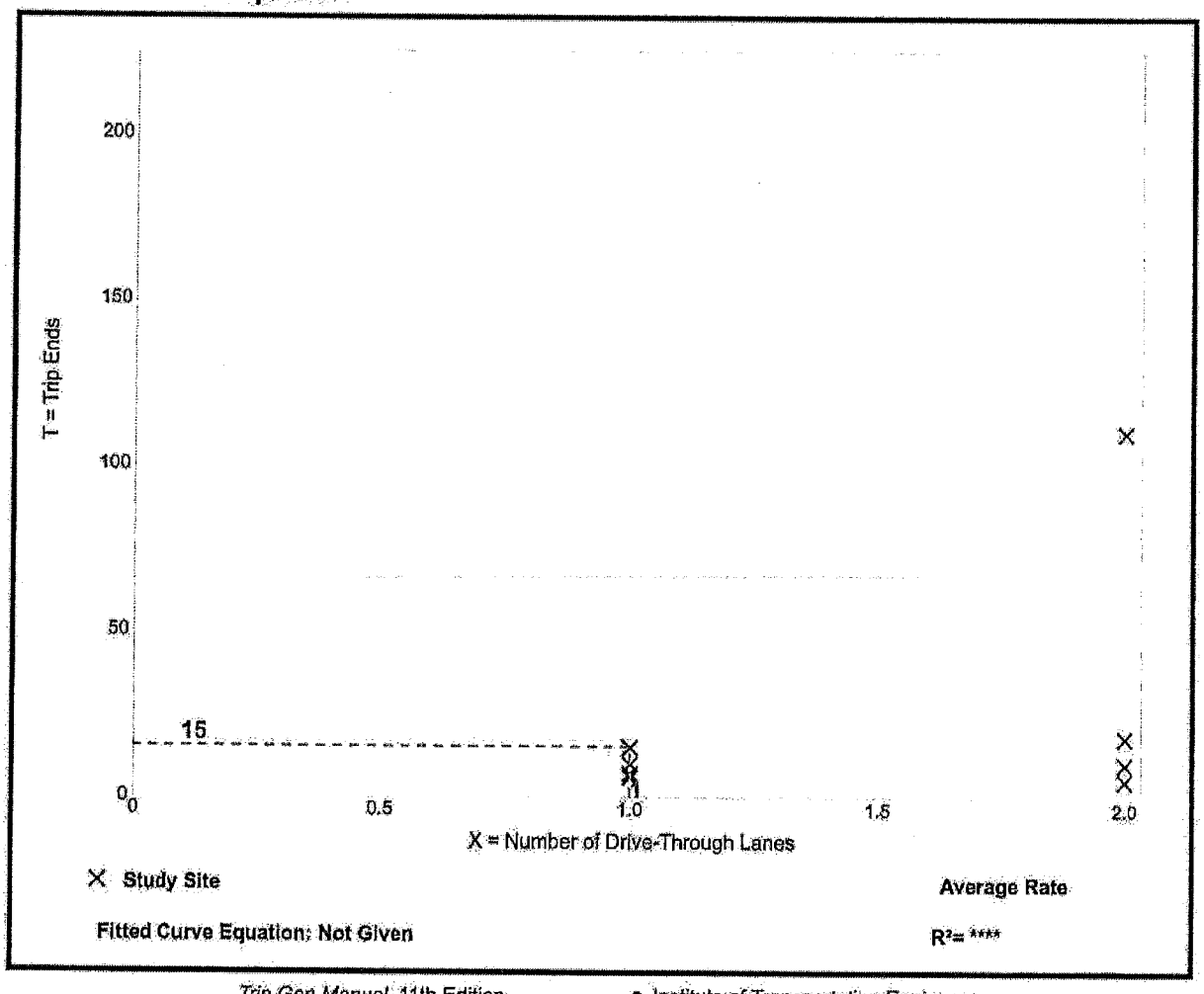
Coffee/Donut Shop with Drive-Through Window and No Indoor Seating (938)

Vehicle Trip Ends vs: **Drive-Through Lanes**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 8
Avg. Num. of Drive-Through Lanes: 2
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Drive-Through Lane

Average Rate	Range of Rates	Standard Deviation
15.08	2.50 - 55.00	19.41

Data Plot and Equation



Trip Gen Manual, 11th Edition • Institute of Transportation Engineers

Vehicle Pass-By Rates by Land Use

Source: ITE *Trip Generation Manual*, 11th Edition

Land Use Code	938
Land Use	Coffee/Donut Shop with Drive-Through Window and No Indoor Seating
Setting	General Urban/Suburban
Time Period	Weekday AM Peak Period
# Data Sites	3
Average Pass-By Rate	90%

Pass-By Characteristics for Individual Sites

Drive-Through Lanes	State or Province	Survey Year	# Interviews	Pass-By Trip (%)	Non-Pass-By Trips			Adj Street Peak Hour Volume	Source
					Primary (%)	Diverted (%)	Total (%)		
1	Washington	1997	—	83	—	—	17	—	18
1	Oregon	1998	—	95	—	—	5	—	18
1	Washington	1998	—	92	—	—	8	—	18

Vehicle Pass-By Rates by Land Use

Source: ITE *Trip Generation Manual*, 11th Edition

Land Use Code	938
Land Use	Coffee/Donut Shop with Drive-Through Window and No Indoor Seating
Setting	General Urban/Suburban
Time Period	Weekday Midday
# Data Sites	3
Average Pass-By Rate	84%

Pass-By Characteristics for Individual Sites

Drive-Through Lanes	State or Province	Survey Year	# Interviews	Pass-By Trip (%)	Non-Pass-By Trips			Adj Street Peak Hour Volume	Source
					Primary (%)	Diverted (%)	Total (%)		
1	Washington	1997	—	73	—	—	27	—	18
1	Oregon	1998	—	100	—	—	0	—	18
1	Washington	1998	—	78	—	—	22	—	18

Vehicle Pass-By Rates by Land Use

Source: ITE *Trip Generation Manual*, 11th Edition

Land Use Code	938
Land Use	Coffee/Donut Shop with Drive-Through Window and No Indoor Seating
Setting	General Urban/Suburban
Time Period	Weekday PM Peak Period
# Data Sites	2
Average Pass-By Rate	98%

Pass-By Characteristics for Individual Sites

Drive-Through Lanes	State or Province	Survey Year	# Interviews	Pass-By Trip (%)	Non-Pass-By Trips			Adj Street Peak Hour Volume	Source
					Primary (%)	Diverted (%)	Total (%)		
1	Washington	1997	—	100	—	—	0	—	18
1	Oregon	1998	—	95	—	—	5	—	18

Fast-Food Restaurant with Drive-Through Window
(934)

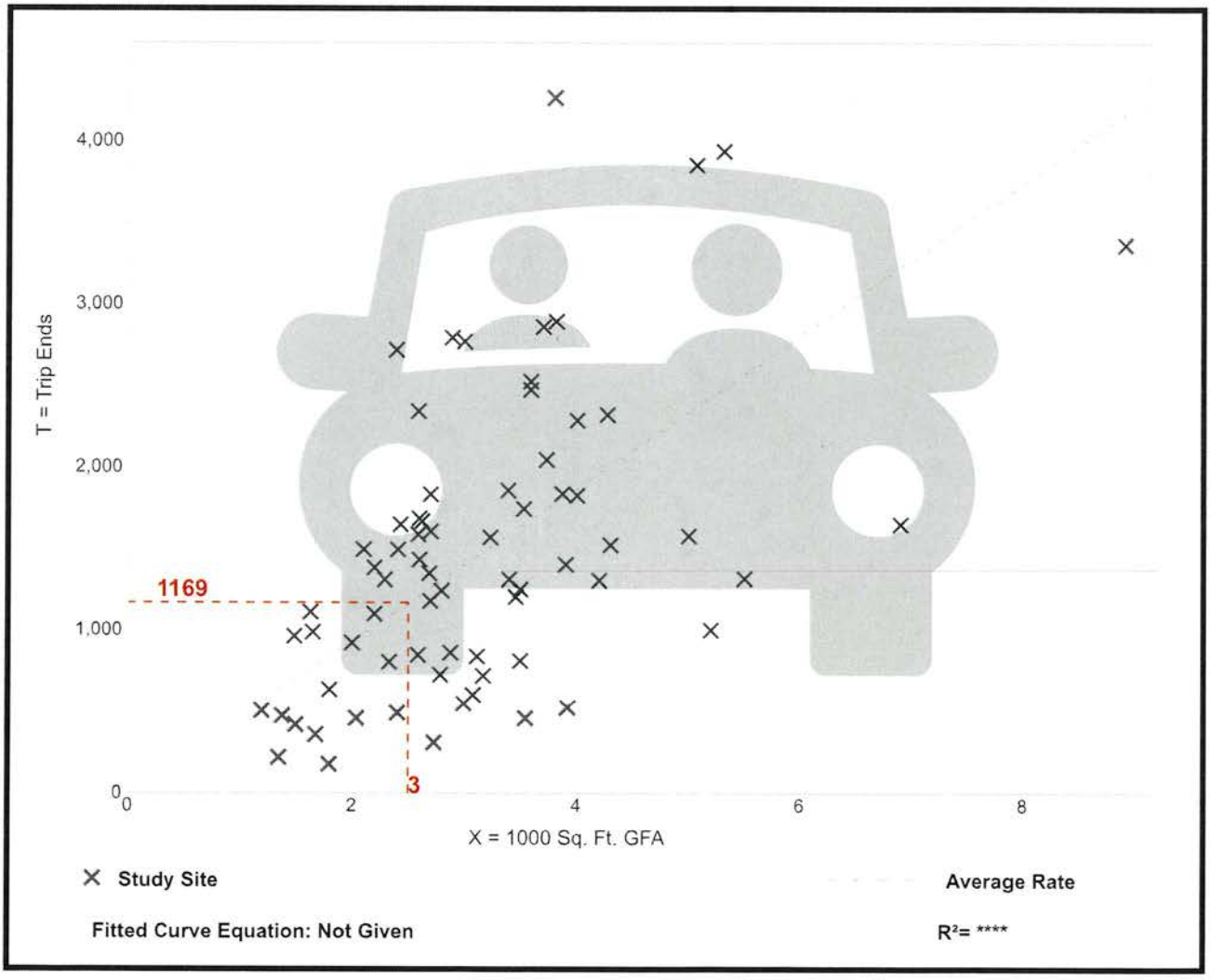
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 71
Avg. 1000 Sq. Ft. GFA: 3
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
467.48	98.89 - 1137.66	238.62

Data Plot and Equation



Trip Gen Manual, 11th Edition • Institute of Transportation Engineers

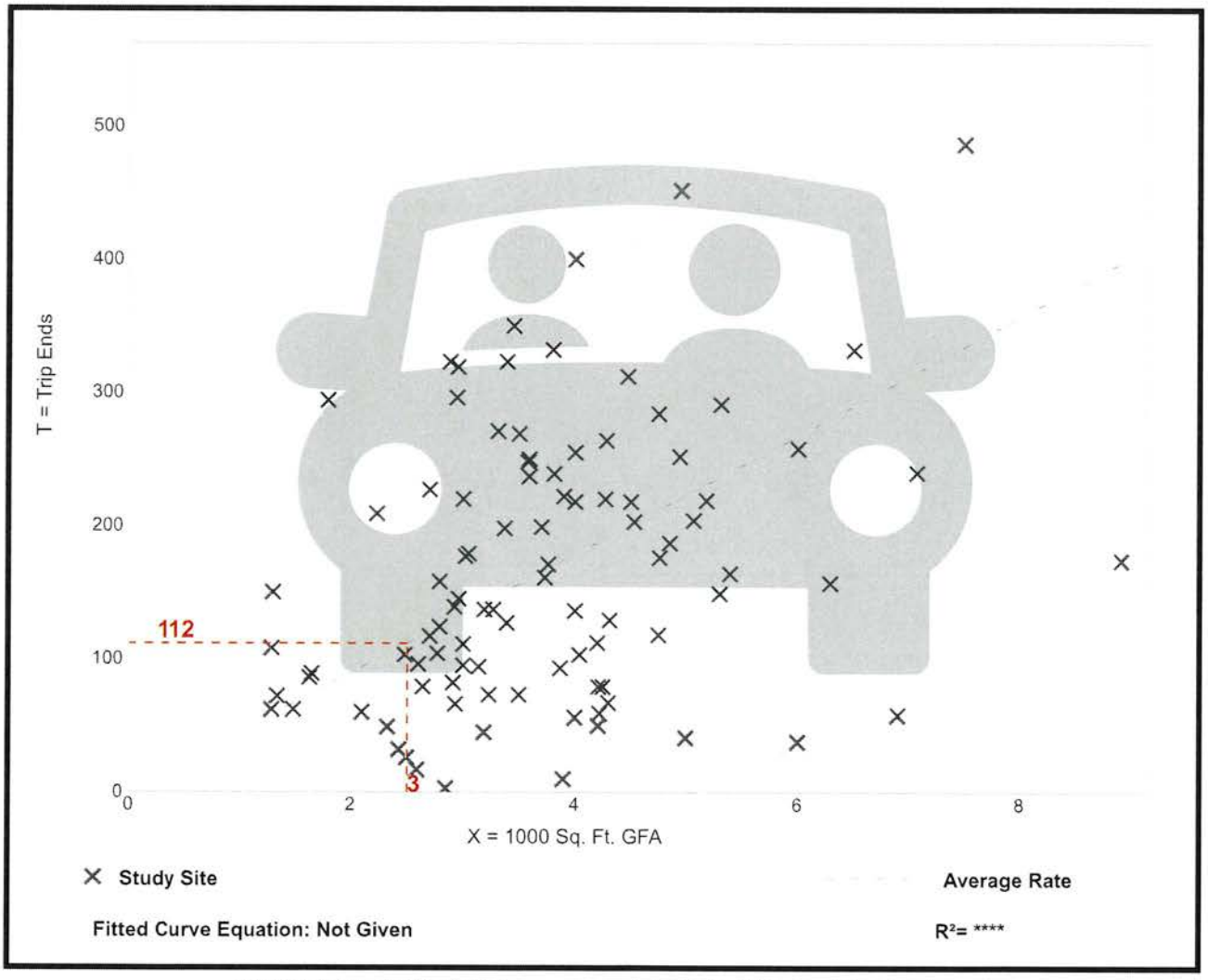
Fast-Food Restaurant with Drive-Through Window
(934)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 96
Avg. 1000 Sq. Ft. GFA: 4
Directional Distribution: 51% entering, 49% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
44.61	1.05 - 164.25	27.14

Data Plot and Equation



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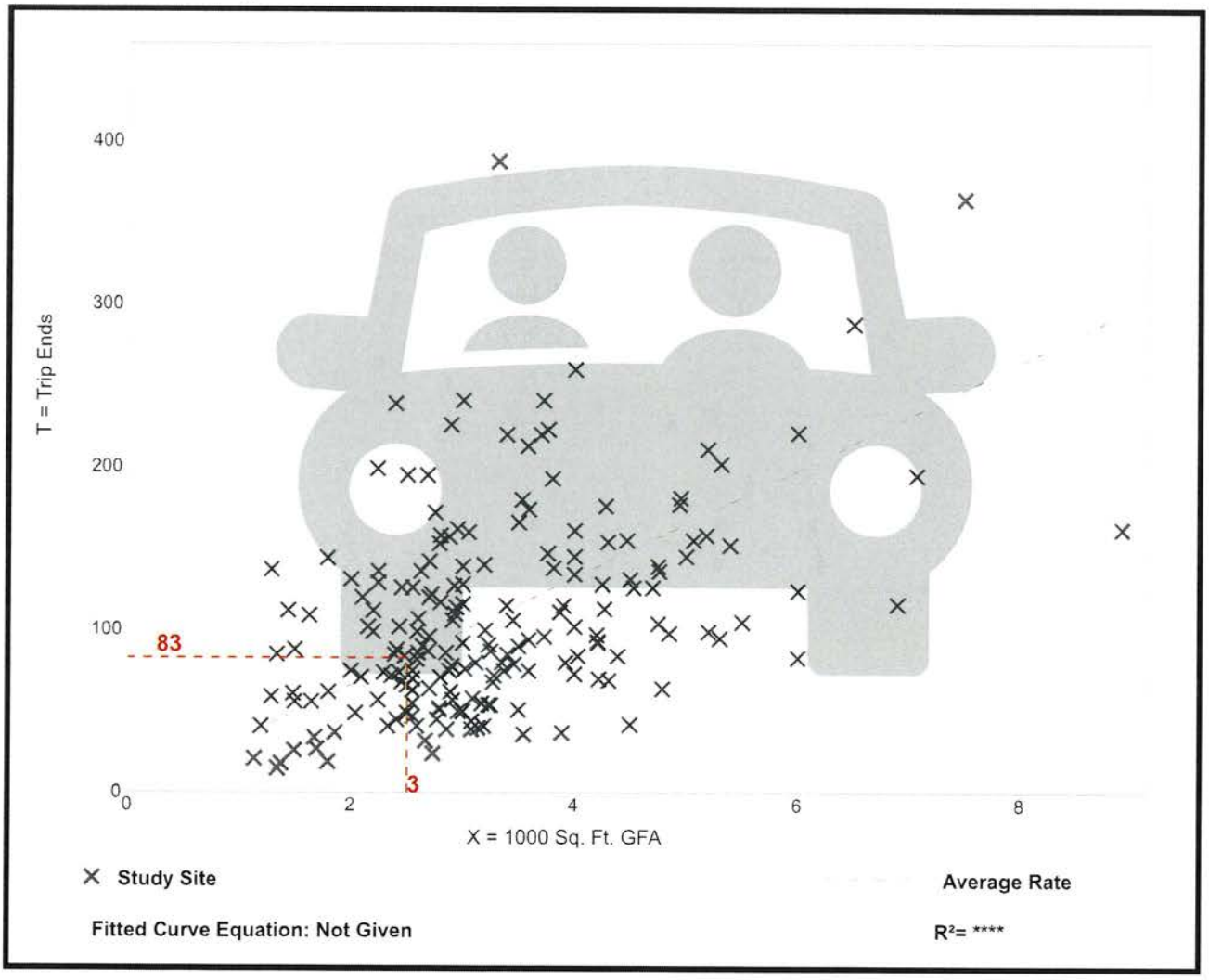
Fast-Food Restaurant with Drive-Through Window
(934)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 190
Avg. 1000 Sq. Ft. GFA: 3
Directional Distribution: 52% entering, 48% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
33.03	8.77 - 117.22	17.59

Data Plot and Equation



Trip Gen Manual, 11th Edition • Institute of Transportation Engineers

Vehicle Pass-By Rates by Land Use

Source: ITE *Trip Generation Manual*, 11th Edition

Land Use Code	934
Land Use	Fast-Food Restaurant with Drive-Through Window
Setting	General Urban/Suburban
Time Period	Weekday AM Peak Period
# Data Sites	5
Average Pass-By Rate	50%

Pass-By Characteristics for Individual Sites

GFA (000)	State or Province	Survey Year	# Interviews	Pass-By Trip (%)	Non-Pass-By Trips			Adj Street Peak Hour Volume	Source
					Primary (%)	Diverted (%)	Total (%)		
1.4	Kentucky	1993	—	62	22	16	38	1407	2
3	Kentucky	1993	—	43	14	43	57	2903	2
3.3	--	1996	—	68	—	—	32	—	21
3.6	Kentucky	1993	—	32	47	21	68	437	2
4.2	Indiana	1993	—	46	23	31	54	1049	2

Vehicle Pass-By Rates by Land Use

Source: ITE *Trip Generation Manual*, 11th Edition

Land Use Code	934
Land Use	Fast-Food Restaurant with Drive-Through Window
Setting	General Urban/Suburban
Time Period	Weekday PM Peak Period
# Data Sites	11
Average Pass-By Rate	55%

Pass-By Characteristics for Individual Sites

GFA (000)	State or Province	Survey Year	# Interviews	Pass-By Trip (%)	Non-Pass-By Trips			Adj Street Peak Hour Volume	Source
					Primary (%)	Diverted (%)	Total (%)		
1.3	Kentucky	1993	—	68	22	10	32	2055	2
1.9	Kentucky	1993	33	67	24	9	33	2447	2
2.8	Florida	1995	47	66	—	—	34	—	30
2.9	Florida	1996	271	41	41	18	59	—	30
3	Kentucky	1993	—	31	31	38	69	4250	2
3.1	Florida	1995	28	71	—	—	29	—	30
3.1	Florida	1996	29	38	—	—	62	—	30
3.2	Florida	1996	202	40	39	21	60	—	30
3.3	—	1996	—	62	—	—	38	—	21
4.2	Indiana	1993	—	56	25	19	44	1632	2
4.3	Florida	1994	304	62	—	—	38	—	30

Attachment B

Excerpts from FDOT On-Line AADT Traffic Report

FLORIDA DEPARTMENT OF TRANSPORTATION
2023 ANNUAL AVERAGE DAILY TRAFFIC REPORT - REPORT TYPE: ALL

COUNTY: 26 ALACHUA

SITE	SITE TYPE	DESCRIPTION	DIRECTION 1		DIRECTION 2		AADT TWO-WAY	"K" FCTR	"D" FCTR	"T" FCTR
0263		SR 24 .2 MILE SW OF SW 173RD CT. (ARCHER)	E	4500	W	4500	9000 C	9.5	58.2F	8.7A
0276		SR. 26 .03 MI. E. OF 26 TERR.	E	5500	W	5800	11300 C	9.0	58.2F	5.6F
0323	T	SR-121/34TH ST,1000' SOUTH OF SR-24,ALACHUA CO.	N	13487	S	13887	27374 C	9.0	53.1A	2.7A
0325		CR 340 .1 MI. E. OF CR 231 (HPMS)		0E		0E	2000 F	9.5	58.2F	2.9F
0370		SR 121 200' SE OF SR 236	E	0	W	0	4300 C	9.5	58.2F	6.6F
0396		SR 331 .1 MI. W. OF SR 25	E	15500	W	16500	32000 C	9.0	53.0F	7.2F
0410		SR 26 .1 MI. W. OF CR 241 TO S.	E	10500	W	10500	21000 C	9.5	58.2F	4.6A
0412		SR 24 W. OF CR 1475 (ONE-WAY NB)	N	8800		0	8800 C	9.5	99.9W	10.3F
0414		SR 24 200' W. OF CR 1475(ONE WAY SB)	S	8300		0	8300 C	9.5	99.9W	11.3A
0423		SR 222 200' E. OF NW 43RD ST.	E	18000	W	18000	36000 C	9.0	53.0F	3.1A
0428		SR 222 .1 MI. E. OF SR 24	E	7400	W	7200	14600 C	9.0	53.0F	3.1F
0431		SR 25 .2 MI. SE OF SR 234(MICANOPY)	N	4200E	S	4000E	8200 F	9.5	58.2F	7.4F
0434		SR 121 .2 MI. N. OF SR 331	N	9000	S	12000	21000 C	9.0	53.0F	2.9F
0435		CR 235A .2 MI. S. OF SR 25/US 441	N	2800	S	2700	5500 C	9.5	58.2F	23.1A
0443		SR 24 700' NE OF GALE LEMERAND DR.	E	14000	W	14500	28500 C	9.0	53.0F	4.6A
0446		SR 24 W. OF SHEALY DR.	E	14500	W	15500	30000 C	9.0	53.0F	5.9F

SITE TYPE : BLANK= PORTABLE; T= TELEMETERED
"K" FACTOR : DEPARTMENT ADOPTED STANDARD K FACTOR BEGINING WITH COUNT YEAR 2011
AADT FLAGS : C= COMPUTED; E= MANUAL EST; F= FIRST YEAR EST; S= SECOND YEAR EST; T= THIRD YEAR EST; R= FOURTH YEAR EST; V= FIFTH YEAR EST; 6= SIXTH YEAR EST; X= UNKNOWN
"D/T" FLAGS : A= ACTUAL; F= FACTOR CATG; D= DIST FUNCL; P= PRIOR YEAR; S= STATEWIDE DEFAULT; W= ONE-WAY ROAD; X= CROSS REF

FLORIDA DEPARTMENT OF TRANSPORTATION
2023 ANNUAL AVERAGE DAILY TRAFFIC REPORT - REPORT TYPE: ALL

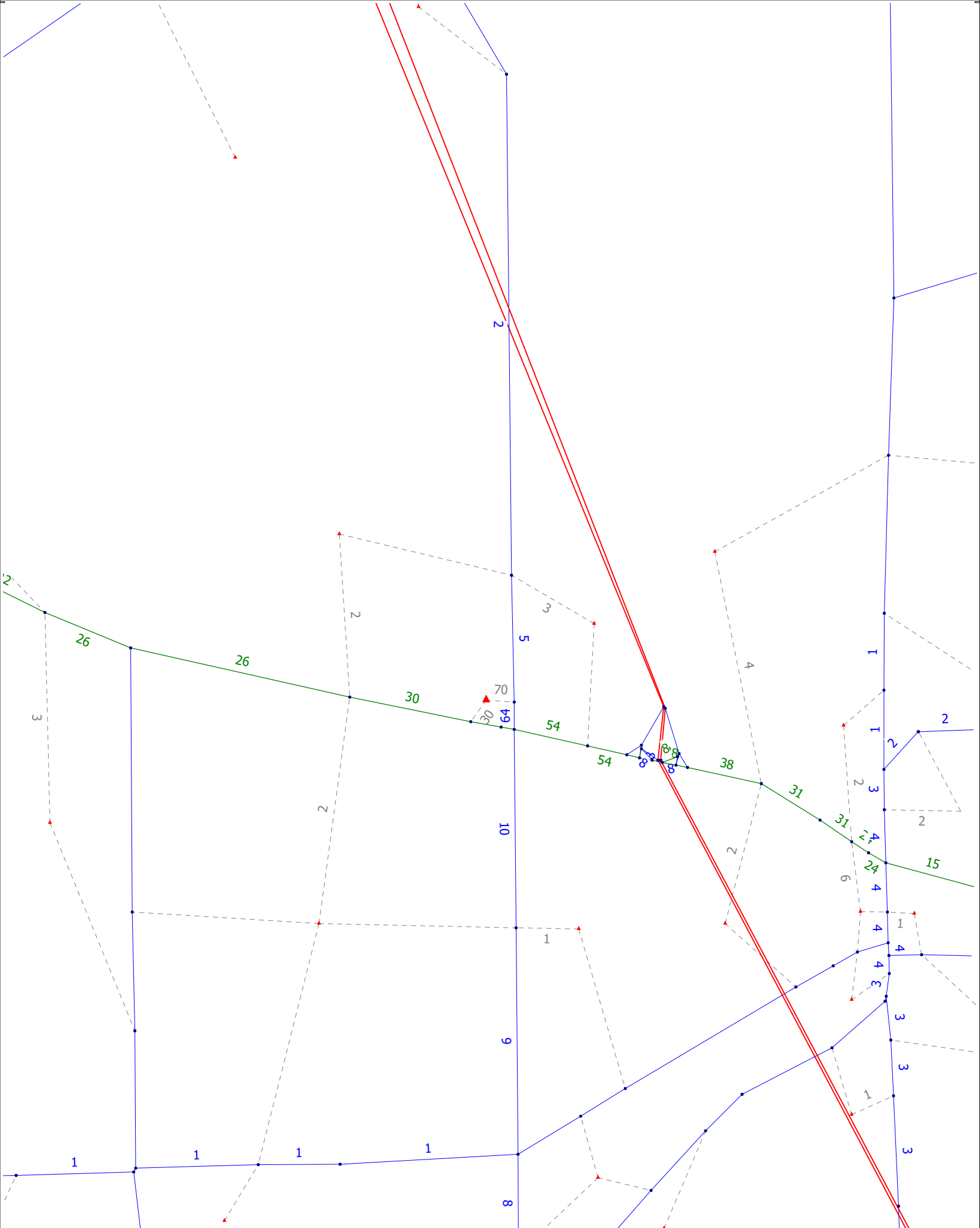
COUNTY: 26 ALACHUA

SITE	SITE TYPE	DESCRIPTION	DIRECTION 1		DIRECTION 2		AADT TWO-WAY	"K" FCTR	"D" FCTR	"T" FCTR
0176		SR 25 S. OF 5TH AVEMUE	N	12500	S	13000	25500 C	9.0	53.0F	7.4F
0185	T	SR-24, 1.5 MI NORTH OF SR-26,ALACHUA CO.	N	13685	S	12985	26670 C	9.0	53.1A	9.3A
0206		SR 20 200' E. OF MAIN ST (GAINESVILLE)	E	7200	W	7800	15000 C	9.0	53.0F	2.1F
0215		SR 121 .3 MI. S. OF SR 235 (LA CROSSE)	E	0	W	0	2800 C	9.5	58.2F	6.6F
0221		SR 235 .2 MI. W. OF NW 40TH TERR.(LA CROSSE)	E	0	W	0	1400 C	9.5	58.2F	14.6F
0222		SR 45 .2 MI. N. OF SR 26A (NEWBERRY)	N	4700	S	4600	9300 C	9.5	58.2F	6.3A
0227		SR 200 .3 MI. N. OF SR 20(HAWTHORNE)	N	9400	S	9000	18400 C	9.5	55.1D	32.7F
0229		SR 20 AT RR OVERPASS E. OF ALACHUA	N	8400	S	9700	18100 C	9.5	58.2F	5.1F
0231	T	SR-45/US-27,0.26 MI N OF SW 46TH AVE,ALACHUA CO.	N	2414	S	2300	4714 C	9.5	53.6A	15.2A
0239		SR 235 .1 MI. S. OF NW 134TH DR.	E	0	W	0	5700 C	9.5	58.2F	14.6F
0240		CR 241.1 MI. N. OF SR 235	N	0	S	0	3300 C	9.5	58.2F	2.9F
0241		SR 25 250' S. OF OF NW 210TH LA.(HIGH SPRINGS)	N	0	S	0	9200 C	9.5	58.2F	5.1F
0244		SR 20 .1 MI. W. OF SR 45(HIGH SPRINGS)	E	5600	W	5200	10800 C	9.5	58.2F	5.1A
0245		SR 20 300' S. OF 222ND ST.(HIGH SPRINGS)	N	12000	S	12500	24500 C	9.5	58.2F	5.1F
0248		SR 20 .2 MI. W. OF NW 16TH. ST.(HIGH SPRINGS)	W	5400	E	5600	11000 C	9.5	58.2F	5.3A
0260		SR 45 N. OF SW 143RD AVE.(ARCHER)	E	0	W	0	5200 C	9.5	58.2F	10.7F

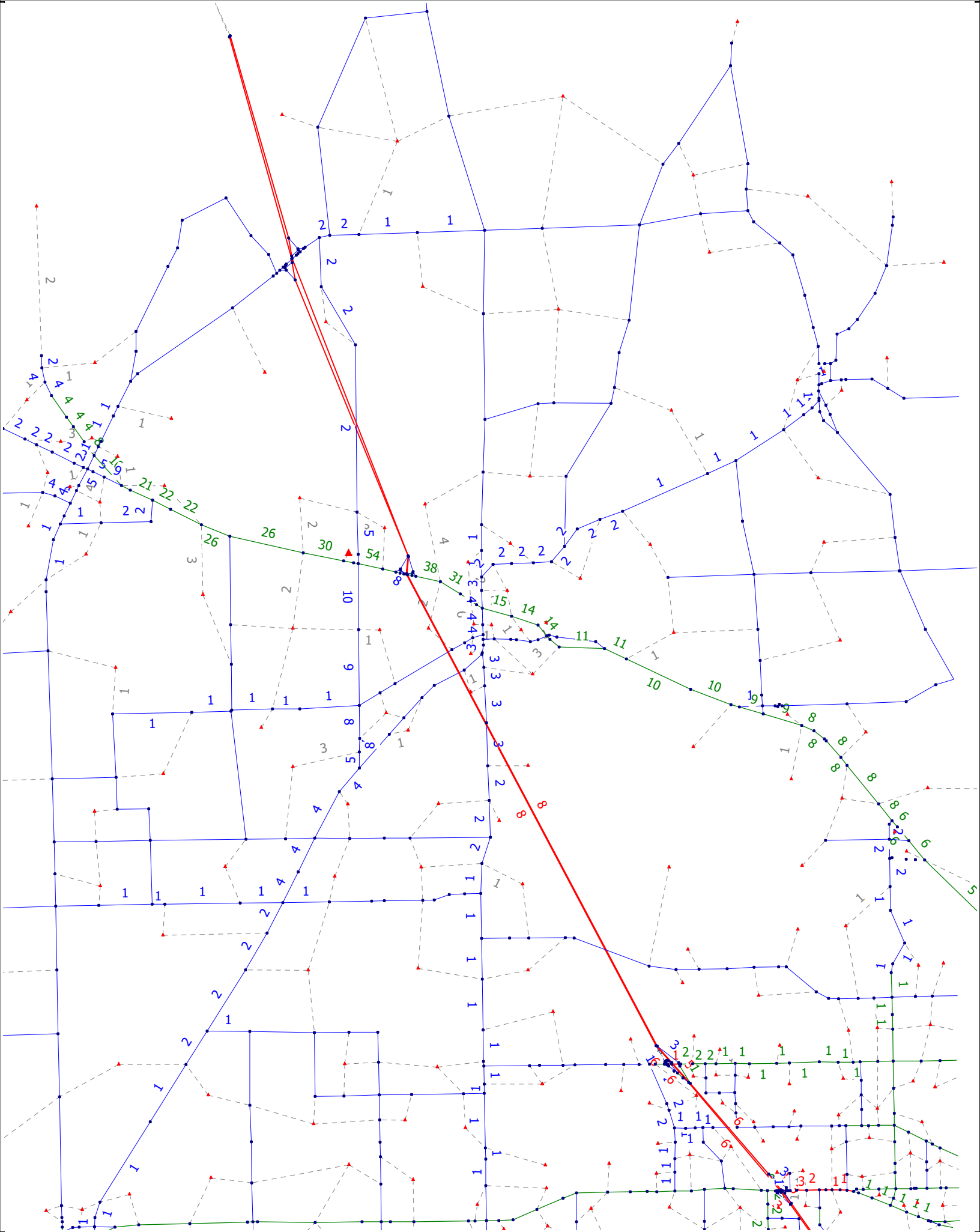
SITE TYPE : BLANK= PORTABLE; T= TELEMETERED
"K" FACTOR : DEPARTMENT ADOPTED STANDARD K FACTOR BEGINING WITH COUNT YEAR 2011
AADT FLAGS : C= COMPUTED; E= MANUAL EST; F= FIRST YEAR EST; S= SECOND YEAR EST; T= THIRD YEAR EST; R= FOURTH YEAR EST; V= FIFTH YEAR EST; 6= SIXTH YEAR EST; X= UNKNOWN
"D/T" FLAGS : A= ACTUAL; F= FACTOR CATG; D= DIST FUNCL; P= PRIOR YEAR; S= STATEWIDE DEFAULT; W= ONE-WAY ROAD; X= CROSS REF

Attachment C

Model Plots



cube
(Licensed to CREWS, LLC)



(Licensed to CREWS, LLC)

Attachment D

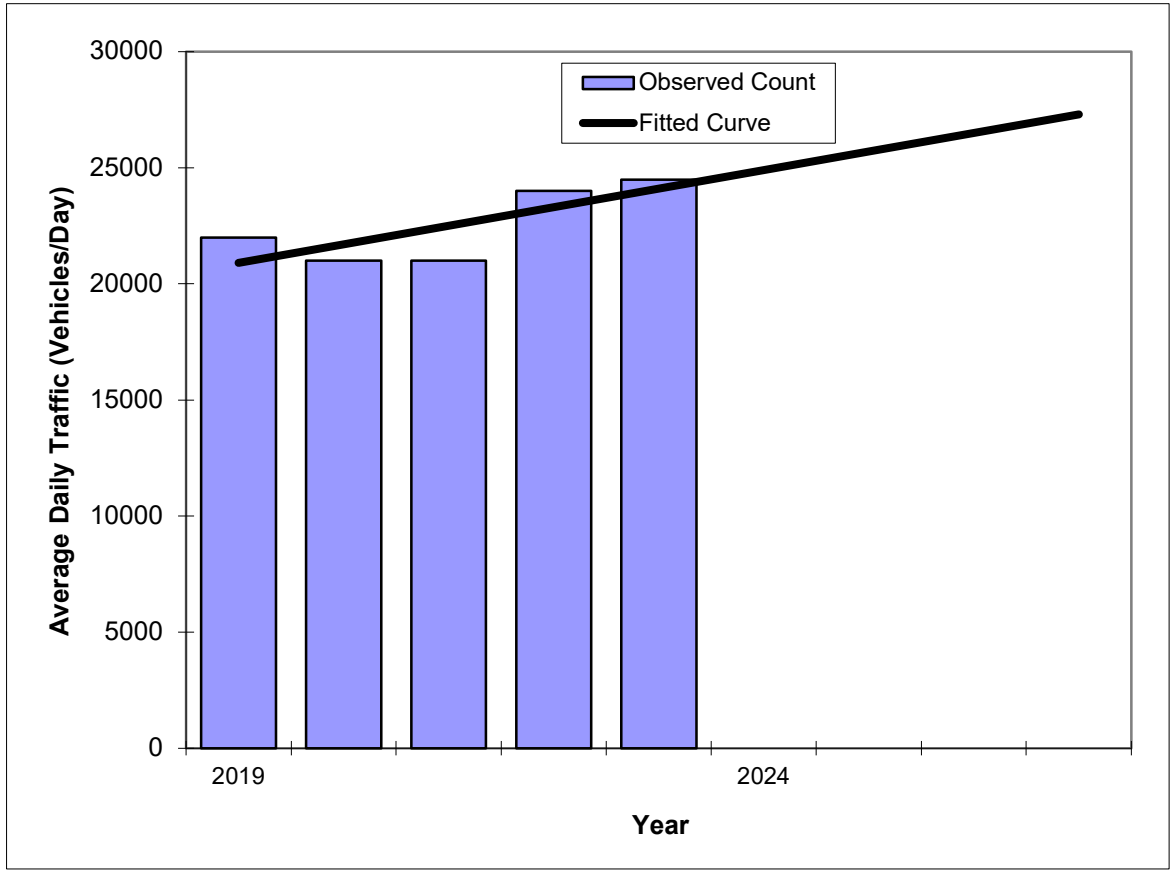
Trend Analysis Worksheets

Traffic Trends - V3.0

US 441 -- NW CR 235A to US 27

FIN#	1234
Location	1

County:	Alachua (26)
Station #:	260245
Highway:	US 441



Year	Traffic (ADT/AADT) Count*	Trend**
2019	22000	20900
2020	21000	21700
2021	21000	22500
2022	24000	23300
2023	24500	24100
2025 Opening Year Trend		
2025	N/A	25700
2026 Mid-Year Trend		
2026	N/A	26500
2027 Design Year Trend		
2027	N/A	27300
TRANPLAN Forecasts/Trends		

** Annual Trend Increase:	800
Trend R-squared:	58.18%
Trend Annual Historic Growth Rate:	3.83%
Trend Growth Rate (2023 to Design Year):	3.32%
Printed:	23-Feb-25
Straight Line Growth Option	

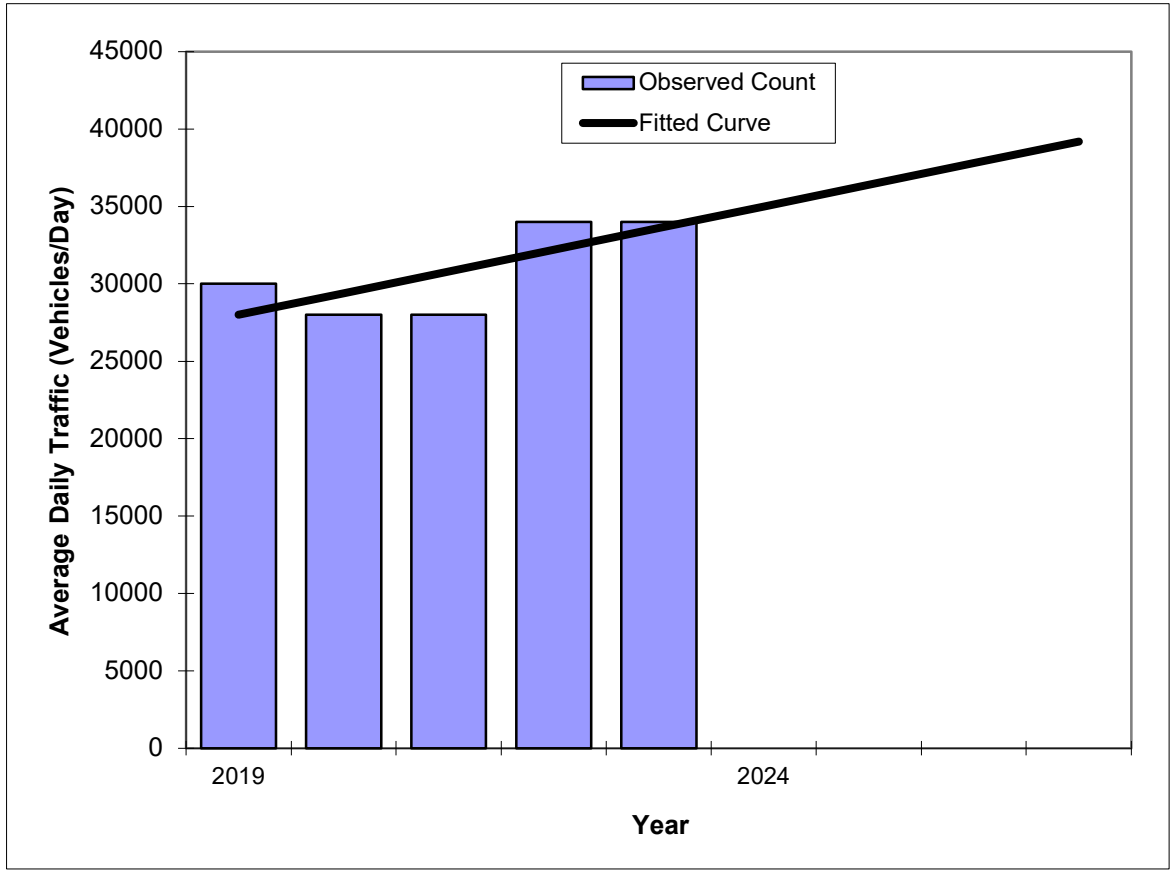
*Axle-Adjusted

Traffic Trends - V3.0

US 441 -- East of NW CR 235A

FIN#	1234
Location	1

County:	Alachua (26)
Station #:	260461
Highway:	US 441



Year	Traffic (ADT/AADT) Count*	Trend**
2019	30000	28000
2020	28000	29400
2021	28000	30800
2022	34000	32200
2023	34000	33600
2025 Opening Year Trend		
2025	N/A	36400
2026 Mid-Year Trend		
2026	N/A	37800
2027 Design Year Trend		
2027	N/A	39200
TRANPLAN Forecasts/Trends		

**** Annual Trend Increase:**	1,400
Trend R-squared:	53.26%
Trend Annual Historic Growth Rate:	5.00%
Trend Growth Rate (2023 to Design Year):	4.17%
Printed:	23-Feb-25

Straight Line Growth Option

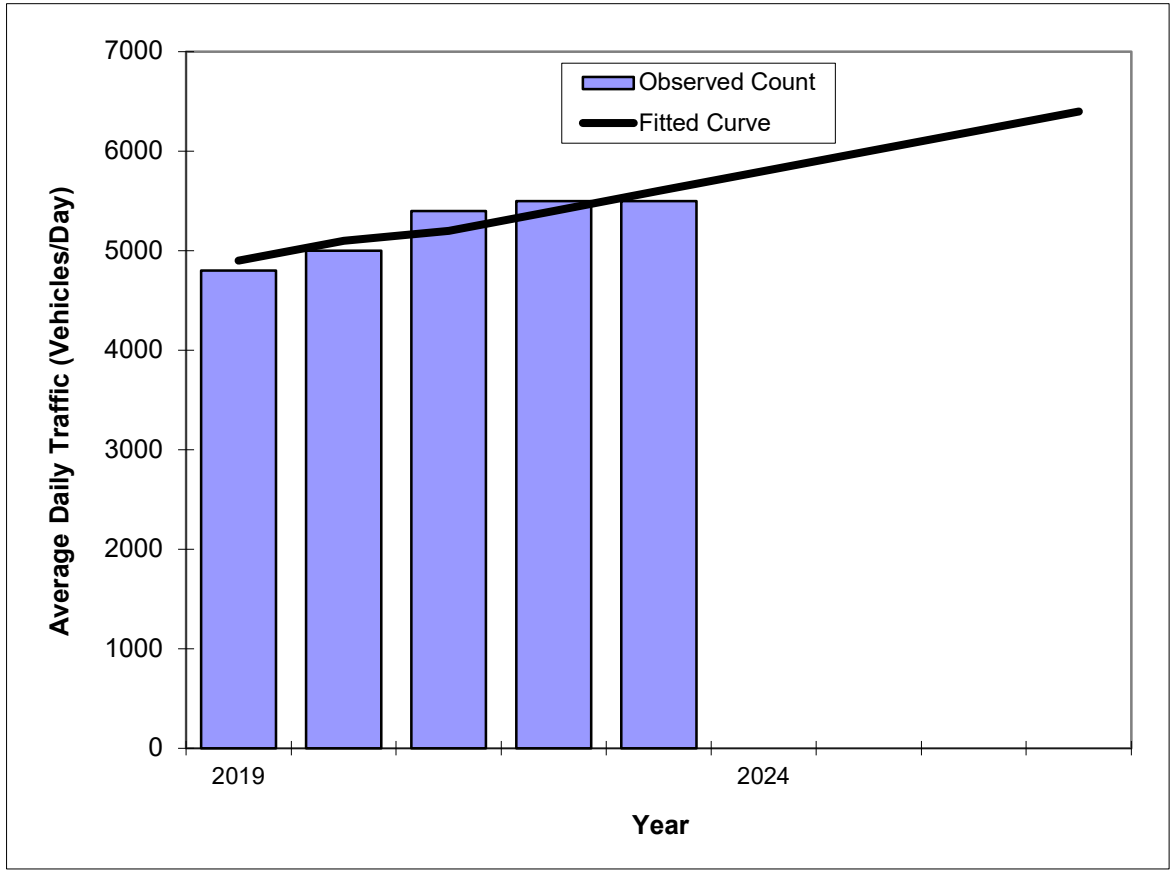
***Axle-Adjusted**

Traffic Trends - V3.0

NW 173 Street -- NW 235 to CR 236

FIN#	1234
Location	1

County:	Alachua (26)
Station #:	260435
Highway:	NW 173 Street



Year	Traffic (ADT/AADT) Count*	Trend**
2019	4800	4900
2020	5000	5100
2021	5400	5200
2022	5500	5400
2023	5500	5600
2025 Opening Year Trend		
2025	N/A	6000
2026 Mid-Year Trend		
2026	N/A	6200
2027 Design Year Trend		
2027	N/A	6400
TRANPLAN Forecasts/Trends		

**** Annual Trend Increase:**	190
Trend R-squared:	87.62%
Trend Annual Historic Growth Rate:	3.57%
Trend Growth Rate (2023 to Design Year):	3.57%
Printed:	23-Feb-25

Straight Line Growth Option

***Axle-Adjusted**

APPENDIX B

City of Alachua February 2025 Monitoring Report

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN

Date: February 26, 2025

To: Development Monitoring Report Recipients

From: Carson J. Crockett, AICP Candidate
Planner

RE: City of Alachua February 2025 Development Monitoring Report

Section 2.4.14(M)(1) of the City's Land Development Regulations requires monthly permit activity and available public infrastructure capacity needed to support development to be monitored in a development monitoring report to be published at least quarterly. This report assesses the impacts of development on the City's adopted level of service standards, including development that has been issued a certificate of level of service standard (preliminary development order) or a certificate of concurrency compliance (final development order).

The February 2025 Development Monitoring Report contains the following information:

- Table 1. Certificates of Level of Service Standard (Preliminary Development Orders) and Certificates of Concurrency Compliance (Final Development Orders
- Table 2. Traffic Impacts
- Table 3. Potable Water Impacts
- Table 4. Sanitary Sewer Impacts
- Table 5. Solid Waste Impacts
- Table 6. Recreation Impacts
- Table 7. Projects with Valid Public School Capacity Reservations
- Table 8. Traffic Impacts by Segment

While no deficiencies presently exist, the impacts of new developments upon public facilities will continue to be closely monitored to ensure that imminent deficiencies are identified and appropriately addressed. Note that level of service is monitored for certificates of concurrency compliance only and that certificates of level of service standard are monitored for informational purposes only.

Sincerely,

Carson J. Crockett, AICP Candidate
Planner

Attachments: City of Alachua February 2025 Development Monitoring Report

Table 1. Certificates of Level of Service Standard (Preliminary Development Orders) and Certificates of Concurrency Compliance (Final Development Orders)

Current Through: 2/26/2025

PZE Process	Project Name	Certificate Granted	Status	Building Permit Issued	CO Issued	Traffic (AADT)*	Water (GPD)	Sewer (GPD)	Solid Waste (lbs/day)	Parks (ac)	Schools	Drainage
TOTALS												
Preliminary Development Orders Total		2	N/A	--	--	See Table 2.a and 2.b for aggregate impacts by segment	260,680	278,841	2,735.71	3.26	--	--
Final Development Orders Total		41	N/A	16	11		469,209	437,084	50,407.82	13.84	--	--
All Development Orders Total		43	N/A	16	11		729,889	715,925	53,143.53	17.10	--	--
Certificates of Level of Service Standard (Preliminary Development Orders) - NO CAPACITY RESERVED												
PR24-0001	Tolosa Planned Development-Residential	12/9/2024	--	--	--	548 (4); 469 (5); 1,564 (9); 391 (10); 157 (12)	233,730	254,341	1,856.26	2.13	OK	--
PR24-0004	NW 150th Ave Rezoning	1/13/2025	--	--	--	924 (4)	26,950	24,500	879.45	1.13	OK	--
Certificates of Concurrency Compliance (Final Development Orders) - CAPACITY RESERVED												
PSP19-0007	San Felasco Tech City Phase 3 SEP & SP	11/12/2019	*Building Permit Issued*	8/16/2023	NO	1,386 (3/4)	26,350	24,500	847.40	0.88	OK	OK
PSP23-0012	Arbours at Merrillwood SP	2/9/2021	*Temp Certificate of Occupancy Issued*	12/20/2022	1/21/2025	57 (4)	6,325	5,750	8,251.19	0.23	OK	OK
PSP21-0008	Foundation Park Phase 2 SP (2021)	10/12/2021	*Certificate of Occupancy Issued (Pod 1A)*	10/14/2021	5/31/2023	1,131 (4); 377 (15)	19,107	19,107	1,528.54	*No Impact*	*No Impact*	OK
PSP21-0010	Momentum Labs SP	11/9/2021	*Temp Certificate of Occupancy Issued*	6/13/2022	10/8/2024	765 (13)	8,220	8,220	657.59	*No Impact*	*No Impact*	OK
PSP22-0003	Pickert Flex Space SP	5/10/2022	*No Action*	NO	NO	64 (15)	100	100	143.84	*No Impact*	*No Impact*	OK
PSP22-0009	Convergence Research Park Residential Phase 1 Final Plat	6/13/2022	*Final Plat Recorded*	N/A	N/A	13 (905)	23,650	21,500	18,380.46	1.1	OK	OK
PSP22-0008	San Felasco Tech City Phase 4 SP	7/12/2022	*Certificate of Occupancy Issued*	12/6/2022	7/25/2023	1,100 (4)	22,629	22,629	1,366.90	0.38	OK	OK
NO APP #	Tara Baywood Phase 1 Final Plat	7/25/2022	*Final Plat Recorded*	N/A	N/A	446 (5)	16,775	15,250	630.00	0.79	OK	OK
NO APP #	Tara Forest East Phase 1 Final Plat	7/25/2022	*Final Plat Recorded*	N/A	N/A	302 (5)	8,800	8,000	330.00	0.41	OK	OK
PSP22-0001	Camel Car Wash SP	9/13/2022	*Certificate of Occupancy Issued*	12/13/2022	12/6/2023	29 (1); 29 (2); 283 (5); 565 (6)	4,098	3,725	41.86	*No Impact*	*No Impact*	OK
PSP22-0011	Dairy Queen SP	9/13/2022	*Certificate of Occupancy Issued*	3/8/2023	10/6/2023	81 (1); 81 (2); 135 (5); 541 (6)	1,948	1,948	29.20	*No Impact*	*No Impact*	OK
PSP22-0015	Mi Apa SP	9/13/2022	*Building Permit Issued*	5/14/2024	NO	741 (5); 185 (9)	2,669	2,669	40.05	*No Impact*	*No Impact*	OK
PSP22-0016	Masters Lawn Care SP	10/11/2022	*Certificate of Occupancy Issued*	2/1/2023	8/15/2023	20 (5)	553	0	24.00	*No Impact*	*No Impact*	OK
NO APP #	Briarwood Phase 2 & 3 Final Plat	11/14/2022	*Final Plat Recorded*	N/A	N/A	868 (6); 87 (7); 1,369 (16)	39,875	36,250	1,450.00	0.36	OK	OK
PSP22-0024	Duration Builders SP	2/14/2023	*No Action*	NO	NO	42 (4)	0	0	345.00	*No Impact*	*No Impact*	OK
PSP23-0001	Wal-Mart DC #7035 SP	4/18/2023	*No Action*	NO	NO	*De Minimis Impacts*						
PSP22-0007	Motory SP	4/18/2023	*No Action*	NO	NO	613 (4)	3,035	3,035	398.00	*No Impact*	*No Impact*	OK
PSP22-0027	Canvas Church Admin Building SP	5/9/2023	*No Action*	NO	NO	97 (5)	1,529	1,274	102.00	*No Impact*	*No Impact*	OK
PSP23-0002	Maria's Place Minor Subdivision Final Plat	5/9/2023	*Final Plat Recorded*	N/A	N/A	*De Minimis Impacts*						
PSP23-0003	Tower Hill Headquarters SP	5/16/2023	*Building Permit Issued*	5/15/2024	NO	87 (1); 131 (2); 244 (5); 419 (6); 262 (7); 26 (16); 35 (17)	10,800	10,800	157.68	*No Impact*	*No Impact*	OK
PSP22-0021	Main Street Urgent Care SP	6/13/2024	*Certificate of Occupancy Issued*	11/18/2023	11/6/2024	109 (7)	1,100	1,100	39.12	*No Impact*	*No Impact*	OK
PSP22-0023	Convergence Cottages East SP	6/13/2024	*No Action*	NO	NO	411 (4); 411 (13)	22,000	20,000	832.00	1.02	OK	OK
PSP22-0026	Convergence Cottages West SP	6/13/2024	*No Action*	NO	NO	247 (4); 247 (13)	12,650	11,500	478.41	0.56	OK	OK
PSP23-0004	Lane Enterprises SP	7/11/2023	*Certificate of Occupancy Issued*	2/1/2024	2/6/2025	393 (17)	900	900	496.50	*No Impact*	*No Impact*	OK
PSP22-0020	Wawa SP	7/11/2023	*Certificate of Occupancy Issued*	3/27/2024	12/19/2024	3,688 (6); 3,458 (7); 922 (16); 8,519 (17)	7,185	7,185	73.42	*No Impact*	*No Impact*	OK
PSP23-0005	Convergence Research Park Residential Phase 2 Final Plat	7/24/2023	*Final Plat Recorded*	N/A	N/A	518 (4); 519 (13)	28,325	25,750	191.73	1.31	OK	OK
PSP23-0007	Convergence Research Park Bike Depot SP	9/12/2023	*No Action*	NO	NO	1,139 (4)	9,678	9,678	44.30	*No Impact*	*No Impact*	OK
PSP23-0009	Tomoka Fire Station SP	11/14/2023	*Building Permit Issued*	3/11/2024	NO	23 (6); 14 (7); 5 (16); 45 (17)	1,725	1,725	25.19	*No Impact*	*No Impact*	OK
PSP22-0014	441 Road Rangers SP	11/14/2023	*No Action*	NO	NO	30 (7)	525	0	3.50	*No Impact*	*No Impact*	OK
PPP23-0002	Farmlands Final PD Plan	12/11/2023	*No Action*	NO	NO	855 (5); 1,317 (6); 1,548 (7); 323 (15)	67,650	61,500	2,685.20	2.91	OK	OK
PSP23-0010	G&C Foods Distribution Center SP	12/12/2023	*Temp Certificate of Occupancy Issued*	2/19/2024	1/21/2025	561 (17)	5,711	5,711	5,972.93	*No Impact*	*No Impact*	OK
PSP23-0016	Kirkland Farms Phase 1 Final Plat	3/11/2024	*Final Plat Recorded*	N/A	N/A	661 (14)	19,250	17,500	700.00	0.88	OK	OK
PSP24-0001	Unique Caring Opportunities SP	4/16/2024	*No Action*	NO	NO	131 (9)	400	320	15.00	*No Impact*	*No Impact*	OK
PSP23-0017	Ben E. Keith SP	4/16/2024	*No Action*	NO	NO	2,414 (17)	28,383	28,383	1,603.20	*No Impact*	*No Impact*	OK
PSP23-0011	Pleasant Solar SEP & SP	6/11/2024	*No Action*	NO	NO	1 (14); 1 (17)	0	0	0.00	*No Impact*	*No Impact*	OK
PSP23-0014	Firestone SP	7/9/2024	*Building Permit Issued*	11/12/2024	NO	69 (6); 138 (7)	500	500	79.45	*No Impact*	*No Impact*	OK
NO APP #	Tara Baywood Phase 2 Final Plat	7/22/2024	*No Action*	N/A	N/A	386 (5); 96 (12)	18,425	16,750	691.44	0.86	OK	OK
NO APP #	Tara Forest East Phase 2 Final Plat	7/22/2024	*No Action*	N/A	N/A	260 (5); 260 (12)	15,125	13,750	567.62	0.71	OK	OK
PSP24-0005	Briarwood Phase 4 Final Plat	7/22/2024	*No Action*	N/A	N/A	687 (6); 69 (7); 1,084 (16)	31,625	28,750	1,165.75	1.44	OK	OK
PSP24-0003	Patel Fuel & Retail SP	9/10/2024	*No Action*	NO	NO	1,244 (3); 1,244 (4)	1,325	1,325	19.35	*No Impact*	*No Impact*	OK
PSP23-0008	Rizzzo Self Storage Site Plan	2/11/2025	*No Action*	NO	NO	81 (3)	264	0	0.00	*No Impact*	*No Impact*	OK

Sources:

1. *City of Alachua Development Orders & Staff Reports*.

*City Comprehensive Plan Segments and other roads shown in parenthesis (see Table 2-a. and 2-b. for aggregate impacts by segment). Road segment numbers were amended in August 2020. Any projects prior to this date reflect the segment number at the time of project approval.

NOTE: Table does not automatically update all other tables - figures for student staions must be updated manually in Table 7-a.; figures for traffic must be updated manually in Table 8. as new certificates are granted.

Table 2-a. Traffic Impacts - Final Development Orders

Roadway Segment*	Segment Description	AADT/Peak Hour	Comp Plan MSV[1]	Existing Demand[2,3]	Reserved Capacity[4]	Available Capacity**	Percentage of Permitted Design Capacity Utilized
Interstate - Minimum Level of Service: C							
I-75 (32, 1)	From North City Limit to US 441	AADT	91,600	58,668	197	32,735	64.26%
		Peak Hour	8,250	4,450	20	3,780	54.18%
I-75 (31, 2)	From US 441 to the South City Limit	AADT	91,600	70,070	241	21,289	76.76%
		Peak Hour	8,250	5,282	26	2,942	64.34%
State Roads - Minimum Level of Service: D							
U.S. Hwy 441 (4127, 3)	From MPO Boundary to CR 25A East Intersection	AADT	43,000	22,194	1,325	19,481	54.70%
		Peak Hour	3,870	2,127	212	1,531	60.44%
U.S. Hwy 441 (106, 4)	From CR 25A East Intersection to SR 235	AADT	45,700	19,134	7,809	18,757	58.96%
		Peak Hour	4,110	1,767	813	1,530	62.77%
U.S. Hwy 441 (107, 5)	From SR 235 to I-75	AADT	39,000	25,096	3,753	10,151	73.97%
		Peak Hour	3,510	2,198	328	984	71.97%
U.S. Hwy 441 (4107, 6)	From I-75 to CR 235A	AADT	39,000	33,456	5,679	(135)	100.35%
		Peak Hour	3,510	2,711	515	284	91.91%
U.S. Hwy 441 (14, 7)	From CR 235A to NW 188th Street	AADT	43,000	24,491	3,373	15,136	64.80%
		Peak Hour	3,870	2,076	363	1,431	63.02%
SR 235 (108, 8)	From NW 143rd Place to US 441	AADT	14,400	10,178	0	4,222	70.68%
		Peak Hour	1,290	809	0	481	62.71%
SR 235 (109, 9)	From US 441 to NW 140th Street	AADT	14,400	8,624	316	5,460	62.08%
		Peak Hour	1,290	691	38	561	56.51%
SR 235 (4109/1439, 10)	From NW 140th Street to East City Limit	AADT	14,400	6,526	0	7,874	45.32%
		Peak Hour	1,290	483	0	807	37.44%
County Facilities - Minimum Level of Service: D							
CR 235 (11)	From NW 143rd Place to South City Limit	AADT	15,120	6,180	0	8,940	40.87%
		Peak Hour	1,359	587	0	772	43.20%
CR 241 (12)	From NW SR 235 to North City Limit	AADT	15,120	1,578	356	13,186	12.79%
		Peak Hour	1,359	150	35	1,174	13.61%
CR 241 (13)	From CR 235 to South City Limit	AADT	20,880	6,218	2,847	11,815	43.41%
		Peak Hour	1,881	591	232	1,058	43.74%
CR 2054 (14)	From SR 235 to West City Limit	AADT	15,120	2,498	662	11,960	20.90%
		Peak Hour	1,359	237	66	1,056	22.32%
CR 2054 (15)	From SR 235 to US 441	AADT	15,120	4,161	764	10,195	32.57%
		Peak Hour	1,359	395	76	888	34.68%
CR 235A (16)	From US 441 to North City Limit	AADT	15,120	1,402	2,781	10,937	27.67%
		Peak Hour	1,359	133	284	942	30.70%
CR 235A (17)	From US 441 to CR 235	AADT	15,120	5,302	3,821	5,997	60.34%
		Peak Hour	1,359	504	392	463	65.91%

*(FDOT Road Segment #, COA Comprehensive Plan #).

** *Formula: Comp Plan MSV - (Existing Demand + Reserved Capacity)*.

Sources:

1. *AADT & Peak Hour Maximum Service Volumes (MSVs) calculated using LOSPLAN 2012. County facilities reflect a 10 percent reduction in the MSVs calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT/Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.*
2. *Florida Department of Transportation. (2024). 2023 Count Data. Accessed via Florida Traffic Online April 2024.*
3. *County facility AADT counts provided by Alachua County Public Works, April 2024.*
4. *Table 8.*

Note: Reserved capacity is automatically updated from Table 8.; reserved capacity is subject to change. Level of service is monitored for AADT; Peak Hour provided for informational purposes only.

Table 2-b. Traffic Impacts - Preliminary & Final Development Orders

Roadway Segment*	Segment Description	AADT/Peak Hour	Comp Plan MSV[1]	Existing Demand[2,3]	Projected & Reserved Capacity[4]	Available Capacity**	Percentage of Permitted Design Capacity Utilized
Interstate - Minimum Level of Service: C							
I-75 (32, 1)	From North City Limit to US 441	AADT	91,600	58,668	197	32,735	64.26%
		Peak Hour	8,250	4,450	20	3,780	54.18%
I-75 (31, 2)	From US 441 to the South City Limit	AADT	91,600	70,070	241	21,289	76.76%
		Peak Hour	8,250	5,282	26	2,942	64.34%
State Roads - Minimum Level of Service: D							
U.S. Hwy 441 (4127, 3)	From MPO Boundary to CR 25A East Intersection	AADT	43,000	22,194	1,325	19,481	54.70%
		Peak Hour	3,870	2,127	212	1,531	60.44%
U.S. Hwy 441 (106, 4)	From CR 25A East Intersection to SR 235	AADT	45,700	19,134	9,281	17,285	62.18%
		Peak Hour	4,110	1,767	960	1,383	66.35%
U.S. Hwy 441 (107, 5)	From SR 235 to I-75	AADT	39,000	25,096	4,222	9,682	75.17%
		Peak Hour	3,510	2,198	375	937	73.30%
U.S. Hwy 441 (4107, 6)	From I-75 to CR 235A	AADT	39,000	33,456	5,679	(135)	100.35%
		Peak Hour	3,510	2,711	515	284	91.91%
U.S. Hwy 441 (14, 7)	From CR 235A to NW 188th Street	AADT	43,000	24,491	3,373	15,136	64.80%
		Peak Hour	3,870	2,076	363	1,431	63.02%
SR 235 (108, 8)	From NW 143rd Place to US 441	AADT	14,400	10,178	0	4,222	70.68%
		Peak Hour	1,290	809	0	481	62.71%
SR 235 (109, 9)	From US 441 to NW 140th Street	AADT	14,400	8,624	1,880	3,896	72.94%
		Peak Hour	1,290	691	194	405	68.60%
SR 235 (4109/1439, 10)	From NW 140th Street to East City Limit	AADT	14,400	6,526	391	7,483	48.03%
		Peak Hour	1,290	483	39	768	40.47%
County Facilities - Minimum Level of Service: D							
CR 235 (11)	From NW 143rd Place to South City Limit	AADT	15,120	6,180	0	8,940	40.87%
		Peak Hour	1,359	587	0	772	43.20%
CR 241 (12)	From NW SR 235 to North City Limit	AADT	15,120	1,578	513	13,029	13.83%
		Peak Hour	1,359	150	51	1,158	14.78%
CR 241 (13)	From CR 235 to South City Limit	AADT	20,880	6,218	2,847	11,815	43.41%
		Peak Hour	1,881	591	232	1,058	43.74%
CR 2054 (14)	From SR 235 to West City Limit	AADT	15,120	2,498	662	11,960	20.90%
		Peak Hour	1,359	237	66	1,056	22.32%
CR 2054 (15)	From SR 235 to US 441	AADT	15,120	4,161	764	10,195	32.57%
		Peak Hour	1,359	395	76	888	34.68%
CR 235A (16)	From US 441 to North City Limit	AADT	15,120	1,402	2,781	10,937	27.67%
		Peak Hour	1,359	133	284	942	30.70%
CR 235A (17)	From US 441 to CR 235	AADT	15,120	5,302	3,821	5,997	60.34%
		Peak Hour	1,359	504	392	463	65.91%

*(FDOT Road Segment #, COA Comprehensive Plan #).

** *Formula: Comp Plan MSV - (Existing Demand + Projected & Reserved Capacity)*.

Sources:

1. *AADT & Peak Hour Maximum Service Volumes (MSVs) calculated using LOSPLAN 2012. County facilities reflect a 10 percent reduction in the MSVs calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT/Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.*
2. *Florida Department of Transportation. (2024). 2023 Count Data. Accessed via Florida Traffic Online April 2024.*
3. *County facility AADT counts provided by Alachua County Public Works, April 2024.*
4. *Table 8.*

Note: Reserved capacity is automatically updated from Table 8.; reserved capacity is subject to change. Level of service is monitored for AADT; Peak Hour provided for informational purposes only.

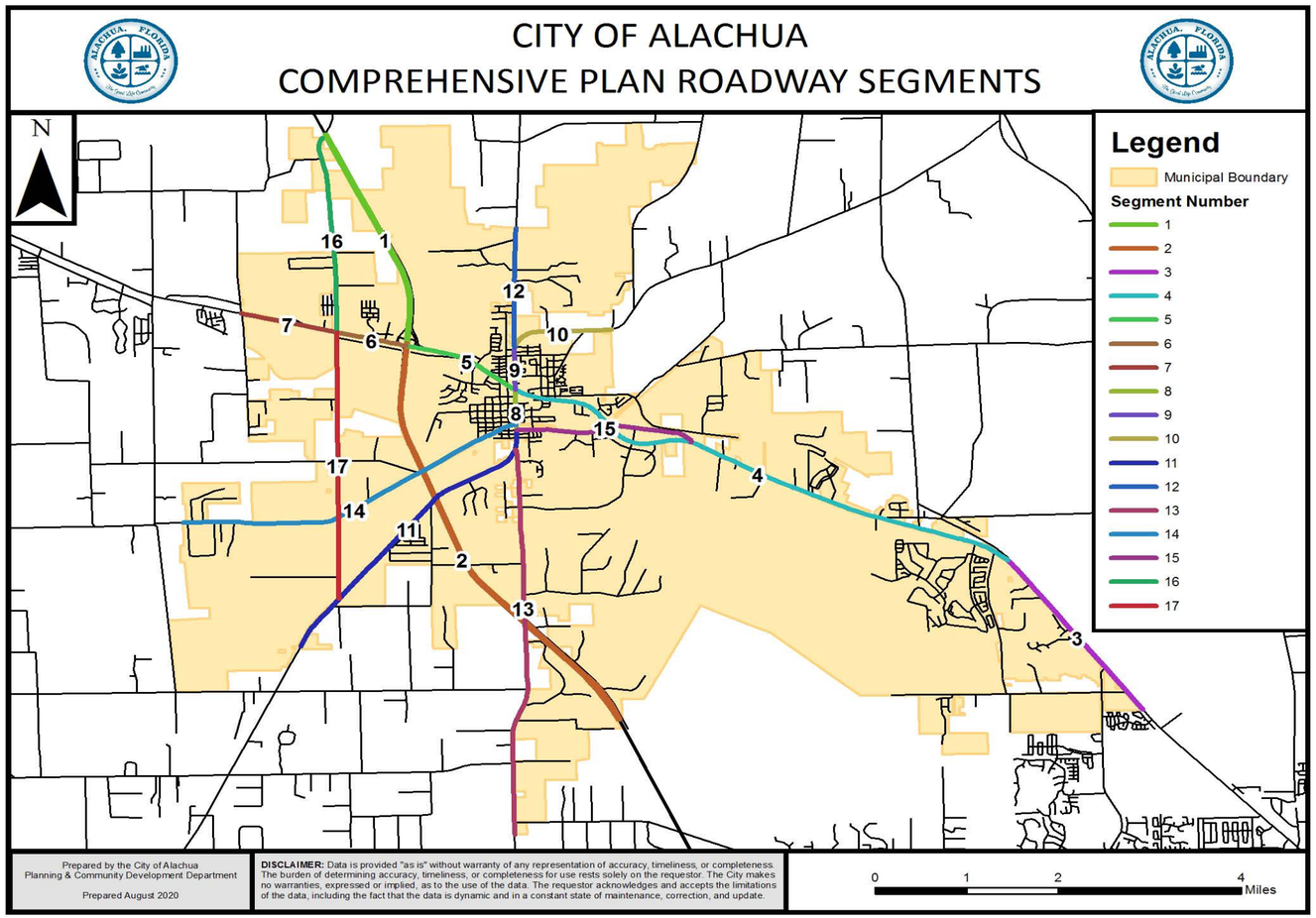


Table 2-c. - Roadway Segments

Roadway Segment*	Segment Description
Interstate	
I-75 (32, 1)	From North City Limit to US 441
I-75 (31, 2)	From US 441 to the South City Limit
State Roads	
U.S. Hwy 441 (4127, 3)	From MPO Boundary to CR 25A East Intersection
U.S. Hwy 441 (106, 4)	From CR 25A East Intersection to SR 235
U.S. Hwy 441 (107, 5)	From SR 235 to I-75
U.S. Hwy 441 (4107, 6)	From I-75 to CR 235A
U.S. Hwy 441 (14, 7)	From CR 235A to NW 188th Street
SR 235 (108, 8)	From NW 143rd Place to US 441
SR 235 (109, 9)	From US 441 to NW 140th Street
SR 235 (4109/1439, 10)	From NW 140th Street to East City Limit
County Facilities	
CR 235 (11)	From NW 143rd Place to South City Limit
CR 241 (12)	From NW SR 235 to North City Limit
CR 241 (13)	From CR 235 to South City Limit
CR 2054 (14)	From SR 235 to West City Limit
CR 2054 (15)	From SR 235 to US 441
CR 235A (16)	From US 441 to North City Limit
CR 235A (17)	From US 441 to CR 235

*(FDOT Road Segment #, COA Comprehensive Plan #).

Table 3-a. Potable Water Impacts - Final Development Orders	
System Category	**Gallons Per Day**
Current Permitted Capacity[1]	2,300,000
Less Actual Potable Water Flows[1]	1,548,250
Reserved Capacity[2]	469,209
Available Capacity	**282,541**
Percentage of Permitted Design Capacity Utilized	**87.72%**
Sources:	
1. *City of Alachua Public Services Department, April 2024.*	
2. *Table 1.*	
Note: Blue cell is automatically updated from Table 1.; reserved flows are subject to change.	

Table 3-b. Potable Water Impacts - Preliminary & Final Development Orders	
System Category	**Gallons Per Day**
Current Permitted Capacity[1]	2,300,000
Less Actual Potable Water Flows[1]	1,548,250
Projected Reservations & Reserved Capacity[2]	729,889
Available Capacity	**21,861**
Percentage of Permitted Design Capacity Utilized	**99.05%**
Sources:	
1. *City of Alachua Public Services Department, April 2024.*	
2. *Table 1.*	
Note: Blue cell is automatically updated from Table 1.; reserved flows are subject to change.	

Table 4-a. Sanitary Sewer Impacts - Final Development Orders	
System Category	**Gallons Per Day**
Current Permitted Capacity[1]	1,500,000
Less Actual Treatment Flows[1]	764,000
Reserved Capacity[2]	437,084
Available Capacity	**298,916**
Percentage of Permitted Design Capacity Utilized	**80.07%**
Sources:	
1. *City of Alachua Public Services Department, April 2024.*	
2. *Table 1.*	
Note: Blue cell is automatically updated from Table 1.; reserved flows are subject to change.	

Table 4-b. Sanitary Sewer Impacts - Preliminary & Final Development Orders	
System Category	**Gallons Per Day**
Current Permitted Capacity[1]	1,500,000
Less Actual Treatment Flows[1]	764,000
Projected Reservations & Reserved Capacity[2]	715,925
Available Capacity	**20,075**
Percentage of Permitted Design Capacity Utilized	**98.66%**
Sources:	
1. *City of Alachua Public Services Department, April 2024.*	
2. *Table 1.*	
Note: Blue cell is automatically updated from Table 1.; reserved flows are subject to change.	

Table 5-a. Solid Waste Impacts - Final Development Orders		
System Category	**Pounds Per Day**	**Tons Per Year**
Exisiting Demand[1]	44,060.00	8,040.95
Reserved Capacity[2]	50,407.82	9,199.43
New River Solid Waste Facility Anticipated Capacity[3]	**50+ Years**	

Sources:

1. *Bureau of Economic & Business Research, University of Florida, Estimates of Population (2023); Policy 2.1.a, CFNGAR Element.*

   Formula: 11,015 persons x 0.73 tons per year.

2. *Table 1.*
3. *New River Solid Waste Association, April 2024.*

Note: Blue cell is automatically updated from Table 1.; reserved capacity is subject to change.

Table 5-b. Solid Waste Impacts - Preliminary & Final Development Orders		
System Category	**Pounds Per Day**	**Tons Per Year**
Exisiting Demand[1]	44,060.00	8,040.95
Projected Reservations & Reserved Capacity[2]	53,143.53	9,698.69
New River Solid Waste Facility Anticipated Capacity[3]	**50+ Years**	

Sources:

1. *Bureau of Economic & Business Research, University of Florida, Estimates of Population (2023); Policy 2.1.a, CFNGAR Element.*

   Formula: 11,015 persons x 0.73 tons per year.

2. *Table 1.*
3. *New River Solid Waste Association, April 2024.*

Note: Blue cell is automatically updated from Table 1.; reserved capacity is subject to change.

Table 6-a. Recreation Impacts - Final Development Orders	
System Category	**Acreage**
Current Recreation Acreage[1]	135.48
Less Existing Demand[2]	55.08
Reserved Capacity[3]	13.84
Available Capacity	**66.57**
Percentage of Permitted Design Capacity Utilized	**50.87%**
Sources:	
1. *Table 6-e.*	
2. *Bureau of Economic & Business Research, University of Florida, Estimates of Population (2023); Policy 1.2.b, Recreation Element; Formula: 11,015/(5 acres/1,000 persons).*	
3. *Table 1.*	
Note: Blue cell is automatically updated from Table 1.; reserved capacity is subject to change.	

Table 6-b. Improved Passive Park Impacts - Final Development Orders	
System Category	**Acreage**
Current Improved Passive Park Acreage[1]	34.82
Less Existing Demand[2]	11.02
Reserved Capacity[3]	2.77
Available Capacity	**21.04**
Percentage of Permitted Design Capacity Utilized	**39.58%**
Sources:	
1. *Table 6-f.*	
2. *Bureau of Economic & Business Research, University of Florida, Estimates of Population (2023); Policy 1.2.b, Recreation Element; Formula: 11,015/(5 acres/1,000 persons) * 20%.*	
3. *Table 1.*	
Note: Blue cell is automatically updated from Table 1.; reserved capacity is subject to change.	

Table 6-e. All Recreational Facilities	
Facility Name	**Acreage**
City of Alachua Hal Brady Recreation Center	24.60
Cleather Hathcock Community Center	0.84
Swick House	5.04
Alan Hitchcock Park (Theatre Park)	0.07
Criswell Park	0.39
F.E. Welch Park	1.37
Maude Lewis Park	0.99
Hitchcock Baseball Park at Skinner Field (Downtown City Park)	4.28
Mebane Middle School	7.49
Alachua Elementary School	11.65
San Felasco Conservation Corridor	31.23
Legacy Park (Phases 1 and 2A)	47.53
Total	**135.48**
Sources:	
1. *City of Alachua Recreation & Culture Department*.	

Table 6-c. Recreation Impacts - Preliminary & Final Development Orders	
System Category	**Acreage**
Current Recreation Acreage[1]	135.48
Less Existing Demand[2]	55.08
Projected Reservations & Reserved Capacity[3]	17.10
Available Capacity	**63.31**
Percentage of Permitted Design Capacity Utilized	**53.27%**
Sources:	
1. *Table 6-e.*	
2. *Bureau of Economic & Business Research, University of Florida, Estimates of Population (2023); Policy 1.2.b, Recreation Element; Formula: 11,015/(5 acres/1,000 persons).*	
3. *Table 1.*	
Note: Blue cell is automatically updated from Table 1.; reserved capacity is subject to change.	

Table 6-d. Improved Passive Park Impacts - Preliminary & Final Development Orders	
System Category	**Acreage**
Current Improved Passive Park Acreage[1]	34.82
Less Existing Demand[2]	11.02
Projected Reservations & Reserved Capacity[3]	3.42
Available Capacity	**20.39**
Percentage of Permitted Design Capacity Utilized	**41.46%**
Sources:	
1. *Table 6-f.*	
2. *Bureau of Economic & Business Research, University of Florida, Estimates of Population (2023); Policy 1.2.b, Recreation Element; Formula: 11,015/(5 acres/1,000 persons) * 20%.*	
3. *Table 1.*	
Note: Blue cell is automatically updated from Table 1.; reserved capacity is subject to change.	

Table 6-f. Improved Passive Lands	
Facility Name	**Acreage**
San Felasco Conservation Corridor	27.73
Swick House	3.84
Legacy Park	3.18
Alan Hitchcock Park (Theatre Park)	0.07
Total	**34.82**
Sources:	
1. *City of Alachua Recreation & Culture Department*.	

Table 7-a. Projects with Valid Public School Capacity Reservations

PZE Process	Project Name	Student Stations Elementary	Middle	High
TOTALS				
Preliminary Development Orders Total		75	37	56
Final Development Orders Total		147	72	106
All Development Orders Total		222	109	162
Certificates of Level of Service Standard (Preliminary Development Orders) - NO CAPACITY RESERVED				
PR24-0001	Tolosa Planned Development-Residential	63	31	47
PR24-0004	NW 150th Ave Rezoning	12	6	9
Certificates of Concurrency Compliance (Final Development Orders) - CAPACITY RESERVED				
PSP19-0007	San Felasco Tech City Phase 3 SEP & SP	10	4	7
PSP23-0012	Arbours at Merrillwood SP	2	1	1
PSP22-0009	Convergence Research Park Residential Phase 1 Final Plat	10	5	8
PSP22-0008	San Felasco Tech City Phase 4 SP	4	2	3
NO APP #	Tara Baywood Phase 1 Final Plat	9	4	5
NO APP #	Tara Forest East Phase 1 Final Plat	4	2	3
NO APP #	Briarwood Phase 2 & 3 Final Plat	17	9	13
PSP22-0023	Convergence Cottages East SP	10	5	7
PSP22-0026	Convergence Cottages West SP	6	3	4
PSP23-0005	Convergence Research Park Residential Phase 2 Final Plat	12	6	9
PPP23-0002	Farmlands Final PD Plan	30	15	22
PSP23-0016	Kirkland Farms Phase 1 Final Plat	8	4	6
NO APP #	Tara Baywood Phase 2 Final Plat	4	2	2
NO APP #	Tara Forest East Phase 2 Final Plat	7	3	5
PSP24-0005	Briarwood Phase 4 Final Plat	14	7	11

Sources:

1. *City of Alachua Development Orders & Staff Reports*.
2. *Alachua County Public Schools*.

NOTE: Table does not automatically update. Stations must be manually added to appropriate categories.

Table 7-b. Student Generation Multipliers

Development Type		Student Stations Elementary	Middle	High
Single Family		0.12	0.06	0.09
Multiple Family		0.06	0.03	0.03

Sources:

1. *Alachua County Public Schools Five Year District Facilities Plan, 2024*

Table 7-c. Elementary CSA Available FISH Capacity & Level of Service

Elementary School CSA	2022-2023		3rd Year		5th Year		10th Year	
	Available Capacity	Level of Service	Available Capacity	Level of Service	Available Capacity	Level of Service	Available Capacity	Level of Service
Northwest Alachua	302	82%	315	81%	323	80%	387	77%
Southwest Alachua	623	89%	631	89%	659	88%	901	84%
Gainesville East Alachua	2,358	71%	2,503	70%	2,536	70%	2,817	66%
ELEMENTARY TOTAL	**3,283**	**79%**	**3,449**	**78%**	**3,518**	**77%**	**4,105**	**74%**

Table 7-d. Elementary CSA Available Permanent FISH Capacity & Level of Service

Elementary School CSA	2022-2023		3rd Year		5th Year		10th Year	
	Available Capacity	Level of Service	Available Capacity	Level of Service	Available Capacity	Level of Service	Available Capacity	Level of Service
Northwest Alachua	302	82%	315	81%	323	80%	387	77%
Southwest Alachua	-28	101%	-20	100%	8	100%	250	95%
Gainesville East Alachua	1,782	77%	1,927	75%	1,960	75%	2,241	71%
ELEMENTARY TOTAL	**2,056**	**86%**	**2,222**	**85%**	**2,291**	**84%**	**2,878**	**80%**

Source: 2022-2023 Alachua County Public Schools

Table 7-e. Middle School CSAs: Available FISH Capacity & Level of Service

Middle School CSA	2022-2023		3rd Year		5th Year		10th Year	
	Available Capacity	Level of Service	Available Capacity	Level of Service	Available Capacity	Level of Service	Available Capacity	Level of Service
Bishop	243	77%	259	76%	290	73%	270	75%
Fort Clarke	-53	106%	-34	104%	1	100%	-22	102%
Kanapaha	134	89%	156	87%	196	84%	170	86%
Hawthorne	-19	111%	-15	109%	-8	104%	-13	107%
High Springs	72	83%	79	81%	91	78%	83	80%
Lincoln	350	67%	364	65%	389	63%	373	65%
Mebane	455	42%	462	41%	474	40%	466	41%
Oak View	83	91%	140	85%	171	82%	151	84%
Westwood / Transitional (until August 2024)	258	77%	333	72%	364	69%	344	71%
MIDDLE TOTAL	**1,523**	**83%**	**1,744**	**78%**	**1,968**	**75%**	**1,822**	**77%**

Source: 2022-2023 Alachua County Public Schools

Table 7-f. Middle School CSAs: Available Permanent FISH Capacity & Level of Service

Middle School CSA	2022-2023		3rd Year		5th Year		10th Year	
	Available Capacity	Level of Service	Available Capacity	Level of Service	Available Capacity	Level of Service	Available Capacity	Level of Service
Bishop	243	77%	259	76%	290	73%	270	75%
Fort Clarke	-93	111%	-34	104%	1	100%	-22	102%
Kanapaha	55	95%	156	87%	196	84%	170	86%
Hawthorne	-19	111%	-15	109%	-8	104%	-13	107%
High Springs	72	83%	79	81%	91	78%	83	80%
Lincoln	350	67%	364	65%	389	63%	373	65%
Mebane	455	42%	462	41%	474	40%	466	41%
Oak View	83	91%	140	85%	171	82%	151	84%
Westwood / Transitional (until August 2024)	258	77%	333	72%	364	69%	344	71%
MIDDLE TOTAL	**1,404**	**84%**	**1,744**	**78%**	**1,968**	**75%**	**1,822**	**77%**

Source: 2022-2023 Alachua County Public Schools

Table 7-g. High School CSAs: Available FISH Capacity & Level of Service

High School CSA	2022-2023		3rd Year		5th Year		10th Year	
	Available Capacity	Level of Service	Available Capacity	Level of Service	Available Capacity	Level of Service	Available Capacity	Level of Service
Buchholz	-519	126%	-487	124%	-471	123%	-396	118%
Eastside	729	63%	1,073	57%	1,082	56%	1,124	54%
Gainesville	49	97%	73	96%	84	96%	140	92%
Hawthorne	219	55%	222	54%	224	54%	232	51%
Newberry	-66	110%	-57	108%	-52	108%	-30	104%
Santa Fe	131	90%	146	89%	153	88%	187	85%
HIGH TOTAL	**543**	**94%**	**970**	**89%**	**1,020**	**89%**	**1,257**	**86%**

Source: 2022-2023 Alachua County Public Schools

Table 7-h. High School CSAs: Available Permanent FISH Capacity & Level of Service

High School CSA	2022-2023		3rd Year		5th Year		10th Year	
	Available Capacity	Level of Service	Available Capacity	Level of Service	Available Capacity	Level of Service	Available Capacity	Level of Service
Buchholz	-542	127%	-388	119%	-373	119%	-280	114%
Eastside	729	63%	1,054	57%	1,063	57%	1,117	55%
Gainesville	49	97%	162	92%	173	91%	241	87%
Hawthorne	219	55%	235	51%	236	51%	246	49%
Newberry	-66	110%	-22	103%	-17	103%	10	99%
Santa Fe	131	90%	201	84%	208	84%	250	81%
HIGH TOTAL	**520**	**94%**	**1,242**	**86%**	**1,290**	**85%**	**1,584**	**82%**

Source: 2022-2023 Alachua County Public School
•Loften High School's Permanent Capacity and Total Capacity are not included, as no students are directly zoned to this school

Table 8. Traffic Impacts by Segment

PZE Process	Project Name	Segment 1 I-75 North City Limit to US 441		Segment 2 I-75 US 441 to South City Limit		Segment 3 US 441 MPO Boundary to CR 25A East Intersection		Segment 4 US 441 CR 25A East Intersection to SR 235		Segment 5 US 441 SR 235 to I-75		Segment 6 US 441 I-75 to CR 235A		Segment 7 US 441 CR 235A to NW 188th Street		Segment 8 SR 235 NW 143rd Place to US 441	
		AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour
																TOTALS	
Preliminary Development Orders Total		0	0	0	0	0	0	1472	147	469	47	0	0	0	0	0	0
Final Development Orders Total		197	20	241	26	1325	212	7809	813	3753	328	5679	515	3373	363	0	0
All Development Orders Total		197	20	241	26	1325	212	9281	960	4222	375	5679	515	3373	363	0	0
																	Certificates of Level of Service Standard (Preliminary Development Orders) -
PR24-0001	Tolosa Planned Development-Residential	0	0	0	0	0	0	548	55	469	47	0	0	0	0	0	0
PR24-0004	NW 150th Ave Rezoning	0	0	0	0	0	0	924	92	0	0	0	0	0	0	0	0
																	Certificates of Concurrency Compliance (Final Development Orders) - C
PSP19-0007	San Felasco Tech City Phase 3 SEP & SP	0	0	0	0	0	0	1,386	80	0	0	0	0	0	0	0	0
PSP23-0012	Arbours at Merrillwood SP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PSP21-0008	Foundation Park Phase 2 SP (2021)	0	0	0	0	0	0	1,131	44	0	0	0	0	0	0	0	0
PSP21-0010	Momentum Labs SP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PSP22-0003	Pickert Flex Space SP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PSP22-0009	Convergence Research Park Residential Phase 1 Final Plat	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PSP22-0008	San Felasco Tech City Phase 4 SP	0	0	0	0	0	0	1,100	119	0	0	0	0	0	0	0	0
NO APP #	Tara Baywood Phase 1 Final Plat	0	0	0	0	0	0	0	0	446	29	0	0	0	0	0	0
NO APP #	Tara Forest East Phase 1 Final Plat	0	0	0	0	0	0	0	0	302	32	0	0	0	0	0	0
PSP22-0001	Camel Car Wash SP	29	2	29	2	0	0	0	0	283	17	565	33	0	0	0	0
PSP22-0011	Dairy Queen SP	81	5	81	5	0	0	0	0	135	9	541	36	0	0	0	0
PSP22-0015	Mi Apa SP	0	0	0	0	0	0	0	0	741	49	0	0	0	0	0	0
PSP22-0016	Masters Lawn Care SP	0	0	0	0	0	0	20	4	0	0	0	0	0	0	0	0
NO APP #	Briarwood Phase 2 & 3 Final Plat	0	0	0	0	0	0	0	0	0	0	868	61	87	9	0	0
PSP22-0024	Duration Builders SP	0	0	0	0	0	0	0	42	4	0	0	0	0	0	0	0
PSP23-0001	Wal-Mart DC #7035 SP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PSP22-0007	Motory SP	0	0	0	0	0	0	613	58	0	0	0	0	0	0	0	0
PSP22-0027	Canvas Church Admin Building SP	0	0	0	0	0	0	0	0	97	11	0	0	0	0	0	0
PSP23-0002	Maria's Place Minor Subdivision Final Plat	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PSP23-0003	Tower Hill Headquarters SP	87	13	131	19	0	0	0	0	244	35	419	61	262	38	0	0
PSP22-0021	Main Street Urgent Care SP	0	0	0	0	0	0	0	0	0	0	0	0	109	13	0	0
PSP22-0023	Convergence Cottages East SP	0	0	0	0	0	0	411	40	0	0	0	0	0	0	0	0
PSP22-0026	Convergence Cottages West SP	0	0	0	0	0	0	247	9	0	0	0	0	0	0	0	0
PSP23-0004	Lane Enterprises SP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PSP22-0020	Wawa SP	0	0	0	0	0	0	0	0	0	0	1,190	108	1,116	101	0	0
PSP23-0005	Convergence Research Park Residential Phase 2 Final Plat	0	0	0	0	0	0	518	51	0	0	0	0	0	0	0	0
PSP23-0007	Convergence Research Park Bike Depot SP	0	0	0	0	0	0	1,139	162	0	0	0	0	0	0	0	0
PSP23-0009	Tomoka Fire Station SP	0	0	0	0	0	0	0	0	0	0	23	3	14	2	0	0
PSP22-0014	441 Road Rangers SP	0	0	0	0	0	0	0	0	0	0	0	0	30	13	0	0
PPP23-0002	Farmlands Final PD Plan	0	0	0	0	0	0	0	0	855	86	1,317	132	1,548	155	0	0
PSP23-0010	G&C Foods Distribution Center SP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PSP23-0016	Kirkland Farms Phase 1 Final Plat	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PSP24-0001	Unique Caring Opportunities SP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PSP23-0017	Ben E. Keith SP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PSP23-0011	Pleasant Solar SEP & SP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PSP23-0014	Firestone SP	0	0	0	0	0	0	0	0	0	0	69	13	138	25	0	0
NO APP #	Tara Baywood Phase 2 Final Plat	0	0	0	0	0	0	0	0	386	33	0	0	0	0	0	0
NO APP #	Tara Forest East Phase 2 Final Plat	0	0	0	0	0	0	0	0	260	27	0	0	0	0	0	0
PSP24-0005	Briarwood Phase 4 Final Plat	0	0	0	0	0	0	0	0	0	0	687	68	69	7	0	0
PSP24-0003	Patel Fuel & Retail SP	0	0	0	0	1,244	204	1,244	204	0	0	0	0	0	0	0	0
PSP23-0008	Rizzzo Self Storage Site Plan	0	0	0	0	81	8	0	0	0	0	0	0	0	0	0	0

Sources:

1. *City of Alachua Development Orders & Staff Reports*.
2. *Table 1.*

NOTE: Table does not automatically update. Trips must be manually added to appropriate segments.

Segment 9 SR 235 US 441 to NW 140th Street		Segment 10 SR 235 NW 140th Street to East City Limit		Segment 11 CR 235 NW 143rd Place to South City Limit		Segment 12 CR 241 NW SR 235 to North City Limit		Segment 13 CR 241 CR 235 to South City Limit		Segment 14 CR2054 SR 235 to West City Limit		Segment 15 CR2054 SR 235 to US 441		Segment 16 CR 235A US 441 to North City Limit		Segment 17 CR 235A US 441 to CR 235	
AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour
1564	156	391	39	0	0	157	16	0	0	0	0	0	0	0	0	0	0
316	38	0	0	0	0	356	35	2847	232	662	66	764	76	2781	284	3821	392
1880	194	391	39	0	0	513	51	2847	232	662	66	764	76	2781	284	3821	392
NO CAPACITY RESERVED																	
1,564	156	391	39	0	0	157	16	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CAPACITY RESERVED																	
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	377	15	0	0	0	0
0	0	0	0	0	0	0	0	765	43	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	64	29	0	0	0	0
0	0	0	0	0	0	0	0	905	88	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
185	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,369	144	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	411	41	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	247	9	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	393	129
0	0	0	0	0	0	0	0	0	0	0	0	0	0	297	27	372	34
0	0	0	0	0	0	0	0	519	51	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	1	45	6
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	323	32	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	561	32
0	0	0	0	0	0	0	0	0	0	661	66	0	0	0	0	0	0
131	26	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,414	186
0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	96	8	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	260	27	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,084	108	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

APPENDIX C

Intersection Counts

FDOT's Seasonal Factor Report

Prepared by National Data & Surveying Services

CR 235A/NW 173rd St & US 441/SR 20/State Rd/M L King Blvd

Peak Hour Turning Movement Count

ID: 25-130101-001
City: Alachua

Day: Tuesday
Date: 3/25/2025

PEAK HOURS	COUNT PERIODS
07:15 AM - 08:15 AM	7:00 AM - 09:00 AM
NONE	NONE
04:45 PM - 05:45 PM	4:00 PM - 06:00 PM

SOUTHBOUND (CR 235A/NW 173rd St)

	L	T	R	U	Total	
AM	35	26	134	0	168	AM
NOON	0	0	0	0	0	NOON
PM	44	30	118	0	261	PM

EASTBOUND (US 441/SR 20/State Rd/M L King Blvd)

	L	T	R	U	Total	
AM	584	0	1614			AM
NOON	0	0	2	0	0	NOON
PM	31	0	43	0	0	PM
AM	1414	0	674	0	0	AM
NOON	93	0	125	0	0	NOON
PM						PM

WESTBOUND (US 441/SR 20/State Rd/M L King Blvd)

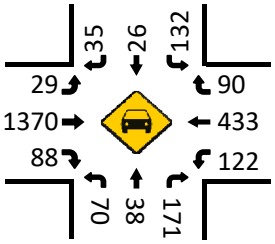
	L	T	R	U	Total	
PM	175	0	97	0		PM
NOON	1454	0	475	0		NOON
AM	186	0	158	0		AM
PM	3	0	11	0		PM
NOON	991	0	1776			NOON
AM						AM

NORTHBOUND (CR 235A/NW 173rd St)

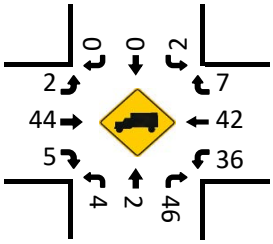
	L	T	R	U	Total	
PM	341	0	114	43	196	PM
NOON	0	0	0	0	0	NOON
AM	277	0	74	40	217	AM

CONTROL			
Signalized			
TEV	2805 AM	0 NOON	3207 PM
PHF	0.94		0.98

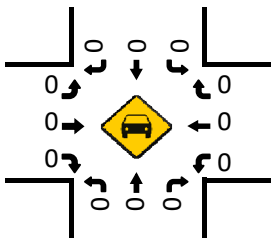
Cars (AM)



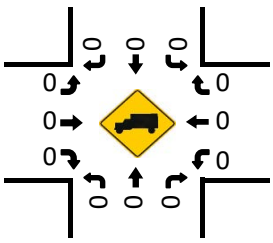
HT (AM)



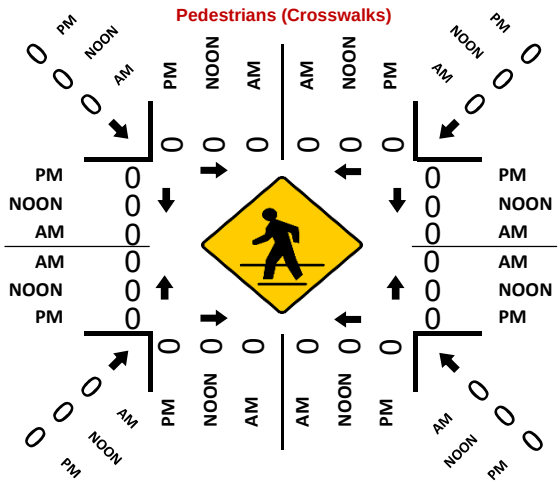
Cars (NOON)



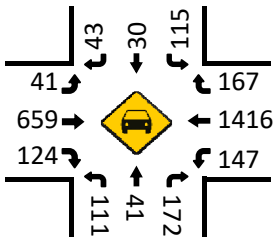
HT (NOON)



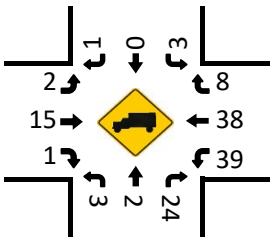
Pedestrians (Crosswalks)



Cars (PM)



HT (PM)



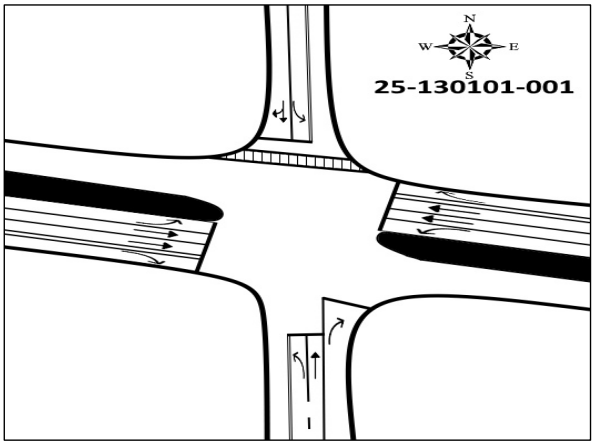
LOCATION: CR 235A/NW 173rd St & US 441/SR 20/State Rd/M L King Blvd
CITY/STATE: Alachua, FL

PROJECT ID: 25-130101-001
DATE: Tue, Mar 25, 2025

Peak-Hour: 07:15 AM - 08:15 AM
Peak 15-Minute: 07:30 AM - 07:45 AM

Peak Hour Factor
0.94

National Data & Surveying Services

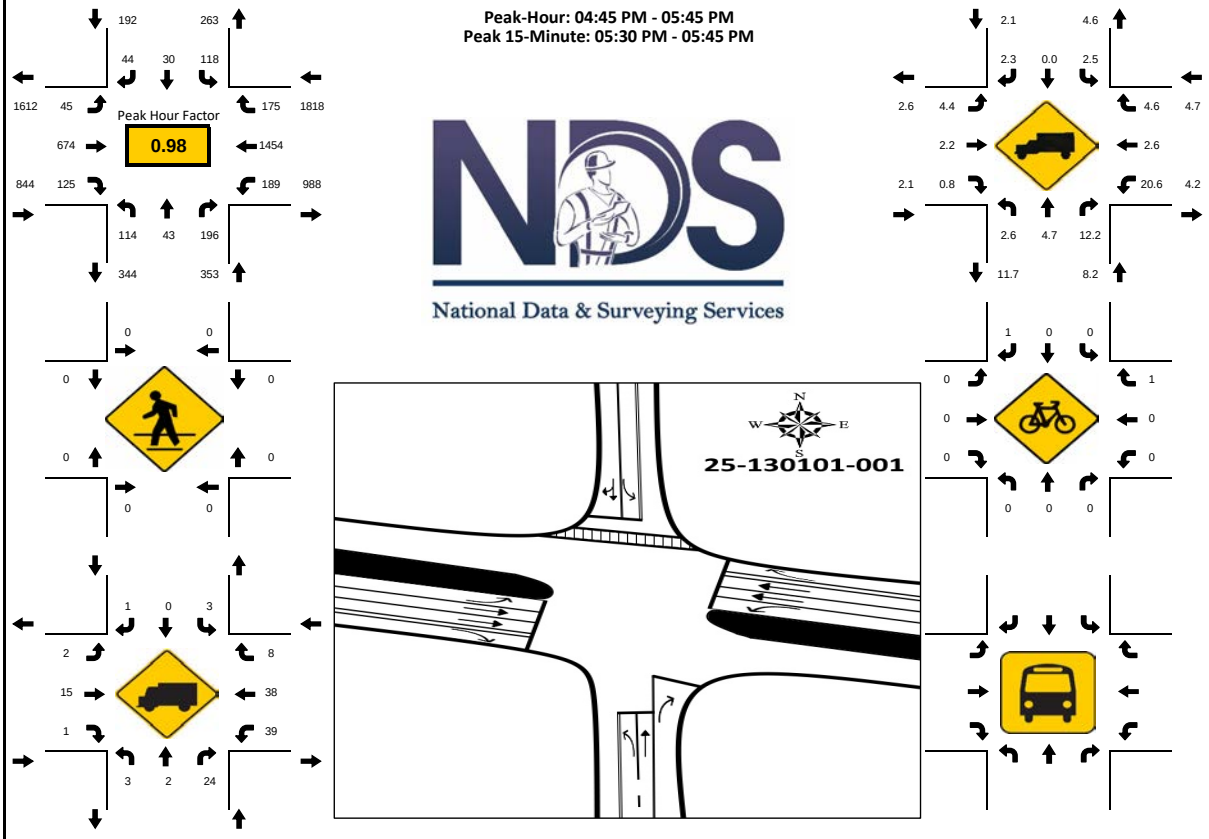


15-Min Count Period Beginning At	CR 235A/NW 173rd St Northbound					CR 235A/NW 173rd St Southbound					441/SR 20/State Rd/M L King Bl Eastbound					441/SR 20/State Rd/M L King Bl Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
7:00 AM	14	3	39	0		43	6	3	0		2	322	20	0		30	94	6	0		582	2683
7:15 AM	16	4	46	0		41	8	2	0		1	381	16	0		42	90	15	3		665	2805
7:30 AM	18	12	59	0		33	6	6	0		7	392	24	0		46	121	16	3		743	2773
7:45 AM	23	13	51	0		29	6	14	0		8	323	26	0		31	131	36	2		693	2672
8:00 AM	17	11	61	0		31	6	13	0		15	318	27	0		39	133	30	3		704	2718
8:15 AM	12	12	53	0		34	12	10	0		22	246	26	0		36	128	41	1		633	2014
8:30 AM	20	19	47	0		37	11	11	0		20	257	17	1		28	123	48	3		642	1381
8:45 AM	15	32	47	0		49	15	16	0		60	220	15	0		29	111	124	6		739	739
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	92	52	244	0		164	32	56	0		60	1568	108	0		184	532	144	12		**3248**	
Heavy Trucks	8	4	60	0		4	0	0	0		8	60	16	0		48	64	16	0		**288**	
Pedestrians		0					0					0					0				**0**	
Bicycles	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		**0**	
Buses																						
Stopped Buses																						

LOCATION: CR 235A/NW 173rd St & US 441/SR 20/State Rd/M L King Blvd
CITY/STATE: Alachua, FL

PROJECT ID: 25-130101-001
DATE: Tue, Mar 25, 2025

Peak-Hour: 04:45 PM - 05:45 PM
Peak 15-Minute: 05:30 PM - 05:45 PM



15-Min Count Period Beginning At	CR 235A/NW 173rd St Northbound					CR 235A/NW 173rd St Southbound					441/SR 20/State Rd/M L King Bl Eastbound					441/SR 20/State Rd/M L King Bl Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
4:00 PM	16	3	49	0		27	5	11	0		8	171	19	0		34	322	50	0		715	3008
4:15 PM	18	11	53	0		21	11	4	0		10	184	30	1		45	304	37	2		731	3058
4:30 PM	17	8	70	1		15	5	9	0		12	170	23	0		38	344	35	1		748	3139
4:45 PM	31	15	71	0		29	3	9	0		15	167	31	0		49	349	45	0		814	3207
5:00 PM	37	8	45	0		36	8	11	0		9	161	22	0		42	348	37	1		765	3138
5:15 PM	23	8	39	0		22	11	9	0		11	190	35	2		46	364	51	1		812	2373
5:30 PM	23	12	41	0		31	8	15	0		8	156	37	0		49	393	42	1		816	1561
5:45 PM	26	9	38	0		24	8	7	0		6	156	31	0		30	363	46	1		745	745
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	148	60	284	0		144	44	60	0		60	760	148	8		196	1572	204	4		**3692**	
Heavy Trucks	8	4	28	0		12	0	4	0		4	20	4	0		56	48	16	0		**204**	
Pedestrians		0					0					0					0				**0**	
Bicycles	0	0	0	0		0	0	4	0		0	0	0	0		0	0	4	0		**8**	
Buses																						
Stopped Buses																						

National Data & Surveying Services

N/S Street: **CR 235A/NW 173rd St**

Speed: **45/50 MPH**

Site Code: **25-130101-001**

Date: **03/25/2025**

Weather: **Sunny**

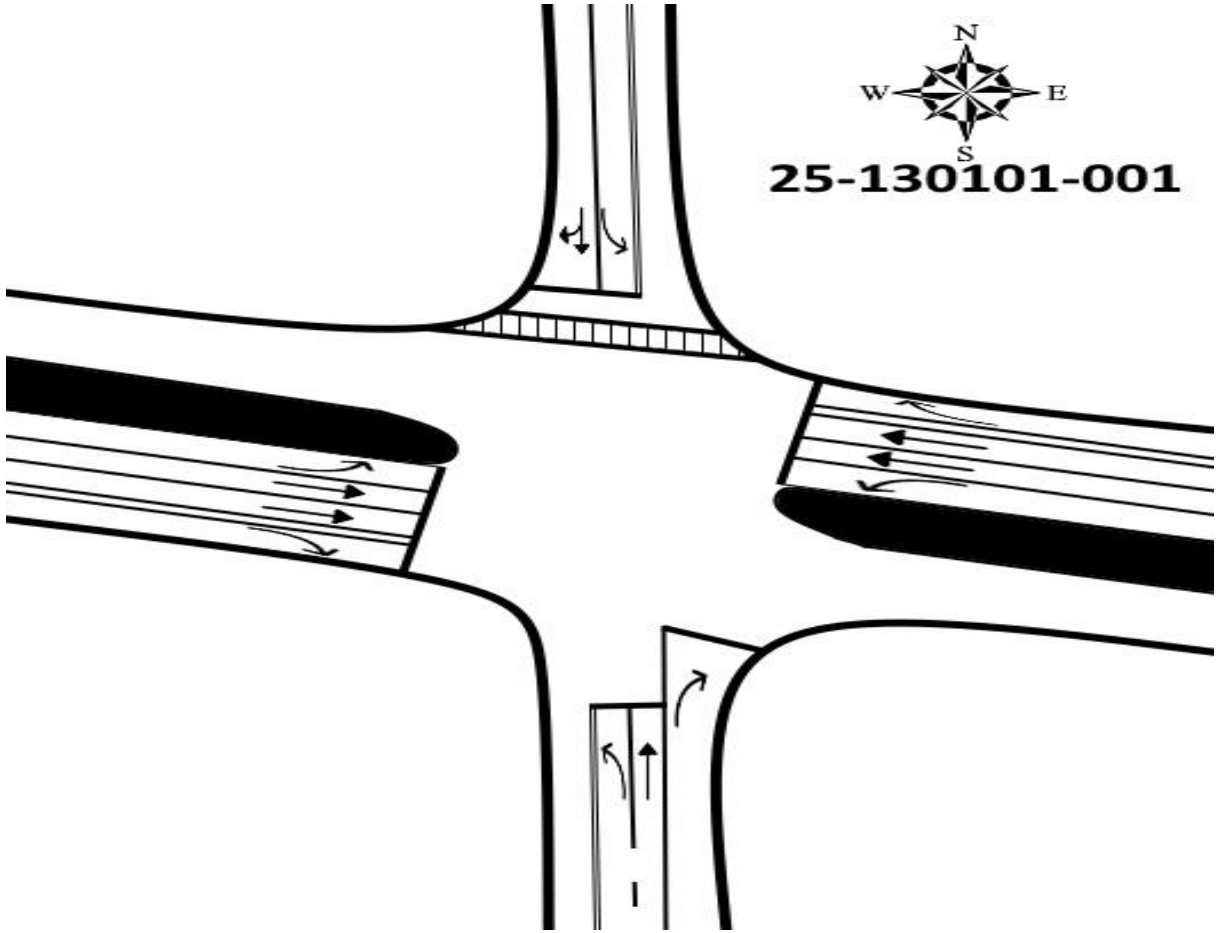
City: **Alachua**

County: **Alachua**

Count Times: **07:00 - 09:00**

16:00 - 18:00

Control: **Signalized**



E/W Street: **US 441/SR 20/State Rd/M L King Blvd**

Speed: **45/55 MPH**

SIGNAL TIMING

	Cycle	Phase	BOG	EOY	Signal Timing
AM	1	NL/SL	8:07:59	8:08:18	0:00:19
		NT/ST	8:08:18	8:08:40	0:00:22
		EL/WL	8:08:40	8:09:05	0:00:25
		WL/WT	8:09:05	8:09:14	0:00:09
		ET/WT	8:09:14	8:10:28	0:01:14
	2	NL/SL	8:10:28	8:10:48	0:00:20
		NT/ST	8:10:48	8:11:08	0:00:20
		EL/WL	8:11:08	8:11:35	0:00:27
		WL/WT	8:11:35	8:11:42	0:00:07
		ET/WT	8:11:42	8:12:59	0:01:17
PM	1	NL/SL	16:23:56	16:24:11	0:00:15
		SL/ST	16:24:11	16:24:25	0:00:14
		EL/WL	16:24:25	16:24:47	0:00:22
		WL/WT	16:24:47	16:25:01	0:00:14
		ET/WT	16:25:01	16:26:19	0:01:18
	2	NL/SL	16:26:19	16:26:38	0:00:19
		NT/ST	16:26:38	16:26:54	0:00:16
		WL/WT	16:26:54	16:27:31	0:00:37
		ET/WT	16:27:31	16:28:58	0:01:27

2023 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 2600 ALACHUA COUNTYWIDE

MOCF: 0.98

WEEK	DATES	SF	PSCF
1	01/01/2023 - 01/07/2023	1.05	1.07
2	01/08/2023 - 01/14/2023	1.04	1.06
3	01/15/2023 - 01/21/2023	1.04	1.06
4	01/22/2023 - 01/28/2023	1.02	1.04
5	01/29/2023 - 02/04/2023	1.01	1.03
6	02/05/2023 - 02/11/2023	0.99	1.01
* 7	02/12/2023 - 02/18/2023	0.98	1.00
* 8	02/19/2023 - 02/25/2023	0.98	1.00
* 9	02/26/2023 - 03/04/2023	0.98	1.00
*10	03/05/2023 - 03/11/2023	0.98	1.00
*11	03/12/2023 - 03/18/2023	0.98	1.00
*12	03/19/2023 - 03/25/2023	0.98	1.00
*13	03/26/2023 - 04/01/2023	0.97	0.99
*14	04/02/2023 - 04/08/2023	0.97	0.99
*15	04/09/2023 - 04/15/2023	0.97	0.99
*16	04/16/2023 - 04/22/2023	0.97	0.99
*17	04/23/2023 - 04/29/2023	0.98	1.00
*18	04/30/2023 - 05/06/2023	0.98	1.00
*19	05/07/2023 - 05/13/2023	0.98	1.00
20	05/14/2023 - 05/20/2023	0.99	1.01
21	05/21/2023 - 05/27/2023	0.99	1.01
22	05/28/2023 - 06/03/2023	1.00	1.02
23	06/04/2023 - 06/10/2023	1.00	1.02
24	06/11/2023 - 06/17/2023	1.01	1.03
25	06/18/2023 - 06/24/2023	1.02	1.04
26	06/25/2023 - 07/01/2023	1.04	1.06
27	07/02/2023 - 07/08/2023	1.05	1.07
28	07/09/2023 - 07/15/2023	1.07	1.09
29	07/16/2023 - 07/22/2023	1.06	1.08
30	07/23/2023 - 07/29/2023	1.05	1.07
31	07/30/2023 - 08/05/2023	1.05	1.07
32	08/06/2023 - 08/12/2023	1.04	1.06
33	08/13/2023 - 08/19/2023	1.03	1.05
34	08/20/2023 - 08/26/2023	1.02	1.04
35	08/27/2023 - 09/02/2023	1.01	1.03
36	09/03/2023 - 09/09/2023	1.00	1.02
37	09/10/2023 - 09/16/2023	1.00	1.02
38	09/17/2023 - 09/23/2023	0.99	1.01
39	09/24/2023 - 09/30/2023	0.98	1.00
40	10/01/2023 - 10/07/2023	0.97	0.99
41	10/08/2023 - 10/14/2023	0.97	0.99
42	10/15/2023 - 10/21/2023	0.96	0.98
43	10/22/2023 - 10/28/2023	0.97	0.99
44	10/29/2023 - 11/04/2023	0.98	1.00
45	11/05/2023 - 11/11/2023	0.99	1.01
46	11/12/2023 - 11/18/2023	1.00	1.02
47	11/19/2023 - 11/25/2023	1.01	1.03
48	11/26/2023 - 12/02/2023	1.03	1.05
49	12/03/2023 - 12/09/2023	1.04	1.06
50	12/10/2023 - 12/16/2023	1.05	1.07
51	12/17/2023 - 12/23/2023	1.05	1.07
52	12/24/2023 - 12/30/2023	1.04	1.06
53	12/31/2023 - 12/31/2023	1.04	1.06

* PEAK SEASON

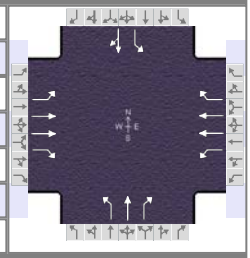
09-MAR-2024 18:41:39 830UPD 2_2600_PKSEASON.TXT

APPENDIX D

Existing Intersection Capacity Analysis Worksheets

HCS Signalized Intersection Results Summary

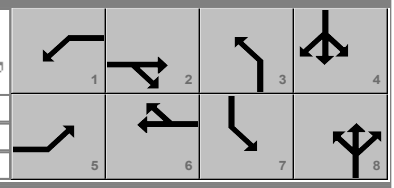
General Information				Intersection Information	
Agency	Traffic Planning and Design			Duration, h	0.250
Analyst	TPD/jd	Analysis Date	Apr 1, 2025	Area Type	Other
Jurisdiction	City of Alachua	Time Period	AM Peak Hour	PHF	0.94
Urban Street	US 441	Analysis Year	2025	Analysis Period	1> 7:00
Intersection	US 441 & NW 173rd Str…	File Name	1a US 441 & NW 173 St Existing AM Peak.xus		
Project Description	Existing AM Peak Hour				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	31	1414	93	169	475	97	74	40	217	134	26	35

Signal Information			
Cycle, s	145.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	5.9	5.4	62.3	7.7	2.5	22.2						
Yellow	4.8	4.8	4.8	4.8	0.0	4.8						
Red	3.0	3.0	3.0	3.0	0.0	3.0						



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	2.0	3.0	2.0	3.0	1.1	3.0	1.1	4.0
Phase Duration, s	13.7	70.1	26.9	83.3	15.5	30.0	18.0	32.5
Change Period, (*Y+R c*), s	7.8	7.8	7.8	7.8	7.8	7.8	7.8	7.8
Max Allow Headway (*MAH*), s	3.0	0.0	3.0	0.0	3.0	3.2	3.0	3.2
Queue Clearance Time (*g s*), s	4.7		19.0		7.5	24.2	11.7	6.7
Green Extension Time (*g e*), s	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.6
Phase Call Probability	0.74		1.00		0.96	1.00	1.00	1.00
Max Out Probability	0.00		0.80		0.08	1.00	1.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	33	1504	99	180	505	103	79	43	231	143	65	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1725	1766	1547	1513	1682	1522	1739	1826		1795	1722	
Queue Service Time (*g s*), s	2.7	61.3	5.6	17.0	12.3	5.1	5.5	2.9		9.7	4.7	
Cycle Queue Clearance Time (*g c*), s	2.7	61.3	5.6	17.0	12.3	5.1	5.5	2.9		9.7	4.7	
Green Ratio (*g/C*)	0.04	0.43	0.43	0.13	0.52	0.52	0.21	0.15		0.22	0.17	
Capacity (*c*), veh/h	70	1519	665	199	1752	793	304	280		359	294	
Volume-to-Capacity Ratio (*X*)	0.471	0.990	0.149	0.904	0.288	0.130	0.259	0.152		0.397	0.221	
Back of Queue (*Q*), ft/ln (95 th percentile)	57	993	100	371	224	86	110	63		194	91	
Back of Queue (*Q*), veh/ln (95 th percentile)	2.2	38.8	3.8	12.7	8.4	3.3	4.2	2.4		7.7	3.6	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
Uniform Delay (*d 1*), s/veh	68.0	41.0	25.2	62.1	19.6	17.9	47.9	53.2		47.5	51.8	
Incremental Delay (*d 2*), s/veh	1.8	20.9	0.5	29.7	0.4	0.3	0.2	0.1		0.3	0.1	
Initial Queue Delay (*d 3*), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	69.9	61.9	25.6	91.8	20.0	18.2	48.1	53.3	0.0	47.8	52.0	
Level of Service (LOS)	E	E	C	F	C	B	D	D	A	D	D	
Approach Delay, s/veh / LOS	59.9	E		36.1	D		17.2	B		49.1	D	
Intersection Delay, s/veh / LOS	47.8						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.12	B	1.91	B	2.47	B	2.47	B
Bicycle LOS Score / LOS	1.84	B	1.14	A	1.07	A	0.83	A

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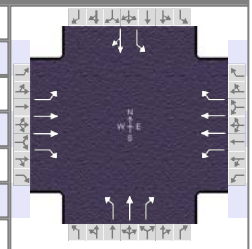
HCS Signalized Intersection Results Summary

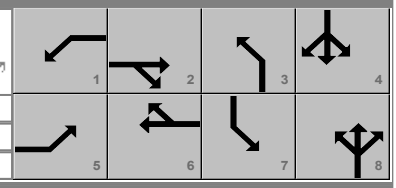
General Information				Intersection Information	
Agency	Traffic Planning and Design			Duration, h	0.250
Analyst	TPD/jd	Analysis Date	Apr 1, 2025	Area Type	Other
Jurisdiction	City of Alachua	Time Period	PM Peak Hour	PHF	0.98
Urban Street	US 441	Analysis Year	2025	Analysis Period	1> 7:00
Intersection	US 441 & NW 173rd Str…	File Name	1b US 441 & NW 173 St Existing PM Peak.xus		
Project Description	Existing PM Peak Hour				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	45	674	125	189	1454	175	114	43	196	118	30	44

Signal Information			
Cycle, s	145.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	6.7	5.9	61.0	9.9	0.3	22.2
Yellow	4.8	4.8	4.8	4.8	0.0	4.8
Red	3.0	3.0	3.0	3.0	0.0	3.0



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	2.0	3.0	2.0	3.0	1.1	3.0	1.1	4.0
Phase Duration, s	14.5	68.8	28.2	82.5	17.7	30.0	18.0	30.3
Change Period, (*Y+R c*), s	7.8	7.8	7.8	7.8	7.8	7.8	7.8	7.8
Max Allow Headway (*MAH*), s	3.0	0.0	3.0	0.0	3.0	3.2	3.0	3.2
Queue Clearance Time (*g s*), s	5.7		20.2		10.0	23.4	10.2	7.7
Green Extension Time (*g e*), s	0.0	0.0	0.2	0.0	0.0	0.0	0.0	0.5
Phase Call Probability	0.84		1.00		0.99	1.00	0.99	1.00
Max Out Probability	0.00		0.00		1.00	1.00	1.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	46	688	128	193	1484	179	116	44	200	120	76	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1753	1781	1598	1513	1766	1547	1767	1826		1767	1703	
Queue Service Time (*g s*), s	3.7	20.1	7.3	18.2	50.9	9.2	8.0	3.0		8.2	5.7	
Cycle Queue Clearance Time (*g c*), s	3.7	20.1	7.3	18.2	50.9	9.2	8.0	3.0		8.2	5.7	
Green Ratio (*g/C*)	0.05	0.42	0.42	0.14	0.51	0.51	0.22	0.15		0.22	0.16	
Capacity (*c*), veh/h	82	1497	672	213	1819	797	304	280		353	264	
Volume-to-Capacity Ratio (*X*)	0.563	0.459	0.190	0.905	0.816	0.224	0.382	0.157		0.342	0.286	
Back of Queue (*Q*), ft/ln (95 th percentile)	79	342	130	356	745	158	160	65		166	110	
Back of Queue (*Q*), veh/ln (95 th percentile)	3.0	13.5	5.1	12.2	29.1	6.1	6.3	2.5		6.5	4.4	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
Uniform Delay (*d 1*), s/veh	67.7	30.2	26.5	61.3	29.4	19.3	47.2	53.2		47.0	54.1	
Incremental Delay (*d 2*), s/veh	2.3	1.0	0.6	13.2	4.2	0.7	0.3	0.1		0.2	0.2	
Initial Queue Delay (*d 3*), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	69.9	31.2	27.1	74.6	33.6	19.9	47.5	53.3	0.0	47.2	54.4	
Level of Service (LOS)	E	C	C	E	C	B	D	D	A	D	D	
Approach Delay, s/veh / LOS	32.7	C		36.5	D		21.8	C		49.9	D	
Intersection Delay, s/veh / LOS	34.7						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.12	B	1.91	B	2.47	B	2.47	B
Bicycle LOS Score / LOS	1.20	A	2.02	B	1.08	A	0.81	A

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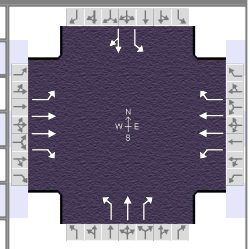
APPENDIX E

Projected Intersection Capacity Analysis Worksheets

HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	Traffic Planning and Design			Duration, h	0.250
Analyst	TPD/jd	Analysis Date	Sep 22, 2025	Area Type	Other
Jurisdiction	City of Alachua	Time Period	AM Peak Hour	PHF	0.94
Urban Street	US 441	Analysis Year	2026	Analysis Period	1> 7:00
Intersection	US 441 & NW 173rd Str…	File Name	1a US 441 & NW 173 St Projected AM Peak.xus		
Project Description	Projected AM Peak Hour				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	53	1466	96	175	525	101	79	41	225	169	33	36

Signal Information			
Cycle, s	145.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

							1	2	3	4
Green	7.2	4.7	61.7	7.7	2.5	22.2	5	6	7	8
Yellow	4.8	4.8	4.8	4.8	0.0	4.8				
Red	3.0	3.0	3.0	3.0	0.0	3.0				

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	2.0	3.0	2.0	3.0	1.1	3.0	1.1	4.0
Phase Duration, s	15.0	69.5	27.5	82.0	15.5	30.0	18.0	32.5
Change Period, ($Y+R_c$), s	7.8	7.8	7.8	7.8	7.8	7.8	7.8	7.8
Max Allow Headway (*MAH*), s	3.0	0.0	3.0	0.0	3.0	3.2	3.0	3.2
Queue Clearance Time (g_s), s	6.7		19.6		7.8	24.2	12.2	7.3
Green Extension Time (g_e), s	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.6
Phase Call Probability	0.90		1.00		0.97	1.00	1.00	1.00
Max Out Probability	0.01		1.00		0.14	1.00	1.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	56	1560	102	186	559	107	84	44	239	180	73	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1725	1766	1547	1513	1682	1522	1739	1826		1795	1737	
Queue Service Time (g_s), s	4.7	61.7	5.9	17.6	14.1	5.4	5.8	3.0		10.2	5.3	
Cycle Queue Clearance Time (g_c), s	4.7	61.7	5.9	17.6	14.1	5.4	5.8	3.0		10.2	5.3	
Green Ratio (*g/C*)	0.05	0.43	0.43	0.14	0.51	0.51	0.21	0.15		0.22	0.17	
Capacity (*c*), veh/h	85	1504	659	205	1722	779	297	280		358	296	
Volume-to-Capacity Ratio (*X*)	0.661	1.037	0.155	0.908	0.324	0.138	0.283	0.156		0.503	0.248	
Back of Queue (*Q*), ft/ln (95 th percentile)	99	1103	104	385	251	92	118	64		244	104	
Back of Queue (*Q*), veh/ln (95 th percentile)	3.8	43.1	4.0	13.2	9.4	3.5	4.5	2.5		9.7	4.1	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
Uniform Delay (d_1), s/veh	67.7	41.6	25.6	61.8	20.7	18.6	48.1	53.3		49.2	52.1	
Incremental Delay (d_2), s/veh	3.2	33.3	0.5	31.4	0.5	0.4	0.2	0.1		0.4	0.2	
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	70.9	74.9	26.1	93.2	21.2	19.0	48.3	53.4	0.0	49.6	52.3	
Level of Service (LOS)	E	F	C	F	C	B	D	D	A	D	D	
Approach Delay, s/veh / LOS	71.9	E		36.7	D		17.4	B		50.4	D	
Intersection Delay, s/veh / LOS	54.5						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.12	B	1.91	B	2.47	B	2.47	B
Bicycle LOS Score / LOS	1.91	B	1.19	A	1.09	A	0.91	A

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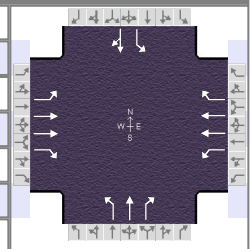
HCS Signalized Intersection Results Summary

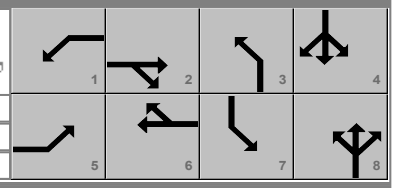
General Information				Intersection Information	
Agency	Traffic Planning and Design			Duration, h	0.250
Analyst	TPD/jd	Analysis Date	Sep 22, 2025	Area Type	Other
Jurisdiction	City of Alachua	Time Period	PM Peak Hour	PHF	0.98
Urban Street	US 441	Analysis Year	2026	Analysis Period	1> 7:00
Intersection	US 441 & NW 173rd Str…	File Name	1b US 441 & NW 173 St Projected PM Peak.xus		
Project Description	Projected PM Peak Hour				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	60	699	130	196	1529	181	122	45	203	141	34	46

Signal Information			
Cycle, s	145.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	7.3	6.0	60.3	10.2	0.3	21.9						
Yellow	4.8	4.8	4.8	4.8	0.0	4.8						
Red	3.0	3.0	3.0	3.0	0.0	3.0						



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	2.0	3.0	2.0	3.0	1.1	3.0	1.1	4.0
Phase Duration, s	15.1	68.1	28.9	81.9	18.3	30.0	18.0	29.7
Change Period, ($Y+R_c$), s	7.8	7.8	7.8	7.8	7.8	7.8	7.8	7.8
Max Allow Headway (*MAH*), s	3.0	0.0	3.0	0.0	3.0	3.2	3.0	3.2
Queue Clearance Time (g_s), s	7.0		20.9		10.5	24.2	12.0	8.2
Green Extension Time (g_e), s	0.0	0.0	0.2	0.0	0.0	0.0	0.0	0.6
Phase Call Probability	0.92		1.00		0.99	1.00	1.00	1.00
Max Out Probability	0.03		0.00		1.00	1.00	1.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	61	713	133	200	1560	185	124	46	207	144	82	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1753	1781	1598	1513	1766	1547	1767	1826		1767	1708	
Queue Service Time (g_s), s	5.0	21.2	7.7	18.9	56.1	9.6	8.5	3.2		10.0	6.2	
Cycle Queue Clearance Time (g_c), s	5.0	21.2	7.7	18.9	56.1	9.6	8.5	3.2		10.0	6.2	
Green Ratio (*g/C*)	0.05	0.42	0.42	0.15	0.51	0.51	0.22	0.15		0.22	0.15	
Capacity (*c*), veh/h	89	1481	664	220	1805	791	319	280		332	258	
Volume-to-Capacity Ratio (*X*)	0.692	0.482	0.200	0.908	0.864	0.234	0.390	0.164		0.433	0.316	
Back of Queue (*Q*), ft/ln (95 th percentile)	106	358	137	370	820	165	172	68		200	120	
Back of Queue (*Q*), veh/ln (95 th percentile)	4.1	14.1	5.4	12.7	32.0	6.4	6.7	2.6		7.8	4.8	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	
Uniform Delay (d_1), s/veh	67.7	30.9	27.0	61.0	31.1	19.7	47.2	53.3		47.9	54.9	
Incremental Delay (d_2), s/veh	3.6	1.1	0.7	15.1	5.8	0.7	0.3	0.1		0.3	0.3	
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	71.3	32.1	27.7	76.1	36.9	20.4	47.5	53.4	0.0	48.3	55.1	
Level of Service (LOS)	E	C	C	E	D	C	D	D	A	D	E	
Approach Delay, s/veh / LOS	34.1	C		39.3	D		22.2	C		50.7	D	
Intersection Delay, s/veh / LOS	36.8						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.12	B	1.91	B	2.47	B	2.47	B
Bicycle LOS Score / LOS	1.24	A	2.09	B	1.11	A	0.86	A

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HCS Two-Way Stop-Control Report

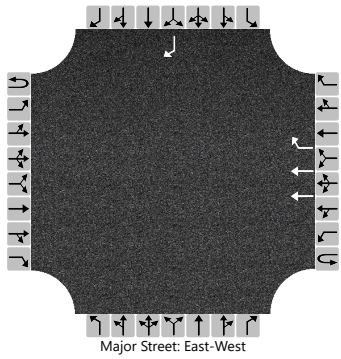
General Information

Analyst	TPD/jd
Agency/Co.	FDOT
Date Performed	9/22/2025
Analysis Year	2026
Time Analyzed	Projected AM Peak
Intersection Orientation	East-West
Project Description	Westside Commons TPD # 6064

Site Information

Intersection	US 441 & Site D/W
Jurisdiction	City of Alachua
East/West Street	US 441
North/South Street	Site Driveway
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	0	0	0	0	2	1		0	0	0		0	0	1
Configuration							T	R								R
Volume (veh/h)							552	110								74
Percent Heavy Vehicles (%)																0
Proportion Time Blocked																
Percent Grade (%)													0			
Right Turn Channelized					No								No			
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)																6.9
Critical Headway (sec)																6.90
Base Follow-Up Headway (sec)																3.3
Follow-Up Headway (sec)																3.30

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)																80
Capacity, c (veh/h)																702
v/c Ratio																0.11
95% Queue Length, Q_{95} (veh)																0.4
95% Queue Length, Q_{95} (ft)																10.0
Control Delay (s/veh)																10.8
Level of Service (LOS)																B
Approach Delay (s/veh)													10.8			
Approach LOS													B			

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HCS Two-Way Stop-Control Report

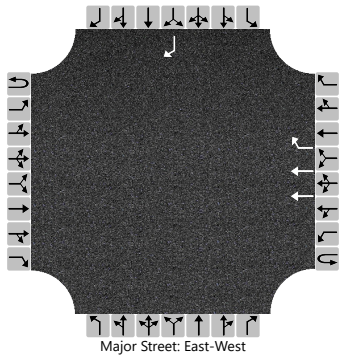
General Information

Analyst	TPD/jd
Agency/Co.	FDOT
Date Performed	9/22/2025
Analysis Year	2026
Time Analyzed	Projected PM Peak
Intersection Orientation	East-West
Project Description	Westside Commons TPD # 6064

Site Information

Intersection	US 441 & Site D/W
Jurisdiction	City of Alachua
East/West Street	US 441
North/South Street	Site Driveway
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	0	0	0	0	2	1		0	0	0		0	0	1
Configuration							T	R								R
Volume (veh/h)							1627	81								54
Percent Heavy Vehicles (%)																0
Proportion Time Blocked																
Percent Grade (%)													0			
Right Turn Channelized					No								No			
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)																6.9
Critical Headway (sec)																6.90
Base Follow-Up Headway (sec)																3.3
Follow-Up Headway (sec)																3.30

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)																59
Capacity, c (veh/h)																292
v/c Ratio																0.20
95% Queue Length, Q_{95} (veh)																0.7
95% Queue Length, Q_{95} (ft)																17.5
Control Delay (s/veh)																20.4
Level of Service (LOS)																C
Approach Delay (s/veh)													20.4			
Approach LOS													C			

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HCS Two-Way Stop-Control Report

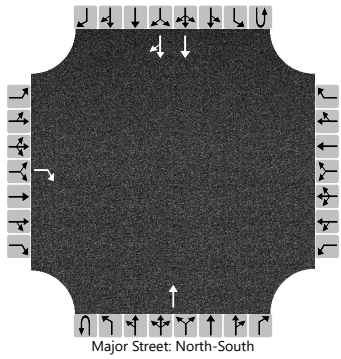
General Information

Analyst	TPD/jd
Agency/Co.	FDOT
Date Performed	9/22/2025
Analysis Year	2026
Time Analyzed	Projected AM Peak
Intersection Orientation	North-South
Project Description	Westside Commons TPD # 6064

Site Information

Intersection	NW 173 St & Site D/W
Jurisdiction	City of Alachua
East/West Street	NW 173 Street
North/South Street	Site Driveway
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	1		0	0	0	0	0	1	0	0	0	2	0
Configuration				R							T				T	TR
Volume (veh/h)				56							177				182	24
Percent Heavy Vehicles (%)				0												
Proportion Time Blocked																
Percent Grade (%)	0															
Right Turn Channelized	No															
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)				6.9												
Critical Headway (sec)				6.90												
Base Follow-Up Headway (sec)				3.3												
Follow-Up Headway (sec)				3.30												

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)				61												
Capacity, c (veh/h)				926												
v/c Ratio				0.07												
95% Queue Length, Q_{95} (veh)				0.2												
95% Queue Length, Q_{95} (ft)				5.0												
Control Delay (s/veh)				9.2												
Level of Service (LOS)				A												
Approach Delay (s/veh)	9.2															
Approach LOS	A															

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HCS Two-Way Stop-Control Report

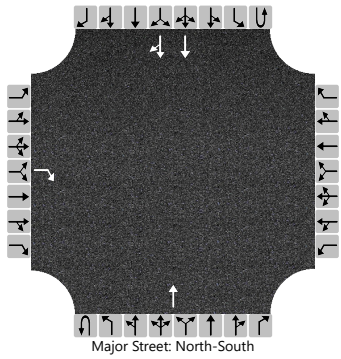
General Information

Analyst	TPD/jd
Agency/Co.	FDOT
Date Performed	9/22/2025
Analysis Year	2026
Time Analyzed	Projected PM Peak
Intersection Orientation	North-South
Project Description	Westside Commons TPD # 6064

Site Information

Intersection	NW 173 St & Site D/W
Jurisdiction	City of Alachua
East/West Street	NW 173 Street
North/South Street	Site Driveway
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	1		0	0	0	0	0	1	0	0	0	2	0
Configuration				R							T				T	TR
Volume (veh/h)				33							273				191	13
Percent Heavy Vehicles (%)				0												
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized		No														
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)				6.9												
Critical Headway (sec)				6.90												
Base Follow-Up Headway (sec)				3.3												
Follow-Up Headway (sec)				3.30												

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)				36												
Capacity, c (veh/h)				928												
v/c Ratio				0.04												
95% Queue Length, Q_{95} (veh)				0.1												
95% Queue Length, Q_{95} (ft)				2.5												
Control Delay (s/veh)				9.0												
Level of Service (LOS)				A												
Approach Delay (s/veh)		9.0														
Approach LOS		A														

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APPENDIX F

NCHRP Report 457 Turn Lane Analysis Worksheets

Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

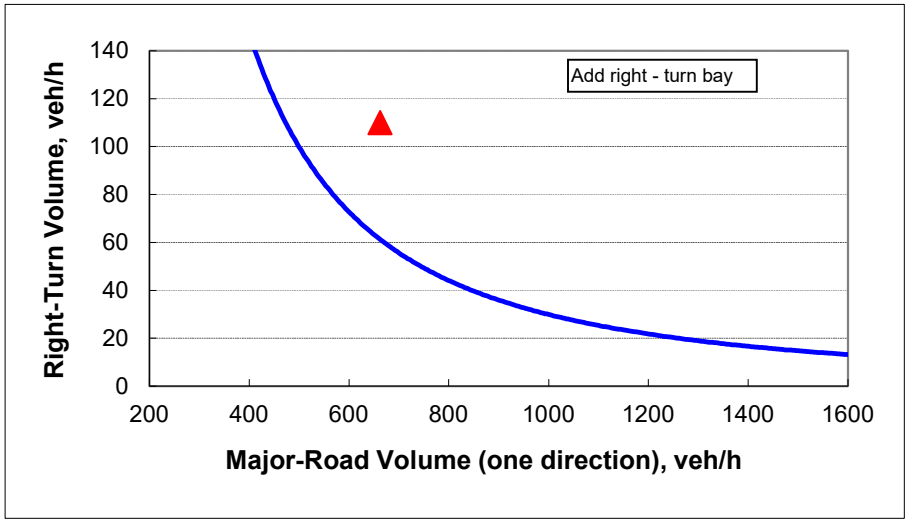
INPUT

Roadway geometry:	4-lane roadw ay

Variable	Value
Major-road speed, mph:	45
Major-road volume (one direction), veh/h:	662
Right-turn volume, veh/h:	110

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	61
Guidance for determining the need for a major-road right-turn bay for a 4-lane roadway:	
Add right-turn bay.	



Source: National Cooperative Highway Research Program (NCHRP) Report 457- Evaluating Intersection Improvements: An Engineering Study Guide

Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

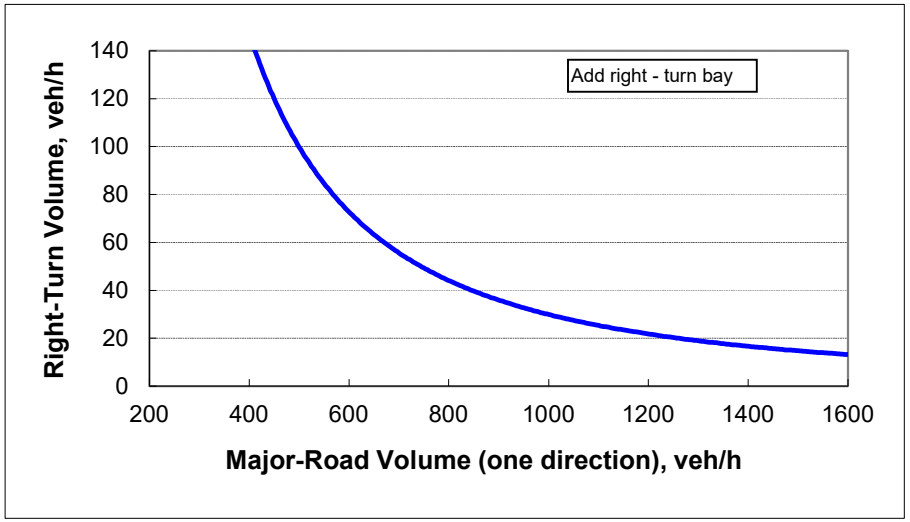
INPUT

Roadway geometry:	4-lane roadw ay

Variable	Value
Major-road speed, mph:	45
Major-road volume (one direction), veh/h:	1708
Right-turn volume, veh/h:	81

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	12
Guidance for determining the need for a major-road right-turn bay for a 4-lane roadway:	
Add right-turn bay.	



Source: National Cooperative Highway Research Program (NCHRP) Report 457- Evaluating Intersection Improvements: An Engineering Study Guide

Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

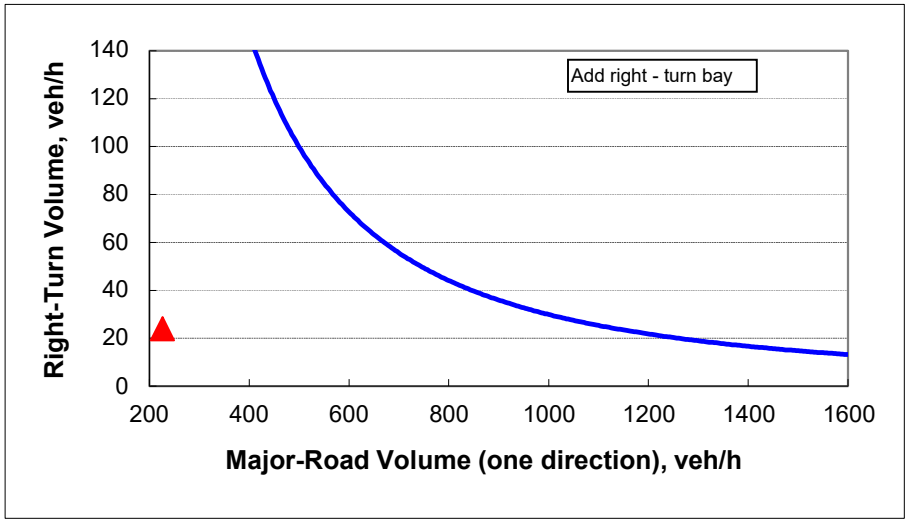
INPUT

Roadway geometry:	4-lane roadw ay

Variable	Value
Major-road speed, mph:	45
Major-road volume (one direction), veh/h:	226
Right-turn volume, veh/h:	24

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	397
Guidance for determining the need for a major-road right-turn bay for a 4-lane roadway:	
Do NOT add right-turn bay.	



Source: National Cooperative Highway Research Program (NCHRP) Report 457- Evaluating Intersection Improvements: An Engineering Study Guide

Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

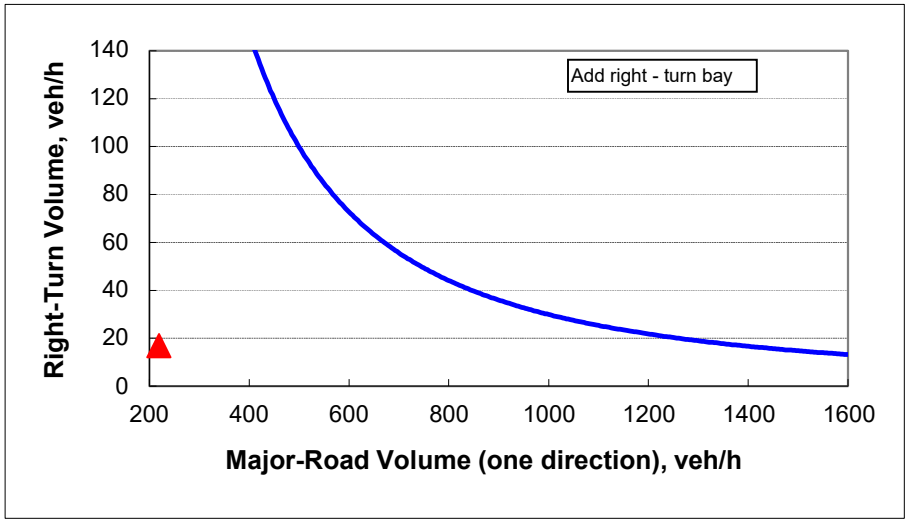
INPUT

Roadway geometry:	4-lane roadway

Variable	Value
Major-road speed, mph:	45
Major-road volume (one direction), veh/h:	219
Right-turn volume, veh/h:	17

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	420
Guidance for determining the need for a major-road right-turn bay for a 4-lane roadway:	
Do NOT add right-turn bay.	



Source: National Cooperative Highway Research Program (NCHRP) Report 457- Evaluating Intersection Improvements: An Engineering Study Guide

FLORIDA DEPARTMENT OF
Environmental Protection

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

Ron DeSantis
Governor

Jay Collins
Lt. Governor

Alexis A. Lambert
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):	Ashley Rosado, Nicholas Jones
File No:	0463846001EG
File Name:	WESTSIDE COMMONS - ALACHUA, FL
Site Address:	16313 NW US Highway 441 Alachua FL - 32615 8670
County:	Alachua
Latitude:	29° 48' 17.986"
Longitude:	-82° 31' 37.1064"
Total Project Area:	5.05
Total Impervious Surface Area:	.09
Approximate Date of Commencement of Construction:	
Registered Florida Professional:	STUART ANDERSON
License No.:	60848
Company:	

Date: August 19, 2025

Ashley Rosado 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:

File Description
Civil Plans
LOA
Stormwater Report
Survey

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, STUART ANDERSON, License No. 60848, 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@FloridaDEP.gov, or as a hardcopy, at the postal address below:

FDEP Northeast District
8800 Baymeadows Way West
Jacksonville, FL32256

Stormwater Report

For

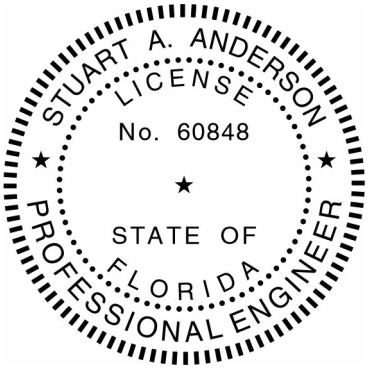
Westside Commons

N.W. Corner of US-441 and CR-235A
City of Alachua, FL 32615

May 2, 2024
Revised: July 23, 2025
Project No. 2024.0332

Submitted By

This item has been digitally signed and sealed by Stuart Anderson on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



STUART ANDERSON, P.E.
FL REG. # 60848

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Interplan LLC I AR99238 I CA 8660
220 E. Central Pkwy, Ste 4000 Altamonte Springs, FL 32701
PH 407.645.5008 I FX 407.629.9124

STORMWATER MANAGEMENT DESIGN
TABLE OF CONTENTS

I. PROJECT NARRATIVE

II. EXISTING CONDITIONS
- **A. 100-Year Flood Zone**
- **B. Wetlands**
- **C. Soils**
- **D. Existing Drainage**
- **E. Existing Zoning**
- **F. Tailwater Conditions and Positive Outfall**

III. PROPOSED DEVELOPMENT
- **A. Review and Permitting Agencies**
- **B. Stormwater Management**
- **C. Water Quality Treatment Volume**

IV. DESIGN CALCULATIONS
- **A. Site Area and Drainage Basins**
- **B. Existing and Proposed Directly Connected Impervious Areas**
- **C. Curve Numbers**
- **D. Time of Concentration**
- **E. Pond Volumes**
- **F. Infiltration Rates**
- **G. Groundwater and Confining Layer**

V. SUMMARY OF SIMULATION RESULTS

VI. MAINTENANCE OF STORMWATER FACILITIES

VII. FIGURES & ATTACHMENTS

- **A. Pond Volume/Treatment Calculations (Figure 1)**
- **B. BMP Trains Analysis (Figure 2)**
- **C. Results of Computer Simulations, PONDS Routing (Figure 3)**
- **D. Results for FDOT Critical Storm Events (Figure 4)**
- **E. Vicinity Map (Figure 5)**
- **F. USDA Soils Map (Figure 6)**
- **G. FEMA Flood Map (Figure 7)**
- **H. Pre-Development Drainage Map, EX-1 (Figure 8)**
- **I. Post-Development Drainage Map, EX-2 (Figure 9)**

VIII. REPORT OF GEOTECHNICAL EXPLORATION

I. PROJECT NARRATIVE

The Alachua commercial development project site is located at the northwest corner of NW 173rd Street, and M.L. King Boulevard in Alachua, Florida, and is approximately 5.04 acres in size. About half the site is forested, mostly vacant, and is grassed. A part of the land will be cleared and graded for a commercial development to be constructed, along with a stormwater retention pond.

The proposed development calls for construction of a private roadway and driveways for the commercial development. Additionally, there will also be off-site work done in order to accommodate the commercial development which consists of a right-hand turn lane into the site. Along with the grading for the building pads and roadway, one stormwater retention pond is proposed to treat and attenuate the runoff from all of the design storms.

II. EXISTING CONDITIONS

About half the site is forested, mostly vacant, and is grassed. There is also one church building on the site, and no parking lot.

A. 100-Year Flood Zone

The entire site lies in Flood Zone “X”, per the Flood Insurance Rate Map, community map number 12001C0120D, panel 120 of 640, dated 06-16-2006.

B. Wetlands

There are no wetlands located on the site.

C. Soils

Per the attached USDA Soils Map the on-site soils consist of Arredondo Fine Sand, 0 to 5 percent slopes, Arredondo-Urban land complex, 0 to 5 Percent Slopes, Fort Meade fine sand, 0 to 5 percent slopes, Millhopper sand, 0 to 5 percent slopes, and Kendrick sand, 5 to 8 percent slopes. These soils are in hydrologic group A.

D. Existing Drainage

The property’s existing drainage currently consists of two drainage basins. One drains out to the public right-of-way where it is conveyed and attenuated via a FDOT maintained swale which runs parallel to US-441. The other drainage basin drains to the north of the property where it is mostly forested, and can be percolated back into the soil. The peaking factor of (UH 256) is used in the pre-development stormwater routing.

E. Existing Zoning

The site had a designated zoning of Administrative and Professional, as well as Agricultural. However, the site was recently rezoned to Community Commercial in order to allow for the construction of commercial developments.

F. Tailwater Conditions and Positive Outfall

The site appears to be a closed basin, the site discharges to the US-441 ditch which ultimately drains to a low area at the NW quadrant of the I-75/441 interchange without a positive outlet. The existing runoff discharge rate must not be exceeded by the proposed build-out conditions.

Tailwater is not a concern as the elevation of the FDOT maintained swale and road is below the elevation of the weir in the control structure that drains to the swale.

III. PROPOSED DEVELOPMENT

A. Review and Permitting Agencies

- City of Alachua
- Suwanee River Water Management District (SRWMD)
- Florida Department of Transportation

B. Stormwater Management

The proposed stormwater management system consists of a variety of stormwater treatment BMP's – designed, permitted, and constructed to conform to the requirements of the City of Alachua, County, and the District. The primary treatment mechanism for the site is dry retention, provided in a proposed pond located on the north side of the site.

Stormwater runoff is determined using FDOT rainfall distribution for all stormwater that is conveyed towards the FDOT maintained swales, and SCS Unit Hydrograph method for all runoff that stays on-site or is conveyed to the north towards pond 1 or retained in pond 2. The program used to model the routing is PONDS v3.3. All post-development runoff from the site has been assumed to pass through the stormwater treatment system.

Storm event precipitation depth values were obtained from the SRWMD Environmental Resource Permit Applicant's Handbook Volume II for the 3, 10, 25, and 100-year storm events. NOAA Atlas 14 was used to obtain the precipitation depth values for the rest of the storm events.

In the PONDS routing, post-development discharge from the site is less than the discharge from the pre-development conditions for all modeled storms. An overflow from the proposed retention ponds is provided that will discharge any excess runoff to the existing FDOT swale and to the unimproved right of way to the north. Any discharge to the FDOT maintained swale will be less than in the pre-development conditions.

Additionally, we analyzed all of the storm events as required by the FDOT Drainage Connection Permit Handbook for all stormwater runoff that is conveyed to the FDOT maintained swale. The results of these calculations for both the pre and post development conditions can be found in the PONDS routing analysis results (Figure C in the attachments).

C. Water Quality Treatment Volume

Dry retention is the primary best management practice used to reduce the discharge of pollutants from stormwater runoff as well as reduce the volume of runoff. Per SRWMD requirements, the water quality treatment volume of 80 percent reduction of the average annual loading of total phosphorus (TP) and a 55 percent reduction in the average annual loading of total nitrogen (TN) from the proposed project, and percolate the stormwater back into the soil within 72 hours. Natural buffers shall also be utilized to reduce and treat stormwater runoff. The total retention volume of the ponds is in the attachments. As shown in the attached BMP Trains and PONDS calculations, the required water quality is provided and percolated back into the soil in less than 10 hours.

IV. DESIGN CALCULATIONS

A. Site Area and Drainage Basins

Total Site Area	**5.04 ac.**
Pre-Development Drainage Area to North (Basin 2)	**3.36 ac.**
Pre-Development Drainage Area to South (Basin 1)	**1.68 ac.**
Post-Development Drainage Basin 1	**4.19 ac.**
Post-Development Drainage Basin 2	**0.85 ac.**

B. Directly Connected Impervious Areas

All impervious areas are considered to be ‘directly connected’ to the retention pond. The stormwater pond, and its infrastructure will be designed for a future condition of 27.9% impervious area for Basin 1, and 46.7% impervious area for Basin 2. This is a total of 50,971 square feet of impervious area for Basin 1, and approximately 17,210 square feet of impervious area for Basin 2.

C. Curve Numbers

The selection of curve numbers used in PONDS modeling was based on USDA Technical Release-55, table 2-2C. The curve number for basin 1 in the pre-development conditions is 39 (pasture, grasslands or range – good condition, hydrological soil group A). The curve number for basin 2 in the pre-development conditions is 32 (Woods – grass combination – good condition, hydrological soil group A). For the analysis of post-development conditions, a curve number of 35 was used, for Basin 1 and it's an approximation between woods and pasture. As for Basin 2 we used a curve number of 39 for (pasture, grasslands or range – good condition, hydrological soil group A).

D. Time of Concentration

Pre-development TOC for basin 1 is 22 minutes, and 30 minutes for basin 2 as shown in the attached pre-development drainage map. The post-development drainage TOC for the site was calculated to be 24.6 minutes for Basin 1, and for Basin 2 we assume it to be 10 minutes due to the smaller size of the basin.

E. Pond Volumes

Stage-storage summary calculations for the retention ponds are included as Figure 1 of the attachments. Total volume provided is approximately 1.75-acre feet.

F. Infiltration Rates

Permeability (hydraulic conductivity) rates are taken from the empirical values given in the attached Geotechnical Exploration. The unsaturated vertical infiltration rate, is 5 feet per day. The estimated weighted horizontal hydraulic conductivity is 8 feet per day. We have applied a safety factor of 2 to the infiltration rates, and in the calculations a vertical infiltration rate of 2.5 ft/day is used, and for the horizontal conductivity 4 ft/day is used.

G. Groundwater and Confining Layer

Brown silty sand, and loose brown and orange sand, along with dense orange and green clay were generally found to a depth of 12 or more feet below grade, with stiff orange and green clay encountered at approximately between 12-22 feet below surface in 10 borings. Based on the recommendation in the Geotechnical Exploration, SHWT was established at an elevation of approximately 133 feet near the proposed pond area. The plans specify for the contractor to over-excavate the pond if necessary to remove any clayey soils within 2' of the bottom of the pond.

V. SUMMARY OF SIMULATION RESULTS

Pre-Development Basin 1 – North

Design Storm	Peak Runoff Rate	Runoff Volume
100-Yr, 24 Hour	0.47 CFS	17,586 FT^3
100-Yr, 8-Hour	0.83 CFS	8,212 FT^3
100-Yr, 4-Hour	0.82 CFS	5,121 FT^3
100-Yr, 2-Hour	0.44 CFS	2,632 FT^3
100-Yr, 1-Hour	0.42 CFS	1,319 FT^3

Pre-Development Basin 2 - South

Design Storm	Peak Runoff Rate	Runoff Volume
100-Yr, 24 Hour	1.64 CFS	22,148 FT^3
100-Yr, 8-Hour	0.79 CFS	8,562 FT^3
100-Yr, 4-Hour	0.53 CFS	4,626 FT^3
100-Yr, 2-Hour	0.31 CFS	1,953 FT^3
100-Yr, 1-Hour	0.27 CFS	1,022 FT^3

Post-Development Basin 1 – Discharge out to the FDOT ROW - Control Structure 1

Design Storm	Peak Runoff Rate	Runoff Volume	Pond 1 Peak Stage
100-Yr, 24 Hour	0.30 CFS	8,543 FT^3	135.70
100-Yr, 8-Hour	0.09 CFS	1,039 FT^3	135.37
100-Yr, 4-Hour	0.01 CFS	42 FT^3	135.17
100-Yr, 2-Hour	0 CFS	0 FT^3	134.75
100-Yr, 1-Hour	0 CFS	0 FT^3	134.45

Post-Development Basin 1 – Discharge to North – Control Structure 2

Design Storm	Peak Runoff - South	Runoff Volume	Pond 1 Peak Stage
100-Yr, 24 Hour	0.48 CFS	13,531 FT^3	135.70
100-Yr, 8-Hour	0.15 CFS	1,645 FT^3	135.37
100-Yr, 4-Hour	0.02 CFS	66 FT^3	135.17
100-Yr, 2-Hour	0 CFS	0 FT^3	134.75
100-Yr, 1-Hour	0 CFS	0 FT^3	134.45

Post-Development Basin 2 – Discharge contained entirely in Pond 2

Design Storm	Peak Runoff Rate	Peak Runoff Volume	Pond 2 Peak Stage
100-Yr, 24 Hour	0 CFS	0 FT^3	139.59
100-Yr, 8-Hour	0 CFS	0 FT^3	139.16
100-Yr, 4-Hour	0 CFS	0 FT^3	139.12
100-Yr, 2-Hour	0 CFS	0 FT^3	138.95
100-Yr, 1-Hour	0 CFS	0 FT^3	138.73

VI. MAINTENANCE INSTRUCTIONS FOR STORMWATER FACILITIES

- Inlets, pipes, the underground vault and weirs/orifices shall be kept free of trash and silt, and shall be inspected annually.

- Oils, paints, or other harmful chemicals shall be kept from the facilities. Any such materials inadvertently entering shall be immediately removed.

- During the earthwork, grading, landscaping, planting, etc., erosion protection such as synthetic bales/wattles, turbidity curtains, etc., shall be placed at inlets and outlet pipes to control stormwater quality and turbidity. Excessive compaction of pervious areas should be avoided.

- Inspections shall be made at least annually to check sump-type catch basins for major buildup of sedimentation or trash. The catch basin shall be cleaned if sedimentation level in the sump is 6 inches or greater. The sediment may be vacuumed, pumped, or manually removed from the basin.

- Remove grate or lid and remove sediment that has entered the control structure.

- Pond should be cleared of nuisance species such as cattails as necessary.

Pond Volume / Treatment Volume Calculations

(Sec. VII, Fig. 1)

Alachua Commercial Development

Fig 1

2024.0332

Treatment Volume and Stage-Storage Calculation - (Pond 1)

Required Volume = 11935 cf => 0.274 ac-ft

pond elevation	area sf	ac	volume, ac-ft incr.	cum.
133.0	4478	0.103	0	0
134.0	12942	0.297	0.200	0.200
135.0	16137	0.370	0.334	0.534
136.0	19016	0.437	0.404	0.937
137.0	21486	0.493	0.465	1.402

Required Treatment Volume	0.27	ac-ft
is Provided at Elevation	134.22	ft
Set Weir at Elevation	135.10	ft

Alachua Commercial Development

Figure 1

2024.0332

Treatment Volume and Stage-Storage Calculation - (Pond 2)

pond elevation	area sf	ac	volume, ac-ft incr.	cum.
138.0	5739	0.132	0	0
139.0	7553	0.173	0.153	0.153
140.0	9472	0.217	0.195	0.348

Additional Treatment Volume Provided by Pond 2	**0.35 ac-ft**

BMP Trains Results (Sec. VII, Fig. 2)

Complete Report (not including cost) Ver 4.3.1

Project: Alachua Commercial Development
Date: 4/10/2025 3:21:38 PM

Site and Catchment Information

Analysis: Specified Removal Efficiency

Catchment Name	Overall Site
Rainfall Zone	Florida Zone 2
Annual Mean Rainfall	50.00

Pre-Condition Landuse Information

Landuse	Undeveloped - Upland Hardwood: TN=1.042 TP=0.346
Area (acres)	5.05
Rational Coefficient (0-1)	0.02
Non DCIA Curve Number	32.00
DCIA Percent (0-100)	2.00
Nitrogen EMC (mg/l)	1.042
Phosphorus EMC (mg/l)	0.346
Runoff Volume (ac-ft/yr)	0.401
Groundwater N (kg/yr)	0.000
Groundwater P (kg/yr)	0.000
Nitrogen Loading (kg/yr)	0.515
Phosphorus Loading (kg/yr)	0.171

Post-Condition Landuse Information

Landuse	Low-Intensity Commercial: TN=1.13 TP=0.188
Area (acres)	5.05
Rational Coefficient (0-1)	0.33
Non DCIA Curve Number	39.00
DCIA Percent (0-100)	40.00
Wet Pond Area (ac)	0.00
Nitrogen EMC (mg/l)	1.130
Phosphorus EMC (mg/l)	0.188
Runoff Volume (ac-ft/yr)	6.893
Groundwater N (kg/yr)	0.000
Groundwater P (kg/yr)	0.000

Nitrogen Loading (kg/yr)	9.604
Phosphorus Loading (kg/yr)	1.598

Catchment Number: 1 Name: Overall Site

Project: Alachua Commercial Development
Date: 4/10/2025

Retention Design

Retention Depth (in)	0.650
Retention Volume (ac-ft)	0.274

Watershed Characteristics

Catchment Area (acres)	5.05
Contributing Area (acres)	5.050
Non-DCIA Curve Number	39.00
DCIA Percent	40.00
Rainfall Zone	Florida Zone 2
Rainfall (in)	50.00

Surface Water Discharge

Required TN Treatment Efficiency (%)	55
Provided TN Treatment Efficiency (%)	82
Required TP Treatment Efficiency (%)	80
Provided TP Treatment Efficiency (%)	82

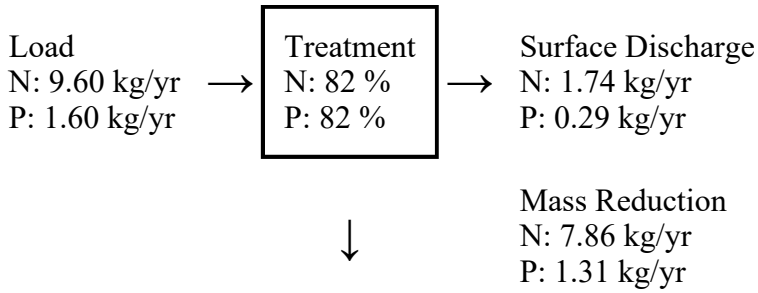
Media Mix Information

Type of Media Mix	Not Specified
Media N Reduction (%)	
Media P Reduction (%)	

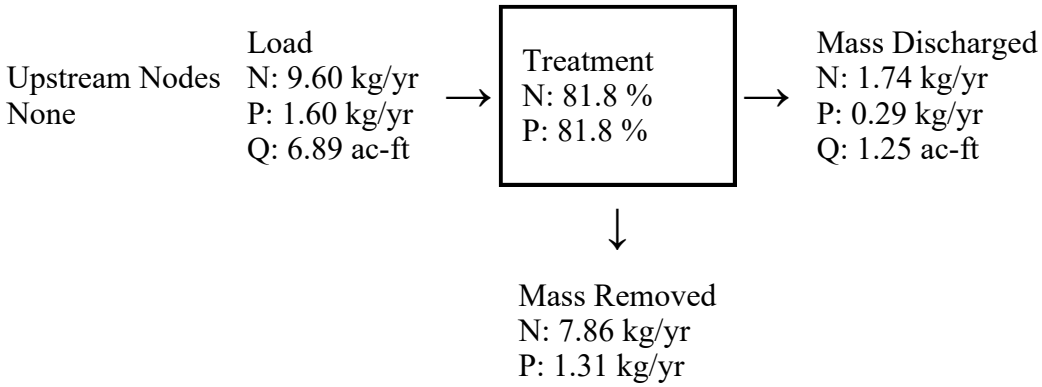
Groundwater Discharge (Stand-Alone)

Treatment Rate (MG/yr)	0.000
TN Mass Load (kg/yr)	7.859
TN Concentration (mg/L)	0.000
TP Mass Load (kg/yr)	1.308
TP Concentration (mg/L)	0.000

Load Diagram for Retention (stand-alone)



Load Diagram for Retention (As Used In Routing)



Summary Treatment Report Version: 4.3.1

Project: Alachua Commercial Development

Date:4/10/2025

Analysis Type: Specified Removal Efficiency

BMP Types:

Catchment 1 - (Overall Site) Retention

Based on % removal values to the nearest percent

Routing Summary

Catchment 1 Routed to Outlet

Total nitrogen target removal met? **Yes**

Total phosphorus target removal met? **Yes**

Summary Report

Nitrogen

Surface Water Discharge

Total N pre load	.51 kg/yr

Total N post load	9.6 kg/yr	
Target N load reduction	55 %	
Target N discharge load	4.32 kg/yr	
Percent N load reduction	82 %	
Provided N discharge load	1.74 kg/yr	3.85 lb/yr
Provided N load removed	7.86 kg/yr	17.33 lb/yr

Phosphorus

Surface Water Discharge

Total P pre load	.171 kg/yr	
Total P post load	1.598 kg/yr	
Target P load reduction	80 %	
Target P discharge load	.32 kg/yr	
Percent P load reduction	82 %	
Provided P discharge load	.29 kg/yr	.64 lb/yr
Provided P load removed	1.308 kg/yr	2.883 lb/yr

Stormwater Routing, PONDS Results

(Sec. VII, Fig. 3)

PONDS Version 3.3.0313
Retention Pond Recovery - Refined Method
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Devo Seereeram, Ph.D., P.E.

Project Data

Project Name:	Pre-Development - Commercial Development Alachua
Simulation Description:	
Project Number:	2024.0332
Engineer :	GFC
Supervising Engineer:	SAA
Date:	04-07-2025

Aquifer Data

Base Of Aquifer Elevation, [B] (ft datum):	131.50
Water Table Elevation, [WT] (ft datum):	132.00
Horizontal Saturated Hydraulic Conductivity, [Kh] (ft/day):	8.00
Fillable Porosity, [n] (%):	20.00

Vertical infiltration was not considered.

Geometry Data

Equivalent Pond Length, [L] (ft):	0.0
Equivalent Pond Width, [W] (ft):	0.0

Ground water mound is expected to intersect the pond bottom

Stage vs Area Data

Stage (ft datum)	Area (ft^2)

Discharge Structures

Discharge Structure #1 is inactive

Discharge Structure #2 is inactive

Discharge Structure #3 is inactive

Scenario Input Data

Scenario 1 :: Pre-Development Basin 1, 100-year, 10-Day

Hydrograph Type:	Inline SCS
• **Modflow Routing:**	**Not routed**
Repetitions:	1

Basin Area (acres)	1.670
Time Of Concentration (minutes)	22.2
DCIA (%)	3.0
Curve Number	39
Design Rainfall Depth (inches)	18.0
Design Rainfall Duration (hours)	240.0
Shape Factor	UHG 256
Rainfall Distribution	FDOT 240 Hour

Initial ground water level (ft datum) 132.00 (default)

No times after storm specified.

Scenario 2 :: Pre-Development Basin 1, 100-year, 7-Day

Hydrograph Type:	Inline SCS
• **Modflow Routing:**	**Not routed**
Repetitions:	1

Basin Area (acres)	1.670
Time Of Concentration (minutes)	22.2
DCIA (%)	3.0
Curve Number	39
Design Rainfall Depth (inches)	16.0
Design Rainfall Duration (hours)	168.0
Shape Factor	UHG 256
Rainfall Distribution	FDOT 168 Hour

Initial ground water level (ft datum) 132.00 (default)

No times after storm specified.

Scenario 3 :: Pre-Development Basin 1, 100-year, 72-hour

Hydrograph Type:	Inline SCS
• **Modflow Routing:**	**Not routed**
Repetitions:	1

Basin Area (acres)	1.670
Time Of Concentration (minutes)	22.2
DCIA (%)	3.0
Curve Number	39
Design Rainfall Depth (inches)	13.8
Design Rainfall Duration (hours)	72.0
Shape Factor	UHG 256
Rainfall Distribution	FDOT 72 Hour

Initial ground water level (ft datum) 132.00 (default)

No times after storm specified.

Scenario Input Data (cont'd.)

Scenario 4 :: Pre-Development Basin 1, 100-year, 24-hour

Hydrograph Type: Inline SCS
• **Modflow Routing: Not routed**
Repetitions: 1

Basin Area (acres)	1.670
Time Of Concentration (minutes)	22.2
DCIA (%)	3.0
Curve Number	39
Design Rainfall Depth (inches)	11.0
Design Rainfall Duration (hours)	24.0
Shape Factor	UHG 256
Rainfall Distribution	FDOT 24 Hour

Initial ground water level (ft datum) 132.00 (default)

No times after storm specified.

Scenario 5 :: Pre-Development Basin 1, 100-year, 8-hour

Hydrograph Type: Inline SCS
• **Modflow Routing: Not routed**
Repetitions: 1

Basin Area (acres)	1.670
Time Of Concentration (minutes)	22.2
DCIA (%)	3.0
Curve Number	39
Design Rainfall Depth (inches)	8.0
Design Rainfall Duration (hours)	8.0
Shape Factor	UHG 256
Rainfall Distribution	FDOT 8 Hour

Initial ground water level (ft datum) 132.00 (default)

No times after storm specified.

Scenario 6 :: Pre-Development Basin 1, 100-year, 4-hour

Hydrograph Type: Inline SCS
• **Modflow Routing: Not routed**
Repetitions: 1

Basin Area (acres)	1.670
Time Of Concentration (minutes)	22.2
DCIA (%)	3.0
Curve Number	39
Design Rainfall Depth (inches)	6.7
Design Rainfall Duration (hours)	4.0
Shape Factor	UHG 256
Rainfall Distribution	FDOT 4 Hour

Initial ground water level (ft datum) 132.00 (default)

No times after storm specified.

Scenario Input Data (cont'd.)

Scenario 7 :: Pre-Development Basin 1, 100-year, 2-hour

Hydrograph Type: Inline SCS
• **Modflow Routing: Not routed**
Repetitions: 1

Basin Area (acres)	1.670
Time Of Concentration (minutes)	22.2
DCIA (%)	3.0
Curve Number	39
Design Rainfall Depth (inches)	5.4
Design Rainfall Duration (hours)	2.0
Shape Factor	UHG 256
Rainfall Distribution	FDOT 2 Hour

Initial ground water level (ft datum) 132.00 (default)

No times after storm specified.

Scenario 8 :: Pre-Development Basin 1, 100-year, 1-hour

Hydrograph Type: Inline SCS
• **Modflow Routing: Not routed**
Repetitions: 1

Basin Area (acres)	1.670
Time Of Concentration (minutes)	22.2
DCIA (%)	3.0
Curve Number	39
Design Rainfall Depth (inches)	4.4
Design Rainfall Duration (hours)	1.0
Shape Factor	UHG 256
Rainfall Distribution	FDOT 1 Hour

Initial ground water level (ft datum) 132.00 (default)

No times after storm specified.

Scenario 9 :: Pre-Development Basin 1, 50-year, 10-Day

Hydrograph Type: Inline SCS
• **Modflow Routing: Not routed**
Repetitions: 1

Basin Area (acres)	1.670
Time Of Concentration (minutes)	22.2
DCIA (%)	3.0
Curve Number	39
Design Rainfall Depth (inches)	13.7
Design Rainfall Duration (hours)	240.0
Shape Factor	UHG 256
Rainfall Distribution	FDOT 240 Hour

Initial ground water level (ft datum) 132.00 (default)

No times after storm specified.

Scenario Input Data (cont'd.)

Scenario 10 :: Pre-Development Basin 1, 50-year, 7-Day

Hydrograph Type: Inline SCS
• **Modflow Routing: Not routed**
Repetitions: 1

Basin Area (acres)	1.670
Time Of Concentration (minutes)	22.2
DCIA (%)	3.0
Curve Number	39
Design Rainfall Depth (inches)	12.8
Design Rainfall Duration (hours)	168.0
Shape Factor	UHG 256
Rainfall Distribution	FDOT 168 Hour

Initial ground water level (ft datum) 132.00 (default)

No times after storm specified.

Scenario 11 :: Pre-Development Basin 1, 50-year, 72-hour

Hydrograph Type: Inline SCS
• **Modflow Routing: Not routed**
Repetitions: 1

Basin Area (acres)	1.670
Time Of Concentration (minutes)	22.2
DCIA (%)	3.0
Curve Number	39
Design Rainfall Depth (inches)	11.5
Design Rainfall Duration (hours)	72.0
Shape Factor	UHG 256
Rainfall Distribution	FDOT 72 Hour

Initial ground water level (ft datum) 132.00 (default)

No times after storm specified.

Scenario 12 :: Pre-Development Basin 1, 50-year, 24-hour

Hydrograph Type: Inline SCS
• **Modflow Routing: Not routed**
Repetitions: 1

Basin Area (acres)	1.670
Time Of Concentration (minutes)	22.2
DCIA (%)	3.0
Curve Number	39
Design Rainfall Depth (inches)	8.7
Design Rainfall Duration (hours)	24.0
Shape Factor	UHG 256
Rainfall Distribution	FDOT 24 Hour

Initial ground water level (ft datum) 132.00 (default)

No times after storm specified.

Scenario Input Data (cont'd.)

Scenario 13 :: Pre-Development Basin 1, 50-year, 8-hour

Hydrograph Type: Inline SCS
• **Modflow Routing: Not routed**
Repetitions: 1

Basin Area (acres)	1.670
Time Of Concentration (minutes)	22.2
DCIA (%)	3.0
Curve Number	39
Design Rainfall Depth (inches)	6.7
Design Rainfall Duration (hours)	8.0
Shape Factor	UHG 256
Rainfall Distribution	FDOT 8 Hour

Initial ground water level (ft datum) 132.00 (default)

No times after storm specified.

Scenario 14 :: Pre-Development Basin 1, 50-year, 4-hour

Hydrograph Type: Inline SCS
• **Modflow Routing: Not routed**
Repetitions: 1

Basin Area (acres)	1.670
Time Of Concentration (minutes)	22.2
DCIA (%)	3.0
Curve Number	39
Design Rainfall Depth (inches)	5.5
Design Rainfall Duration (hours)	4.0
Shape Factor	UHG 256
Rainfall Distribution	FDOT 4 Hour

Initial ground water level (ft datum) 132.00 (default)

No times after storm specified.

Scenario 15 :: Pre-Development Basin 1, 50-year, 2-hour

Hydrograph Type: Inline SCS
• **Modflow Routing: Not routed**
Repetitions: 1

Basin Area (acres)	1.670
Time Of Concentration (minutes)	22.2
DCIA (%)	3.0
Curve Number	39
Design Rainfall Depth (inches)	4.6
Design Rainfall Duration (hours)	2.0
Shape Factor	UHG 256
Rainfall Distribution	FDOT 2 Hour

Initial ground water level (ft datum) 132.00 (default)

No times after storm specified.

Scenario Input Data (cont'd.)

Scenario 16 :: Pre-Development Basin 1, 50-year, 1-hour

Hydrograph Type: Inline SCS
• **Modflow Routing: Not routed**
Repetitions: 1

Basin Area (acres)	1.670
Time Of Concentration (minutes)	22.2
DCIA (%)	3.0
Curve Number	39
Design Rainfall Depth (inches)	3.7
Design Rainfall Duration (hours)	1.0
Shape Factor	UHG 256
Rainfall Distribution	FDOT 1 Hour

Initial ground water level (ft datum) 132.00 (default)

No times after storm specified.

Scenario 17 :: Pre-Development Basin 1, 25-year, 10-Day

Hydrograph Type: Inline SCS
• **Modflow Routing: Not routed**
Repetitions: 1

Basin Area (acres)	1.670
Time Of Concentration (minutes)	22.2
DCIA (%)	3.0
Curve Number	39
Design Rainfall Depth (inches)	15.0
Design Rainfall Duration (hours)	240.0
Shape Factor	UHG 256
Rainfall Distribution	FDOT 240 Hour

Initial ground water level (ft datum) 132.00 (default)

No times after storm specified.

Scenario 18 :: Pre-Development Basin 1, 25-year, 7-Day

Hydrograph Type: Inline SCS
• **Modflow Routing: Not routed**
Repetitions: 1

Basin Area (acres)	1.670
Time Of Concentration (minutes)	22.2
DCIA (%)	3.0
Curve Number	39
Design Rainfall Depth (inches)	13.0
Design Rainfall Duration (hours)	168.0
Shape Factor	UHG 256
Rainfall Distribution	FDOT 168 Hour

Initial ground water level (ft datum) 132.00 (default)

No times after storm specified.

Scenario Input Data (cont'd.)

Scenario 19 :: Pre-Development Basin 1, 25-year, 72-hour

Hydrograph Type: Inline SCS
• **Modflow Routing: Not routed**
Repetitions: 1

Basin Area (acres)	1.670
Time Of Concentration (minutes)	22.2
DCIA (%)	3.0
Curve Number	39
Design Rainfall Depth (inches)	11.0
Design Rainfall Duration (hours)	72.0
Shape Factor	UHG 256
Rainfall Distribution	FDOT 72 Hour

Initial ground water level (ft datum) 132.00 (default)

No times after storm specified.

Scenario 20 :: Pre-Development Basin 1, 25-year, 24-hour

Hydrograph Type: Inline SCS
• **Modflow Routing: Not routed**
Repetitions: 1

Basin Area (acres)	1.670
Time Of Concentration (minutes)	22.2
DCIA (%)	3.0
Curve Number	39
Design Rainfall Depth (inches)	8.6
Design Rainfall Duration (hours)	24.0
Shape Factor	UHG 256
Rainfall Distribution	FDOT 24 Hour

Initial ground water level (ft datum) 132.00 (default)

No times after storm specified.

Scenario 21 :: Pre-Development Basin 1, 25-year, 8-hour

Hydrograph Type: Inline SCS
• **Modflow Routing: Not routed**
Repetitions: 1

Basin Area (acres)	1.670
Time Of Concentration (minutes)	22.2
DCIA (%)	3.0
Curve Number	39
Design Rainfall Depth (inches)	6.6
Design Rainfall Duration (hours)	8.0
Shape Factor	UHG 256
Rainfall Distribution	FDOT 8 Hour

Initial ground water level (ft datum) 132.00 (default)

No times after storm specified.

Scenario Input Data (cont'd.)

Scenario 22 :: Pre-Development Basin 1, 25-year, 4-hour

Hydrograph Type: Inline SCS
• **Modflow Routing: Not routed**
Repetitions: 1

Basin Area (acres)	1.670
Time Of Concentration (minutes)	22.2
DCIA (%)	3.0
Curve Number	39
Design Rainfall Depth (inches)	5.3
Design Rainfall Duration (hours)	4.0
Shape Factor	UHG 256
Rainfall Distribution	FDOT 4 Hour

Initial ground water level (ft datum) 132.00 (default)

No times after storm specified.

Scenario 23 :: Pre-Development Basin 1, 25-year, 2-hour

Hydrograph Type: Inline SCS
• **Modflow Routing: Not routed**
Repetitions: 1

Basin Area (acres)	1.670
Time Of Concentration (minutes)	22.2
DCIA (%)	3.0
Curve Number	39
Design Rainfall Depth (inches)	4.4
Design Rainfall Duration (hours)	2.0
Shape Factor	UHG 256
Rainfall Distribution	FDOT 2 Hour

Initial ground water level (ft datum) 132.00 (default)

No times after storm specified.

Scenario 24 :: Pre-Development Basin 1, 25-year, 1-hour

Hydrograph Type: Inline SCS
• **Modflow Routing: Not routed**
Repetitions: 1

Basin Area (acres)	1.670
Time Of Concentration (minutes)	22.2
DCIA (%)	3.0
Curve Number	39
Design Rainfall Depth (inches)	3.6
Design Rainfall Duration (hours)	1.0
Shape Factor	UHG 256
Rainfall Distribution	FDOT 1 Hour

Initial ground water level (ft datum) 132.00 (default)

No times after storm specified.

Scenario Input Data (cont'd.)

Scenario 25 :: Pre-Development Basin 1, 10-year, 10-Day

Hydrograph Type: Inline SCS
• **Modflow Routing:** **Not routed**
Repetitions: 1

Basin Area (acres)	1.670
Time Of Concentration (minutes)	22.2
DCIA (%)	3.0
Curve Number	39
Design Rainfall Depth (inches)	12.5
Design Rainfall Duration (hours)	240.0
Shape Factor	UHG 256
Rainfall Distribution	FDOT 240 Hour

Initial ground water level (ft datum) 132.00 (default)

No times after storm specified.

Scenario 26 :: Pre-Development Basin 1, 10-year, 7-Day

Hydrograph Type: Inline SCS
• **Modflow Routing:** **Not routed**
Repetitions: 1

Basin Area (acres)	1.670
Time Of Concentration (minutes)	22.2
DCIA (%)	3.0
Curve Number	39
Design Rainfall Depth (inches)	11.0
Design Rainfall Duration (hours)	168.0
Shape Factor	UHG 256
Rainfall Distribution	FDOT 168 Hour

Initial ground water level (ft datum) 132.00 (default)

No times after storm specified.

Scenario 27 :: Pre-Development Basin 1, 10-year, 72-hour

Hydrograph Type: Inline SCS
• **Modflow Routing:** **Not routed**
Repetitions: 1

Basin Area (acres)	1.670
Time Of Concentration (minutes)	22.2
DCIA (%)	3.0
Curve Number	39
Design Rainfall Depth (inches)	8.9
Design Rainfall Duration (hours)	72.0
Shape Factor	UHG 256
Rainfall Distribution	FDOT 72 Hour

Initial ground water level (ft datum) 132.00 (default)

No times after storm specified.

Scenario Input Data (cont'd.)

Scenario 28 :: Pre-Development Basin 1, 10-year, 24-hour

Hydrograph Type: Inline SCS
• **Modflow Routing:** **Not routed**
Repetitions: 1

Basin Area (acres)	1.670
Time Of Concentration (minutes)	22.2
DCIA (%)	3.0
Curve Number	39
Design Rainfall Depth (inches)	7.9
Design Rainfall Duration (hours)	24.0
Shape Factor	UHG 256
Rainfall Distribution	FDOT 24 Hour

Initial ground water level (ft datum) 132.00 (default)

No times after storm specified.

Scenario 29 :: Pre-Development Basin 1, 10-year, 8-hour

Hydrograph Type: Inline SCS
• **Modflow Routing:** **Not routed**
Repetitions: 1

Basin Area (acres)	1.670
Time Of Concentration (minutes)	22.2
DCIA (%)	3.0
Curve Number	39
Design Rainfall Depth (inches)	5.8
Design Rainfall Duration (hours)	8.0
Shape Factor	UHG 256
Rainfall Distribution	FDOT 8 Hour

Initial ground water level (ft datum) 132.00 (default)

No times after storm specified.

Scenario 30 :: Pre-Development Basin 1, 10-year, 4-hour

Hydrograph Type: Inline SCS
• **Modflow Routing:** **Not routed**
Repetitions: 1

Basin Area (acres)	1.670
Time Of Concentration (minutes)	22.2
DCIA (%)	3.0
Curve Number	39
Design Rainfall Depth (inches)	4.8
Design Rainfall Duration (hours)	4.0
Shape Factor	UHG 256
Rainfall Distribution	FDOT 4 Hour

Initial ground water level (ft datum) 132.00 (default)

No times after storm specified.

Scenario Input Data (cont'd.)

Scenario 31 :: Pre-Development Basin 1, 10-year, 2-hour

Hydrograph Type: Inline SCS
• **Modflow Routing: Not routed**
Repetitions: 1

Basin Area (acres)	1.670
Time Of Concentration (minutes)	22.2
DCIA (%)	3.0
Curve Number	39
Design Rainfall Depth (inches)	4.0
Design Rainfall Duration (hours)	2.0
Shape Factor	UHG 256
Rainfall Distribution	FDOT 2 Hour

Initial ground water level (ft datum) 132.00 (default)

No times after storm specified.

Scenario 32 :: Pre-Development Basin 1, 10-year, 1-hour

Hydrograph Type: Inline SCS
• **Modflow Routing: Not routed**
Repetitions: 1

Basin Area (acres)	1.670
Time Of Concentration (minutes)	22.2
DCIA (%)	3.0
Curve Number	39
Design Rainfall Depth (inches)	3.2
Design Rainfall Duration (hours)	1.0
Shape Factor	UHG 256
Rainfall Distribution	FDOT 1 Hour

Initial ground water level (ft datum) 132.00 (default)

No times after storm specified.

Scenario 33 :: Pre-Development Basin 1, 5-year, 10-Day

Hydrograph Type: Inline SCS
• **Modflow Routing: Not routed**
Repetitions: 1

Basin Area (acres)	1.670
Time Of Concentration (minutes)	22.2
DCIA (%)	3.0
Curve Number	39
Design Rainfall Depth (inches)	8.8
Design Rainfall Duration (hours)	240.0
Shape Factor	UHG 256
Rainfall Distribution	FDOT 240 Hour

Initial ground water level (ft datum) 132.00 (default)

No times after storm specified.

Scenario Input Data (cont'd.)

Scenario 34 :: Pre-Development Basin 1, 5-year, 7-Day

Hydrograph Type:	Inline SCS
• **Modflow Routing:**	**Not routed**
Repetitions:	1

Basin Area (acres)	1.670
Time Of Concentration (minutes)	22.2
DCIA (%)	3.0
Curve Number	39
Design Rainfall Depth (inches)	7.9
Design Rainfall Duration (hours)	168.0
Shape Factor	UHG 256
Rainfall Distribution	FDOT 168 Hour

Initial ground water level (ft datum) 132.00 (default)

No times after storm specified.

Scenario 35 :: Pre-Development Basin 1, 5-year, 72-hour

Hydrograph Type:	Inline SCS
• **Modflow Routing:**	**Not routed**
Repetitions:	1

Basin Area (acres)	1.670
Time Of Concentration (minutes)	22.2
DCIA (%)	3.0
Curve Number	39
Design Rainfall Depth (inches)	6.5
Design Rainfall Duration (hours)	72.0
Shape Factor	UHG 256
Rainfall Distribution	FDOT 72 Hour

Initial ground water level (ft datum) 132.00 (default)

No times after storm specified.

Scenario 36 :: Pre-Development Basin 1, 5-year, 24-hour

Hydrograph Type:	Inline SCS
• **Modflow Routing:**	**Not routed**
Repetitions:	1

Basin Area (acres)	1.670
Time Of Concentration (minutes)	22.2
DCIA (%)	3.0
Curve Number	39
Design Rainfall Depth (inches)	5.1
Design Rainfall Duration (hours)	24.0
Shape Factor	UHG 256
Rainfall Distribution	FDOT 24 Hour

Initial ground water level (ft datum) 132.00 (default)

No times after storm specified.

Scenario Input Data (cont'd.)

Scenario 37 :: Pre-Development Basin 1, 5-year, 8-hour

Hydrograph Type: Inline SCS
• **Modflow Routing: Not routed**
Repetitions: 1

Basin Area (acres)	1.670
Time Of Concentration (minutes)	22.2
DCIA (%)	3.0
Curve Number	39
Design Rainfall Depth (inches)	4.1
Design Rainfall Duration (hours)	8.0
Shape Factor	UHG 256
Rainfall Distribution	FDOT 8 Hour

Initial ground water level (ft datum) 132.00 (default)

No times after storm specified.

Scenario 38 :: Pre-Development Basin 1, 5-year, 4-hour

Hydrograph Type: Inline SCS
• **Modflow Routing: Not routed**
Repetitions: 1

Basin Area (acres)	1.670
Time Of Concentration (minutes)	22.2
DCIA (%)	3.0
Curve Number	39
Design Rainfall Depth (inches)	3.5
Design Rainfall Duration (hours)	4.0
Shape Factor	UHG 256
Rainfall Distribution	FDOT 4 Hour

Initial ground water level (ft datum) 132.00 (default)

No times after storm specified.

Scenario 39 :: Pre-Development Basin 1, 5-year, 2-hour

Hydrograph Type: Inline SCS
• **Modflow Routing: Not routed**
Repetitions: 1

Basin Area (acres)	1.670
Time Of Concentration (minutes)	22.2
DCIA (%)	3.0
Curve Number	39
Design Rainfall Depth (inches)	3.0
Design Rainfall Duration (hours)	2.0
Shape Factor	UHG 256
Rainfall Distribution	FDOT 2 Hour

Initial ground water level (ft datum) 132.00 (default)

No times after storm specified.

Scenario Input Data (cont'd.)

Scenario 40 :: Pre-Development Basin 1, 5-year, 1-hour

Hydrograph Type: Inline SCS
• **Modflow Routing: Not routed**
Repetitions: 1

Basin Area (acres)	1.670
Time Of Concentration (minutes)	22.2
DCIA (%)	3.0
Curve Number	39
Design Rainfall Depth (inches)	2.4
Design Rainfall Duration (hours)	1.0
Shape Factor	UHG 256
Rainfall Distribution	FDOT 1 Hour

Initial ground water level (ft datum) 132.00 (default)

No times after storm specified.

Scenario 41 :: Pre-Development Basin 1, 3-year, 10-Day

Hydrograph Type: Inline SCS
• **Modflow Routing: Not routed**
Repetitions: 1

Basin Area (acres)	1.670
Time Of Concentration (minutes)	22.2
DCIA (%)	3.0
Curve Number	39
Design Rainfall Depth (inches)	10.8
Design Rainfall Duration (hours)	240.0
Shape Factor	UHG 256
Rainfall Distribution	FDOT 240 Hour

Initial ground water level (ft datum) 132.00 (default)

No times after storm specified.

Scenario 42 :: Pre-Development Basin 1, 3-year, 7-Day

Hydrograph Type: Inline SCS
• **Modflow Routing: Not routed**
Repetitions: 1

Basin Area (acres)	1.670
Time Of Concentration (minutes)	22.2
DCIA (%)	3.0
Curve Number	39
Design Rainfall Depth (inches)	9.5
Design Rainfall Duration (hours)	168.0
Shape Factor	UHG 256
Rainfall Distribution	FDOT 168 Hour

Initial ground water level (ft datum) 132.00 (default)

No times after storm specified.

Scenario Input Data (cont'd.)

Scenario 43 :: Pre-Development Basin 1, 3-year, 72-hour

Hydrograph Type:	Inline SCS
• **Modflow Routing:**	**Not routed**
Repetitions:	1

Basin Area (acres)	1.670
Time Of Concentration (minutes)	22.2
DCIA (%)	3.0
Curve Number	39
Design Rainfall Depth (inches)	7.6
Design Rainfall Duration (hours)	72.0
Shape Factor	UHG 256
Rainfall Distribution	FDOT 72 Hour

Initial ground water level (ft datum) 132.00 (default)

No times after storm specified.

Scenario 44 :: Pre-Development Basin 1, 3-year, 24-hour

Hydrograph Type:	Inline SCS
• **Modflow Routing:**	**Not routed**
Repetitions:	1

Basin Area (acres)	1.670
Time Of Concentration (minutes)	22.2
DCIA (%)	3.0
Curve Number	39
Design Rainfall Depth (inches)	6.0
Design Rainfall Duration (hours)	24.0
Shape Factor	UHG 256
Rainfall Distribution	FDOT 24 Hour

Initial ground water level (ft datum) 132.00 (default)

No times after storm specified.

Scenario 45 :: Pre-Development Basin 1, 3-year, 8-hour

Hydrograph Type:	Inline SCS
• **Modflow Routing:**	**Not routed**
Repetitions:	1

Basin Area (acres)	1.670
Time Of Concentration (minutes)	22.2
DCIA (%)	3.0
Curve Number	39
Design Rainfall Depth (inches)	4.5
Design Rainfall Duration (hours)	8.0
Shape Factor	UHG 256
Rainfall Distribution	FDOT 8 Hour

Initial ground water level (ft datum) 132.00 (default)

No times after storm specified.

Scenario Input Data (cont'd.)

Scenario 46 :: Pre-Development Basin 1, 3-year, 4-hour

Hydrograph Type:	Inline SCS
• **Modflow Routing:**	**Not routed**
Repetitions:	1

Basin Area (acres)	1.670
Time Of Concentration (minutes)	22.2
DCIA (%)	3.0
Curve Number	39
Design Rainfall Depth (inches)	3.8
Design Rainfall Duration (hours)	4.0
Shape Factor	UHG 256
Rainfall Distribution	FDOT 4 Hour

Initial ground water level (ft datum) 132.00 (default)

No times after storm specified.

Scenario 47 :: Pre-Development Basin 1, 3-year, 2-hour

Hydrograph Type:	Inline SCS
• **Modflow Routing:**	**Not routed**
Repetitions:	1

Basin Area (acres)	1.670
Time Of Concentration (minutes)	22.2
DCIA (%)	3.0
Curve Number	39
Design Rainfall Depth (inches)	3.2
Design Rainfall Duration (hours)	2.0
Shape Factor	UHG 256
Rainfall Distribution	FDOT 2 Hour

Initial ground water level (ft datum) 132.00 (default)

No times after storm specified.

Scenario 48 :: Pre-Development Basin 1, 3-year, 1-hour

Hydrograph Type:	Inline SCS
• **Modflow Routing:**	**Not routed**
Repetitions:	1

Basin Area (acres)	1.670
Time Of Concentration (minutes)	22.2
DCIA (%)	3.0
Curve Number	39
Design Rainfall Depth (inches)	2.6
Design Rainfall Duration (hours)	1.0
Shape Factor	UHG 256
Rainfall Distribution	FDOT 1 Hour

Initial ground water level (ft datum) 132.00 (default)

No times after storm specified.

Scenario Input Data (cont'd.)

Scenario 49 :: Pre-Development Basin 2, 100-year, 24-Hour

Hydrograph Type: Inline SCS
• **Modflow Routing:** **Not routed**
Repetitions: 1

Basin Area (acres)	3.340
Time Of Concentration (minutes)	30.0
DCIA (%)	2.0
Curve Number	32
Design Rainfall Depth (inches)	11.0
Design Rainfall Duration (hours)	24.0
Shape Factor	UHG 256
Rainfall Distribution	SCS Type II Florida Modified

Initial ground water level (ft datum) 132.00 (default)

No times after storm specified.

Scenario 50 :: Pre-Development Basin 2, 100-Year, 8-Hour

Hydrograph Type: Inline SCS
• **Modflow Routing:** **Not routed**
Repetitions: 1

Basin Area (acres)	3.340
Time Of Concentration (minutes)	30.0
DCIA (%)	2.0
Curve Number	32
Design Rainfall Depth (inches)	8.0
Design Rainfall Duration (hours)	8.0
Shape Factor	UHG 256
Rainfall Distribution	SCS Type II Florida Modified

Initial ground water level (ft datum) 132.00 (default)

No times after storm specified.

Scenario 51 :: Pre-Development Basin 2, 100-Year, 4-Hour

Hydrograph Type: Inline SCS
• **Modflow Routing:** **Not routed**
Repetitions: 1

Basin Area (acres)	3.340
Time Of Concentration (minutes)	30.0
DCIA (%)	2.0
Curve Number	32
Design Rainfall Depth (inches)	6.7
Design Rainfall Duration (hours)	4.0
Shape Factor	UHG 256
Rainfall Distribution	SCS Type II Florida Modified

Initial ground water level (ft datum) 132.00 (default)

No times after storm specified.

Scenario Input Data (cont'd.)

Scenario 52 :: Pre-Development Basin 2, 100-Year, 2-Hour

Hydrograph Type: Inline SCS
• **Modflow Routing: Not routed**
Repetitions: 1

Basin Area (acres)	3.340
Time Of Concentration (minutes)	30.0
DCIA (%)	2.0
Curve Number	32
Design Rainfall Depth (inches)	5.4
Design Rainfall Duration (hours)	2.0
Shape Factor	UHG 256
Rainfall Distribution	SCS Type II Florida Modified

Initial ground water level (ft datum) 132.00 (default)

No times after storm specified.

Scenario 53 :: Pre-Development Basin 2, 100-Year, 1-Hour

Hydrograph Type: Inline SCS
• **Modflow Routing: Not routed**
Repetitions: 1

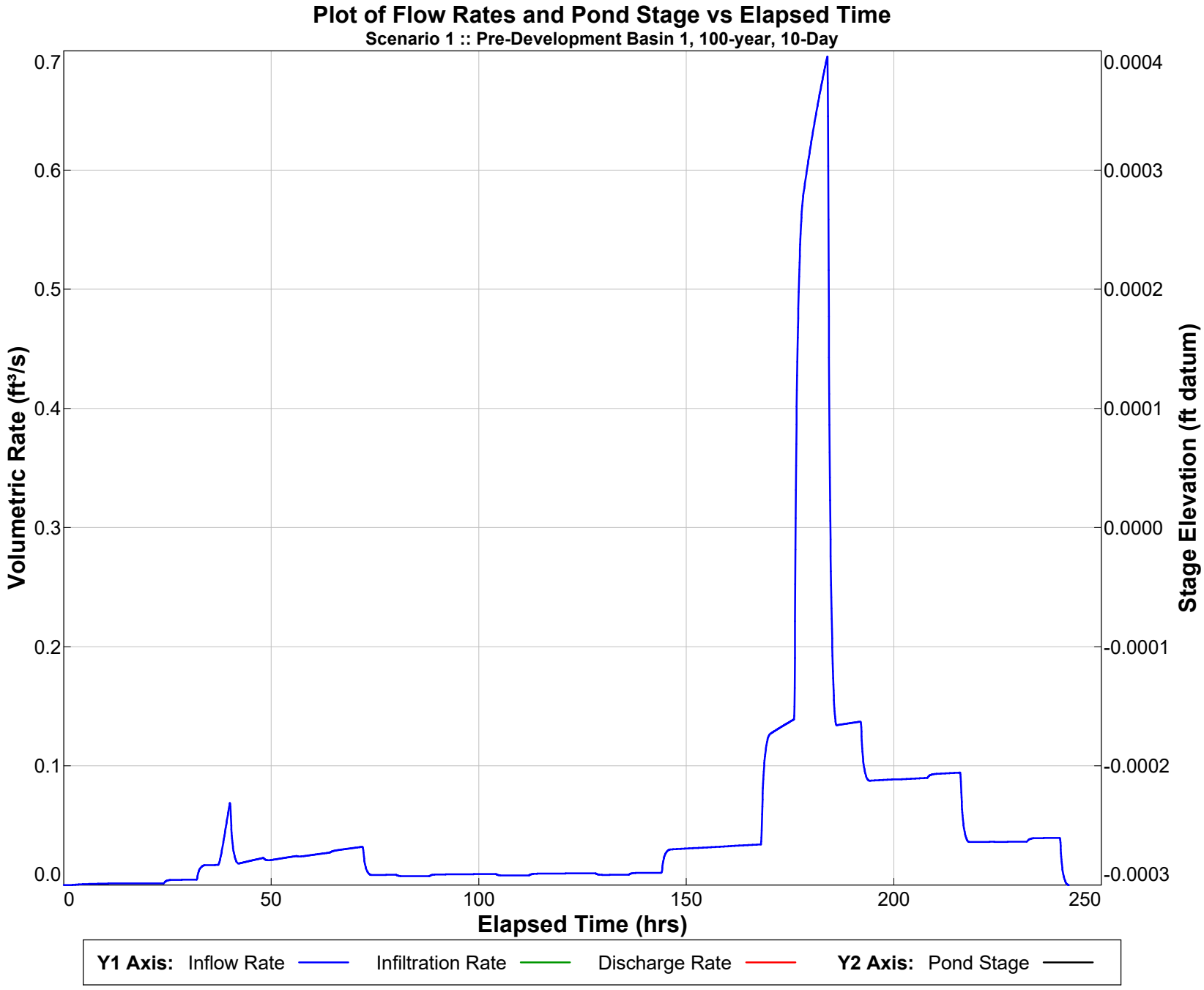
Basin Area (acres)	3.340
Time Of Concentration (minutes)	30.0
DCIA (%)	2.0
Curve Number	32
Design Rainfall Depth (inches)	4.4
Design Rainfall Duration (hours)	1.0
Shape Factor	UHG 256
Rainfall Distribution	SCS Type II Florida Modified

Initial ground water level (ft datum) 132.00 (default)

No times after storm specified.

Summary of Results *:: Scenario 1 :: Pre-Development Basin 1, 100-year, 10-Day*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	Not Available	Not Available		
Maximum	Not Available	Not Available		
Inflow				
Rate - Maximum - Positive	184.013		0.6951	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	242.177			45836.8
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	242.227			45836.8
Infiltration				
Rate - Maximum - Positive	Not Available		Not Available	
Rate - Maximum - Negative	Not Available		Not Available	
Cumulative Volume - Maximum Positive	Not Available			Not Available
Cumulative Volume - Maximum Negative	Not Available			Not Available
Cumulative Volume - End of Simulation	Not Available			Not Available
Combined Discharge				
Rate - Maximum - Positive	184.013		0.6951	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	242.177			45836.8
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	242.227			45836.8
Discharge Structure 1 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 2 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.



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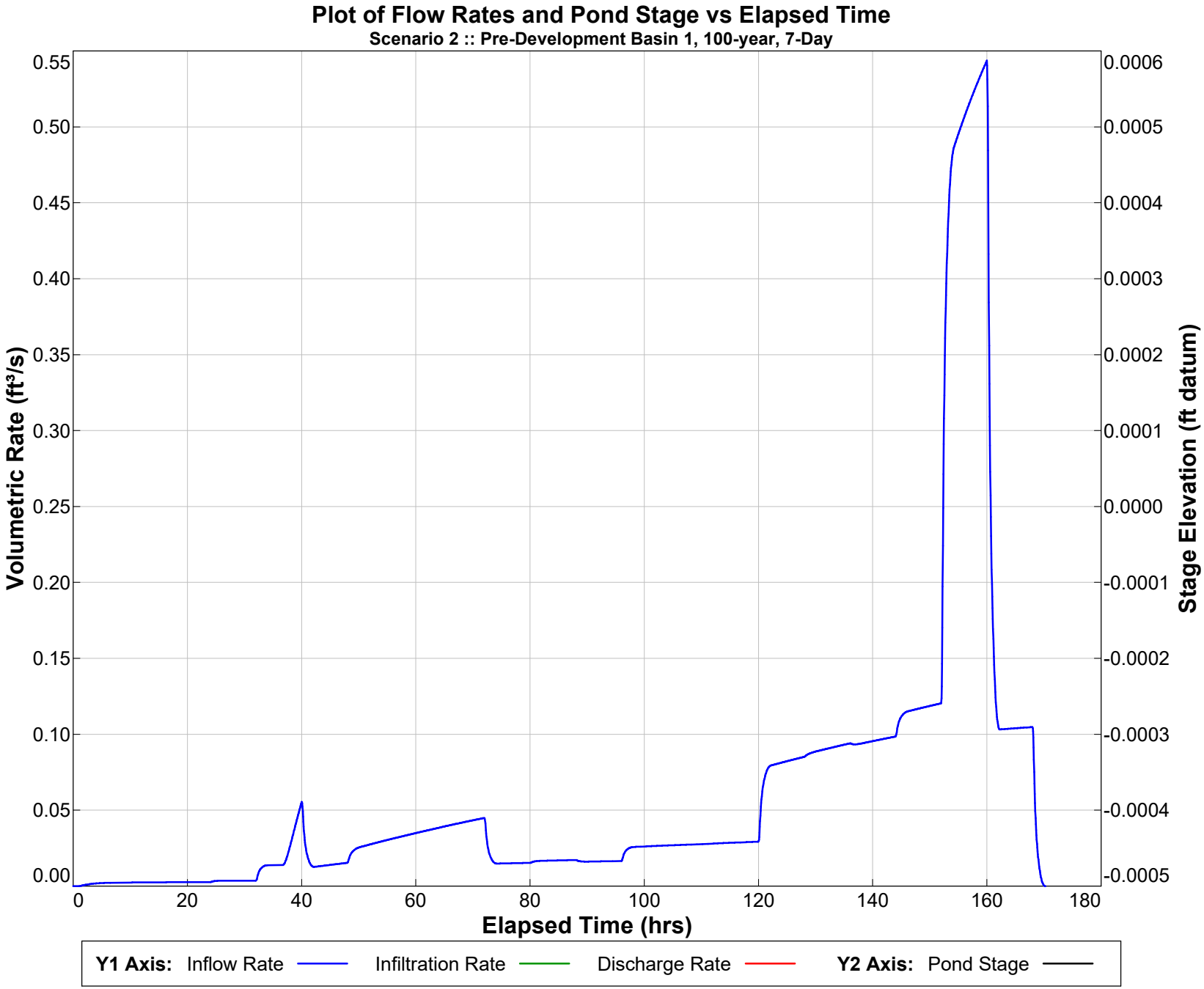
Summary of Results *:: Scenario 2 :: Pre-Development Basin 1, 100-year, 7-Day*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	Not Available	Not Available		
Maximum	Not Available	Not Available		
Inflow				
Rate - Maximum - Positive	159.988		0.5436	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	170.200			37022.5
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	170.249			37022.5
Infiltration				
Rate - Maximum - Positive	Not Available		Not Available	
Rate - Maximum - Negative	Not Available		Not Available	
Cumulative Volume - Maximum Positive	Not Available			Not Available
Cumulative Volume - Maximum Negative	Not Available			Not Available
Cumulative Volume - End of Simulation	Not Available			Not Available
Combined Discharge				
Rate - Maximum - Positive	159.988		0.5436	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	170.200			37022.5
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	170.249			37022.5
Discharge Structure 1 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 2 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.



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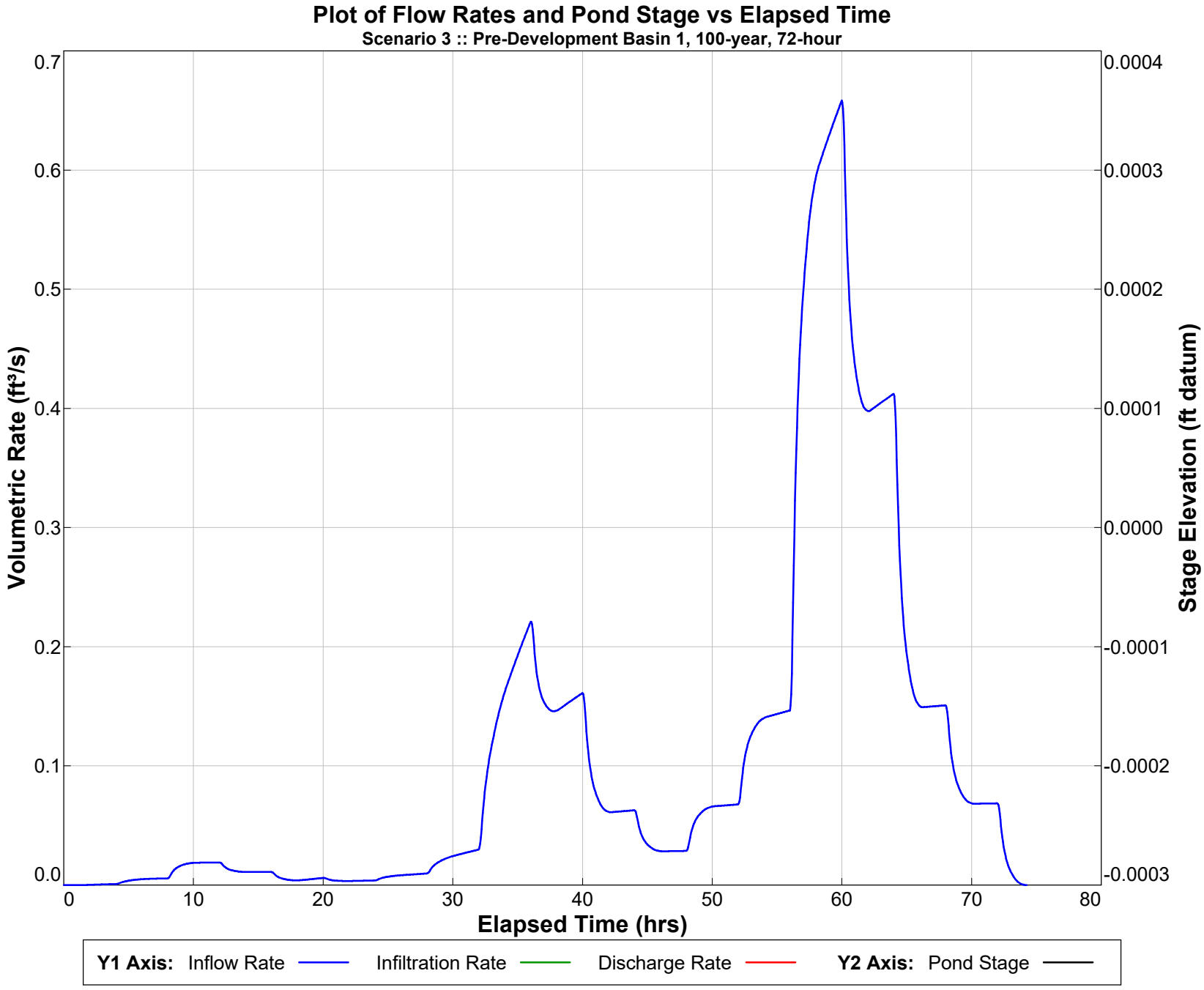
Summary of Results *:: Scenario 3 :: Pre-Development Basin 1, 100-year, 72-hour*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	Not Available	Not Available		
Maximum	Not Available	Not Available		
Inflow				
Rate - Maximum - Positive	59.989		0.6583	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	74.197			27907.3
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	74.247			27907.3
Infiltration				
Rate - Maximum - Positive	Not Available		Not Available	
Rate - Maximum - Negative	Not Available		Not Available	
Cumulative Volume - Maximum Positive	Not Available			Not Available
Cumulative Volume - Maximum Negative	Not Available			Not Available
Cumulative Volume - End of Simulation	Not Available			Not Available
Combined Discharge				
Rate - Maximum - Positive	59.989		0.6583	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	74.197			27907.3
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	74.247			27907.3
Discharge Structure 1 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 2 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.



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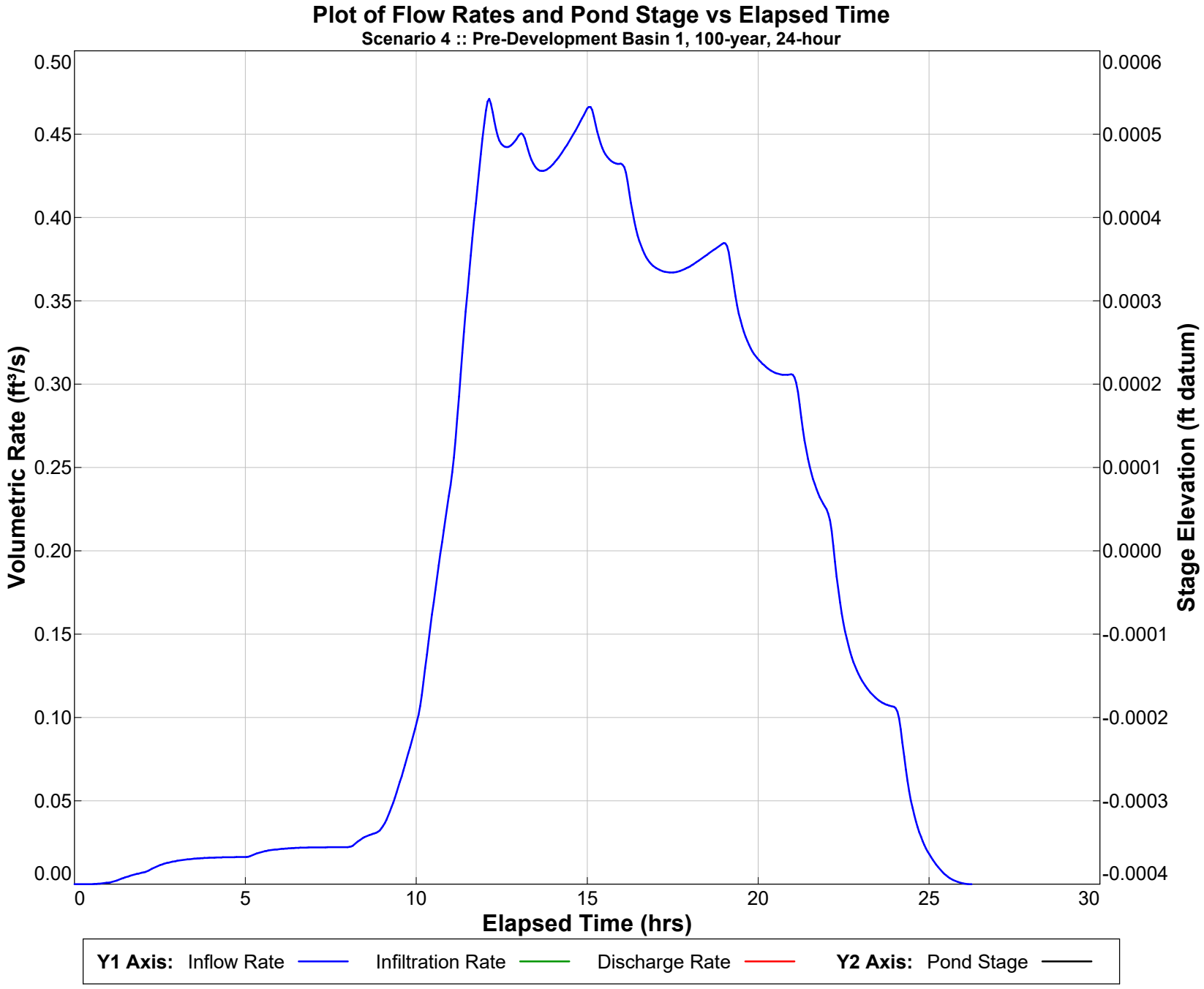
Summary of Results *:: Scenario 4 :: Pre-Development Basin 1, 100-year, 24-hour*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	Not Available	Not Available		
Maximum	Not Available	Not Available		
Inflow				
Rate - Maximum - Positive	12.136		0.4711	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	26.196			17586.0
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	26.245			17586.0
Infiltration				
Rate - Maximum - Positive	Not Available		Not Available	
Rate - Maximum - Negative	Not Available		Not Available	
Cumulative Volume - Maximum Positive	Not Available			Not Available
Cumulative Volume - Maximum Negative	Not Available			Not Available
Cumulative Volume - End of Simulation	Not Available			Not Available
Combined Discharge				
Rate - Maximum - Positive	12.136		0.4711	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	26.196			17586.0
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	26.245			17586.0
Discharge Structure 1 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 2 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.



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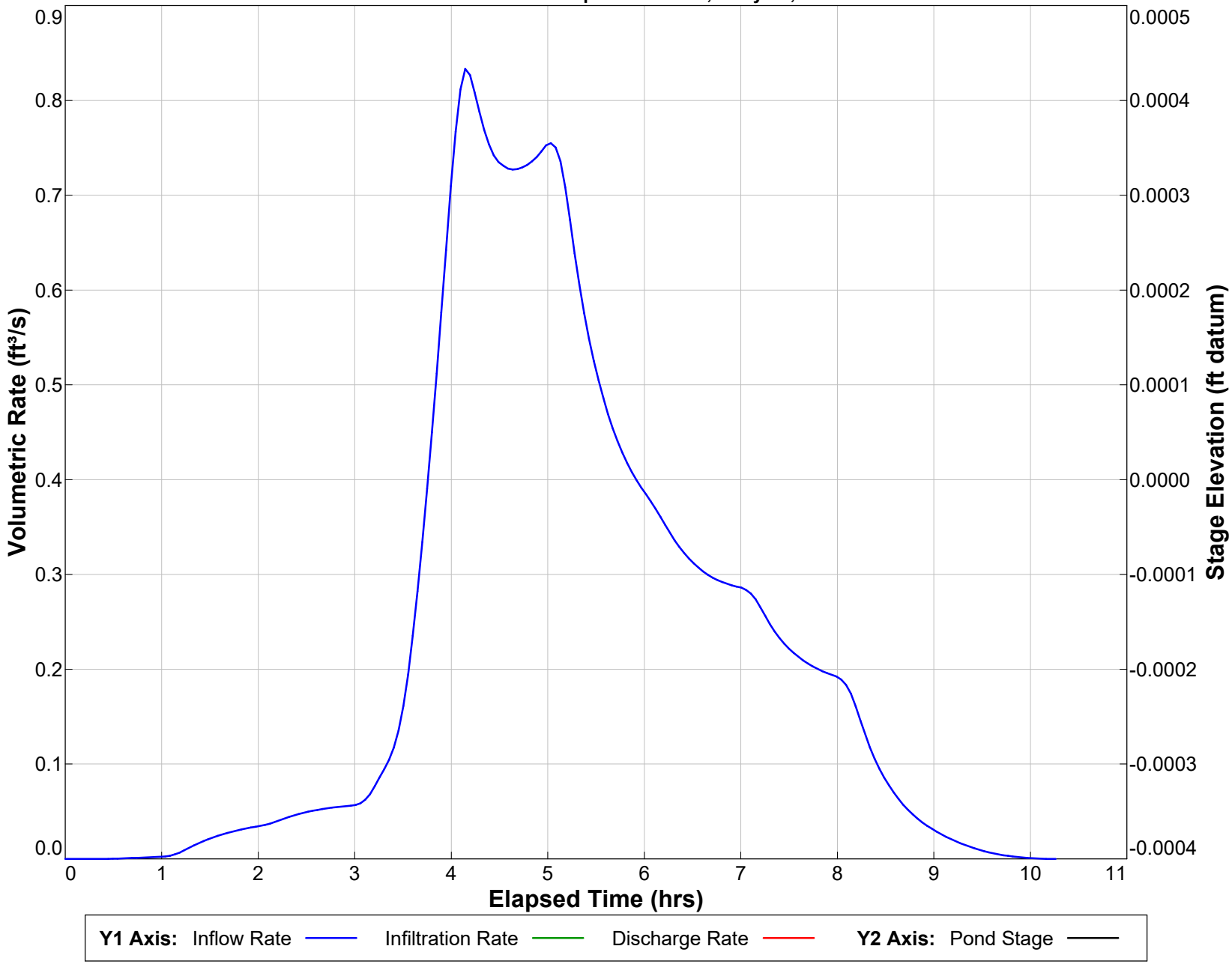
Summary of Results *:: Scenario 5 :: Pre-Development Basin 1, 100-year, 8-hour*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	Not Available	Not Available		
Maximum	Not Available	Not Available		
Inflow				
Rate - Maximum - Positive	4.144		0.8332	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	10.212			8212.3
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	10.261			8212.3
Infiltration				
Rate - Maximum - Positive	Not Available		Not Available	
Rate - Maximum - Negative	Not Available		Not Available	
Cumulative Volume - Maximum Positive	Not Available			Not Available
Cumulative Volume - Maximum Negative	Not Available			Not Available
Cumulative Volume - End of Simulation	Not Available			Not Available
Combined Discharge				
Rate - Maximum - Positive	4.144		0.8332	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	10.212			8212.3
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	10.261			8212.3
Discharge Structure 1 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 2 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.

Plot of Flow Rates and Pond Stage vs Elapsed Time

Scenario 5 :: Pre-Development Basin 1, 100-year, 8-hour



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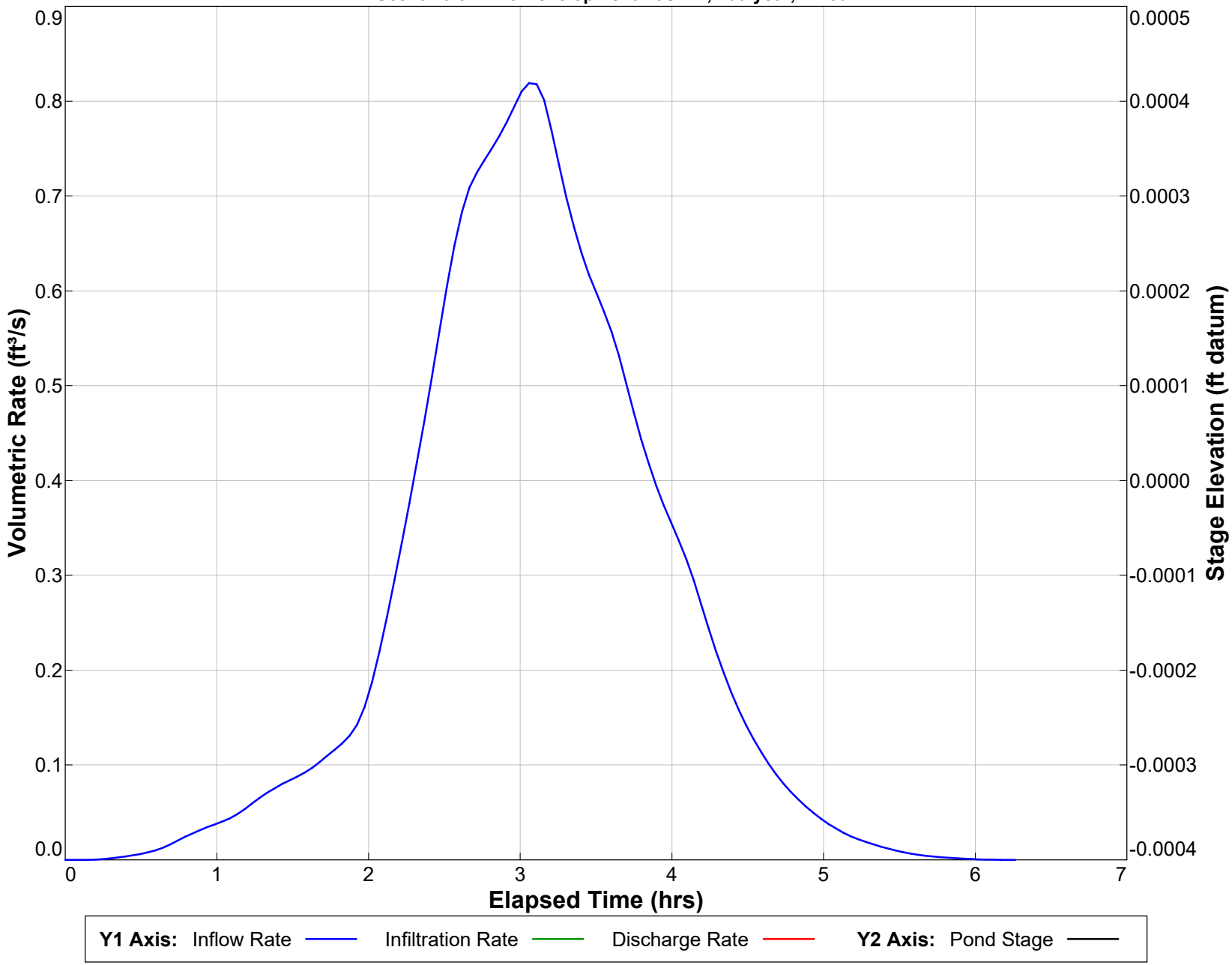
Summary of Results *:: Scenario 6 :: Pre-Development Basin 1, 100-year, 4-hour*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	Not Available	Not Available		
Maximum	Not Available	Not Available		
Inflow				
Rate - Maximum - Positive	3.059		0.8192	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	6.216			5121.3
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	6.265			5121.3
Infiltration				
Rate - Maximum - Positive	Not Available		Not Available	
Rate - Maximum - Negative	Not Available		Not Available	
Cumulative Volume - Maximum Positive	Not Available			Not Available
Cumulative Volume - Maximum Negative	Not Available			Not Available
Cumulative Volume - End of Simulation	Not Available			Not Available
Combined Discharge				
Rate - Maximum - Positive	3.059		0.8192	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	6.216			5121.3
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	6.265			5121.3
Discharge Structure 1 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 2 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.

Plot of Flow Rates and Pond Stage vs Elapsed Time

Scenario 6 :: Pre-Development Basin 1, 100-year, 4-hour



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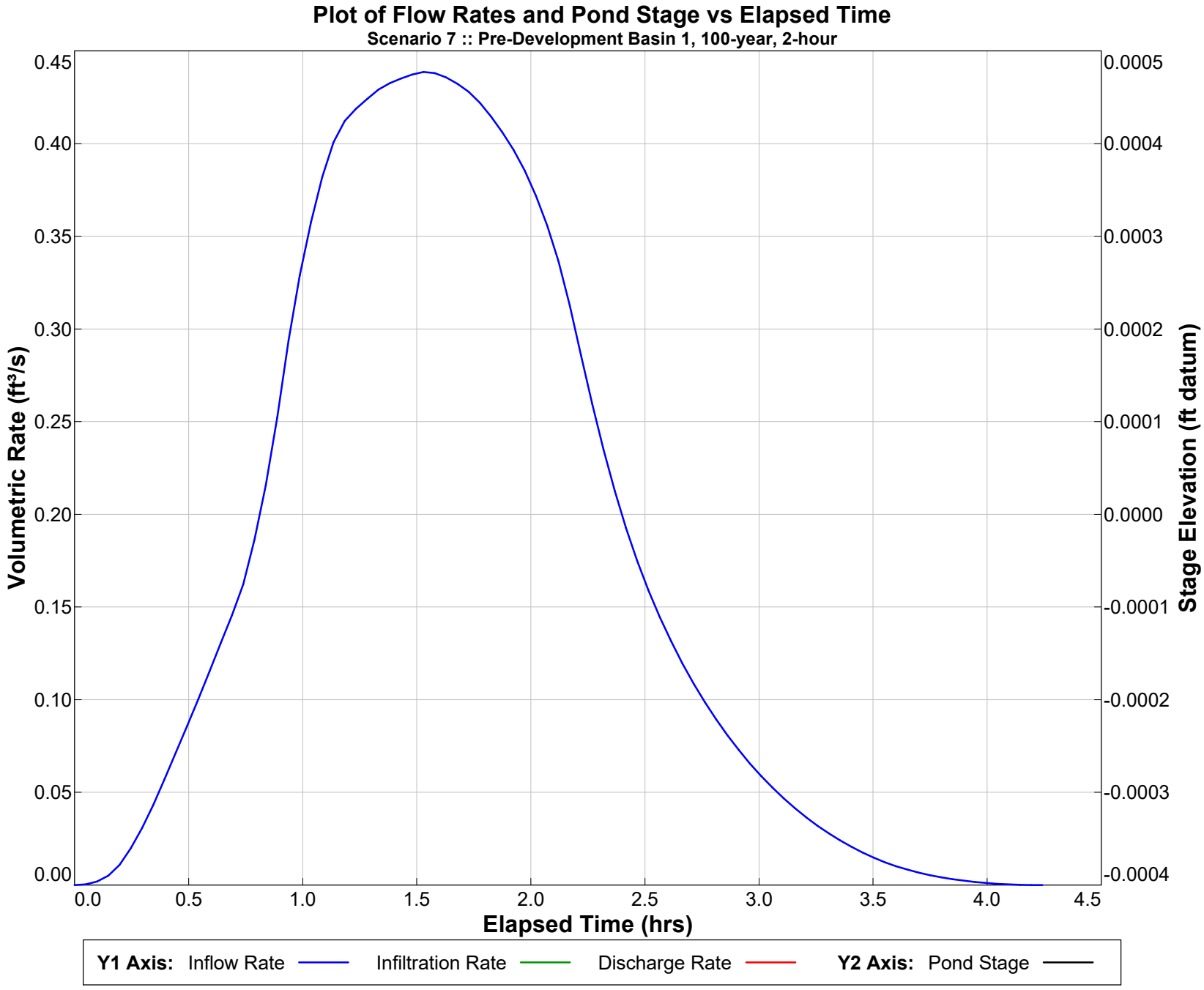
Summary of Results *:: Scenario 7 :: Pre-Development Basin 1, 100-year, 2-hour*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	Not Available	Not Available		
Maximum	Not Available	Not Available		
Inflow				
Rate - Maximum - Positive	1.529		0.4386	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	4.193			2632.2
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	4.243			2632.2
Infiltration				
Rate - Maximum - Positive	Not Available		Not Available	
Rate - Maximum - Negative	Not Available		Not Available	
Cumulative Volume - Maximum Positive	Not Available			Not Available
Cumulative Volume - Maximum Negative	Not Available			Not Available
Cumulative Volume - End of Simulation	Not Available			Not Available
Combined Discharge				
Rate - Maximum - Positive	1.529		0.4386	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	4.193			2632.2
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	4.243			2632.2
Discharge Structure 1 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 2 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.



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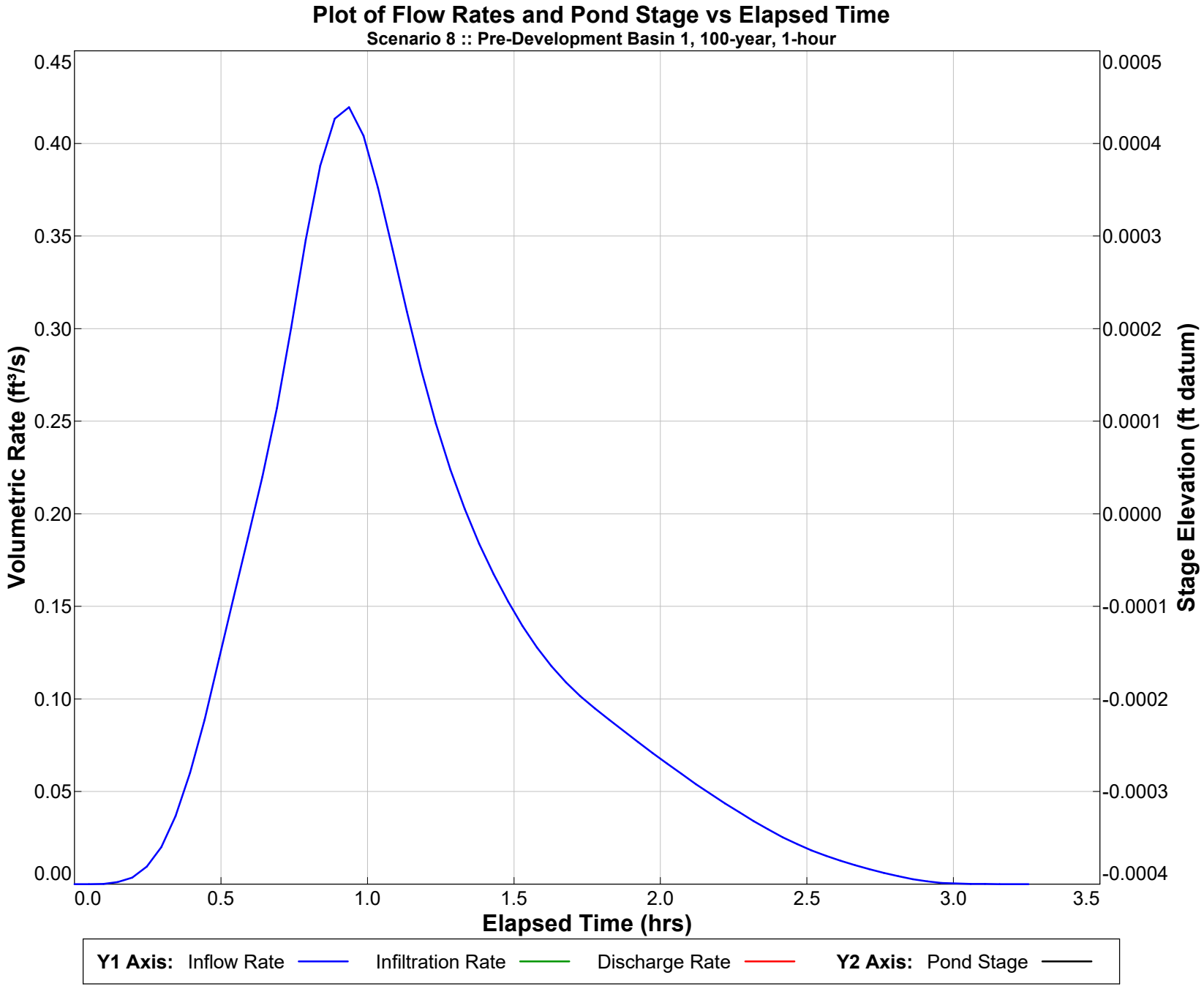
Summary of Results *:: Scenario 8 :: Pre-Development Basin 1, 100-year, 1-hour*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	Not Available	Not Available		
Maximum	Not Available	Not Available		
Inflow				
Rate - Maximum - Positive	0.937		0.4196	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	3.207			1319.2
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	3.256			1319.2
Infiltration				
Rate - Maximum - Positive	Not Available		Not Available	
Rate - Maximum - Negative	Not Available		Not Available	
Cumulative Volume - Maximum Positive	Not Available			Not Available
Cumulative Volume - Maximum Negative	Not Available			Not Available
Cumulative Volume - End of Simulation	Not Available			Not Available
Combined Discharge				
Rate - Maximum - Positive	0.937		0.4196	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	3.207			1319.2
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	3.256			1319.2
Discharge Structure 1 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 2 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.



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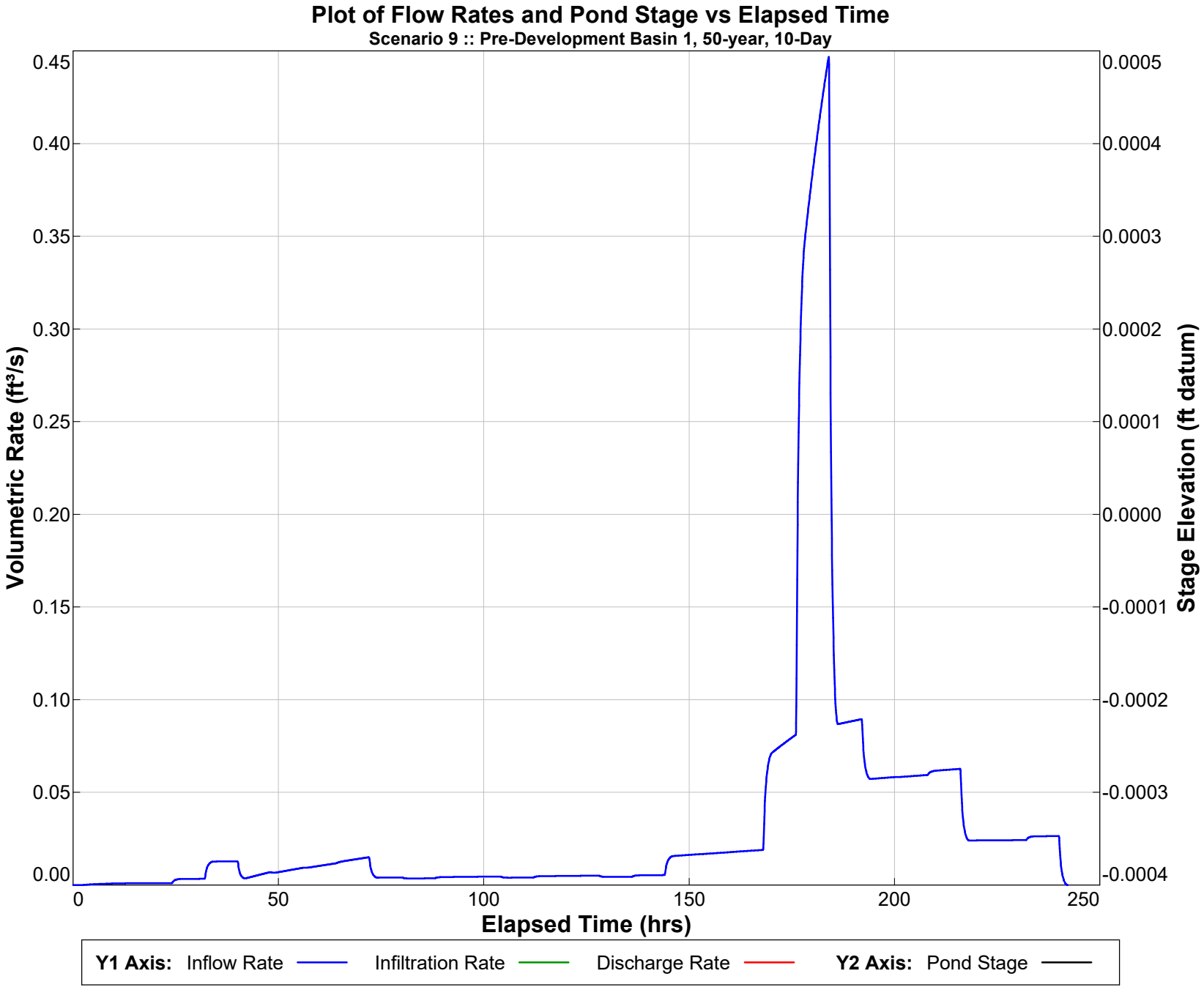
Summary of Results *:: Scenario 9 :: Pre-Development Basin 1, 50-year, 10-Day*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	Not Available	Not Available		
Maximum	Not Available	Not Available		
Inflow				
Rate - Maximum - Positive	184.013		0.4467	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	242.177			27509.8
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	242.227			27509.8
Infiltration				
Rate - Maximum - Positive	Not Available		Not Available	
Rate - Maximum - Negative	Not Available		Not Available	
Cumulative Volume - Maximum Positive	Not Available			Not Available
Cumulative Volume - Maximum Negative	Not Available			Not Available
Cumulative Volume - End of Simulation	Not Available			Not Available
Combined Discharge				
Rate - Maximum - Positive	184.013		0.4467	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	242.177			27509.8
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	242.227			27509.8
Discharge Structure 1 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 2 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.



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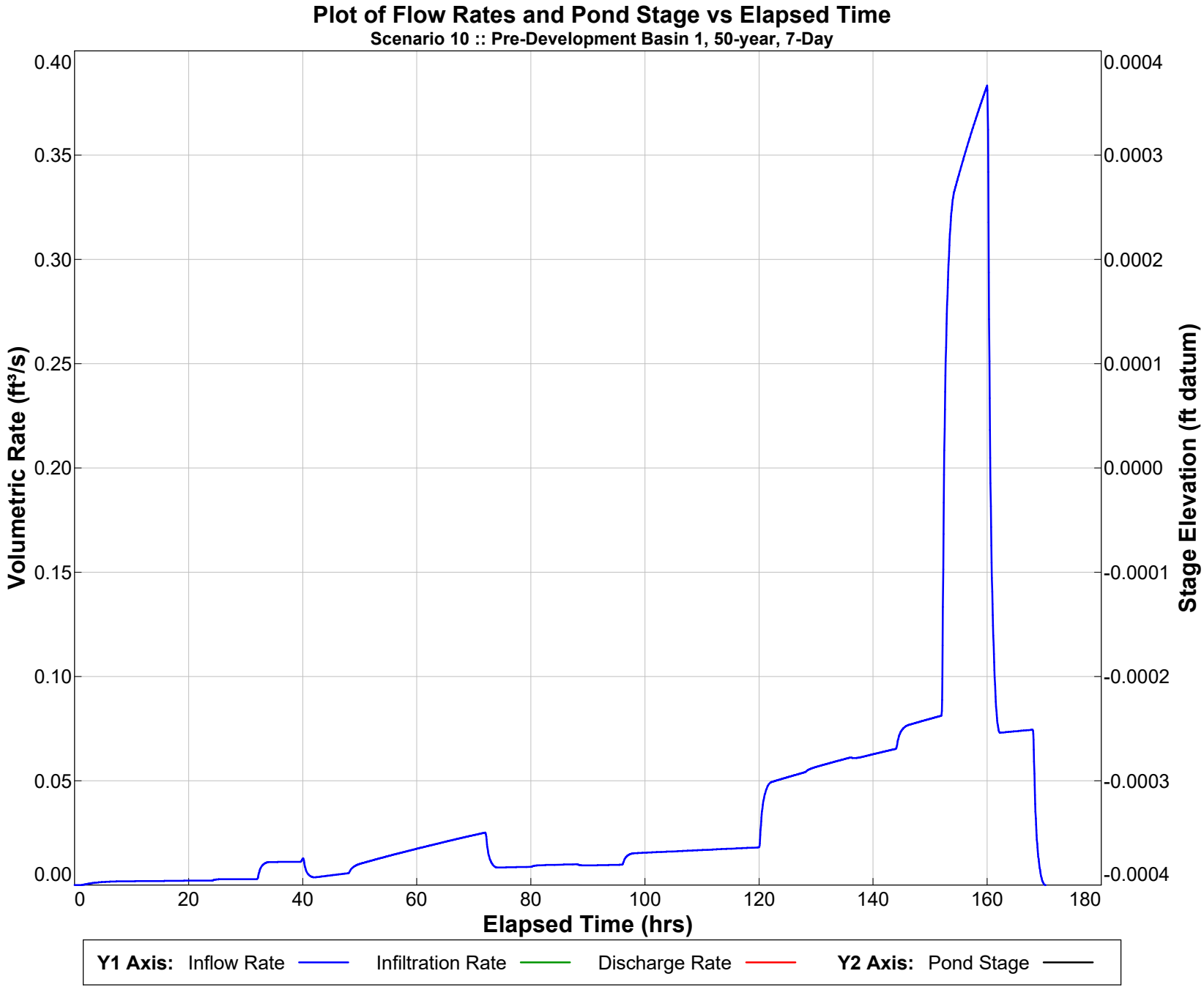
Summary of Results *:: Scenario 10 :: Pre-Development Basin 1, 50-year, 7-Day*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	Not Available	Not Available		
Maximum	Not Available	Not Available		
Inflow				
Rate - Maximum - Positive	159.988		0.3833	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	170.200			24006.4
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	170.249			24006.4
Infiltration				
Rate - Maximum - Positive	Not Available		Not Available	
Rate - Maximum - Negative	Not Available		Not Available	
Cumulative Volume - Maximum Positive	Not Available			Not Available
Cumulative Volume - Maximum Negative	Not Available			Not Available
Cumulative Volume - End of Simulation	Not Available			Not Available
Combined Discharge				
Rate - Maximum - Positive	159.988		0.3833	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	170.200			24006.4
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	170.249			24006.4
Discharge Structure 1 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 2 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.



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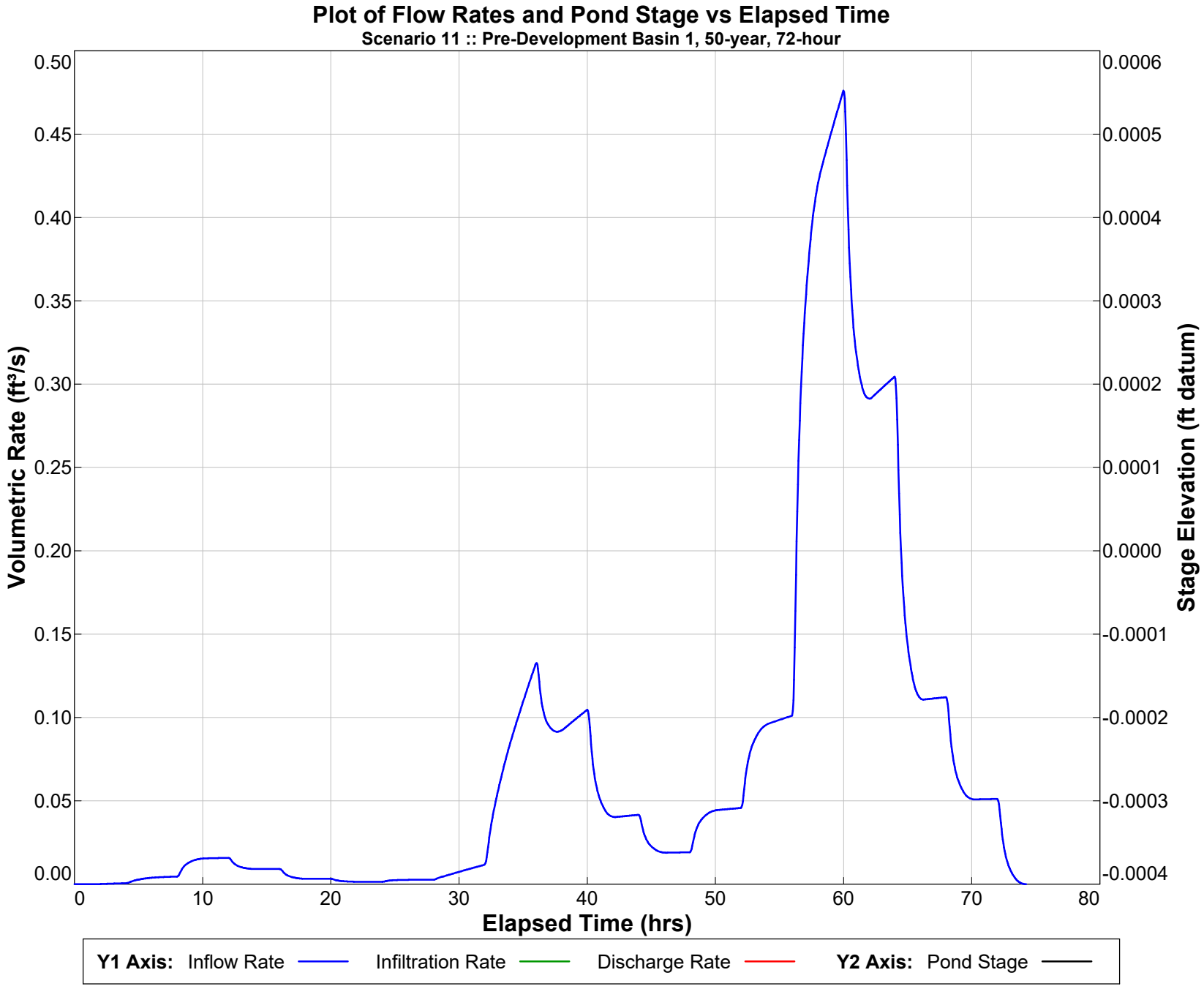
Summary of Results *:: Scenario 11 :: Pre-Development Basin 1, 50-year, 72-hour*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	Not Available	Not Available		
Maximum	Not Available	Not Available		
Inflow				
Rate - Maximum - Positive	59.989		0.4761	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	74.197			19204.0
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	74.247			19204.0
Infiltration				
Rate - Maximum - Positive	Not Available		Not Available	
Rate - Maximum - Negative	Not Available		Not Available	
Cumulative Volume - Maximum Positive	Not Available			Not Available
Cumulative Volume - Maximum Negative	Not Available			Not Available
Cumulative Volume - End of Simulation	Not Available			Not Available
Combined Discharge				
Rate - Maximum - Positive	59.989		0.4761	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	74.197			19204.0
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	74.247			19204.0
Discharge Structure 1 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 2 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.



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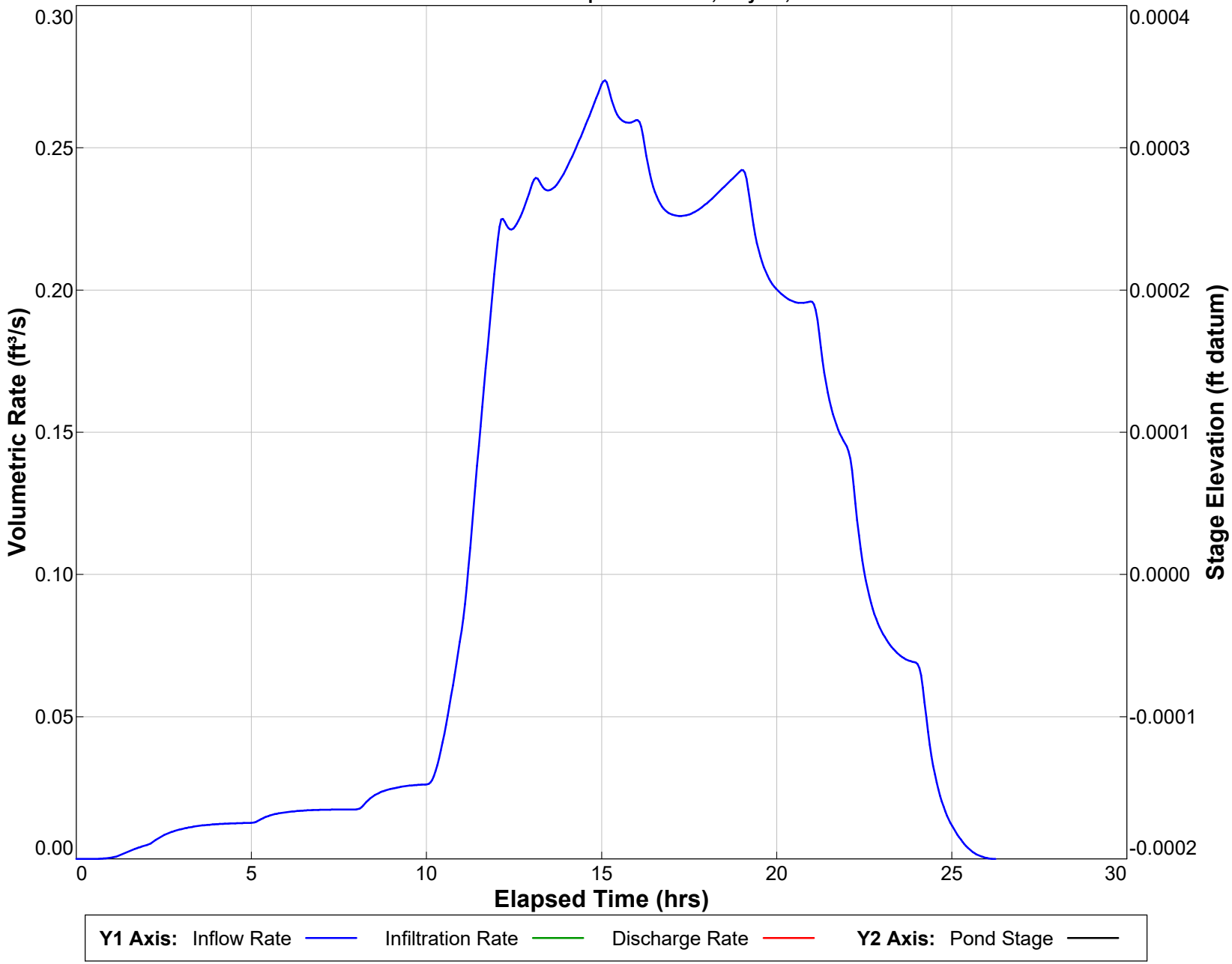
Summary of Results *:: Scenario 12 :: Pre-Development Basin 1, 50-year, 24-hour*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	Not Available	Not Available		
Maximum	Not Available	Not Available		
Inflow				
Rate - Maximum - Positive	15.096		0.2737	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	26.196			10112.3
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	26.245			10112.3
Infiltration				
Rate - Maximum - Positive	Not Available		Not Available	
Rate - Maximum - Negative	Not Available		Not Available	
Cumulative Volume - Maximum Positive	Not Available			Not Available
Cumulative Volume - Maximum Negative	Not Available			Not Available
Cumulative Volume - End of Simulation	Not Available			Not Available
Combined Discharge				
Rate - Maximum - Positive	15.096		0.2737	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	26.196			10112.3
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	26.245			10112.3
Discharge Structure 1 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 2 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.

Plot of Flow Rates and Pond Stage vs Elapsed Time

Scenario 12 :: Pre-Development Basin 1, 50-year, 24-hour



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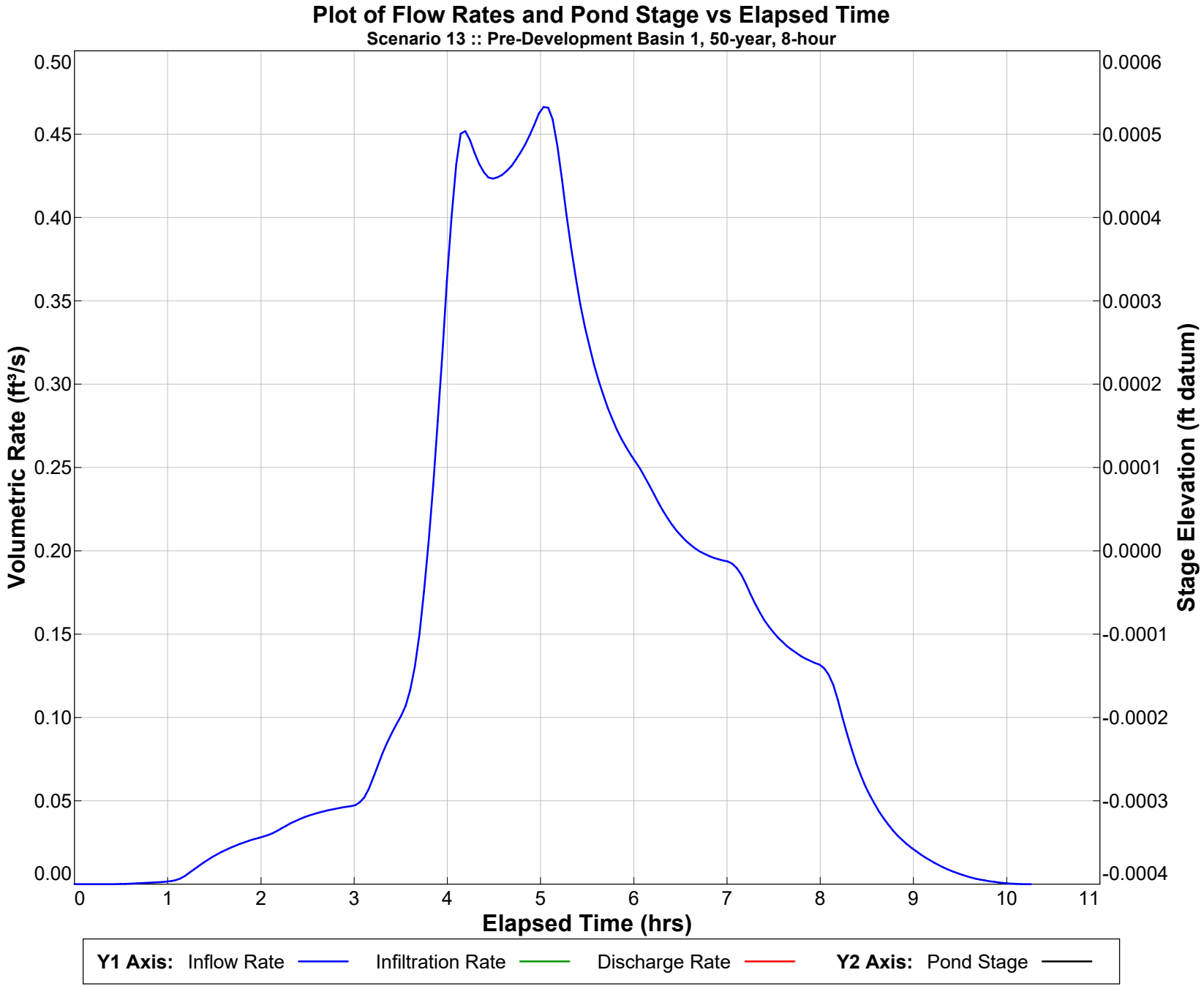
Summary of Results *:: Scenario 13 :: Pre-Development Basin 1, 50-year, 8-hour*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	Not Available	Not Available		
Maximum	Not Available	Not Available		
Inflow				
Rate - Maximum - Positive	5.032		0.4664	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	10.212			5099.6
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	10.261			5099.6
Infiltration				
Rate - Maximum - Positive	Not Available		Not Available	
Rate - Maximum - Negative	Not Available		Not Available	
Cumulative Volume - Maximum Positive	Not Available			Not Available
Cumulative Volume - Maximum Negative	Not Available			Not Available
Cumulative Volume - End of Simulation	Not Available			Not Available
Combined Discharge				
Rate - Maximum - Positive	5.032		0.4664	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	10.212			5099.6
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	10.261			5099.6
Discharge Structure 1 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 2 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.



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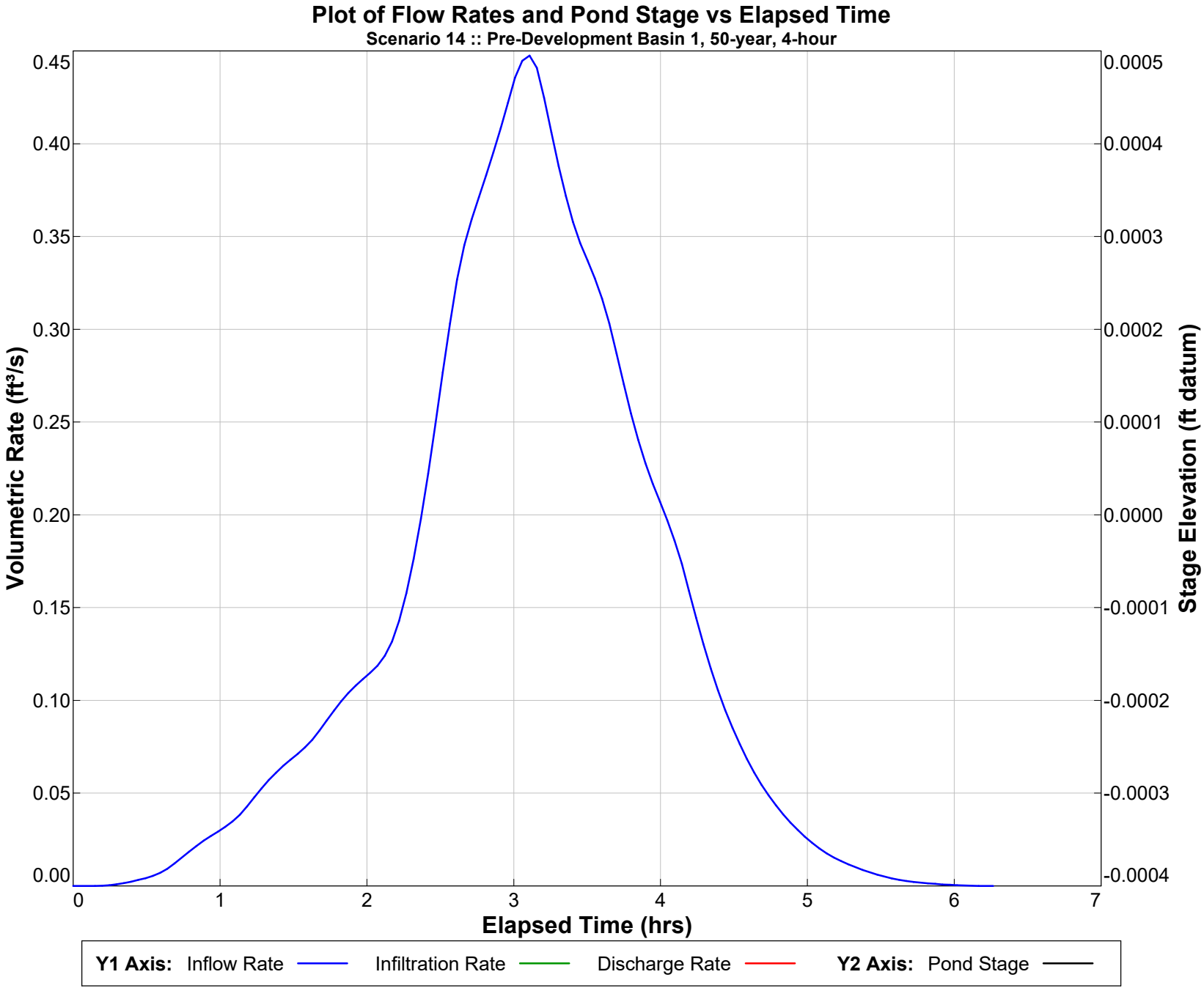
Summary of Results *:: Scenario 14 :: Pre-Development Basin 1, 50-year, 4-hour*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	Not Available	Not Available		
Maximum	Not Available	Not Available		
Inflow				
Rate - Maximum - Positive	3.108		0.4475	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	6.216			2825.2
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	6.265			2825.2
Infiltration				
Rate - Maximum - Positive	Not Available		Not Available	
Rate - Maximum - Negative	Not Available		Not Available	
Cumulative Volume - Maximum Positive	Not Available			Not Available
Cumulative Volume - Maximum Negative	Not Available			Not Available
Cumulative Volume - End of Simulation	Not Available			Not Available
Combined Discharge				
Rate - Maximum - Positive	3.108		0.4475	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	6.216			2825.2
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	6.265			2825.2
Discharge Structure 1 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 2 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.



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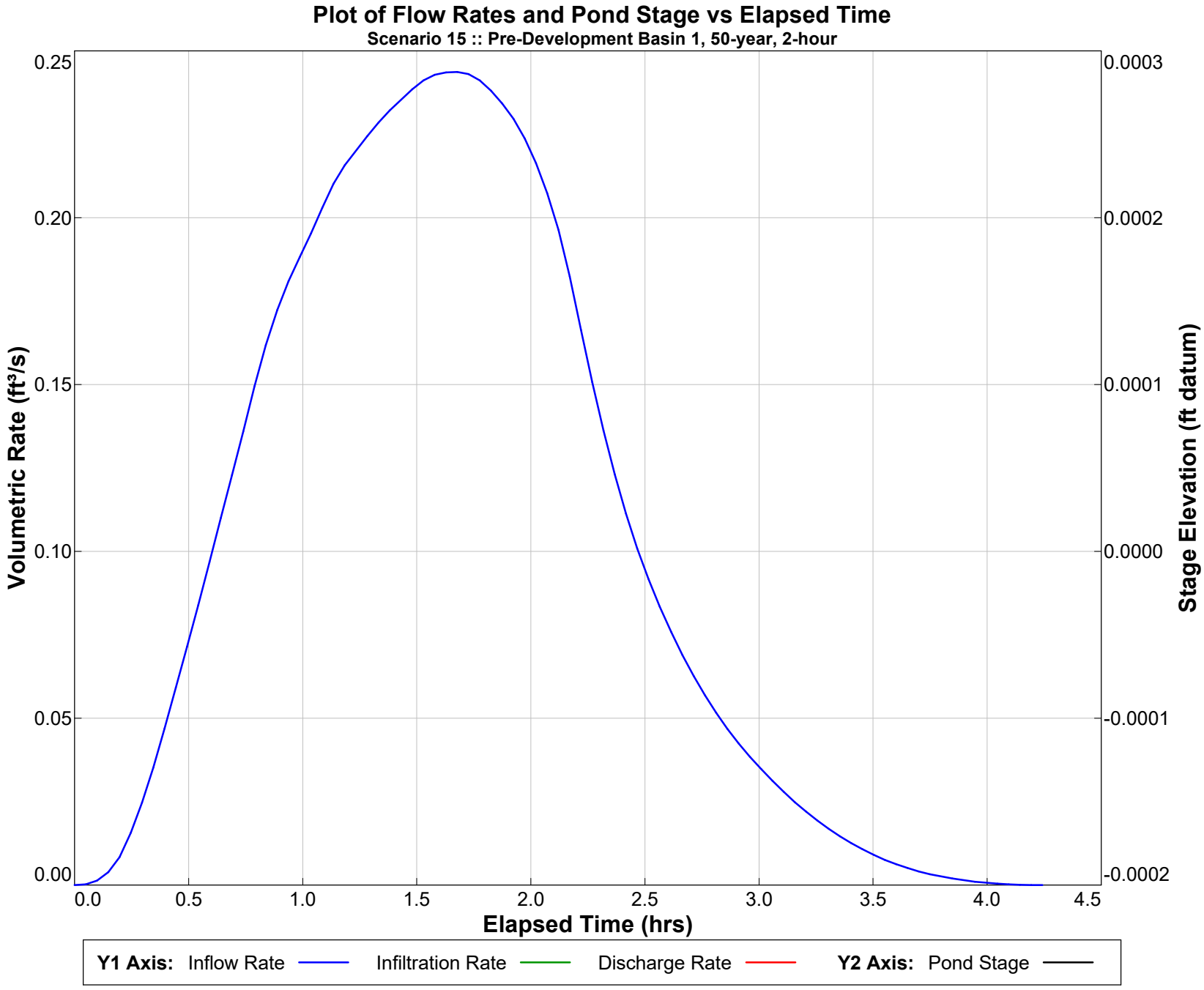
Summary of Results *:: Scenario 15 :: Pre-Development Basin 1, 50-year, 2-hour*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	Not Available	Not Available		
Maximum	Not Available	Not Available		
Inflow				
Rate - Maximum - Positive	1.677		0.2437	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	4.193			1549.0
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	4.243			1549.0
Infiltration				
Rate - Maximum - Positive	Not Available		Not Available	
Rate - Maximum - Negative	Not Available		Not Available	
Cumulative Volume - Maximum Positive	Not Available			Not Available
Cumulative Volume - Maximum Negative	Not Available			Not Available
Cumulative Volume - End of Simulation	Not Available			Not Available
Combined Discharge				
Rate - Maximum - Positive	1.677		0.2437	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	4.193			1549.0
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	4.243			1549.0
Discharge Structure 1 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 2 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.



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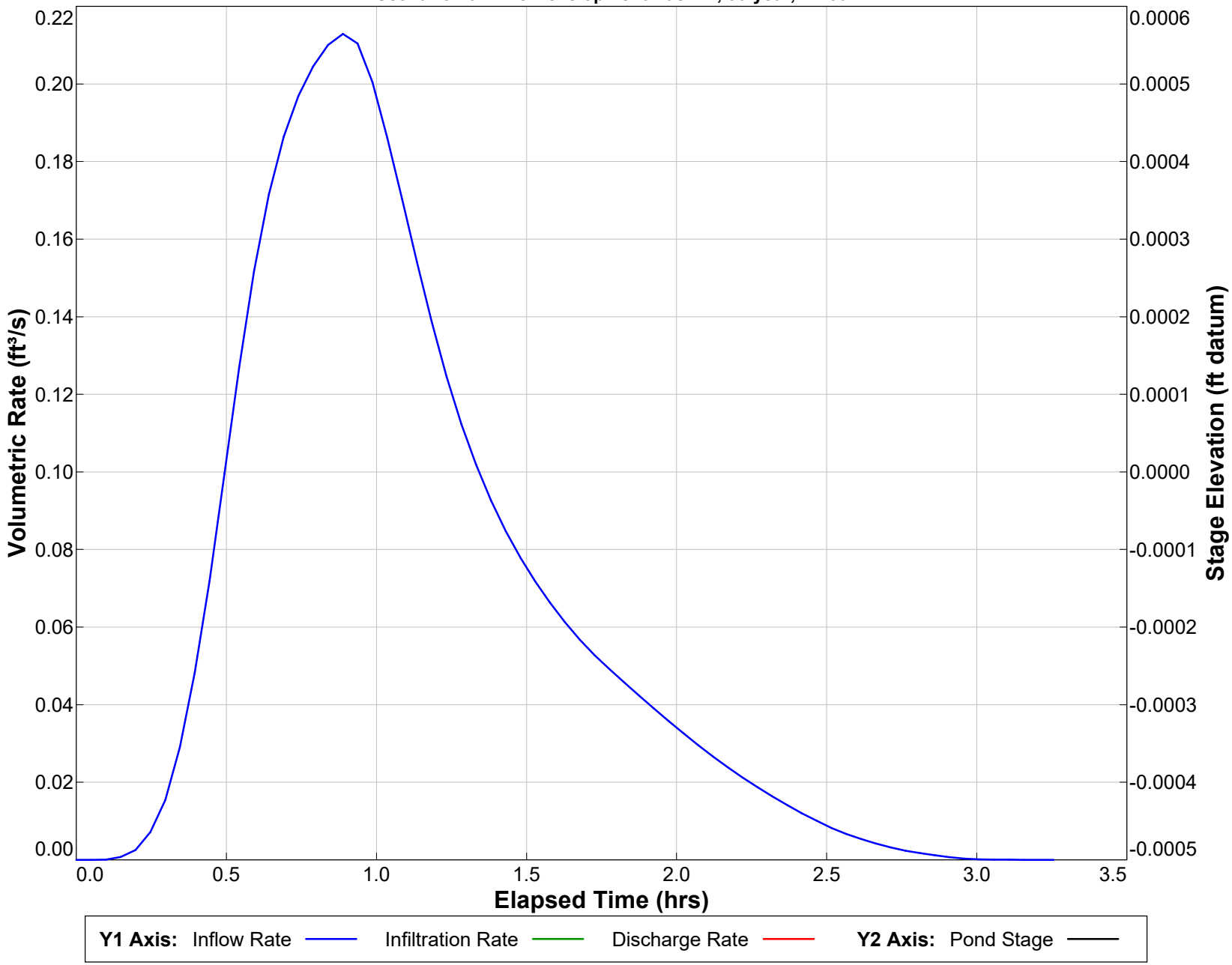
Summary of Results *:: Scenario 16 :: Pre-Development Basin 1, 50-year, 1-hour*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	Not Available	Not Available		
Maximum	Not Available	Not Available		
Inflow				
Rate - Maximum - Positive	0.888		0.2129	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	3.207			737.0
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	3.256			737.0
Infiltration				
Rate - Maximum - Positive	Not Available		Not Available	
Rate - Maximum - Negative	Not Available		Not Available	
Cumulative Volume - Maximum Positive	Not Available			Not Available
Cumulative Volume - Maximum Negative	Not Available			Not Available
Cumulative Volume - End of Simulation	Not Available			Not Available
Combined Discharge				
Rate - Maximum - Positive	0.888		0.2129	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	3.207			737.0
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	3.256			737.0
Discharge Structure 1 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 2 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.

Plot of Flow Rates and Pond Stage vs Elapsed Time

Scenario 16 :: Pre-Development Basin 1, 50-year, 1-hour



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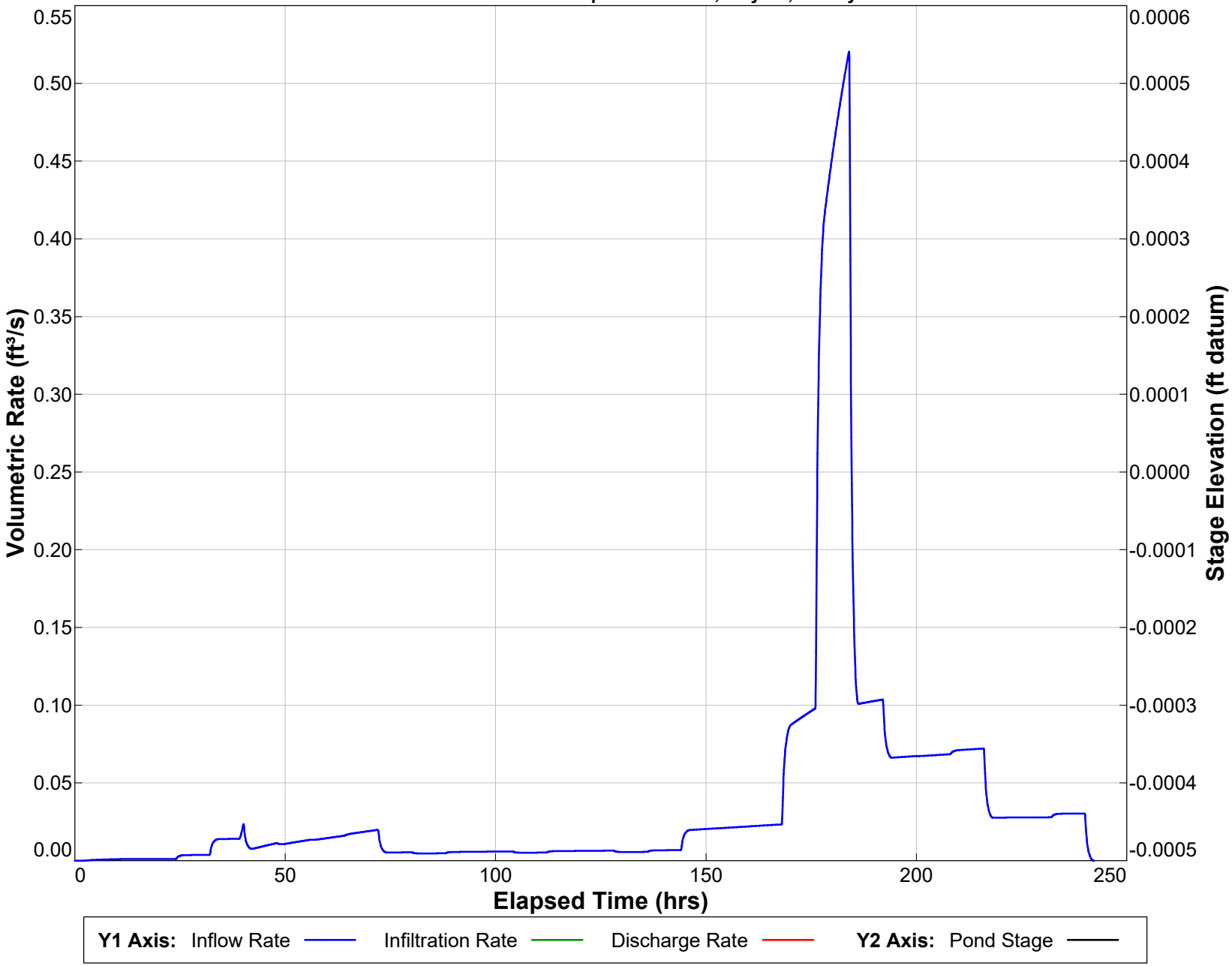
Summary of Results *:: Scenario 17 :: Pre-Development Basin 1, 25-year, 10-Day*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	Not Available	Not Available		
Maximum	Not Available	Not Available		
Inflow				
Rate - Maximum - Positive	184.013		0.5204	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	242.177			32795.7
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	242.227			32795.7
Infiltration				
Rate - Maximum - Positive	Not Available		Not Available	
Rate - Maximum - Negative	Not Available		Not Available	
Cumulative Volume - Maximum Positive	Not Available			Not Available
Cumulative Volume - Maximum Negative	Not Available			Not Available
Cumulative Volume - End of Simulation	Not Available			Not Available
Combined Discharge				
Rate - Maximum - Positive	184.013		0.5204	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	242.177			32795.7
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	242.227			32795.7
Discharge Structure 1 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 2 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.

Plot of Flow Rates and Pond Stage vs Elapsed Time

Scenario 17 :: Pre-Development Basin 1, 25-year, 10-Day



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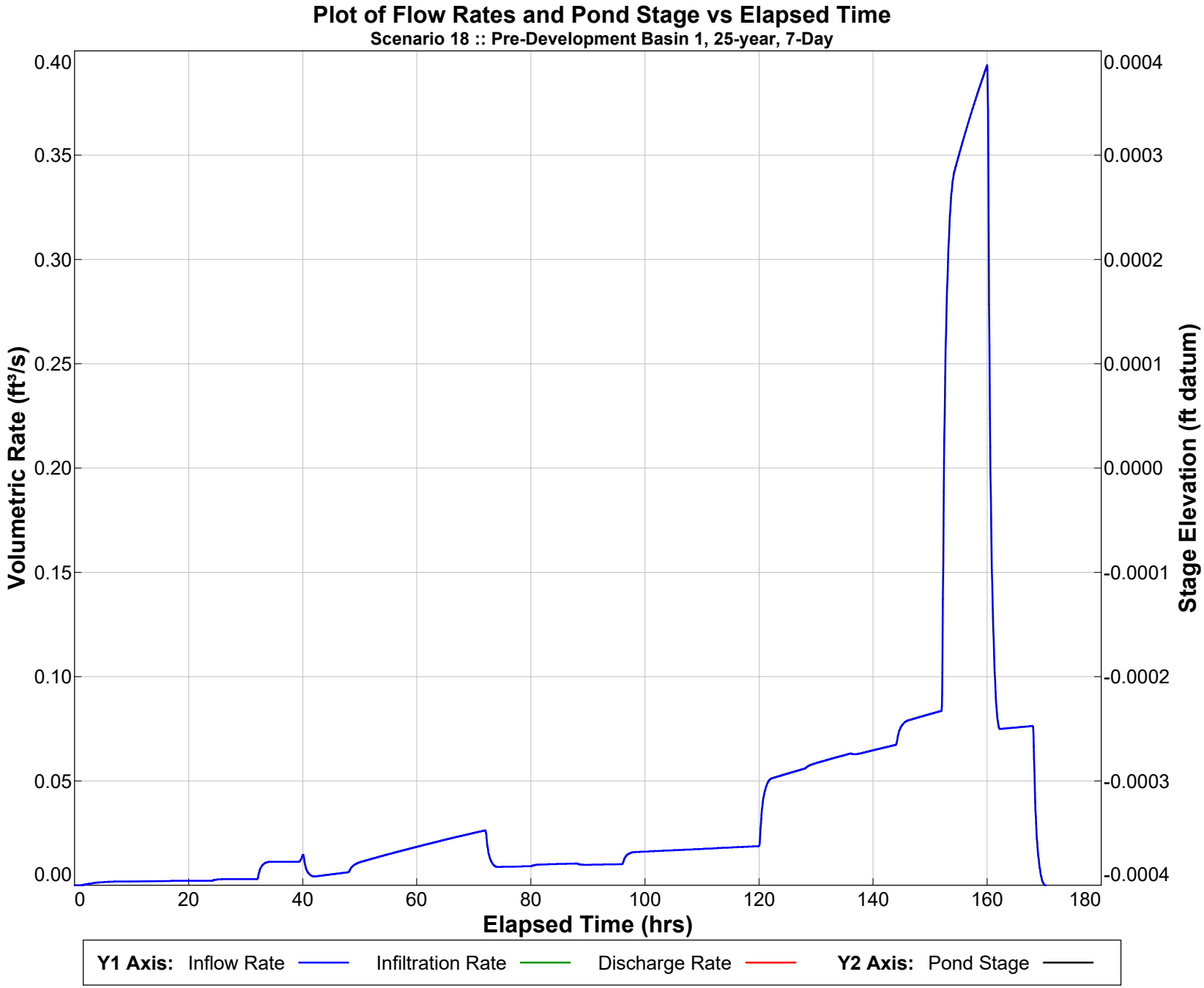
Summary of Results *:: Scenario 18 :: Pre-Development Basin 1, 25-year, 7-Day*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	Not Available	Not Available		
Maximum	Not Available	Not Available		
Inflow				
Rate - Maximum - Positive	159.988		0.3932	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	170.200			24773.0
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	170.249			24773.0
Infiltration				
Rate - Maximum - Positive	Not Available		Not Available	
Rate - Maximum - Negative	Not Available		Not Available	
Cumulative Volume - Maximum Positive	Not Available			Not Available
Cumulative Volume - Maximum Negative	Not Available			Not Available
Cumulative Volume - End of Simulation	Not Available			Not Available
Combined Discharge				
Rate - Maximum - Positive	159.988		0.3932	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	170.200			24773.0
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	170.249			24773.0
Discharge Structure 1 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 2 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.



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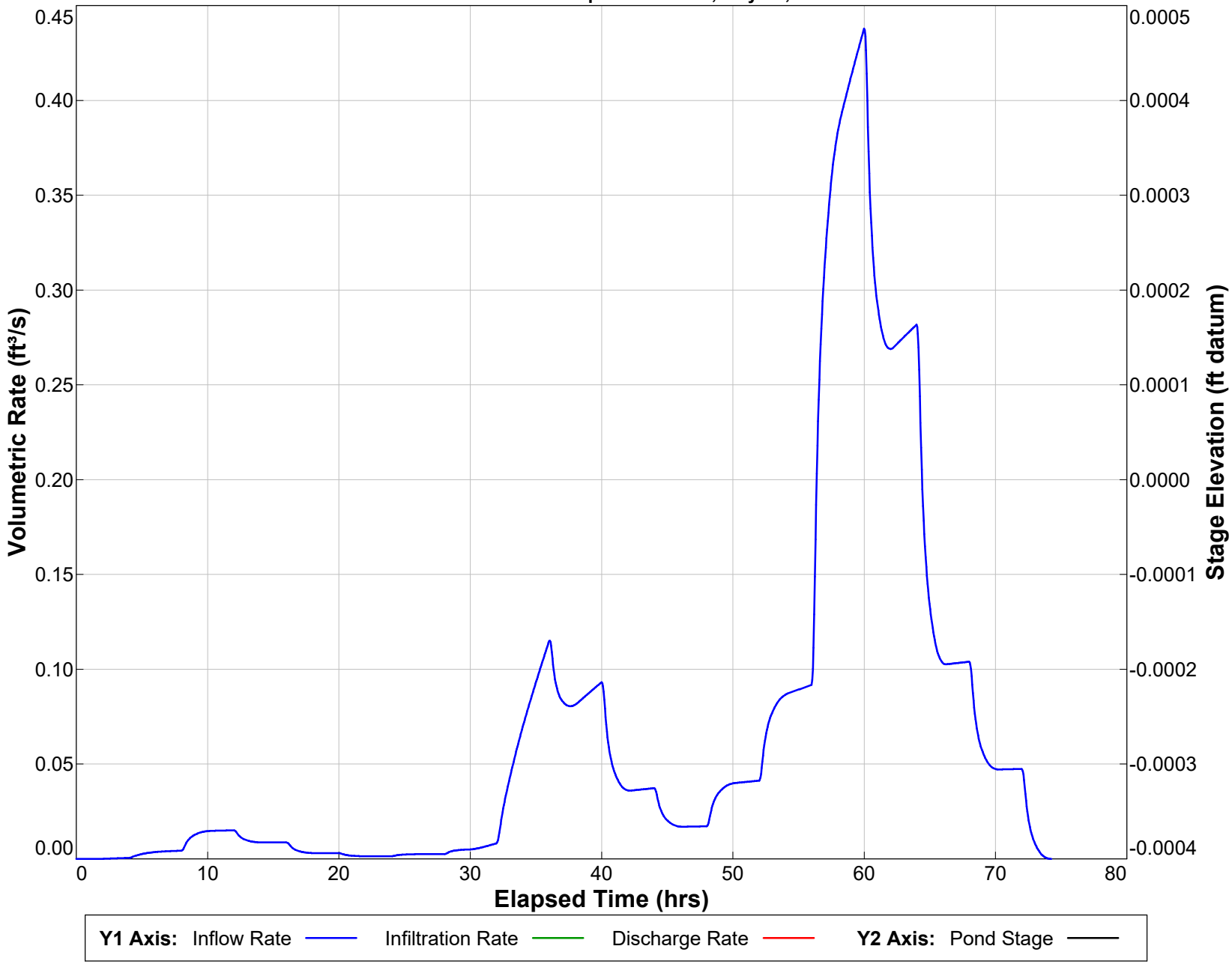
Summary of Results *:: Scenario 19 :: Pre-Development Basin 1, 25-year, 72-hour*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	Not Available	Not Available		
Maximum	Not Available	Not Available		
Inflow				
Rate - Maximum - Positive	59.989		0.4379	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	74.197			17447.5
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	74.247			17447.5
Infiltration				
Rate - Maximum - Positive	Not Available		Not Available	
Rate - Maximum - Negative	Not Available		Not Available	
Cumulative Volume - Maximum Positive	Not Available			Not Available
Cumulative Volume - Maximum Negative	Not Available			Not Available
Cumulative Volume - End of Simulation	Not Available			Not Available
Combined Discharge				
Rate - Maximum - Positive	59.989		0.4379	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	74.197			17447.5
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	74.247			17447.5
Discharge Structure 1 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 2 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.

Plot of Flow Rates and Pond Stage vs Elapsed Time

Scenario 19 :: Pre-Development Basin 1, 25-year, 72-hour



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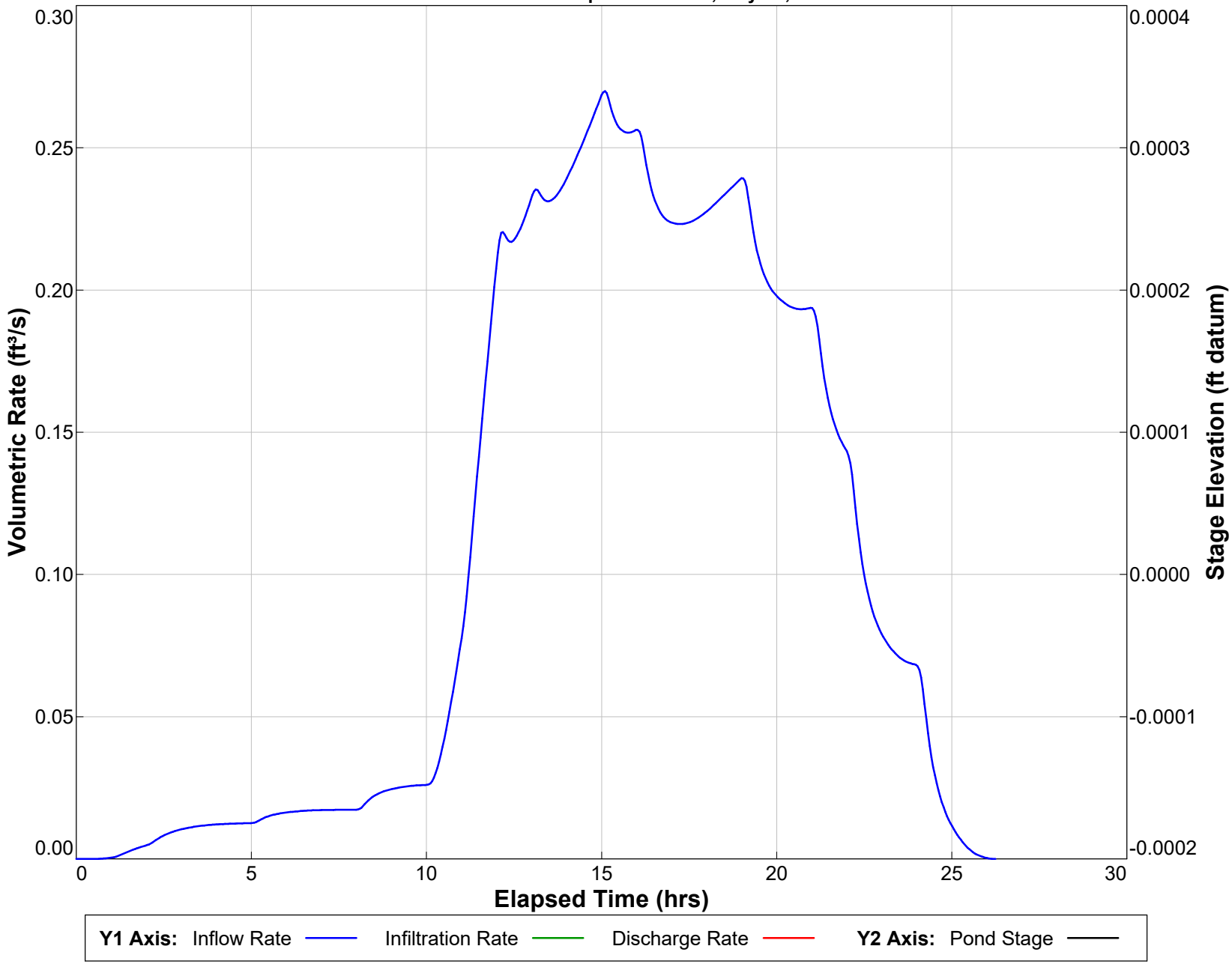
Summary of Results *:: Scenario 20 :: Pre-Development Basin 1, 25-year, 24-hour*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	Not Available	Not Available		
Maximum	Not Available	Not Available		
Inflow				
Rate - Maximum - Positive	15.096		0.2699	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	26.196			9969.6
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	26.245			9969.6
Infiltration				
Rate - Maximum - Positive	Not Available		Not Available	
Rate - Maximum - Negative	Not Available		Not Available	
Cumulative Volume - Maximum Positive	Not Available			Not Available
Cumulative Volume - Maximum Negative	Not Available			Not Available
Cumulative Volume - End of Simulation	Not Available			Not Available
Combined Discharge				
Rate - Maximum - Positive	15.096		0.2699	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	26.196			9969.6
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	26.245			9969.6
Discharge Structure 1 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 2 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.

Plot of Flow Rates and Pond Stage vs Elapsed Time

Scenario 20 :: Pre-Development Basin 1, 25-year, 24-hour



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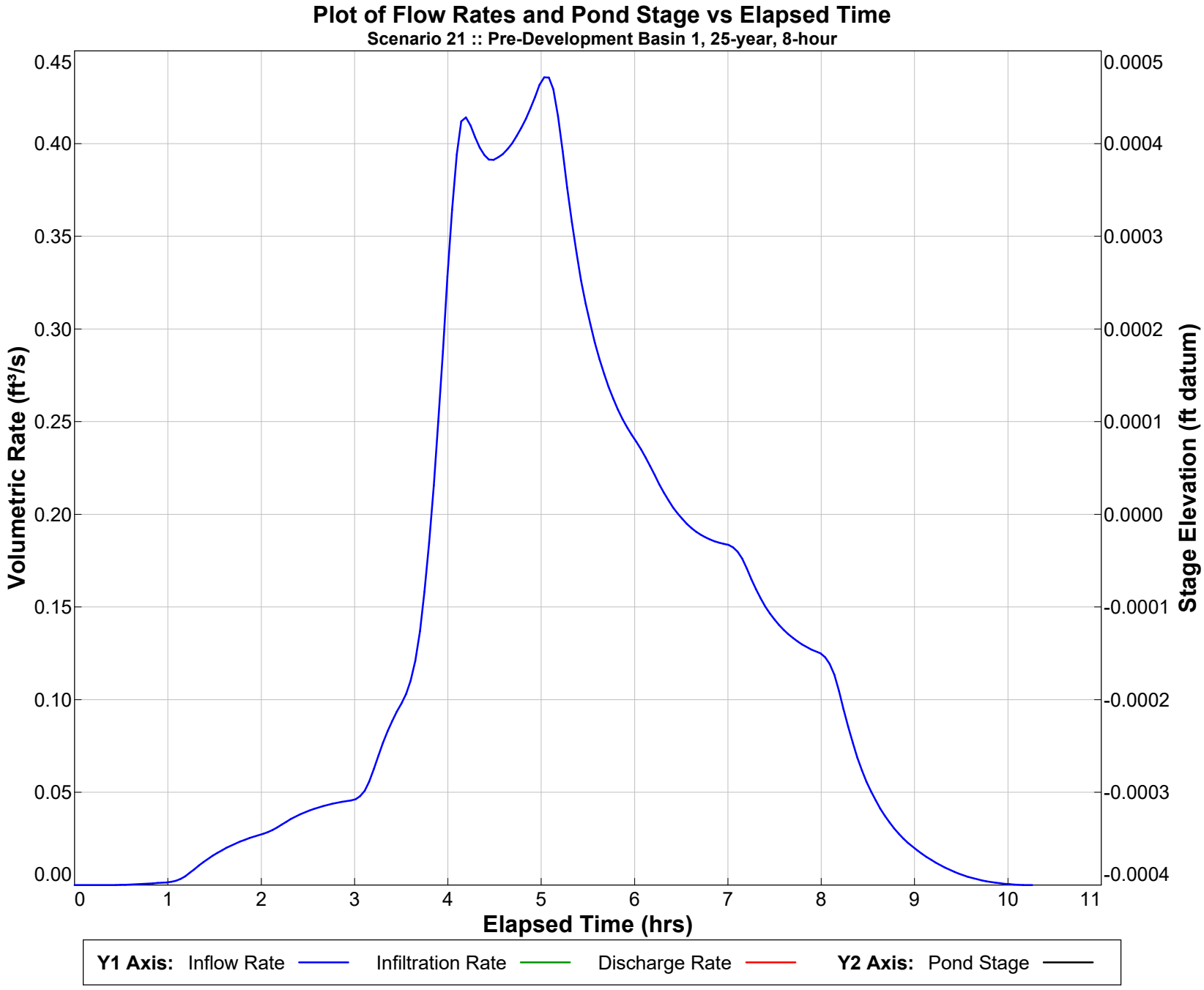
Summary of Results *:: Scenario 21 :: Pre-Development Basin 1, 25-year, 8-hour*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	Not Available	Not Available		
Maximum	Not Available	Not Available		
Inflow				
Rate - Maximum - Positive	5.032		0.4357	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	10.212			4779.0
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	10.261			4779.0
Infiltration				
Rate - Maximum - Positive	Not Available		Not Available	
Rate - Maximum - Negative	Not Available		Not Available	
Cumulative Volume - Maximum Positive	Not Available			Not Available
Cumulative Volume - Maximum Negative	Not Available			Not Available
Cumulative Volume - End of Simulation	Not Available			Not Available
Combined Discharge				
Rate - Maximum - Positive	5.032		0.4357	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	10.212			4779.0
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	10.261			4779.0
Discharge Structure 1 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 2 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.



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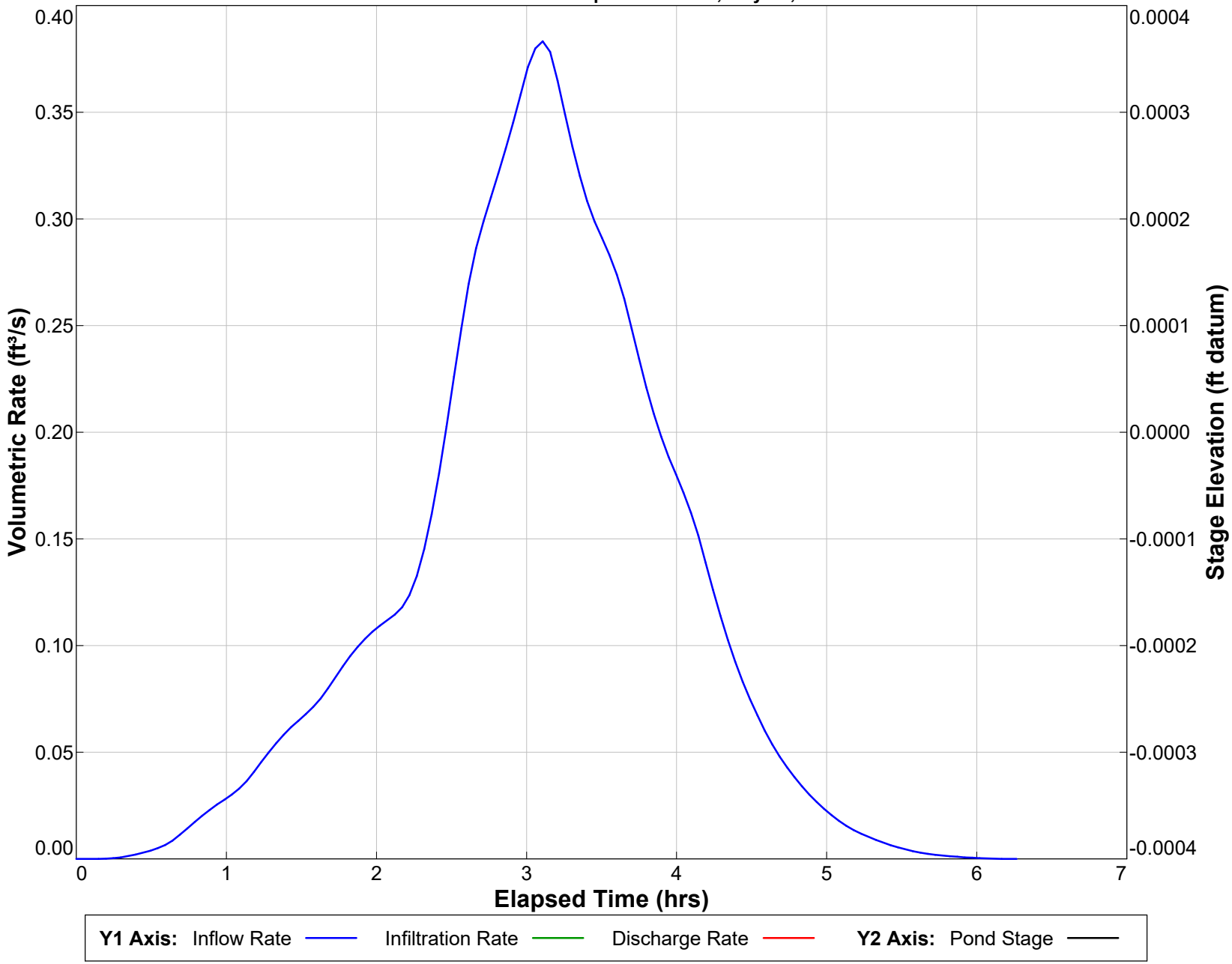
Summary of Results *:: Scenario 22 :: Pre-Development Basin 1, 25-year, 4-hour*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	Not Available	Not Available		
Maximum	Not Available	Not Available		
Inflow				
Rate - Maximum - Positive	3.108		0.3833	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	6.216			2446.5
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	6.265			2446.5
Infiltration				
Rate - Maximum - Positive	Not Available		Not Available	
Rate - Maximum - Negative	Not Available		Not Available	
Cumulative Volume - Maximum Positive	Not Available			Not Available
Cumulative Volume - Maximum Negative	Not Available			Not Available
Cumulative Volume - End of Simulation	Not Available			Not Available
Combined Discharge				
Rate - Maximum - Positive	3.108		0.3833	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	6.216			2446.5
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	6.265			2446.5
Discharge Structure 1 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 2 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.

Plot of Flow Rates and Pond Stage vs Elapsed Time

Scenario 22 :: Pre-Development Basin 1, 25-year, 4-hour



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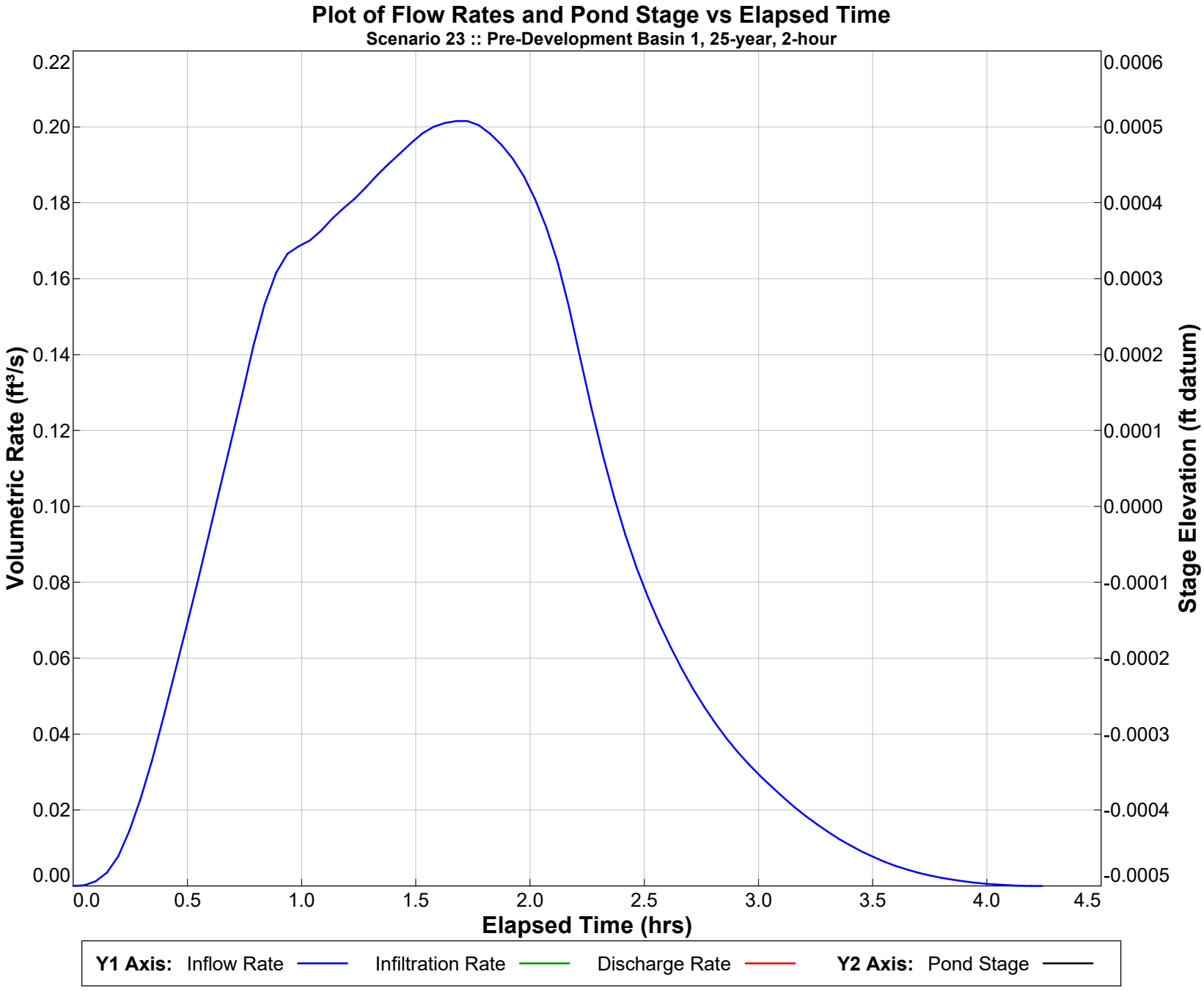
Summary of Results *:: Scenario 23 :: Pre-Development Basin 1, 25-year, 2-hour*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	Not Available	Not Available		
Maximum	Not Available	Not Available		
Inflow				
Rate - Maximum - Positive	1.677		0.2015	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	4.193			1319.2
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	4.243			1319.2
Infiltration				
Rate - Maximum - Positive	Not Available		Not Available	
Rate - Maximum - Negative	Not Available		Not Available	
Cumulative Volume - Maximum Positive	Not Available			Not Available
Cumulative Volume - Maximum Negative	Not Available			Not Available
Cumulative Volume - End of Simulation	Not Available			Not Available
Combined Discharge				
Rate - Maximum - Positive	1.677		0.2015	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	4.193			1319.2
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	4.243			1319.2
Discharge Structure 1 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 2 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.



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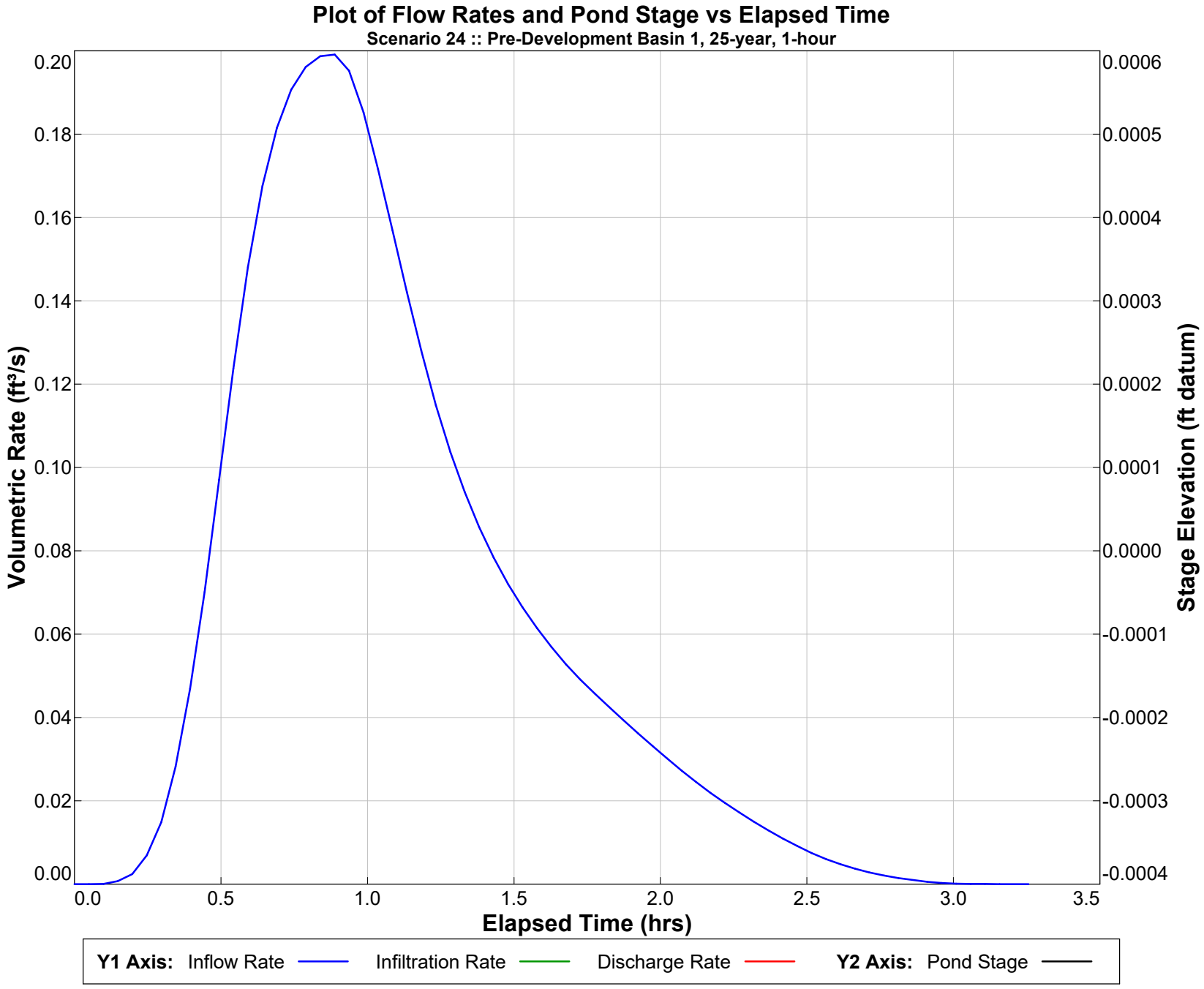
Summary of Results *:: Scenario 24 :: Pre-Development Basin 1, 25-year, 1-hour*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	Not Available	Not Available		
Maximum	Not Available	Not Available		
Inflow				
Rate - Maximum - Positive	0.888		0.1991	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	3.207			693.2
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	3.256			693.2
Infiltration				
Rate - Maximum - Positive	Not Available		Not Available	
Rate - Maximum - Negative	Not Available		Not Available	
Cumulative Volume - Maximum Positive	Not Available			Not Available
Cumulative Volume - Maximum Negative	Not Available			Not Available
Cumulative Volume - End of Simulation	Not Available			Not Available
Combined Discharge				
Rate - Maximum - Positive	0.888		0.1991	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	3.207			693.2
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	3.256			693.2
Discharge Structure 1 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 2 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.



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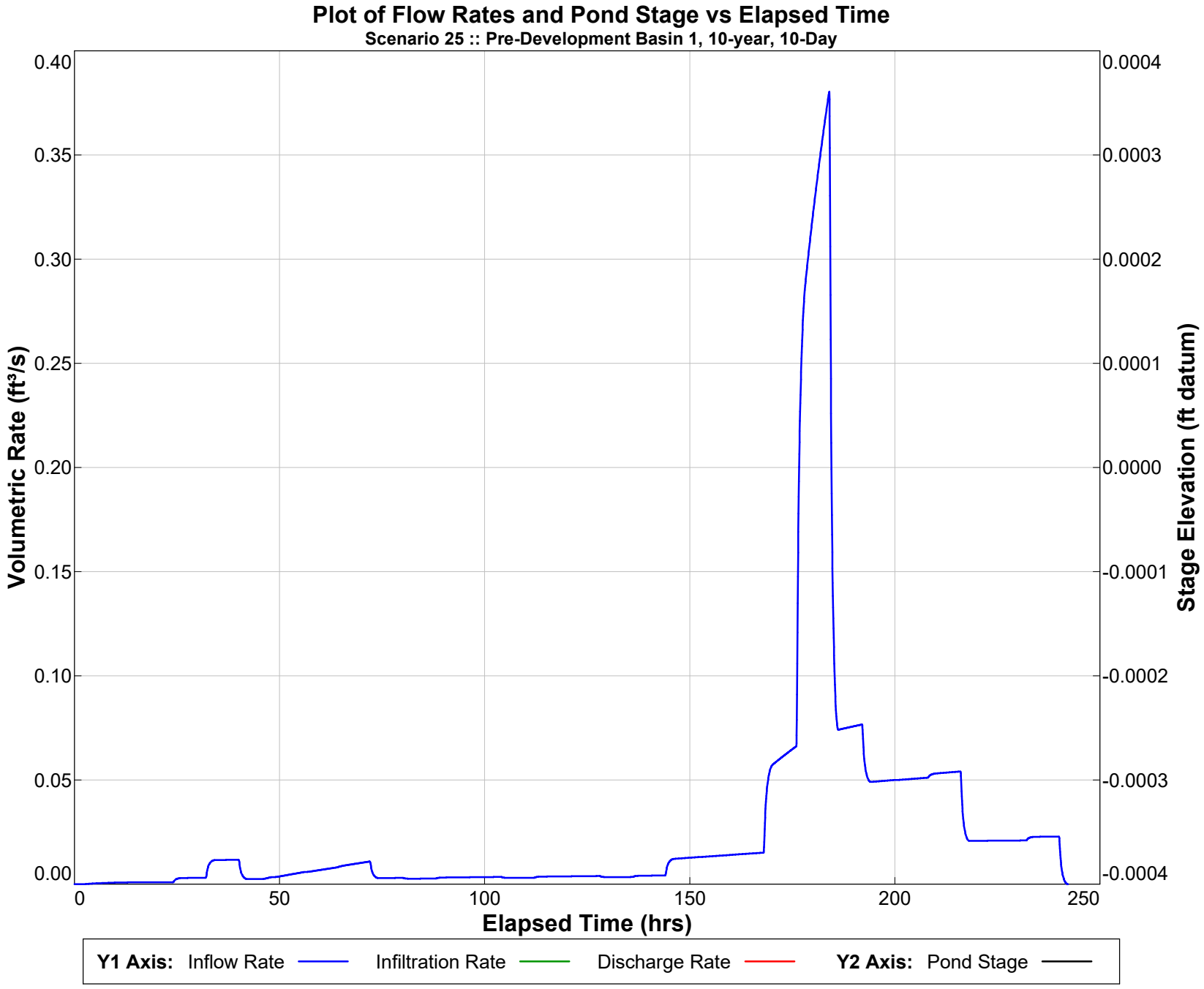
Summary of Results *:: Scenario 25 :: Pre-Development Basin 1, 10-year, 10-Day*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	Not Available	Not Available		
Maximum	Not Available	Not Available		
Inflow				
Rate - Maximum - Positive	184.013		0.3803	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	242.177			22869.8
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	242.227			22869.8
Infiltration				
Rate - Maximum - Positive	Not Available		Not Available	
Rate - Maximum - Negative	Not Available		Not Available	
Cumulative Volume - Maximum Positive	Not Available			Not Available
Cumulative Volume - Maximum Negative	Not Available			Not Available
Cumulative Volume - End of Simulation	Not Available			Not Available
Combined Discharge				
Rate - Maximum - Positive	184.013		0.3803	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	242.177			22869.8
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	242.227			22869.8
Discharge Structure 1 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 2 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.



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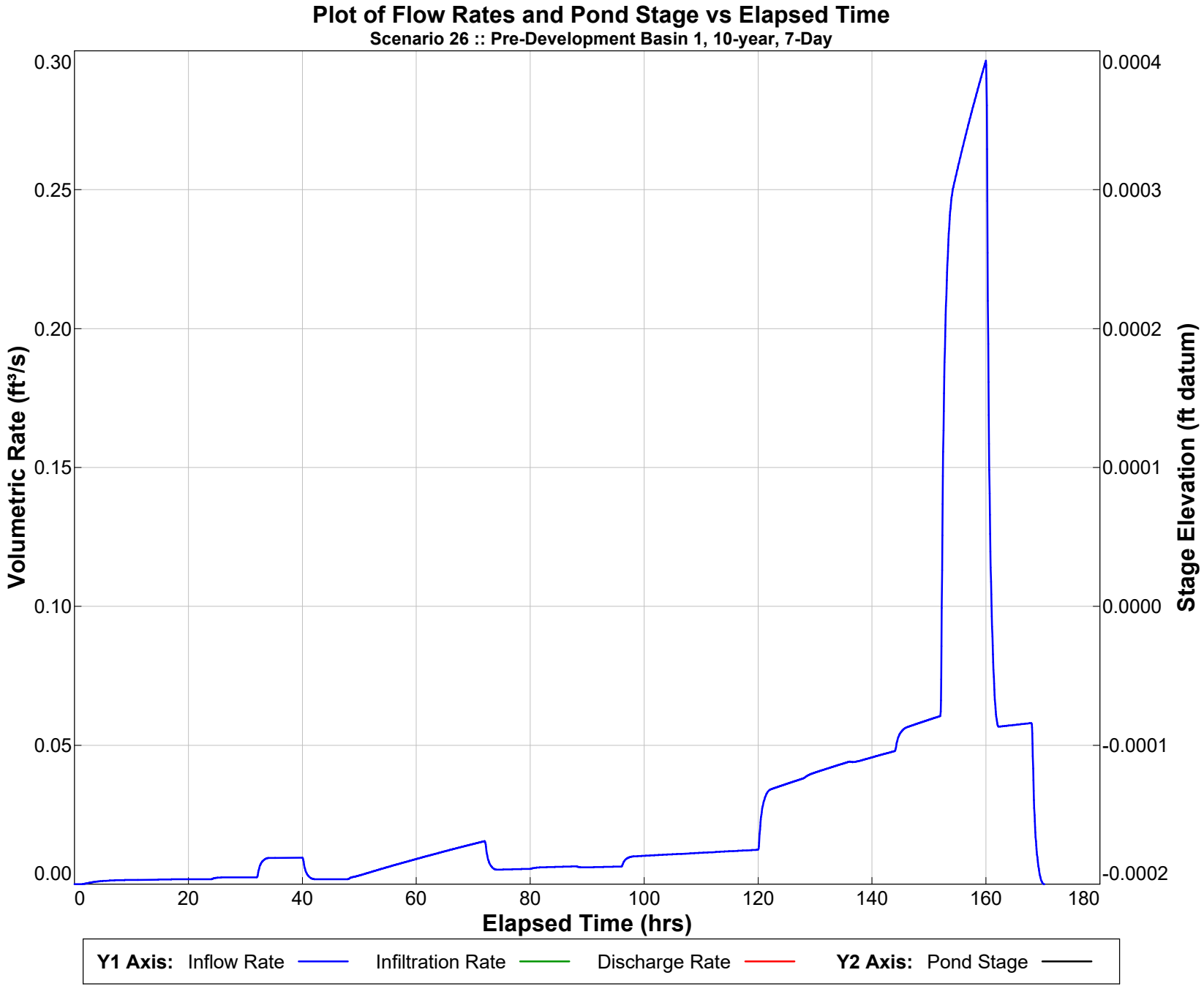
Summary of Results *:: Scenario 26 :: Pre-Development Basin 1, 10-year, 7-Day*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	Not Available	Not Available		
Maximum	Not Available	Not Available		
Inflow				
Rate - Maximum - Positive	159.988		0.2965	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	170.200			17447.5
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	170.249			17447.5
Infiltration				
Rate - Maximum - Positive	Not Available		Not Available	
Rate - Maximum - Negative	Not Available		Not Available	
Cumulative Volume - Maximum Positive	Not Available			Not Available
Cumulative Volume - Maximum Negative	Not Available			Not Available
Cumulative Volume - End of Simulation	Not Available			Not Available
Combined Discharge				
Rate - Maximum - Positive	159.988		0.2965	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	170.200			17447.5
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	170.249			17447.5
Discharge Structure 1 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 2 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.



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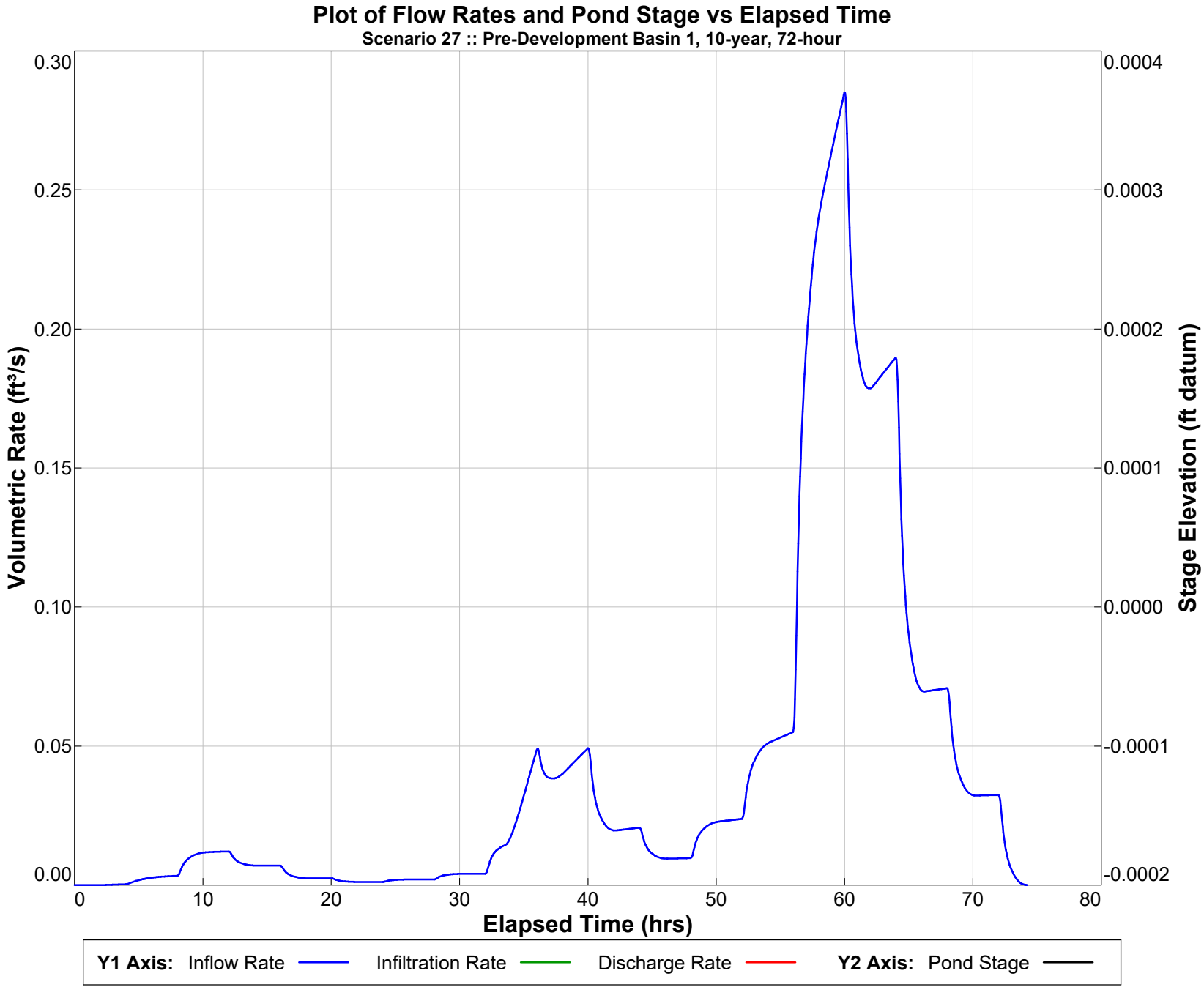
Summary of Results *:: Scenario 27 :: Pre-Development Basin 1, 10-year, 72-hour*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	Not Available	Not Available		
Maximum	Not Available	Not Available		
Inflow				
Rate - Maximum - Positive	59.989		0.2851	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	74.197			10719.7
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	74.247			10719.7
Infiltration				
Rate - Maximum - Positive	Not Available		Not Available	
Rate - Maximum - Negative	Not Available		Not Available	
Cumulative Volume - Maximum Positive	Not Available			Not Available
Cumulative Volume - Maximum Negative	Not Available			Not Available
Cumulative Volume - End of Simulation	Not Available			Not Available
Combined Discharge				
Rate - Maximum - Positive	59.989		0.2851	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	74.197			10719.7
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	74.247			10719.7
Discharge Structure 1 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 2 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.



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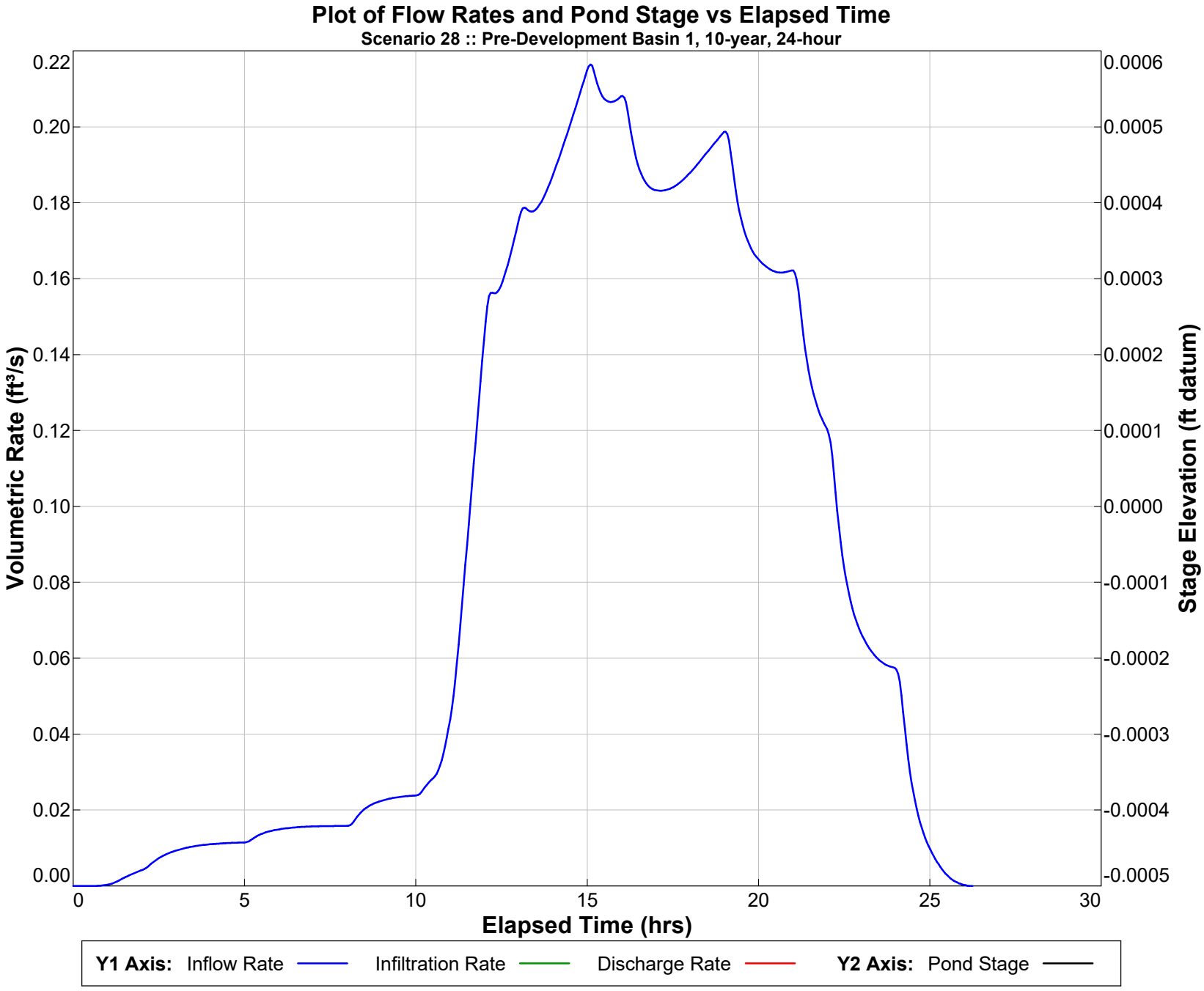
Summary of Results *:: Scenario 28 :: Pre-Development Basin 1, 10-year, 24-hour*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	Not Available	Not Available		
Maximum	Not Available	Not Available		
Inflow				
Rate - Maximum - Positive	15.096		0.2164	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	26.196			8002.0
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	26.245			8002.0
Infiltration				
Rate - Maximum - Positive	Not Available		Not Available	
Rate - Maximum - Negative	Not Available		Not Available	
Cumulative Volume - Maximum Positive	Not Available			Not Available
Cumulative Volume - Maximum Negative	Not Available			Not Available
Cumulative Volume - End of Simulation	Not Available			Not Available
Combined Discharge				
Rate - Maximum - Positive	15.096		0.2164	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	26.196			8002.0
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	26.245			8002.0
Discharge Structure 1 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 2 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.



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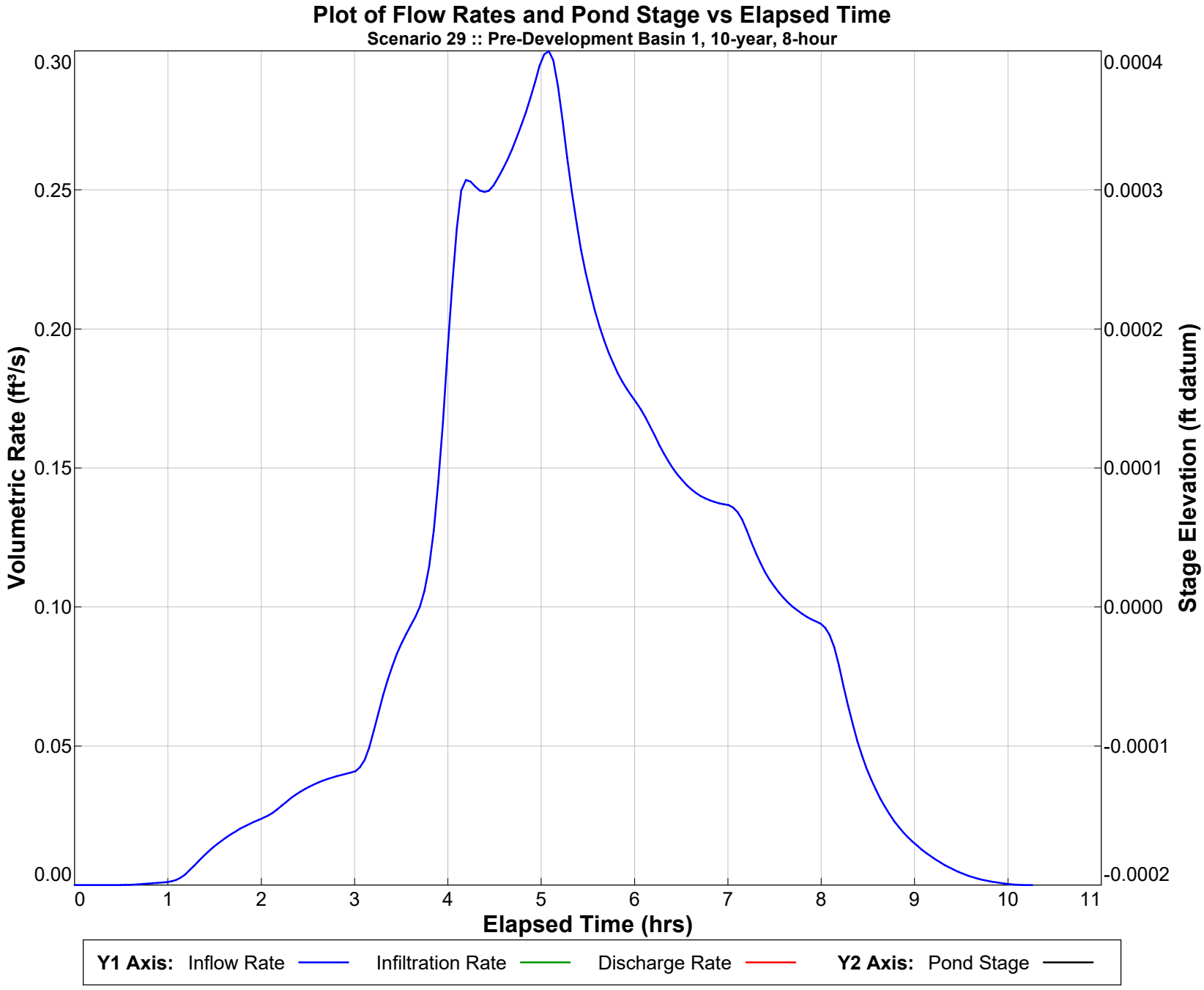
Summary of Results *:: Scenario 29 :: Pre-Development Basin 1, 10-year, 8-hour*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	Not Available	Not Available		
Maximum	Not Available	Not Available		
Inflow				
Rate - Maximum - Positive	5.081		0.2999	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	10.212			3373.9
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	10.261			3373.9
Infiltration				
Rate - Maximum - Positive	Not Available		Not Available	
Rate - Maximum - Negative	Not Available		Not Available	
Cumulative Volume - Maximum Positive	Not Available			Not Available
Cumulative Volume - Maximum Negative	Not Available			Not Available
Cumulative Volume - End of Simulation	Not Available			Not Available
Combined Discharge				
Rate - Maximum - Positive	5.081		0.2999	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	10.212			3373.9
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	10.261			3373.9
Discharge Structure 1 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 2 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.



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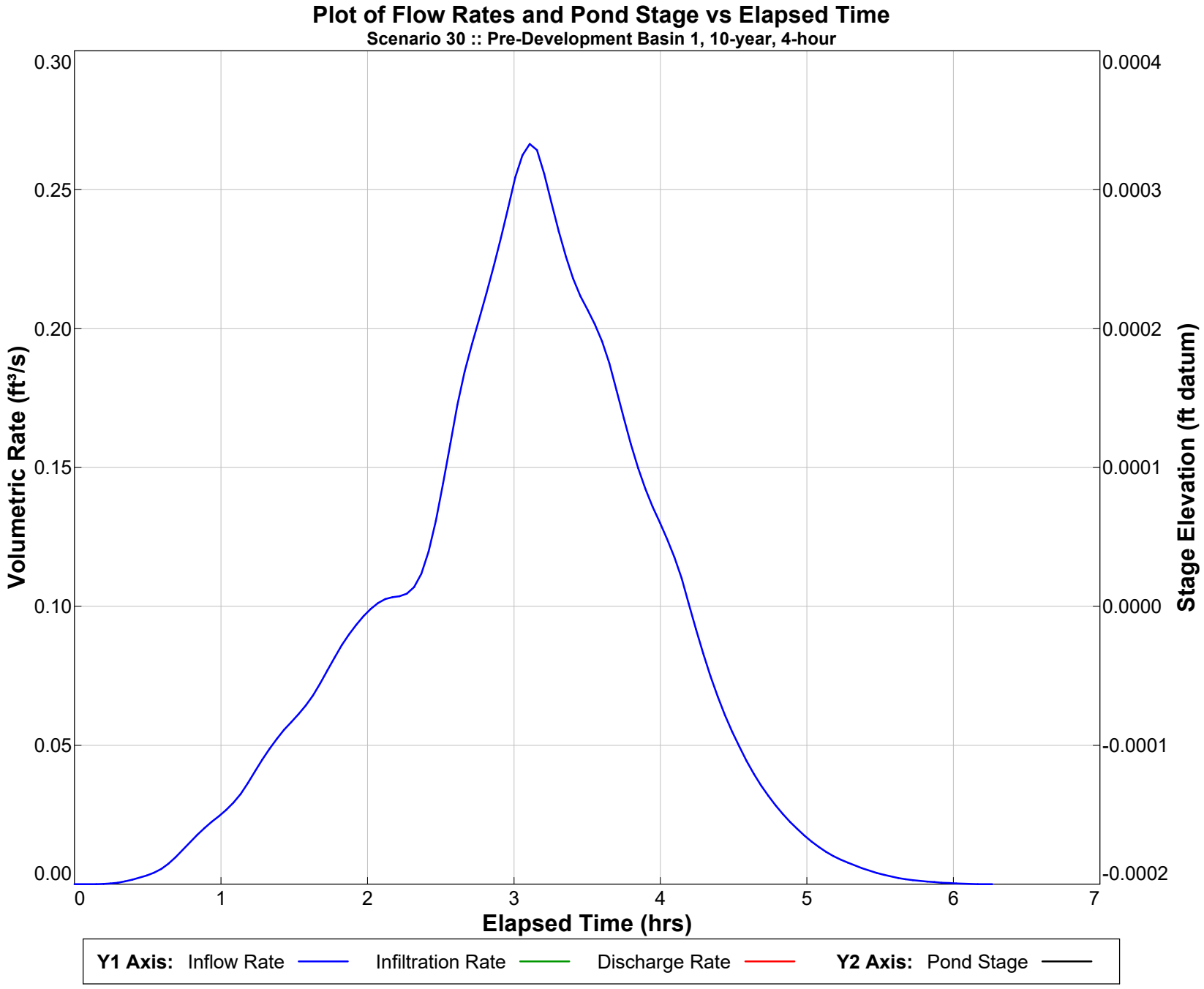
Summary of Results *:: Scenario 30 :: Pre-Development Basin 1, 10-year, 4-hour*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	Not Available	Not Available		
Maximum	Not Available	Not Available		
Inflow				
Rate - Maximum - Positive	3.108		0.2664	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	6.216			1778.6
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	6.265			1778.6
Infiltration				
Rate - Maximum - Positive	Not Available		Not Available	
Rate - Maximum - Negative	Not Available		Not Available	
Cumulative Volume - Maximum Positive	Not Available			Not Available
Cumulative Volume - Maximum Negative	Not Available			Not Available
Cumulative Volume - End of Simulation	Not Available			Not Available
Combined Discharge				
Rate - Maximum - Positive	3.108		0.2664	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	6.216			1778.6
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	6.265			1778.6
Discharge Structure 1 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 2 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.



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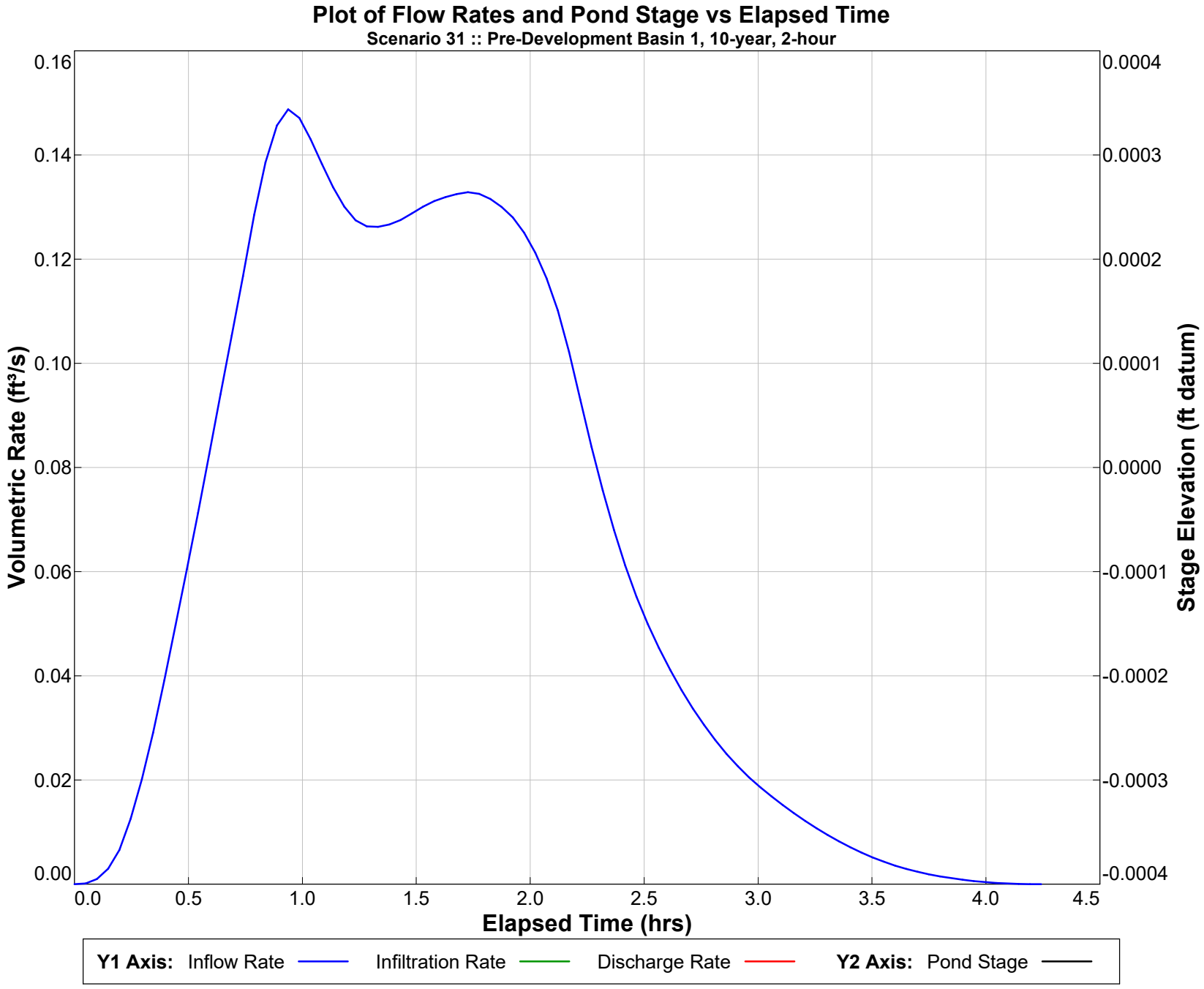
Summary of Results *:: Scenario 31 :: Pre-Development Basin 1, 10-year, 2-hour*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	Not Available	Not Available		
Maximum	Not Available	Not Available		
Inflow				
Rate - Maximum - Positive	0.937		0.1487	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	4.193			955.1
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	4.243			955.1
Infiltration				
Rate - Maximum - Positive	Not Available		Not Available	
Rate - Maximum - Negative	Not Available		Not Available	
Cumulative Volume - Maximum Positive	Not Available			Not Available
Cumulative Volume - Maximum Negative	Not Available			Not Available
Cumulative Volume - End of Simulation	Not Available			Not Available
Combined Discharge				
Rate - Maximum - Positive	0.937		0.1487	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	4.193			955.1
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	4.243			955.1
Discharge Structure 1 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 2 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.



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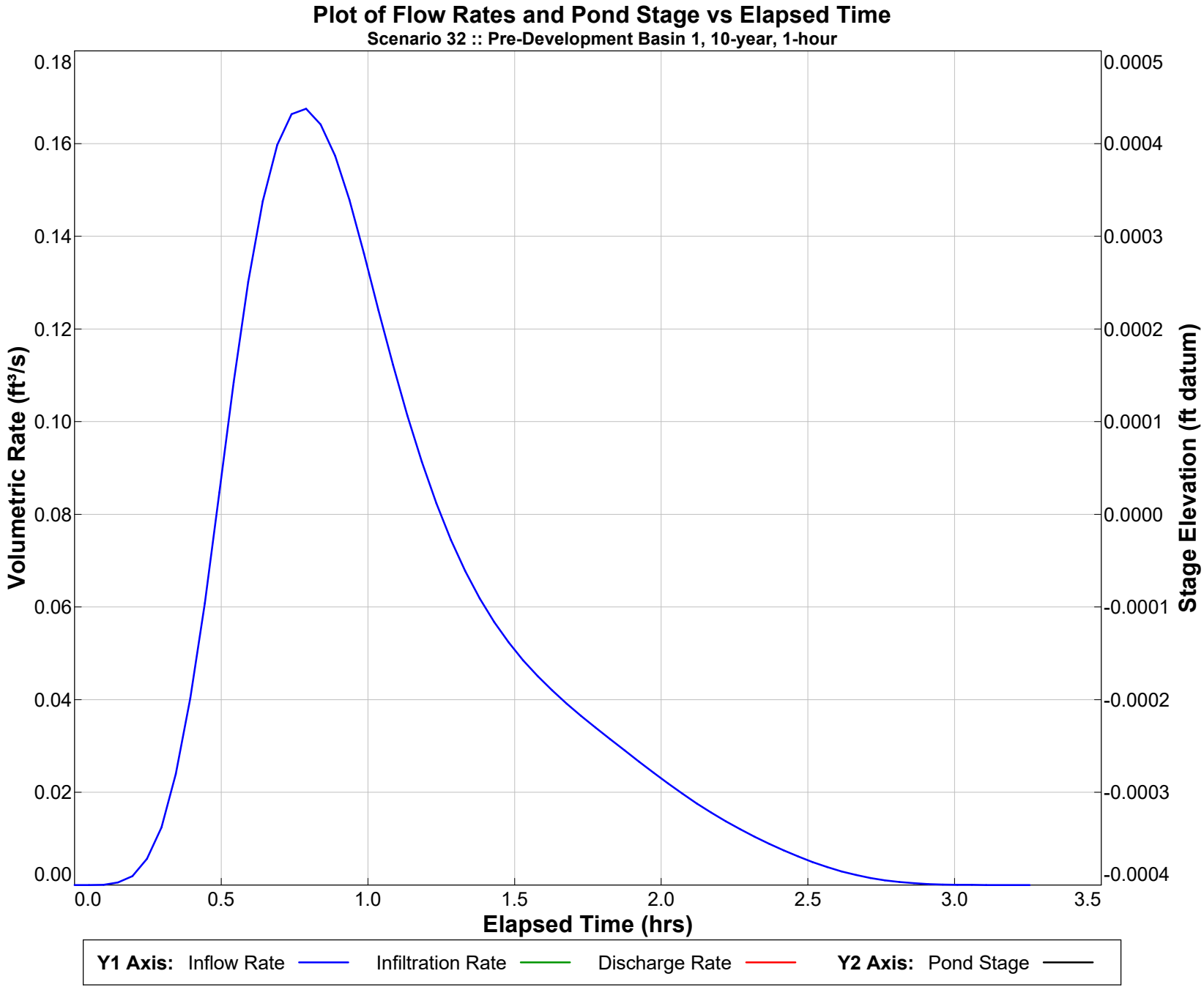
Summary of Results *:: Scenario 32 :: Pre-Development Basin 1, 10-year, 1-hour*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	Not Available	Not Available		
Maximum	Not Available	Not Available		
Inflow				
Rate - Maximum - Positive	0.789		0.1675	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	3.207			541.4
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	3.256			541.4
Infiltration				
Rate - Maximum - Positive	Not Available		Not Available	
Rate - Maximum - Negative	Not Available		Not Available	
Cumulative Volume - Maximum Positive	Not Available			Not Available
Cumulative Volume - Maximum Negative	Not Available			Not Available
Cumulative Volume - End of Simulation	Not Available			Not Available
Combined Discharge				
Rate - Maximum - Positive	0.789		0.1675	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	3.207			541.4
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	3.256			541.4
Discharge Structure 1 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 2 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.



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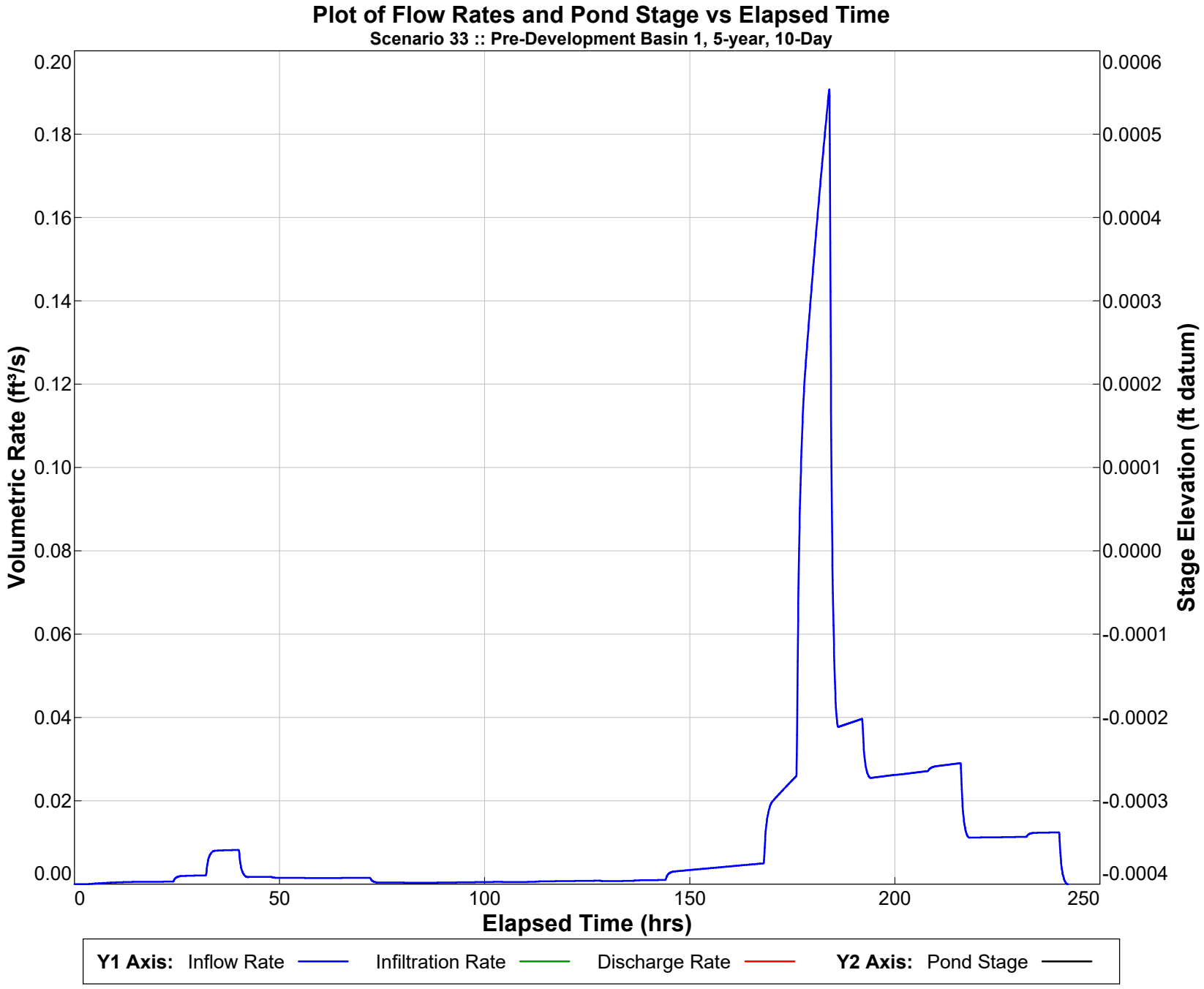
Summary of Results *:: Scenario 33 :: Pre-Development Basin 1, 5-year, 10-Day*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	Not Available	Not Available		
Maximum	Not Available	Not Available		
Inflow				
Rate - Maximum - Positive	184.013		0.1907	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	242.177			10486.7
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	242.227			10486.7
Infiltration				
Rate - Maximum - Positive	Not Available		Not Available	
Rate - Maximum - Negative	Not Available		Not Available	
Cumulative Volume - Maximum Positive	Not Available			Not Available
Cumulative Volume - Maximum Negative	Not Available			Not Available
Cumulative Volume - End of Simulation	Not Available			Not Available
Combined Discharge				
Rate - Maximum - Positive	184.013		0.1907	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	242.177			10486.7
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	242.227			10486.7
Discharge Structure 1 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 2 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.



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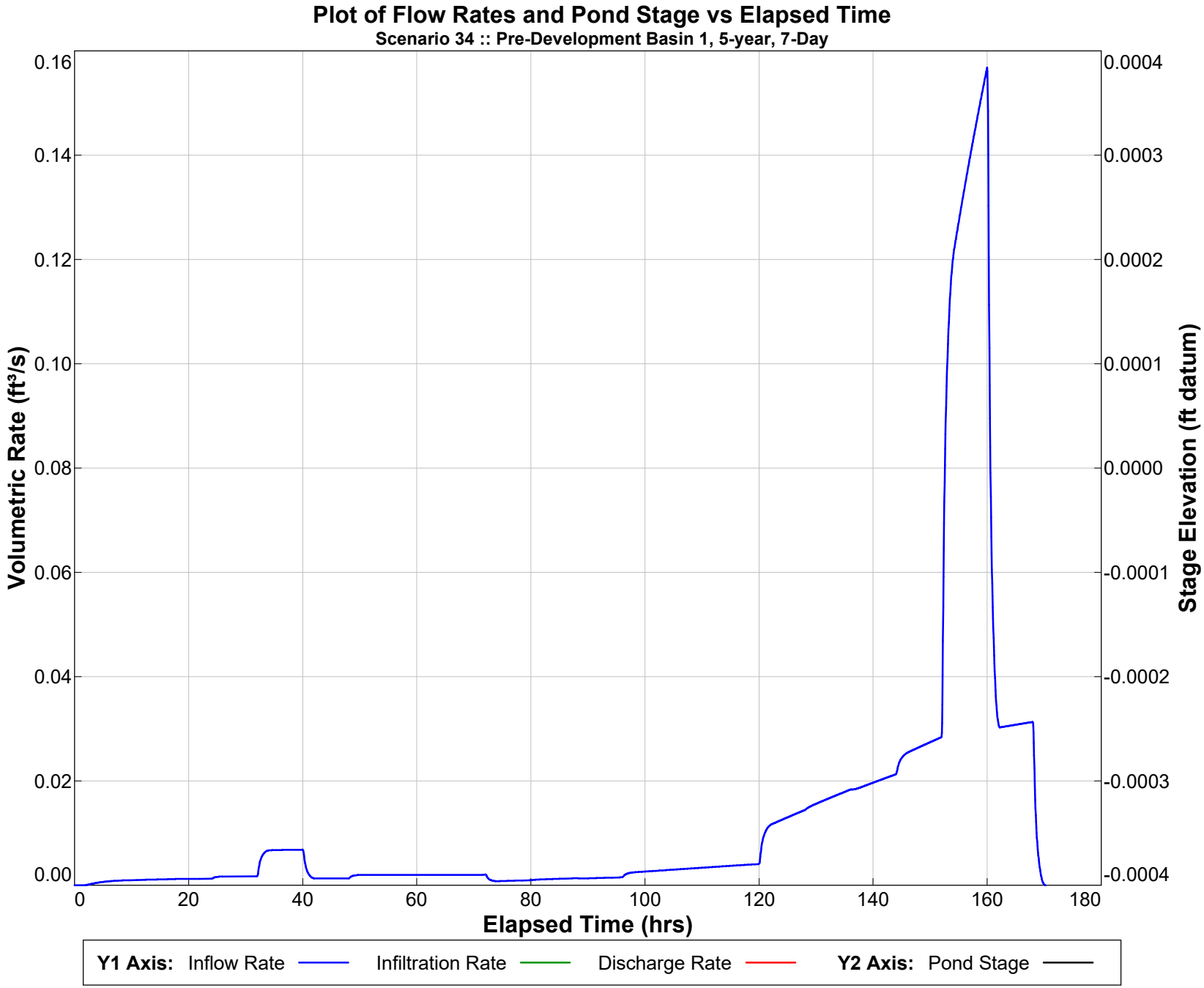
Summary of Results *:: Scenario 34 :: Pre-Development Basin 1, 5-year, 7-Day*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	Not Available	Not Available		
Maximum	Not Available	Not Available		
Inflow				
Rate - Maximum - Positive	159.988		0.1568	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	170.200			7923.7
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	170.249			7923.7
Infiltration				
Rate - Maximum - Positive	Not Available		Not Available	
Rate - Maximum - Negative	Not Available		Not Available	
Cumulative Volume - Maximum Positive	Not Available			Not Available
Cumulative Volume - Maximum Negative	Not Available			Not Available
Cumulative Volume - End of Simulation	Not Available			Not Available
Combined Discharge				
Rate - Maximum - Positive	159.988		0.1568	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	170.200			7923.7
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	170.249			7923.7
Discharge Structure 1 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 2 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.



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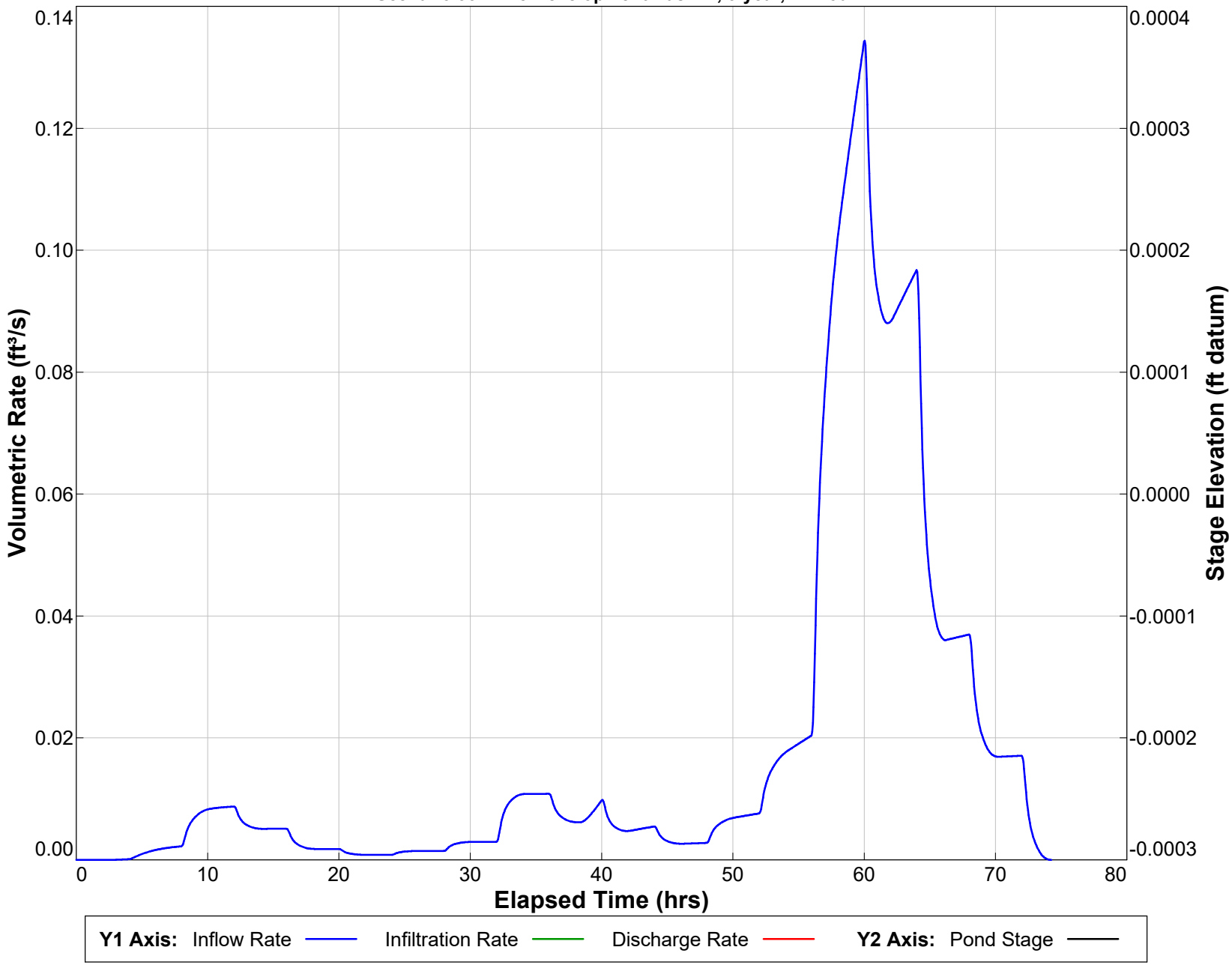
Summary of Results *:: Scenario 35 :: Pre-Development Basin 1, 5-year, 72-hour*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	Not Available	Not Available		
Maximum	Not Available	Not Available		
Inflow				
Rate - Maximum - Positive	60.039		0.1343	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	74.197			4736.9
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	74.247			4736.9
Infiltration				
Rate - Maximum - Positive	Not Available		Not Available	
Rate - Maximum - Negative	Not Available		Not Available	
Cumulative Volume - Maximum Positive	Not Available			Not Available
Cumulative Volume - Maximum Negative	Not Available			Not Available
Cumulative Volume - End of Simulation	Not Available			Not Available
Combined Discharge				
Rate - Maximum - Positive	60.039		0.1343	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	74.197			4736.9
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	74.247			4736.9
Discharge Structure 1 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 2 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.

Plot of Flow Rates and Pond Stage vs Elapsed Time

Scenario 35 :: Pre-Development Basin 1, 5-year, 72-hour



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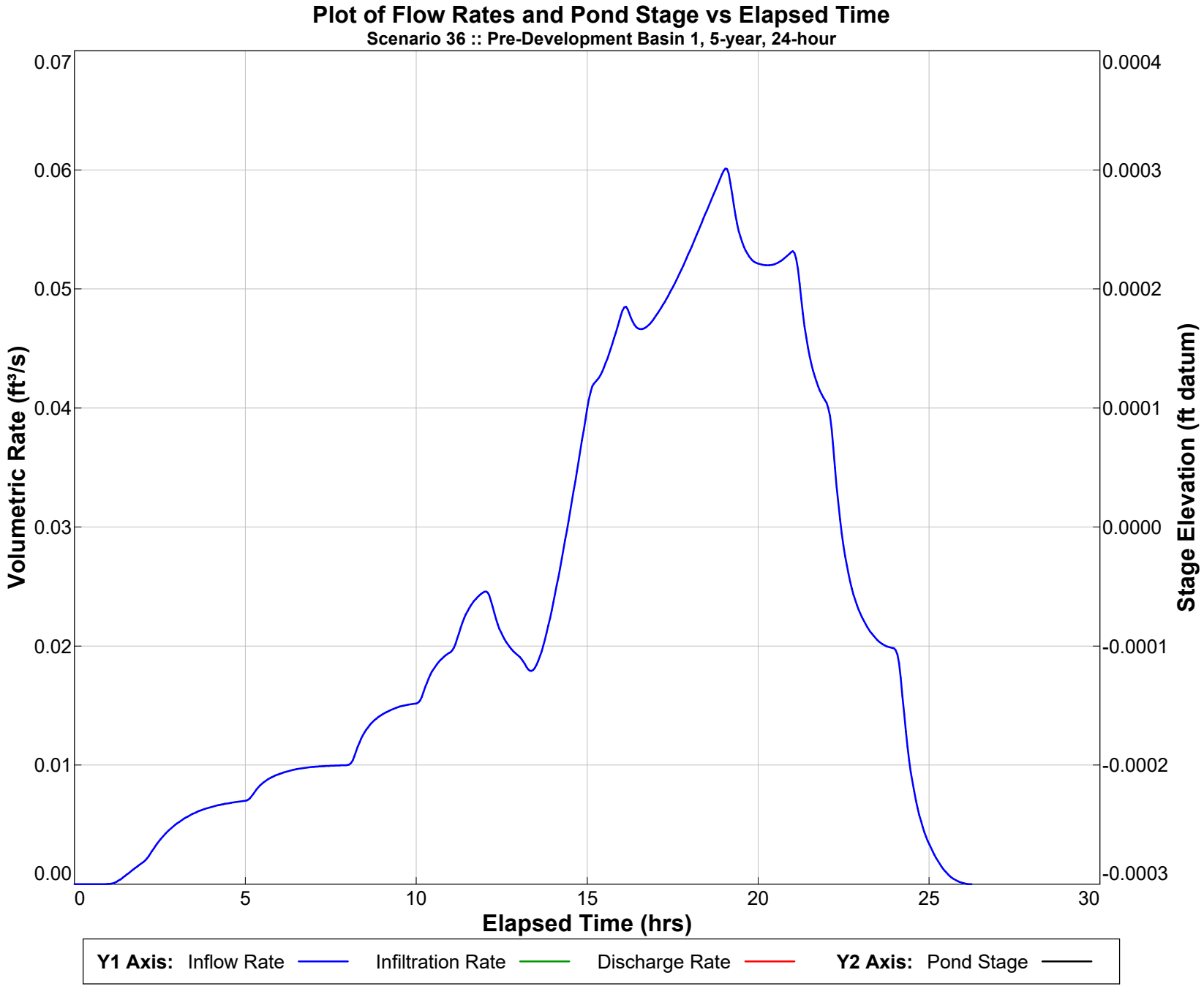
Summary of Results *:: Scenario 36 :: Pre-Development Basin 1, 5-year, 24-hour*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	Not Available	Not Available		
Maximum	Not Available	Not Available		
Inflow				
Rate - Maximum - Positive	19.043		0.0601	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	26.196			2153.4
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	26.245			2153.4
Infiltration				
Rate - Maximum - Positive	Not Available		Not Available	
Rate - Maximum - Negative	Not Available		Not Available	
Cumulative Volume - Maximum Positive	Not Available			Not Available
Cumulative Volume - Maximum Negative	Not Available			Not Available
Cumulative Volume - End of Simulation	Not Available			Not Available
Combined Discharge				
Rate - Maximum - Positive	19.043		0.0601	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	26.196			2153.4
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	26.245			2153.4
Discharge Structure 1 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 2 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.



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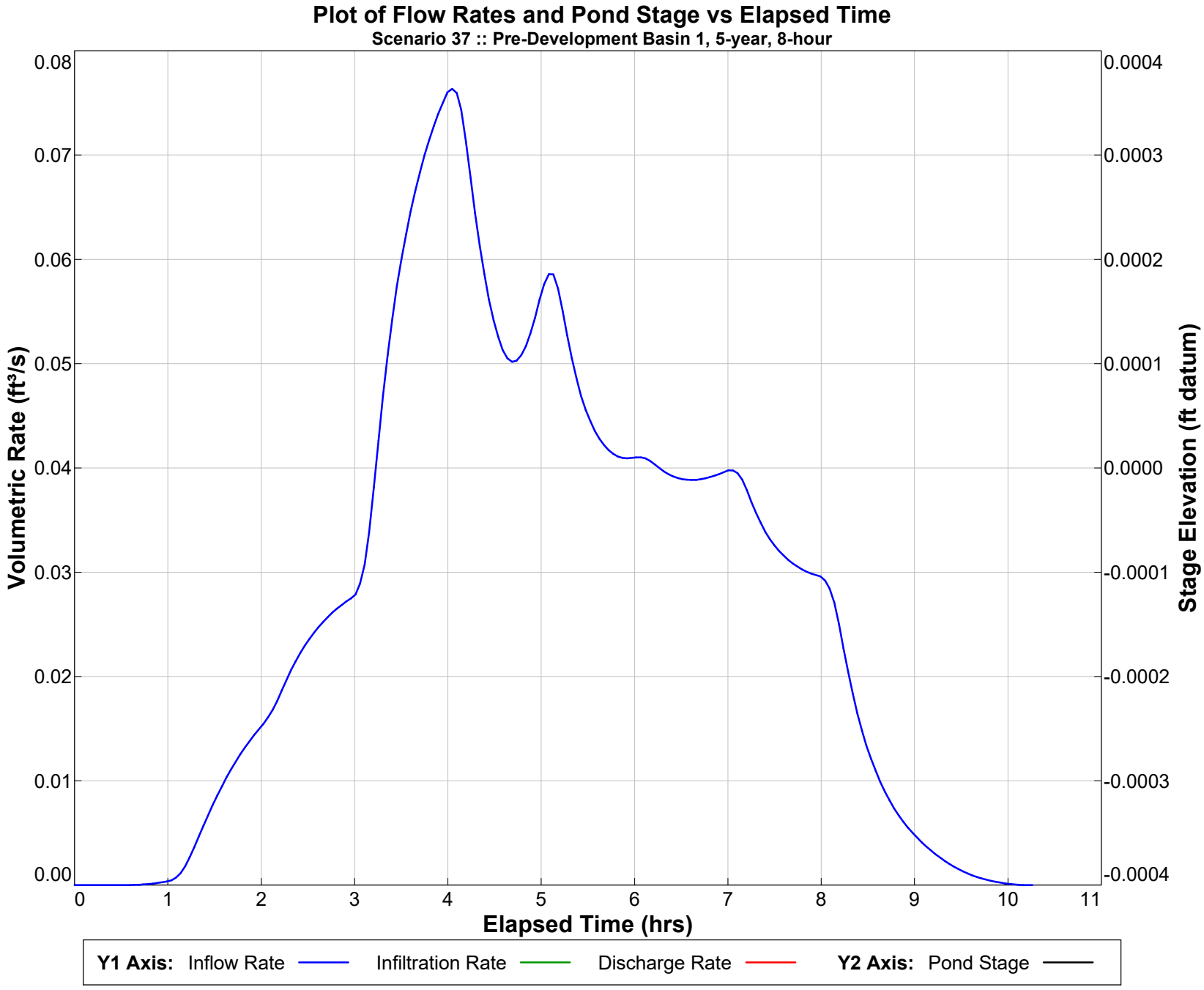
Summary of Results *:: Scenario 37 :: Pre-Development Basin 1, 5-year, 8-hour*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	Not Available	Not Available		
Maximum	Not Available	Not Available		
Inflow				
Rate - Maximum - Positive	4.045		0.0764	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	10.212			1020.0
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	10.261			1020.0
Infiltration				
Rate - Maximum - Positive	Not Available		Not Available	
Rate - Maximum - Negative	Not Available		Not Available	
Cumulative Volume - Maximum Positive	Not Available			Not Available
Cumulative Volume - Maximum Negative	Not Available			Not Available
Cumulative Volume - End of Simulation	Not Available			Not Available
Combined Discharge				
Rate - Maximum - Positive	4.045		0.0764	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	10.212			1020.0
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	10.261			1020.0
Discharge Structure 1 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 2 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.



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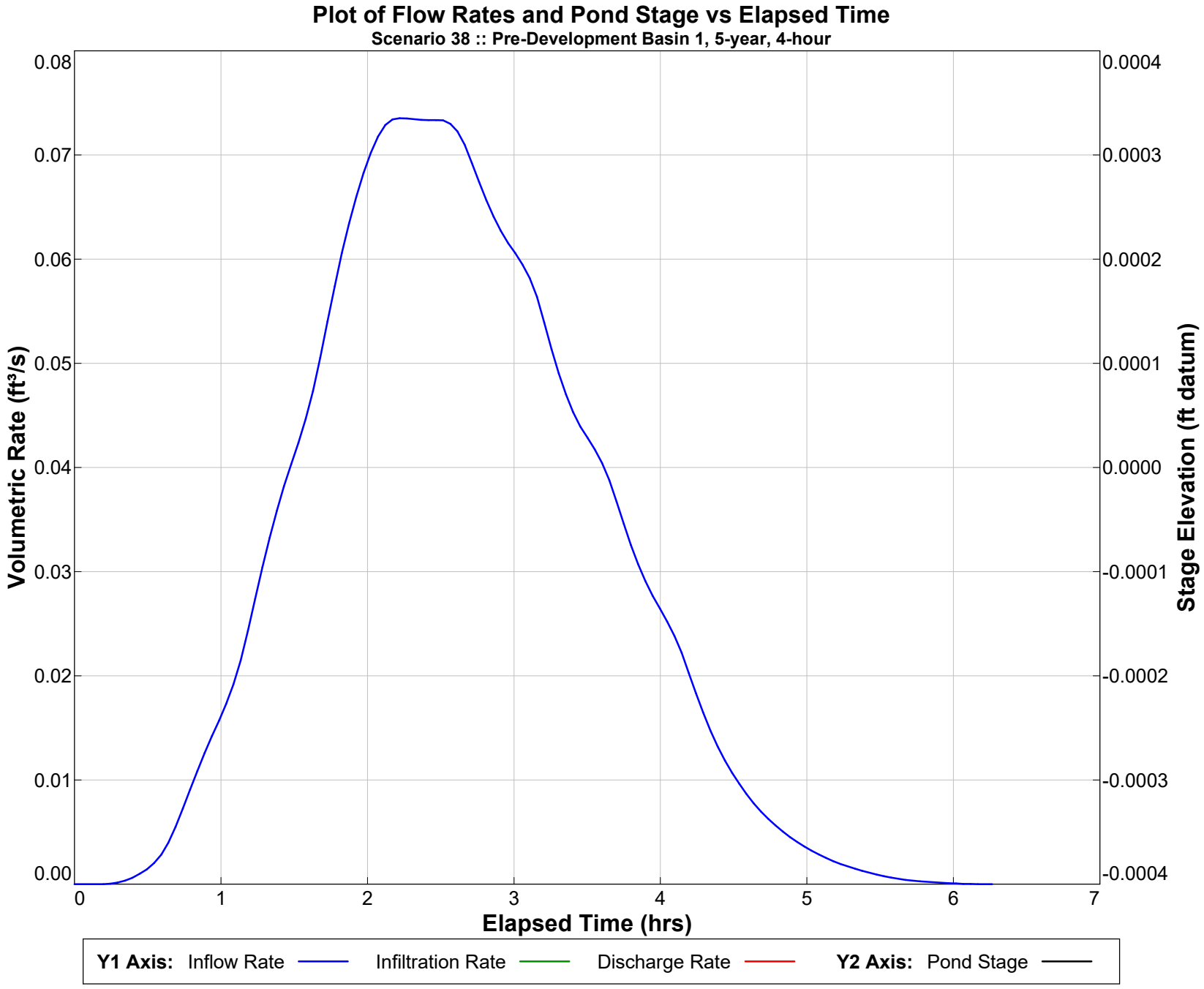
Summary of Results *:: Scenario 38 :: Pre-Development Basin 1, 5-year, 4-hour*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	Not Available	Not Available		
Maximum	Not Available	Not Available		
Inflow				
Rate - Maximum - Positive	2.220		0.0735	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	6.216			622.9
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	6.265			622.9
Infiltration				
Rate - Maximum - Positive	Not Available		Not Available	
Rate - Maximum - Negative	Not Available		Not Available	
Cumulative Volume - Maximum Positive	Not Available			Not Available
Cumulative Volume - Maximum Negative	Not Available			Not Available
Cumulative Volume - End of Simulation	Not Available			Not Available
Combined Discharge				
Rate - Maximum - Positive	2.220		0.0735	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	6.216			622.9
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	6.265			622.9
Discharge Structure 1 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 2 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.



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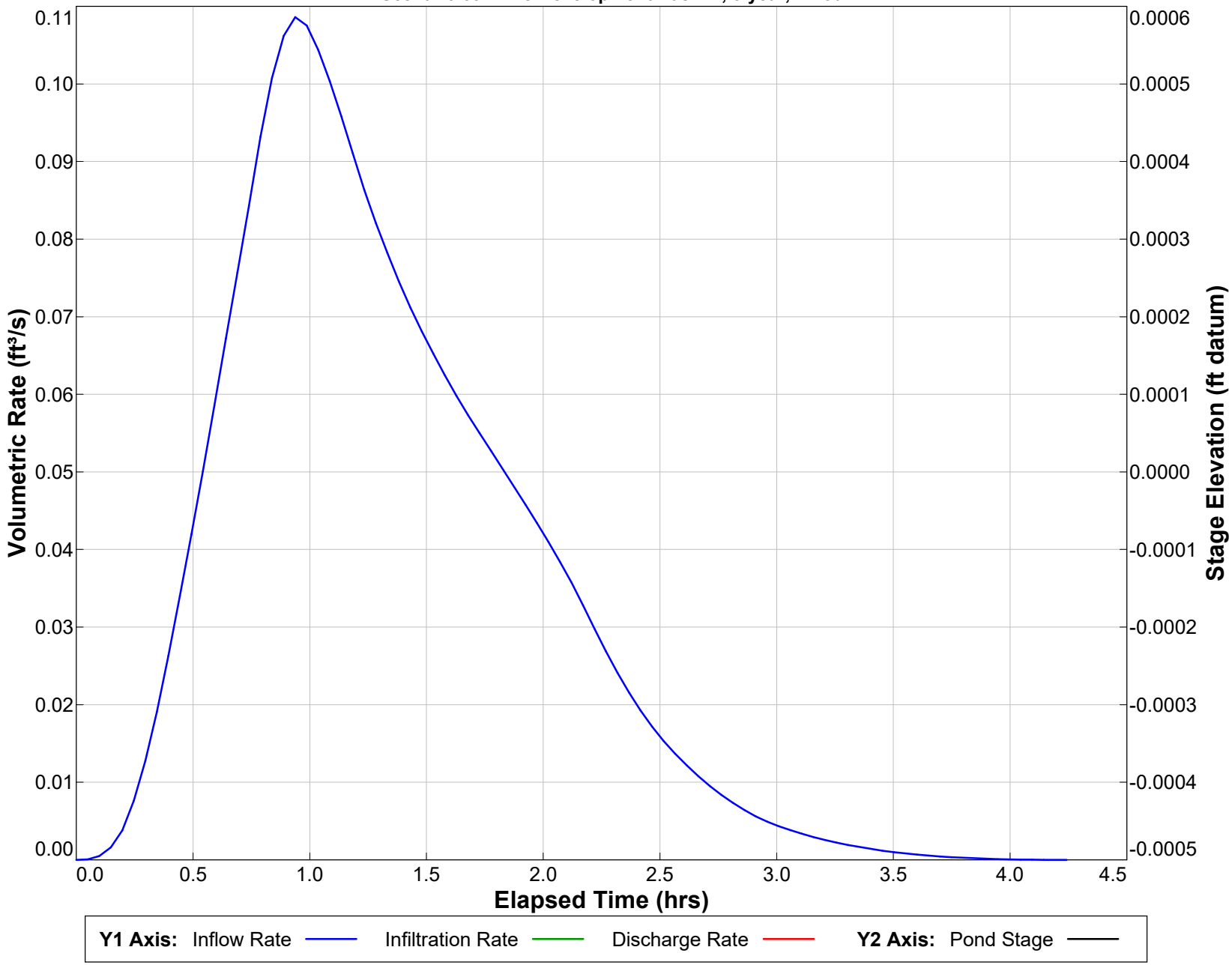
Summary of Results *:: Scenario 39 :: Pre-Development Basin 1, 5-year, 2-hour*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	Not Available	Not Available		
Maximum	Not Available	Not Available		
Inflow				
Rate - Maximum - Positive	0.937		0.1086	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	4.193			497.8
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	4.243			497.8
Infiltration				
Rate - Maximum - Positive	Not Available		Not Available	
Rate - Maximum - Negative	Not Available		Not Available	
Cumulative Volume - Maximum Positive	Not Available			Not Available
Cumulative Volume - Maximum Negative	Not Available			Not Available
Cumulative Volume - End of Simulation	Not Available			Not Available
Combined Discharge				
Rate - Maximum - Positive	0.937		0.1086	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	4.193			497.8
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	4.243			497.8
Discharge Structure 1 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 2 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.

Plot of Flow Rates and Pond Stage vs Elapsed Time

Scenario 39 :: Pre-Development Basin 1, 5-year, 2-hour



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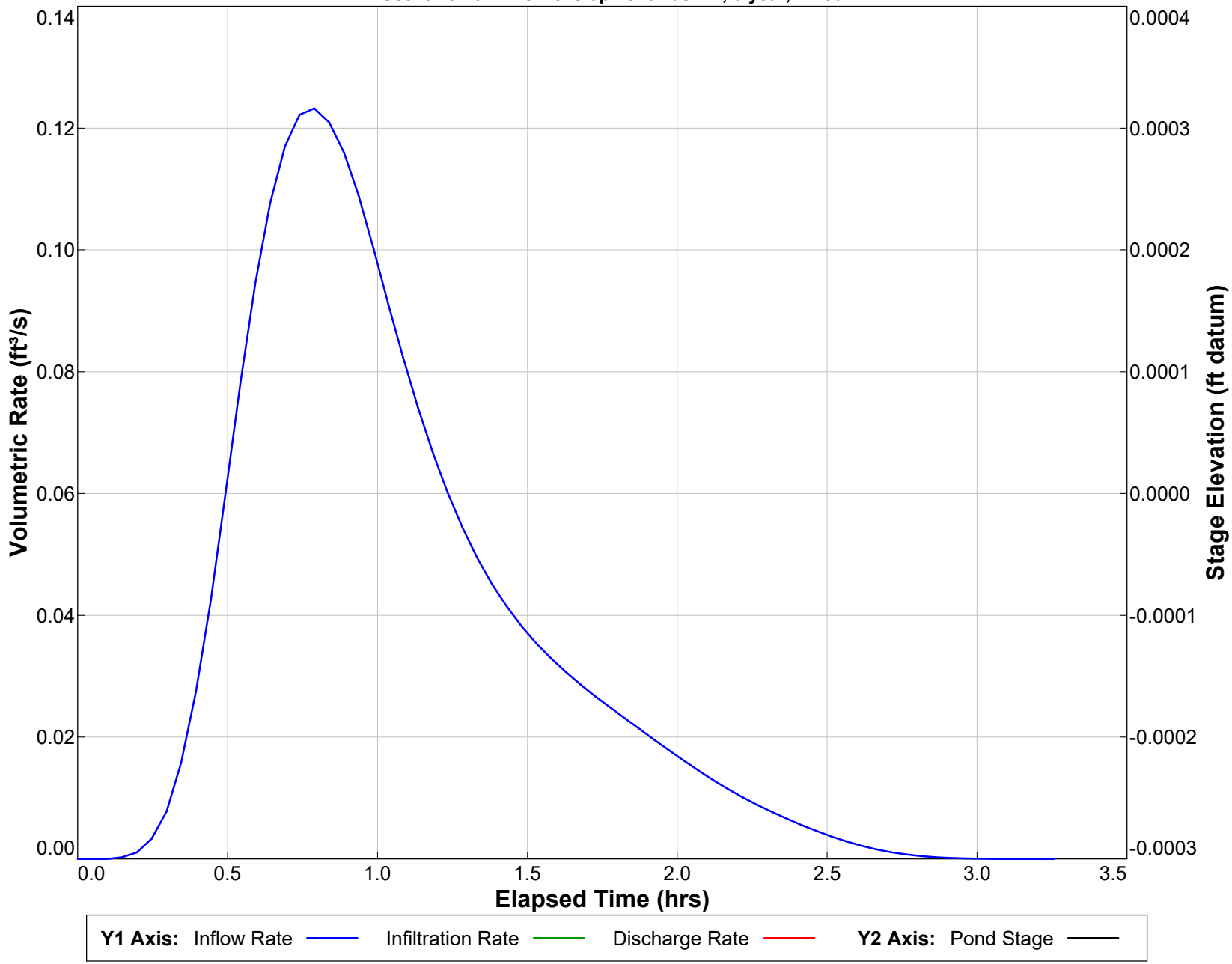
Summary of Results *:: Scenario 40 :: Pre-Development Basin 1, 5-year, 1-hour*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	Not Available	Not Available		
Maximum	Not Available	Not Available		
Inflow				
Rate - Maximum - Positive	0.789		0.1232	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	3.207			394.8
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	3.256			394.8
Infiltration				
Rate - Maximum - Positive	Not Available		Not Available	
Rate - Maximum - Negative	Not Available		Not Available	
Cumulative Volume - Maximum Positive	Not Available			Not Available
Cumulative Volume - Maximum Negative	Not Available			Not Available
Cumulative Volume - End of Simulation	Not Available			Not Available
Combined Discharge				
Rate - Maximum - Positive	0.789		0.1232	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	3.207			394.8
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	3.256			394.8
Discharge Structure 1 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 2 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.

Plot of Flow Rates and Pond Stage vs Elapsed Time

Scenario 40 :: Pre-Development Basin 1, 5-year, 1-hour



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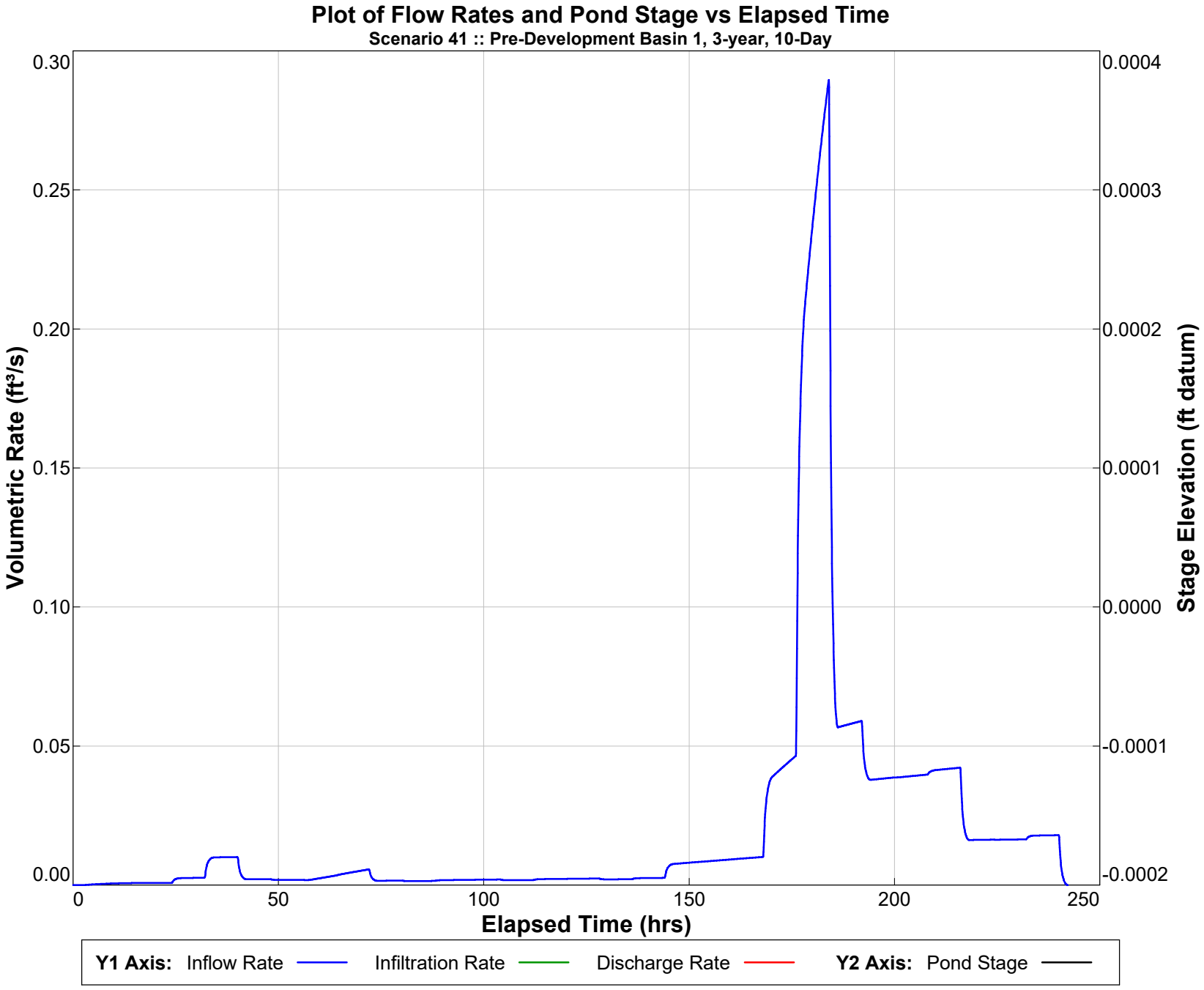
Summary of Results *:: Scenario 41 :: Pre-Development Basin 1, 3-year, 10-Day*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	Not Available	Not Available		
Maximum	Not Available	Not Available		
Inflow				
Rate - Maximum - Positive	184.013		0.2895	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	242.177			16760.2
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	242.227			16760.2
Infiltration				
Rate - Maximum - Positive	Not Available		Not Available	
Rate - Maximum - Negative	Not Available		Not Available	
Cumulative Volume - Maximum Positive	Not Available			Not Available
Cumulative Volume - Maximum Negative	Not Available			Not Available
Cumulative Volume - End of Simulation	Not Available			Not Available
Combined Discharge				
Rate - Maximum - Positive	184.013		0.2895	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	242.177			16760.2
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	242.227			16760.2
Discharge Structure 1 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 2 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.



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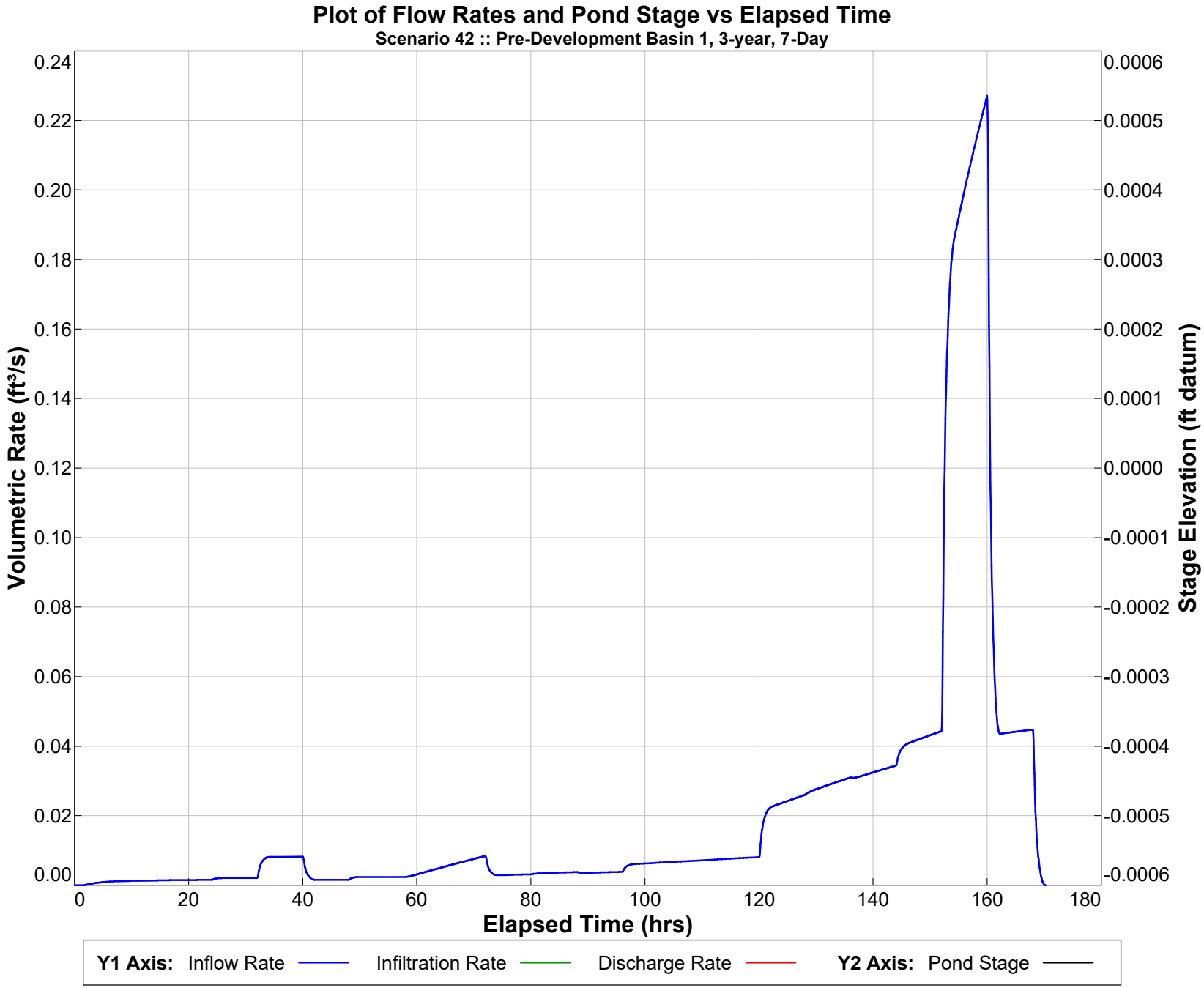
Summary of Results *:: Scenario 42 :: Pre-Development Basin 1, 3-year, 7-Day*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	Not Available	Not Available		
Maximum	Not Available	Not Available		
Inflow				
Rate - Maximum - Positive	159.988		0.2270	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	170.200			12525.1
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	170.249			12525.1
Infiltration				
Rate - Maximum - Positive	Not Available		Not Available	
Rate - Maximum - Negative	Not Available		Not Available	
Cumulative Volume - Maximum Positive	Not Available			Not Available
Cumulative Volume - Maximum Negative	Not Available			Not Available
Cumulative Volume - End of Simulation	Not Available			Not Available
Combined Discharge				
Rate - Maximum - Positive	159.988		0.2270	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	170.200			12525.1
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	170.249			12525.1
Discharge Structure 1 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 2 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.



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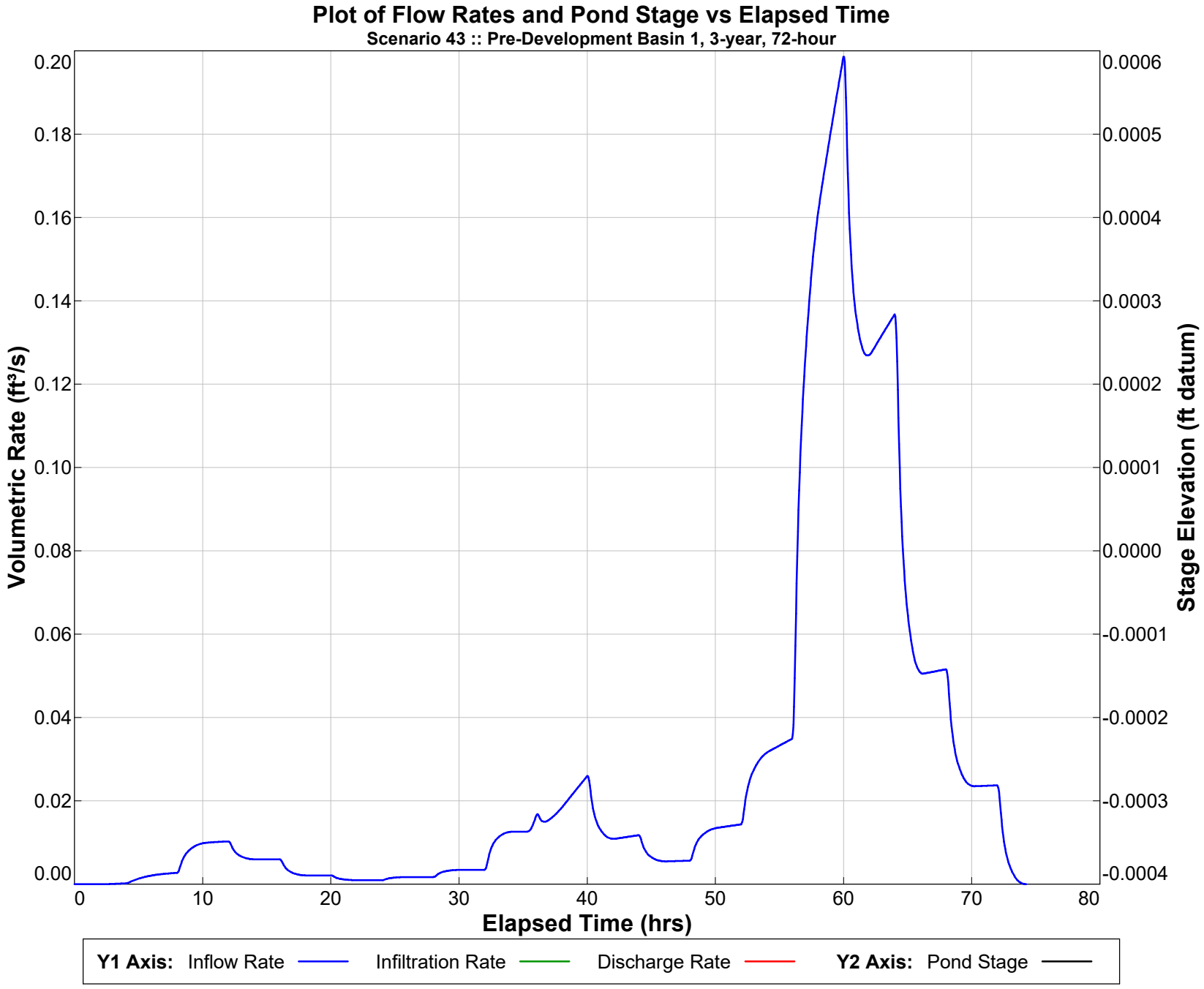
Summary of Results *:: Scenario 43 :: Pre-Development Basin 1, 3-year, 72-hour*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	Not Available	Not Available		
Maximum	Not Available	Not Available		
Inflow				
Rate - Maximum - Positive	59.989		0.1985	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	74.197			7182.6
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	74.247			7182.6
Infiltration				
Rate - Maximum - Positive	Not Available		Not Available	
Rate - Maximum - Negative	Not Available		Not Available	
Cumulative Volume - Maximum Positive	Not Available			Not Available
Cumulative Volume - Maximum Negative	Not Available			Not Available
Cumulative Volume - End of Simulation	Not Available			Not Available
Combined Discharge				
Rate - Maximum - Positive	59.989		0.1985	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	74.197			7182.6
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	74.247			7182.6
Discharge Structure 1 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 2 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.



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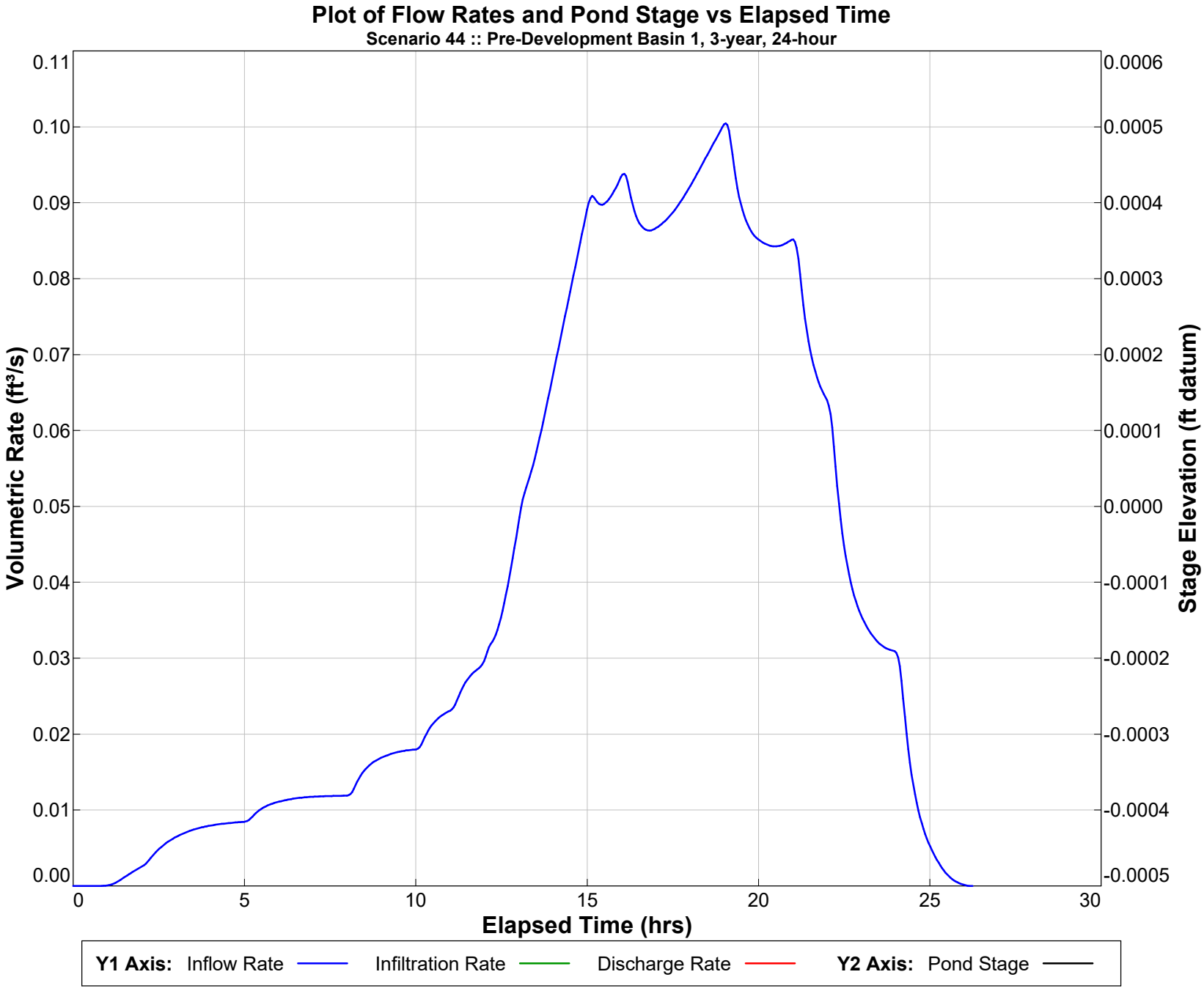
Summary of Results *:: Scenario 44 :: Pre-Development Basin 1, 3-year, 24-hour*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	Not Available	Not Available		
Maximum	Not Available	Not Available		
Inflow				
Rate - Maximum - Positive	19.043		0.1005	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	26.196			3666.2
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	26.245			3666.2
Infiltration				
Rate - Maximum - Positive	Not Available		Not Available	
Rate - Maximum - Negative	Not Available		Not Available	
Cumulative Volume - Maximum Positive	Not Available			Not Available
Cumulative Volume - Maximum Negative	Not Available			Not Available
Cumulative Volume - End of Simulation	Not Available			Not Available
Combined Discharge				
Rate - Maximum - Positive	19.043		0.1005	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	26.196			3666.2
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	26.245			3666.2
Discharge Structure 1 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 2 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.



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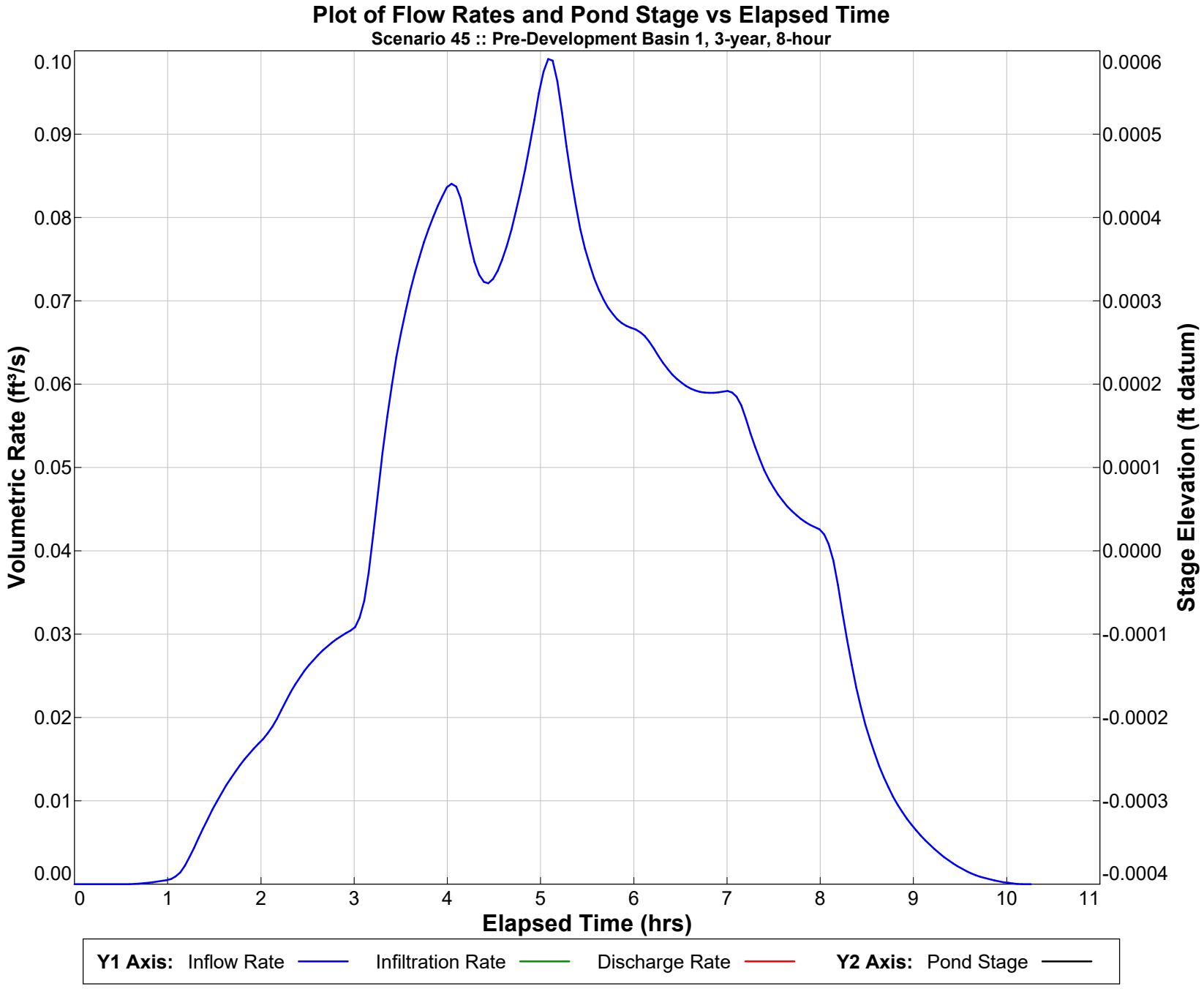
Summary of Results *:: Scenario 45 :: Pre-Development Basin 1, 3-year, 8-hour*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	Not Available	Not Available		
Maximum	Not Available	Not Available		
Inflow				
Rate - Maximum - Positive	5.081		0.0990	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	10.212			1403.7
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	10.261			1403.7
Infiltration				
Rate - Maximum - Positive	Not Available		Not Available	
Rate - Maximum - Negative	Not Available		Not Available	
Cumulative Volume - Maximum Positive	Not Available			Not Available
Cumulative Volume - Maximum Negative	Not Available			Not Available
Cumulative Volume - End of Simulation	Not Available			Not Available
Combined Discharge				
Rate - Maximum - Positive	5.081		0.0990	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	10.212			1403.7
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	10.261			1403.7
Discharge Structure 1 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 2 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.



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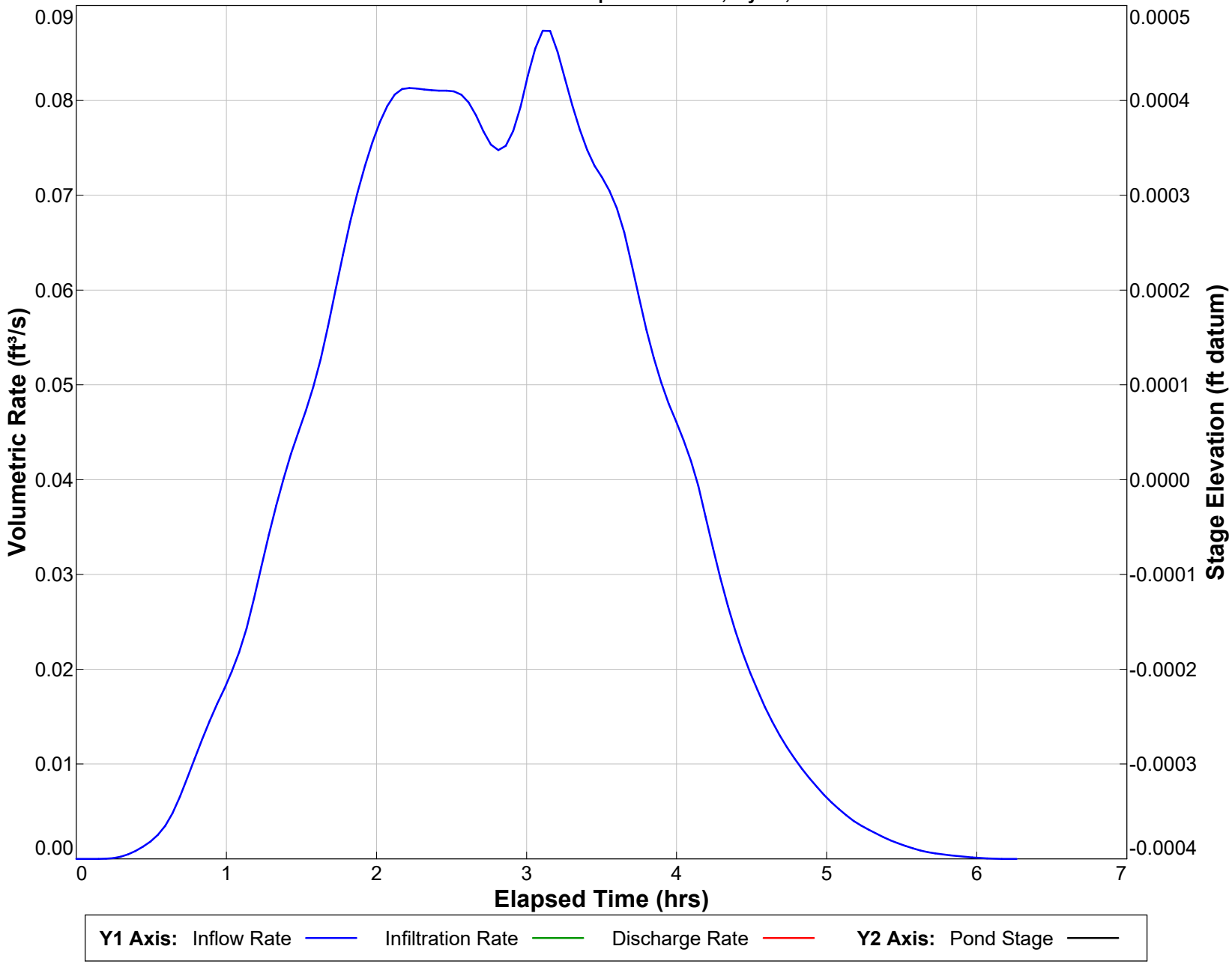
Summary of Results *:: Scenario 46 :: Pre-Development Basin 1, 3-year, 4-hour*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	Not Available	Not Available		
Maximum	Not Available	Not Available		
Inflow				
Rate - Maximum - Positive	3.108		0.0873	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	6.216			810.9
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	6.265			810.9
Infiltration				
Rate - Maximum - Positive	Not Available		Not Available	
Rate - Maximum - Negative	Not Available		Not Available	
Cumulative Volume - Maximum Positive	Not Available			Not Available
Cumulative Volume - Maximum Negative	Not Available			Not Available
Cumulative Volume - End of Simulation	Not Available			Not Available
Combined Discharge				
Rate - Maximum - Positive	3.108		0.0873	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	6.216			810.9
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	6.265			810.9
Discharge Structure 1 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 2 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.

Plot of Flow Rates and Pond Stage vs Elapsed Time

Scenario 46 :: Pre-Development Basin 1, 3-year, 4-hour



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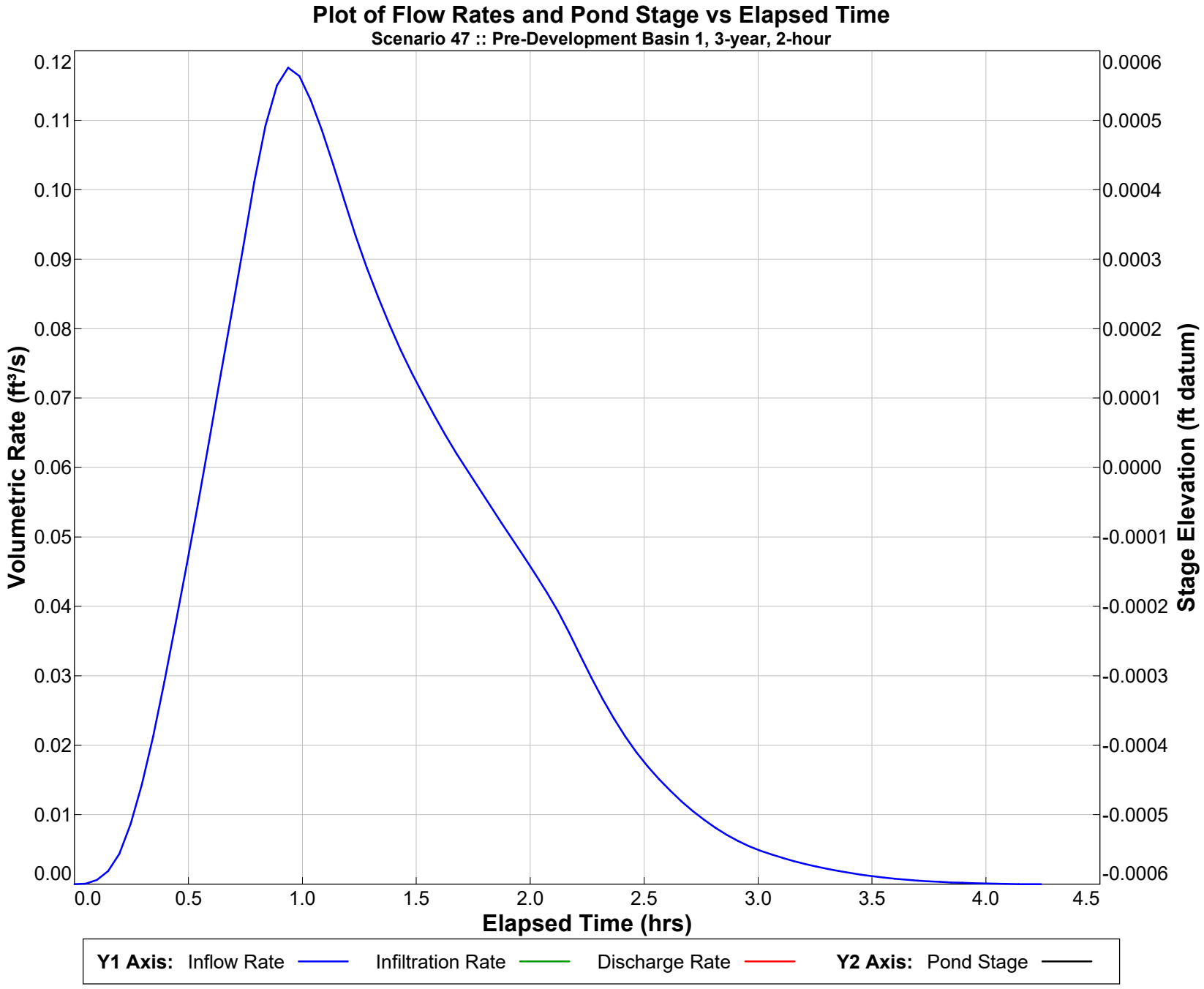
Summary of Results *:: Scenario 47 :: Pre-Development Basin 1, 3-year, 2-hour*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	Not Available	Not Available		
Maximum	Not Available	Not Available		
Inflow				
Rate - Maximum - Positive	0.937		0.1176	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	4.193			541.4
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	4.243			541.4
Infiltration				
Rate - Maximum - Positive	Not Available		Not Available	
Rate - Maximum - Negative	Not Available		Not Available	
Cumulative Volume - Maximum Positive	Not Available			Not Available
Cumulative Volume - Maximum Negative	Not Available			Not Available
Cumulative Volume - End of Simulation	Not Available			Not Available
Combined Discharge				
Rate - Maximum - Positive	0.937		0.1176	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	4.193			541.4
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	4.243			541.4
Discharge Structure 1 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 2 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.



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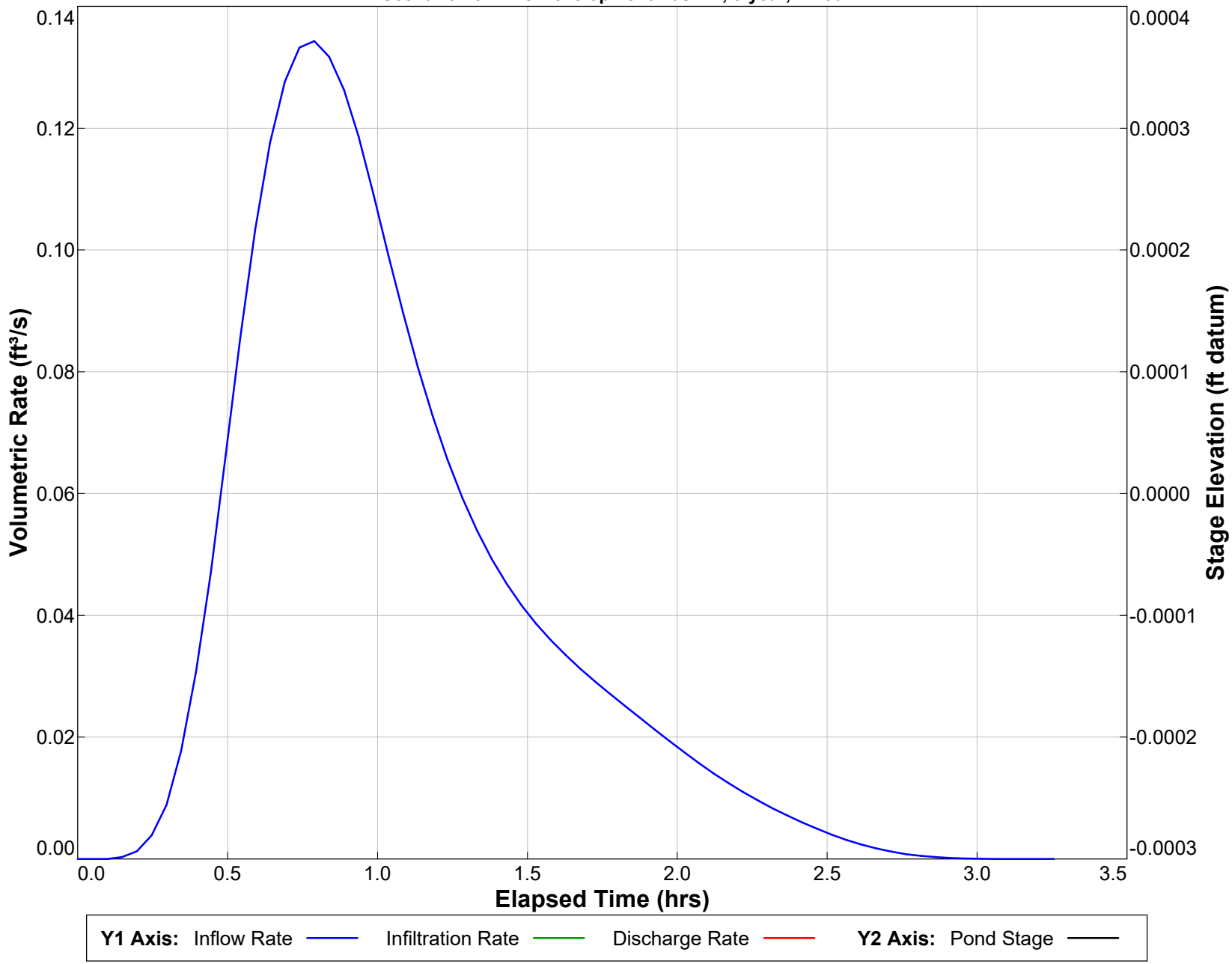
Summary of Results *:: Scenario 48 :: Pre-Development Basin 1, 3-year, 1-hour*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	Not Available	Not Available		
Maximum	Not Available	Not Available		
Inflow				
Rate - Maximum - Positive	0.789		0.1343	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	3.207			430.9
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	3.256			430.9
Infiltration				
Rate - Maximum - Positive	Not Available		Not Available	
Rate - Maximum - Negative	Not Available		Not Available	
Cumulative Volume - Maximum Positive	Not Available			Not Available
Cumulative Volume - Maximum Negative	Not Available			Not Available
Cumulative Volume - End of Simulation	Not Available			Not Available
Combined Discharge				
Rate - Maximum - Positive	0.789		0.1343	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	3.207			430.9
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	3.256			430.9
Discharge Structure 1 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 2 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.

Plot of Flow Rates and Pond Stage vs Elapsed Time

Scenario 48 :: Pre-Development Basin 1, 3-year, 1-hour



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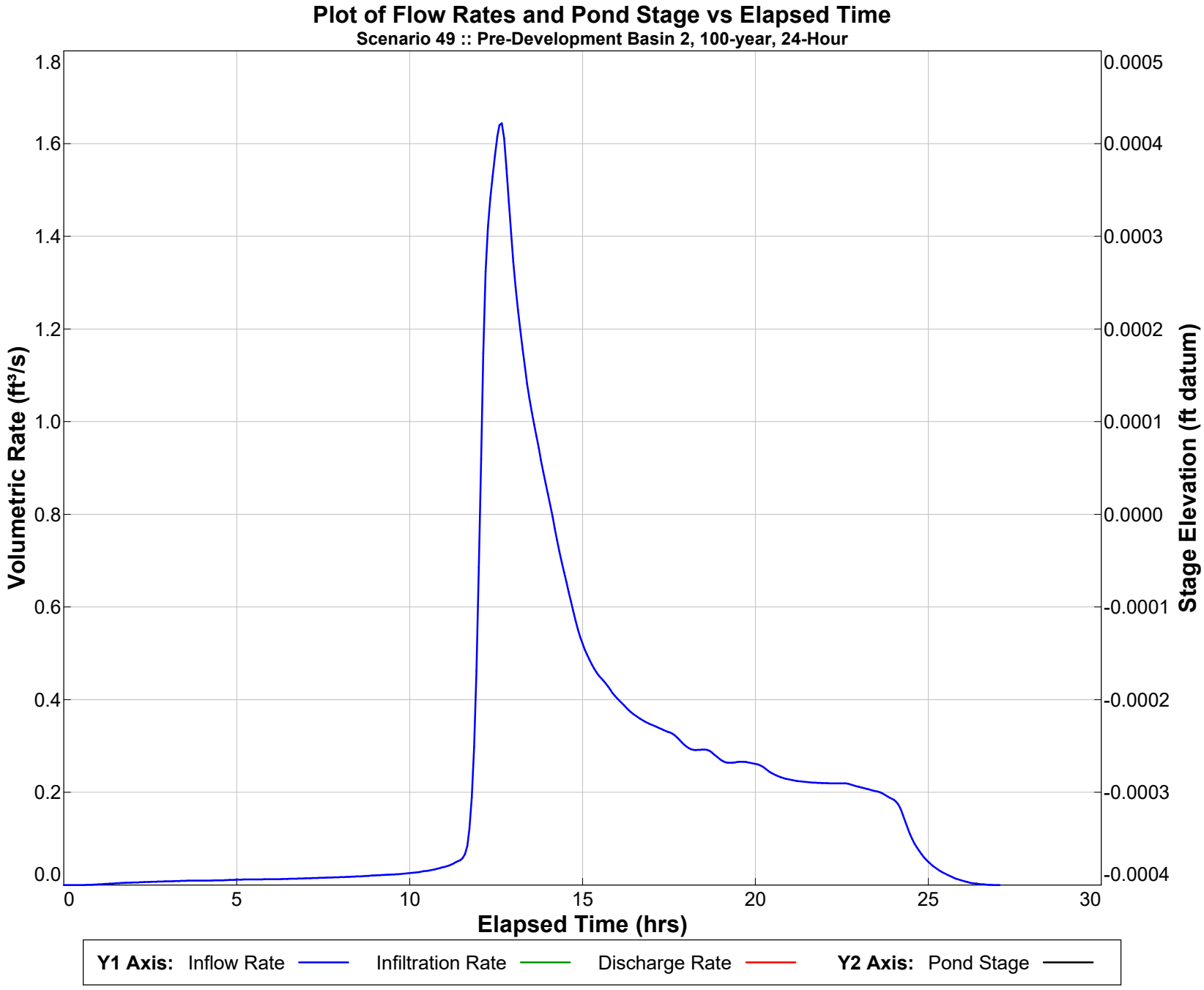
Summary of Results *:: Scenario 49 :: Pre-Development Basin 2, 100-year, 24-Hour*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	Not Available	Not Available		
Maximum	Not Available	Not Available		
Inflow				
Rate - Maximum - Positive	12.667		1.6437	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	26.933			22147.5
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	27.067			22147.5
Infiltration				
Rate - Maximum - Positive	Not Available		Not Available	
Rate - Maximum - Negative	Not Available		Not Available	
Cumulative Volume - Maximum Positive	Not Available			Not Available
Cumulative Volume - Maximum Negative	Not Available			Not Available
Cumulative Volume - End of Simulation	Not Available			Not Available
Combined Discharge				
Rate - Maximum - Positive	12.667		1.6437	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	26.933			22147.5
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	27.067			22147.5
Discharge Structure 1 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 2 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.



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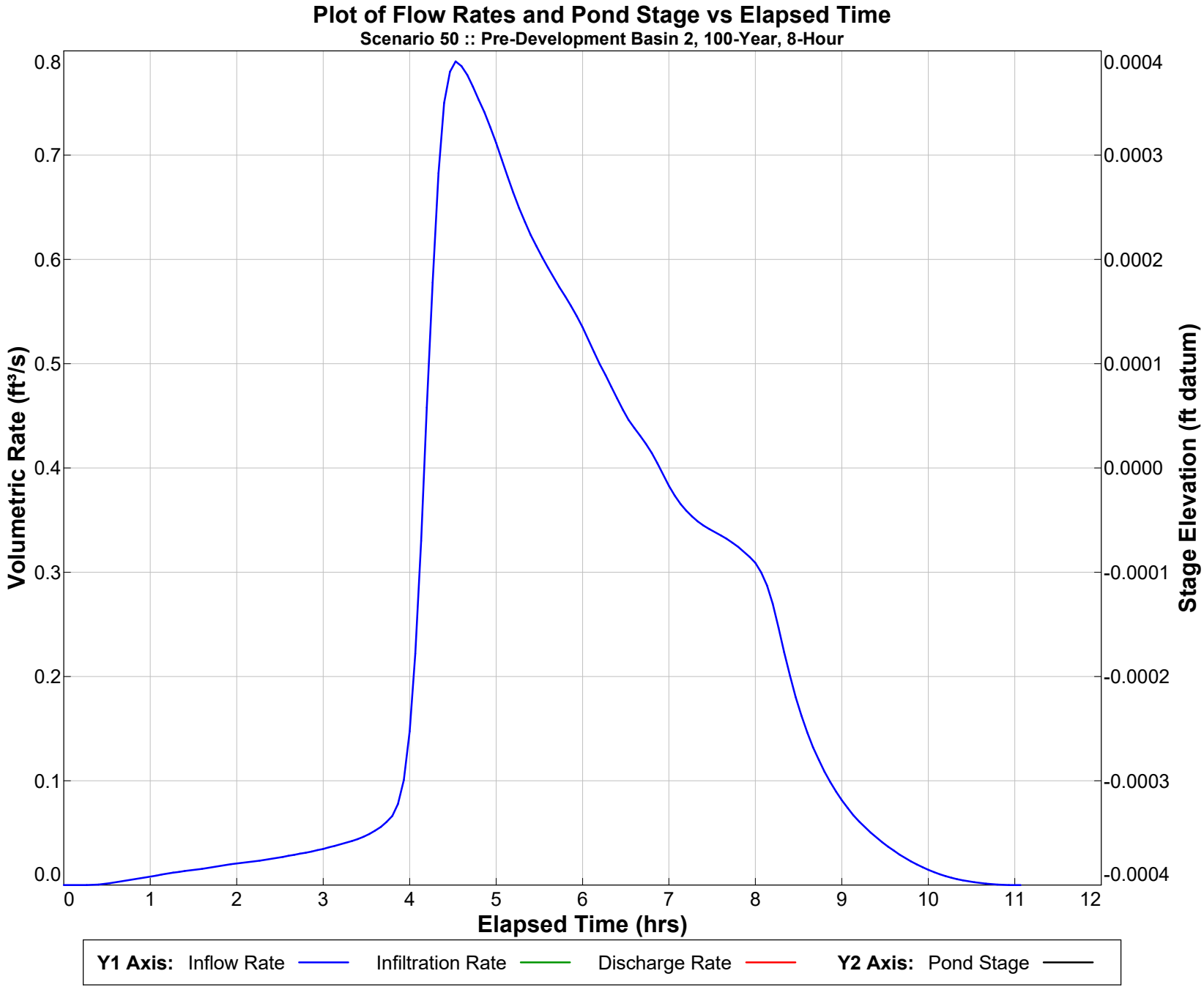
Summary of Results *:: Scenario 50 :: Pre-Development Basin 2, 100-Year, 8-Hour*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	Not Available	Not Available		
Maximum	Not Available	Not Available		
Inflow				
Rate - Maximum - Positive	4.533		0.7898	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	10.933			8562.4
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	11.067			8562.4
Infiltration				
Rate - Maximum - Positive	Not Available		Not Available	
Rate - Maximum - Negative	Not Available		Not Available	
Cumulative Volume - Maximum Positive	Not Available			Not Available
Cumulative Volume - Maximum Negative	Not Available			Not Available
Cumulative Volume - End of Simulation	Not Available			Not Available
Combined Discharge				
Rate - Maximum - Positive	4.533		0.7898	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	10.933			8562.4
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	11.067			8562.4
Discharge Structure 1 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 2 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.



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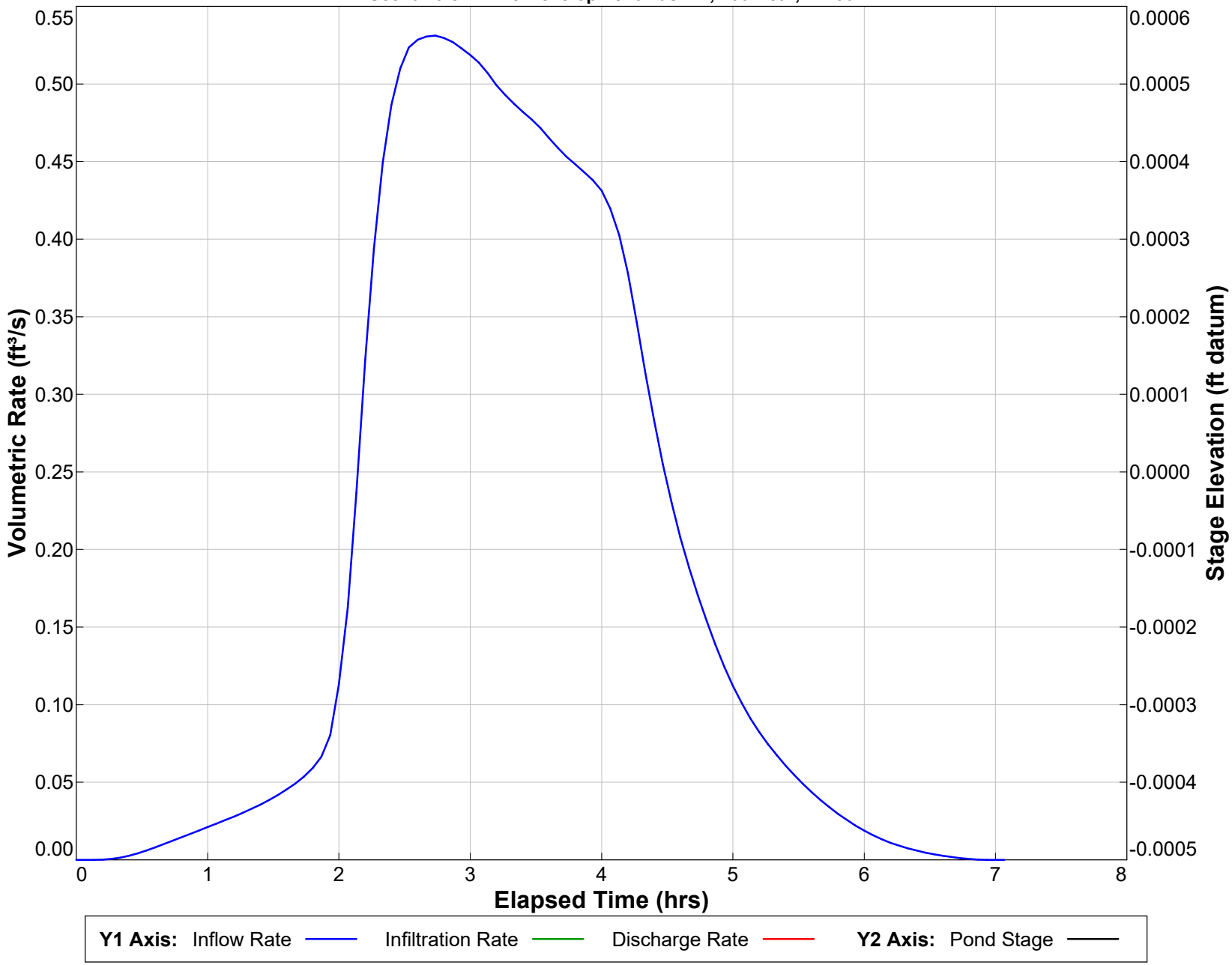
Summary of Results *:: Scenario 51 :: Pre-Development Basin 2, 100-Year, 4-Hour*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	Not Available	Not Available		
Maximum	Not Available	Not Available		
Inflow				
Rate - Maximum - Positive	2.733		0.5311	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	6.933			4626.1
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	7.067			4626.1
Infiltration				
Rate - Maximum - Positive	Not Available		Not Available	
Rate - Maximum - Negative	Not Available		Not Available	
Cumulative Volume - Maximum Positive	Not Available			Not Available
Cumulative Volume - Maximum Negative	Not Available			Not Available
Cumulative Volume - End of Simulation	Not Available			Not Available
Combined Discharge				
Rate - Maximum - Positive	2.733		0.5311	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	6.933			4626.1
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	7.067			4626.1
Discharge Structure 1 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 2 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.

Plot of Flow Rates and Pond Stage vs Elapsed Time

Scenario 51 :: Pre-Development Basin 2, 100-Year, 4-Hour



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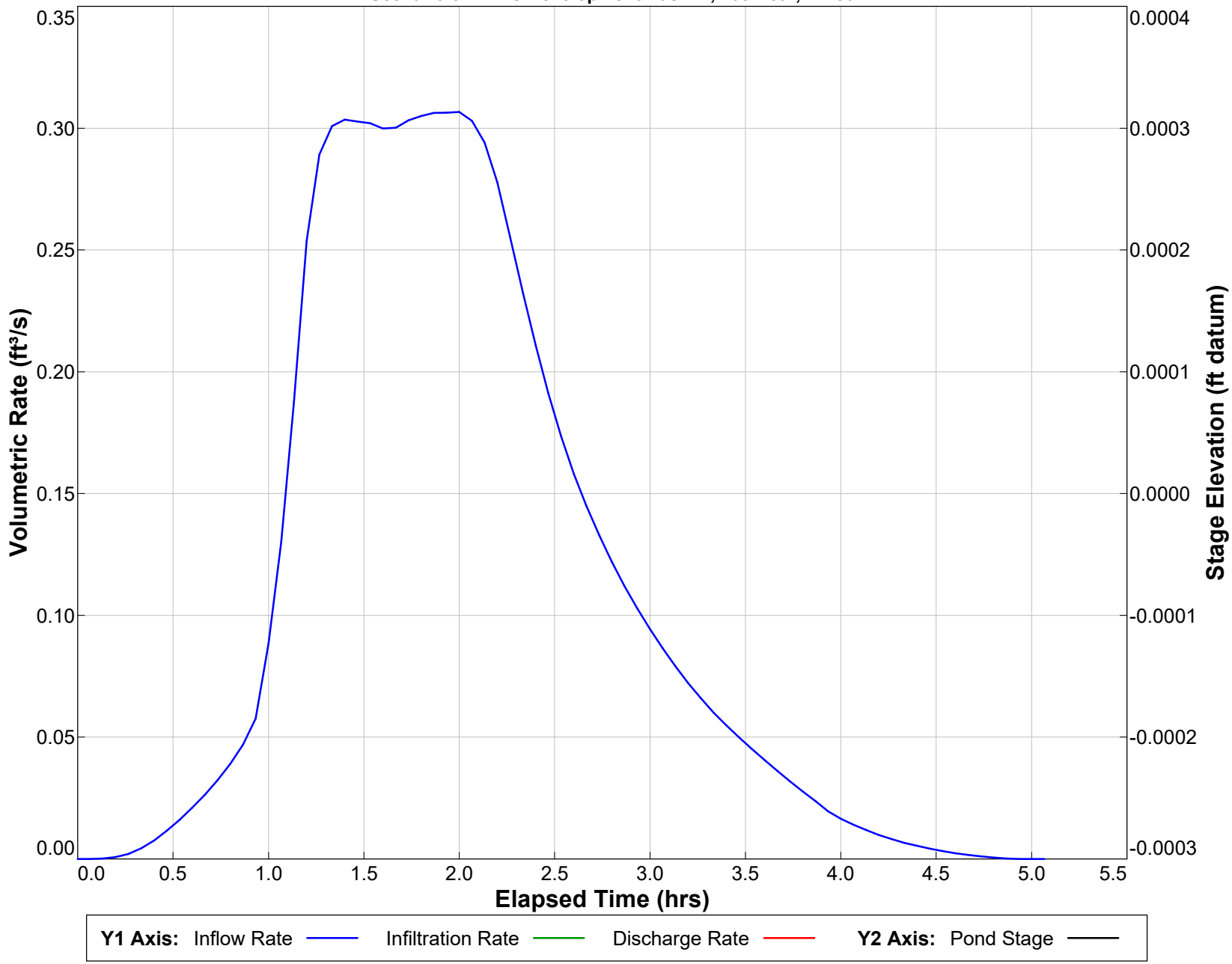
Summary of Results *:: Scenario 52 :: Pre-Development Basin 2, 100-Year, 2-Hour*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	Not Available	Not Available		
Maximum	Not Available	Not Available		
Inflow				
Rate - Maximum - Positive	2.000		0.3066	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	4.933			1952.7
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	5.067			1952.7
Infiltration				
Rate - Maximum - Positive	Not Available		Not Available	
Rate - Maximum - Negative	Not Available		Not Available	
Cumulative Volume - Maximum Positive	Not Available			Not Available
Cumulative Volume - Maximum Negative	Not Available			Not Available
Cumulative Volume - End of Simulation	Not Available			Not Available
Combined Discharge				
Rate - Maximum - Positive	2.000		0.3066	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	4.933			1952.7
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	5.067			1952.7
Discharge Structure 1 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 2 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.

Plot of Flow Rates and Pond Stage vs Elapsed Time

Scenario 52 :: Pre-Development Basin 2, 100-Year, 2-Hour



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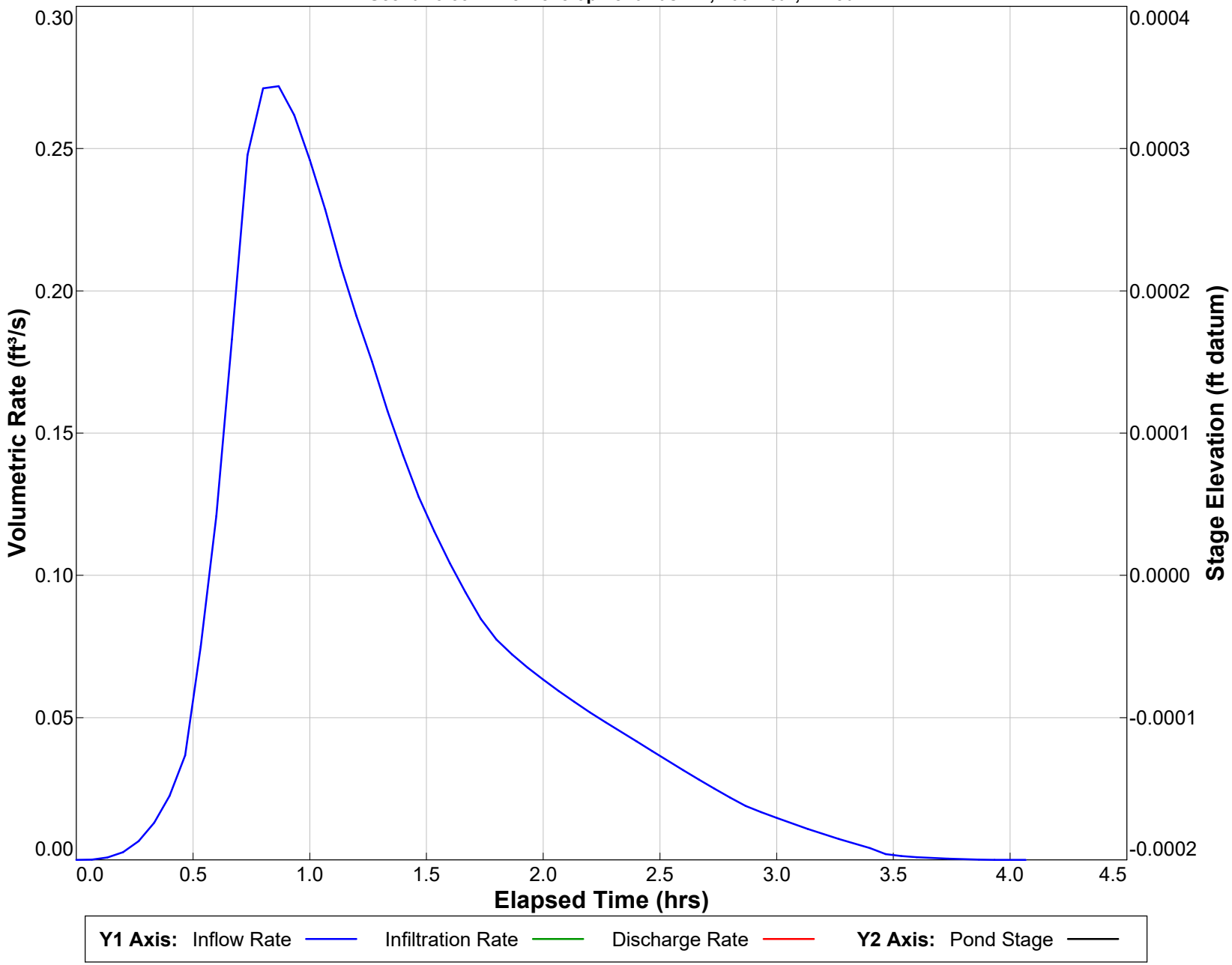
Summary of Results *:: Scenario 53 :: Pre-Development Basin 2, 100-Year, 1-Hour*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	Not Available	Not Available		
Maximum	Not Available	Not Available		
Inflow				
Rate - Maximum - Positive	0.867		0.2719	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	3.933			1021.9
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	4.067			1021.9
Infiltration				
Rate - Maximum - Positive	Not Available		Not Available	
Rate - Maximum - Negative	Not Available		Not Available	
Cumulative Volume - Maximum Positive	Not Available			Not Available
Cumulative Volume - Maximum Negative	Not Available			Not Available
Cumulative Volume - End of Simulation	Not Available			Not Available
Combined Discharge				
Rate - Maximum - Positive	0.867		0.2719	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	3.933			1021.9
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	4.067			1021.9
Discharge Structure 1 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 2 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.

Plot of Flow Rates and Pond Stage vs Elapsed Time

Scenario 53 :: Pre-Development Basin 2, 100-Year, 1-Hour



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Project Data

Project Name:	Pond 1 - Alachua, Commercial Development
Simulation Description:	
Project Number:	2024.0332
Engineer :	GFC
Supervising Engineer:	SAA
Date:	07/16/2025

Aquifer Data

Base Of Aquifer Elevation, [B] (ft datum):	130.50
Water Table Elevation, [WT] (ft datum):	131.00
Horizontal Saturated Hydraulic Conductivity, [Kh] (ft/day):	4.00
Fillable Porosity, [n] (%):	20.00
Unsaturated Vertical Infiltration Rate, [Iv] (ft/day):	2.5
Maximum Area For Unsaturated Infiltration, [Av] (ft²):	21486.0

Geometry Data

Equivalent Pond Length, [L] (ft):	160.0
Equivalent Pond Width, [W] (ft):	134.0

Ground water mound is expected to intersect the pond bottom

Stage vs Area Data

Stage (ft datum)	Area (ft²)
133.00	4478.0
134.00	12942.0
135.00	16137.0
136.00	19016.0
137.00	21486.0

Discharge Structures

Discharge Structure #1 is active as weir

Structure Parameters

Description: 2.5" DOT Discharge Weir

Weir elevation, (ft datum):	135.1
Weir coefficient:	3.13
Weir length, (ft):	.208333
Weir exponent:	1.5

Tailwater - disabled, free discharge

Discharge Structure #2 is active as weir

Structure Parameters

Description: 4" Overflow Weir to North

Weir elevation, (ft datum):	135.1
Weir coefficient:	3.13
Weir length, (ft):	0.33
Weir exponent:	1.5

Tailwater - disabled, free discharge

Discharge Structure #3 is inactive

Scenario Input Data

Scenario 1 :: Post-Development, 100-Year, 10-Day

Hydrograph Type:	Inline SCS
Modflow Routing:	Routed with infiltration
Repetitions:	1

Basin Area (acres)	4.194
Time Of Concentration (minutes)	24.6
DCIA (%)	27.9
Curve Number	35
Design Rainfall Depth (inches)	18.0
Design Rainfall Duration (hours)	240.0
Shape Factor	UHG 256
Rainfall Distribution	FDOT 240 Hour

Initial ground water level (ft datum) 131.00 (default)

No times after storm specified.

Scenario 2 :: Post-Development, 100-Year, 7-Day

Hydrograph Type:	Inline SCS
Modflow Routing:	Routed with infiltration
Repetitions:	1

Basin Area (acres)	4.194
Time Of Concentration (minutes)	24.6
DCIA (%)	27.9
Curve Number	35
Design Rainfall Depth (inches)	16.0
Design Rainfall Duration (hours)	168.0
Shape Factor	UHG 256
Rainfall Distribution	FDOT 168 Hour

Initial ground water level (ft datum) 131.00 (default)

No times after storm specified.

Scenario 3 :: Post-Development, 100-Year, 72-Hour

Hydrograph Type:	Inline SCS
Modflow Routing:	Routed with infiltration
Repetitions:	1

Basin Area (acres)	4.194
Time Of Concentration (minutes)	24.6
DCIA (%)	27.9
Curve Number	35
Design Rainfall Depth (inches)	13.8
Design Rainfall Duration (hours)	72.0
Shape Factor	UHG 256
Rainfall Distribution	FDOT 72 Hour

Initial ground water level (ft datum) 131.00 (default)

No times after storm specified.

Scenario Input Data (cont'd.)

Scenario 4 :: Post-Development, 100-Year 24-Hour

Hydrograph Type:	Inline SCS
Modflow Routing:	Routed with infiltration
Repetitions:	1

Basin Area (acres)	4.194
Time Of Concentration (minutes)	24.6
DCIA (%)	27.9
Curve Number	35
Design Rainfall Depth (inches)	11.0
Design Rainfall Duration (hours)	24.0
Shape Factor	UHG 256
Rainfall Distribution	FDOT 24 Hour

Initial ground water level (ft datum) 131.00 (default)

No times after storm specified.

Scenario 5 :: Post-Development, 100-Year 8-Hour

Hydrograph Type:	Inline SCS
Modflow Routing:	Routed with infiltration
Repetitions:	1

Basin Area (acres)	4.194
Time Of Concentration (minutes)	24.6
DCIA (%)	27.9
Curve Number	35
Design Rainfall Depth (inches)	8.0
Design Rainfall Duration (hours)	8.0
Shape Factor	UHG 256
Rainfall Distribution	FDOT 8 Hour

Initial ground water level (ft datum) 131.00 (default)

No times after storm specified.

Scenario 6 :: Post-Development, 100-Year 4-Hour

Hydrograph Type:	Inline SCS
Modflow Routing:	Routed with infiltration
Repetitions:	1

Basin Area (acres)	4.194
Time Of Concentration (minutes)	24.6
DCIA (%)	27.9
Curve Number	35
Design Rainfall Depth (inches)	6.7
Design Rainfall Duration (hours)	4.0
Shape Factor	UHG 256
Rainfall Distribution	FDOT 4 Hour

Initial ground water level (ft datum) 131.00 (default)

No times after storm specified.

Scenario Input Data (cont'd.)

Scenario 7 :: Post-Development, 100-Year 2-Hour

Hydrograph Type:	Inline SCS
Modflow Routing:	Routed with infiltration
Repetitions:	1

Basin Area (acres)	4.194
Time Of Concentration (minutes)	24.6
DCIA (%)	27.9
Curve Number	35
Design Rainfall Depth (inches)	5.4
Design Rainfall Duration (hours)	2.0
Shape Factor	UHG 256
Rainfall Distribution	FDOT 2 Hour

Initial ground water level (ft datum) 131.00 (default)

No times after storm specified.

Scenario 8 :: Post-Development, 100-Year 1-Hour

Hydrograph Type:	Inline SCS
Modflow Routing:	Routed with infiltration
Repetitions:	1

Basin Area (acres)	4.194
Time Of Concentration (minutes)	24.6
DCIA (%)	27.9
Curve Number	35
Design Rainfall Depth (inches)	4.4
Design Rainfall Duration (hours)	1.0
Shape Factor	UHG 256
Rainfall Distribution	FDOT 1 Hour

Initial ground water level (ft datum) 131.00 (default)

No times after storm specified.

Scenario 9 :: Post-Development, 50-Year, 10-Day

Hydrograph Type:	Inline SCS
Modflow Routing:	Routed with infiltration
Repetitions:	1

Basin Area (acres)	4.194
Time Of Concentration (minutes)	24.6
DCIA (%)	27.9
Curve Number	35
Design Rainfall Depth (inches)	13.7
Design Rainfall Duration (hours)	240.0
Shape Factor	UHG 256
Rainfall Distribution	FDOT 240 Hour

Initial ground water level (ft datum) 131.00 (default)

No times after storm specified.

Scenario Input Data (cont'd.)

Scenario 10 :: Post-Development, 50-Year, 7-Day

Hydrograph Type:	Inline SCS
Modflow Routing:	Routed with infiltration
Repetitions:	1

Basin Area (acres)	4.194
Time Of Concentration (minutes)	24.6
DCIA (%)	27.9
Curve Number	35
Design Rainfall Depth (inches)	12.8
Design Rainfall Duration (hours)	168.0
Shape Factor	UHG 256
Rainfall Distribution	FDOT 168 Hour

Initial ground water level (ft datum) 131.00 (default)

No times after storm specified.

Scenario 11 :: Post-Development, 50-Year, 72-Hour

Hydrograph Type:	Inline SCS
Modflow Routing:	Routed with infiltration
Repetitions:	1

Basin Area (acres)	4.194
Time Of Concentration (minutes)	24.6
DCIA (%)	27.9
Curve Number	35
Design Rainfall Depth (inches)	11.5
Design Rainfall Duration (hours)	72.0
Shape Factor	UHG 256
Rainfall Distribution	FDOT 72 Hour

Initial ground water level (ft datum) 131.00 (default)

No times after storm specified.

Scenario 12 :: Post-Development, 50-Year, 24-Hour

Hydrograph Type:	Inline SCS
Modflow Routing:	Routed with infiltration
Repetitions:	1

Basin Area (acres)	4.194
Time Of Concentration (minutes)	24.6
DCIA (%)	27.9
Curve Number	35
Design Rainfall Depth (inches)	8.7
Design Rainfall Duration (hours)	24.0
Shape Factor	UHG 256
Rainfall Distribution	FDOT 24 Hour

Initial ground water level (ft datum) 131.00 (default)

No times after storm specified.

Scenario Input Data (cont'd.)

Scenario 13 :: Post-Development, 50-Year, 8-Hour

Hydrograph Type:	Inline SCS
Modflow Routing:	Routed with infiltration
Repetitions:	1

Basin Area (acres)	4.194
Time Of Concentration (minutes)	24.6
DCIA (%)	27.9
Curve Number	35
Design Rainfall Depth (inches)	6.7
Design Rainfall Duration (hours)	8.0
Shape Factor	UHG 256
Rainfall Distribution	FDOT 8 Hour

Initial ground water level (ft datum) 131.00 (default)

No times after storm specified.

Scenario 14 :: Post-Development, 50-Year, 4-Hour

Hydrograph Type:	Inline SCS
Modflow Routing:	Routed with infiltration
Repetitions:	1

Basin Area (acres)	4.194
Time Of Concentration (minutes)	24.6
DCIA (%)	27.9
Curve Number	35
Design Rainfall Depth (inches)	5.5
Design Rainfall Duration (hours)	4.0
Shape Factor	UHG 256
Rainfall Distribution	FDOT 4 Hour

Initial ground water level (ft datum) 131.00 (default)

No times after storm specified.

Scenario 15 :: Post-Development, 50-Year, 2-Hour

Hydrograph Type:	Inline SCS
Modflow Routing:	Routed with infiltration
Repetitions:	1

Basin Area (acres)	4.194
Time Of Concentration (minutes)	24.6
DCIA (%)	27.9
Curve Number	35
Design Rainfall Depth (inches)	4.6
Design Rainfall Duration (hours)	2.0
Shape Factor	UHG 256
Rainfall Distribution	FDOT 2 Hour

Initial ground water level (ft datum) 131.00 (default)

No times after storm specified.

Scenario Input Data (cont'd.)

Scenario 16 :: Post-Development, 50-Year, 1-Hour

Hydrograph Type:	Inline SCS
Modflow Routing:	Routed with infiltration
Repetitions:	1

Basin Area (acres)	4.194
Time Of Concentration (minutes)	24.6
DCIA (%)	27.9
Curve Number	35
Design Rainfall Depth (inches)	3.7
Design Rainfall Duration (hours)	1.0
Shape Factor	UHG 256
Rainfall Distribution	FDOT 1 Hour

Initial ground water level (ft datum) 131.00 (default)

No times after storm specified.

Scenario 17 :: Post-Development, 25-Year, 10-Day

Hydrograph Type:	Inline SCS
Modflow Routing:	Routed with infiltration
Repetitions:	1

Basin Area (acres)	4.194
Time Of Concentration (minutes)	24.6
DCIA (%)	27.9
Curve Number	35
Design Rainfall Depth (inches)	15.0
Design Rainfall Duration (hours)	240.0
Shape Factor	UHG 256
Rainfall Distribution	FDOT 240 Hour

Initial ground water level (ft datum) 131.00 (default)

No times after storm specified.

Scenario 18 :: Post-Development, 25-Year, 7-Day

Hydrograph Type:	Inline SCS
Modflow Routing:	Routed with infiltration
Repetitions:	1

Basin Area (acres)	4.194
Time Of Concentration (minutes)	24.6
DCIA (%)	27.9
Curve Number	35
Design Rainfall Depth (inches)	13.0
Design Rainfall Duration (hours)	168.0
Shape Factor	UHG 256
Rainfall Distribution	FDOT 168 Hour

Initial ground water level (ft datum) 131.00 (default)

No times after storm specified.

Scenario Input Data (cont'd.)

Scenario 19 :: Post-Development, 25-Year, 72-Hour

Hydrograph Type:	Inline SCS
Modflow Routing:	Routed with infiltration
Repetitions:	1

Basin Area (acres)	4.194
Time Of Concentration (minutes)	24.6
DCIA (%)	27.9
Curve Number	35
Design Rainfall Depth (inches)	11.0
Design Rainfall Duration (hours)	72.0
Shape Factor	UHG 256
Rainfall Distribution	FDOT 72 Hour

Initial ground water level (ft datum) 131.00 (default)

No times after storm specified.

Scenario 20 :: Post-Development, 25-Year, 24-Hour

Hydrograph Type:	Inline SCS
Modflow Routing:	Routed with infiltration
Repetitions:	1

Basin Area (acres)	4.194
Time Of Concentration (minutes)	24.6
DCIA (%)	27.9
Curve Number	35
Design Rainfall Depth (inches)	8.6
Design Rainfall Duration (hours)	24.0
Shape Factor	UHG 256
Rainfall Distribution	FDOT 24 Hour

Initial ground water level (ft datum) 131.00 (default)

No times after storm specified.

Scenario 21 :: Post-Development, 25-Year, 8-Hour

Hydrograph Type:	Inline SCS
Modflow Routing:	Routed with infiltration
Repetitions:	1

Basin Area (acres)	4.194
Time Of Concentration (minutes)	24.6
DCIA (%)	27.9
Curve Number	35
Design Rainfall Depth (inches)	6.6
Design Rainfall Duration (hours)	8.0
Shape Factor	UHG 256
Rainfall Distribution	FDOT 8 Hour

Initial ground water level (ft datum) 131.00 (default)

No times after storm specified.

Scenario Input Data (cont'd.)

Scenario 22 :: Post-Development, 25-Year, 4-Hour

Hydrograph Type:	Inline SCS
Modflow Routing:	Routed with infiltration
Repetitions:	1

Basin Area (acres)	4.194
Time Of Concentration (minutes)	24.6
DCIA (%)	27.9
Curve Number	35
Design Rainfall Depth (inches)	5.3
Design Rainfall Duration (hours)	8.0
Shape Factor	UHG 256
Rainfall Distribution	FDOT 4 Hour

Initial ground water level (ft datum) 131.00 (default)

No times after storm specified.

Scenario 23 :: Post-Development, 25-Year, 2-Hour

Hydrograph Type:	Inline SCS
Modflow Routing:	Routed with infiltration
Repetitions:	1

Basin Area (acres)	4.194
Time Of Concentration (minutes)	24.6
DCIA (%)	27.9
Curve Number	35
Design Rainfall Depth (inches)	4.4
Design Rainfall Duration (hours)	2.0
Shape Factor	UHG 256
Rainfall Distribution	FDOT 2 Hour

Initial ground water level (ft datum) 131.00 (default)

No times after storm specified.

Scenario 24 :: Post-Development, 25-Year, 1-Hour

Hydrograph Type:	Inline SCS
Modflow Routing:	Routed with infiltration
Repetitions:	1

Basin Area (acres)	4.194
Time Of Concentration (minutes)	24.6
DCIA (%)	27.9
Curve Number	35
Design Rainfall Depth (inches)	3.6
Design Rainfall Duration (hours)	1.0
Shape Factor	UHG 256
Rainfall Distribution	FDOT 1 Hour

Initial ground water level (ft datum) 131.00 (default)

No times after storm specified.

Scenario Input Data (cont'd.)

Scenario 25 :: Post-Development, 10-Year, 10-Day

Hydrograph Type:	Inline SCS
Modflow Routing:	Routed with infiltration
Repetitions:	1

Basin Area (acres)	4.194
Time Of Concentration (minutes)	24.6
DCIA (%)	27.9
Curve Number	35
Design Rainfall Depth (inches)	12.5
Design Rainfall Duration (hours)	240.0
Shape Factor	UHG 256
Rainfall Distribution	FDOT 240 Hour

Initial ground water level (ft datum) 131.00 (default)

No times after storm specified.

Scenario 26 :: Post-Development, 10-Year, 7-Day

Hydrograph Type:	Inline SCS
Modflow Routing:	Routed with infiltration
Repetitions:	1

Basin Area (acres)	4.194
Time Of Concentration (minutes)	24.6
DCIA (%)	27.9
Curve Number	35
Design Rainfall Depth (inches)	11.0
Design Rainfall Duration (hours)	168.0
Shape Factor	UHG 256
Rainfall Distribution	FDOT 168 Hour

Initial ground water level (ft datum) 131.00 (default)

No times after storm specified.

Scenario 27 :: Post-Development, 10-Year, 72-Hour

Hydrograph Type:	Inline SCS
Modflow Routing:	Routed with infiltration
Repetitions:	1

Basin Area (acres)	4.194
Time Of Concentration (minutes)	24.6
DCIA (%)	27.9
Curve Number	35
Design Rainfall Depth (inches)	8.9
Design Rainfall Duration (hours)	72.0
Shape Factor	UHG 256
Rainfall Distribution	FDOT 72 Hour

Initial ground water level (ft datum) 131.00 (default)

No times after storm specified.

Scenario Input Data (cont'd.)

Scenario 28 :: Post-Development, 10-Year, 24-Hour

Hydrograph Type:	Inline SCS
Modflow Routing:	Routed with infiltration
Repetitions:	1

Basin Area (acres)	4.194
Time Of Concentration (minutes)	24.6
DCIA (%)	27.9
Curve Number	35
Design Rainfall Depth (inches)	7.9
Design Rainfall Duration (hours)	24.0
Shape Factor	UHG 256
Rainfall Distribution	FDOT 24 Hour

Initial ground water level (ft datum) 131.00 (default)

No times after storm specified.

Scenario 29 :: Post-Development, 10-Year, 8-Hour

Hydrograph Type:	Inline SCS
Modflow Routing:	Routed with infiltration
Repetitions:	1

Basin Area (acres)	4.194
Time Of Concentration (minutes)	24.6
DCIA (%)	27.9
Curve Number	35
Design Rainfall Depth (inches)	5.8
Design Rainfall Duration (hours)	8.0
Shape Factor	UHG 256
Rainfall Distribution	FDOT 8 Hour

Initial ground water level (ft datum) 131.00 (default)

No times after storm specified.

Scenario 30 :: Post-Development, 10-Year, 4-Hour

Hydrograph Type:	Inline SCS
Modflow Routing:	Routed with infiltration
Repetitions:	1

Basin Area (acres)	4.194
Time Of Concentration (minutes)	24.6
DCIA (%)	27.9
Curve Number	35
Design Rainfall Depth (inches)	4.8
Design Rainfall Duration (hours)	4.0
Shape Factor	UHG 256
Rainfall Distribution	FDOT 4 Hour

Initial ground water level (ft datum) 131.00 (default)

No times after storm specified.

Scenario Input Data (cont'd.)

Scenario 31 :: Post-Development, 10-Year, 2-Hour

Hydrograph Type:	Inline SCS
Modflow Routing:	Routed with infiltration
Repetitions:	1

Basin Area (acres)	4.194
Time Of Concentration (minutes)	24.6
DCIA (%)	27.9
Curve Number	35
Design Rainfall Depth (inches)	4.0
Design Rainfall Duration (hours)	2.0
Shape Factor	UHG 256
Rainfall Distribution	FDOT 2 Hour

Initial ground water level (ft datum) 131.00 (default)

No times after storm specified.

Scenario 32 :: Post-Development, 10-Year, 1-Hour

Hydrograph Type:	Inline SCS
Modflow Routing:	Routed with infiltration
Repetitions:	1

Basin Area (acres)	4.194
Time Of Concentration (minutes)	24.6
DCIA (%)	27.9
Curve Number	35
Design Rainfall Depth (inches)	3.2
Design Rainfall Duration (hours)	1.0
Shape Factor	UHG 256
Rainfall Distribution	FDOT 1 Hour

Initial ground water level (ft datum) 131.00 (default)

No times after storm specified.

Scenario 33 :: Post-Development, 5-Year, 10-Day

Hydrograph Type:	Inline SCS
Modflow Routing:	Routed with infiltration
Repetitions:	1

Basin Area (acres)	4.194
Time Of Concentration (minutes)	24.6
DCIA (%)	27.9
Curve Number	35
Design Rainfall Depth (inches)	8.8
Design Rainfall Duration (hours)	240.0
Shape Factor	UHG 256
Rainfall Distribution	FDOT 240 Hour

Initial ground water level (ft datum) 131.00 (default)

No times after storm specified.

Scenario Input Data (cont'd.)

Scenario 34 :: Post-Development, 5-Year, 7-Day

Hydrograph Type:	Inline SCS
Modflow Routing:	Routed with infiltration
Repetitions:	1

Basin Area (acres)	4.194
Time Of Concentration (minutes)	24.6
DCIA (%)	27.9
Curve Number	35
Design Rainfall Depth (inches)	7.9
Design Rainfall Duration (hours)	168.0
Shape Factor	UHG 256
Rainfall Distribution	FDOT 168 Hour

Initial ground water level (ft datum) 131.00 (default)

No times after storm specified.

Scenario 35 :: Post-Development, 5-Year, 72-Hour

Hydrograph Type:	Inline SCS
Modflow Routing:	Routed with infiltration
Repetitions:	1

Basin Area (acres)	4.194
Time Of Concentration (minutes)	24.6
DCIA (%)	27.9
Curve Number	35
Design Rainfall Depth (inches)	6.5
Design Rainfall Duration (hours)	72.0
Shape Factor	UHG 256
Rainfall Distribution	FDOT 72 Hour

Initial ground water level (ft datum) 131.00 (default)

No times after storm specified.

Scenario 36 :: Post-Development, 5-Year, 24-Hour

Hydrograph Type:	Inline SCS
Modflow Routing:	Routed with infiltration
Repetitions:	1

Basin Area (acres)	4.194
Time Of Concentration (minutes)	24.6
DCIA (%)	27.9
Curve Number	35
Design Rainfall Depth (inches)	5.1
Design Rainfall Duration (hours)	24.0
Shape Factor	UHG 256
Rainfall Distribution	FDOT 24 Hour

Initial ground water level (ft datum) 131.00 (default)

No times after storm specified.

Scenario Input Data (cont'd.)

Scenario 37 :: Post-Development, 5-Year, 8-Hour

Hydrograph Type:	Inline SCS
Modflow Routing:	Routed with infiltration
Repetitions:	1

Basin Area (acres)	4.194
Time Of Concentration (minutes)	24.6
DCIA (%)	27.9
Curve Number	35
Design Rainfall Depth (inches)	4.1
Design Rainfall Duration (hours)	8.0
Shape Factor	UHG 256
Rainfall Distribution	FDOT 8 Hour

Initial ground water level (ft datum) 131.00 (default)

No times after storm specified.

Scenario 38 :: Post-Development, 5-Year, 4-Hour

Hydrograph Type:	Inline SCS
Modflow Routing:	Routed with infiltration
Repetitions:	1

Basin Area (acres)	4.194
Time Of Concentration (minutes)	24.6
DCIA (%)	27.9
Curve Number	35
Design Rainfall Depth (inches)	3.5
Design Rainfall Duration (hours)	4.0
Shape Factor	UHG 256
Rainfall Distribution	FDOT 4 Hour

Initial ground water level (ft datum) 131.00 (default)

No times after storm specified.

Scenario 39 :: Post-Development, 5-Year, 2-Hour

Hydrograph Type:	Inline SCS
Modflow Routing:	Routed with infiltration
Repetitions:	1

Basin Area (acres)	4.194
Time Of Concentration (minutes)	24.6
DCIA (%)	27.9
Curve Number	35
Design Rainfall Depth (inches)	3.0
Design Rainfall Duration (hours)	2.0
Shape Factor	UHG 256
Rainfall Distribution	FDOT 2 Hour

Initial ground water level (ft datum) 131.00 (default)

No times after storm specified.

Scenario Input Data (cont'd.)

Scenario 40 :: Post-Development, 5-Year, 1-Hour

Hydrograph Type:	Inline SCS
Modflow Routing:	Routed with infiltration
Repetitions:	1

Basin Area (acres)	4.194
Time Of Concentration (minutes)	24.6
DCIA (%)	27.9
Curve Number	35
Design Rainfall Depth (inches)	2.4
Design Rainfall Duration (hours)	1.0
Shape Factor	UHG 256
Rainfall Distribution	FDOT 1 Hour

Initial ground water level (ft datum) 131.00 (default)

No times after storm specified.

Scenario 41 :: Post-Development, 3-Year, 10-Day

Hydrograph Type:	Inline SCS
Modflow Routing:	Routed with infiltration
Repetitions:	1

Basin Area (acres)	4.194
Time Of Concentration (minutes)	24.6
DCIA (%)	27.9
Curve Number	35
Design Rainfall Depth (inches)	10.8
Design Rainfall Duration (hours)	240.0
Shape Factor	UHG 256
Rainfall Distribution	FDOT 240 Hour

Initial ground water level (ft datum) 131.00 (default)

No times after storm specified.

Scenario 42 :: Post-Development, 3-Year, 7-Day

Hydrograph Type:	Inline SCS
Modflow Routing:	Routed with infiltration
Repetitions:	1

Basin Area (acres)	4.194
Time Of Concentration (minutes)	24.6
DCIA (%)	27.9
Curve Number	35
Design Rainfall Depth (inches)	9.5
Design Rainfall Duration (hours)	168.0
Shape Factor	UHG 256
Rainfall Distribution	FDOT 168 Hour

Initial ground water level (ft datum) 131.00 (default)

No times after storm specified.

Scenario Input Data (cont'd.)

Scenario 43 :: Post-Development, 3-Year, 72-Hour

Hydrograph Type:	Inline SCS
Modflow Routing:	Routed with infiltration
Repetitions:	1

Basin Area (acres)	4.194
Time Of Concentration (minutes)	24.6
DCIA (%)	27.9
Curve Number	35
Design Rainfall Depth (inches)	7.6
Design Rainfall Duration (hours)	72.0
Shape Factor	UHG 256
Rainfall Distribution	FDOT 72 Hour

Initial ground water level (ft datum) 131.00 (default)

No times after storm specified.

Scenario 44 :: Post-Development, 3-Year 24-Hour

Hydrograph Type:	Inline SCS
Modflow Routing:	Routed with infiltration
Repetitions:	1

Basin Area (acres)	4.194
Time Of Concentration (minutes)	24.6
DCIA (%)	27.9
Curve Number	35
Design Rainfall Depth (inches)	6.0
Design Rainfall Duration (hours)	24.0
Shape Factor	UHG 256
Rainfall Distribution	FDOT 24 Hour

Initial ground water level (ft datum) 131.00 (default)

No times after storm specified.

Scenario 45 :: Post-Development, 3-Year 8-Hour

Hydrograph Type:	Inline SCS
Modflow Routing:	Routed with infiltration
Repetitions:	1

Basin Area (acres)	4.194
Time Of Concentration (minutes)	24.6
DCIA (%)	27.9
Curve Number	35
Design Rainfall Depth (inches)	4.5
Design Rainfall Duration (hours)	8.0
Shape Factor	UHG 256
Rainfall Distribution	FDOT 8 Hour

Initial ground water level (ft datum) 131.00 (default)

No times after storm specified.

Scenario Input Data (cont'd.)

Scenario 46 :: Post-Development, 3-Year 4-Hour

Hydrograph Type:	Inline SCS
Modflow Routing:	Routed with infiltration
Repetitions:	1

Basin Area (acres)	4.194
Time Of Concentration (minutes)	24.6
DCIA (%)	27.9
Curve Number	35
Design Rainfall Depth (inches)	3.8
Design Rainfall Duration (hours)	4.0
Shape Factor	UHG 256
Rainfall Distribution	FDOT 4 Hour

Initial ground water level (ft datum) 131.00 (default)

No times after storm specified.

Scenario 47 :: Post-Development, 3-Year 2-Hour

Hydrograph Type:	Inline SCS
Modflow Routing:	Routed with infiltration
Repetitions:	1

Basin Area (acres)	4.194
Time Of Concentration (minutes)	24.6
DCIA (%)	27.9
Curve Number	35
Design Rainfall Depth (inches)	3.2
Design Rainfall Duration (hours)	2.0
Shape Factor	UHG 256
Rainfall Distribution	FDOT 2 Hour

Initial ground water level (ft datum) 131.00 (default)

No times after storm specified.

Scenario 48 :: Post-Development, 3-Year 1-Hour

Hydrograph Type:	Inline SCS
Modflow Routing:	Routed with infiltration
Repetitions:	1

Basin Area (acres)	4.194
Time Of Concentration (minutes)	24.6
DCIA (%)	27.9
Curve Number	35
Design Rainfall Depth (inches)	2.6
Design Rainfall Duration (hours)	1.0
Shape Factor	UHG 256
Rainfall Distribution	FDOT 1 Hour

Initial ground water level (ft datum) 131.00 (default)

No times after storm specified.

Scenario Input Data (cont'd.)

Scenario 49 :: Treatment Volume Recovery

Hydrograph Type: Slug Load
Modflow Routing: Routed with infiltration

Treatment Volume (ft^3) 10633.46

Initial ground water level (ft datum) 131.00 (default)

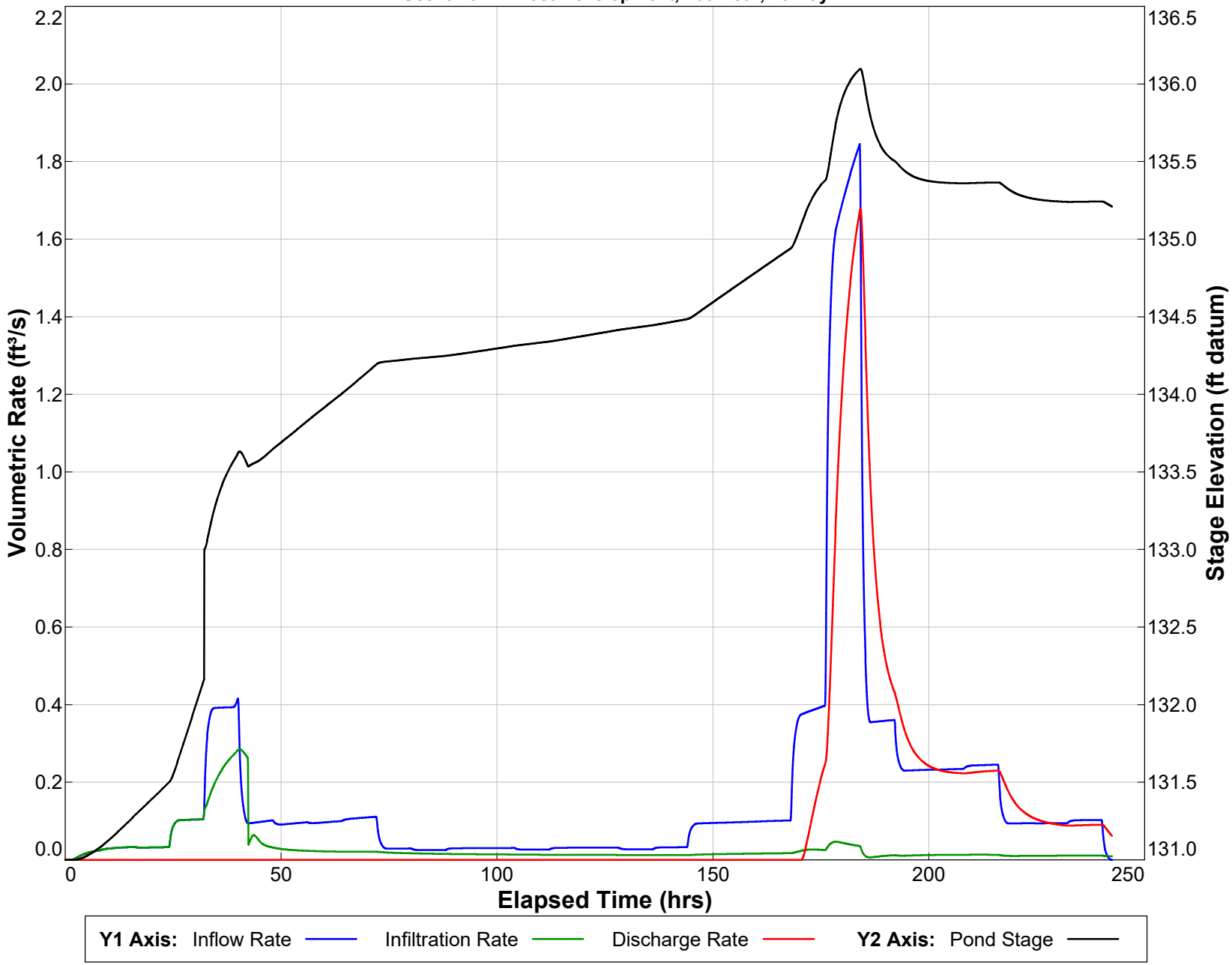
Time After Storm Event (days)	Time After Storm Event (days)	Time After Storm Event (days)
0.100	0.750	2.500
0.200	1.000	3.000
0.300	1.250	4.000
0.400	1.500	
0.500	2.000	

Summary of Results *:: Scenario 1 :: Post-Development, 100-Year, 10-Day*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	0.000	131.00		
Maximum	184.172	136.10		
Inflow				
Rate - Maximum - Positive	184.008		1.8450	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	242.447			143556.1
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	242.501			143556.1
Infiltration				
Rate - Maximum - Positive	40.399		0.2856	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	242.501			25795.1
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	242.501			25795.1
Combined Discharge				
Rate - Maximum - Positive	184.172		1.6783	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	242.501			91068.3
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	242.501			91068.3
Discharge Structure 1 - simple weir				
Rate - Maximum - Positive	184.172		0.6495	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	242.501			35243.2
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	242.501			35243.2
Discharge Structure 2 - simple weir				
Rate - Maximum - Positive	184.172		1.0288	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	242.501			55825.1
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	242.501			55825.1
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.

Plot of Flow Rates and Pond Stage vs Elapsed Time

Scenario 1 :: Post-Development, 100-Year, 10-Day



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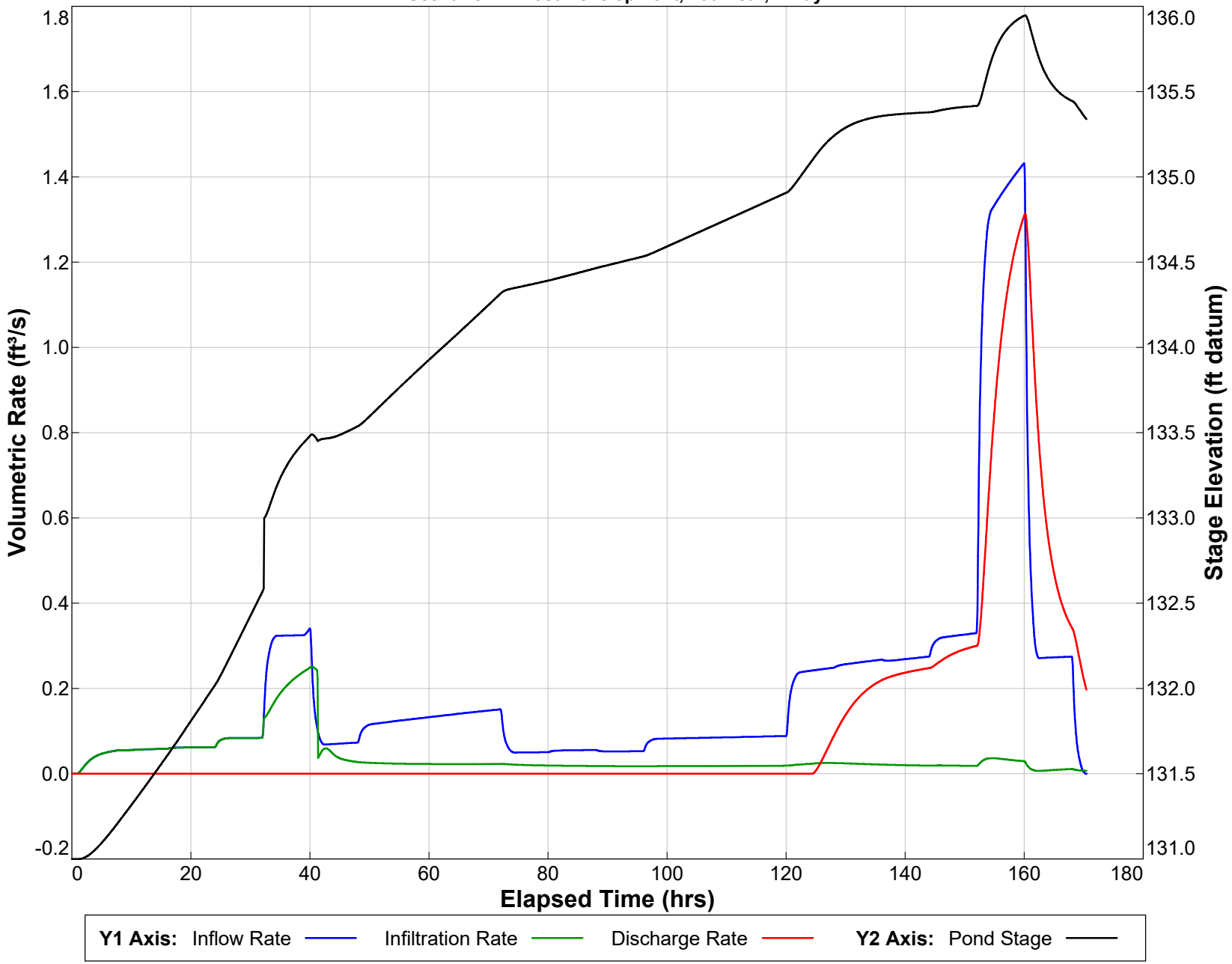
Summary of Results *:: Scenario 2 :: Post-Development, 100-Year, 7-Day*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	0.000	131.00		
Maximum	160.173	135.95		
Inflow				
Rate - Maximum - Positive	159.955		1.4319	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	170.451			120584.5
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	170.505			120584.5
Infiltration				
Rate - Maximum - Positive	40.344		0.2508	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	170.505			23558.3
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	170.505			23558.3
Combined Discharge				
Rate - Maximum - Positive	160.173		1.3134	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	170.505			68179.4
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	170.505			68179.4
Discharge Structure 1 - simple weir				
Rate - Maximum - Positive	160.173		0.5083	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	170.505			26385.3
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	170.505			26385.3
Discharge Structure 2 - simple weir				
Rate - Maximum - Positive	160.173		0.8051	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	170.505			41794.1
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	170.505			41794.1
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.

Plot of Flow Rates and Pond Stage vs Elapsed Time

Scenario 2 :: Post-Development, 100-Year, 7-Day



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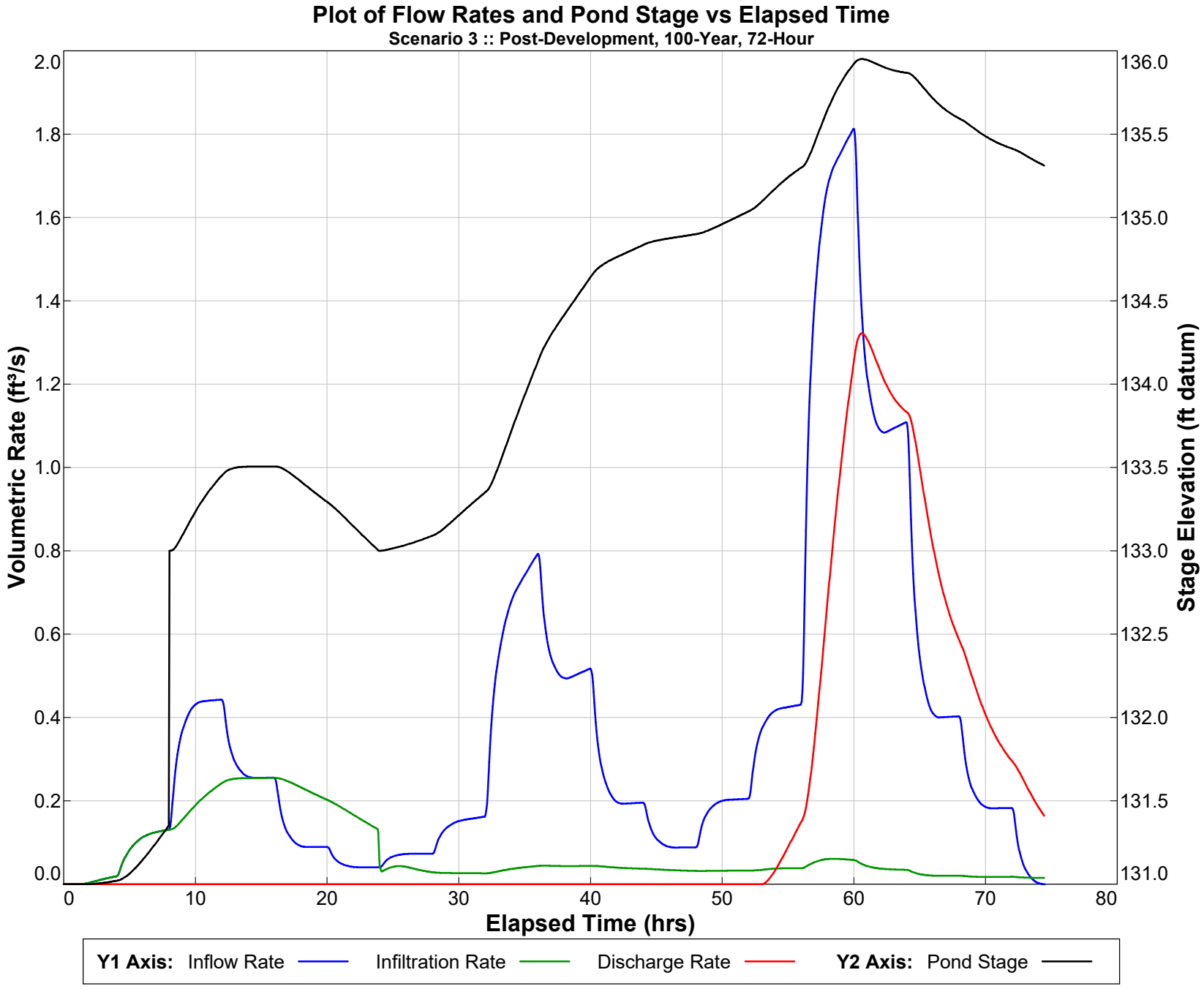
Summary of Results *:: Scenario 3 :: Post-Development, 100-Year, 72-Hour*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	0.000	131.00		
Maximum	60.625	135.95		
Inflow				
Rate - Maximum - Positive	59.969		1.8131	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	74.456			96519.7
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	74.511			96519.7
Infiltration				
Rate - Maximum - Positive	15.963		0.2548	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	74.511			19789.2
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	74.511			19789.2
Combined Discharge				
Rate - Maximum - Positive	60.625		1.3218	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	74.511			48344.4
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	74.511			48344.4
Discharge Structure 1 - simple weir				
Rate - Maximum - Positive	60.625		0.5115	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	74.511			18709.2
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	74.511			18709.2
Discharge Structure 2 - simple weir				
Rate - Maximum - Positive	60.625		0.8103	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	74.511			29635.2
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	74.511			29635.2
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.



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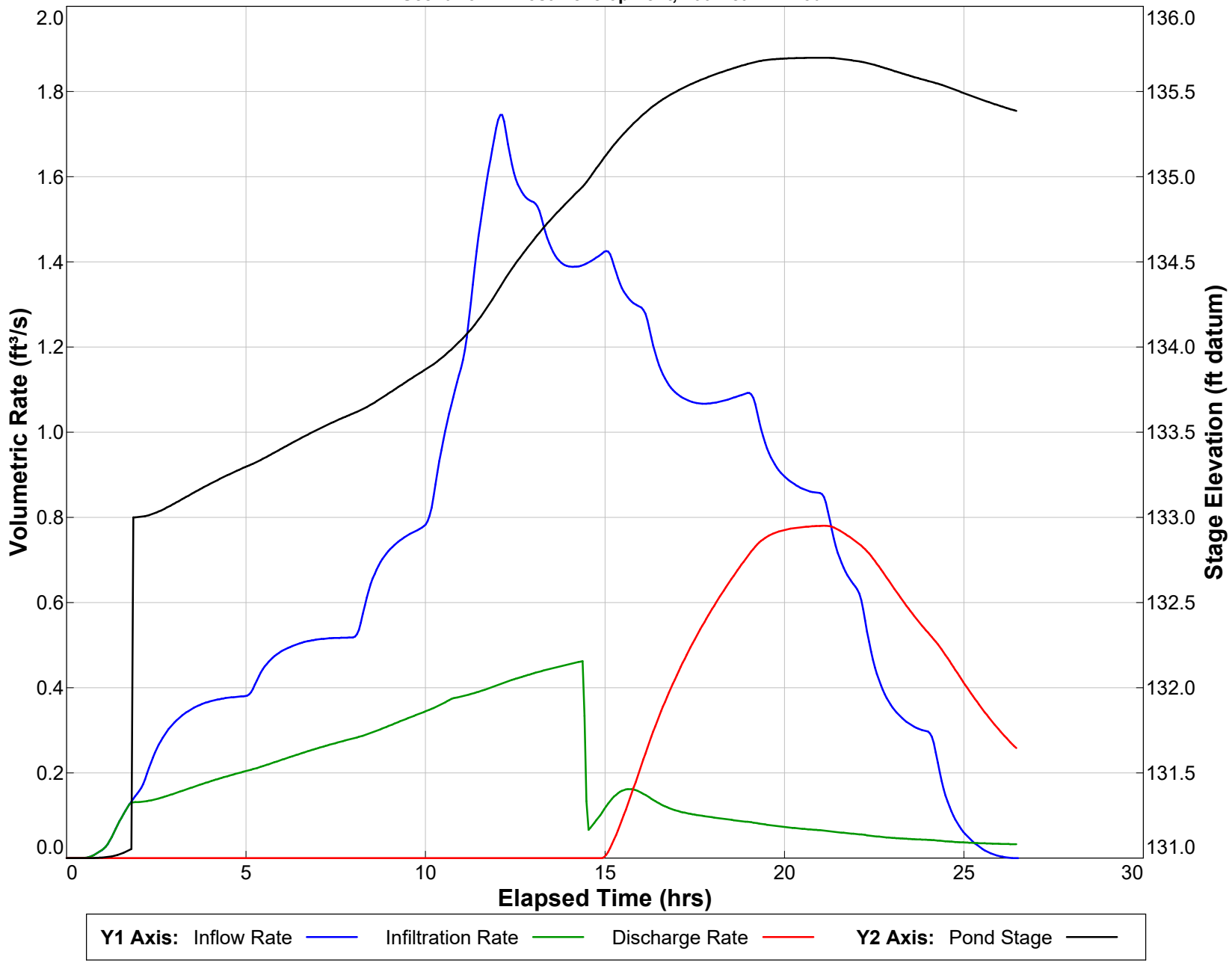
Summary of Results *:: Scenario 4 :: Post-Development, 100-Year 24-Hour*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	0.000	131.00		
Maximum	21.101	135.70		
Inflow				
Rate - Maximum - Positive	12.081		1.7451	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	26.459			68592.6
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	26.513			68592.6
Infiltration				
Rate - Maximum - Positive	14.377		0.4626	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	26.513			16875.2
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	26.513			16875.2
Combined Discharge				
Rate - Maximum - Positive	21.101		0.7804	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	26.513			22073.9
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	26.513			22073.9
Discharge Structure 1 - simple weir				
Rate - Maximum - Positive	21.101		0.3020	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	26.513			8542.5
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	26.513			8542.5
Discharge Structure 2 - simple weir				
Rate - Maximum - Positive	21.101		0.4784	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	26.513			13531.3
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	26.513			13531.3
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.

Plot of Flow Rates and Pond Stage vs Elapsed Time

Scenario 4 :: Post-Development, 100-Year 24-Hour



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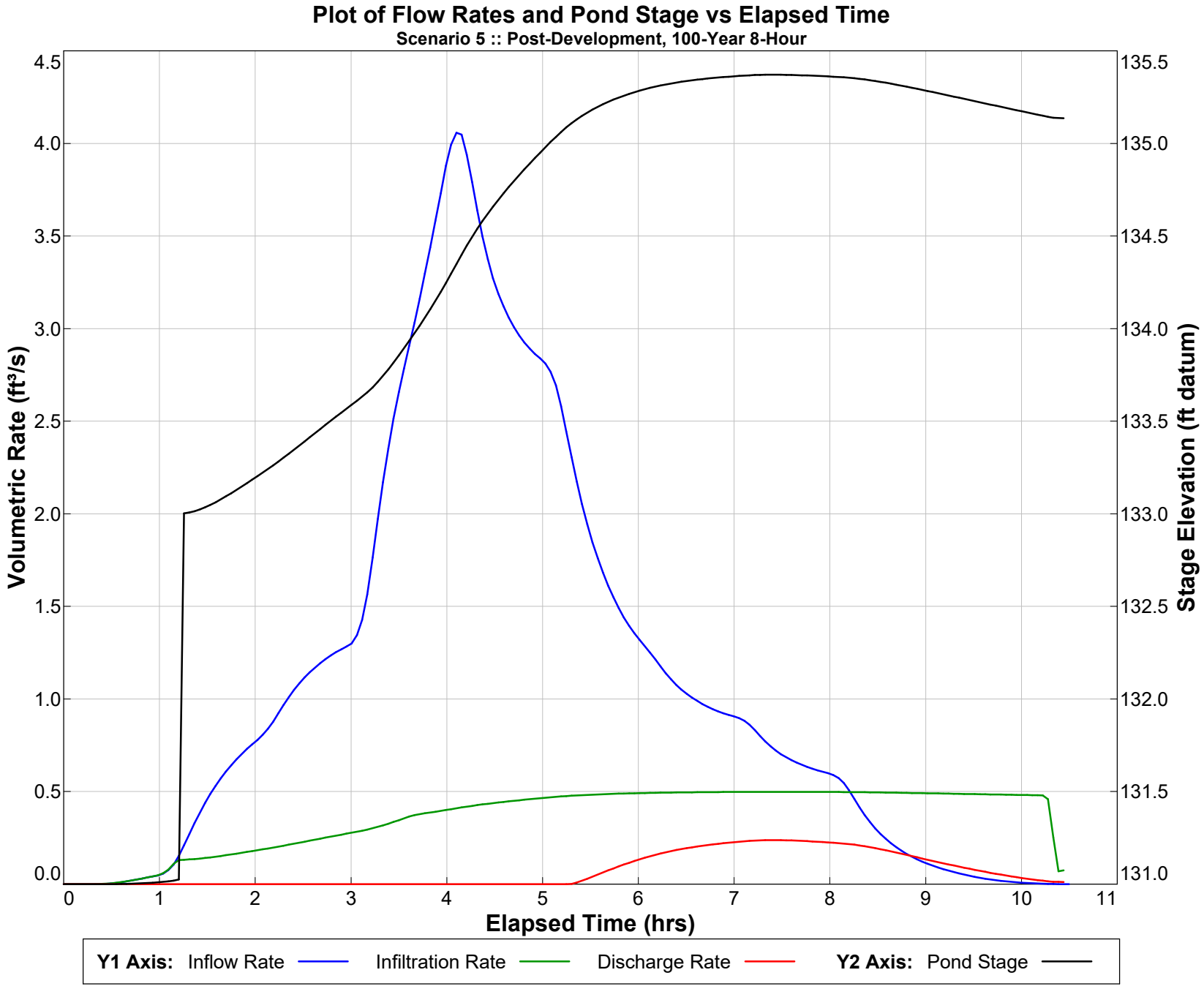
Summary of Results *:: Scenario 5 :: Post-Development, 100-Year 8-Hour*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	0.000	131.00		
Maximum	7.380	135.37		
Inflow				
Rate - Maximum - Positive	4.100		4.0579	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	10.441			41768.6
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	10.496			41768.6
Infiltration				
Rate - Maximum - Positive	7.380		0.4985	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	10.496			13623.5
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	10.496			13623.5
Combined Discharge				
Rate - Maximum - Positive	7.380		0.2377	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	10.496			2683.5
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	10.496			2683.5
Discharge Structure 1 - simple weir				
Rate - Maximum - Positive	7.380		0.0920	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	10.496			1038.5
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	10.496			1038.5
Discharge Structure 2 - simple weir				
Rate - Maximum - Positive	7.380		0.1457	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	10.496			1645.0
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	10.496			1645.0
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.



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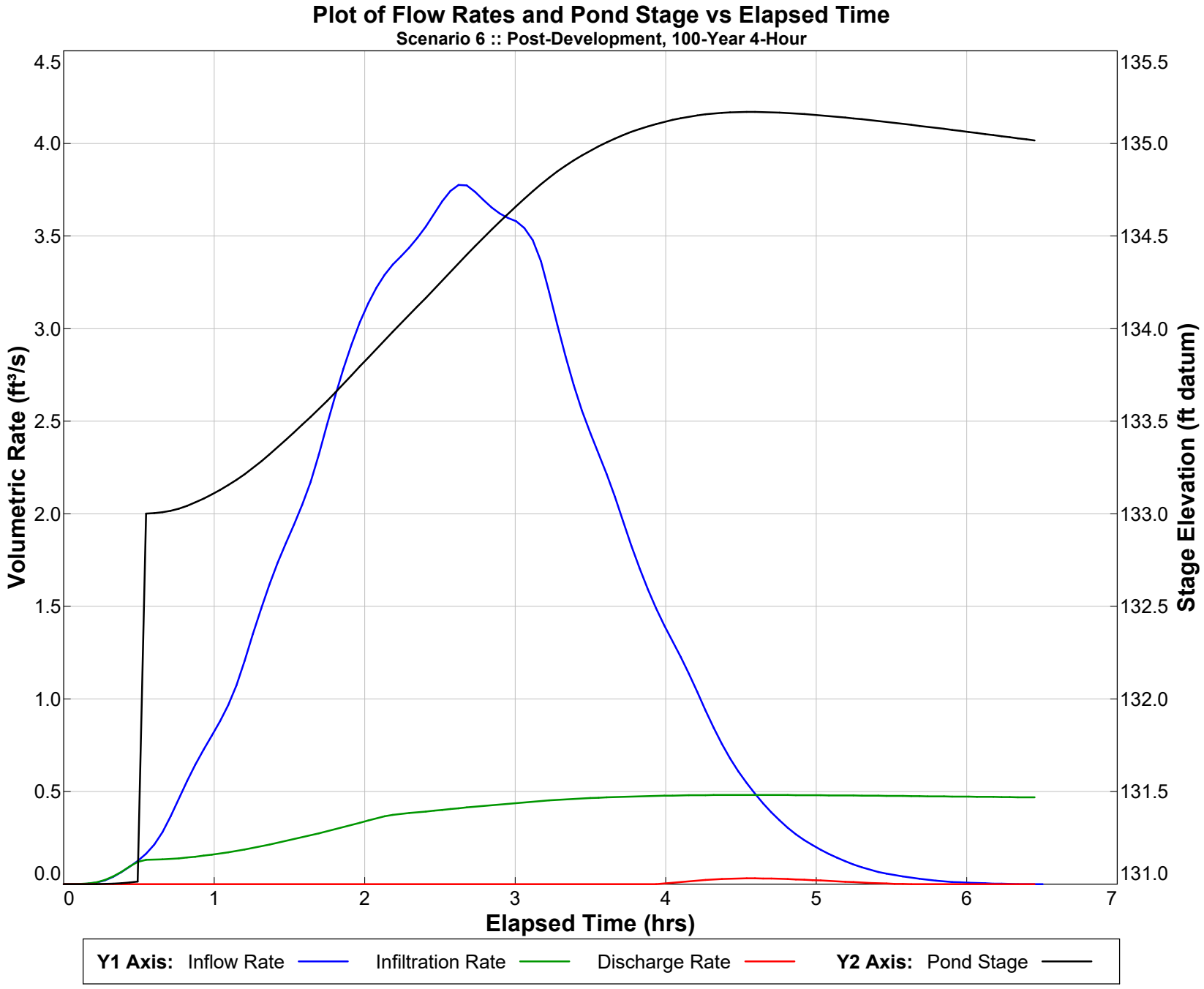
Summary of Results *:: Scenario 6 :: Post-Development, 100-Year 4-Hour*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	0.000	131.00		
Maximum	4.592	135.17		
Inflow				
Rate - Maximum - Positive	2.624		3.7755	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	6.451			32114.4
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	6.505			32114.4
Infiltration				
Rate - Maximum - Positive	4.537		0.4816	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	6.505			8583.7
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	6.505			8583.7
Combined Discharge				
Rate - Maximum - Positive	4.592		0.0310	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	5.685			107.8
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	6.505			107.8
Discharge Structure 1 - simple weir				
Rate - Maximum - Positive	4.592		0.0120	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	5.685			41.7
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	6.505			41.7
Discharge Structure 2 - simple weir				
Rate - Maximum - Positive	4.592		0.0190	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	5.685			66.1
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	6.505			66.1
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.



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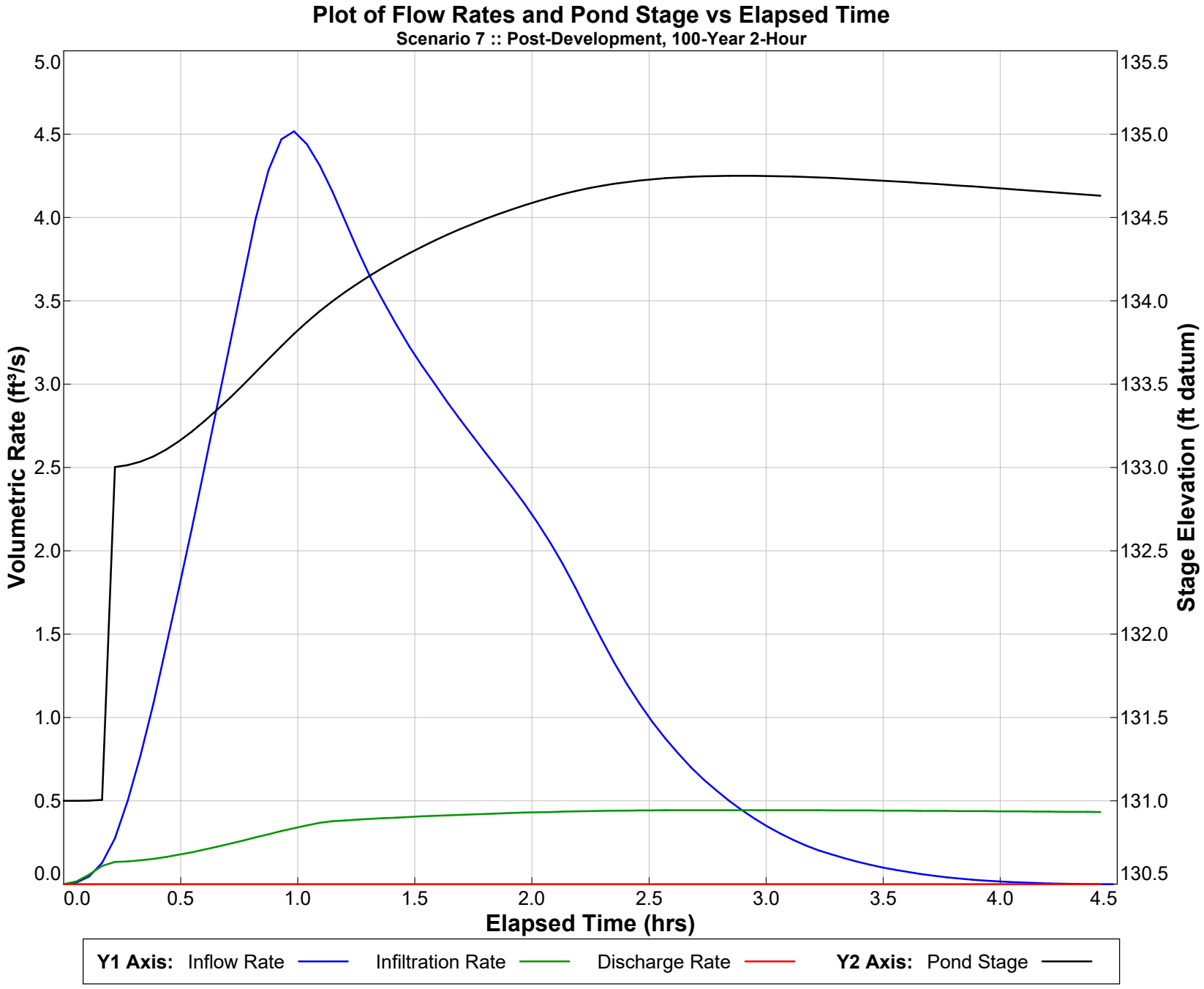
Summary of Results *:: Scenario 7 :: Post-Development, 100-Year 2-Hour*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	0.000	131.00		
Maximum	2.897	134.75		
Inflow				
Rate - Maximum - Positive	0.984		4.5163	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	4.428			23460.4
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	4.483			23460.4
Infiltration				
Rate - Maximum - Positive	2.897		0.4444	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	4.483			6039.4
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	4.483			6039.4
Combined Discharge				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	4.483			0.0
Discharge Structure 1 - simple weir				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	4.483			0.0
Discharge Structure 2 - simple weir				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	4.483			0.0
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.



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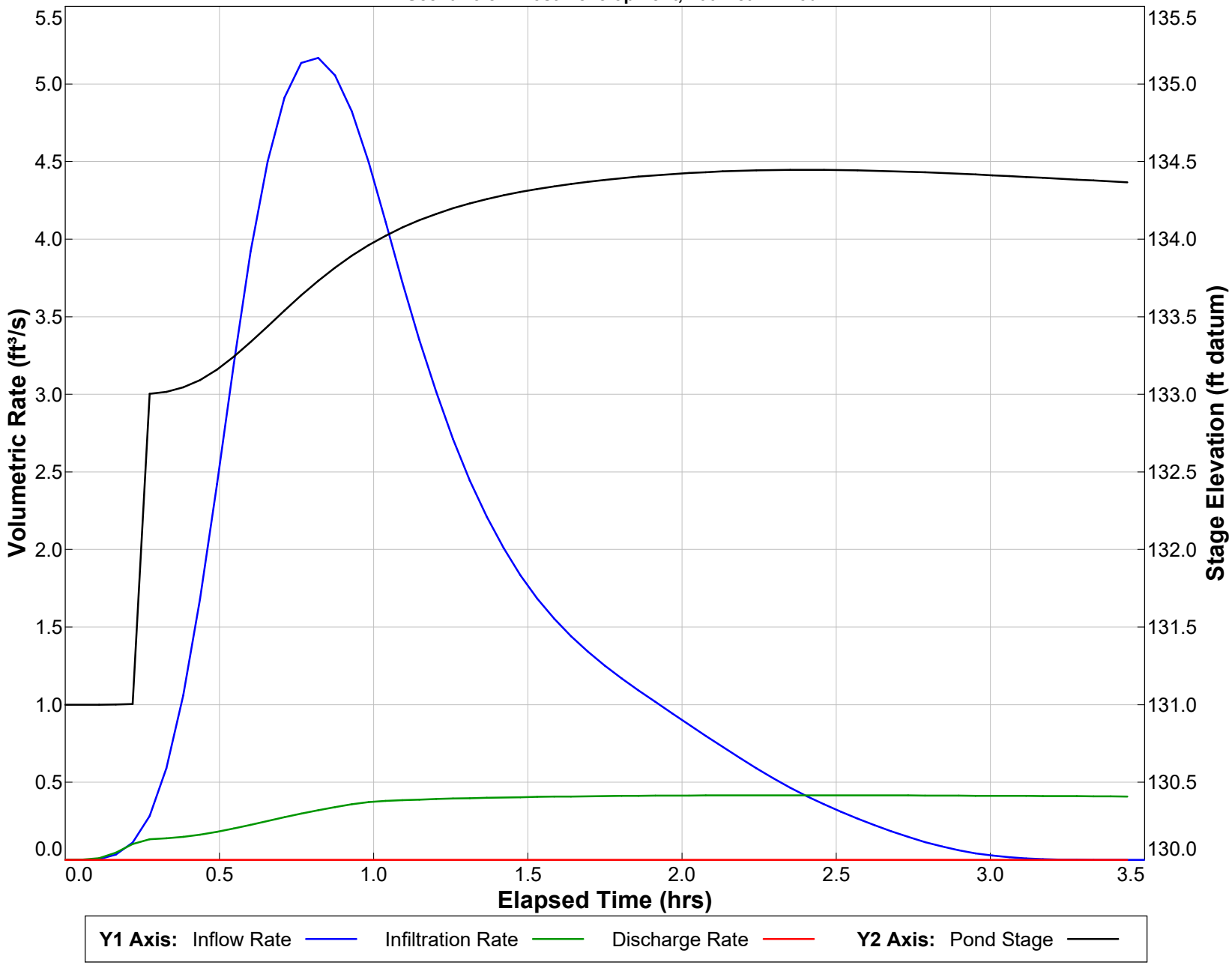
Summary of Results *:: Scenario 8 :: Post-Development, 100-Year 1-Hour*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	0.000	131.00		
Maximum	2.405	134.45		
Inflow				
Rate - Maximum - Positive	0.820		5.1674	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	3.444			17949.9
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	3.499			17949.9
Infiltration				
Rate - Maximum - Positive	2.351		0.4163	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	3.499			4364.3
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	3.499			4364.3
Combined Discharge				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	3.499			0.0
Discharge Structure 1 - simple weir				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	3.499			0.0
Discharge Structure 2 - simple weir				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	3.499			0.0
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.

Plot of Flow Rates and Pond Stage vs Elapsed Time

Scenario 8 :: Post-Development, 100-Year 1-Hour



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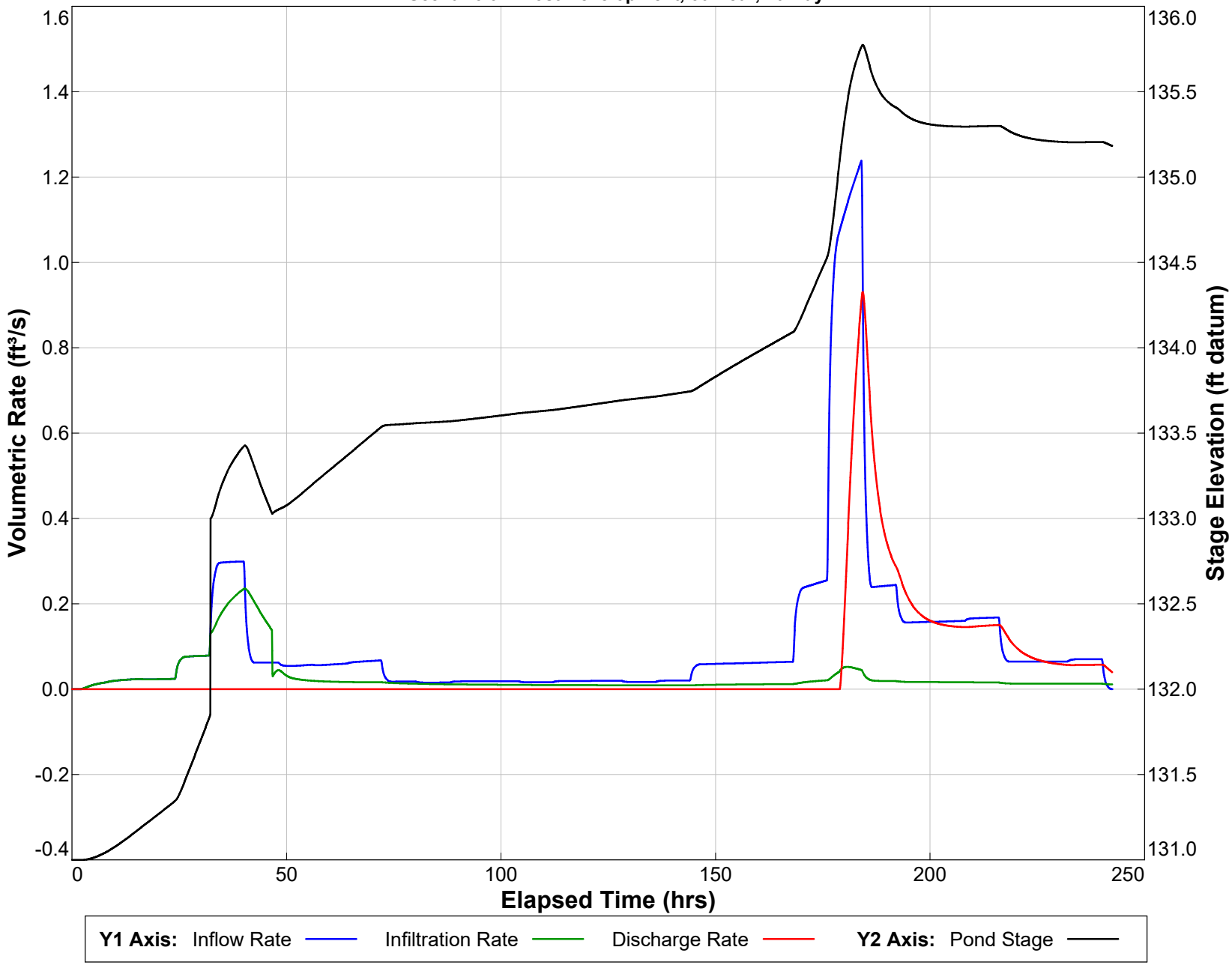
Summary of Results *:: Scenario 9 :: Post-Development, 50-Year, 10-Day*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	0.000	131.00		
Maximum	184.281	135.77		
Inflow				
Rate - Maximum - Positive	184.008		1.2384	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	242.447			95460.3
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	242.501			95460.3
Infiltration				
Rate - Maximum - Positive	40.289		0.2356	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	242.501			24176.7
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	242.501			24176.7
Combined Discharge				
Rate - Maximum - Positive	184.281		0.9306	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	242.501			45057.3
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	242.501			45057.3
Discharge Structure 1 - simple weir				
Rate - Maximum - Positive	184.281		0.3601	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	242.501			17437.1
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	242.501			17437.1
Discharge Structure 2 - simple weir				
Rate - Maximum - Positive	184.281		0.5705	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	242.501			27620.3
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	242.501			27620.3
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.

Plot of Flow Rates and Pond Stage vs Elapsed Time

Scenario 9 :: Post-Development, 50-Year, 10-Day



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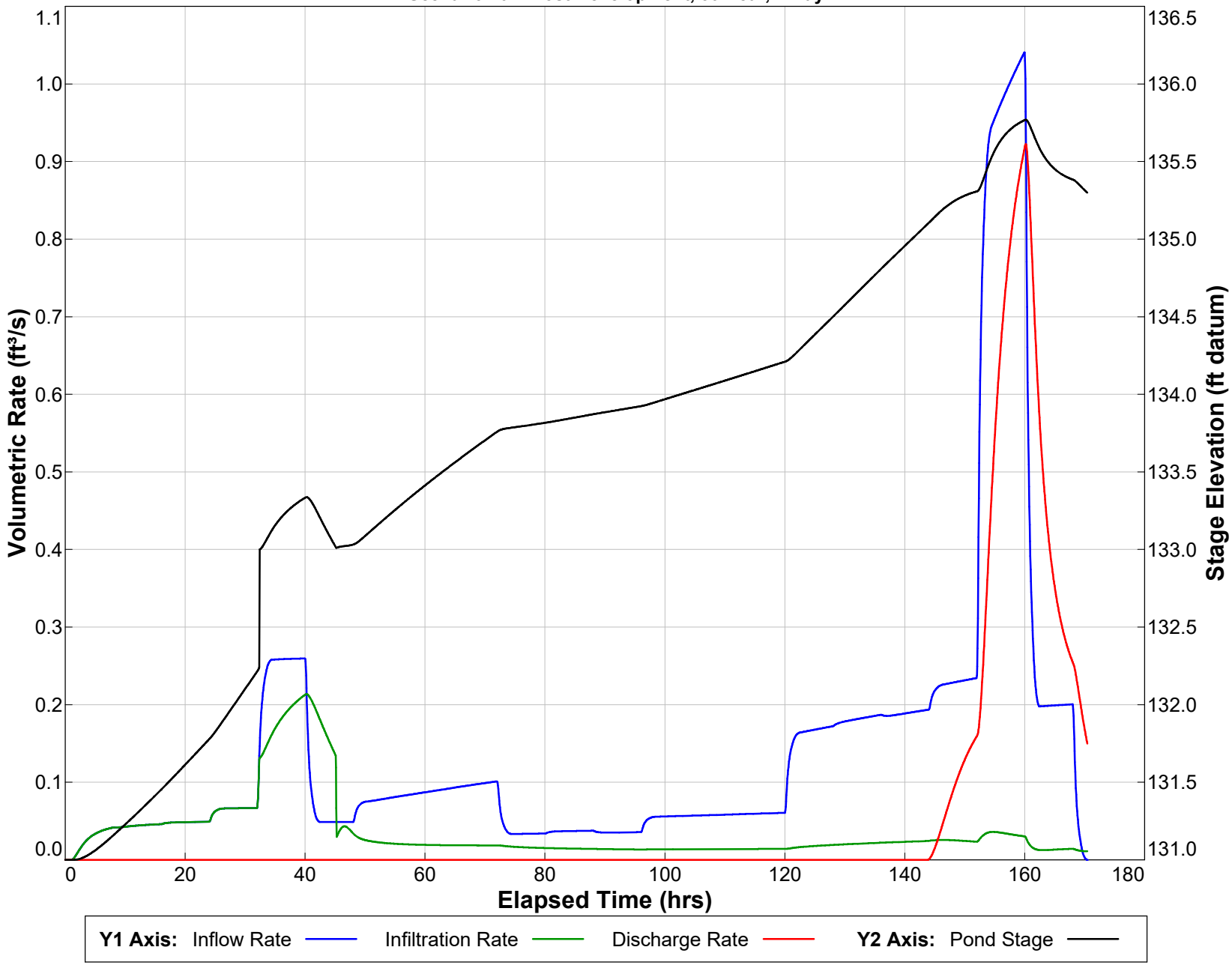
Summary of Results *:: Scenario 10 :: Post-Development, 50-Year, 7-Day*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	0.000	131.00		
Maximum	160.173	135.77		
Inflow				
Rate - Maximum - Positive	159.955		1.0408	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	170.451			86076.5
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	170.505			86076.5
Infiltration				
Rate - Maximum - Positive	40.235		0.2136	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	170.505			22205.5
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	170.505			22205.5
Combined Discharge				
Rate - Maximum - Positive	160.173		0.9223	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	170.505			35693.7
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	170.505			35693.7
Discharge Structure 1 - simple weir				
Rate - Maximum - Positive	160.173		0.3569	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	170.505			13813.4
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	170.505			13813.4
Discharge Structure 2 - simple weir				
Rate - Maximum - Positive	160.173		0.5654	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	170.505			21880.3
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	170.505			21880.3
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.

Plot of Flow Rates and Pond Stage vs Elapsed Time

Scenario 10 :: Post-Development, 50-Year, 7-Day



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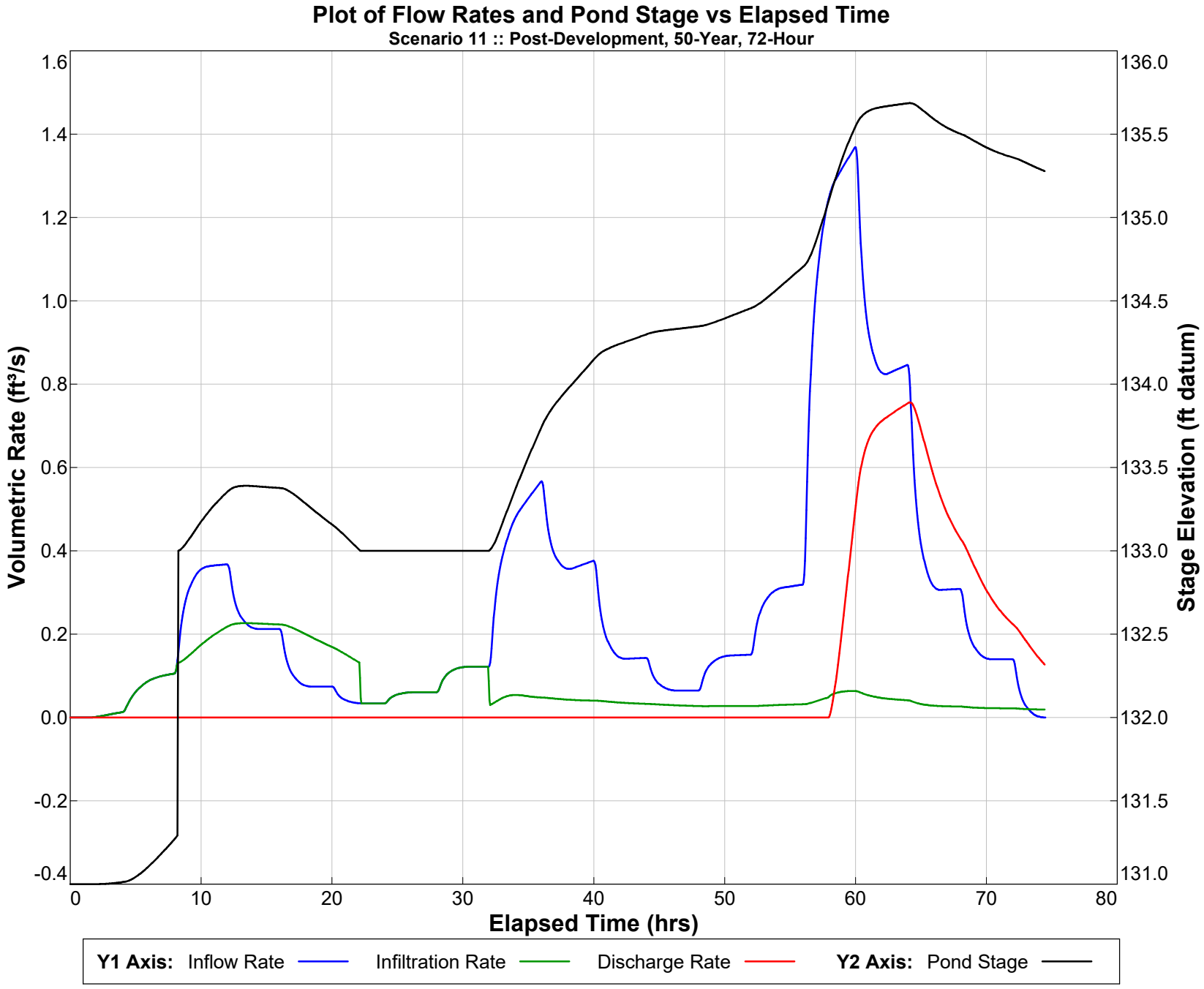
Summary of Results *:: Scenario 11 :: Post-Development, 50-Year, 72-Hour*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	0.000	131.00		
Maximum	64.179	135.69		
Inflow				
Rate - Maximum - Positive	59.969		1.3688	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	74.456			73042.3
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	74.511			73042.3
Infiltration				
Rate - Maximum - Positive	13.393		0.2265	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	74.511			19029.7
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	74.511			19029.7
Combined Discharge				
Rate - Maximum - Positive	64.179		0.7564	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	74.511			26186.5
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	74.511			26186.5
Discharge Structure 1 - simple weir				
Rate - Maximum - Positive	64.179		0.2927	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	74.511			10134.1
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	74.511			10134.1
Discharge Structure 2 - simple weir				
Rate - Maximum - Positive	64.179		0.4637	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	74.511			16052.4
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	74.511			16052.4
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.



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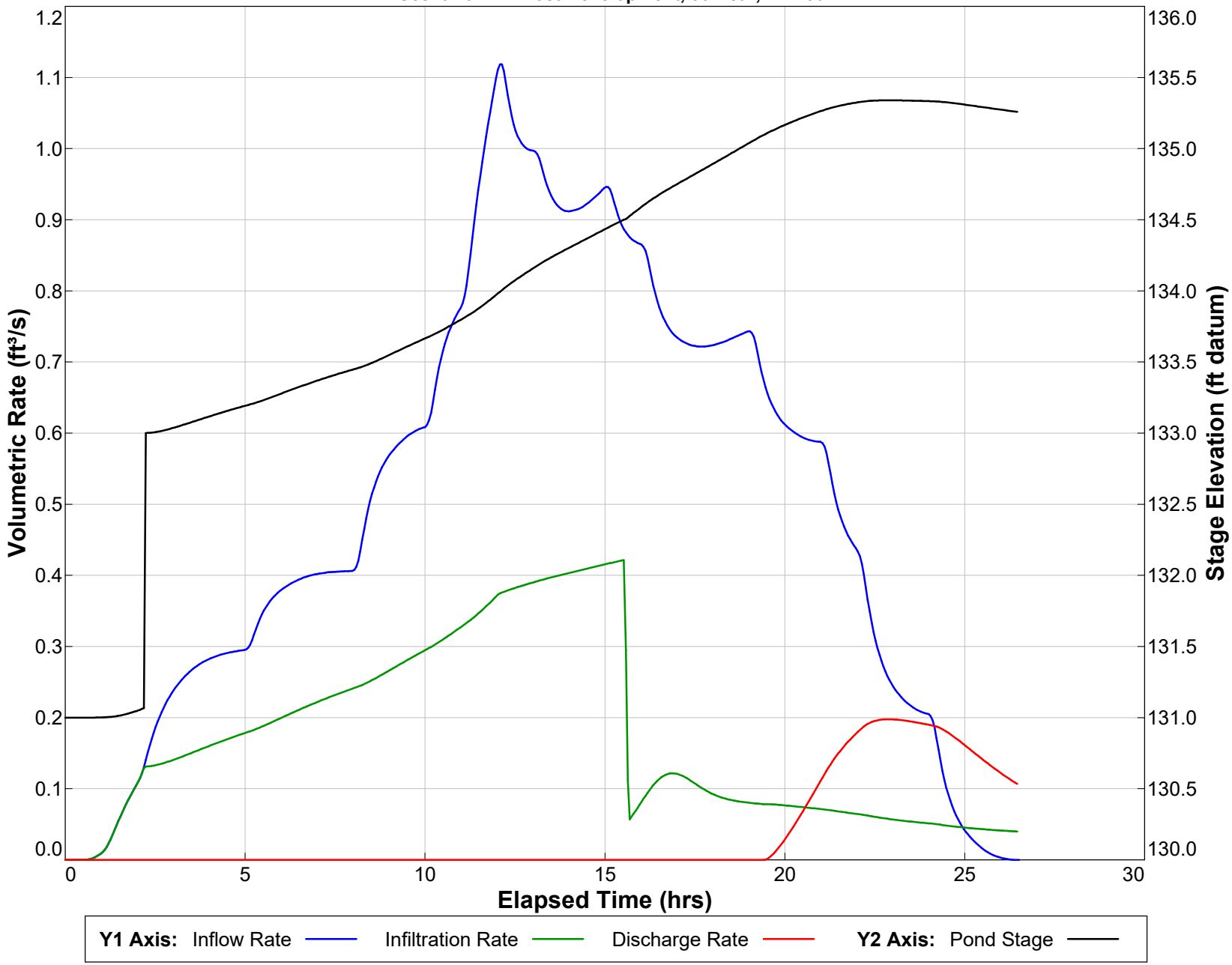
Summary of Results *:: Scenario 12 :: Post-Development, 50-Year, 24-Hour*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	0.000	131.00		
Maximum	22.851	135.34		
Inflow				
Rate - Maximum - Positive	12.136		1.1185	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	26.459			47416.3
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	26.513			47416.3
Infiltration				
Rate - Maximum - Positive	15.525		0.4215	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	26.513			16359.7
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	26.513			16359.7
Combined Discharge				
Rate - Maximum - Positive	22.905		0.1977	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	26.513			3561.5
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	26.513			3561.5
Discharge Structure 1 - simple weir				
Rate - Maximum - Positive	22.905		0.0765	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	26.513			1378.3
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	26.513			1378.3
Discharge Structure 2 - simple weir				
Rate - Maximum - Positive	22.905		0.1212	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	26.513			2183.2
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	26.513			2183.2
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.

Plot of Flow Rates and Pond Stage vs Elapsed Time

Scenario 12 :: Post-Development, 50-Year, 24-Hour



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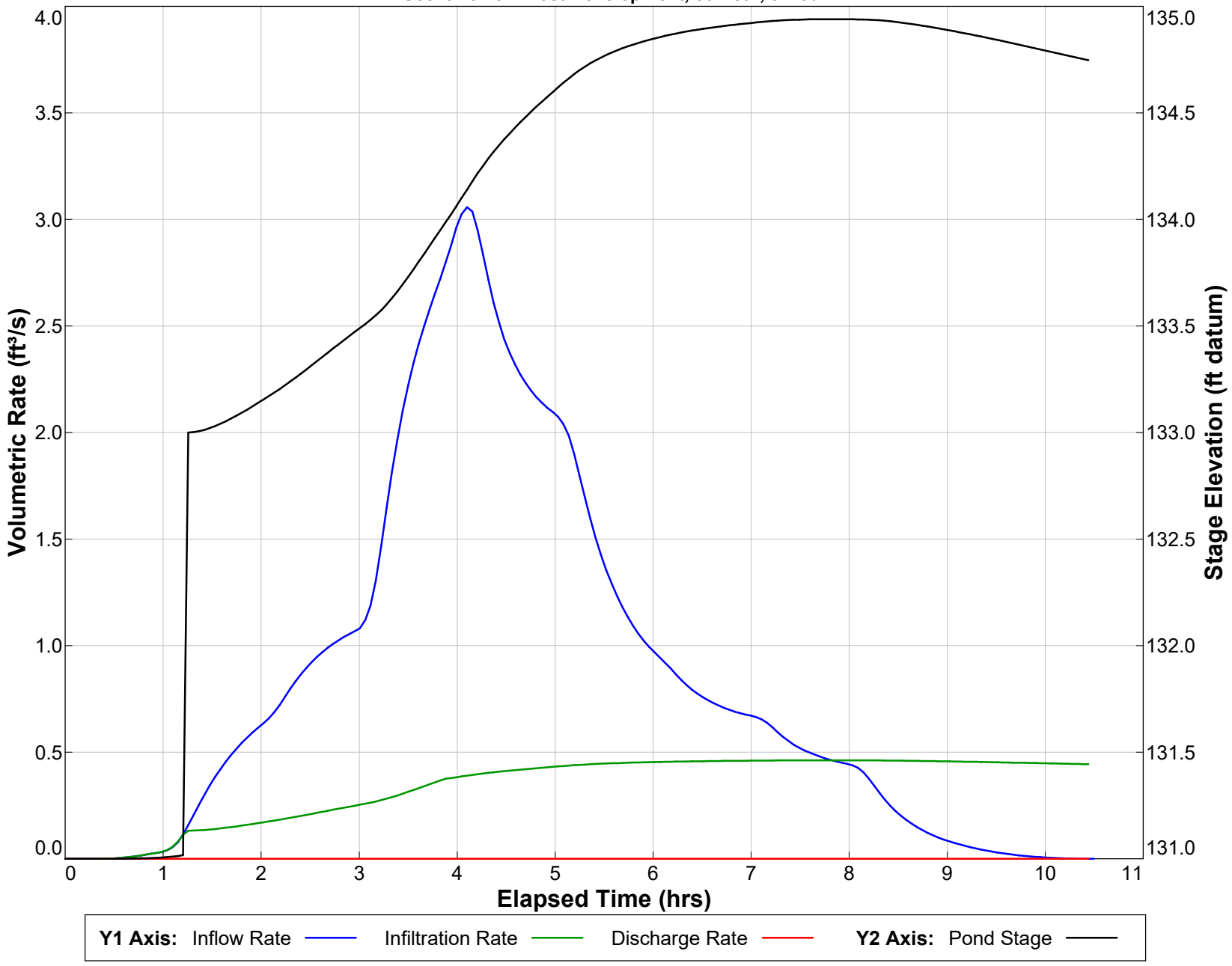
Summary of Results *:: Scenario 13 :: Post-Development, 50-Year, 8-Hour*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	0.000	131.00		
Maximum	7.817	134.94		
Inflow				
Rate - Maximum - Positive	4.100		3.0574	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	10.441			32043.5
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	10.496			32043.5
Infiltration				
Rate - Maximum - Positive	7.817		0.4619	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	10.496			12857.4
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	10.496			12857.4
Combined Discharge				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	10.496			0.0
Discharge Structure 1 - simple weir				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	10.496			0.0
Discharge Structure 2 - simple weir				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	10.496			0.0
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.

Plot of Flow Rates and Pond Stage vs Elapsed Time

Scenario 13 :: Post-Development, 50-Year, 8-Hour



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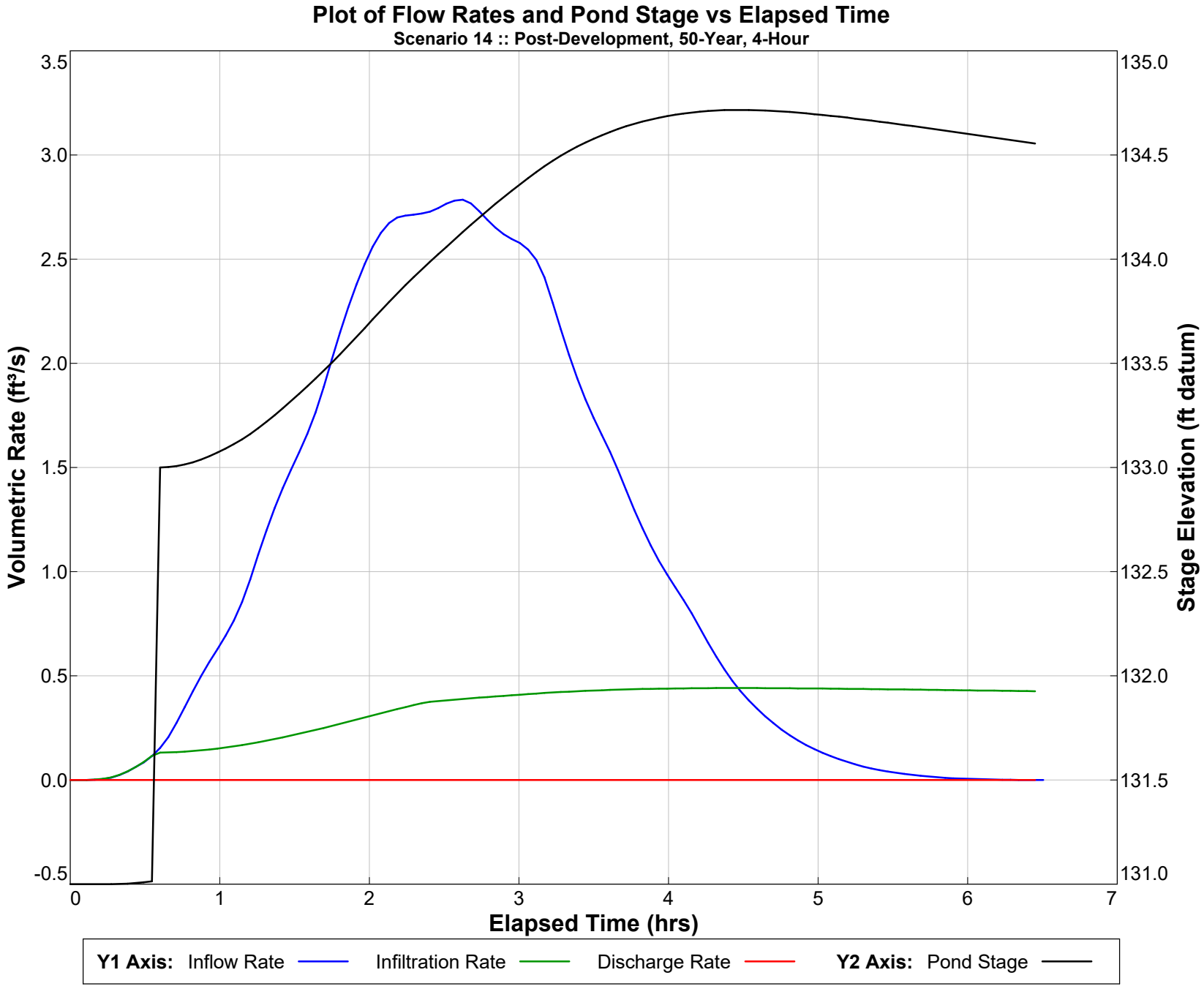
Summary of Results *:: Scenario 14 :: Post-Development, 50-Year, 4-Hour*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	0.000	131.00		
Maximum	4.483	134.72		
Inflow				
Rate - Maximum - Positive	2.624		2.7853	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	6.451			24185.8
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	6.505			24185.8
Infiltration				
Rate - Maximum - Positive	4.428		0.4412	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	6.505			7886.6
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	6.505			7886.6
Combined Discharge				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	6.505			0.0
Discharge Structure 1 - simple weir				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	6.505			0.0
Discharge Structure 2 - simple weir				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	6.505			0.0
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.



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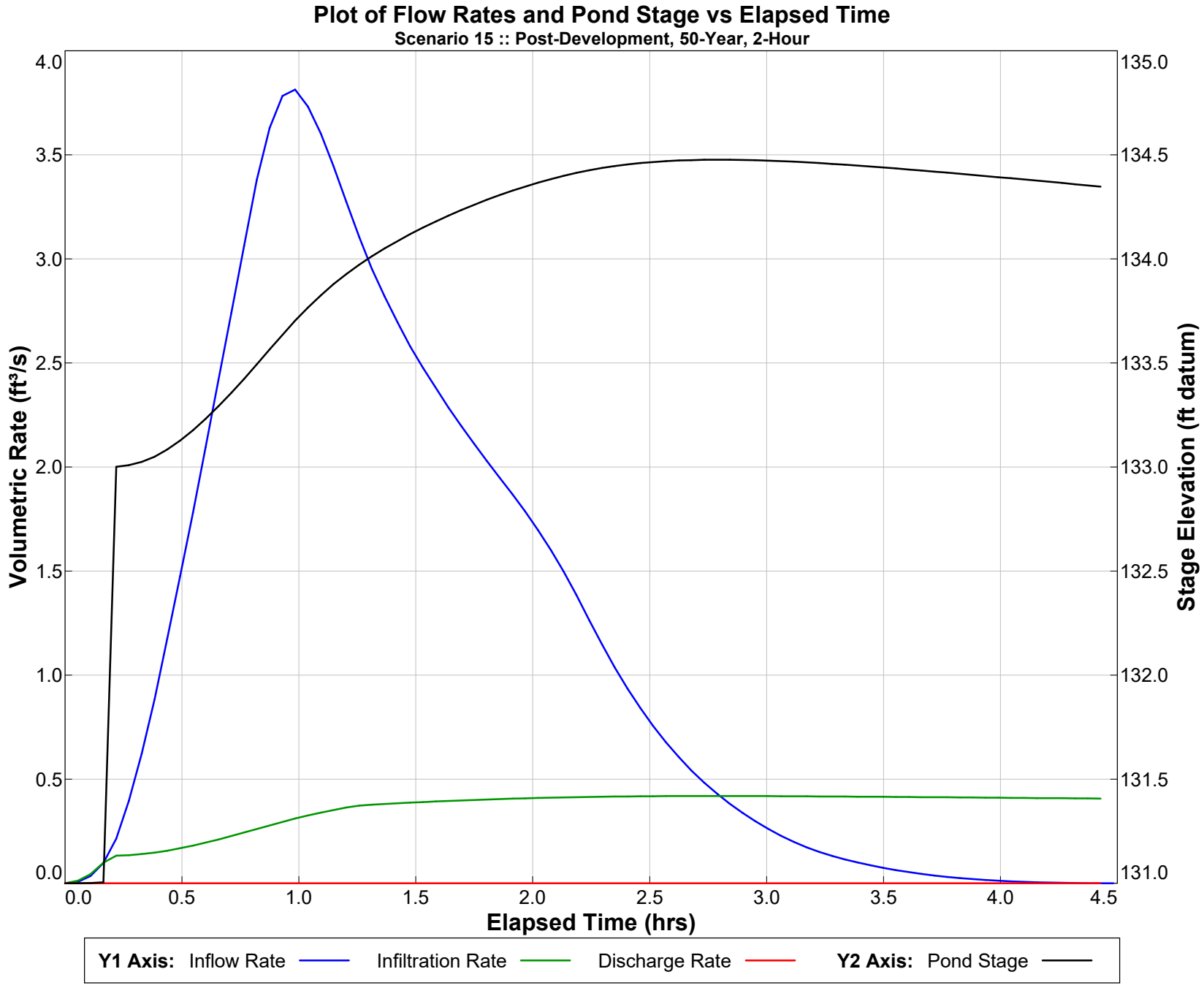
Summary of Results *:: Scenario 15 :: Post-Development, 50-Year, 2-Hour*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	0.000	131.00		
Maximum	2.788	134.48		
Inflow				
Rate - Maximum - Positive	0.984		3.8134	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	4.428			19024.2
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	4.483			19024.2
Infiltration				
Rate - Maximum - Positive	2.788		0.4190	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	4.483			5702.9
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	4.483			5702.9
Combined Discharge				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	4.483			0.0
Discharge Structure 1 - simple weir				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	4.483			0.0
Discharge Structure 2 - simple weir				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	4.483			0.0
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.



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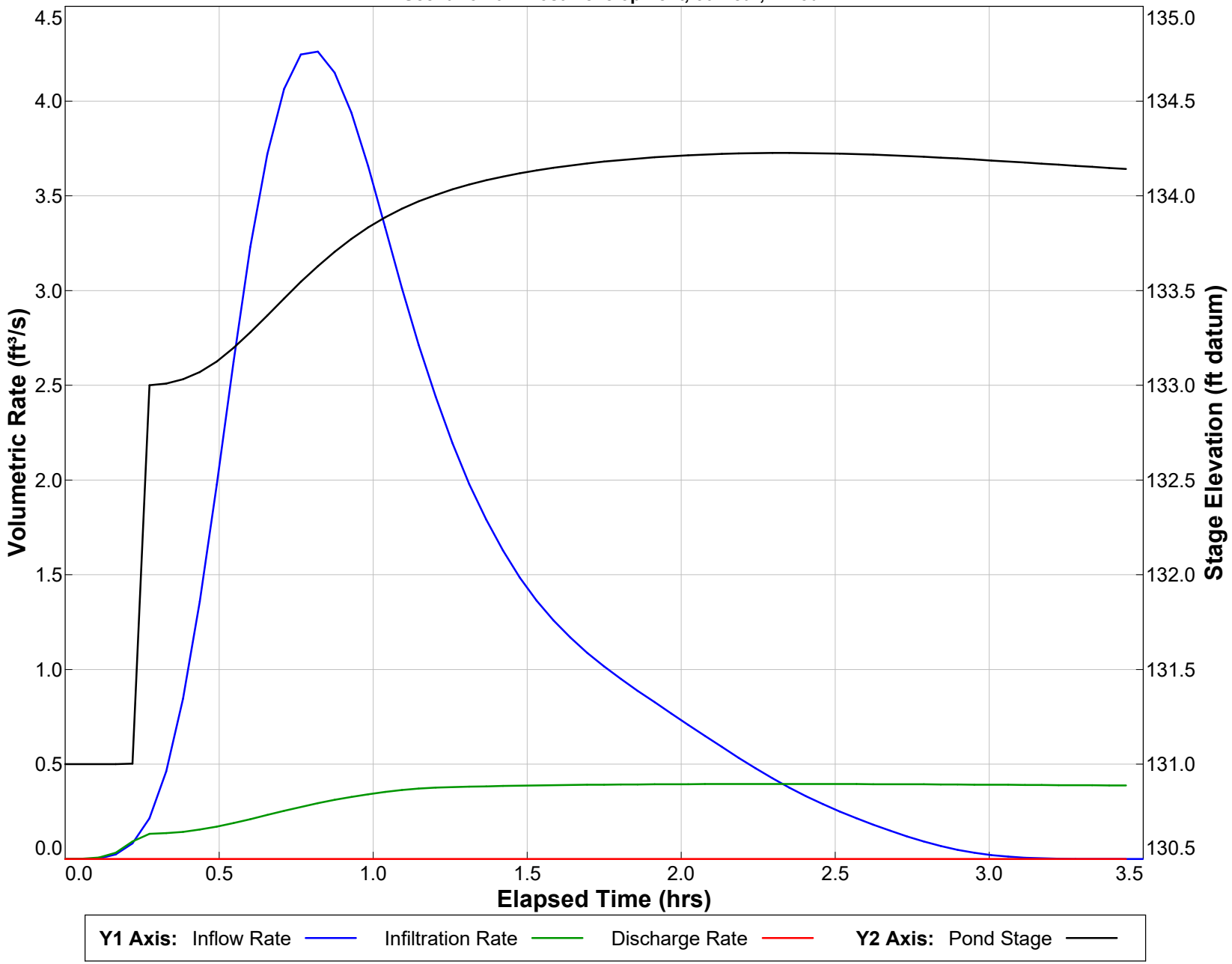
Summary of Results *:: Scenario 16 :: Post-Development, 50-Year, 1-Hour*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	0.000	131.00		
Maximum	2.351	134.23		
Inflow				
Rate - Maximum - Positive	0.820		4.2608	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	3.444			14632.0
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	3.499			14632.0
Infiltration				
Rate - Maximum - Positive	2.296		0.3959	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	3.499			4137.9
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	3.499			4137.9
Combined Discharge				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	3.499			0.0
Discharge Structure 1 - simple weir				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	3.499			0.0
Discharge Structure 2 - simple weir				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	3.499			0.0
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.

Plot of Flow Rates and Pond Stage vs Elapsed Time

Scenario 16 :: Post-Development, 50-Year, 1-Hour



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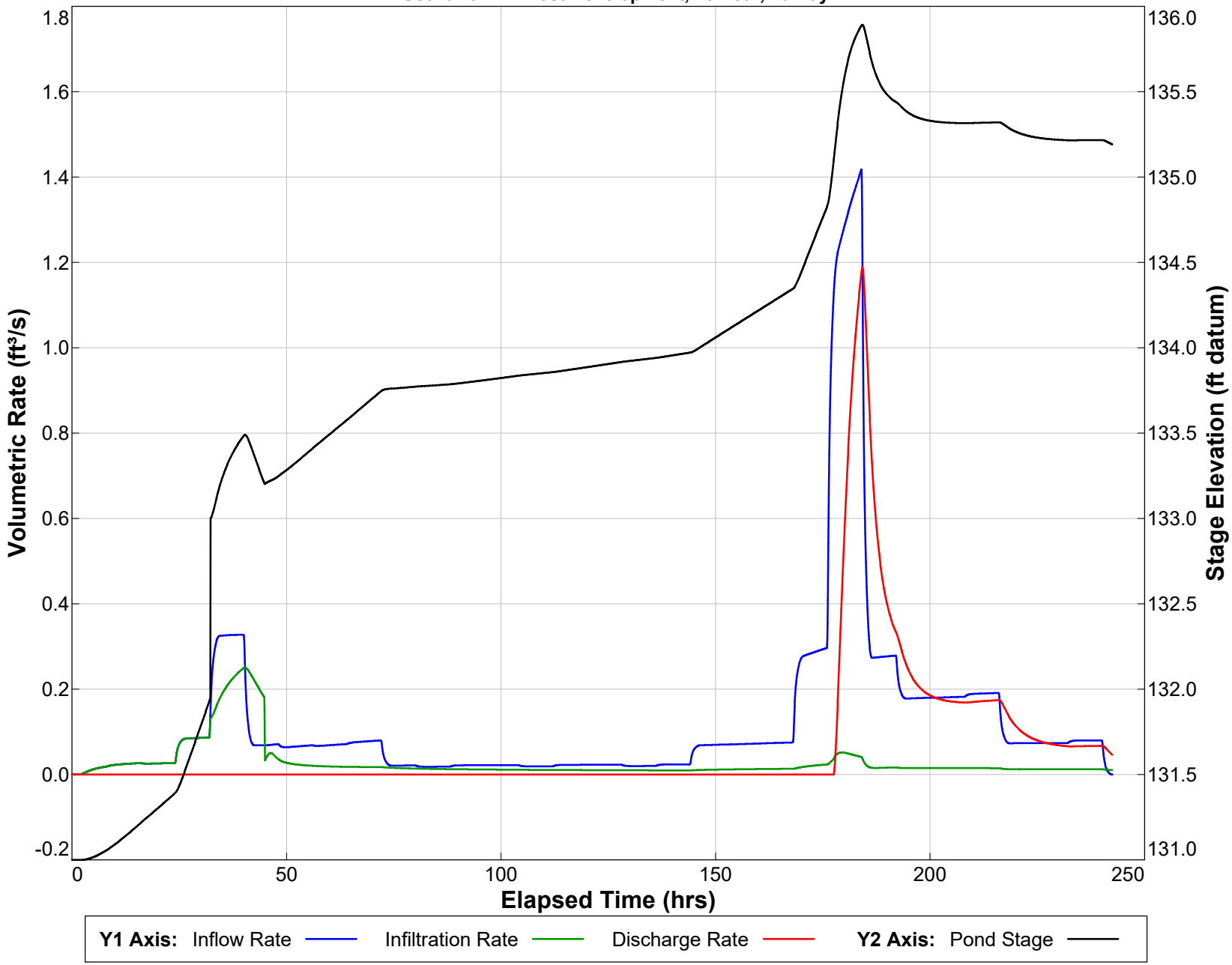
Summary of Results *:: Scenario 17 :: Post-Development, 25-Year, 10-Day*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	0.000	131.00		
Maximum	184.227	135.89		
Inflow				
Rate - Maximum - Positive	184.008		1.4182	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	242.447			109473.9
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	242.501			109473.9
Infiltration				
Rate - Maximum - Positive	40.289		0.2509	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	242.501			24675.9
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	242.501			24675.9
Combined Discharge				
Rate - Maximum - Positive	184.227		1.1882	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	242.501			58422.3
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	242.501			58422.3
Discharge Structure 1 - simple weir				
Rate - Maximum - Positive	184.227		0.4598	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	242.501			22609.3
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	242.501			22609.3
Discharge Structure 2 - simple weir				
Rate - Maximum - Positive	184.227		0.7284	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	242.501			35813.0
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	242.501			35813.0
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.

Plot of Flow Rates and Pond Stage vs Elapsed Time

Scenario 17 :: Post-Development, 25-Year, 10-Day



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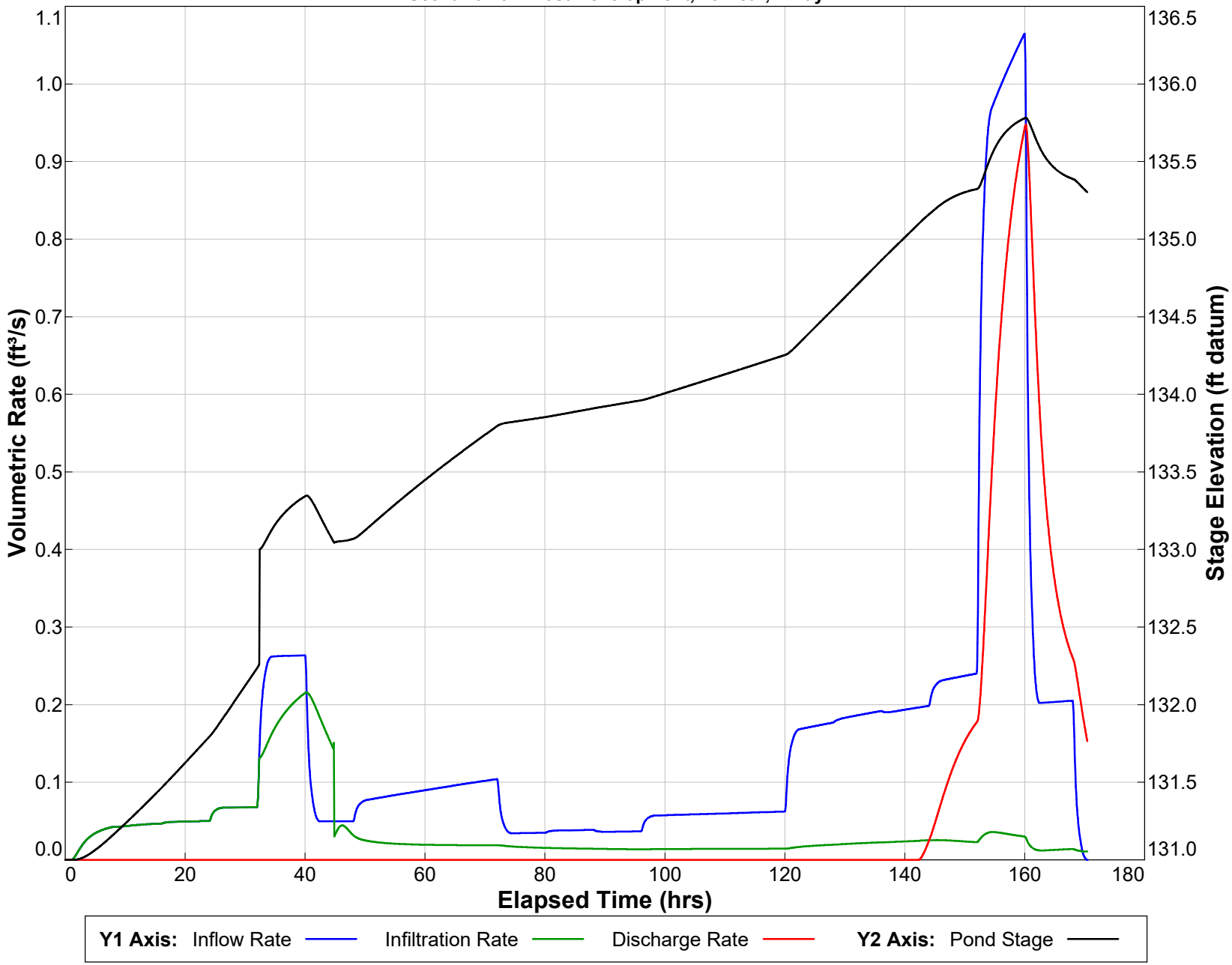
Summary of Results *:: Scenario 18 :: Post-Development, 25-Year, 7-Day*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	0.000	131.00		
Maximum	160.173	135.78		
Inflow				
Rate - Maximum - Positive	159.955		1.0648	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	170.451			88137.7
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	170.505			88137.7
Infiltration				
Rate - Maximum - Positive	40.235		0.2160	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	170.505			22304.5
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	170.505			22304.5
Combined Discharge				
Rate - Maximum - Positive	160.173		0.9474	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	170.505			37610.1
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	170.505			37610.1
Discharge Structure 1 - simple weir				
Rate - Maximum - Positive	160.173		0.3666	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	170.505			14555.0
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	170.505			14555.0
Discharge Structure 2 - simple weir				
Rate - Maximum - Positive	160.173		0.5808	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	170.505			23055.1
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	170.505			23055.1
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.

Plot of Flow Rates and Pond Stage vs Elapsed Time

Scenario 18 :: Post-Development, 25-Year, 7-Day



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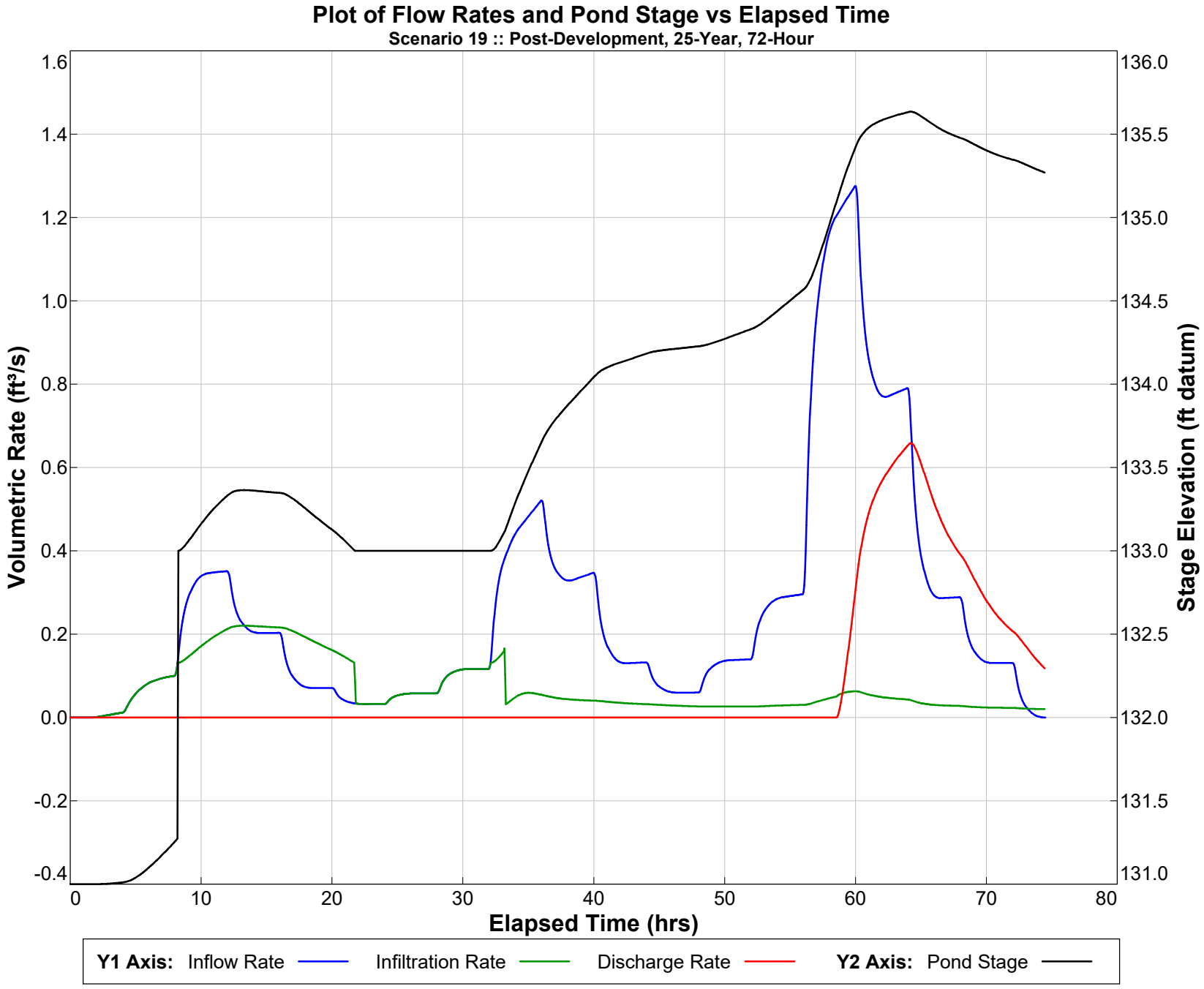
Summary of Results *:: Scenario 19 :: Post-Development, 25-Year, 72-Hour*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	0.000	131.00		
Maximum	64.233	135.63		
Inflow				
Rate - Maximum - Positive	59.969		1.2755	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	74.456			68210.0
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	74.511			68210.0
Infiltration				
Rate - Maximum - Positive	13.284		0.2202	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	74.511			18867.6
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	74.511			18867.6
Combined Discharge				
Rate - Maximum - Positive	64.233		0.6583	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	74.511			21660.5
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	74.511			21660.5
Discharge Structure 1 - simple weir				
Rate - Maximum - Positive	64.233		0.2548	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	74.511			8382.6
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	74.511			8382.6
Discharge Structure 2 - simple weir				
Rate - Maximum - Positive	64.233		0.4035	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	74.511			13278.0
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	74.511			13278.0
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.



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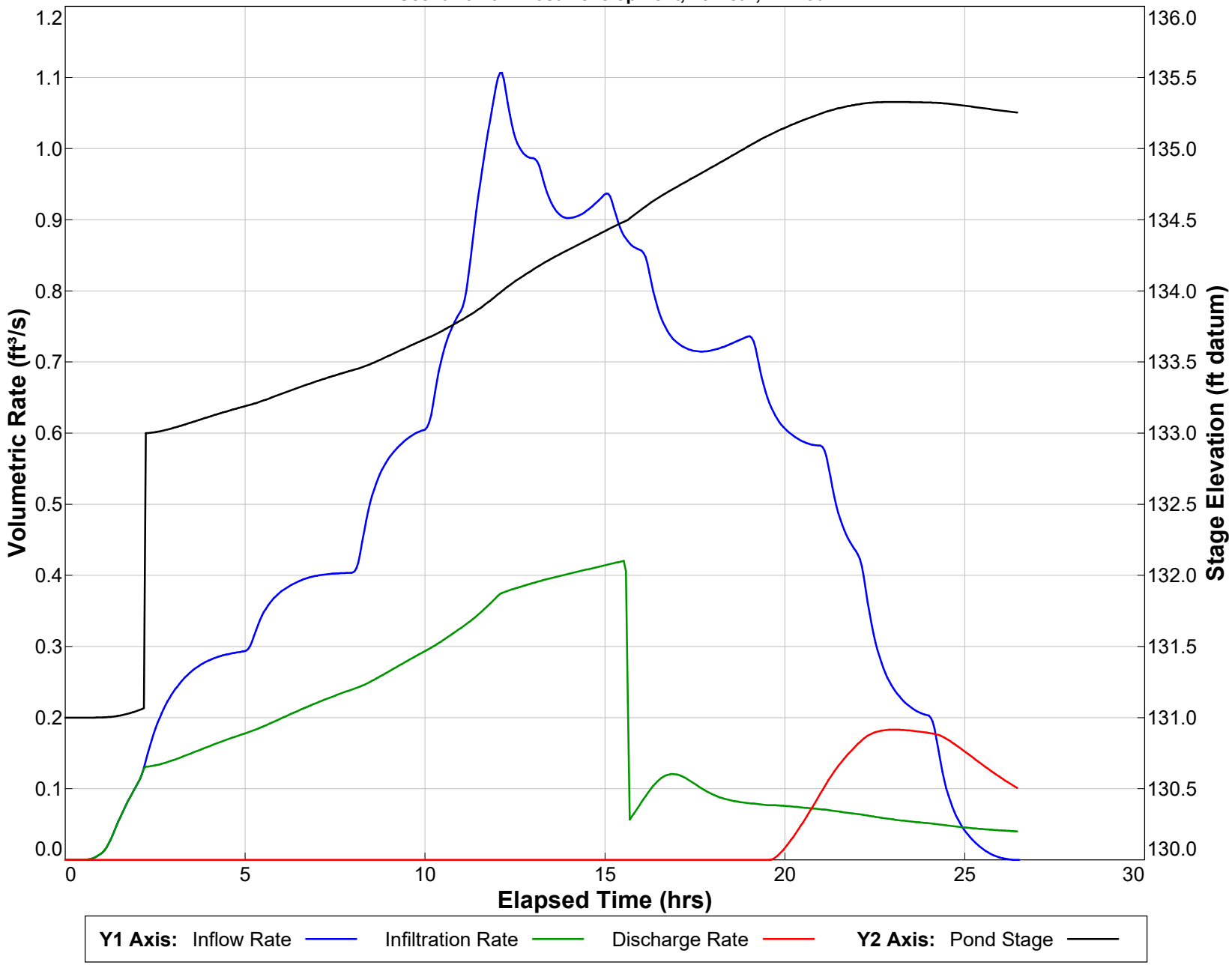
Summary of Results *:: Scenario 20 :: Post-Development, 25-Year, 24-Hour*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	0.000	131.00		
Maximum	23.015	135.33		
Inflow				
Rate - Maximum - Positive	12.136		1.1066	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	26.459			46997.5
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	26.513			46997.5
Infiltration				
Rate - Maximum - Positive	15.525		0.4202	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	26.513			16347.5
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	26.513			16347.5
Combined Discharge				
Rate - Maximum - Positive	23.015		0.1830	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	26.513			3249.0
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	26.513			3249.0
Discharge Structure 1 - simple weir				
Rate - Maximum - Positive	23.015		0.0708	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	26.513			1257.4
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	26.513			1257.4
Discharge Structure 2 - simple weir				
Rate - Maximum - Positive	23.015		0.1122	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	26.513			1991.7
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	26.513			1991.7
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.

Plot of Flow Rates and Pond Stage vs Elapsed Time

Scenario 20 :: Post-Development, 25-Year, 24-Hour



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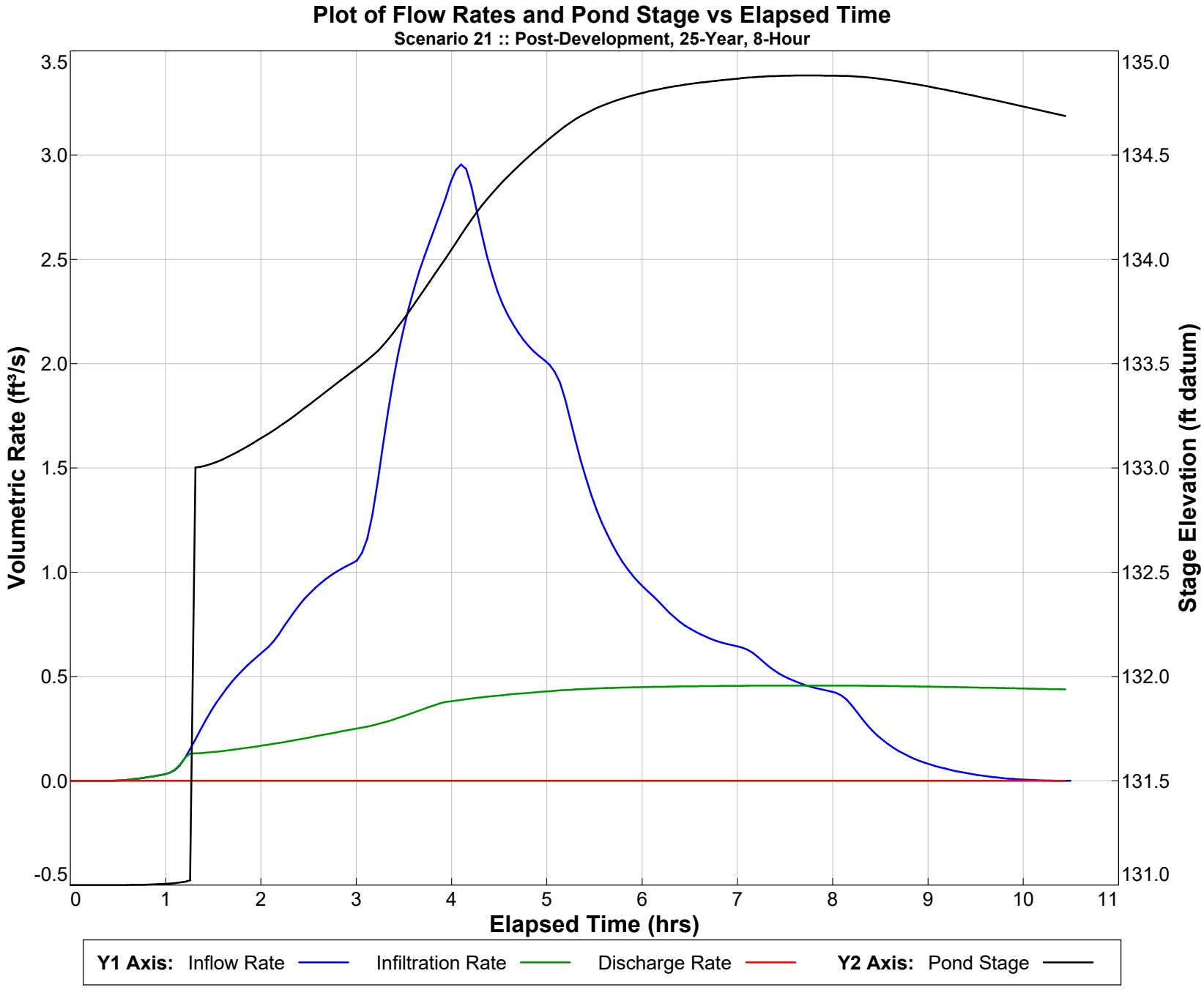
Summary of Results *:: Scenario 21 :: Post-Development, 25-Year, 8-Hour*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	0.000	131.00		
Maximum	7.708	134.88		
Inflow				
Rate - Maximum - Positive	4.100		2.9551	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	10.441			30990.2
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	10.496			30990.2
Infiltration				
Rate - Maximum - Positive	7.708		0.4565	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	10.496			12718.8
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	10.496			12718.8
Combined Discharge				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	10.496			0.0
Discharge Structure 1 - simple weir				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	10.496			0.0
Discharge Structure 2 - simple weir				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	10.496			0.0
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.



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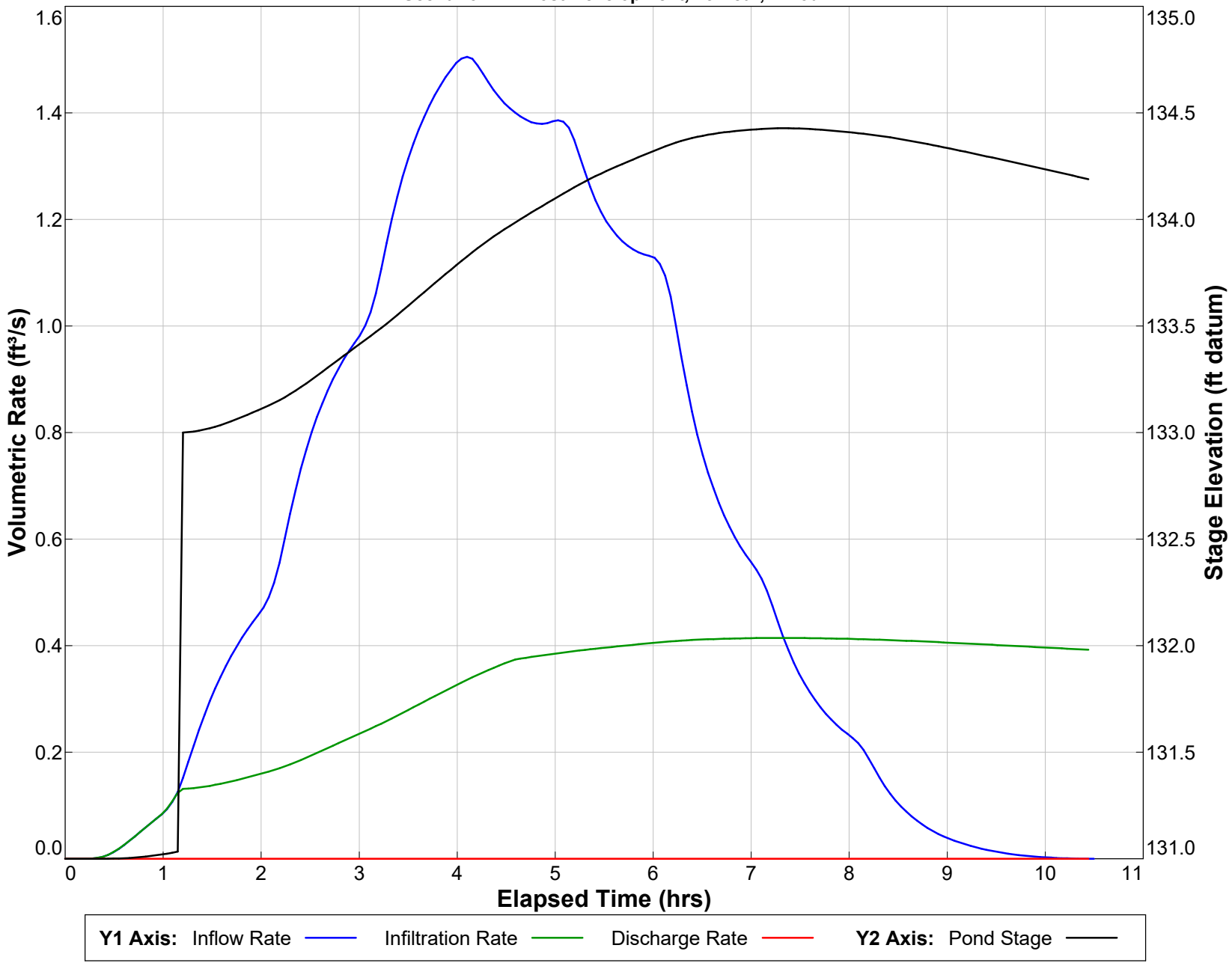
Summary of Results *:: Scenario 22 :: Post-Development, 25-Year, 4-Hour*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	0.000	131.00		
Maximum	7.325	134.43		
Inflow				
Rate - Maximum - Positive	4.100		1.5053	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	10.441			22748.1
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	10.496			22748.1
Infiltration				
Rate - Maximum - Positive	7.325		0.4146	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	10.496			11610.7
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	10.496			11610.7
Combined Discharge				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	10.496			0.0
Discharge Structure 1 - simple weir				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	10.496			0.0
Discharge Structure 2 - simple weir				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	10.496			0.0
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.

Plot of Flow Rates and Pond Stage vs Elapsed Time

Scenario 22 :: Post-Development, 25-Year, 4-Hour



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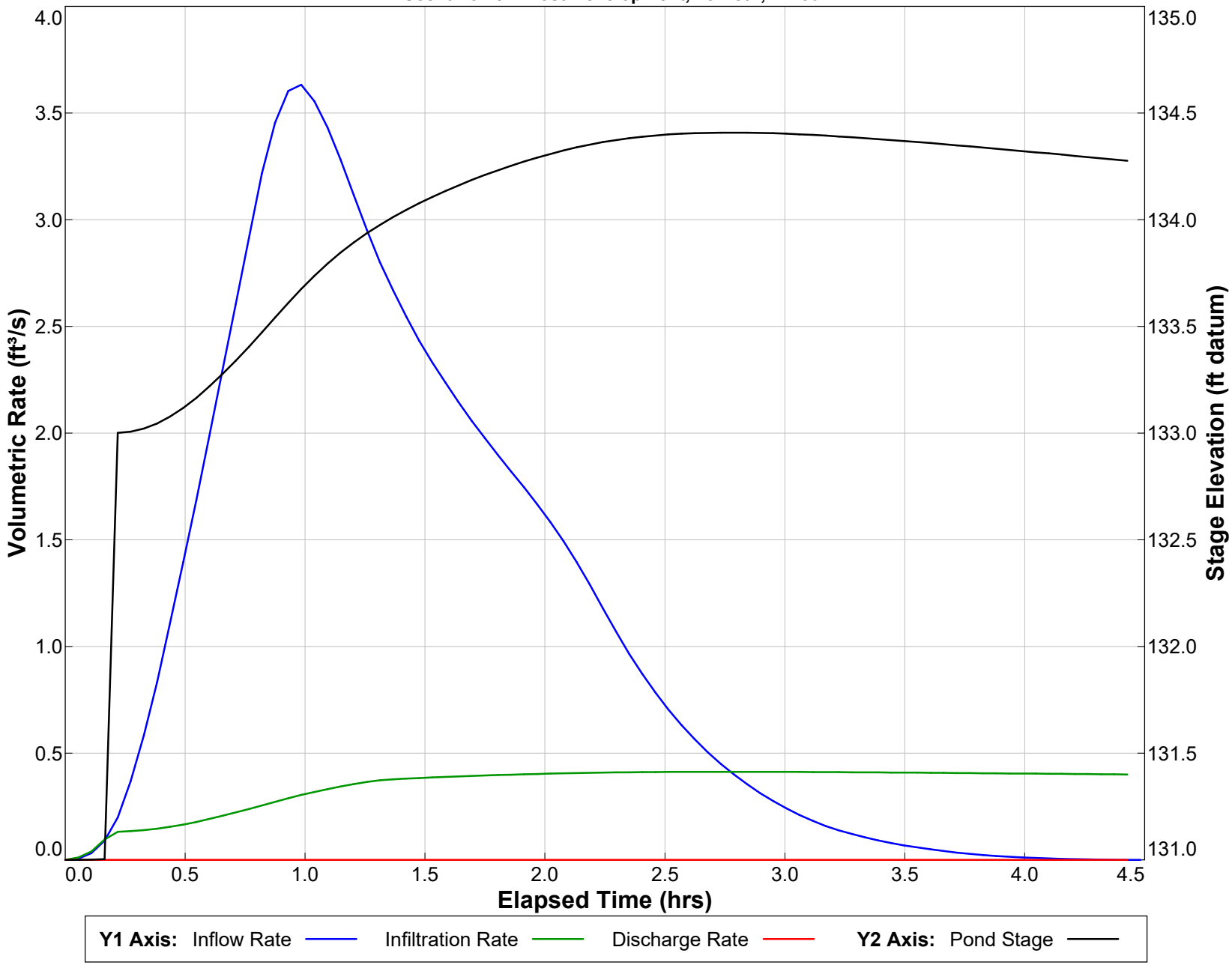
Summary of Results *:: Scenario 23 :: Post-Development, 25-Year, 2-Hour*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	0.000	131.00		
Maximum	2.788	134.41		
Inflow				
Rate - Maximum - Positive	0.984		3.6328	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	4.428			17949.9
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	4.483			17949.9
Infiltration				
Rate - Maximum - Positive	2.733		0.4127	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	4.483			5615.3
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	4.483			5615.3
Combined Discharge				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	4.483			0.0
Discharge Structure 1 - simple weir				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	4.483			0.0
Discharge Structure 2 - simple weir				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	4.483			0.0
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.

Plot of Flow Rates and Pond Stage vs Elapsed Time

Scenario 23 :: Post-Development, 25-Year, 2-Hour



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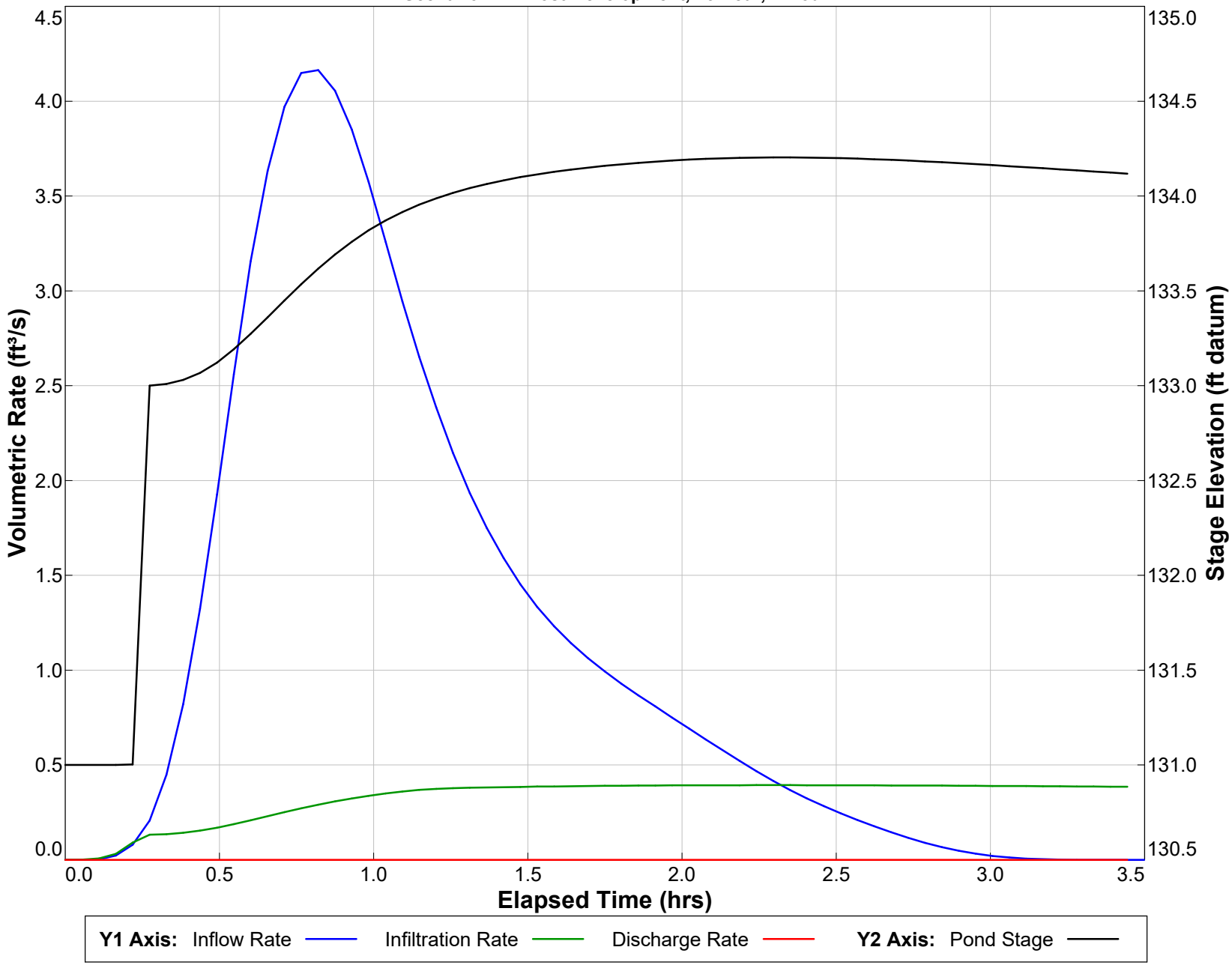
Summary of Results *:: Scenario 24 :: Post-Development, 25-Year, 1-Hour*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	0.000	131.00		
Maximum	2.296	134.20		
Inflow				
Rate - Maximum - Positive	0.820		4.1637	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	3.444			14293.3
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	3.499			14293.3
Infiltration				
Rate - Maximum - Positive	2.296		0.3938	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	3.499			4112.7
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	3.499			4112.7
Combined Discharge				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	3.499			0.0
Discharge Structure 1 - simple weir				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	3.499			0.0
Discharge Structure 2 - simple weir				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	3.499			0.0
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.

Plot of Flow Rates and Pond Stage vs Elapsed Time

Scenario 24 :: Post-Development, 25-Year, 1-Hour



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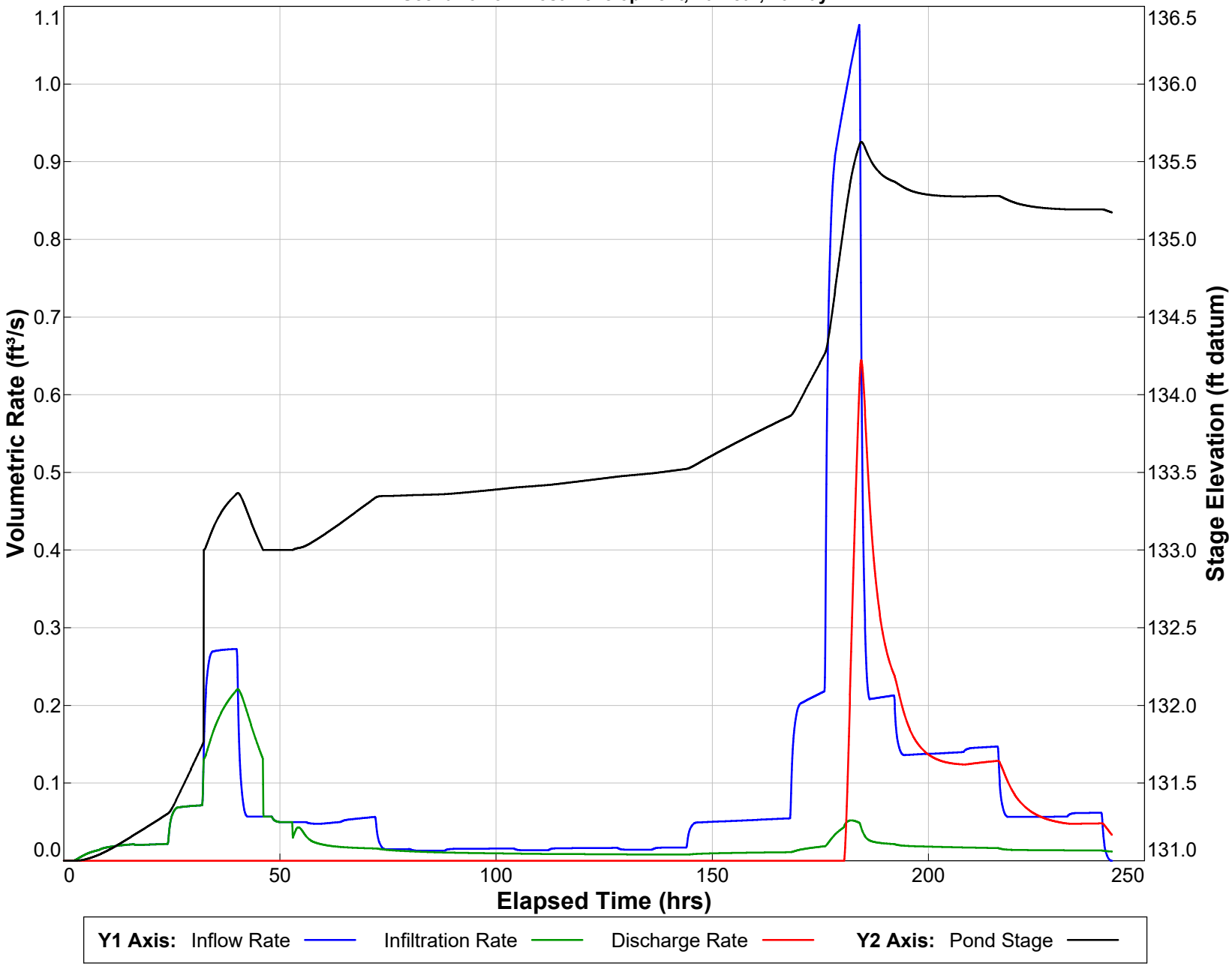
Summary of Results *:: Scenario 25 :: Post-Development, 10-Year, 10-Day*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	0.000	131.00		
Maximum	184.445	135.63		
Inflow				
Rate - Maximum - Positive	184.008		1.0763	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	242.447			83011.7
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	242.501			83011.7
Infiltration				
Rate - Maximum - Positive	40.235		0.2208	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	242.501			23667.8
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	242.501			23667.8
Combined Discharge				
Rate - Maximum - Positive	184.445		0.6446	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	242.501			33264.0
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	242.501			33264.0
Discharge Structure 1 - simple weir				
Rate - Maximum - Positive	184.445		0.2494	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	242.501			12873.1
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	242.501			12873.1
Discharge Structure 2 - simple weir				
Rate - Maximum - Positive	184.445		0.3951	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	242.501			20390.9
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	242.501			20390.9
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.

Plot of Flow Rates and Pond Stage vs Elapsed Time

Scenario 25 :: Post-Development, 10-Year, 10-Day



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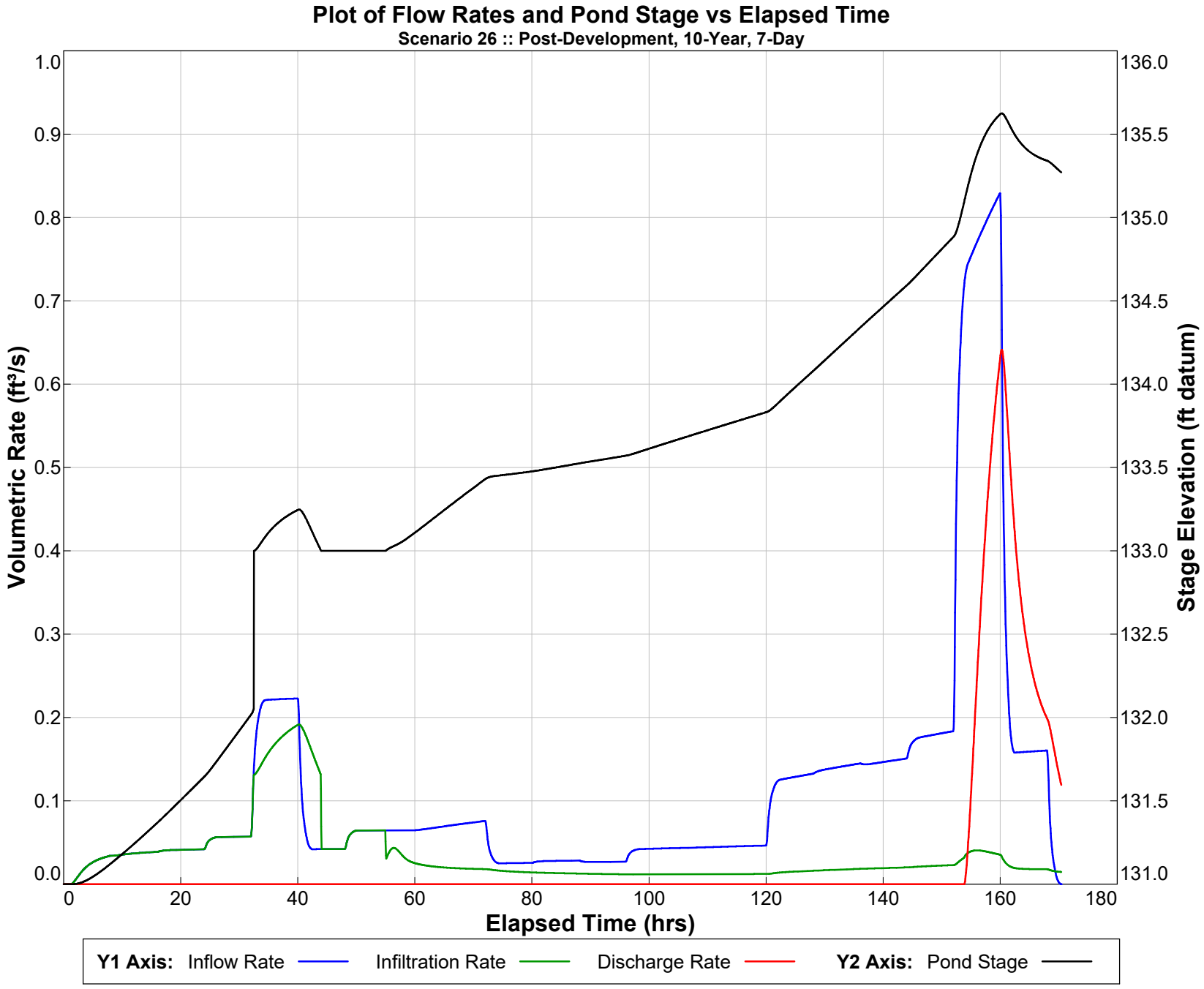
Summary of Results *:: Scenario 26 :: Post-Development, 10-Year, 7-Day*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	0.000	131.00		
Maximum	160.283	135.63		
Inflow				
Rate - Maximum - Positive	159.955		0.8291	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	170.451			68210.0
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	170.505			68210.0
Infiltration				
Rate - Maximum - Positive	40.180		0.1917	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	170.505			21159.2
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	170.505			21159.2
Combined Discharge				
Rate - Maximum - Positive	160.283		0.6413	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	170.505			19350.8
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	170.505			19350.8
Discharge Structure 1 - simple weir				
Rate - Maximum - Positive	160.283		0.2482	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	170.505			7488.7
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	170.505			7488.7
Discharge Structure 2 - simple weir				
Rate - Maximum - Positive	160.283		0.3931	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	170.505			11862.1
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	170.505			11862.1
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.



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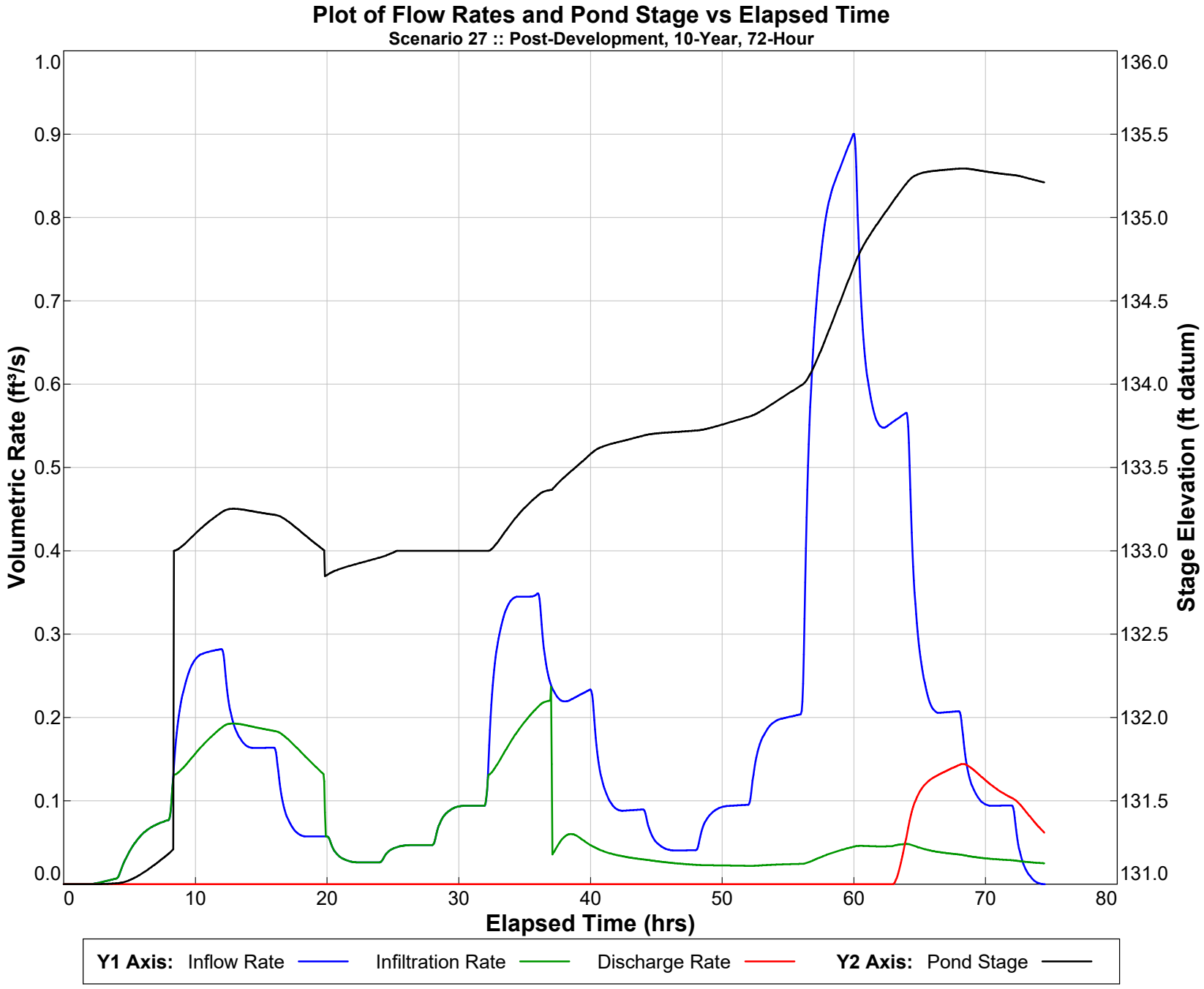
Summary of Results *:: Scenario 27 :: Post-Development, 10-Year, 72-Hour*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	0.000	131.00		
Maximum	68.279	135.29		
Inflow				
Rate - Maximum - Positive	59.969		0.9004	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	74.456			49191.2
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	74.511			49191.2
Infiltration				
Rate - Maximum - Positive	37.009		0.2367	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	74.511			18127.8
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	74.511			18127.8
Combined Discharge				
Rate - Maximum - Positive	68.279		0.1442	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	74.511			4369.5
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	74.511			4369.5
Discharge Structure 1 - simple weir				
Rate - Maximum - Positive	68.279		0.0558	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	74.511			1691.0
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	74.511			1691.0
Discharge Structure 2 - simple weir				
Rate - Maximum - Positive	68.279		0.0884	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	74.511			2678.5
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	74.511			2678.5
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.



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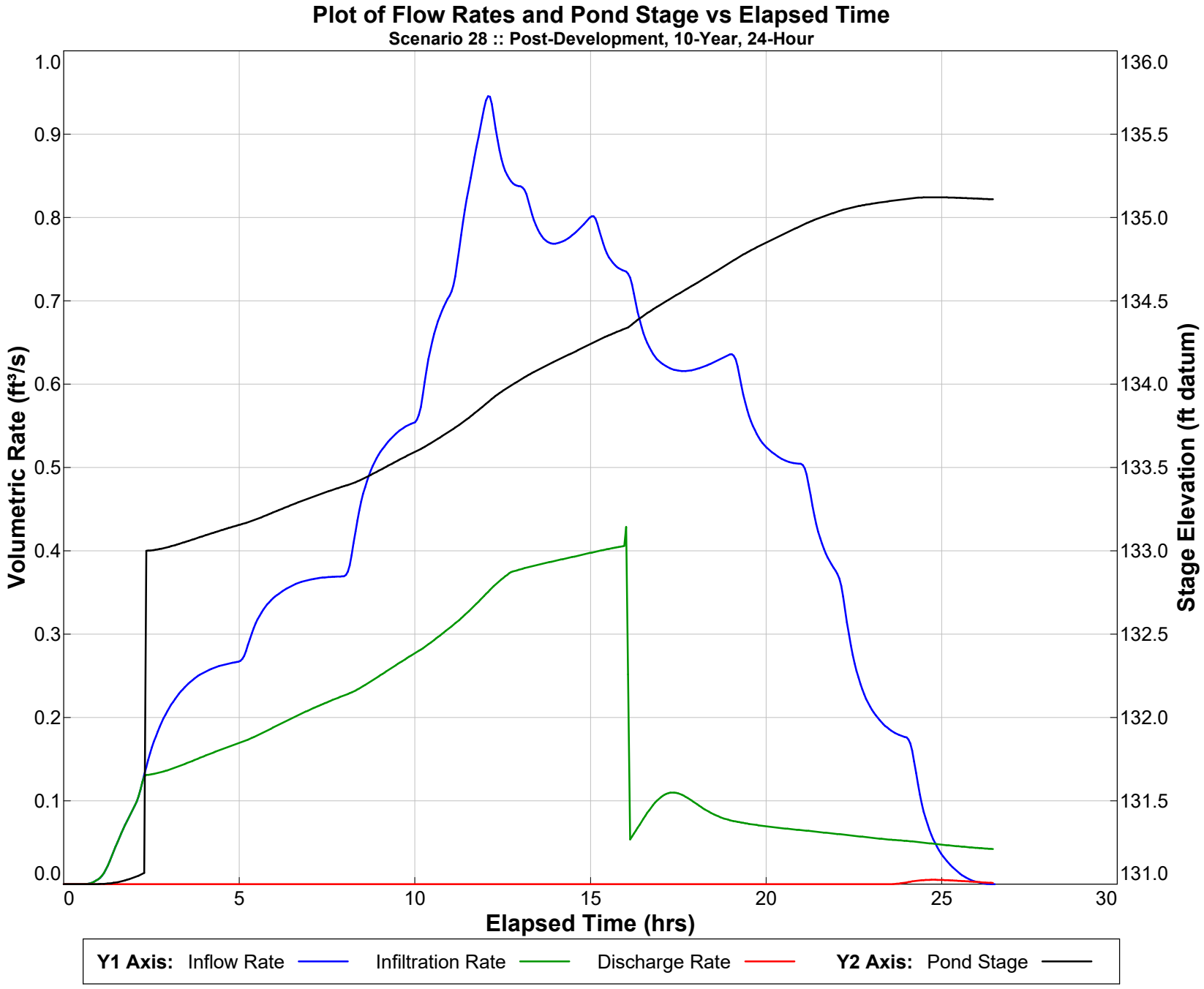
Summary of Results *:: Scenario 28 :: Post-Development, 10-Year, 24-Hour*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	0.000	131.00		
Maximum	24.764	135.12		
Inflow				
Rate - Maximum - Positive	12.081		0.9456	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	26.459			41132.9
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	26.513			41132.9
Infiltration				
Rate - Maximum - Positive	16.017		0.4287	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	26.513			16081.5
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	26.513			16081.5
Combined Discharge				
Rate - Maximum - Positive	24.764		0.0052	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	26.513			35.0
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	26.513			35.0
Discharge Structure 1 - simple weir				
Rate - Maximum - Positive	24.764		0.0020	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	26.513			13.6
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	26.513			13.6
Discharge Structure 2 - simple weir				
Rate - Maximum - Positive	24.764		0.0032	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	26.513			21.5
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	26.513			21.5
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.



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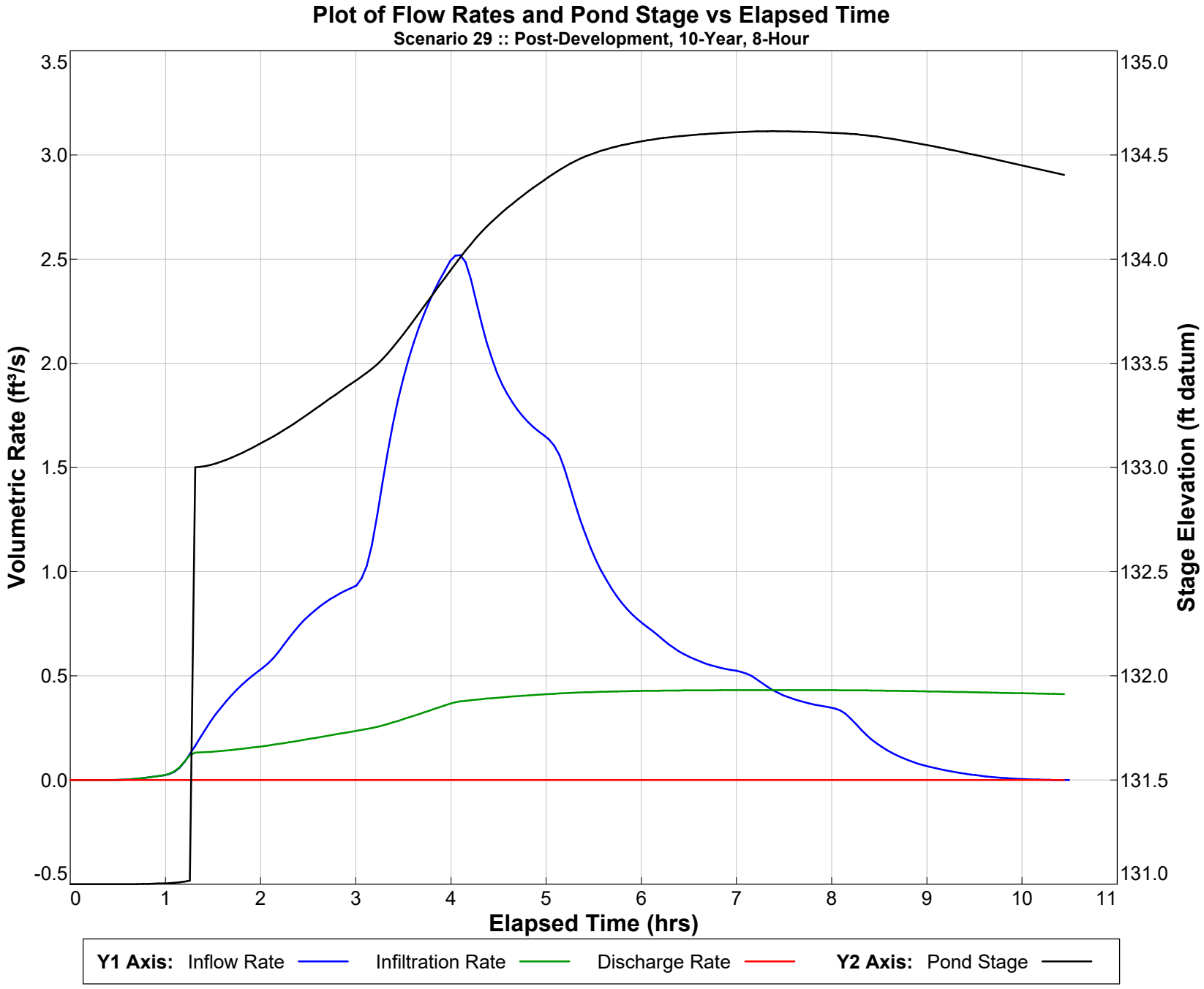
Summary of Results *:: Scenario 29 :: Post-Development, 10-Year, 8-Hour*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	0.000	131.00		
Maximum	7.380	134.61		
Inflow				
Rate - Maximum - Positive	4.100		2.5196	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	10.441			26182.8
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	10.496			26182.8
Infiltration				
Rate - Maximum - Positive	7.380		0.4318	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	10.496			12057.8
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	10.496			12057.8
Combined Discharge				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	10.496			0.0
Discharge Structure 1 - simple weir				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	10.496			0.0
Discharge Structure 2 - simple weir				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	10.496			0.0
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.



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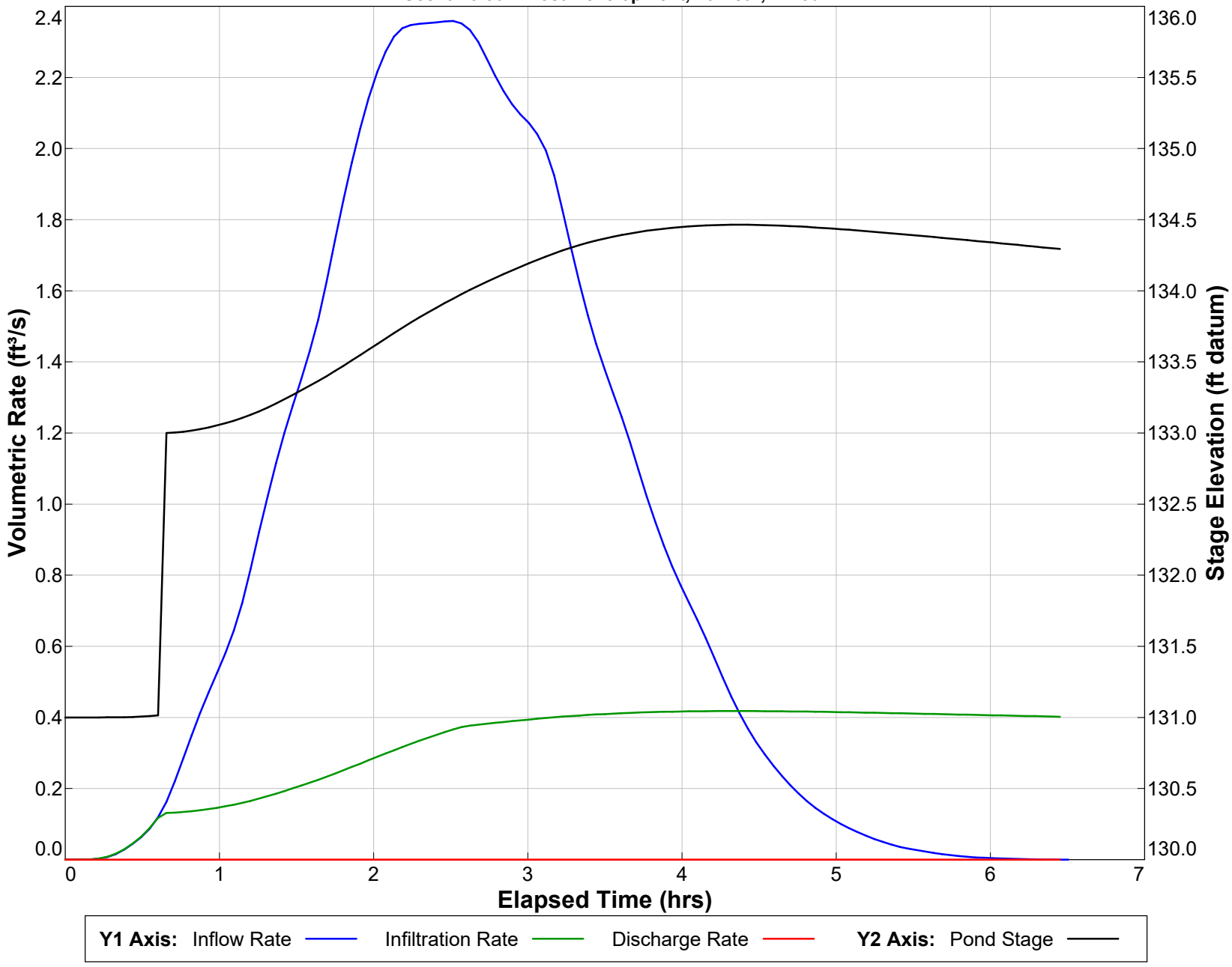
Summary of Results *:: Scenario 30 :: Post-Development, 10-Year, 4-Hour*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	0.000	131.00		
Maximum	4.373	134.46		
Inflow				
Rate - Maximum - Positive	2.515		2.3588	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	6.451			20035.3
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	6.505			20035.3
Infiltration				
Rate - Maximum - Positive	4.319		0.4180	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	6.505			7463.8
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	6.505			7463.8
Combined Discharge				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	6.505			0.0
Discharge Structure 1 - simple weir				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	6.505			0.0
Discharge Structure 2 - simple weir				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	6.505			0.0
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.

Plot of Flow Rates and Pond Stage vs Elapsed Time

Scenario 30 :: Post-Development, 10-Year, 4-Hour



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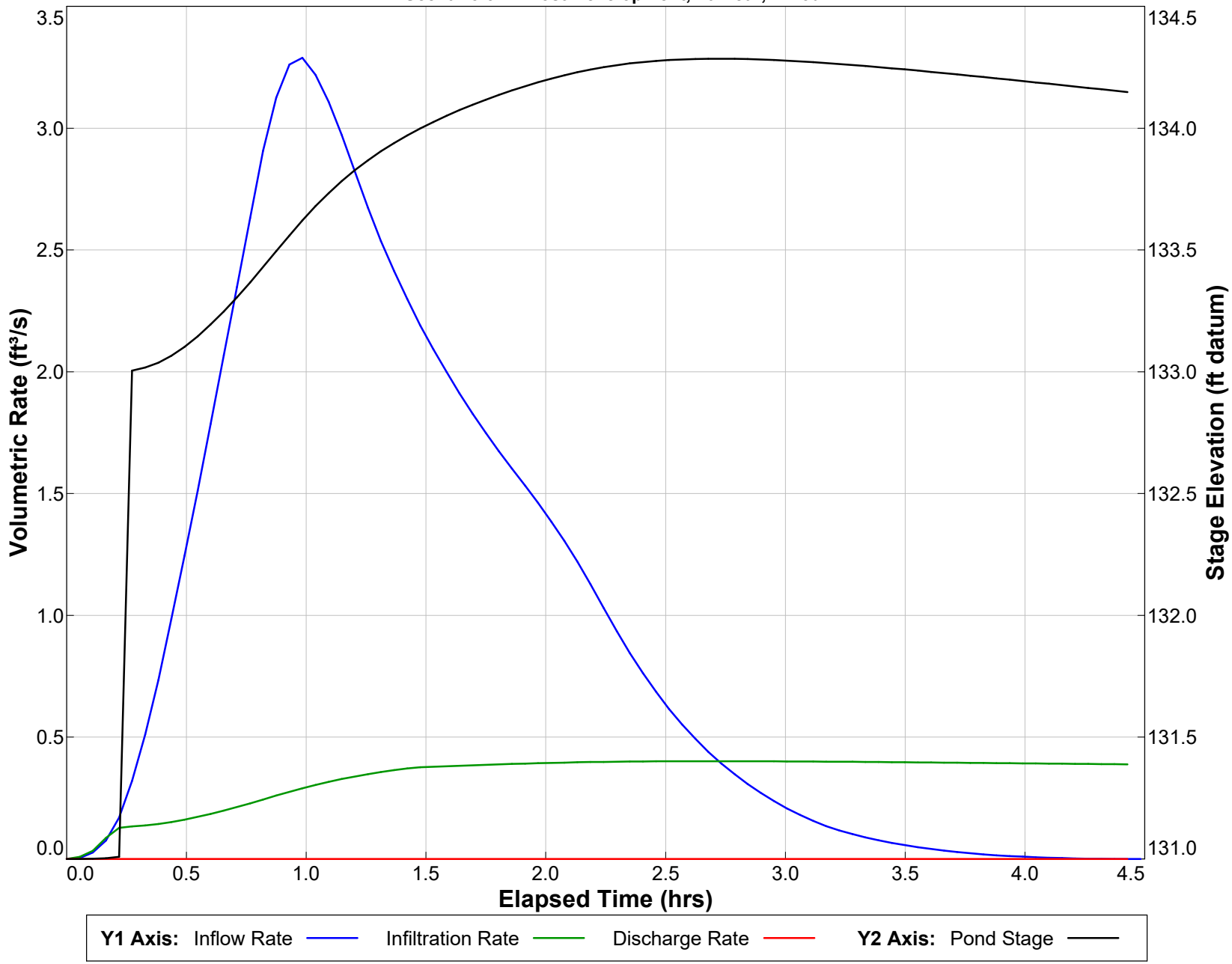
Summary of Results *:: Scenario 31 :: Post-Development, 10-Year, 2-Hour*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	0.000	131.00		
Maximum	2.733	134.28		
Inflow				
Rate - Maximum - Positive	0.984		3.2886	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	4.428			16034.7
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	4.483			16034.7
Infiltration				
Rate - Maximum - Positive	2.679		0.4013	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	4.483			5448.4
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	4.483			5448.4
Combined Discharge				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	4.483			0.0
Discharge Structure 1 - simple weir				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	4.483			0.0
Discharge Structure 2 - simple weir				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	4.483			0.0
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.

Plot of Flow Rates and Pond Stage vs Elapsed Time

Scenario 31 :: Post-Development, 10-Year, 2-Hour



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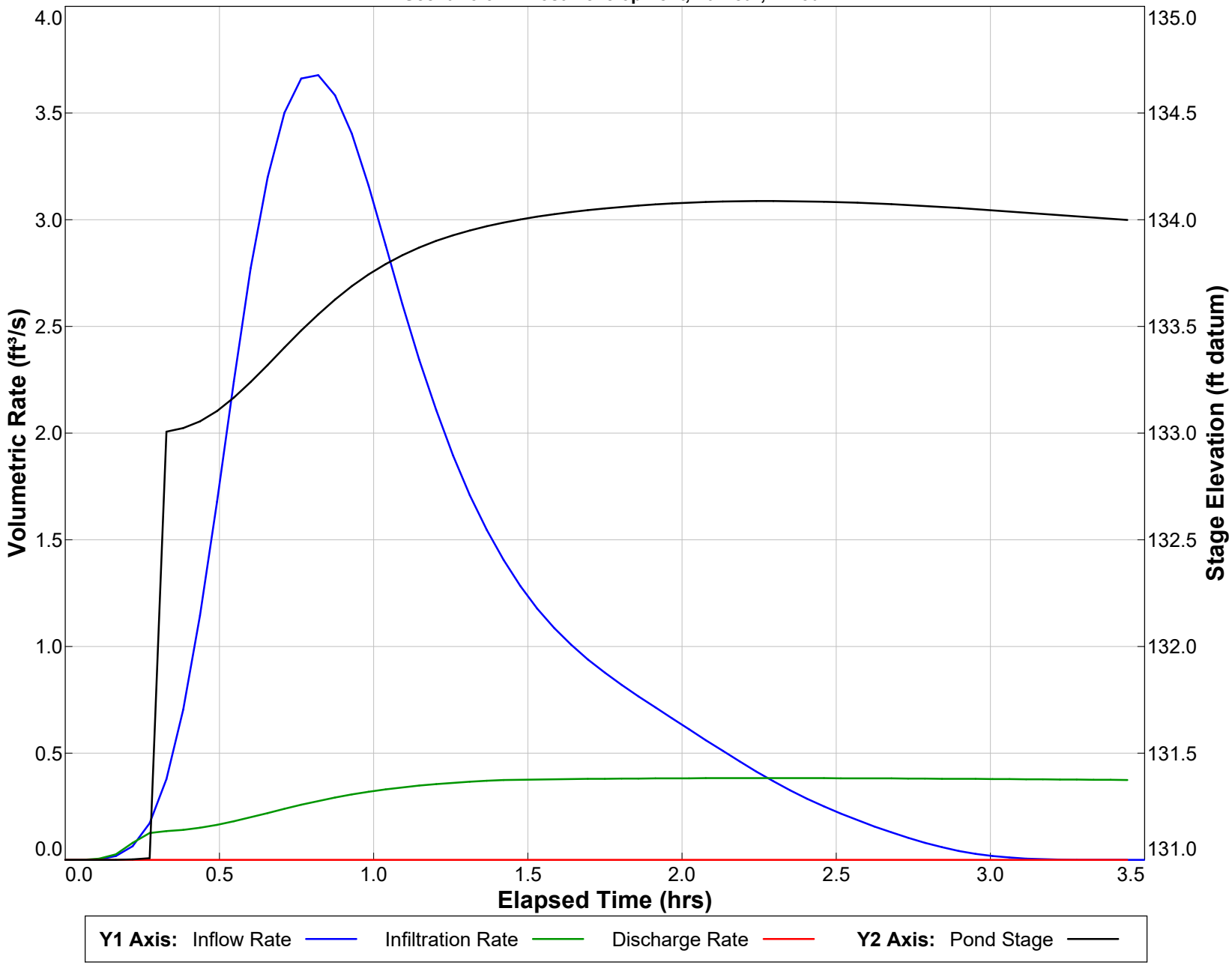
Summary of Results *:: Scenario 32 :: Post-Development, 10-Year, 1-Hour*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	0.000	131.00		
Maximum	2.296	134.09		
Inflow				
Rate - Maximum - Positive	0.820		3.6779	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	3.444			12600.4
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	3.499			12600.4
Infiltration				
Rate - Maximum - Positive	2.241		0.3831	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	3.499			3976.8
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	3.499			3976.8
Combined Discharge				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	3.499			0.0
Discharge Structure 1 - simple weir				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	3.499			0.0
Discharge Structure 2 - simple weir				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	3.499			0.0
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.

Plot of Flow Rates and Pond Stage vs Elapsed Time

Scenario 32 :: Post-Development, 10-Year, 1-Hour



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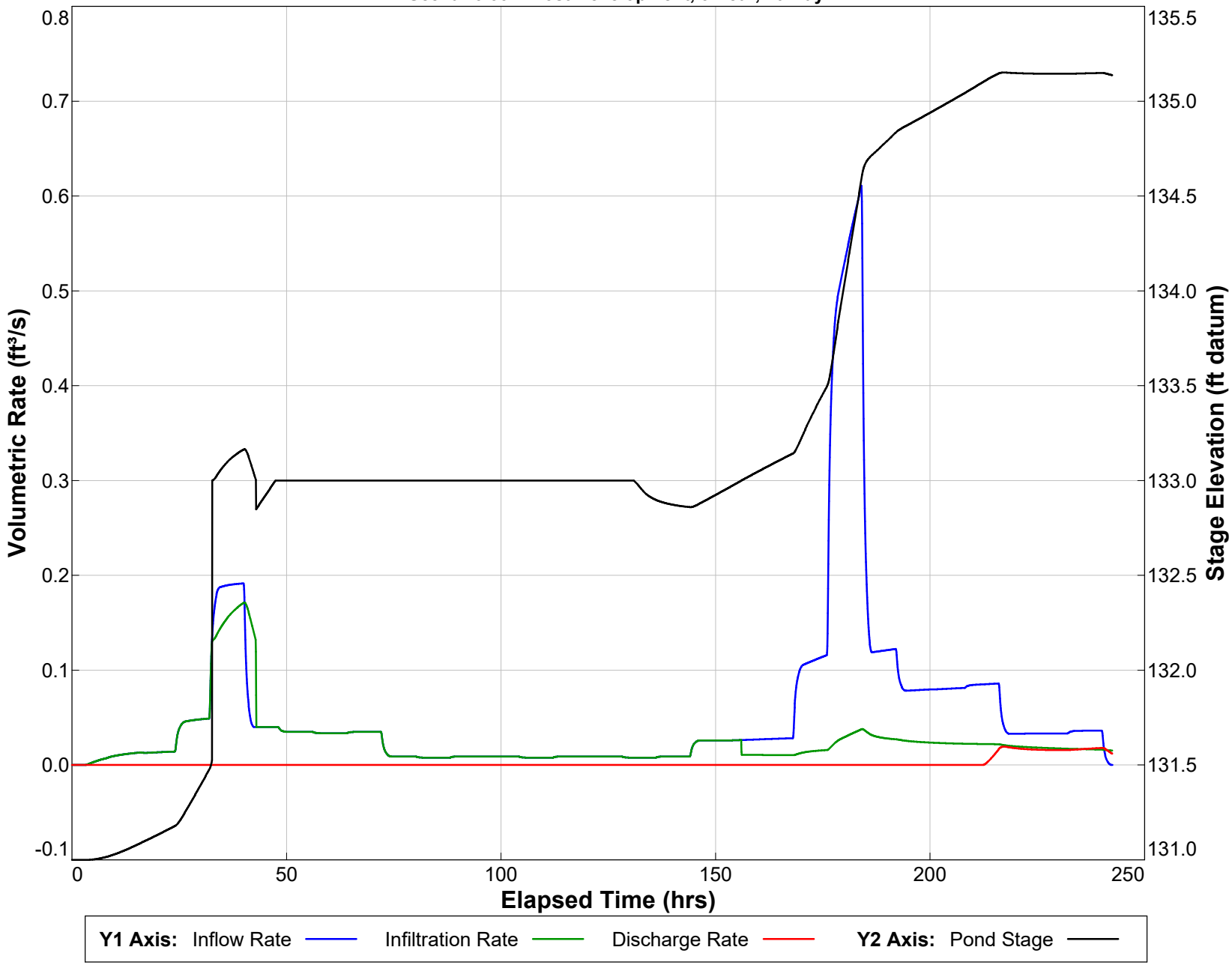
Summary of Results *:: Scenario 33 :: Post-Development, 5-Year, 10-Day*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	0.000	131.00		
Maximum	217.191	135.15		
Inflow				
Rate - Maximum - Positive	184.008		0.6109	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	242.447			48512.1
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	242.501			48512.1
Infiltration				
Rate - Maximum - Positive	40.180		0.1714	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	242.501			21339.4
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	242.501			21339.4
Combined Discharge				
Rate - Maximum - Positive	217.245		0.0194	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	242.501			1691.2
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	242.501			1691.2
Discharge Structure 1 - simple weir				
Rate - Maximum - Positive	217.245		0.0075	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	242.501			654.5
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	242.501			654.5
Discharge Structure 2 - simple weir				
Rate - Maximum - Positive	217.245		0.0119	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	242.501			1036.7
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	242.501			1036.7
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.

Plot of Flow Rates and Pond Stage vs Elapsed Time

Scenario 33 :: Post-Development, 5-Year, 10-Day



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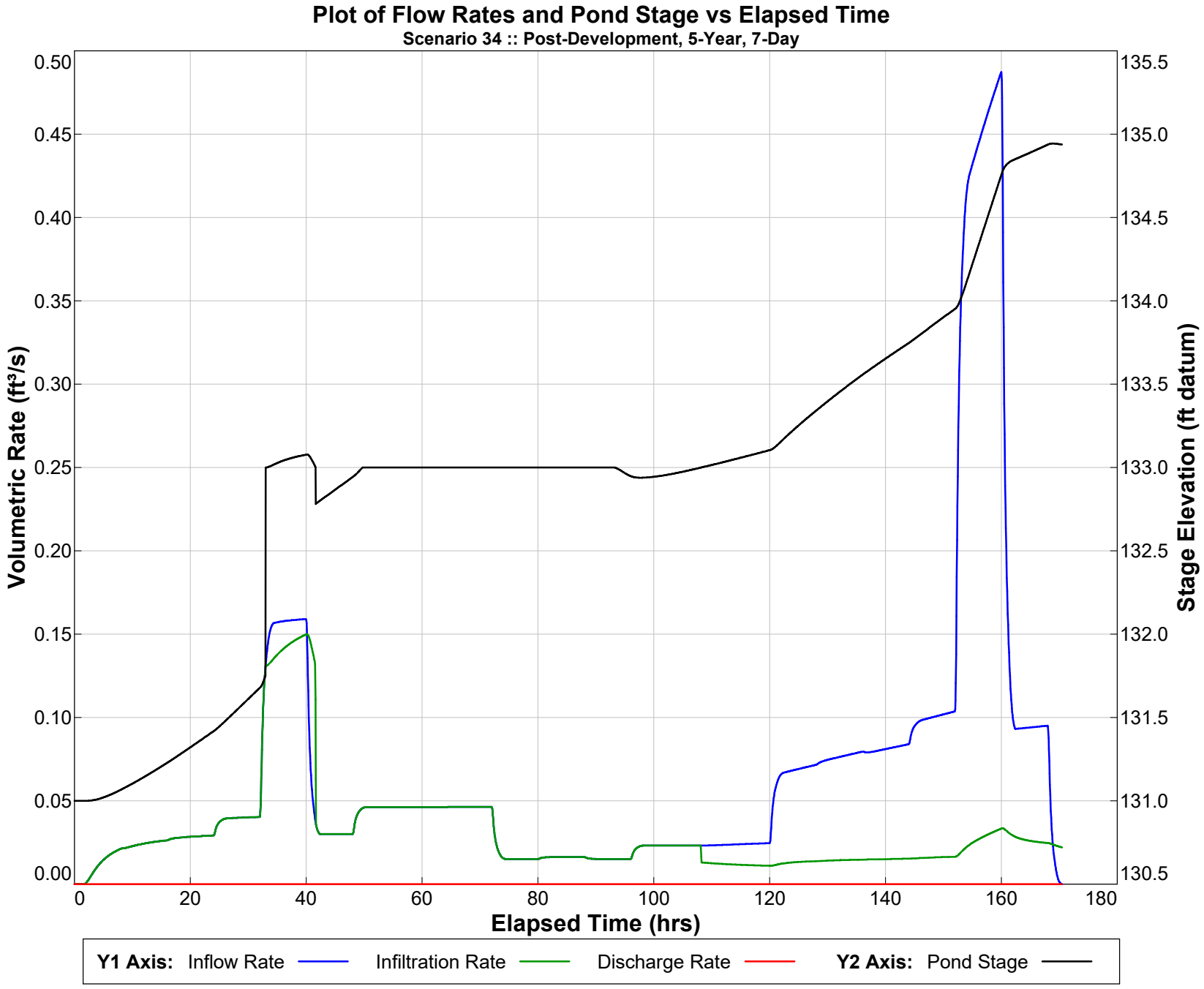
Summary of Results *:: Scenario 34 :: Post-Development, 5-Year, 7-Day*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	0.000	131.00		
Maximum	168.865	134.94		
Inflow				
Rate - Maximum - Positive	160.009		0.4872	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	170.451			40895.5
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	170.505			40895.5
Infiltration				
Rate - Maximum - Positive	40.125		0.1500	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	170.505			18647.5
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	170.505			18647.5
Combined Discharge				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	170.505			0.0
Discharge Structure 1 - simple weir				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	170.505			0.0
Discharge Structure 2 - simple weir				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	170.505			0.0
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.



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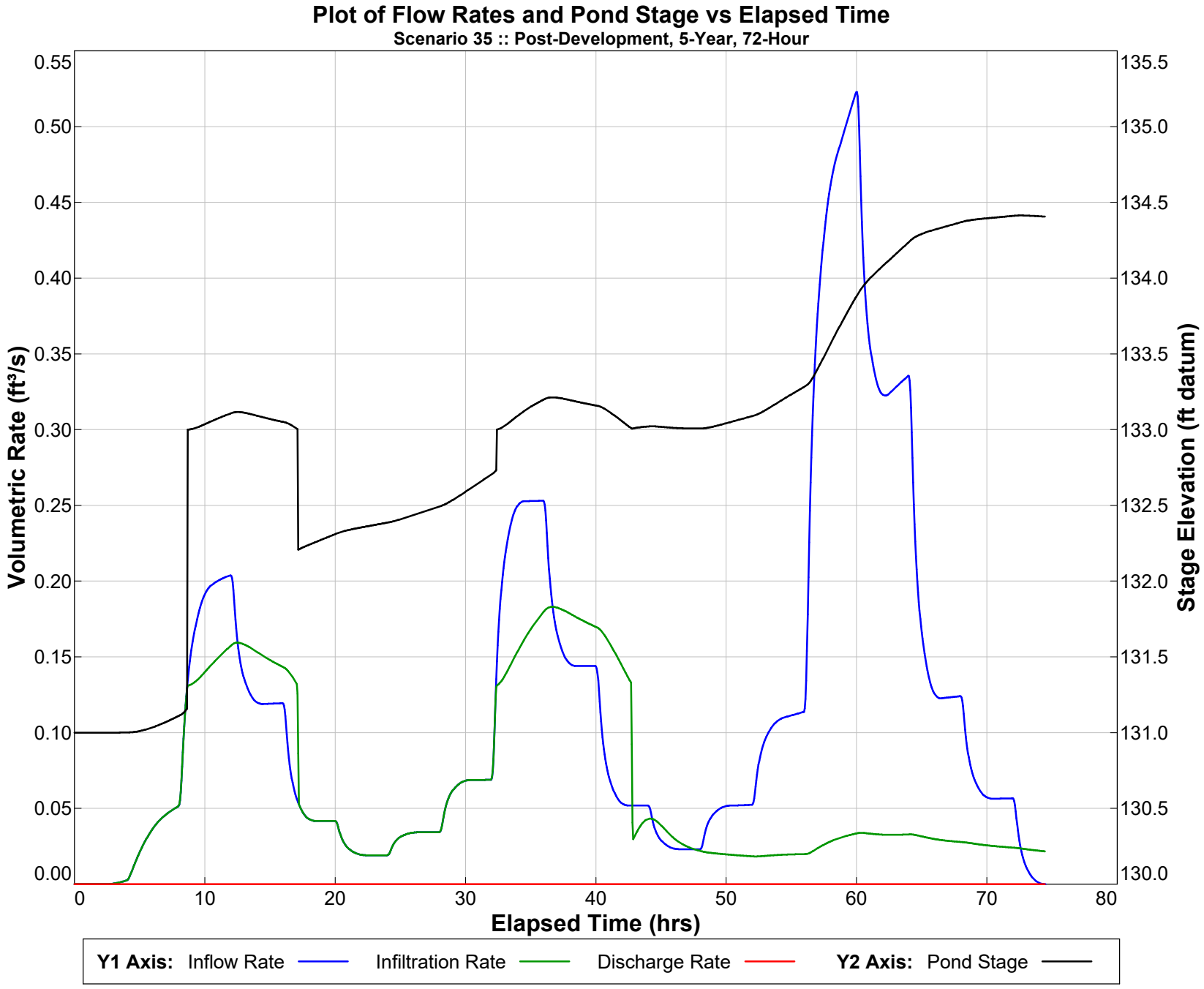
Summary of Results *:: Scenario 35 :: Post-Development, 5-Year, 72-Hour*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	0.000	131.00		
Maximum	72.597	134.41		
Inflow				
Rate - Maximum - Positive	60.024		0.5229	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	74.456			30851.1
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	74.511			30851.1
Infiltration				
Rate - Maximum - Positive	36.627		0.1830	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	74.511			16631.3
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	74.511			16631.3
Combined Discharge				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	74.511			0.0
Discharge Structure 1 - simple weir				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	74.511			0.0
Discharge Structure 2 - simple weir				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	74.511			0.0
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.



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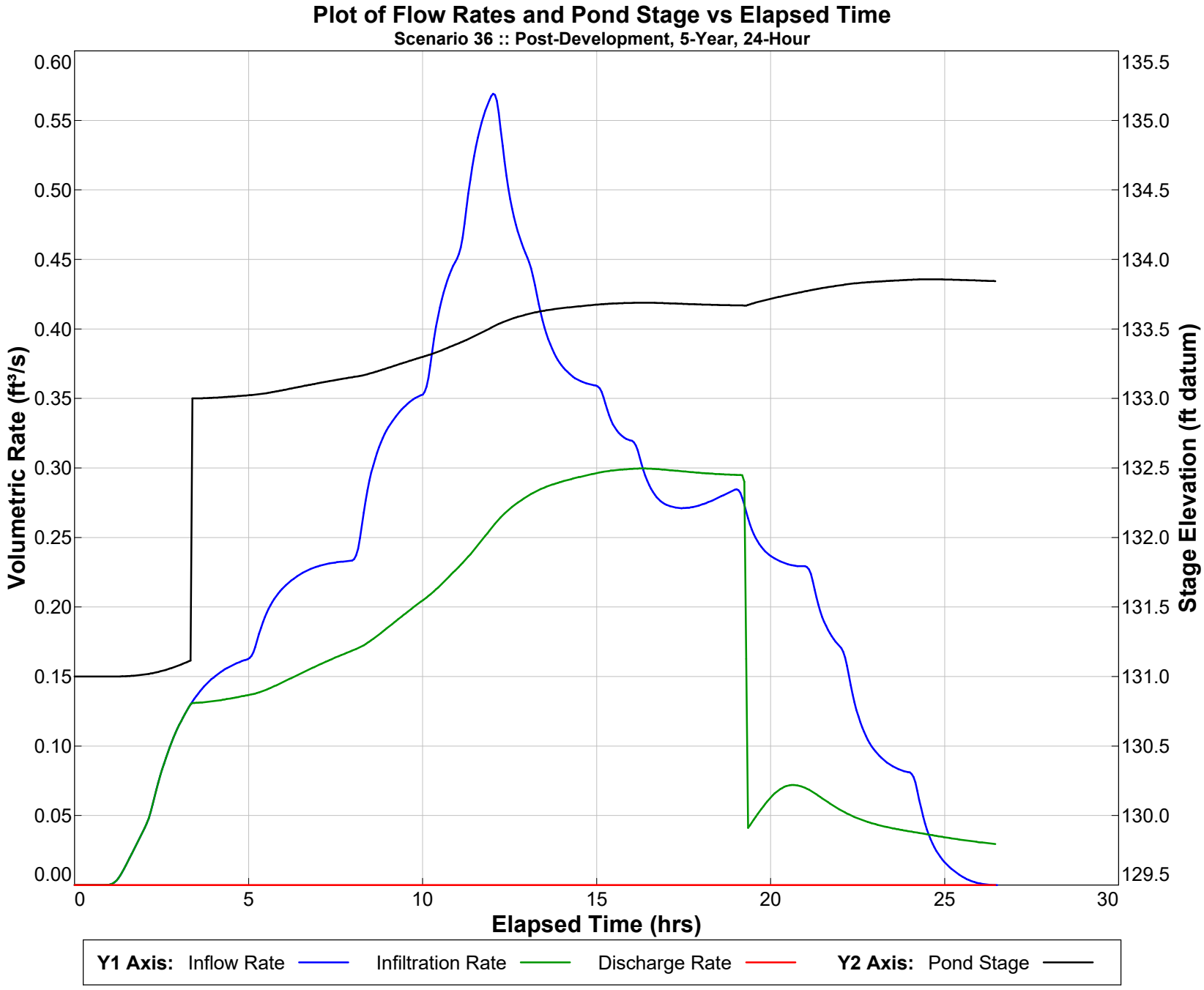
Summary of Results *:: Scenario 36 :: Post-Development, 5-Year, 24-Hour*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	0.000	131.00		
Maximum	24.545	133.86		
Inflow				
Rate - Maximum - Positive	12.027		0.5691	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	26.459			21590.9
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	26.513			21590.9
Infiltration				
Rate - Maximum - Positive	16.291		0.2996	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	26.513			14805.9
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	26.513			14805.9
Combined Discharge				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	26.513			0.0
Discharge Structure 1 - simple weir				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	26.513			0.0
Discharge Structure 2 - simple weir				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	26.513			0.0
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.



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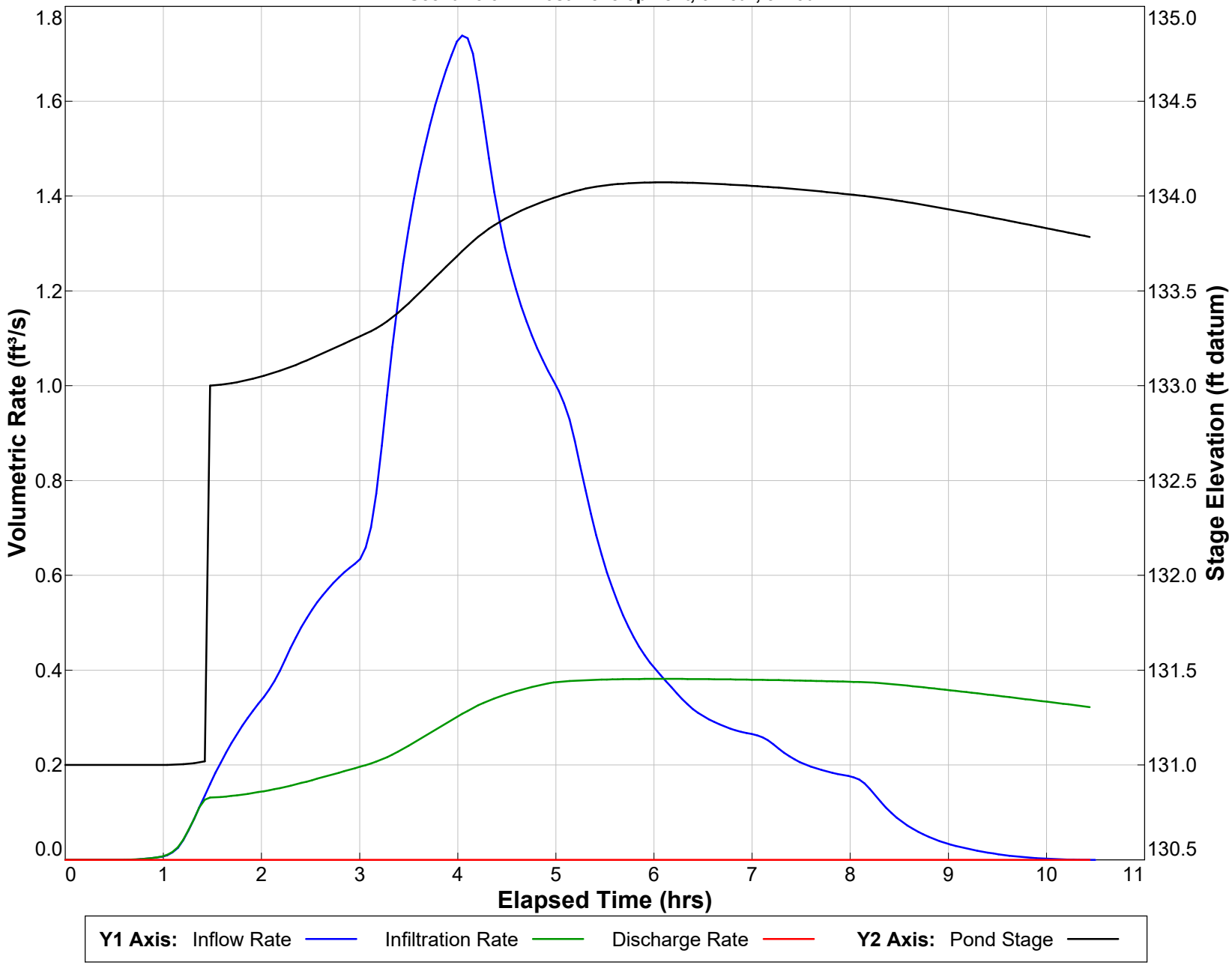
Summary of Results *:: Scenario 37 :: Post-Development, 5-Year, 8-Hour*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	0.000	131.00		
Maximum	6.123	134.07		
Inflow				
Rate - Maximum - Positive	4.045		1.7385	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	10.441			16403.6
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	10.496			16403.6
Infiltration				
Rate - Maximum - Positive	6.068		0.3816	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	10.496			10352.9
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	10.496			10352.9
Combined Discharge				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	10.496			0.0
Discharge Structure 1 - simple weir				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	10.496			0.0
Discharge Structure 2 - simple weir				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	10.496			0.0
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.

Plot of Flow Rates and Pond Stage vs Elapsed Time

Scenario 37 :: Post-Development, 5-Year, 8-Hour



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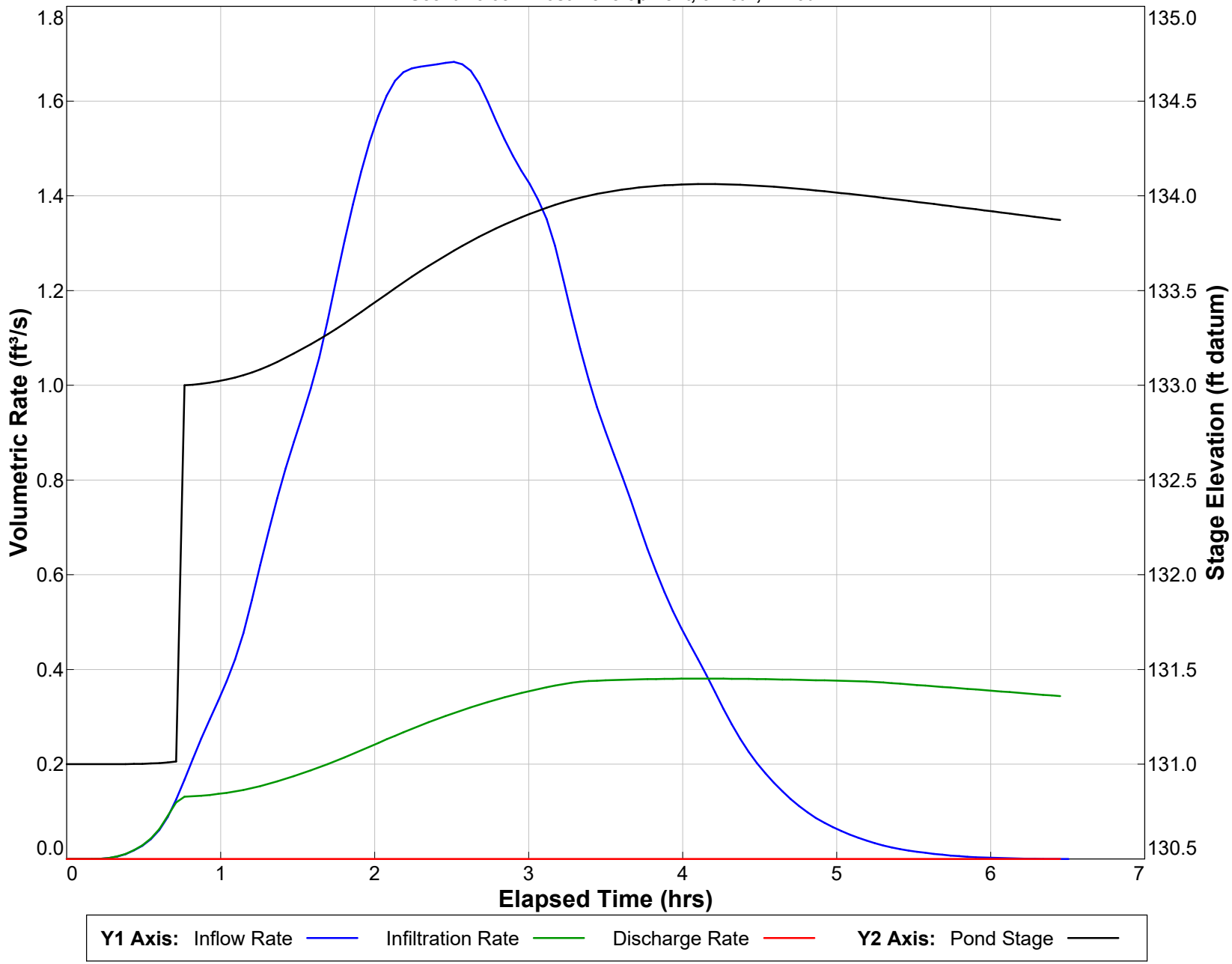
Summary of Results *:: Scenario 38 :: Post-Development, 5-Year, 4-Hour*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	0.000	131.00		
Maximum	4.155	134.06		
Inflow				
Rate - Maximum - Positive	2.515		1.6825	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	6.451			13671.0
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	6.505			13671.0
Infiltration				
Rate - Maximum - Positive	4.155		0.3807	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	6.505			6617.0
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	6.505			6617.0
Combined Discharge				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	6.505			0.0
Discharge Structure 1 - simple weir				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	6.505			0.0
Discharge Structure 2 - simple weir				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	6.505			0.0
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.

Plot of Flow Rates and Pond Stage vs Elapsed Time

Scenario 38 :: Post-Development, 5-Year, 4-Hour



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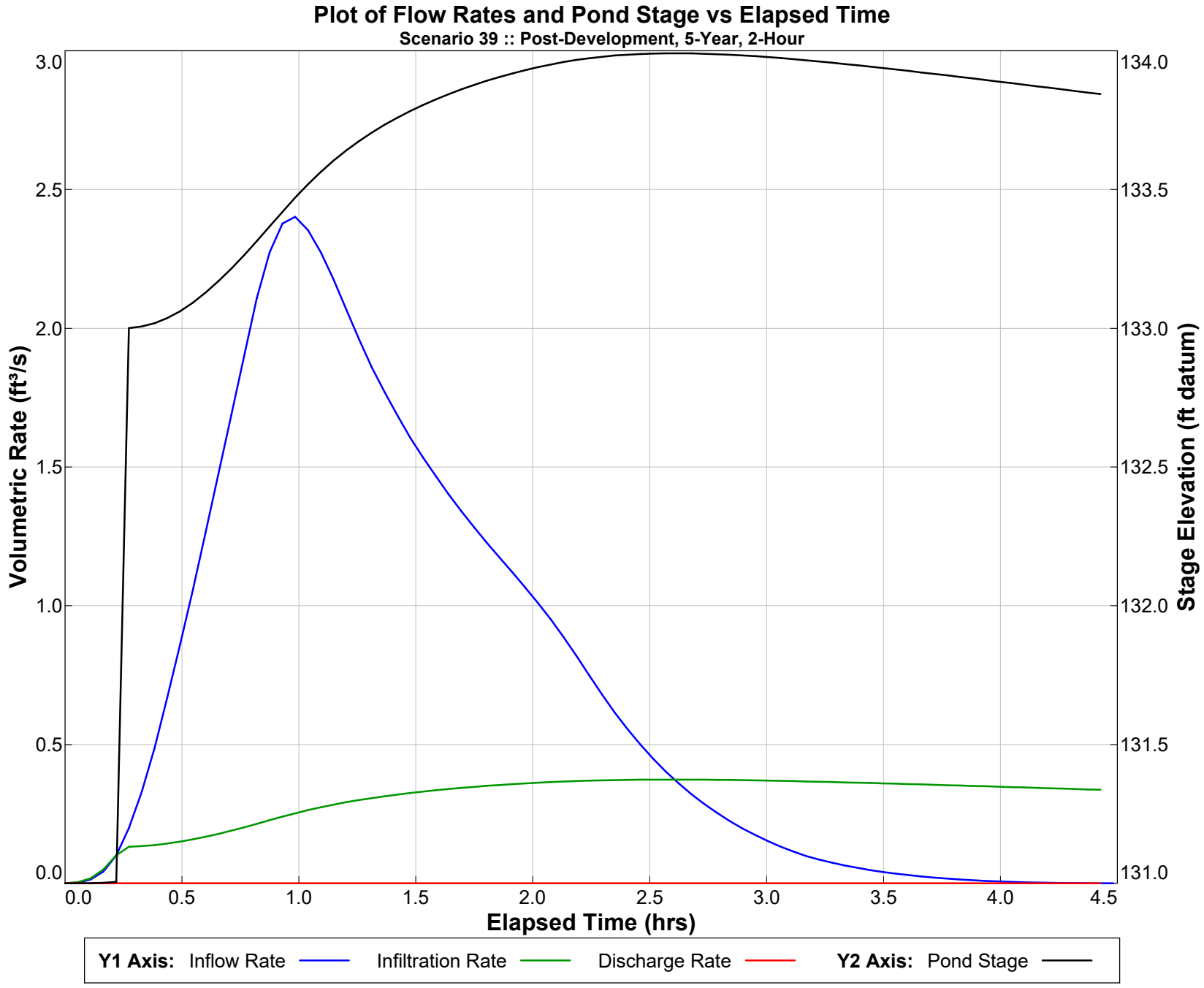
Summary of Results *:: Scenario 39 :: Post-Development, 5-Year, 2-Hour*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	0.000	131.00		
Maximum	2.624	133.99		
Inflow				
Rate - Maximum - Positive	0.984		2.4013	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	4.428			11627.6
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	4.483			11627.6
Infiltration				
Rate - Maximum - Positive	2.569		0.3736	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	4.483			4901.8
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	4.483			4901.8
Combined Discharge				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	4.483			0.0
Discharge Structure 1 - simple weir				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	4.483			0.0
Discharge Structure 2 - simple weir				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	4.483			0.0
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.



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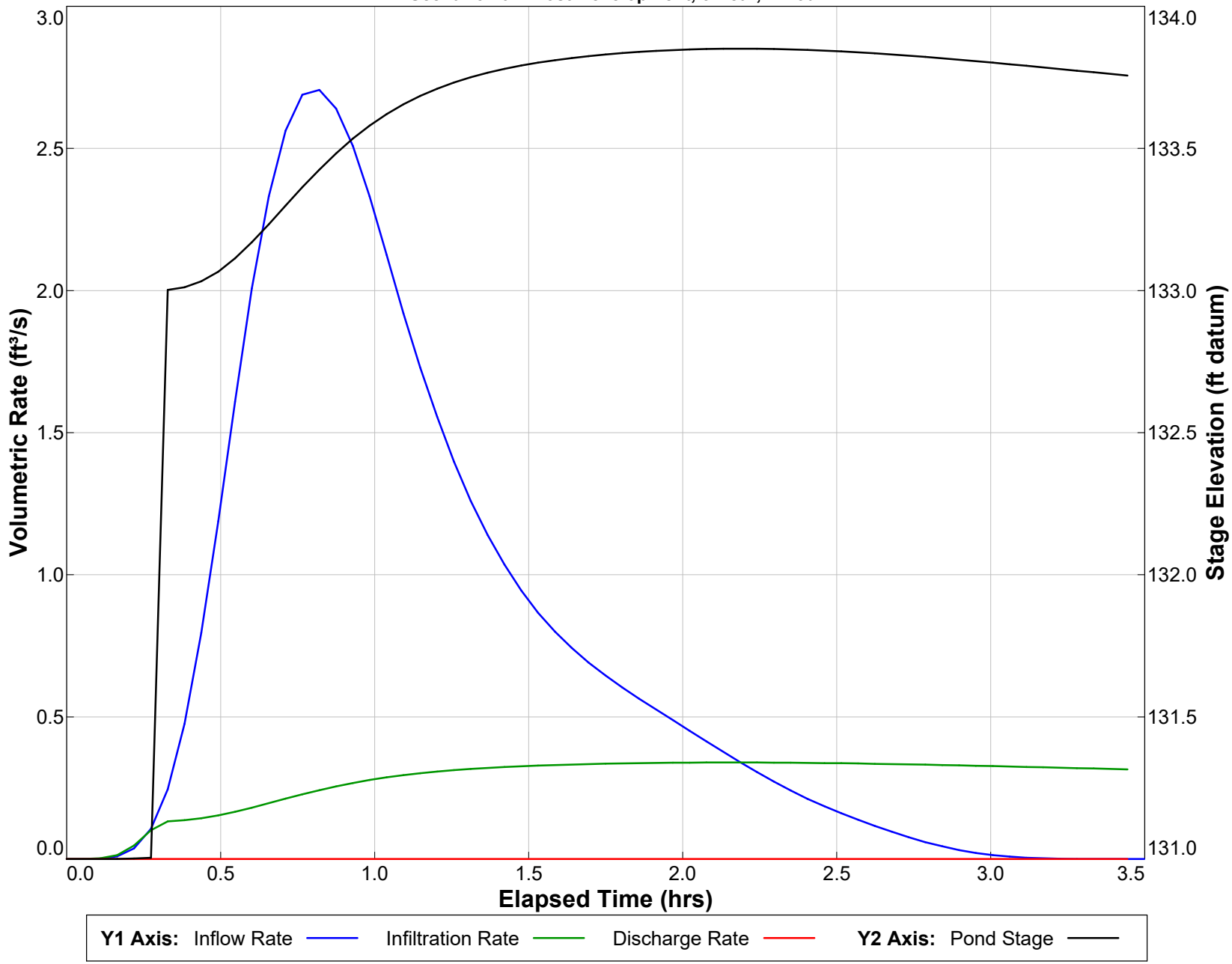
Summary of Results *:: Scenario 40 :: Post-Development, 5-Year, 1-Hour*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	0.000	131.00		
Maximum	2.187	133.85		
Inflow				
Rate - Maximum - Positive	0.820		2.7058	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	3.444			9219.9
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	3.499			9219.9
Infiltration				
Rate - Maximum - Positive	2.187		0.3394	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	3.499			3472.7
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	3.499			3472.7
Combined Discharge				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	3.499			0.0
Discharge Structure 1 - simple weir				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	3.499			0.0
Discharge Structure 2 - simple weir				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	3.499			0.0
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.

Plot of Flow Rates and Pond Stage vs Elapsed Time

Scenario 40 :: Post-Development, 5-Year, 1-Hour



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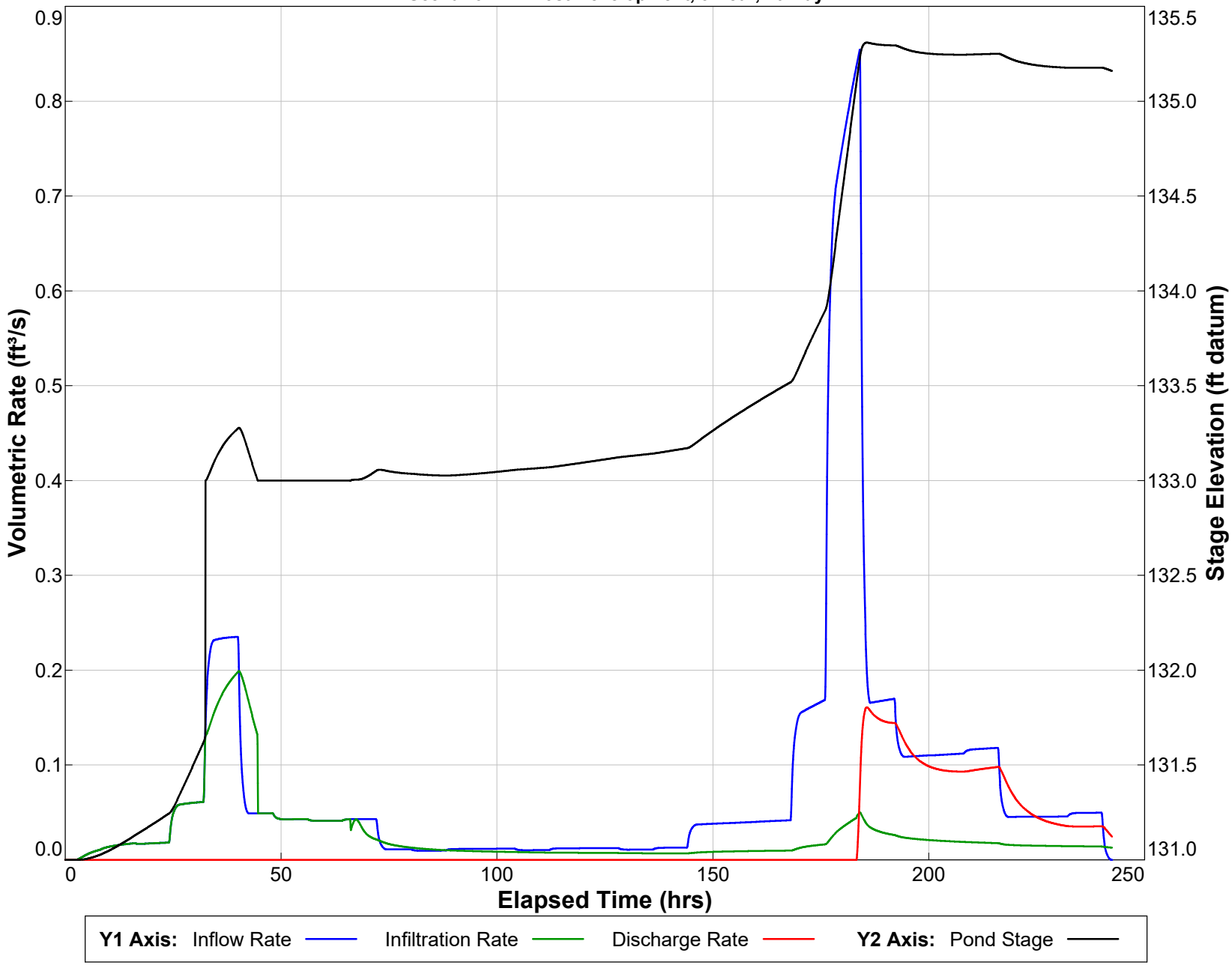
Summary of Results *:: Scenario 41 :: Post-Development, 3-Year, 10-Day*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	0.000	131.00		
Maximum	185.703	135.31		
Inflow				
Rate - Maximum - Positive	184.008		0.8543	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	242.447			66307.4
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	242.501			66307.4
Infiltration				
Rate - Maximum - Positive	40.235		0.1989	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	242.501			22875.8
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	242.501			22875.8
Combined Discharge				
Rate - Maximum - Positive	185.703		0.1608	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	242.501			17577.7
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	242.501			17577.7
Discharge Structure 1 - simple weir				
Rate - Maximum - Positive	185.703		0.0622	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	242.501			6802.5
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	242.501			6802.5
Discharge Structure 2 - simple weir				
Rate - Maximum - Positive	185.703		0.0986	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	242.501			10775.2
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	242.501			10775.2
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.

Plot of Flow Rates and Pond Stage vs Elapsed Time

Scenario 41 :: Post-Development, 3-Year, 10-Day



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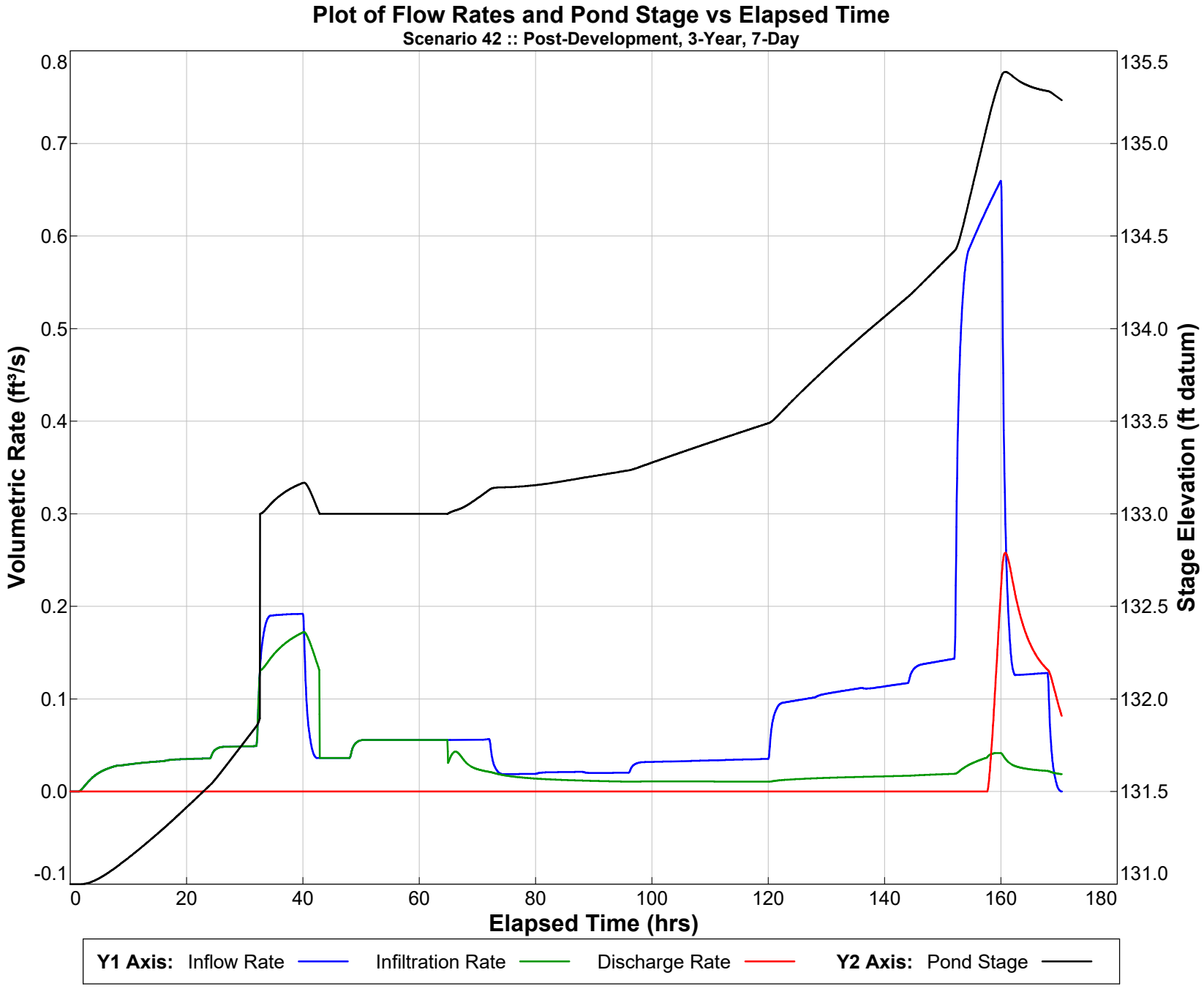
Summary of Results *:: Scenario 42 :: Post-Development, 3-Year, 7-Day*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	0.000	131.00		
Maximum	160.775	135.39		
Inflow				
Rate - Maximum - Positive	159.955		0.6595	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	170.451			54397.3
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	170.505			54397.3
Infiltration				
Rate - Maximum - Positive	40.180		0.1722	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	170.505			20180.4
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	170.505			20180.4
Combined Discharge				
Rate - Maximum - Positive	160.775		0.2578	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	170.505			7148.6
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	170.505			7148.6
Discharge Structure 1 - simple weir				
Rate - Maximum - Positive	160.775		0.0998	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	170.505			2766.5
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	170.505			2766.5
Discharge Structure 2 - simple weir				
Rate - Maximum - Positive	160.775		0.1581	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	170.505			4382.1
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	170.505			4382.1
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.

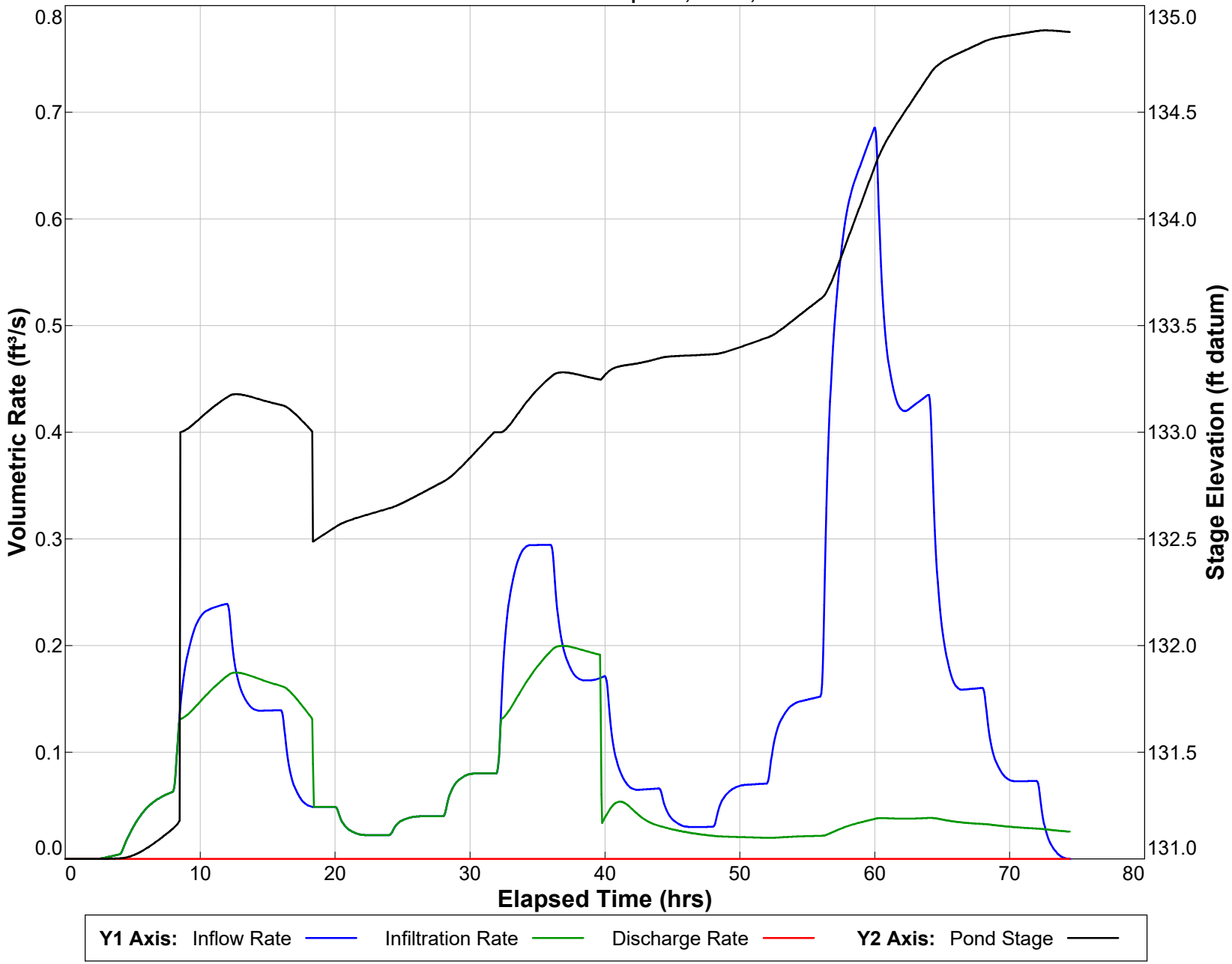

Plot of Flow Rates and Pond Stage vs Elapsed Time
Scenario 42 :: Post-Development, 3-Year, 7-Day
Volumetric Rate (ft³/s)
Stage Elevation (ft datum)
Elapsed Time (hrs)
0.8
0.7
0.6
0.5
0.4
0.3
0.2
0.1
0.0
-0.1
135.5
135.0
134.5
134.0
133.5
133.0
132.5
132.0
131.5
131.0
0
20
40
60
80
100
120
140
160
180
Y1 Axis: Inflow Rate
Infiltration Rate
Discharge Rate
Y2 Axis: Pond Stage

Summary of Results *:: Scenario 43 :: Post-Development, 3-Year, 72-Hour*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	0.000	131.00		
Maximum	72.652	134.88		
Inflow				
Rate - Maximum - Positive	60.024		0.6854	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	74.456			38631.3
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	74.511			38631.3
Infiltration				
Rate - Maximum - Positive	36.845		0.1998	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	74.511			17362.8
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	74.511			17362.8
Combined Discharge				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	74.511			0.0
Discharge Structure 1 - simple weir				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	74.511			0.0
Discharge Structure 2 - simple weir				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	74.511			0.0
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.

Plot of Flow Rates and Pond Stage vs Elapsed Time

Scenario 43 :: Post-Development, 3-Year, 72-Hour



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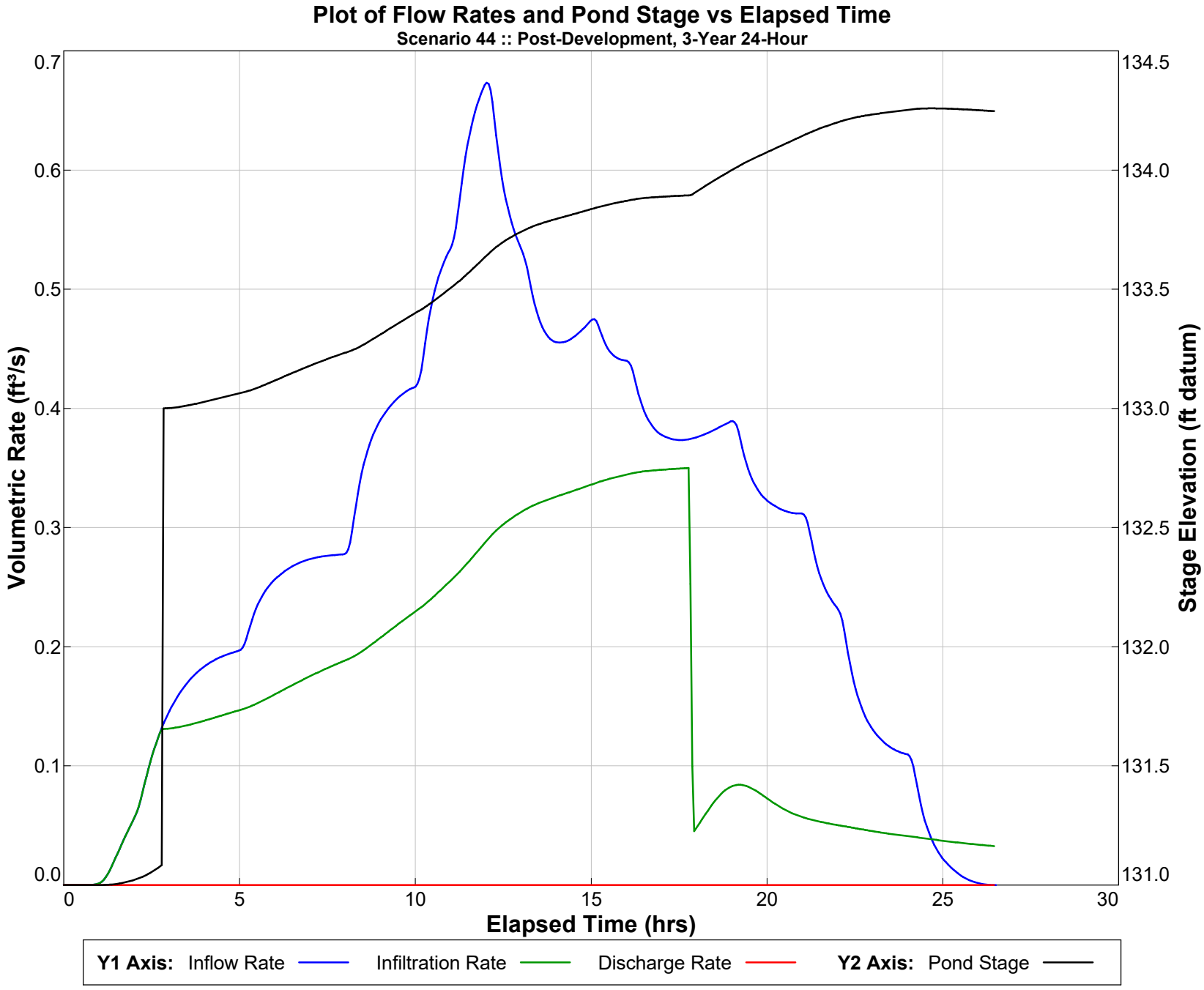
Summary of Results *:: Scenario 44 :: Post-Development, 3-Year 24-Hour*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	0.000	131.00		
Maximum	24.655	134.26		
Inflow				
Rate - Maximum - Positive	12.027		0.6733	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	26.459			27214.4
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	26.513			27214.4
Infiltration				
Rate - Maximum - Positive	17.767		0.3499	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	26.513			15211.8
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	26.513			15211.8
Combined Discharge				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	26.513			0.0
Discharge Structure 1 - simple weir				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	26.513			0.0
Discharge Structure 2 - simple weir				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	26.513			0.0
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.



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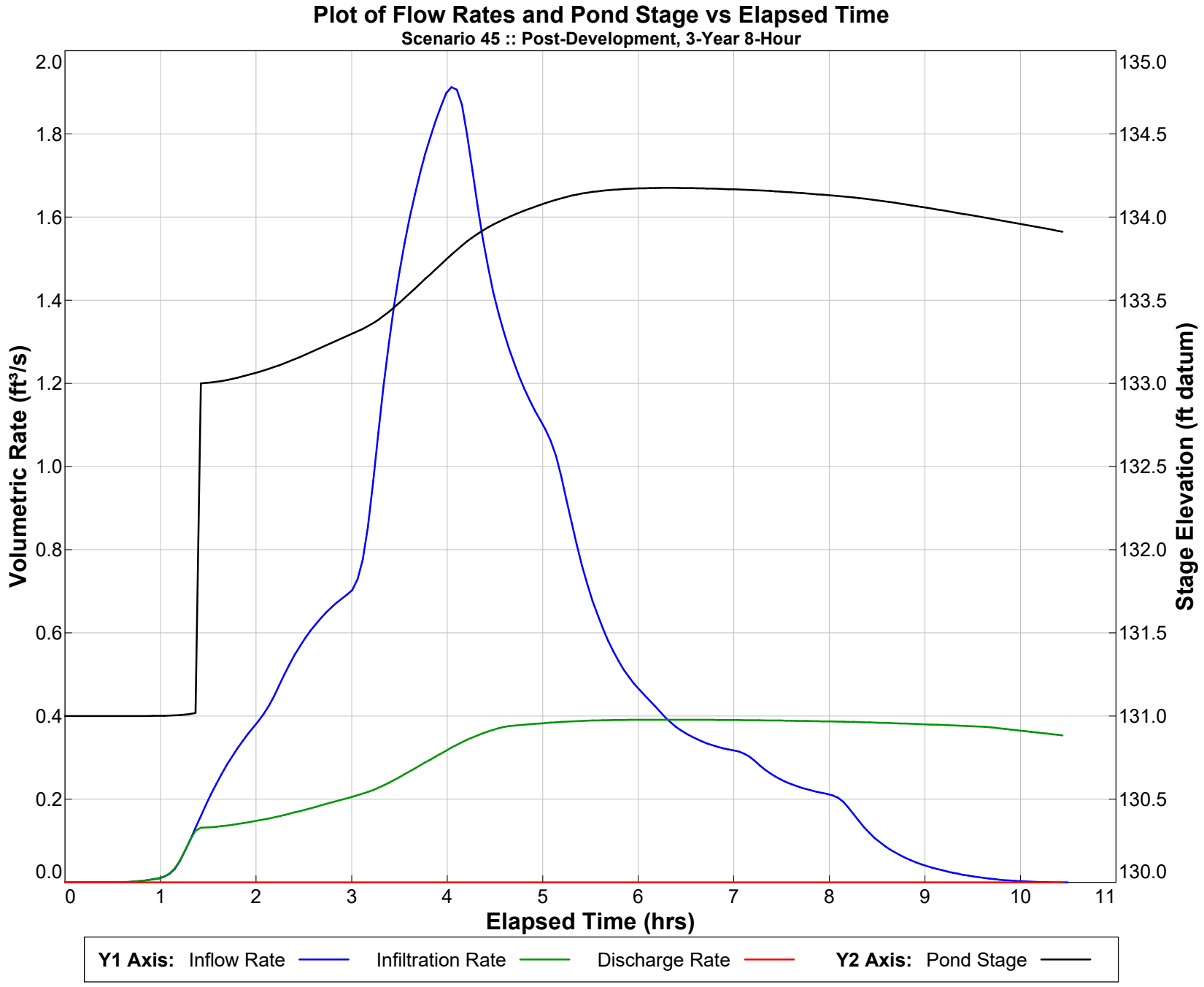
Summary of Results *:: Scenario 45 :: Post-Development, 3-Year 8-Hour*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	0.000	131.00		
Maximum	6.287	134.18		
Inflow				
Rate - Maximum - Positive	4.045		1.9123	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	10.441			18353.7
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	10.496			18353.7
Infiltration				
Rate - Maximum - Positive	6.287		0.3912	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	10.496			10818.4
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	10.496			10818.4
Combined Discharge				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	10.496			0.0
Discharge Structure 1 - simple weir				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	10.496			0.0
Discharge Structure 2 - simple weir				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	10.496			0.0
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.



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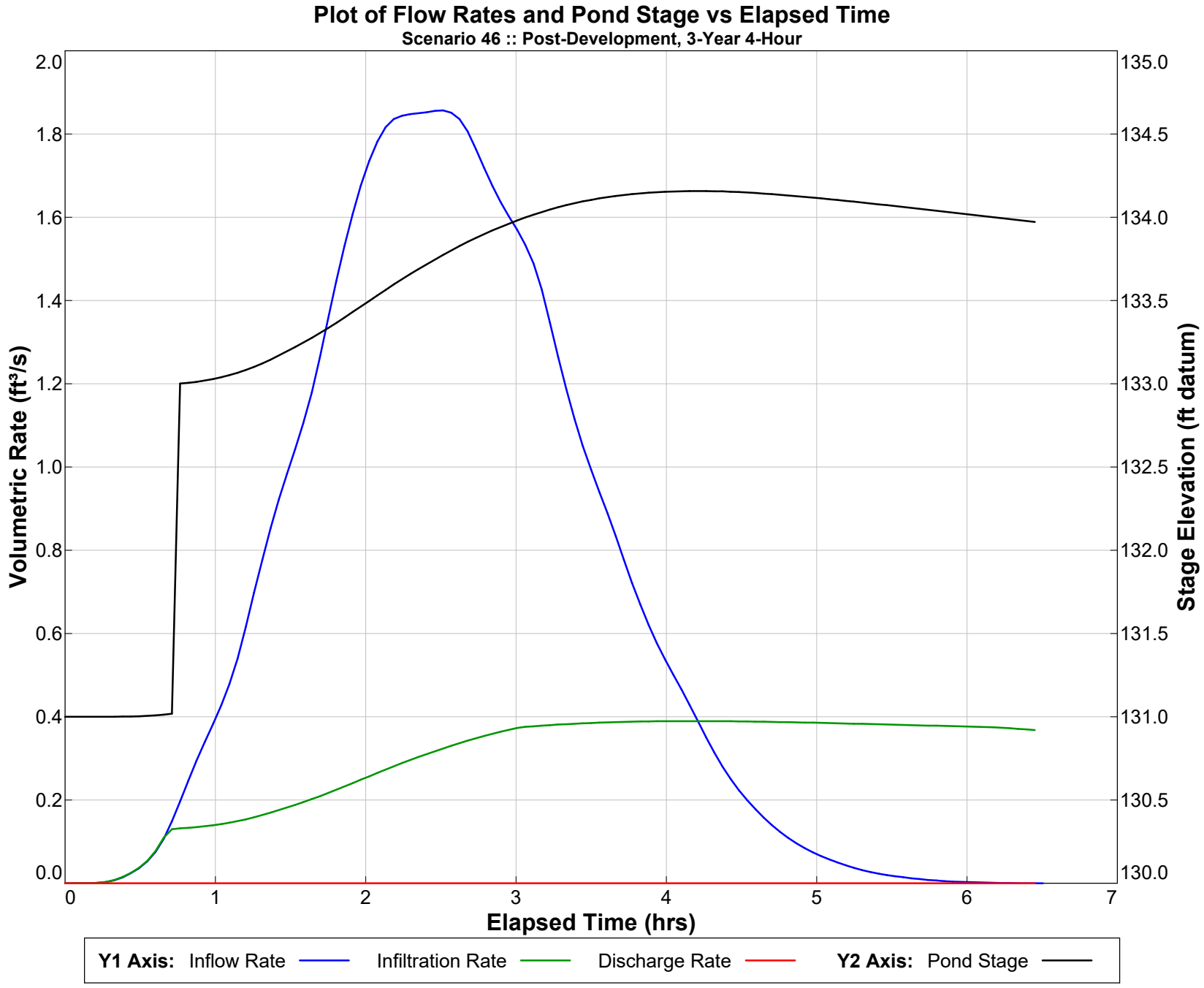
Summary of Results *:: Scenario 46 :: Post-Development, 3-Year 4-Hour*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	0.000	131.00		
Maximum	4.209	134.16		
Inflow				
Rate - Maximum - Positive	2.515		1.8569	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	6.451			15144.5
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	6.505			15144.5
Infiltration				
Rate - Maximum - Positive	4.209		0.3896	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	6.505			6874.8
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	6.505			6874.8
Combined Discharge				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	6.505			0.0
Discharge Structure 1 - simple weir				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	6.505			0.0
Discharge Structure 2 - simple weir				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	6.505			0.0
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.



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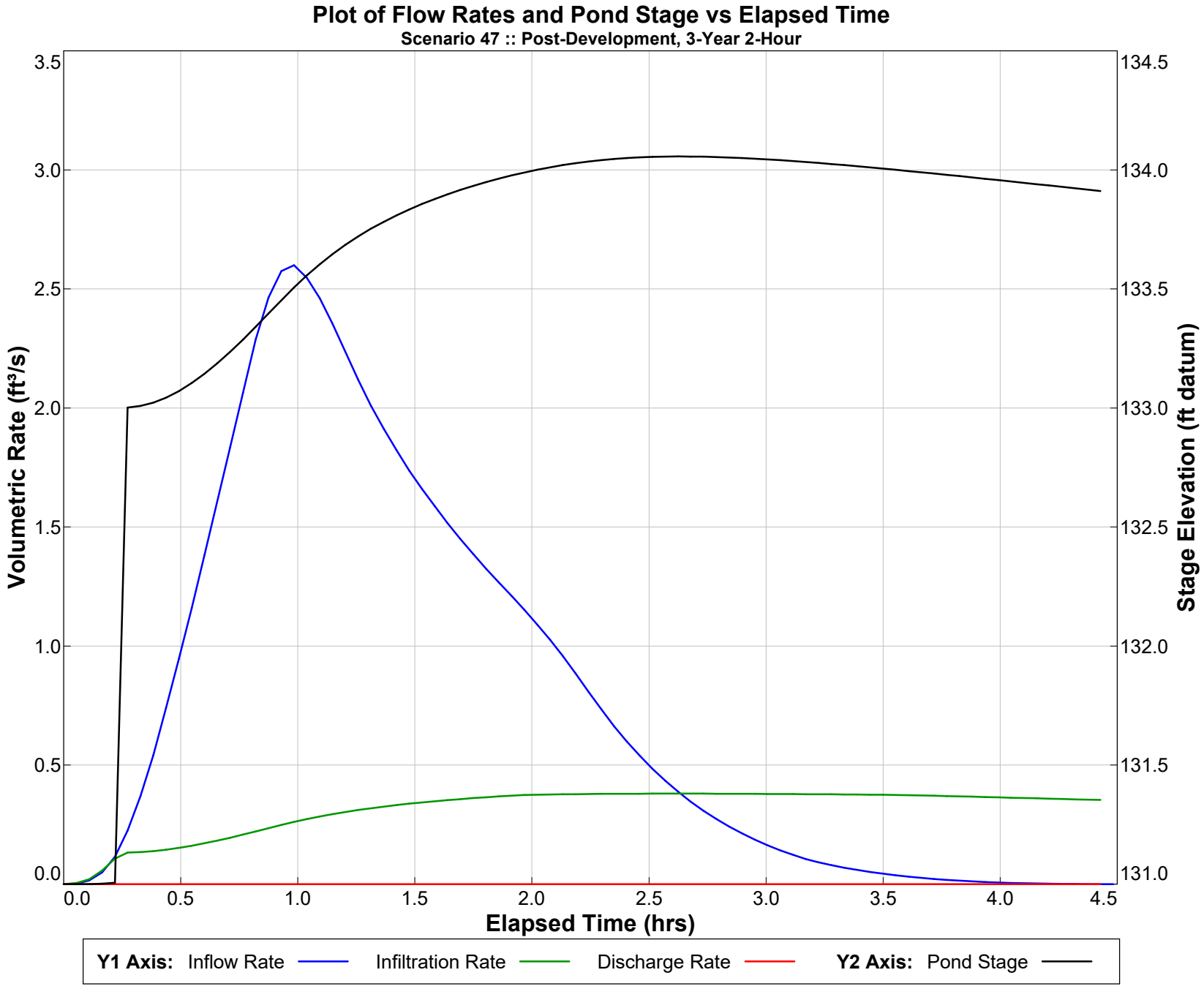
Summary of Results *:: Scenario 47 :: Post-Development, 3-Year 2-Hour*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	0.000	131.00		
Maximum	2.624	134.06		
Inflow				
Rate - Maximum - Positive	0.984		2.5996	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	4.428			12600.4
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	4.483			12600.4
Infiltration				
Rate - Maximum - Positive	2.624		0.3802	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	4.483			5071.4
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	4.483			5071.4
Combined Discharge				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	4.483			0.0
Discharge Structure 1 - simple weir				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	4.483			0.0
Discharge Structure 2 - simple weir				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	4.483			0.0
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.



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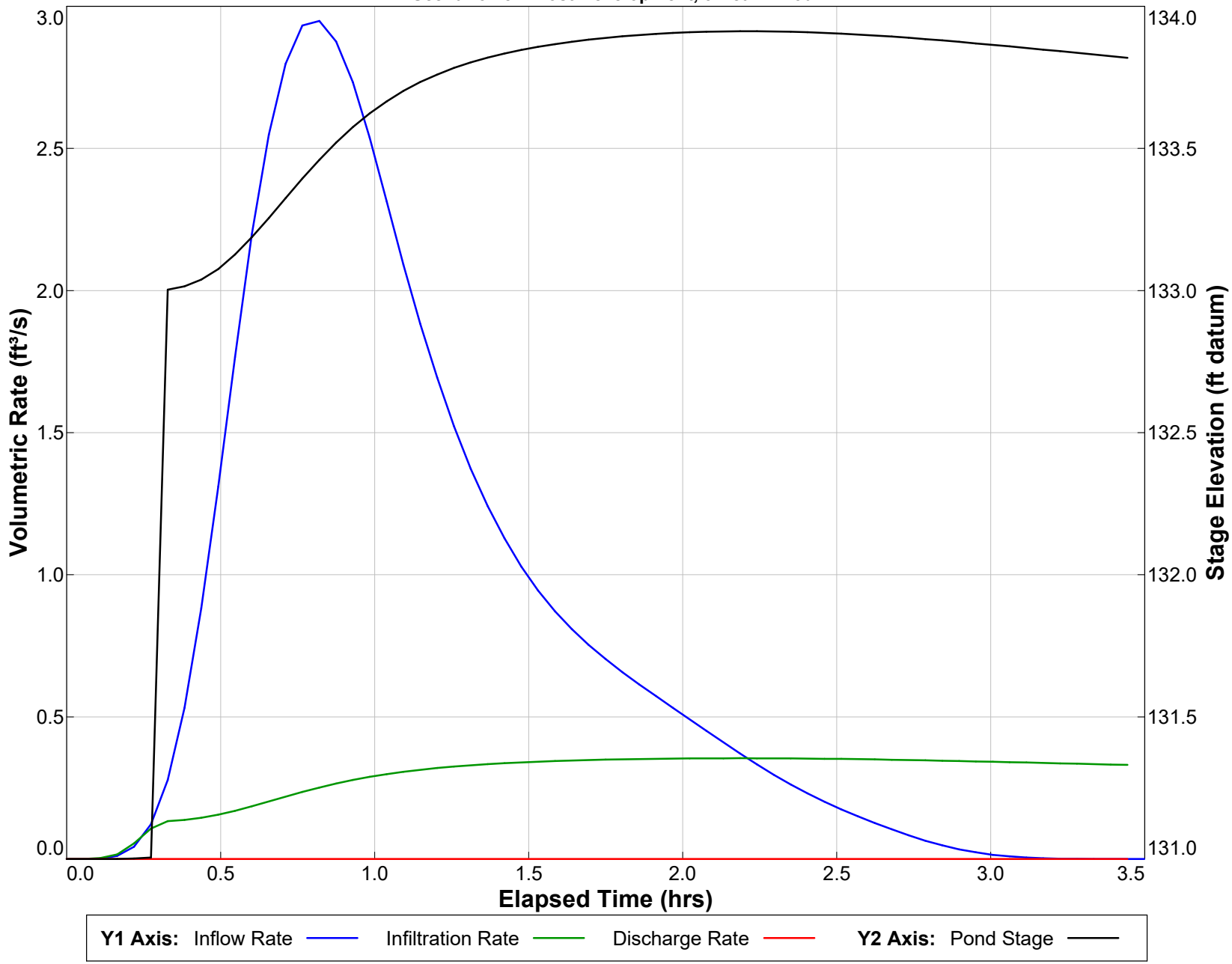
Summary of Results *:: Scenario 48 :: Post-Development, 3-Year 1-Hour*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	0.000	131.00		
Maximum	2.187	133.91		
Inflow				
Rate - Maximum - Positive	0.820		2.9489	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	3.444			10064.1
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	3.499			10064.1
Infiltration				
Rate - Maximum - Positive	2.187		0.3544	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	3.499			3620.9
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	3.499			3620.9
Combined Discharge				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	3.499			0.0
Discharge Structure 1 - simple weir				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	3.499			0.0
Discharge Structure 2 - simple weir				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	3.499			0.0
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.

Plot of Flow Rates and Pond Stage vs Elapsed Time

Scenario 48 :: Post-Development, 3-Year 1-Hour



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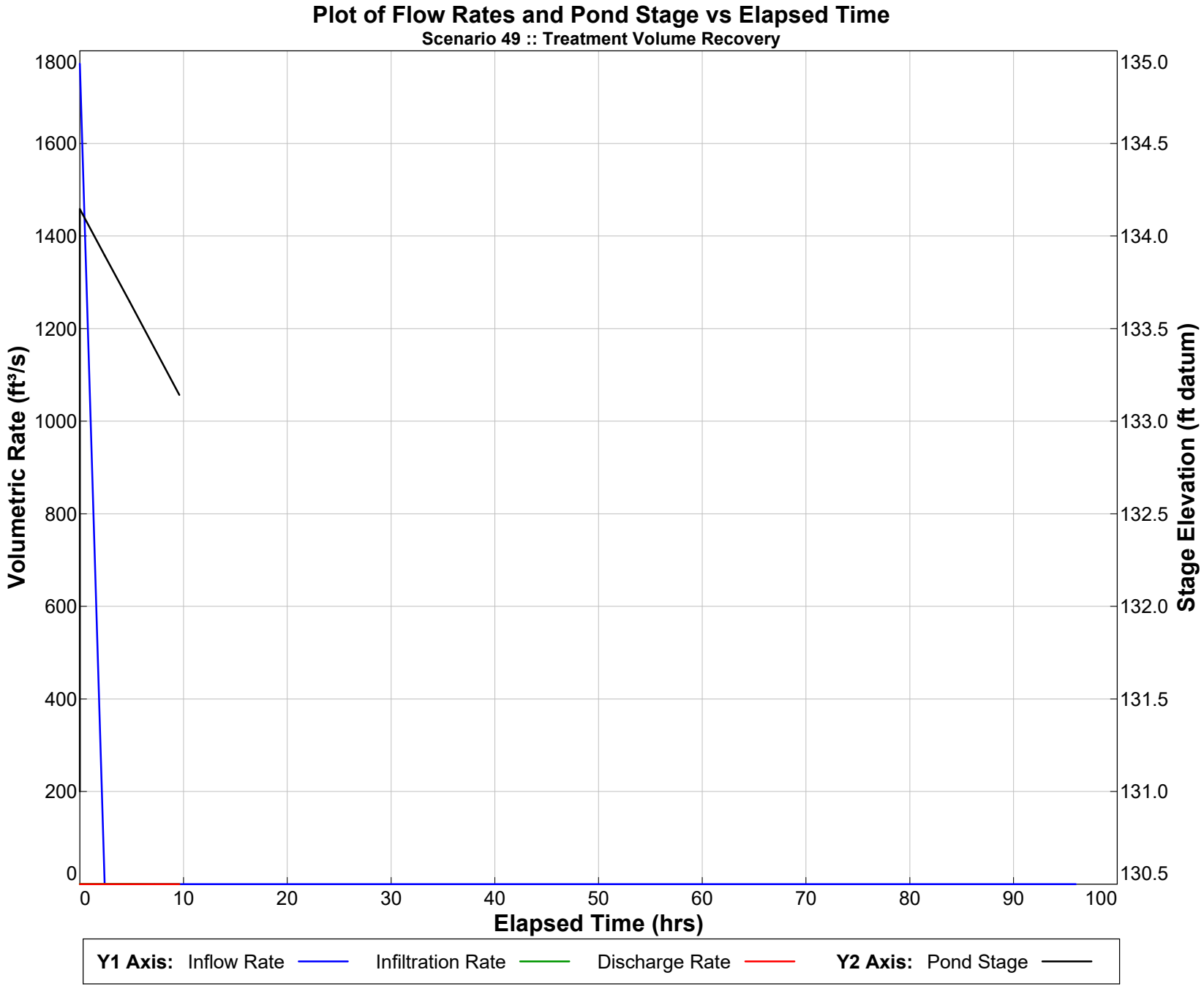
Summary of Results *:: Scenario 49 :: Treatment Volume Recovery*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	0.000	131.00		
Maximum	0.002	134.15		
Inflow				
Rate - Maximum - Positive	0.002		1772.2430	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	0.002			10633.5
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	96.000			10633.5
Infiltration				
Rate - Maximum - Positive	0.002		0.3880	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	9.600			9914.4
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	96.000			10633.5
Combined Discharge				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	96.000			0.0
Discharge Structure 1 - simple weir				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	96.000			0.0
Discharge Structure 2 - simple weir				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	96.000			0.0
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	36.000	Dry		10633.5
72 Hour Stage and Infiltration Volume	72.000	Dry		10633.5



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Project Data

Project Name: Pond 2 - Alachua, Commercial Development

Simulation Description:
Project Number: 2024.0332

Engineer : GFC

Supervising Engineer: SAA

Date: 7/16/25

Aquifer Data

Base Of Aquifer Elevation, [B] (ft datum):	134.50
Water Table Elevation, [WT] (ft datum):	135.00
Horizontal Saturated Hydraulic Conductivity, [Kh] (ft/day):	4.00
Fillable Porosity, [n] (%):	20.00
Unsaturated Vertical Infiltration Rate, [Iv] (ft/day):	2.5
Maximum Area For Unsaturated Infiltration, [Av] (ft²):	9436.0

Geometry Data

Equivalent Pond Length, [L] (ft): 112.0

Equivalent Pond Width, [W] (ft): 84.3

Ground water mound is expected to intersect the pond bottom

Stage vs Area Data

Stage (ft datum)	Area (ft²)
138.00	5862.0
139.00	7597.0
140.00	9436.0

Discharge Structures

Discharge Structure #1 is active as weir

Structure Parameters

Description: Top of Bank

Weir elevation, (ft datum):	140
Weir coefficient:	2.69
Weir length, (ft):	100
Weir exponent:	2.0

Tailwater - disabled, free discharge

Discharge Structures (cont'd.)

Discharge Structure #2 is inactive

Discharge Structure #3 is inactive

Scenario Input Data

Scenario 1 :: Post-Development, 100-Year 24-Hour

Hydrograph Type:	Inline SCS
Modflow Routing:	Routed with infiltration
Repetitions:	1

Basin Area (acres)	0.846
Time Of Concentration (minutes)	10.0
DCIA (%)	46.7
Curve Number	39
Design Rainfall Depth (inches)	11.0
Design Rainfall Duration (hours)	24.0
Shape Factor	UHG 256
Rainfall Distribution	SCS Type II Florida Modified

Initial ground water level (ft datum) 135.00 (default)

Time After Storm Event (days)
1.500
4.000

Scenario 2 :: Post-Development, 100-Year 8-Hour

Hydrograph Type:	Inline SCS
Modflow Routing:	Routed with infiltration
Repetitions:	1

Basin Area (acres)	0.846
Time Of Concentration (minutes)	10.0
DCIA (%)	46.7
Curve Number	39
Design Rainfall Depth (inches)	8.0
Design Rainfall Duration (hours)	8.0
Shape Factor	UHG 256
Rainfall Distribution	SCS Type II Florida Modified

Initial ground water level (ft datum) 135.00 (default)

No times after storm specified.

Scenario 3 :: Post-Development, 100-Year 4-Hour

Hydrograph Type:	Inline SCS
Modflow Routing:	Routed with infiltration
Repetitions:	1

Basin Area (acres)	0.846
Time Of Concentration (minutes)	10.0
DCIA (%)	46.7
Curve Number	39
Design Rainfall Depth (inches)	6.7
Design Rainfall Duration (hours)	4.0
Shape Factor	UHG 256
Rainfall Distribution	SCS Type II Florida Modified

Initial ground water level (ft datum) 135.00 (default)

Scenario Input Data (cont'd.)

Scenario 3 (cont'd.) :: SCS :: Post-Development, 100-Year 4-Hour

No times after storm specified.

Scenario 4 :: Post-Development, 100-Year 2-Hour

Hydrograph Type:	Inline SCS
Modflow Routing:	Routed with infiltration
Repetitions:	1

Basin Area (acres)	0.846
Time Of Concentration (minutes)	10.0
DCIA (%)	46.7
Curve Number	39
Design Rainfall Depth (inches)	5.4
Design Rainfall Duration (hours)	2.0
Shape Factor	UHG 256
Rainfall Distribution	SCS Type II Florida Modified

Initial ground water level (ft datum) 135.00 (default)

No times after storm specified.

Scenario 5 :: Post-Development, 100-Year 1-Hour

Hydrograph Type:	Inline SCS
Modflow Routing:	Routed with infiltration
Repetitions:	1

Basin Area (acres)	0.846
Time Of Concentration (minutes)	10.0
DCIA (%)	46.7
Curve Number	39
Design Rainfall Depth (inches)	4.4
Design Rainfall Duration (hours)	2.0
Shape Factor	UHG 256
Rainfall Distribution	SCS Type II Florida Modified

Initial ground water level (ft datum) 135.00 (default)

No times after storm specified.

Scenario 6 :: Treatment Volume Recovery

Hydrograph Type:	Slug Load
Modflow Routing:	Routed with infiltration

Treatment Volume (ft^3) 1303

Initial ground water level (ft datum) 135.00 (default)

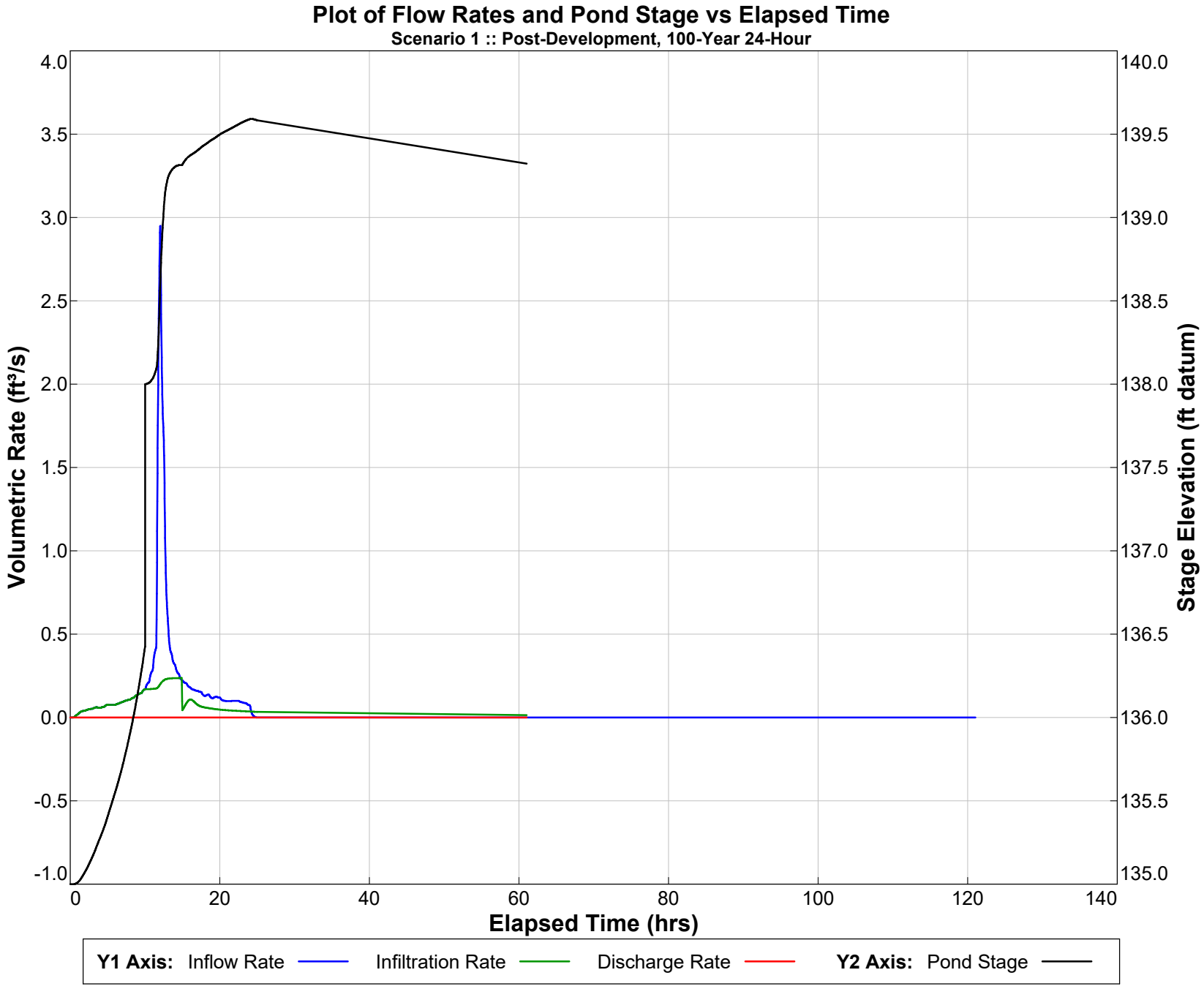
Scenario Input Data (cont'd.)

Scenario 6 (cont'd.) :: Slug Load :: Treatment Volume Recovery

Time After Storm Event (days)	Time After Storm Event (days)	Time After Storm Event (days)
0.100	0.750	2.500
0.200	1.000	3.000
0.300	1.250	4.000
0.400	1.500	
0.500	2.000	

Summary of Results *:: Scenario 1 :: Post-Development, 100-Year 24-Hour*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	0.000	135.00		
Maximum	24.200	139.59		
Inflow				
Rate - Maximum - Positive	12.044		2.9496	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	24.978			19840.8
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	121.022			19840.8
Infiltration				
Rate - Maximum - Positive	14.689		0.2367	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	121.022			12649.7
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	121.022			12649.7
Combined Discharge				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	121.022			0.0
Discharge Structure 1 - simple weir				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	121.022			0.0
Discharge Structure 2 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.



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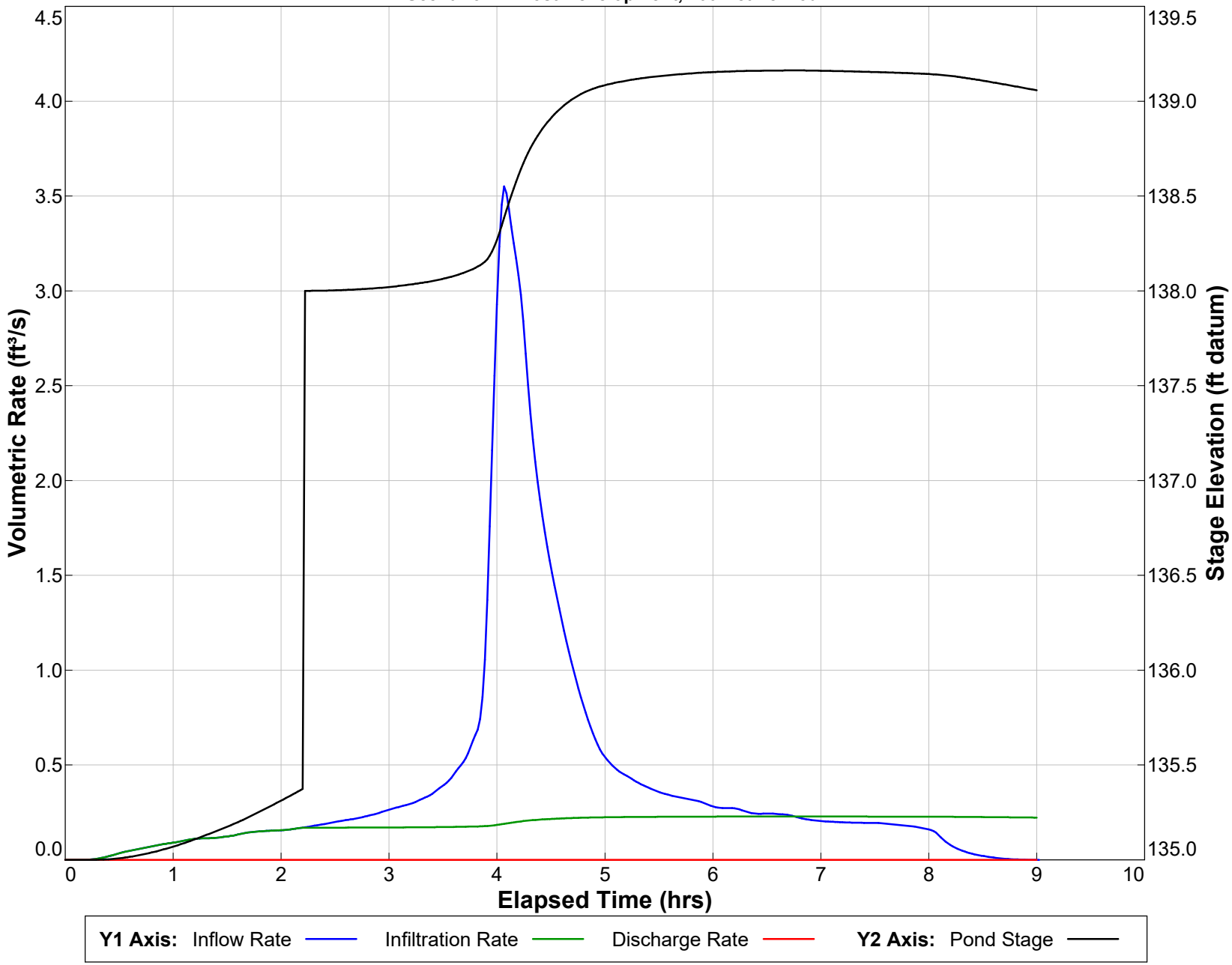
Summary of Results *:: Scenario 2 :: Post-Development, 100-Year 8-Hour*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	0.000	135.00		
Maximum	6.756	139.16		
Inflow				
Rate - Maximum - Positive	4.067		3.5511	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	8.978			13027.0
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	9.022			13027.0
Infiltration				
Rate - Maximum - Positive	6.756		0.2286	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	9.022			5874.7
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	9.022			5874.7
Combined Discharge				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	9.022			0.0
Discharge Structure 1 - simple weir				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	9.022			0.0
Discharge Structure 2 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.

Plot of Flow Rates and Pond Stage vs Elapsed Time

Scenario 2 :: Post-Development, 100-Year 8-Hour



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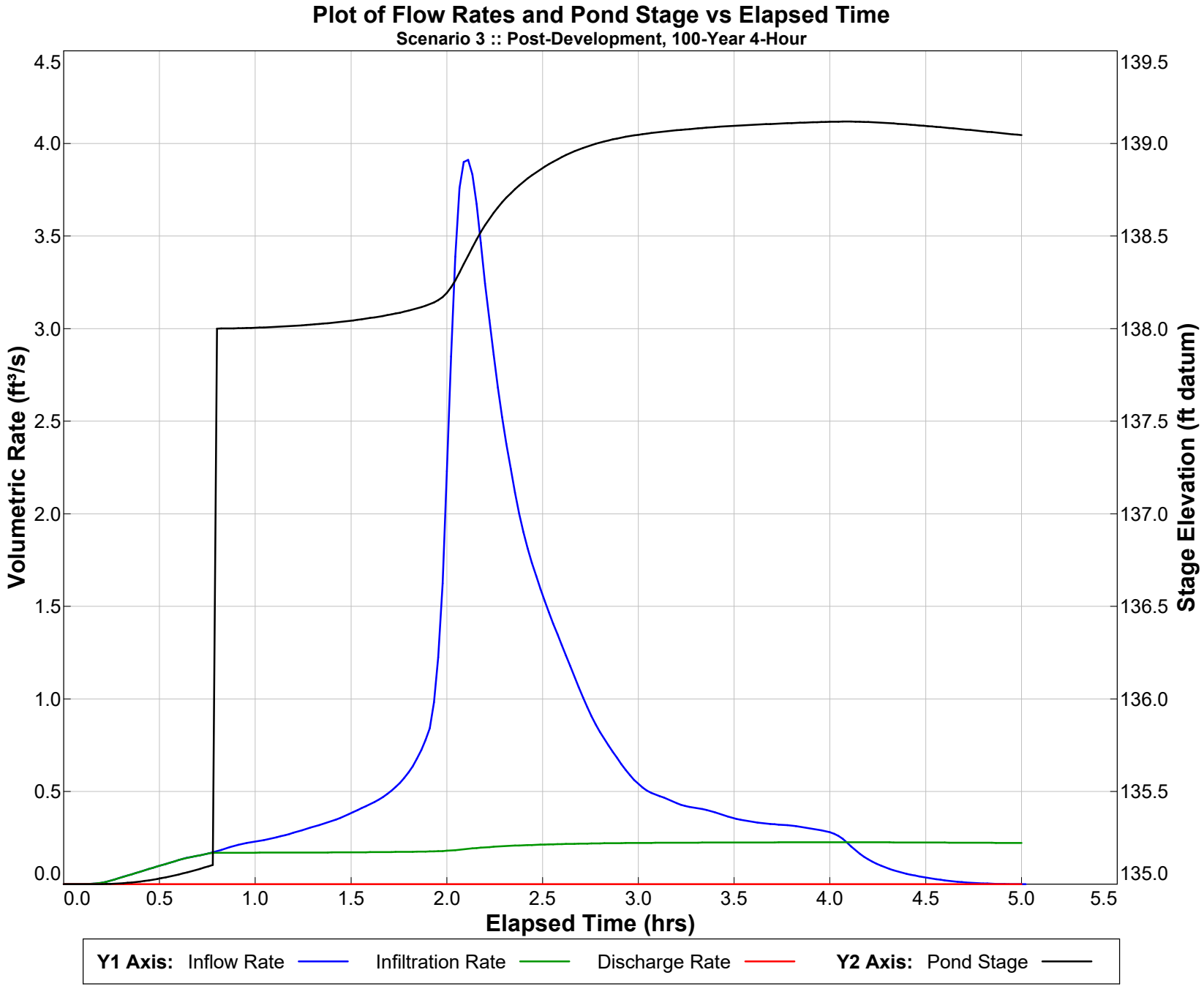
Summary of Results *:: Scenario 3 :: Post-Development, 100-Year 4-Hour*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	0.000	135.00		
Maximum	4.089	139.12		
Inflow				
Rate - Maximum - Positive	2.111		3.9109	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	4.978			10396.6
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	5.022			10396.6
Infiltration				
Rate - Maximum - Positive	4.067		0.2262	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	5.022			3343.2
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	5.022			3343.2
Combined Discharge				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	5.022			0.0
Discharge Structure 1 - simple weir				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	5.022			0.0
Discharge Structure 2 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.



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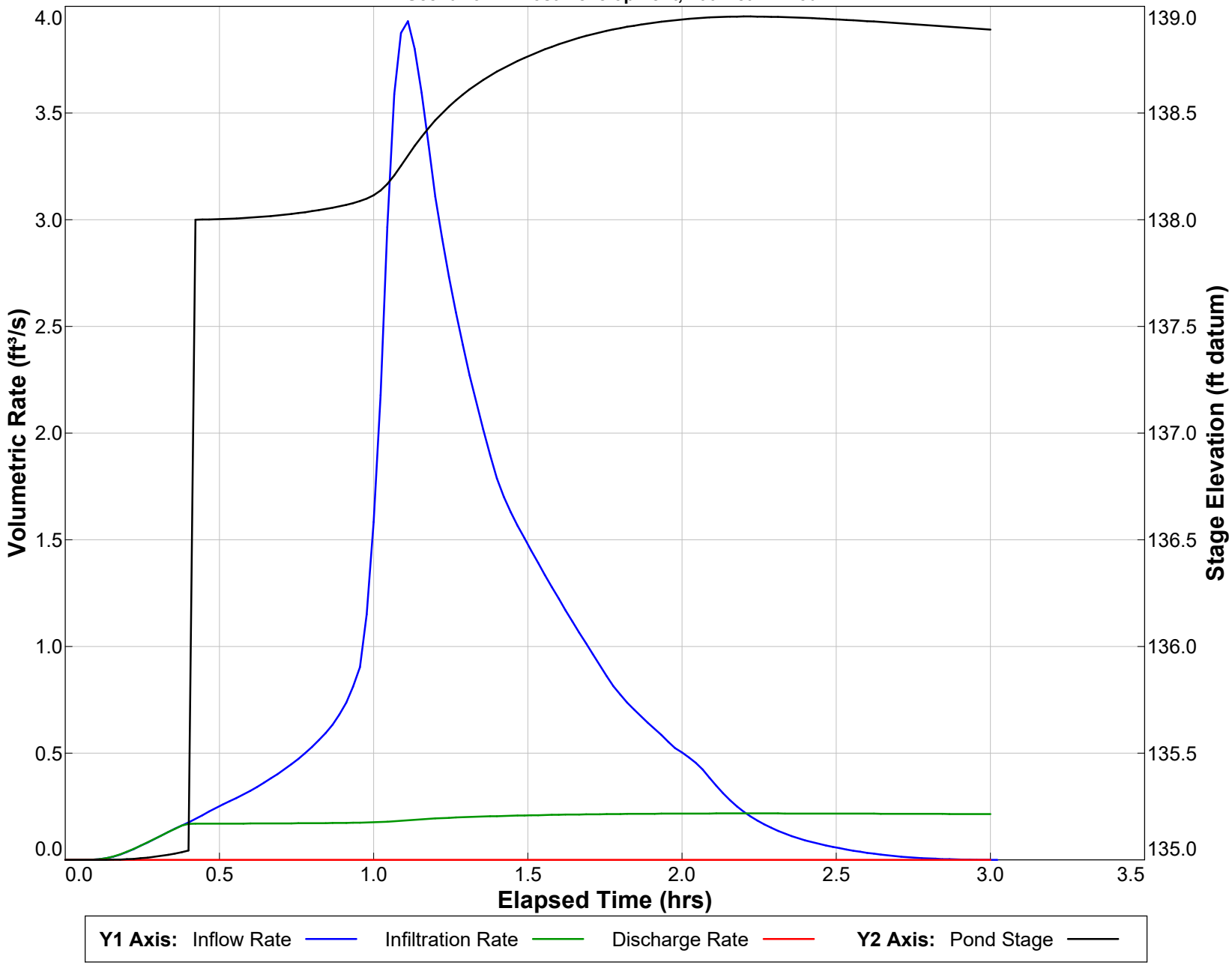
Summary of Results *:: Scenario 4 :: Post-Development, 100-Year 2-Hour*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	0.000	135.00		
Maximum	2.200	138.95		
Inflow				
Rate - Maximum - Positive	1.111		3.9302	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	2.978			7878.9
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	3.022			7878.9
Infiltration				
Rate - Maximum - Positive	2.200		0.2175	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	3.022			1984.9
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	3.022			1984.9
Combined Discharge				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	3.022			0.0
Discharge Structure 1 - simple weir				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	3.022			0.0
Discharge Structure 2 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.

Plot of Flow Rates and Pond Stage vs Elapsed Time

Scenario 4 :: Post-Development, 100-Year 2-Hour



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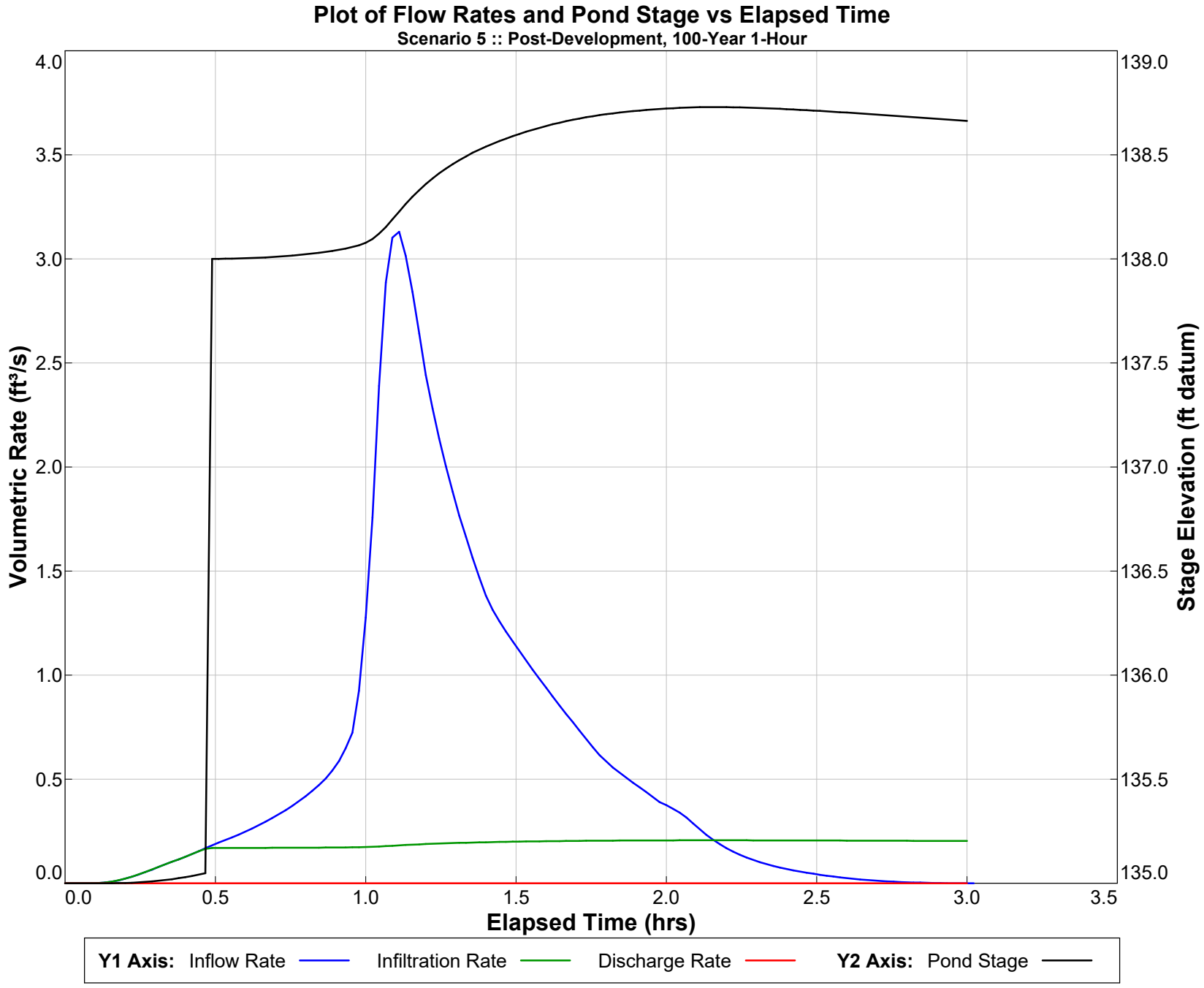
Summary of Results *:: Scenario 5 :: Post-Development, 100-Year 1-Hour*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	0.000	135.00		
Maximum	2.156	138.73		
Inflow				
Rate - Maximum - Positive	1.111		3.1308	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	2.978			6131.6
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	3.022			6131.6
Infiltration				
Rate - Maximum - Positive	2.156		0.2064	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	3.022			1881.4
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	3.022			1881.4
Combined Discharge				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	3.022			0.0
Discharge Structure 1 - simple weir				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	3.022			0.0
Discharge Structure 2 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.



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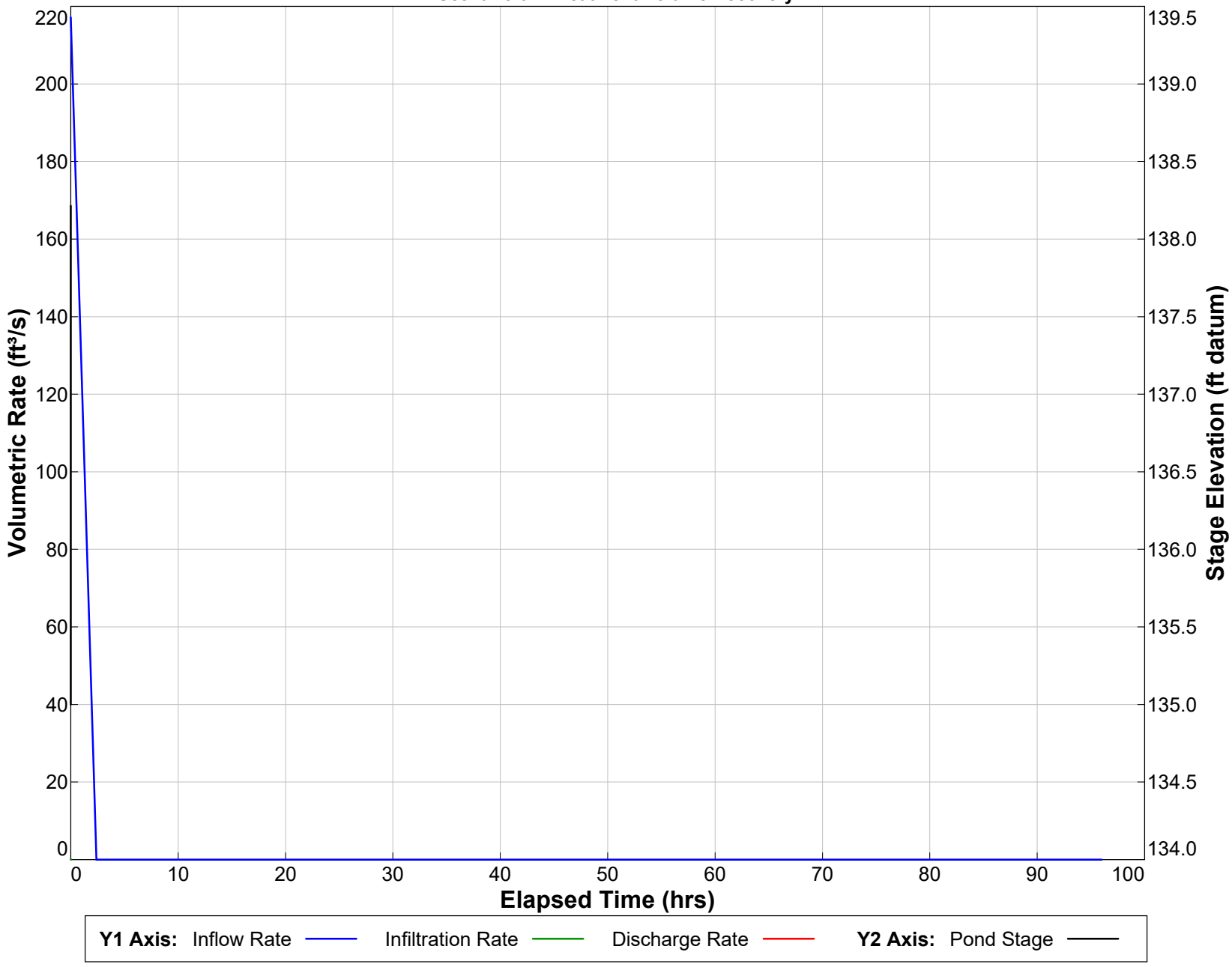
Summary of Results *:: Scenario 6 :: Treatment Volume Recovery*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	0.000	135.00		
Maximum	0.002	138.22		
Inflow				
Rate - Maximum - Positive	0.002		217.1667	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	0.002			1303.0
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	96.000			1303.0
Infiltration				
Rate - Maximum - Positive	0.002		0.1803	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	0.002			1.1
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	96.000			1303.0
Combined Discharge				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	96.000			0.0
Discharge Structure 1 - simple weir				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	96.000			0.0
Discharge Structure 2 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	36.000	Dry		1303.0
72 Hour Stage and Infiltration Volume	72.000	Dry		1303.0

Plot of Flow Rates and Pond Stage vs Elapsed Time

Scenario 6 :: Treatment Volume Recovery



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(Sec. VII, Figures 4-9)

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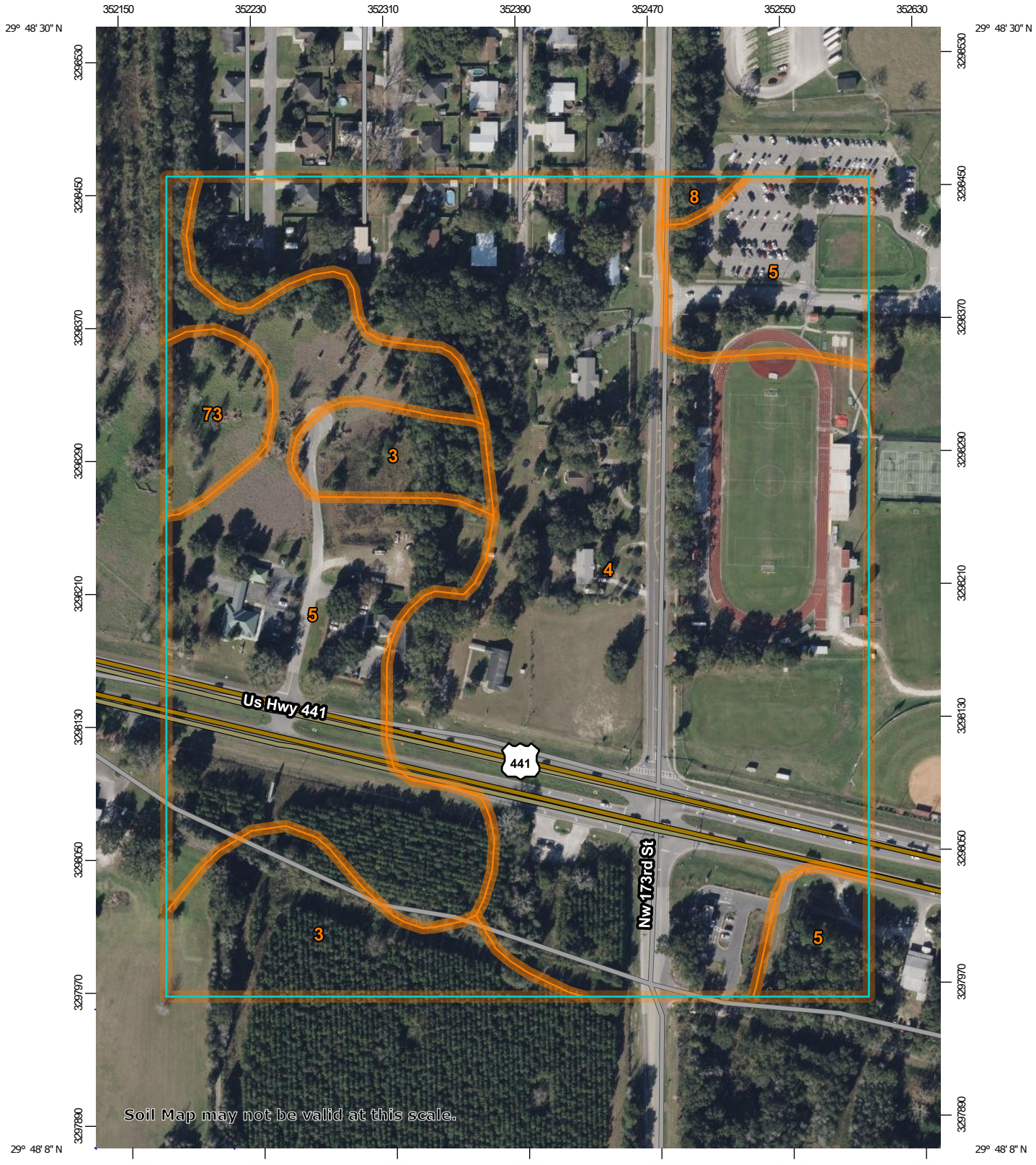
FDOT Critical Duration Analysis

		Duration							
Event		**1**	**2**	**4**	**8**	**24**	**72**	**168**	**240**
100 Exist	**Discharge rate (cfs)**	0.42	0.44	0.82	0.83	0.47	0.66	0.5436	0.6951
	Discharge Volume (ft^3)	1319.20	2632.20	5121.30	8212.30	17586.00	27907.30	37022.5	45836.8
100 Prop	**Discharge rate (cfs)**	0.00	0.00	0.01	0.09	0.30	0.51	0.5083	0.6495
	Discharge Volume (ft^3)	0.00	0.00	41.70	1038.50	8542.50	18709.20	26385.3	35243.2
Max Stage		134.45	134.75	135.17	135.37	135.70	135.95	135.95	136.1
50 Exist	**Discharge rate (cfs)**	0.21	0.24	0.45	0.47	0.27	0.48	0.3833	0.4467
	Discharge Volume (ft^3)	737.00	1549.00	2825.20	5099.60	10112.30	19204.00	24006.4	27509.8
50 Prop	**Discharge rate (cfs)**	0.00	0.00	0.00	0.00	0.08	0.29	0.3569	0.3601
	Discharge Volume (ft^3)	0.00	0.00	0.00	0.00	1378.30	10134.10	13813.4	17437.1
25 Exist	**Discharge rate (cfs)**	0.20	0.20	0.38	0.44	0.27	0.44	0.3932	0.5204
	Discharge Volume (ft^3)	693.20	1319.20	2446.50	4779.00	9969.60	17447.50	24773	32795.7
25 Prop	**Discharge rate (cfs)**	0.00	0.00	0.00	0.00	0.07	0.25	0.3666	0.4598
	Discharge Volume (ft^3)	0.00	0.00	0.00	0.00	1257.40	8382.60	14555	22609.3
10 Exist	**Discharge rate (cfs)**	0.17	0.15	0.27	0.30	0.22	0.29	0.2965	0.3803
	Discharge Volume (ft^3)	541.40	955.10	1778.60	3373.90	8002.00	10719.70	17447.5	22869.8
10 Prop	**Discharge rate (cfs)**	0.00	0.00	0.00	0.00	0.00	0.06	0.2482	0.2494
	Discharge Volume (ft^3)	0.00	0.00	0.00	0.00	13.60	1691.00	7488.7	12873.1
5 Exist	**Discharge rate (cfs)**	0.12	0.11	0.07	0.08	0.06	0.13	0.1568	0.1907
	Discharge Volume (ft^3)	394.80	497.80	622.90	1020.00	2153.40	4736.90	7923.7	10486.7
5 Prop	**Discharge rate (cfs)**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0075
	Discharge Volume (ft^3)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	654.5
3 Exist	**Discharge rate (cfs)**	0.13	0.12	0.09	0.10	0.10	0.20	0.227	0.2895
	Discharge Volume (ft^3)	430.90	541.40	810.90	1403.70	3666.20	7182.60	12525.1	16760.2
3 Prop	**Discharge rate (cfs)**	0.00	0.00	0.00	0.00	0.00	0.00	0.0998	0.0622
	Discharge Volume (ft^3)	0.00	0.00	0.00	0.00	0.00	0.00	2766.5	6802.5

SITE LOCATION
MLK BOULEVARD
NW 173RD STREET
Google Earth
Image © 2025 Airbus
N
2000 ft



Map Scale: 1:3,290 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 45 90 180 270

Feet: 0 150 300 600 900

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Alachua County, Florida
Survey Area Data: Version 26, Aug 28, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 9, 2022—Feb 10, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
3	Arredondo fine sand, 0 to 5 percent slopes	5.1	9.9%
4	Arredondo-Urban land complex, 0 to 5 percent slopes	29.0	55.8%
5	Fort Meade fine sand, 0 to 5 percent slopes	16.2	31.2%
8	Millhopper sand, 0 to 5 percent slopes	0.2	0.5%
73	Kendrick sand, 5 to 8 percent slopes	1.4	2.7%
Totals for Area of Interest		**52.0**	**100.0%**

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles, Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations tables in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations tables should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures.** Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures in this jurisdiction.

The **projection** used in the preparation of this map was Universal Transverse Mercator (UTM) zone 17. The **horizontal datum** was NAD 83, GRS80 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at www.ngs.noaa.gov or contact the National Geodetic Survey at the following address:

Spatial Reference System Division
National Geodetic Survey, NOAA
Silver Spring Metro Center
1315 East-West Highway
Silver Spring, Maryland 20910
(301) 713-3191

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at **(301) 713-3242**, or visit their website at www.ngs.noaa.gov.

Base map information shown on this FIRM was derived from U.S. Geological Survey Digital Orthophoto Quadrangles (DOQs) produced at a scale of 1:12,000 from photography dated 1994 or later.

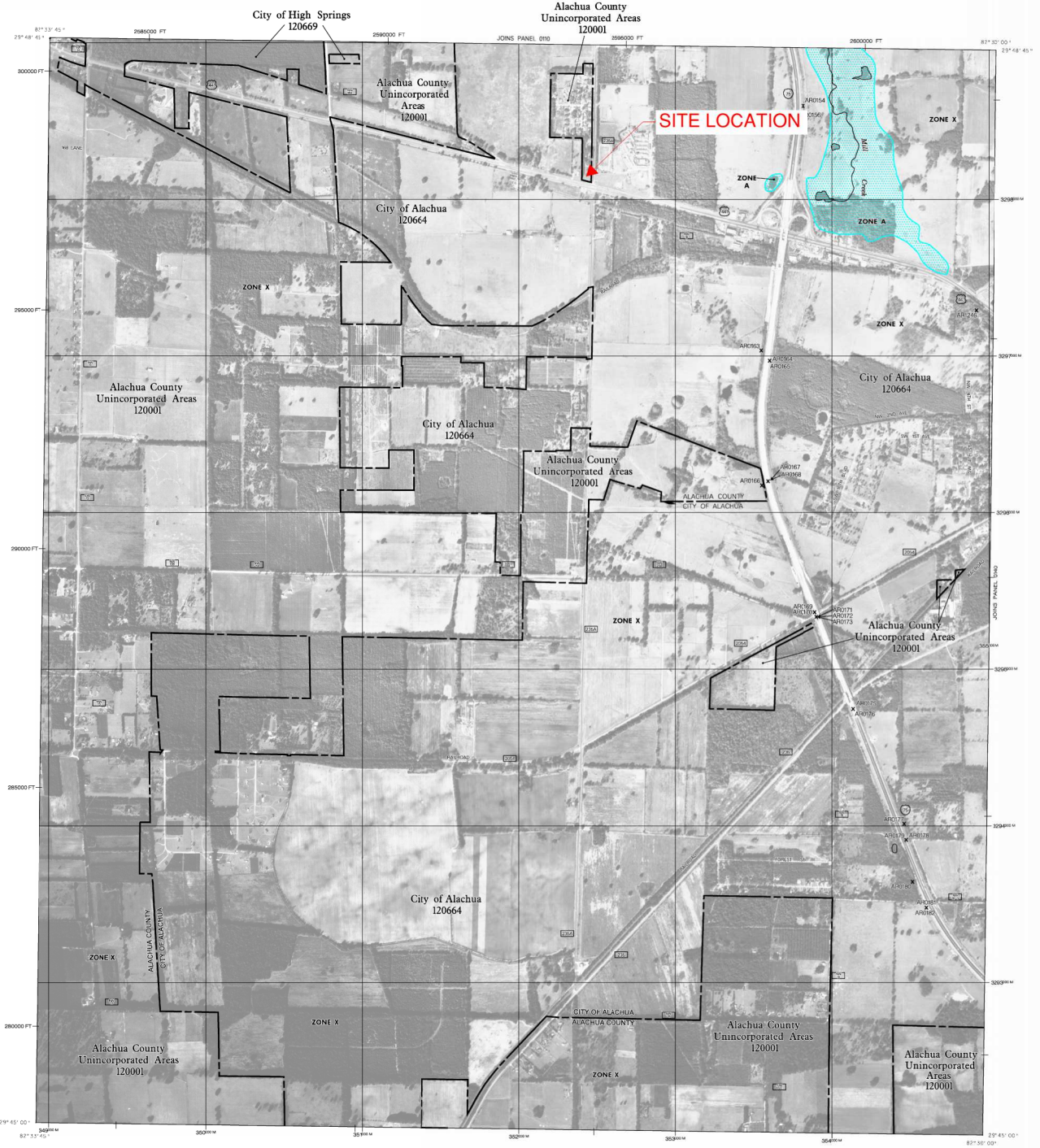
This map reflects more detailed and up-to-date **stream channel configurations** than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

Contact the **FEMA Map Service Center** at 1-800-358-9616 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, a Flood Insurance Study report, and/or digital versions of this map. The FEMA Map Service Center may also be reached by Fax at 1-800-358-9620 and their website at www.fema.gov/mac.

If you have **questions about this map** or questions concerning the National Flood Insurance Program in general, please call **1-877-FEMA MAP** (1-877-336-2627) or visit the FEMA website at www.fema.gov.



LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equalled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A No Base Flood Elevations determined.

ZONE AE Base Flood Elevations determined.

ZONE AH Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.

ZONE AO Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.

ZONE AR Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.

ZONE A99 Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.

ZONE V Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.

ZONE VE Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X Areas determined to be outside the 0.2% annual chance floodplain.

ZONE D Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

1% annual chance floodplain boundary

0.2% annual chance floodplain boundary

Floodway boundary

Zone D boundary

CBRS and OPA boundary

Boundary dividing Special Flood Hazard Areas Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.

513 Base Flood Elevation line and value; elevation in feet*

(EL. 987) Base Flood Elevation value where uniform within zone; elevation in feet*

*Referenced to the North American Vertical Datum of 1988

A — A Cross section line

23 — 23 Transect line

97°07'30", 32°22'30" Geographic coordinates referenced to the North American Datum of 1983 (NAD 83)

4276000 M 1000-meter Universal Transverse Mercator grid values, zone 17

600000 FT 3000-foot grid ticks: Florida State Plane coordinate system, north zone (FIPSZONE 0903), Lambert Conformal Conic projection

DX5510 Bench mark (see explanation in Notes to Users section of this FIRM panel)

M1.5 River Mile

MAP REPOSITORY
Refer to listing of Map Repositories on Map Index

EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP
JUNE 16, 2006

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 1000'
500 0 1000 2000 FEET
300 0 300 600 METERS

NFIP — NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0120D

FIRM
FLOOD INSURANCE RATE MAP
ALACHUA COUNTY, FLORIDA
AND INCORPORATED AREAS

PANEL 120 OF 640

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

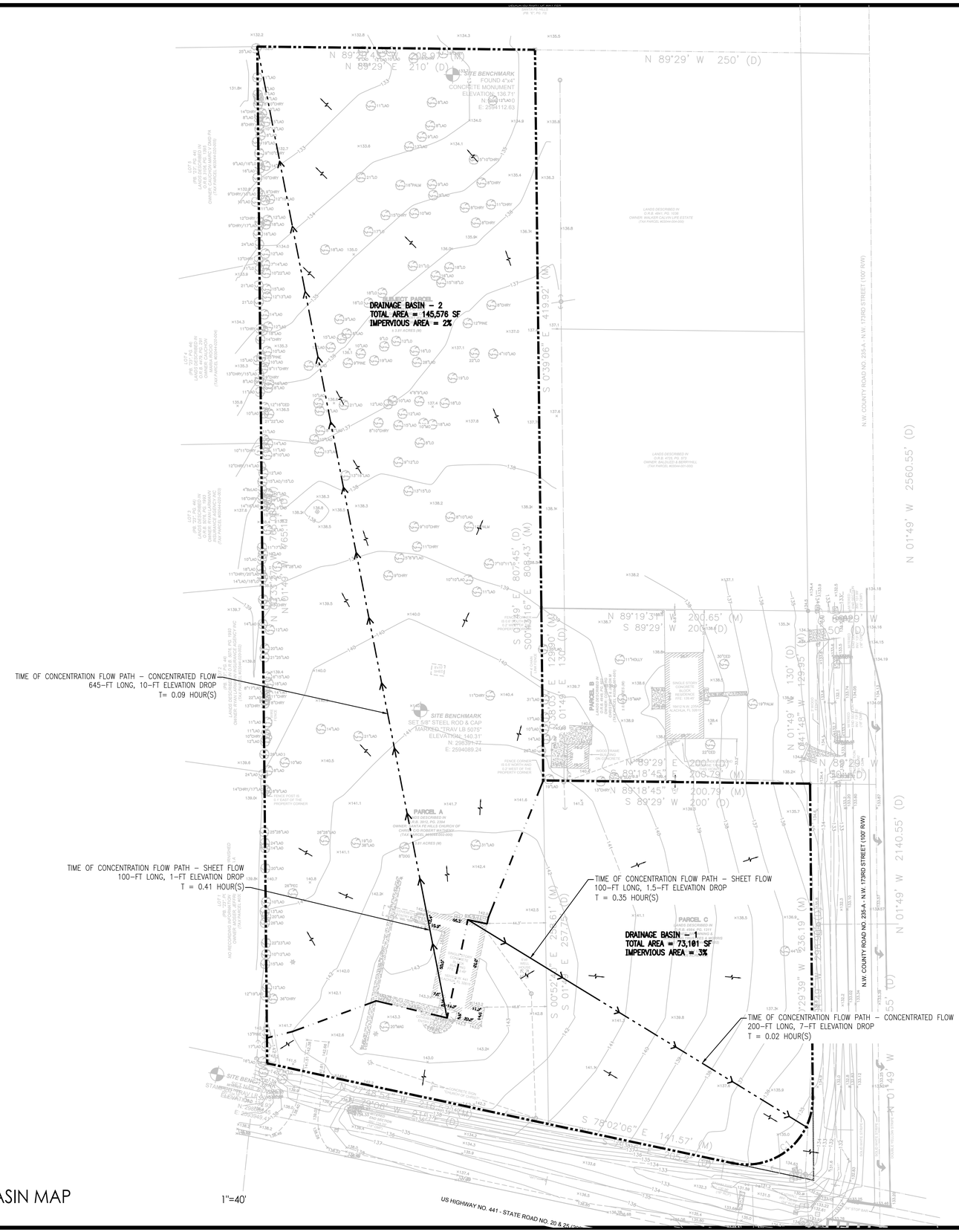
COMMUNITY	NUMBER	PANEL	SUFFIX
ALACHUA, CITY OF	120664	0120	D
ALACHUA COUNTY	120001	0120	D
HIGH SPRINGS, CITY OF	120669	0120	D

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
12001C0120D

EFFECTIVE DATE
JUNE 16, 2006

Federal Emergency Management Agency



PRE-DEVELOPMENT DRAINAGE BASIN MAP

INTERPLAN
INTERPLAN LLC

AR99238
CA 8660

ARCHITECTURE
ENGINEERING
PERMITTING

220 E. CENTRAL PKWY, STE 4000
ALTAMONTE SPRINGS, FL 32701
407.645.5008

SEAL:

THIS DOCUMENT IS NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.

NO DATE REMARKS
REVISIONS

ALLUVION ADVISORS
NW 173RD STREET &
US HIGHWAY 441
ALACHUA, FL 32615

PROJECT NO: 2024.0332
DATE: 4/8/2025

EX-1
PRE-DEVELOPMENT
DRAINAGE BASIN MAP

CHECKED: CDB DRAWN: GFC

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P:\ALAlluvionAdvisors\2024.0332 - Commercial Development, Alachua, FL\3 CAD & Drawings\2 Construction Documents\2024.0332 - Pre-Development Drainage Basin Map.dwg, Layout1, 4/8/2025 6:11:33 PM, GILCOR, DWG To PDF.pc3, ARCH full bleed D (36.00 x 24.00 Inches), 1:1

TR 55 Worksheet 3: Time of Concentration (T_c) or Travel Time (T_t)

Project: Alachua Commercial Development Designed By: Gilberto Corral Date: 4/8/25

Location: NW 173rd Street & US Highway 441, Alach Checked By: _____ Date: _____

Check one: ✔ Present Developed

Check one: ✔ T_c T_t through subarea _____

NOTES: Space for as many as two segments per flow type can be used for each worksheet. Include a map, schematic, or description of flow segments.

Sheet Flow (Applicable to T_c only)	Segment ID	1			
1. Surface description (Table 3-1)		Woods - Light			
2. Manning's roughness coeff., n (Table 3-1)		0.40			
3. Flow length, L (total L ≤ 100 ft) ft		100			
4. Two-year 24-hour rainfall, P_2 in		4.3			
5. Land slope, s ft/ft		0.015			
6. $T_t = \frac{0.007\,(nL)^{0.8}}{P_2^{0.5}\,s^{0.4}}$ Compute T_t hr		0.35	+	=	0.35
Shallow Concetrated Flow	Segment ID	2			
7. Surface description (paved or unpaved)		unpaved			
8. Flow length, L ft		200			
9. Watercourse slope, s ft/ft		0.035			
10. Average velocity, V (Figure 3-1) ft/s		3.0			
11. $T_t = \frac{L}{3600\,V}$ Compute T_t hr		0.02	+	=	0.02
Channel Flow	Segment ID				
12. Cross sectional flow area, a ft^2					
13. Wetted perimeter, P_w ft					
14. Hydraulic radius, $r = \frac{a}{P_w}$ Compute r ft					
15. Channel Slope, s ft/ft					
16. Manning's Roughness Coeff., n					
17. $V = \frac{1.49\,r^{2/3}\,s^{1/2}}{n}$ Compute V ft/s					
18. Flow length, L ft					
19. $T_t = \frac{L}{3600\,V}$ Compute T_t hr			+	=	

20. Watershed or subarea T_c or T_t (add T_t in steps 6, 11, and 19 hr: 0.37

TR 55 Worksheet 3: Time of Concentration (T_c) or Travel Time (T_t)

Project: Alachua Commercial Development Designed By: Gilberto Corral Date: 4/8/25

Location: NW 173rd Street & US Highway 441, Alach Checked By: _____ Date: _____

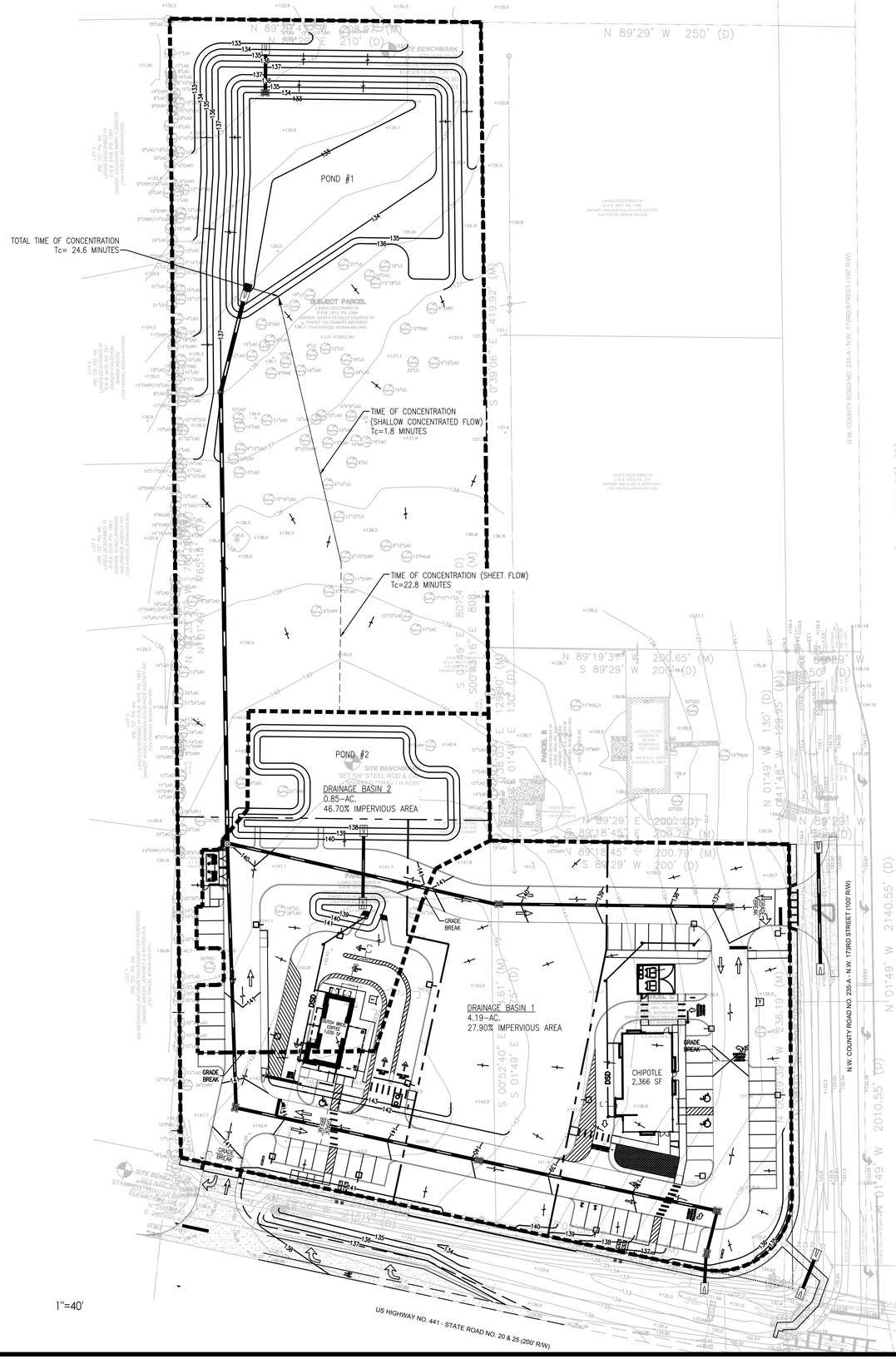
Check one: ✔ Present Developed

Check one: ✔ T_c T_t through subarea _____

NOTES: Space for as many as two segments per flow type can be used for each worksheet. Include a map, schematic, or description of flow segments.

Sheet Flow (Applicable to T_c only)	Segment ID	1			
1. Surface description (Table 3-1)		Woods - Light			
2. Manning's roughness coeff., n (Table 3-1)		0.40			
3. Flow length, L (total L ≤ 100 ft) ft		100			
4. Two-year 24-hour rainfall, P_2 in		4.3			
5. Land slope, s ft/ft		0.010			
6. $T_t = \frac{0.007\,(nL)^{0.8}}{P_2^{0.5}\,s^{0.4}}$ Compute T_t hr		0.41	+	=	0.41
Shallow Concetrated Flow	Segment ID	2			
7. Surface description (paved or unpaved)		unpaved			
8. Flow length, L ft		645			
9. Watercourse slope, s ft/ft		0.016			
10. Average velocity, V (Figure 3-1) ft/s		2.0			
11. $T_t = \frac{L}{3600\,V}$ Compute T_t hr		0.09	+	=	0.09
Channel Flow	Segment ID				
12. Cross sectional flow area, a ft^2					
13. Wetted perimeter, P_w ft					
14. Hydraulic radius, $r = \frac{a}{P_w}$ Compute r ft					
15. Channel Slope, s ft/ft					
16. Manning's Roughness Coeff., n					
17. $V = \frac{1.49\,r^{2/3}\,s^{1/2}}{n}$ Compute V ft/s					
18. Flow length, L ft					
19. $T_t = \frac{L}{3600\,V}$ Compute T_t hr			+	=	

20. Watershed or subarea T_c or T_t (add T_t in steps 6, 11, and 19 hr: 0.50



NORTH

40' 0 40' 80'

GRAPHIC SCALE

POST-DEVELOPMENT DRAINAGE MAP

1"=40'

INTERPLAN

INTERPLAN LLC

AR99238
CA 8660

ARCHITECTURE
ENGINEERING
PERMITTING

220 E. CENTRAL PKWY, STE 4000
ALTAMONTE SPRINGS, FL 32701
407.645.5008

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NO	DATE	REMARKS
		REVISIONS

WESTSIDE COMMONS

NW 173RD STREET &
US HIGHWAY 441
ALACHUA, FL 32615

PROJECT NO: 2024.0332
DATE: 7/17/2025

EX-2

POST-DEVELOPMENT
DRAINAGE BASIN MAP

CHECKED: CDB DRAWN: GFC

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P:\AVAllusion\Allusion\2024\0332 - Commercial Development, Alachua, FL\3 CAD & Drawings\2 Construction Documents\2024.0332 - Post-Development Drainage Basin Map.dwg Layout1, 7/22/2025 5:41:18 PM, GILCOR, DWG To PDF.pc3, ARCH full bleed D (24.00 x 36.00 Inches), 1:1

TR 55 Worksheet 3: Time of Concentration (T_c) or Travel Time (T_t)

Project: Westside Commons Designed By: GFC Date: 7/16/25

Location: Alachua, FL Checked By: CDB Date: 7/16/25

Check one: Present ✔ Developed

Check one: ✔ T_c T_t through subarea _____

NOTES: Space for as many as two segments per flow type can be used for each worksheet. Include a map, schematic, or description of flow segments.

Sheet Flow (Applicable to T_c only)	Segment ID	1			
1. Surface description (Table 3-1)		Woods - Light			
2. Manning's roughness coeff., n (Table 3-1)		0.40			
3. Flow length, L (total L ≤ 100 ft)	ft	100			
4. Two-year 24-hour rainfall, P_2	in	4.0			
5. Land slope, s	ft/ft	0.013			
6. $T_t = \frac{0.007\,(nL)^{0.8}}{P_2^{0.5}\,s^{0.4}}$	Compute T_t hr	0.38	+	=	0.38
Shallow Concetrated Flow	Segment ID	1			
7. Surface description (paved or unpaved)		Woods - Light			
8. Flow length, L	ft	185			
9. Watercourse slope, s	ft/ft	0.015			
10. Average velocity, V (Figure 3-1)	ft/s	2.0			
11. $T_t = \frac{L}{3600\,V}$	Compute T_t hr	0.03	+	=	0.03
Channel Flow	Segment ID				
12. Cross sectional flow area, a	ft^2				
13. Wetted perimeter, P_w	ft				
14. Hydraulic radius, $r = \frac{a}{P_w}$	Compute r ft				
15. Channel Slope, s	ft/ft				
16. Manning's Roughness Coeff., n					
17. $V = \frac{1.49\,r^{2/3}\,s^{1/2}}{n}$	Compute V ft/s				
18. Flow length, L	ft				
19. $T_t = \frac{L}{3600\,V}$	Compute T_t hr		+	=	

20. Watershed or subarea T_c or T_t (add T_t in steps 6, 11, and 19 ..... hr 0.41

Subsurface Investigation (Sec VIII)

REPORT OF GEOTECHNICAL CONSULTING SERVICES

Alachua Commercial Development
NWC of US 441 & CR 235A
Alachua, Alachua County, Florida

UES Project No. 0230.2500022.0000
UES Report No. 2135133

Prepared for:

Alachua Outparcel, LLC
c/o Alakai Capital
33 E. Robinson St., Suite 210
Orlando, Florida 32804

Prepared by:

UES Professional Solutions, LLC
4475 SW 35th Terrace
Gainesville, Florida 32608
(352) 372-3392

March 13, 2025

March 13, 2025

Alachua Outparcel, LLC
c/o Alakai Capital
33 E. Robinson Street, Suite 210
Orlando, Florida 32801

Attention: Mr. Nick Jones
Managing Member

Reference: **Report of Geotechnical Consulting Services**
Proposed Alachua Commercial Development
NWC of US 441 & CR 235A
Alachua, Alachua County, Florida
UES Project No. 0230.2500022.0000 UES Report No. 2135133

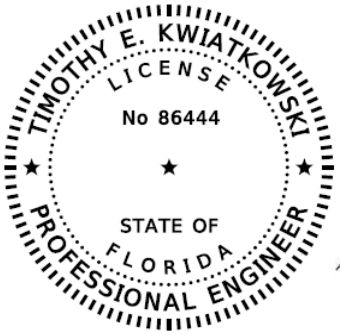
Dear Mr. Jones:

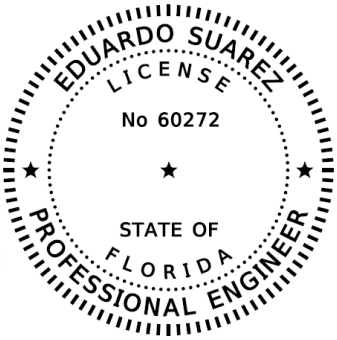
UES Professional Solutions, LLC (UES) has completed the geotechnical engineering services for the subject project in Alachua, Alachua County, Florida. This Geotechnical Report is submitted in satisfaction of the contracted scope of services as summarized in UES Proposal No. 2133148, dated February 19, 2025.

This Report presents the results of our field subsurface exploration and laboratory soil testing programs, and recommendations for geotechnical site preparation, foundation design and construction, pavement design, and stormwater management system soil design parameters.

We appreciate the opportunity to have assisted you on this project and look forward to a continued association. Please do not hesitate to contact our office if you should have any questions, or to assist your office with the remaining phases of project design and construction.

Respectfully submitted,
UES PROFESSIONAL SOLUTIONS, LLC
Certificate of Authorization 549





Eduardo Suarez
2025.03.13 12:10:50
-04'00'

Timothy E. Kwiatkowski, P.E.
Project Geotechnical Engineer
Florida P.E. No. 86444

Eduardo Suarez, P.E.
Senior Geotechnical Engineer
Florida P.E. No. 60272

This item has been electronically signed and sealed by Eduardo Suarez, PE on the date adjacent to the seal using Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

TABLE OF CONTENTS

EXECUTIVE SUMMARY 1
1.0 INTRODUCTION 2
1.1 GENERAL 2
2.0 SCOPE OF SERVICES 2
2.1 PROJECT DESCRIPTION 2
2.2 PURPOSE 2
2.3 FIELD EXPLORATION 3
2.3.1 Standard Penetration Test (SPT) Borings 3
2.4 LABORATORY TESTING 4
2.4.1 Visual Classification 4
2.4.2 Index Testing 4
3.0 FINDINGS 4
3.1 REGIONAL GEOLOGY 4
3.2 KARST TOPOGRAPHY 4
3.3 GENERAL AREA SOIL INFORMATION 5
3.4 SURFACE CONDITIONS 5
3.5 SUBSURFACE CONDITIONS 6
3.6 GROUNDWATER DEPTH 6
3.7 LABORATORY TESTING 6
3.7.1 Percent Passing No. 200 Sieve 6
3.7.2 Moisture Content 6
3.7.3 Atterberg Limits 7
3.7.4 Permeability Testing 7
4.0 RECOMMENDATIONS 8
4.1 GENERAL 8
4.2 GEOTECHNICAL CONSIDERATIONS 8
4.3 GROUNDWATER CONSIDERATIONS 9
4.4 BUILDING FOUNDATION 10
4.4.1 Bearing Pressure 10
4.4.2 Foundation Size 10
4.4.3 Bearing Depth 10
4.4.4 Bearing Material 11
4.4.5 Settlement Estimates 11
4.4.6 Ground Floor Slab 11
4.5 SITE PREPARATION 11
4.6 PAVEMENTS 14
4.6.1 General 14
4.6.2 Asphalt (Flexible) Pavements 15
4.6.2.1 Stabilized Subgrade 15
4.6.2.2 Base Course 15
4.6.2.3 Wearing Surface 16
4.6.3 Effects of Groundwater 17
4.6.4 Curbing 17
4.6.5 Landscape Areas 17
4.6.6 Concrete (Rigid) Pavement 17
4.6.7 Construction Traffic 18
4.6.8 Site Preparation for the New Pavement Areas 19
4.7 STORMWATER MANAGEMENT SYSTEM 19
4.8 STORMWATER MANAGEMENT SYSTEM FILL SUITABILITY 20

4.9 DEWATERING AND EXCAVATION CONSIDERATIONS 21
4.10 CONSTRUCTION RELATED SERVICES 21
5.0 REPORT LIMITATIONS 21

APPENDIX A
Boring Location Plan A-1
Boring Logs ..... A-2 to A-11
Key to Boring Logs ..... A

APPENDIX B
Important Information About Your Geotechnical Engineering Report, Constraints and Restrictions, General Conditions ..... B

LIST OF TABLES
Table 1 – Relevant Engineering Index Properties of Arredondo Soils 5
Table 2 – Relevant Engineering Index Properties of Fort Meade Soils 5
Table 3 – Laboratory Soil Test Results 7
Table 4 – Minimum Asphaltic Pavement Component Thickness 15
Table 5 – Minimum Concrete Pavement Thickness 18
Table 6 – Stormwater Management System Soil Design Parameters 20

EXECUTIVE SUMMARY

We have prepared this executive summary solely to provide a general overview. Do not rely on this executive summary for any purpose except that for which it was prepared. Rely on the full report for information about findings, recommendations, and other concerns.

Project Location and Description

The project parcel is located at the northwest corner of US Highway 441 and County Road 235A in Alachua, Alachua County, Florida. Current site development plans include the construction of new Chipotle restaurant, a new Dutch Bros Coffee drive-thru, and another Quick Service Restaurant (QSR) with associated pavement and stormwater management areas. Our office was provided with a copy of a Boring Location Plan Exhibit, prepared by Interplan, LLC.

Soil and Groundwater Conditions

The soil test borings generally encountered very loose to loose sand with silt to silty sand [SP-SM/SM] to depths of 2.5 to 7 feet followed by very clayey sands to clay [SC/CH] to the maximum boring termination depths of 20 feet. The groundwater level was not encountered at the boring locations at the time of our exploration. Based upon our review of regional hydrogeology and the Alachua County Soil Survey, we estimate the normal seasonal high groundwater level will be deeper than 6 feet below the ground surface in the general area of the project site; however, stormwater can perch on top of the clayey sands when sandy soils are present at the surface. Isolated areas with a transient perched groundwater should be expected to occur. The perched groundwater will be a transient condition, directly related to rainfall, irrigation and site grading.

Geotechnical Considerations

Geotechnical considerations for the design and construction of the proposed structure area include the presence of potentially-expansive clayey soils in the subsurface soil profile, and very loose shallow sandy soils. Where encountered, shallow deposits of clay soils must be addressed through site grading, over-excavation and replacement, site drainage and stiffened foundation.

Foundation Design

Assuming any questionable/expansive soils are removed a minimum of 4 feet below the bottom of footings and floor slab, and positive drainage is established, a conventional shallow foundation system may be used for support of the proposed building construction on this project with the understanding that some aesthetic cracking and other minor architectural type nuisance issues may occur during the useful life of the structure. Following completion of the recommended geotechnical site preparation and building pad preparation activities, the proposed building may be supported on a shallow foundation system designed with a maximum average soil bearing pressure of 2,000 pounds per square foot (psf).

We recommend the Building Designers consider the use of grade beam foundations, for support of load bearing walls on this project. The deeper concrete section, and top and bottom steel configuration of a typical grade beam foundation, should help mitigate differential settlement concerns. A modulus of subgrade reaction of 100 pounds per cubic inch (pci) may be used for grade beam foundation design.

1.0 INTRODUCTION

1.1 GENERAL

In this report, we present the results of the subsurface exploration of the site for the proposed building, and associated parking and stormwater management areas located in Alachua, Alachua County, Florida. We have divided this report into the following sections:

- SCOPE OF SERVICES - Defines what we did
- FINDINGS - Describes what we encountered
- RECOMMENDATIONS - Describes what we encourage you to do
- LIMITATIONS - Describes the restrictions inherent in this report
- APPENDICES - Presents support materials referenced in this report

2.0 SCOPE OF SERVICES

2.1 PROJECT DESCRIPTION

The project parcel is located at the northwest corner of US Highway 441 and County Road 235A in Alachua, Alachua County, Florida. Current site development plans include the construction of new Chipotle restaurant, a new Dutch Bros Coffee drive-thru, and another Quick Service Restaurant (QSR) with associated pavement and stormwater management areas. Our office was provided with a copy of a Boring Location Plan Exhibit, prepared by Interplan, LLC.

Our office was not provided with Foundation Plans or any other construction-related information other than that discussed herein. Considering the limitations stated above and based on prior experience with structures of this type, we assumed the following structural loading conditions: ground floor slab loads not exceeding 100 psf, a maximum of 3 kips per linear feet (klf) on wall footings, and a maximum load of 30 kips on individual footings. We understand the building construction will require nominal fill (2 feet or less) placement for leveling of the proposed building footprint and building pad construction.

If our understandings and assumptions of project issues are incorrect our conclusions and recommendations will not be considered valid until we have had the opportunity to review all pertinent issues. The above constitutes all of the project information provided to our office at the time of this Report preparation.

We note that, our authorized scope of services and this Report do not address any other project elements, such as earth retaining walls, sidewalks, or slope stability issues that may be part of the overall project site plan. Since other site improvements could have detrimental effects on the performance of a foundation system at this site, UES, or other qualified geotechnical consultant, should be consulted to review the entire site development plan and conduct additional services as required to minimize any impact of associated improvements on foundation performance.

2.2 PURPOSE

The purposes of this exploration were:

- Perform a subsurface exploration within the suggested areas to gather information concerning the near-surface soil conditions,

- Conduct a laboratory soil testing program to aid in the classification of the prevailing site soils, and with the evaluation of relevant soil strength and engineering properties,
- Classify and stratify the various soil strata encountered in the soil test borings,
- Evaluate the groundwater level in the area of exploration and make appropriate recommendations,
- Recommend foundation design and construction parameters for the proposed building areas,
- To discuss technical suitability of subgrade soils for fill suitability, flexible pavement section support and provide parameters for pavement design,
- Recommend appropriate aquifer parameter values for the on-site stormwater management system.

This report presents an evaluation of site conditions on the basis of traditional geotechnical procedures for site characterization. The recovered samples were not examined, either visually or analytically, for chemical composition or environmental hazards. UES would be pleased to perform these services, if you desire.

Our exploration was confined to the zone of soil likely to be stressed by the proposed construction. Our work did not address the potential for surface expression of deep geological conditions such as sinkholes. This evaluation requires a more extensive range of field services than performed in this study. We will be pleased to conduct an investigation to evaluate the probable effect of the regional geology upon the proposed construction, if you desire.

2.3 FIELD EXPLORATION

The field geotechnical testing activities were started on March 4, 2025, and completed on March 6, 2025. Field tests for the geotechnical study included five (5) soil test borings to maximum depths of 20 feet below the ground surface within the limits of the proposed building areas, two (2) soil test borings to depths of 15 feet within the stormwater management areas, and three (3) soil test borings to depths of 10 feet below the ground surface within the limits of the pavement areas. The actual test locations shown are approximate and were staked in the field by UES personnel using existing landmarks and site features. All boreholes were backfilled upon field work completion. The soil test boring locations are shown in the attached Boring Location Plan drawing.

Representative portions of the subsurface soil samples recovered were transported to our Gainesville soils laboratory. The soil samples were visually classified by an experienced geotechnical engineer. It should be noted that soil conditions might vary between soil test boring locations, and between the subsurface soil strata interfaces which have been shown on the Boring Logs. The soil test boring data reflect information from the specific test locations only.

2.3.1 Standard Penetration Test (SPT) Borings

Penetration tests were performed in accordance with ASTM Procedure D-1586, Penetration Test and Split-Barrel Sampling of Soils. This test procedure generally involves driving a 1.4-inch I.D. split-tube sampler into the soil profile in six inch increments for a minimum distance of 18 inches using a 140-pound hammer free-falling 30 inches. The total number of blows required to

drive the sampler the second and third 6-inch increments is designated as the N-value, and provides an indication of in-place soil strength, density and consistency.

2.4 LABORATORY TESTING

2.4.1 Visual Classification

The soil samples recovered from the soil test borings were returned to our laboratory where an engineer visually reviewed the field descriptions in accordance with ASTM D-2488. We then selected representative soil samples for laboratory testing. Using the results of the laboratory tests, our visual examination, and our review of the field boring logs we classified the soil borings in accordance with the current Unified Soil Classification System (USCS).

2.4.2 Index Testing

Laboratory testing was performed on selected samples of the soils encountered in the field exploration to better define soil composition and properties. Testing was performed in accordance to ASTM procedures and included moisture content (ASTM D-2216), Percent Passing No. 200 Sieve (ASTM D-1140), Atterberg Limits (ASTM D-4318), and permeability tests (ASTM D-2434). The test results have been presented on the attached Boring Logs.

3.0 FINDINGS

3.1 REGIONAL GEOLOGY

The general geology of central Alachua County is characterized by a surface veneer of Pleistocene and Pliocene sands and sandy clays overlying the Miocene-age Hawthorn Group. The Hawthorn Group includes a highly variable mixture of interbedded quartz sands, clays, carbonates, pebbles and grains occurring with thicknesses of up to 150 feet.

The general hydrogeology of Alachua County consists of three aquifer systems; a surficial aquifer, an intermediate aquifer, and the Floridan aquifer system. The surficial aquifer exists as an unconfined water table situated over the impermeable Hawthorn Group and is usually a subdued reflection of surface topography. The intermediate aquifer system includes all materials that collectively retard the exchange of water between the overlying surficial aquifer system and the underlying Floridan aquifer system. Water in this system is contained under confined conditions. The Floridan aquifer system is a thick, carbonate sequence that functions regionally as a water-yielding hydraulic unit. Water exists under confined conditions. The potentiometric surface map of the upper Floridan aquifer suggests groundwater elevations, outside perched zones, on the order of +30 to +40 feet, NGVD in the general site area.

3.2 KARST TOPOGRAPHY

About 10% of the earths land (and 15% of the United States) crust is composed of, or underlain by, soluble limestone. When limestone interacts with underground water, over time, the water dissolves the limestone to form karst topography, a mix of caves, underground channels, and rough and undulating ground surfaces. The underground water of karst topography carves channels and caves that become susceptible to collapse from the surface. When enough limestone is eroded from underground, a sinkhole may develop. Sinkholes can range in size and depth from a few feet to over 300 feet. The topography of North Central Florida is characteristic of karst terrain, with sinkholes caused by natural climatic variability, as well as, man-made activities, such as, the drop in groundwater levels from well pumping.

Per contract scope of services, our exploration was confined to the zone of soil likely to be stressed by the proposed construction. Our work did not address the potential for surface expression of deep geological conditions, such as sinkhole development related to karst activity. This evaluation requires a more extensive range of field services than performed in this study.

3.3 GENERAL AREA SOIL INFORMATION

The United States Department of Agriculture (USDA) *Soil Survey of Alachua County*, *Florida* describes the near-surface soil profiles in the project parcel as Arredondo, Arredondo-Urban Land complex, and Fort Meade soils. The relevant soil strength and engineering properties for these soils are presented in Tables 1 and 2. Urban Land soil classification indicates that 85 percent of the area is covered with shopping centers, parking lots, buildings, streets, sidewalks and other facilities. Many of these open areas have been altered by cutting and shaping or by having fill material spread on the surfaces.

Arredondo soil is nearly level to gently sloping and well drained, with a water table at a depth of more than 72 inches. Relevant engineering index properties for Arredondo soils have been summarized below in Table 1.

Table 1 – Relevant Engineering Index Properties of Arredondo Soils

Depth, Inches	Texture	Classification	% Passing #200 Sieve	Plasticity Index	Shrink-swell Potential	Permeability
0 – 49	Fine sand	SP-SM, SM	5 – 15	NP	Low	6.0 – 20 in/hr
49 – 54	Loamy sand, loamy fine sand, sandy loam	SM, SM-SC	13 – 25	NP – 7	Low	2.0 – 6.0 in/hr
54 – 86	Sandy loam, fine sandy loam, sandy clay loam	SM-SC, SC	20 – 40	NP – 20	Low	0.2 – 2.0 in/hr

Fort Meade sand is nearly level to gently sloping, well drained with a water table that is at a depth of more than 72 inches. Engineering properties for Fort Meade soil are summarized below in Table 2.

Table 2 – Relevant Engineering Index Properties of Fort Meade Soil

Depth, Inches	Texture	Classification	% Passing #200 Sieve	Plasticity Index	Shrink-swell Potential	Permeability
0 – 14	Fine sand	SM	13 – 25	NP	Low	6.0-20 in/hr
14 – 85	Loamy sand, loamy fine sand, fine sand	SM	13 – 25	NP	Low	6.0-20 in/hr

3.4 SURFACE CONDITIONS

UES personnel visited the project site prior to and during the performance of the field portion of this geotechnical study. The site of the proposed development was predominantly undeveloped and clear. Our on-site observations have been summarized as follows. Exposed surface soils were observed to be sandy and dry. Surface organic soils, surface debris, unusual ground depressions, or rock outcroppings were not observed on the project site. An existing church

building and unpaved parking were present adjacent to the southwest corner of the subject property.

3.5 SUBSURFACE CONDITIONS

The soil test borings performed beneath the proposed structures were reviewed to evaluate the subsurface soil strata lateral continuity and uniformity, both parameters that would have an impact in foundation system selection and performance. Soil classifications and descriptions for this geotechnical study are based both on the results of the laboratory soil testing programs and on visual examinations of soil specimens by the Geotechnical Engineer. The subsurface soil conditions encountered in the soil test borings have been summarized in the attached Boring Logs and described below.

The soil test borings generally encountered very loose to loose sand with silt to silty sand [SP-SM/SM] to depths of 2.5 to 7 feet followed by very clayey sands to clay [SC/CH] to the maximum boring termination depths of 20 feet.

3.6 GROUNDWATER DEPTH

The groundwater level was not encountered at the boring locations at the time of our exploration. Fluctuations of groundwater level conditions on this project parcel should be expected to occur seasonally as a result of rainfall, surface runoff, and nearby construction activities.

3.7 LABORATORY TESTING

The soil samples recovered from the field exploration program were placed in containers and returned to our soils laboratory, where the Geotechnical Engineer visually examined and classified the samples. Laboratory soil tests are performed to aid in the classification of the soils, and to help in the evaluation of engineering characteristics of the soils. Representative soil samples were selected for moisture content, permeability, Atterberg Limits, and percent fines determination. The test results have been presented on the attached Boring Logs and summarized in Table 3.

3.7.1 Percent Passing No. 200 Sieve

Certain recovered soil samples were selected to determine the percentage of fines. In these tests the soil sample was dried and washed over a U.S. No. 200 mesh sieve. The percent of soil by weight passing the sieve was the percentage of fines or portion of the sample in the silt and clay size range. This test was conducted in accordance with ASTM Procedure D-1140, *Standard Test Methods for Amount of Material in Soils Finer than the No. 200 Sieve.*

3.7.2 Moisture Content

Certain recovered soil samples were selected to determine the moisture content. These tests were conducted in accordance with ASTM Procedure D-2216. The soil moisture content was the ratio of the weight of water in the soil mass to the dry weight of the soil mass. Moisture content was measured by drying the moist material to a constant mass in a drying oven controlled at 105 degrees Celsius and to use this value as the mass of water in the test specimen. The moisture content was expressed as a percent of the oven dried soil mass.

3.7.3 Atterberg Limits

Certain recovered soil samples were selected for Atterberg Limits testing to evaluate the soil plasticity characteristics. The soil's Plasticity Index (PI) is the range of moisture content over which the soil deforms as a plastic material. It is bracketed by the Liquid Limit (LL) and the Plastic Limit (PL). The LL is the moisture content at which the soil will flow as a heavy viscous fluid. The PL is the lowest moisture content at which the soil is sufficiently plastic so as to be manually rolled into a 1/8-inch diameter thread. The test was conducted in accordance with ASTM Procedure D-4318, Standard Test Methods for LL, PL and Plasticity Index of Soils.

3.7.4 Permeability Testing

Representative soil samples were selected to determine the permeability rate of the soils. Constant head permeability test was performed on a representative sample of the near surface soils from the proposed stormwater management area. This test was conducted following the concepts outlined in ASTM D-2434, *Standard Test Method for Permeability of Granular Soil*s (Constant Head).

Table 3 – Laboratory Soil Test Results

Soil Boring	Sample Depth	Type of Test	Results	Soil Description
B-1	6 feet	% Finer #200	35 %	Very Clayey Sand
		Moisture Content	21 %	
		Atterberg Limits	LL = 41 , PI = 21	
B-1	9 feet	% Finer #200	78 %	Clay
		Moisture Content	47 %	
		Atterberg Limits	LL = 65 , PI = 37	
B-3	9 feet	% Finer #200	51%	Sandy Clay
		Moisture Content	23%	
B-5	8 feet	% Finer #200	39 %	Very Clayey Sand
		Moisture Content	26 %	
		Atterberg Limits	LL = 37 , PI = 15	
B-9	4 feet	% Finer #200	10 %	Sand with Silt
		Moisture Content	9 %	
		Permeability	7 Feet/day	
B-9	6 feet	% Finer #200	25 %	Clayey Sand
		Moisture Content	12 %	
		Permeability	< 0.1 Feet/day	
B-10	2.5 feet	% Finer #200	9 %	Sand with Silt
		Moisture Content	12 %	
		Permeability	6 Feet/day	
B-10	6 feet	% Finer #200	90 %	Clay
		Moisture Content	37 %	
		Permeability	< 0.01 Feet/day	

4.0 RECOMMENDATIONS

4.1 GENERAL

The following recommendations are made based upon a review of the attached soil test data, our understanding of the *client's willingness to accept nuisance and aesthetic movements of the structure*, and experience with similar projects and subsurface conditions. If plans change from those discussed previously, we request the opportunity to review and possibly amend our recommendations with respect to those changes.

Additionally, if subsurface conditions are encountered during construction, which were not encountered in the borings, report those conditions immediately to us for observation and recommendations. In this section of the report, we present our detailed recommendations for groundwater control, building foundations, site preparation, and construction related services.

4.2 GEOTECHNICAL CONSIDERATIONS

Recommendations for foundation design are dependent, among other factors, on the amount of total settlement and more importantly differential settlement between various structural elements that can be safely tolerated by the structure. If the anticipated total and differential settlements estimated herein exceed the tolerable limits as set forth by the Structural Engineer, we should be so advised so that we may consider other foundation system alternatives.

It should further be noted that the estimated magnitudes of total and differential settlements are dependent on foundation loading conditions among other factors, and that we have made certain assumptions regarding those loading conditions in this Report. If unusually heavy foundation loading conditions are expected for some of the proposed project elements, or if our estimates vary significantly from actual anticipated conditions, we should be so advised so that we may revisit our engineering evaluations and foundation settlement estimates.

Geotechnical considerations for the design and construction of the proposed structure include the presence of potentially-expansive clayey soils in the subsurface soil profile, and very loose shallow sandy soils. Subsurface sandy soils will undergo immediate settlements upon application of surface loads, and this could be a result of both fill placement for building pad construction and building construction. In light of the above, it becomes important to compact the subgrade soils as much as possible prior to both building pad fill placement and foundation construction.

The clayey sand soils may require stringent moisture control during compaction, particularly during rainy periods. Footings that are excavated through the upper layer of compacted sand fill soils into the native clayey sands, should be visually inspected and tested to verify the in-place density and condition of the subgrade bearing soils.

Care should be exercised in performing the site preparation procedures due to the presence of clayey soils near the existing ground surface. The use of heavy-vibratory equipment is not recommended due to the potential for disturbance and pumping of the near surface clayey soils. To avoid pumping of the underlying clayey soils, we recommend self propelled vibrating equipment remain a minimum of two feet above the clayey soils. The sandy soils could be compacted with a vibratory roller operating in static mode or with a track-mounted dozer to avoid disturbance of the clayey soils prior to operation. We recommend a minimum of 2 feet of sand be present over the clayey soils prior to operation of construction equipment. Excessive disturbance of the clayey soils will degrade the strength characteristics of the soil and may

result in an unsuitable soil which will require over-excavation and subsequent backfilling with selected material.

Our local experience has found that clay layers are often laterally discontinuous, which makes it more difficult to ascertain their presence and extent on a given project parcel with a few soil test borings. We recommend that the bottom of all footings and building pad areas be probed to confirm the suitability of the bearing soils. Expansive clays should be removed to a minimum of 4 feet below the bottom of the footings/floor slabs. The recommended separation can be achieved either by undercutting the material or filling the site.

Due to the presence of near surface clayey soil it is important that the foundation design incorporate factors to minimize water seepage around the proposed foundation. The design factors should include undercutting around the perimeter of the structure, positive drainage such that water flows away from the structure, use of low permeability fill, gutters tied into the drainage system, use of drought tolerant landscaping, and limiting irrigating around the structure.

The over-excavated areas should be backfilled with a compacted, low permeability, non-plastic engineered fill material. The low permeability backfill should continue to an elevation consistent with the top of the adjacent clay layers to minimize the potential for surface water to become trapped in the previously excavated areas. Low permeability, engineered fill material shall consist of poorly draining, silty sand or clayey sand with between 15% to 30% material passing the No. 200 sieve, a Liquid Limit (LL) value less than 30, and a Plasticity Index (PI) value less than 15, and be free of organics. A crushed limerock base material could be used as the low permeability material. Special compaction equipment and strict moisture control may be required to achieve the minimum compaction specifications. Loose lift thicknesses of 10- to 12-inches or less are recommended. Should the Contractor experience difficulty in achieving the appropriate level of compaction, a thinner lift should be utilized.

We recommend that we be provided the opportunity to review the project plans and specifications to confirm that our recommendations have been properly interpreted and implemented. If the structural loadings or the building locations change significantly from those discussed previously, we request the opportunity to review and possibly amend our recommendations with respect to those changes. The discovery of any subsurface conditions during construction which deviate from those encountered in the borings should be reported to us immediately for observation, evaluation, and recommendations.

4.3 GROUNDWATER CONSIDERATIONS

The groundwater level will fluctuate seasonally depending upon local rainfall. The rainy seasons in North Central Florida are normally between June and September and December and February. Based upon our review of regional hydrogeology and the Alachua County Soil Survey, we estimate the normal seasonal high groundwater level will be deeper than 6 feet below the ground surface in the general area of the project site; however, stormwater can perch on the clayey sands when sandy soils are present at the surface. Isolated areas with a transient perched groundwater should be expected to occur. The perched groundwater will be a transient condition, directly related to rainfall, irrigation and site grading.

It should be noted that the normal estimated seasonal high water levels do not provide any assurance that groundwater levels will not exceed these estimated levels during any given year in the future. Should the impediments to surface water drainage be present, or should rainfall intensity and duration, or total rainfall quantities, exceed the normally anticipated rainfall

quantities, groundwater levels might once again exceed our seasonal high estimates. One potential case includes a perched water table above clayey sand or sandy clay layers. We recommend positive drainage be established and maintained on the site during construction. We further recommend permanent measures be constructed to maintain positive drainage from the site throughout the life of the project.

4.4 BUILDING FOUNDATION

Based on the results of our exploration, we consider the subsurface conditions at the site adaptable for support of the proposed building when constructed on a properly designed conventional shallow foundation system.

Assuming any questionable/expansive soils are removed a minimum of 4 feet below the bottom of footings and floor slab, and positive drainage is established, a conventional shallow foundation system may be used for support of the proposed building construction on this project with the understanding that some aesthetic cracking and other minor architectural type nuisance issues may occur during the useful life of the structure.

Our recommendations provide for prudent geotechnical site preparation and foundation construction methods in light of the above conditions. Provided the site preparation and earthwork construction recommendations outlined in Section 4.5 of this report are performed, the following parameters may be used for foundation design.

4.4.1 Bearing Pressure

The net maximum allowable soil bearing pressure for use in shallow foundation design should not exceed 2,000 psf. Net bearing pressure is defined as the soil bearing pressure at the foundation bearing level in excess of the natural overburden pressure at that level. The foundations should be designed based on the maximum load which could be imposed by all loading conditions.

We recommend the Building Designers consider the use of grade beam foundations, for support of load bearing walls on this project. The deeper concrete section, and top and bottom steel configuration of a typical grade beam foundation, should help mitigate differential settlement concerns. A modulus of subgrade reaction of 100 pounds per cubic inch (pci) may be used for grade beam foundation design.

4.4.2 Foundation Size

The minimum widths recommended for any isolated column footings and continuous wall footings are 24 inches and 18 inches, respectively. Even though the maximum allowable soil bearing pressure may not be achieved, these width recommendations should control the minimum size of the foundations. For monolithic slabs, the thickened sections should have minimum width of 12 inches and be embedded a minimum of 12 inches.

4.4.3 Bearing Depth

The exterior foundations should bear at a depth of at least 18 inches below the finished exterior grades and the interior foundations should bear at a depth of at least 12 inches below the finish floor elevation to provide confinement to the bearing level soils. It is recommended that stormwater be diverted away from the building exteriors to reduce the possibility of erosion

beneath the exterior footings. The thickened section of a monolithic slab/foundation system should be embedded a minimum of 12 inches.

4.4.4 Bearing Material

The foundations may bear in either the compacted suitable native soils or compacted structural fill. The bearing level soils, after compaction, should exhibit densities equivalent to at least 95 percent of the modified Proctor maximum dry density (ASTM D 1557) to a depth of at least **two feet** below the bearing levels. We recommend that all footing excavations be probed to confirm the suitability of the bearing soils.

4.4.5 Settlement Estimates

Post-construction settlement of the structure will be influenced by several interrelated factors, such as (1) subsurface stratification and strength/compressibility characteristics; (2) footing size, bearing level, applied loads, and resulting bearing pressures beneath the foundations; and (3) site preparation and earthwork construction techniques used by the Contractor. Our settlement estimates for the structure are based on the use of site preparation/earthwork construction techniques as recommended in Section 4.5 of this report. Any deviation from these recommendations could result in an increase in the estimated post-construction settlement of the structure.

We expect the majority of settlement to occur in an elastic manner and fairly rapidly during construction. Using the recommended maximum bearing pressure, the assumed maximum structural loads and the field data which we have correlated to geotechnical strength and compressibility characteristics of the subsurface soils, we estimate that total settlements of the structures could be on the order of 1 inch or less. Differential settlement results from differences in applied bearing pressures and variations in the compressibility characteristics of the subsurface soils. Because of the general uniformity of the subsurface conditions and the recommended site preparation and earthwork construction techniques outlined in Section 4.5, we anticipate that differential settlement of the structure should be within tolerable magnitudes (½ inch or less).

4.4.6 Ground Floor Slab

The floor slab can be constructed as a slab-on-grade provided the subgrade and subsequent lifts of structural backfill are compacted and tested in accordance with the recommendations included in this report. Conventional floor slabs may be supported upon the compacted fill and should be structurally isolated from other foundation elements or adequately reinforced to prevent distress due to differential movements. The floor slab can be designed using a modulus of subgrade reaction (K) of 100 pounds per cubic inch (pci). It is recommended the floor slab bearing soils be covered with an impervious membrane to reduce moisture entry and floor dampness. A 10-mil thick plastic membrane is commonly used for this purpose. Care should be exercised not to tear large sections of the membrane during placement of reinforcing steel and concrete. We recommend auger borings be performed to a minimum depth of 4 feet in the proposed building slab areas to check for the presence of potentially expansive clay.

4.5 SITE PREPARATION

We recommend normal, good practice site preparation procedures. These procedures include: stripping the site of existing vegetation and topsoil, compacting the subgrade and placing necessary fill or backfill to grade with engineered fill. We recommend auger borings be

performed in the proposed footing excavations and building pad areas to determine if undercutting of the clayey material is needed. Expansive clays should be removed to a minimum depth of 4 feet below the bottom of the footings/slab. A more detailed synopsis of this work is as follows:

1. Prior to construction, the location of any existing underground utility lines within the construction area should be established. Provisions should then be made to relocate interfering utilities to appropriate locations. It should be noted that if underground pipes are not properly removed or plugged, they may serve as conduits for subsurface erosion which may subsequently lead to excessive settlement of the overlying structure.

2. The site should be graded to direct surface water runoff away from the construction areas. Positive drainage of improved areas should be maintained during construction and throughout the design life of the project. If required, perform remedial dewatering prior to any earthwork operations. Dewatering operations scheduled immediately adjacent to existing structure footings should be carefully evaluated for possible impacts to the existing foundation systems. Dewatering systems should not be decommissioned until the excavation is backfilled two feet above the groundwater level at the time of construction. Further, the site should always be graded to prohibit ponding of stormwater runoff.

3. Strip/demolish the proposed construction limits of all grass, roots, topsoil, concrete and other deleterious materials within 5 feet beyond the perimeter of the proposed construction areas. Expect typical stripping at this site to depths of 6 to 12 inches. Some isolated areas may require more than a foot of stripping or undercutting to remove the root systems of underbrush or tree. Demolition should include compete removal of all above and below grade foundations and other (previous) improvements. Deeper removal of debris should be anticipated to remove footings and utilities from the demolition of the existing structure. All debris and deleterious material should be removed and replaced with suitable structural fill. Fill material should be placed and compacted in accordance with the site preparation procedures. Excavated areas should be set back to a stable configuration or shored, in either case in accordance with OSHA requirements. Adequate bracing should be provided if necessary to prevent side slope failures.

4. Following site clearing, grubbing and rough grading, the same project areas should be proof-rolled using a large, fully loaded rubber-tired vehicle (dump truck) or similar equipment. Proof-rolling will help locate any surficial zones of especially loose or soft or unsuitable soils not encountered in the soil test borings, and should help provide more uniformity in the sandy subsurface soil profile. Unusual or unanticipated conditions identified during this process must be immediately brought to the attention of the UES Geotechnical Engineer. Field density testing is not required during proof-rolling operations.

5. Excavate the site to the proposed grades. Stockpile the surficial sandy soils for later use as fill. Perform hand auger borings in the building areas that will be constructed near the existing grade to investigate for clayey soils.

6. The over-excavated areas should be backfilled with a compacted, low permeability, non-plastic engineered fill material. The low permeability backfill should continue to an elevation consistent with the top of the adjacent clay layers to minimize the potential for surface water to become trapped in the previously excavated areas. Fill material should

consist of poorly draining, silty sand or clayey sand with between 15% to 30% material passing the No. 200 sieve, a Liquid Limit (LL) value less than 30, and a Plasticity Index (PI) value less than 15, and be free of organics. Special compaction equipment (i.e. Sheepsfoot Roller) and strict moisture control may be required to achieve the minimum compaction specifications. Loose lift thicknesses of 10- to 12-inches or less are recommended. Should the Contractor experience difficulty in achieving the appropriate level of compaction, a thinner lift should be utilized. Crushed limerock base material may be used as low permeability fill material.

7. Weak subgrade soils identified during proof-rolling operations should be excavated and removed from the site, and replaced with granular fill soils. We recommend that the bottom of all footings be probed as to confirm the suitability of the bearing soils. Granular soils used for this purpose should meet the material and placement specifications outlined below.

8. Proof-rolling operations should be followed by subgrade/backfill compaction operations. Compaction operations should be implemented with a compactor of appropriate size and should be performed until an in-place soil density of 95 percent of the modified Proctor maximum dry density (ASTM D-1557) is achieved to a depth of 2 feet below the final subgrade, or foundation bearing elevations, whichever is greater. If necessary to achieve the recommended soil compaction at depth, the entire project area may be undercut, the exposed subgrade soils compacted, and then the areas backfilled using 6-inch lifts to final subgrade elevation. The subgrade beneath slabs should be compacted to a depth of 1 foot below the beginning grade prior to placing fill.

9. Compaction operations should be implemented with a compactor of appropriate size. Compaction of the existing, near-surface sandy soils will provide for uniformity of foundation/slab settlements and improve the soils' bearing capacity conditions. Typically, the soils should exhibit moisture contents within ± 2 percent of the modified Proctor optimum moisture content during compaction. A minimum of eight (8) complete coverages (in perpendicular directions) should be made in the building area with the roller to improve the uniformity and increase the density of the underlying sandy soils. It should be anticipated that moisture will need to be added to the subgrade in order to achieve the required compaction.

10. Should the bearing level soils experience pumping and soil strength loss during the compaction operations, compaction work should be immediately terminated and (1) the disturbed soils removed and backfilled with dry structural fill soils which are then compacted, or (2) the excess pore pressures within the disturbed soils allowed to dissipate before recompacting.

11. Care should be exercised to avoid damaging any nearby structures while the compaction operation is underway. Prior to commencing compaction, occupants of adjacent structures should be notified and the existing conditions of the structures be documented with photographs and survey (if deemed necessary). Compaction should cease if deemed detrimental to adjacent structures. UES can provide vibration monitoring services to help document and evaluate the effects of the surface compaction operation on existing structures. In the absence of vibration monitoring, it is recommended the vibratory roller remain a minimum of 100 feet from existing structures. Within this zone, use of a vibratory roller operating in the static mode is recommended.

12. Place fill material, as required. Offsite fill material (import) should contain less than 10 percent passing the No. 200 sieve, except for required low permeability engineered backfill material. Place backfill and fill in uniform 10- to 12-inch loose lifts and compact each lift to a minimum density of 95 percent of the modified Proctor maximum dry density. Each lift should be compacted and have density test results that verify the level of compaction is satisfactory before the next lift is placed.

13. Perform compliance tests within the fill/backfill at a frequency of not less than one test per 2,500 square feet per lift in the building areas, whichever is greater. Additionally, we recommend that you test every column footing, and one test per every 50 linear feet of wall footing. Footings should be visually inspected and probed with a static cone penetrometer to verify stability.

4.6 PAVEMENTS

4.6.1 General

A rigid or flexible pavement section could be used on this project. Flexible pavement combines the strength and durability of several layer components to produce an appropriate and cost-effective combination of available construction materials. Concrete pavement has the advantage of the ability to “bridge” over isolated soft areas, it requires less security lighting, and it typically has a longer service life than asphalt pavement. Disadvantages of rigid pavement include a higher initial cost and more difficult patching of distressed areas than occurs with flexible pavement.

We assume that a combination of flexible asphaltic and rigid concrete pavement sections will be used for the new pavement areas on this project. Our recommendations for both pavement types are listed in the following sections. The following recommendations are based on the pavement areas being prepared as recommended in this report.

At the time of this exploration, specific traffic loading information was not provided to us. We have assumed the following conditions for our recommended minimum pavement design.

- the subgrade soils are prepared as described in this report
- a twenty (20) year design life
- terminal serviceability index (P_t) of 2.5
- reliability of 85 percent
- total equivalent 18 kip single axle loads (E_{18}SAL) up to 50,000 for light duty pavements – primarily car and pickup truck traffic (parking stalls)
- total equivalent 18 kip single axle loads (E_{18}SAL) up to 100,000 for heavy duty pavements – occasional heavy truck traffic (entrance drives, services lanes, etc.)

The available subsurface data suggests that the subgrade soils in these areas generally consist of sand with silt to silty sand type soils overlying clayey sands. Silty sandy soils tend to readily hold moisture and may require more stringent compactive efforts than clean sands. If encountered, we recommend undercutting the clayey sands to a depth of 24 inches below the bottom of the base, in accordance with FDOT Standard Plans Index 120-002. We recommend proof-rolling of the exposed subgrade to help determine areas that may need to be undercut. Positive drainage must be established to prevent irrigation and stormwater from migrating into the pavement area. If needed, underdrains should be installed to prevent water from seeping beneath the pavements areas.

We recommend using a flexible pavement section on this project. Flexible pavements combine the strength and durability of several layer components to produce an appropriate and cost-effective combination of available materials.

4.6.2 Asphalt (Flexible) Pavements

Based on the results of our soil borings, the assumed traffic loading information and review of the current FDOT Flexible Pavement Design Manual, our minimum recommended pavement component thicknesses for new construction are presented in Table 4.

Table 4 – Minimum Asphaltic Pavement Component Thickness

Service Level	Maximum Traffic Loading	Layer Component		Estimated Structural Number *
		Surface Course (inches)	Base Course (inches)	
Light Duty	up to 50,000 E_{18}SAL	1½	6	2.7
Heavy Duty	up to 100,000 E_{18}SAL	2	8	3.3

* Estimated structural number is based on 12 inches of stabilized subgrade below the base course.

4.6.2.1 Stabilized Subgrade

We recommend that subgrade materials be compacted in place according to the requirements in the “Site Preparation for the New Pavement Areas” section of this report. Further, beneath the limerock base course, stabilize the subgrade materials to a minimum Limerock Bearing Ratio (LBR) of 40, as specified by Florida Department of Transportation (FDOT) “Standard Specifications for Roadway and Bridge Construction” (SSRBC) requirements for Type B Stabilized Subgrade. The subgrade material should be compacted to at least 98 percent of the modified Proctor maximum dry density (AASHTO T-180).

The stabilized subgrade can be a blend of existing soil and imported material such as limerock. If a blend is proposed, we recommend that the Contractor perform a mix design to find the optimum mix proportions.

The primary function of stabilized subgrade beneath the base course is to provide a stable and firm subgrade so that the limerock can be properly and uniformly placed and compacted. Depending upon the soil type, the subgrade material may have sufficient stability to provide the needed support without additional stabilizing material. Generally, sands with silt or clay should have sufficient stability and may not require additional stabilizing material. Conversely, relatively “clean” sand will not provide sufficient stability to adequately construct the limerock base course. UES should observe the soils exposed on the finish grades to evaluate whether or not additional stabilization will be required beneath the base course.

4.6.2.2 Base Course

We recommend the base course consist of limerock. The limerock base course should have a minimum Limerock Bearing Ratio (LBR) of 100 and should be compacted to 98 percent of the modified Proctor maximum dry density (AASHTO T-180).

As an alternative base course, crushed concrete could be used. An advantage to using crushed concrete is a lower sensitivity to water than what occurs with limerock. The main disadvantage is that crushed concrete may not be available at the time of construction.

Crushed concrete should be supplied by an FDOT approved plant with appropriate quality control procedures. The crushed concrete stockpile should be free of sandy pockets, foreign materials, or uncrushed particles. We recommend the following specifications be enforced.

1. Crushed concrete shall not contain extremely hard pieces, lumps, balls or pockets of sand or clay sized material in sufficient quantity as to be detrimental to the proper binding, finishing or strength of the crushed concrete base.

2. Samples of base course materials shall be supplied to the Engineer prior to use in the work. Additional samples shall be furnished during construction, as necessary.

3. At least 97 percent (by weight) of the material shall pass a 3-1/2 inch sieve and the material shall be graded uniformly down to dust. The fine material shall consist entirely of dust or fracture. All crushing or breaking-up which might be necessary in order to meet such size requirements shall be done before the material is placed within the area to be paved.

4. The base shall be bladed and shaped to conform to the typical sections shown on the plans. Then the base shall be compacted by rolling with a combination of steel wheel and rubber tired rollers until a minimum density of at least 98 percent of the maximum density obtainable under AASHTO T-180 is reached. The base shall have an average LBR of not less than 100. The LBR value of material produced at a particular source shall be determined in accordance with an approved quality control procedure.

5. Testing shall be performed at the following frequencies:

    - Perform in-place density on crushed concrete base at a frequency of 1 test per 300 linear foot of roadway or 5,000 square feet of pavement.

    - Perform Limerock Bearing Ratio tests at a frequency of 1 test per visual change in material and a minimum of 1 test per 15,000 square feet of pavement.

    - Engineer should perform a final visual base inspection prior to placement of prime or tack coat and paving.

Regardless of the base type selected, where encountered, a minimum of 2 feet separation should be maintained between the bottom of the base course and clayey soils. If necessary, the minimum separation can be obtained by undercutting clays or filling the site.

4.6.2.3 Wearing Surface

For the new pavement areas, we recommend that the surfacing consist of FDOT SuperPave (SP) asphaltic concrete. The surface course should consist of FDOT SP-9.5 fine mix for light-duty areas and FDOT SP-12.5 and/or SP-9.5 fine mix for heavy duty areas. Specific requirements for the SuperPave asphaltic concrete structural course are outlined in the latest edition of FDOT, Standard Specifications for Road and Bridge Construction.

After placement and field compaction, the surfacing should be cored to evaluate material thickness and density. Cores should be obtained at frequencies of at least one (1) core per 5,000 square feet of placed pavement or a minimum of two (2) cores per day’s production.

4.6.3 Effects of Groundwater

One of the most critical factors influencing pavement performance in North Central Florida is the relationship between the pavement subgrade and the normal seasonal high groundwater level. Many roadways and parking areas have been damaged as a result of deterioration of the base conditions and/or the base/surface course bond. We recommend that the normal seasonal high groundwater level and the bottom of the flexible pavement limerock base course be separated by at least 24 inches. We recommend a separation of at least 18 inches below the bottom of a flexible pavement with a crushed concrete base. If this separation cannot be establish and maintained by grading and surface drainage improvements, permanent groundwater control measures (underdrains) will be required.

4.6.4 Curbing

Typical curbing is extruded and placed atop the asphaltic concrete surface. This type of curbing does not act as a horizontal cutoff for lateral migration of storm and irrigation water into the base material and as a result of this it is not uncommon for base and subgrade materials adjacent to these areas to become saturated, promoting subsequent localized pavement deterioration. Consequently, we recommend that most pavements abutting irrigated landscape areas be equipped with an underdrain system that penetrates a minimum depth equivalent to the bottom of the stabilized subgrade to intercept trapped shallow water and discharge it into a closed system or other acceptable discharge point.

Alternatively, curbing around landscaped sections adjacent to the parking lots and driveways could be constructed with full-depth curb sections to reduce horizontal water migration. However, underdrains may still be recommended dependent upon the soil type and spatial relationships. UES should review final grading plans to evaluate the need and placement of pavement and landscape underdrains.

4.6.5 Landscape Areas

In the event that landscape areas adjacent to the pavements include large mounds (>1 foot) of poorly draining organic topsoils or silty/clayey sands, or the pavement is constructed below surrounding grade, we recommend that landscape drains be provided to protect the roadway against adverse effects from over-irrigation and excess rainfall. Poorly draining organic, silty, and clayey material causes the irrigation and rainwater to perch and migrate laterally into the pavement components, which eventually compromises the integrity of the pavement section.

4.6.6 Concrete (Rigid) Pavement

Concrete pavement is a rigid pavement that is strong, durable and handles the heavy loads more effectively than asphalt pavement. Concrete pavement is recommended under dumpster areas, and 10 feet in front of trash enclosures, at a minimum.

We recommend using the existing surficial sands or approved structural fill densified to at least 95 percent of Modified Proctor test maximum dry density (ASTM D 1557) without additional stabilization under concrete pavement, with the following stipulations:

1. Prior to placement of concrete, the subgrade soils should be densified as recommended in Section 4.6.8 of this report.

2. The surface of the subgrade soils must be smooth, and any disturbances or wheel rutting corrected prior to placement of concrete.

3. The subgrade soils must be moistened prior to placement of concrete.

4. Concrete pavement thickness should be uniform throughout, with exception to the thickened edges (curb or footing).

5. The bottom of the pavement should be separated from the seasonal high groundwater level by at least 12 Inches.

6. We do not recommend the use of a limerock base course directly below the concrete pavement area.

Based on review of the FDOT Rigid Pavement Design Manual and provided that the site is prepared as recommended in this report, we recommend using the minimum design shown in Table 5 for concrete pavements.

Table 5 – Minimum Concrete Pavement Thickness

Maximum Traffic Loading	Minimum Pavement Thickness	Maximum Control Joint Spacing	Recommended Saw Cut Depth
up to 100,000 E_{18}SAL	6 inches	12 feet x 12 feet	2 inches

For loading conditions greater than those presented in Table 5, we recommend that you have a complete pavement design performed based on projected traffic data.

We recommend using concrete with a minimum 28-day compressive strength of at least 4,000 pounds per square inch. Layout of the saw cut control joints should form square panels, and the depth of Saw cut joints should be made to a depth of ⅓ of the concrete slab thickness. We recommend allowing UES to review and comment on the final concrete pavement design, including section and joint details (type of joints, joint spacing, etc.), prior to the start of construction.

For further details on concrete pavement construction, please reference the "Guide to Jointing of Non-Reinforced Concrete Pavements" published by the Florida Concrete and Products Association, Inc., and "Building Quality Concrete Parking Areas", published by the Portland Cement Association.

Specimens should be obtained to verify the compressive strength of the pavement concrete at least every 50 cubic yards, or at least once for each day’s placement, whichever is greater.

4.6.7 Construction Traffic

Light duty roadways and incomplete pavement sections will not perform satisfactorily under construction traffic loadings. We recommend that construction traffic (construction equipment, concrete trucks, sod trucks, garbage trucks, dump trucks, etc.) be re-routed away from these roadways or that the pavement section is designed for these loadings.

4.6.8 Site Preparation for the New Pavement Areas

Following is a list of our recommended site preparation procedures to prepare the new pavement areas for the proposed construction.

1. Strip the pavement areas of any roots, vegetation, debris, organics, etc. Stripping should be performed at least 3 feet beyond pavement edges. We recommend that the stripped surface be observed and probed by representatives of UES.

2. Following site clearing, grubbing and rough grading, the pavement areas should be proof-rolled using a large, fully loaded rubber-tired vehicle (dump truck) or similar equipment. Proof-rolling will help locate any surficial zones of especially loose or soft or unsuitable soils not encountered in the soil test borings, and should help provide more uniformity in the sandy subsurface soil profile. Unusual or unanticipated conditions identified during this process must be immediately brought to the attention of the UES Geotechnical Engineer. Field density testing is not required during proof-rolling operations.

3. If encountered, we recommend undercutting clayey soils to a depth of 24 inches below the bottom of the base course in accordance with FDOT Standard Plans Index 120-002. Within the pavement areas, compact the exposed soils to at least 95 percent of the Modified Proctor test maximum dry density (ASTM D 1557) to a depth of at least 1 foot below the stripped surface and full depth of fill, or at least 2 feet below the bottom of base course (or concrete pavement) level, whichever is greater.

   Please note that the surficial soils within the new parking areas may contain varying quantities of silt and clay. These silty/clayey soils tend to readily hold moisture and may require more stringent compactive efforts than clean fine sands.

4. Soil density testing to verify the uniformity of compactive efforts should be performed at a frequency of at least one (1) test for every 5,000 square feet per foot of compacted increment, or at a minimum of two test locations, whichever is greater.

5. Prior to the placement of the base course within the asphaltic pavement areas, stabilize the subgrade to a depth of 12 inches by “pounding” limerock into the soils to provide a stable and firm surface so that the base course can be properly and uniformly placed. The subgrade should be compacted to at least 98 percent of the Modified Proctor maximum dry density (ASTM D 1557). Compliance testing should be performed at a frequency of one test per 10,000 square feet, or at a minimum of three test locations, whichever is greater.

Vibrations produced during vibratory compaction operations at the site may be significantly noticeable within 100 feet and may cause distress to adjacent structures if not properly regulated. Provisions should be made to monitor these vibrations so that any necessary modifications in the compaction operations can be made in the field before potential damages occur.

4.7 STORMWATER MANAGEMENT SYSTEM

The laboratory test data indicates that the surficial sand with silt soils in the proposed stormwater management area for this project generally have permeability rates of approximately 6 to 7 feet per day at the boring locations. The clayey soils encountered directly underneath the

surficial clean sands have a permeability rate of less than 0.1 feet per day and would behave as a confining (restrictive) layer in the stormwater management areas. Based upon the above findings, we recommend that you consider the soil parameters presented in Table 6 for design of the stormwater management system on the subject project site. It should be noted that the above referenced values are measured values and do not incorporate a factor of safety.

Table 6 – Stormwater Management System Soil Design Parameters	
Corresponding Soil Boring Test Locations	B-9/B-10
Average Estimated Ground Surface Elevation, feet	135
Average Depth to Confining Layer, feet	3 ¼
Estimated Average Effective Aquifer Elevation, feet	131.75
Unsaturated Vertical Infiltration rate, feet per day	5
Estimated Weighted Horizontal Hydraulic Conductivity, feet per day	8
Estimated Fillable Porosity, percentage	20
Estimated Average Seasonal High Water Table Elevation, feet[1]	132.25
Average Estimated Depth of Seasonal High Water Table, feet	2 ¾

[1]Normal seasonal high water table (SHWT) will be the result of perched conditions.

4.8 STORMWATER MANAGEMENT SYSTEM FILL SUITABILITY

The recovered soil samples were classified using visual and textural means, and limited laboratory testing. We offer below ***preliminary guidelines*** for the use of on-site soils, such as those excavated from the proposed retention ponds, as fill material for the project.

Soil materials excavated and classified as fine sands to sand with silt and sand with clay (SP, SP-SM, SP-SC), with typically 12% fines or less (silt/clay fraction), may be considered suitable for use as utility trench backfill, as well as building pad and pavement subgrade structural fill, provided the materials are properly dried, placed, and compacted.

Soil materials excavated and classified as silty fine sands [SM], with typically 12% to 25% fines, may also be considered suitable for use as utility trench backfill, as well as building pad and pavement subgrade structural fill, after significant drying and some mixing with the fine sand material described above. Proper placement, proof rolling and compaction must also be performed.

Soil materials excavated and classified as clayey sand, silt or clay (SC, ML, MH, CL, and CH) and any organic-laden soils (5% or greater organics by weight) should not be reused as fill beneath building or pavement sections. These materials could be used in green areas, if applicable and in non-structural applications where excessive ground subsidence will not create functional or aesthetic problems. It should be noted that silt and clay materials will retain water and if used near the final grade may become saturated and soft for a significant period of time following a rain event.

Soil borings for a typical geotechnical report are widely spaced and generally not sufficient for reliably detecting the presence of isolated, anomalous surface or subsurface conditions, or reliably estimating unsuitable or suitable material quantities. Accordingly, UES does not recommend relying on our boring information to negate presence of anomalous materials or for

estimation of material quantities unless our contracted services ***specifically*** include sufficient exploration for such purpose(s) and within the report we so state that the level of exploration provided should be sufficient to detect such anomalous conditions or estimate such quantities. Therefore, UES will not be responsible for any extrapolation or use of our data by others beyond the purpose(s) for which it is applicable or intended.

4.9 DEWATERING AND EXCAVATION CONSIDERATIONS

Based on the water level conditions encountered, control of the groundwater may not be required to achieve the necessary excavation, construction, backfilling and compaction requirements presented in the preceding sections. If dewatering becomes necessary, we suggest drawing down the water level at least 2 feet below the bottom of the excavations. The actual method(s) of dewatering should be determined by the contractor.

Excavations should be sloped as necessary to prevent slope failure and to allow backfilling. As a minimum, temporary excavations below 4-foot depth should be sloped in accordance with OSHA regulations. Where lateral confinement will not permit slopes to be laid back, the excavation should be shored in accordance with OSHA requirements. During excavation, excavated material should not be stockpiled at the top of the slope within a horizontal distance equal to the excavation depth. Provisions for maintaining workman safety within excavations is the sole responsibility of the contractor.

4.10 CONSTRUCTION RELATED SERVICES

We recommend the Owner retain UES to perform construction materials tests and observations on this project. Field tests and observations include verification of foundation subgrade by performing quality assurance tests on the placement of compacted structural fill and pavement courses. We can also provide concrete testing, pavement section testing, and general construction observations services.

The geotechnical engineering design does not end with the advertisement of the construction documents. The design is an on-going process throughout construction. Because of our familiarity with the site conditions and the intent of the engineering design, we are most qualified to address problems that might arise during construction in a timely and cost-effective manner.

5.0 REPORT LIMITATIONS

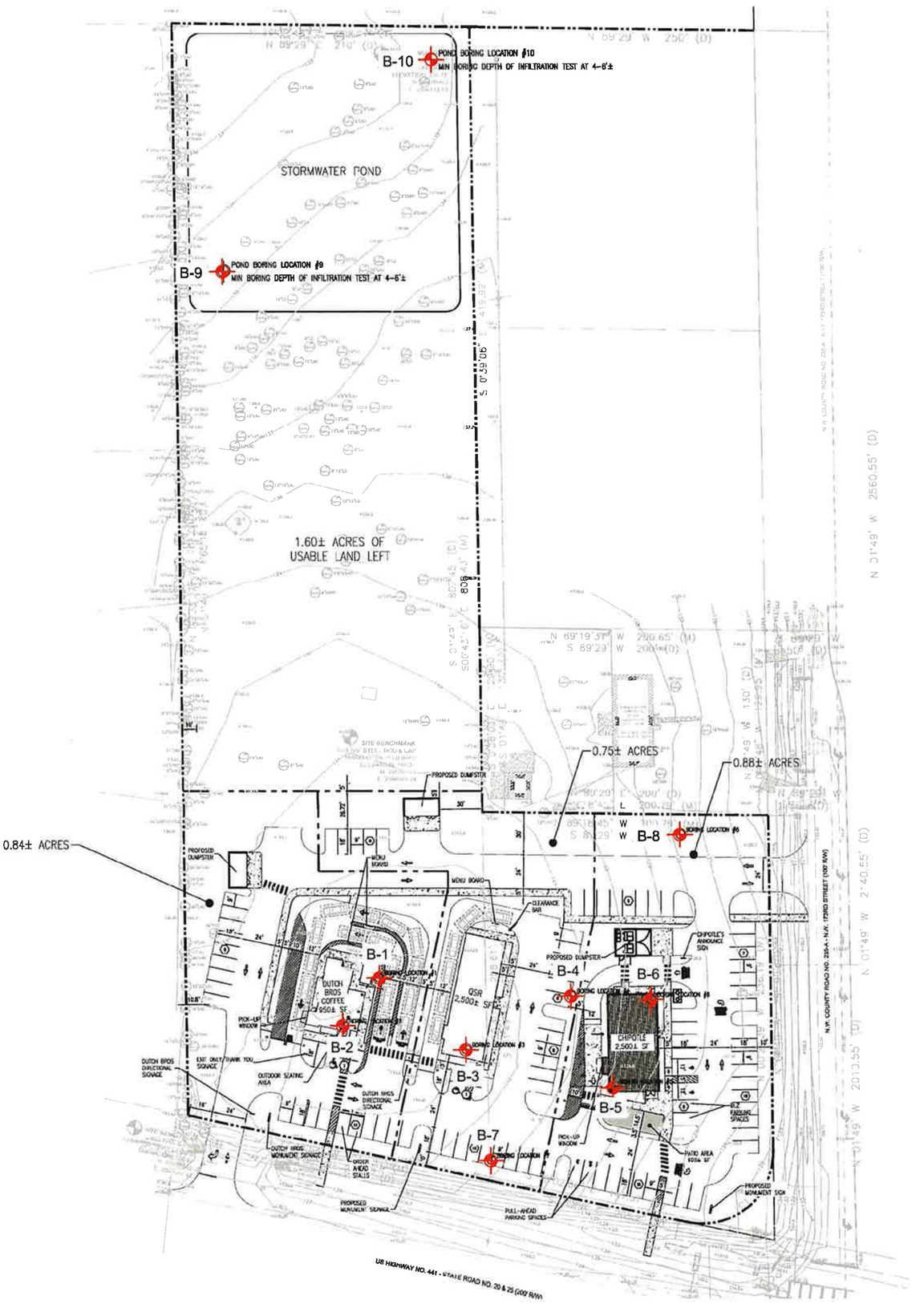
This Report has been prepared for the exclusive use of the Alachua Outparcel, LLC c/o Alakai Capital, and other members of the Design/Construction Team for the specific project discussed in this Report. This Report has been prepared in accordance with generally accepted local geotechnical engineering practices; no other warranty is expressed or implied. During the early stages of most construction projects, geotechnical issues not addressed in this report may arise. Because of the natural limitations inherent in working with the subsurface, it is not possible for a geotechnical engineer to predict and address all possible problems. A GBA publication, "Important Information About Your Geotechnical Engineering Report" appears in Appendix B, and will help explain the nature of geotechnical issues. Further, we present documents in Appendix B: Constraints and Restrictions, to bring to your attention the potential concerns and the basic limitations of a typical geotechnical report.

APPENDIX A

Boring Location Plan

Boring Logs

Key to Boring Logs



LEGEND

BORING LOCATION

NOTE: ALL SOIL TEST BORING LOCATIONS SHOWN ARE APPROXIMATE.

PAGE NO: A - 1

UES

ALACHUA COMMERCIAL DEVELOPMENT
NW CORNER OF US 441 AND CR 235A
ALACHUA, FLORIDA

BORING LOCATION PLAN

ALAKAI CAPITAL

DRAWN BY: KD	DATE: 3/7/25
CHECKED BY: ES	DATE: 3/7/25
SCALE: 1"=80'	ACADFILE:0230.2500022-A
PROJECT NO: 0230.2500022.0000	REPORT NO: 2135133

BORING LOG

PROJECT NO.:	0230.2500022.0000
REPORT NO.:	2135133
PAGE:	A-2

PROJECT: ALACHUA COMMERCIAL DEVELOPMENT
NW CORNER OF US 441 AND CR 23A
ALACHUA, FLORIDA

CLIENT: ALAKAI CAPITAL

LOCATION: SEE BORING LOCATION PLAN

REMARKS:

BORING DESIGNATION: **B-1** SHEET: **1 of 1**

SECTION: TOWNSHIP: RANGE:

G.S. ELEVATION (ft):

WATER TABLE (ft): NE

DATE OF READING: 3/5/25

EST. W.S.W.T. (ft): 6

DATE STARTED: 3/5/25

DATE FINISHED: 3/5/25

DRILLED BY: M. BOATRIGHT

TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./ DAY)	ORGANIC CONTENT (%)
0						Very loose brown SAND, with silt [SP-SM]						
1												
2		2-1/12"	2									
3						Very loose to loose brown and light orange silty SAND [SM]						
4		2-1-2	3									
5												
6		1-3-3	6	▽		Medium dense orange, light orange and tan very clayey SAND [SC]						
7		4-6-6	12				35	21	41	21		
8												
9		4-5-5	10			Stiff to firm green and orange CLAY [CH]						
10		5-5-6	11				78	47	65	37		
11												
12												
13												
14												
15		2-3-4	7									
16												
17						Loose tan and orange very clayey SAND to sandy CLAY [SC/CH]						
18												
19												
20		1-3-3	6			Boring Terminated at 20'						

NEW LOGO BORING LOG ALACHUA COMMERCIAL DEVELOPMENT.GPJ GAINESVILLE TEMPLATE.GDT 3/12/25

BORING LOG

PROJECT NO.:	0230.2500022.0000
REPORT NO.:	2135133
PAGE:	A-3

PROJECT: ALACHUA COMMERCIAL DEVELOPMENT
NW CORNER OF US 441 AND CR 23A
ALACHUA, FLORIDA

CLIENT: ALAKAI CAPITAL

LOCATION: SEE BORING LOCATION PLAN

REMARKS:

BORING DESIGNATION: **B-2** SHEET: **1 of 1**

SECTION: TOWNSHIP: RANGE:

G.S. ELEVATION (ft):

WATER TABLE (ft): NE

DATE OF READING: 3/5/25

EST. W.S.W.T. (ft): 6

DATE STARTED: 3/5/25

DATE FINISHED: 3/5/25

DRILLED BY: M. BOATRIGHT

TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./ DAY)	ORGANIC CONTENT (%)
0						Brown silty SAND [SM]						
1												
2		WOH	WOH			Very loose brown and light orange SAND, with silt [SP-SM]						
3												
4		WOH-1-1	2			Loose brown and orange silty SAND [SM], with cemented sand						
5		1-2-2	4									
6				▽								
7		1-2-3	5			Loose to medium dense orange and tan very clayey SAND, with cemented sand [SC]						
8		3-7-7	14									
9												
10		11-11-12	23			Very stiff orange and tan sandy CLAY [CH]						
11												
12						Firm orange and green CLAY [CH]						
13												
14												
15		2-3-4	7									
16												
17												
18												
19						Loose orange and tan very clayey SAND to sandy CLAY [SC/CH]						
20		2-3-3	6			Boring Terminated at 20'						

NEW LOGO BORING LOG ALACHUA COMMERCIAL DEVELOPMENT.GPJ GAINESVILLE TEMPLATE.GDT 3/11/25

BORING LOG

PROJECT NO.:	0230.2500022.0000
REPORT NO.:	2135133
PAGE:	A-4

PROJECT: ALACHUA COMMERCIAL DEVELOPMENT
NW CORNER OF US 441 AND CR 23A
ALACHUA, FLORIDA

CLIENT: ALAKAI CAPITAL

LOCATION: SEE BORING LOCATION PLAN

REMARKS:

BORING DESIGNATION: **B-3** SHEET: **1 of 1**

SECTION: TOWNSHIP: RANGE:

G.S. ELEVATION (ft):

WATER TABLE (ft): NE

DATE OF READING: 3/5/25

EST. W.S.W.T. (ft): 6.5

DATE STARTED: 3/5/25

DATE FINISHED: 3/5/25

DRILLED BY: M. BOATRIGHT

TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./DAY)	ORGANIC CONTENT (%)
0						Very loose brown SAND, with silt [SP-SM]						
1												
2		2-1/12"	2									
3												
4		WOH-1	1			Very loose brown and light orange silty SAND [SM]						
5												
6		1-1-1	2	▽								
7		2-1-2	3			Loose orange and tan very clayey SAND [SC]						
8												
9		3-4-5	9			Very stiff orange and tan sandy CLAY [CH]						
10		5-7-9	16				51	23				
11												
12						Firm green and orange CLAY [CH]						
13												
14												
15		2-3-3	6									
16												
17												
18												
19						Loose light green and orange very clayey SAND to sandy CLAY [SC/CH]						
20		2-2-3	5			Boring Terminated at 20'						

NEW LOGO BORING LOG ALACHUA COMMERCIAL DEVELOPMENT.GPJ GAINESVILLE TEMPLATE.GDT 3/11/25

BORING LOG

PROJECT NO.:	0230.2500022.0000
REPORT NO.:	2135133
PAGE:	A-5

PROJECT: ALACHUA COMMERCIAL DEVELOPMENT
NW CORNER OF US 441 AND CR 23A
ALACHUA, FLORIDA

CLIENT: ALAKAI CAPITAL

LOCATION: SEE BORING LOCATION PLAN

REMARKS:

BORING DESIGNATION: **B-4** SHEET: **1 of 1**

SECTION: TOWNSHIP: RANGE:

G.S. ELEVATION (ft):

WATER TABLE (ft): NE

DATE OF READING: 3/5/25

EST. W.S.W.T. (ft): 5

DATE STARTED: 3/5/25

DATE FINISHED: 3/5/25

DRILLED BY: M. BOATRIGHT

TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./ DAY)	ORGANIC CONTENT (%)
0												
1						Loose to very loose brown SAND, with silt [SP-SM]						
2		3-3-2	5									
3												
4		2-2-1	3			Very loose tan and light orange silty clayey SAND [SM-SC]						
5		1-1-2	3	▽								
6						Loose tan and orange clayey SAND [SC]						
7		1-2-2	4			Stiff tan and orange sandy CLAY [CH]						
8		2-3-5	8									
9												
10		5-6-7	13			Boring Terminated at 10'						

NEW LOGO BORING LOG ALACHUA COMMERCIAL DEVELOPMENT.GPJ GAINESVILLE TEMPLATE.GDT 3/11/25

BORING LOG

PROJECT NO.:	0230.2500022.0000
REPORT NO.:	2135133
PAGE:	A-6

PROJECT: ALACHUA COMMERCIAL DEVELOPMENT
NW CORNER OF US 441 AND CR 23A
ALACHUA, FLORIDA

CLIENT: ALAKAI CAPITAL

LOCATION: SEE BORING LOCATION PLAN

REMARKS:

BORING DESIGNATION: **B-5** SHEET: **1 of 1**

SECTION: TOWNSHIP: RANGE:

G.S. ELEVATION (ft):

WATER TABLE (ft): NE

DATE OF READING: 3/5/25

EST. W.S.W.T. (ft): 5.5

DATE STARTED: 3/5/25

DATE FINISHED: 3/5/25

DRILLED BY: M. BOATRIGHT

TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./DAY)	ORGANIC CONTENT (%)
0						Loose brown silty SAND [SM]						
2		3-2-2	4									
3						Very loose brown and light orange SAND, with silt [SP-SM]						
4		1-1-2	3									
5		1-1-1	2	▽								
6						Loose orange and tan very clayey SAND [SC]						
7		1-2-3	5									
8		4-3-3	6				39	26	37	15		
9						Stiff tan and orange sandy CLAY [CH]						
10		4-5-6	11									
11						Firm orange and green CLAY [CH]						
12												
13												
14												
15		2-3-4	7									
16												
17												
18												
19						Loose orange and light green very clayey SAND to sandy CLAY [SC/CH]						
20		2-3-4	7			Boring Terminated at 20'						

NEW LOGO BORING LOG ALACHUA COMMERCIAL DEVELOPMENT.GPJ GAINESVILLE TEMPLATE.GDT 3/12/25

BORING LOG

PROJECT NO.:	0230.2500022.0000
REPORT NO.:	2135133
PAGE:	A-7

PROJECT: ALACHUA COMMERCIAL DEVELOPMENT
NW CORNER OF US 441 AND CR 23A
ALACHUA, FLORIDA

CLIENT: ALAKAI CAPITAL

LOCATION: SEE BORING LOCATION PLAN

REMARKS:

BORING DESIGNATION: **B-6** SHEET: **1 of 1**

SECTION: TOWNSHIP: RANGE:

G.S. ELEVATION (ft):

WATER TABLE (ft): NE

DATE OF READING: 3/5/25

EST. W.S.W.T. (ft): 4.5

DATE STARTED: 3/5/25

DATE FINISHED: 3/5/25

DRILLED BY: M. BOATRIGHT

TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./ DAY)	ORGANIC CONTENT (%)
0						Loose brown SAND, with silt [SP-SM]						
1												
2		3-2-3	5			Loose to very loose brown and light orange SAND, with silt [SP-SM]						
3												
4		2-1-1	2	▽								
5		1-2-3	5			Loose tan and orange very clayey SAND [SC]						
6												
7		5-5-5	10									
8		5-4-5	9									
9												
10		3-3-5	8			Stiff orange and tan sandy CLAY [CH]						
11												
12						Stiff orange and green CLAY [CH]						
13												
14												
15		4-4-5	9			Loose light orange and light green very clayey SAND to sandy CLAY [SC/CH]						
16												
17												
18												
19												
20		2-3-3	6			Boring Terminated at 20'						

NEW LOGO BORING LOG ALACHUA COMMERCIAL DEVELOPMENT.GPJ GAINESVILLE TEMPLATE.GDT 3/11/25

BORING LOG

PROJECT NO.:	0230.2500022.0000
REPORT NO.:	2135133
PAGE:	A-8

PROJECT: ALACHUA COMMERCIAL DEVELOPMENT
NW CORNER OF US 441 AND CR 23A
ALACHUA, FLORIDA

CLIENT: ALAKAI CAPITAL

LOCATION: SEE BORING LOCATION PLAN

REMARKS:

BORING DESIGNATION: **B-7** SHEET: **1 of 1**

SECTION: TOWNSHIP: RANGE:

G.S. ELEVATION (ft):

WATER TABLE (ft): NE

DATE OF READING: 3/5/25

EST. W.S.W.T. (ft): 5.5

DATE STARTED: 3/5/25

DATE FINISHED: 3/5/25

DRILLED BY: M. BOATRIGHT

TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./ DAY)	ORGANIC CONTENT (%)
0						Very loose brown SAND, with silt [SP-SM]						
1												
2		2/12"-1/12"	1/12"									
3						Very loose brown and orange silty SAND [SM]						
4		WOH	WOH									
5		1-1/12"	1	▽								
6						Loose to very loose tan and light orange clayey SAND [SC]						
7		2-2-3	5									
8		2-1-2	3									
9						Medium dense orange and tan very clayey SAND to sandy CLAY [SC/CH]						
10		3-4-7	11			Boring Terminated at 10'						

NEW LOGO BORING LOG ALACHUA COMMERCIAL DEVELOPMENT.GPJ GAINESVILLE TEMPLATE.GDT 3/11/25

BORING LOG

PROJECT NO.:	0230.2500022.0000
REPORT NO.:	2135133
PAGE:	A-9

PROJECT: ALACHUA COMMERCIAL DEVELOPMENT
NW CORNER OF US 441 AND CR 23A
ALACHUA, FLORIDA

CLIENT: ALAKAI CAPITAL

LOCATION: SEE BORING LOCATION PLAN

REMARKS:

BORING DESIGNATION: **B-8** SHEET: **1 of 1**

SECTION: TOWNSHIP: RANGE:

G.S. ELEVATION (ft):
WATER TABLE (ft): NE
DATE OF READING: 3/4/25
EST. W.S.W.T. (ft): 6.5

DATE STARTED: 3/4/25
DATE FINISHED: 3/4/25
DRILLED BY: M. BOATRIGHT
TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./ DAY)	ORGANIC CONTENT (%)
0						Very loose brown silty SAND [SM]						
1												
2		2-1-1	2			Very loose brown and light orange SAND, with silt [SP-SM]						
3												
4		1-1-1	2			Very loose brown SAND, with silt [SP-SM]						
5		1-1-1	2									
6				▽		Loose tan and light orange silty SAND [SM]						
7		2-3-3	6			Loose tan and light orange clayey SAND [SC]						
8		3-2-3	5									
9												
10		2-2-3	5			Loose tan very clayey SAND to sandy CLAY [SC/CH]						
						Boring Terminated at 10'						

NEW LOGO BORING LOG ALACHUA COMMERCIAL DEVELOPMENT.GPJ GAINESVILLE TEMPLATE.GDT 3/11/25

BORING LOG

PROJECT NO.:	0230.2500022.0000
REPORT NO.:	2135133
PAGE:	A-10

PROJECT: ALACHUA COMMERCIAL DEVELOPMENT
NW CORNER OF US 441 AND CR 23A
ALACHUA, FLORIDA

CLIENT: ALAKAI CAPITAL

LOCATION: SEE BORING LOCATION PLAN

REMARKS:

BORING DESIGNATION: **B-9** SHEET: **1 of 1**

SECTION: TOWNSHIP: RANGE:

G.S. ELEVATION (ft):

WATER TABLE (ft): NE

DATE OF READING: 3/6/25

EST. W.S.W.T. (ft): 3.5

DATE STARTED: 3/6/25

DATE FINISHED: 3/6/25

DRILLED BY: M. BOATRIGHT

TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./ DAY)	ORGANIC CONTENT (%)
0						Very loose brown SAND, with silt [SP-SM]						
1												
2		1-1-1	2									
3				▽								
4		1-2-1	3			Medium dense tan and light orange clayey SAND [SC]	10	9			7	
5												
6		3-9-7	16				25	12			<0.1	
7		7-9-11	20			Stiff green and orange sandy CLAY [CH]						
8												
9		5-5-6	11			Stiff green and orange CLAY [CH]						
10		6-6-8	14									
11												
12												
13												
14						Medium dense tan and light orange clayey SAND [SC]							
15		6-9-11	20			Boring Terminated at 15'						

NEW LOGO BORING LOG ALACHUA COMMERCIAL DEVELOPMENT.GPJ GAINESVILLE TEMPLATE.GDT 3/12/25

BORING LOG

PROJECT NO.:	0230.2500022.0000
REPORT NO.:	2135133
PAGE:	A-11

PROJECT: ALACHUA COMMERCIAL DEVELOPMENT
NW CORNER OF US 441 AND CR 23A
ALACHUA, FLORIDA

CLIENT: ALAKAI CAPITAL

LOCATION: SEE BORING LOCATION PLAN

REMARKS:

BORING DESIGNATION: **B-10** SHEET: **1 of 1**

SECTION: TOWNSHIP: RANGE:

G.S. ELEVATION (ft):
WATER TABLE (ft): NE
DATE OF READING: 3/6/25
EST. W.S.W.T. (ft): 2

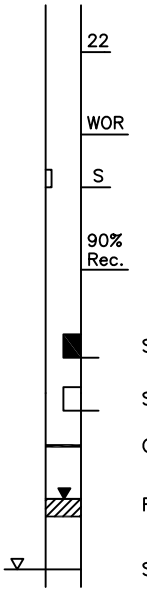
DATE STARTED: 3/6/25
DATE FINISHED: 3/6/25
DRILLED BY: M. BOATRIGHT
TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N VALUE	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./ DAY)	ORGANIC CONTENT (%)
0						Brown silty SAND [SM]						
1						Loose brown and orange SAND, with silt [SP-SM]						
2		2-3-3	6	▽			9	12			6	
3						Medium dense and and light orange clayey SAND [SC]						
4		6-5-6	11									
5		7-7-6	13			Stiff orange and green CLAY [CH]						
6							90	37			<0.01	
7		4-5-5	10									
8		4-6-7	13									
9												
10		5-5-8	13									
11												
12												
13												
14												
15		4-4-5	9			Boring Terminated at 15'						

NEW LOGO BORING LOG ALACHUA COMMERCIAL DEVELOPMENT.GPJ GAINESVILLE TEMPLATE.GDT 3/12/25

KEY TO BORING LOGS

SYMBOLS



22	Number of Blows of a 140–lb Weight Falling 30 in. Required to Drive Standard Spoon One Foot
WOR	Weight of Drill Rods
S	Thin–Wall Shelby Tube Undisturbed Sampler Used
90% Rec.	Percent Core Recovery from Rock Core–Drilling Operations
	Sample Taken at this Level
	Sample Not Taken at this Level
	Change in Soil Strata
	Free Ground Water Level
	Seasonal High Ground Water Level

GRANULAR MATERIALS

Relative Density	Safety Hammer SPT N (Blows/Ft.)	Automatic Hammer SPT N (Blows/Ft.)
Very Loose	Less than 4	Less than 3
Loose	4–10	3–8
Medium Dense	10–30	8–24
Dense	30–50	24–40
Very Dense	>50	>40

COHESIVE MATERIALS

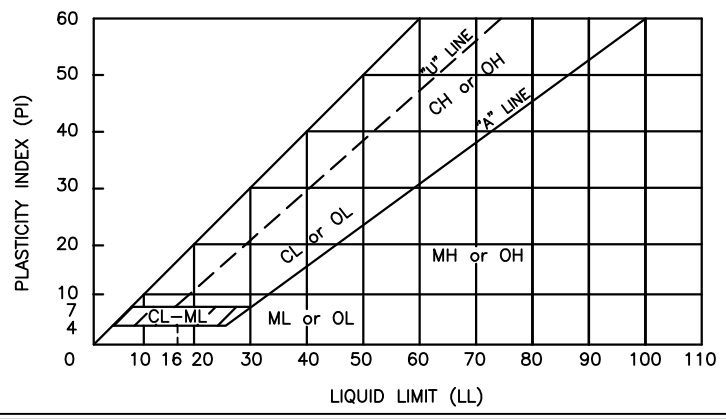
Consistency	Safety Hammer SPT N (Blows/Ft.)	Automatic Hammer SPT N (Blows/Ft.)
Very Soft	Less than 2	Less than 1
Soft	2–4	1–3
Firm	4–8	3–6
Stiff	8–15	6–12
Very Stiff	15–30	12–24
Hard	>30	>24

UNIFIED CLASSIFICATION SYSTEM

MAJOR DIVISIONS			GROUP SYMBOLS	TYPICAL NAMES
COARSE-GRAINED SOILS More than 50% retained on No. 200 sieve*	GRAVELS 50% or more of coarse fraction retained on No. 200 sieve	CLEAN GRAVELS	GW	Well–graded gravels and gravel–sand mixtures, little or no fines
			GP	Poorly graded gravels and gravel–sand mixtures, little or no fines
		GRAVELS WITH FINES	GM	Silty gravels, gravel–sand–silt mixtures
			GC	Clayey gravels, gravel–sand–clay mixtures
	SANDS More than 50% of coarse fraction passes No. 4 sieve	CLEAN SANDS	SW	Well–graded sands and gravelly sands, little or no fines
			SP	Poorly graded sands and gravelly sands, little or no fines
		SANDS WITH FINES	SM	Silty sands, sand–silt mixtures
			SC	Clayey sands, sand–clay mixtures
FINE-GRAINED SOILS 50% or more passes No. 200 sieve*	SILTS AND CLAYS Liquid limit 50% or less		ML	Inorganic silts, very fine sands, rock flour, silty or clayey fine sands
			CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays silty clays, lean clays
			OL	Organic silts and organic silty clays of low plasticity
	SILTS AND CLAYS Liquid limit greater than 50%		MH	Inorganic silts, micaceous or diatomacaceous fine sands or silts, elastic silts
			CH	Inorganic clays or high plasticity, fat clays
			OH	Organic clays of medium to high plasticity
Highly organic Soils			PT	Peat, muck and other highly organic soils

* Based on the material passing the 3–in. (75mm) sieve.

PLASTICITY CHART



APPENDIX B

Important Information About Your Geotechnical Engineering Report Constraint and Restrictions

Important Information about This

Geotechnical-Engineering Report

Subsurface problems are a principal cause of construction delays, cost overruns, claims, and disputes.

While you cannot eliminate all such risks, you can manage them. The following information is provided to help.

The Geoprofessional Business Association (GBA) has prepared this advisory to help you – assumedly a client representative – interpret and apply this geotechnical-engineering report as effectively as possible. In that way, clients can benefit from a lowered exposure to the subsurface problems that, for decades, have been a principal cause of construction delays, cost overruns, claims, and disputes. If you have questions or want more information about any of the issues discussed below, contact your GBA-member geotechnical engineer. Active involvement in the Geoprofessional Business Association exposes geotechnical engineers to a wide array of risk-confrontation techniques that can be of genuine benefit for everyone involved with a construction project.

Geotechnical-Engineering Services Are Performed for Specific Purposes, Persons, and Projects

Geotechnical engineers structure their services to meet the specific needs of their clients. A geotechnical-engineering study conducted for a given civil engineer will not likely meet the needs of a civil-works constructor or even a different civil engineer. Because each geotechnical-engineering study is unique, each geotechnical-engineering report is unique, prepared *solely* for the client. *Those who rely on a geotechnical-engineering report prepared for a different client can be seriously misled*. No one except authorized client representatives should rely on this geotechnical-engineering report without first conferring with the geotechnical engineer who prepared it. *And no one – not even you – should apply this report for any purpose or project except the one originally contemplated.*

Read this Report in Full

Costly problems have occurred because those relying on a geotechnical-engineering report did not read it *in its entirety*. Do not rely on an executive summary. Do not read selected elements only. *Read this report in full.*

You Need to Inform Your Geotechnical Engineer about Change

Your geotechnical engineer considered unique, project-specific factors when designing the study behind this report and developing the confirmation-dependent recommendations the report conveys. A few typical factors include:

- the client's goals, objectives, budget, schedule, and risk-management preferences;
- the general nature of the structure involved, its size, configuration, and performance criteria;
- the structure's location and orientation on the site; and
- other planned or existing site improvements, such as retaining walls, access roads, parking lots, and underground utilities.

Typical changes that could erode the reliability of this report include those that affect:

- the site's size or shape;
- the function of the proposed structure, as when it's changed from a parking garage to an office building, or from a light-industrial plant to a refrigerated warehouse;
- the elevation, configuration, location, orientation, or weight of the proposed structure;
- the composition of the design team; or
- project ownership.

As a general rule, *always* inform your geotechnical engineer of project changes – even minor ones – and request an assessment of their impact. *The geotechnical engineer who prepared this report cannot accept responsibility or liability for problems that arise because the geotechnical engineer was not informed about developments the engineer otherwise would have considered.*

This Report May Not Be Reliable

Do not rely on this report if your geotechnical engineer prepared it:

- for a different client;
- for a different project;
- for a different site (that may or may not include all or a portion of the original site); or
- before important events occurred at the site or adjacent to it; e.g., man-made events like construction or environmental remediation, or natural events like floods, droughts, earthquakes, or groundwater fluctuations.

Note, too, that it could be unwise to rely on a geotechnical-engineering report whose reliability may have been affected by the passage of time, because of factors like changed subsurface conditions; new or modified codes, standards, or regulations; or new techniques or tools. *If your geotechnical engineer has not indicated an "apply-by" date on the report, ask what it should be*, and, in general, *if you are the least bit uncertain* about the continued reliability of this report, contact your geotechnical engineer before applying it. A minor amount of additional testing or analysis – if any is required at all – could prevent major problems.

Most of the "Findings" Related in This Report Are Professional Opinions

Before construction begins, geotechnical engineers explore a site's subsurface through various sampling and testing procedures. *Geotechnical engineers can observe actual subsurface conditions only at those specific locations where sampling and testing were performed*. The data derived from that sampling and testing were reviewed by your geotechnical engineer, who then applied professional judgment to form opinions about subsurface conditions throughout the site. Actual sitewide-subsurface conditions may differ – maybe significantly – from those indicated in this report. Confront that risk by retaining your geotechnical engineer to serve on the design team from project start to project finish, so the individual can provide informed guidance quickly, whenever needed.

This Report's Recommendations Are Confirmation-Dependent

The recommendations included in this report – including any options or alternatives – are confirmation-dependent. In other words, *they are not final*, because the geotechnical engineer who developed them relied heavily on judgment and opinion to do so. Your geotechnical engineer can finalize the recommendations *only after observing actual subsurface conditions* revealed during construction. If through observation your geotechnical engineer confirms that the conditions assumed to exist actually do exist, the recommendations can be relied upon, assuming no other changes have occurred. *The geotechnical engineer who prepared this report cannot assume responsibility or liability for confirmation-dependent recommendations if you fail to retain that engineer to perform construction observation.*

This Report Could Be Misinterpreted

Other design professionals' misinterpretation of geotechnical-engineering reports has resulted in costly problems. Confront that risk by having your geotechnical engineer serve as a full-time member of the design team, to:

- confer with other design-team members,
- help develop specifications,
- review pertinent elements of other design professionals' plans and specifications, and
- be on hand quickly whenever geotechnical-engineering guidance is needed.

You should also confront the risk of constructors misinterpreting this report. Do so by retaining your geotechnical engineer to participate in prebid and preconstruction conferences and to perform construction observation.

Give Constructors a Complete Report and Guidance

Some owners and design professionals mistakenly believe they can shift unanticipated-subsurface-conditions liability to constructors by limiting the information they provide for bid preparation. To help prevent the costly, contentious problems this practice has caused, include the complete geotechnical-engineering report, along with any attachments or appendices, with your contract documents, *but be certain to note conspicuously that you've included the material for informational purposes only*. To avoid misunderstanding, you may also want to note that "informational purposes" means constructors have no right to rely on the interpretations, opinions, conclusions, or recommendations in the report, but they may rely on the factual data relative to the specific times, locations, and depths/elevations referenced. Be certain that constructors know they may learn about specific project requirements, including options selected from the report, *only* from the design drawings and specifications. Remind constructors that they may perform their own studies if they want to, and *be sure to allow enough time* to permit them to do so. Only then might you be in a position to give constructors the information available to you, while requiring them to at least share some of the financial responsibilities stemming from unanticipated conditions. Conducting prebid and preconstruction conferences can also be valuable in this respect.

Read Responsibility Provisions Closely

Some client representatives, design professionals, and constructors do not realize that geotechnical engineering is far less exact than other engineering disciplines. That lack of understanding has nurtured unrealistic expectations that have resulted in disappointments, delays, cost overruns, claims, and disputes. To confront that risk, geotechnical engineers commonly include explanatory provisions in their reports. Sometimes labeled "limitations," many of these provisions indicate where geotechnical engineers' responsibilities begin and end, to help others recognize their own responsibilities and risks. *Read these provisions closely*. Ask questions. Your geotechnical engineer should respond fully and frankly.

Geoenvironmental Concerns Are Not Covered

The personnel, equipment, and techniques used to perform an environmental study – e.g., a "phase-one" or "phase-two" environmental site assessment – differ significantly from those used to perform a geotechnical-engineering study. For that reason, a geotechnical-engineering report does not usually relate any environmental findings, conclusions, or recommendations; e.g., about the likelihood of encountering underground storage tanks or regulated contaminants. *Unanticipated subsurface environmental problems have led to project failures*. If you have not yet obtained your own environmental information, ask your geotechnical consultant for risk-management guidance. As a general rule, *do not rely on an environmental report prepared for a different client, site, or project, or that is more than six months old.*

Obtain Professional Assistance to Deal with Moisture Infiltration and Mold

While your geotechnical engineer may have addressed groundwater, water infiltration, or similar issues in this report, none of the engineer's services were designed, conducted, or intended to prevent uncontrolled migration of moisture – including water vapor – from the soil through building slabs and walls and into the building interior, where it can cause mold growth and material-performance deficiencies. Accordingly, ***proper implementation of the geotechnical engineer's recommendations will not of itself be sufficient to prevent moisture infiltration.*** Confront the risk of moisture infiltration by including building-envelope or mold specialists on the design team. ***Geotechnical engineers are not building-envelope or mold specialists.***

GEOPROFESSIONAL BUSINESS ASSOCIATION

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e-mail: info@geoprofessional.org www.geoprofessional.org

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CONSTRAINTS & RESTRICTIONS

The intent of this document is to bring to your attention the potential concerns and the basic limitations of a typical geotechnical report.

WARRANTY

Universal Engineering Sciences has prepared this report for our client for his exclusive use, in accordance with generally accepted soil and foundation engineering practices, and makes no other warranty either expressed or implied as to the professional advice provided in the report.

UNANTICIPATED SOIL CONDITIONS

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

The nature and extent of variations between borings may not become known until excavation begins. If variations appear, we may have to re-evaluate our recommendations after performing on-site observations and noting the characteristics of any variations.

CHANGED CONDITIONS

We recommend that the specifications for the project require that the contractor immediately notify Universal Engineering Sciences, as well as the owner, when subsurface conditions are encountered that are different from those present in this report.

No claim by the contractor for any conditions differing from those anticipated in the plans, specifications, and those found in this report, should be allowed unless the contractor notifies the owner and Universal Engineering Sciences of such changed conditions. Further, we recommend that all foundation work and site improvements be observed by a representative of Universal Engineering Sciences to monitor field conditions and changes, to verify design assumptions and to evaluate and recommend any appropriate modifications to this report.

MISINTERPRETATION OF SOIL ENGINEERING REPORT

Universal Engineering Sciences is responsible for the conclusions and opinions contained within this report based upon the data relating only to the specific project and location discussed herein. If the conclusions or recommendations based upon the data presented are made by others, those conclusions or recommendations are not the responsibility of Universal Engineering Sciences.

CHANGED STRUCTURE OR LOCATION

This report was prepared in order to aid in the evaluation of this project and to assist the architect or engineer in the design of this project. If any changes in the design or location of the structure as outlined in this report are planned, or if any structures are included or added that are not discussed in the report, the conclusions and recommendations contained in this report shall not be considered valid unless the changes are reviewed and the conclusions modified or approved by Universal Engineering Sciences.

USE OF REPORT BY BIDDERS

Bidders who are examining the report prior to submission of a bid are cautioned that this report was prepared as an aid to the designers of the project and it may affect actual construction operations.

Bidders are urged to make their own soil borings, test pits, test caissons or other investigations to determine those conditions that may affect construction operations. Universal Engineering Sciences cannot be responsible for any interpretations made from this report or the attached boring logs with regard to their adequacy in reflecting subsurface conditions which will affect construction operations.

STRATA CHANGES

Strata changes are indicated by a definite line on the boring logs which accompany this report. However, the actual change in the ground may be more gradual. Where changes occur between soil samples, the location of the change must necessarily be estimated using all available information and may not be shown at the exact depth.

OBSERVATIONS DURING DRILLING

Attempts are made to detect and/or identify occurrences during drilling and sampling, such as: water level, boulders, zones of lost circulation, relative ease or resistance to drilling progress, unusual sample recovery, variation of driving resistance, obstructions, etc.; however, lack of mention does not preclude their presence.

WATER LEVELS

Water level readings have been made in the drill holes during drilling and they indicate normally occurring conditions. Water levels may not have been stabilized at the last reading. This data has been reviewed and interpretations made in this report. However, it must be noted that fluctuations in the level of the groundwater may occur due to variations in rainfall, temperature, tides, and other factors not evident at the time measurements were made and reported. Since the probability of such variations is anticipated, design drawings and specifications should accommodate such possibilities and construction planning should be based upon such assumptions of variations.

LOCATION OF BURIED OBJECTS

All users of this report are cautioned that there was no requirement for Universal Engineering Sciences to attempt to locate any man-made buried objects during the course of this exploration and that no attempt was made by Universal Engineering Sciences to locate any such buried objects. Universal Engineering Sciences cannot be responsible for any buried man-made objects which are subsequently encountered during construction that are not discussed within the text of this report.

TIME

This report reflects the soil conditions at the time of exploration. If the report is not used in a reasonable amount of time, significant changes to the site may occur and additional reviews may be required.

UES Professional Solutions, LLC
GENERAL CONDITIONS

SECTION 1: RESPONSIBILITIES 1.1 *UES Professional Solutions, LLC*, and its affiliated companies ("UES"), is responsible for providing the services described under the Scope of Services. The term "UES" as used herein includes all of UES's agents, employees, professional staff, and subcontractors. **1.2** The Client or a duly authorized representative is responsible for providing UES with a clear understanding of the project nature and scope. The Client shall supply UES with sufficient and adequate information, including, but not limited to, maps, site plans, reports, surveys, plans and specifications, and designs, to allow UES to properly complete the specified services. The Client shall also communicate changes in the nature and scope of the project as soon as possible during performance of the work so that the changes can be incorporated into the work product. **1.3** The Client acknowledges that UES's responsibilities in providing the services described under the Scope of Services section is limited to those services described therein, and the Client hereby assumes any collateral or affiliated duties necessitated by or for those services. Such duties may include, but are not limited to, reporting requirements imposed by any third party such as federal, state, or local entities, the provision of any required notices to any third party, or the securing of necessary permits or permissions from any third parties required for UES's provision of the services so described, unless otherwise agreed upon by both parties in writing.

SECTION 2: STANDARD OF CARE 2.1 Services performed by UES under this Agreement will be conducted in a manner consistent with the level of care and skill ordinarily exercised by members of UES's profession practicing contemporaneously under similar conditions in the locality of the project. No other warranty, express or implied, is made. **2.2** Execution of this document by UES is not a representation that UES has visited the site, become generally familiar with local conditions under which the work is to be performed, or correlated personal observations with the requirements of the Scope of Services. It is the Client's responsibility to provide UES with all information necessary for UES to provide the services described under the Scope of Services, and the Client assumes all liability for information not provided to UES that may affect the quality or sufficiency of the services so described.

SECTION 3: SITE ACCESS AND SITE CONDITIONS 3.1 Client will grant or obtain free access to the site for all equipment and personnel necessary for UES to perform the work set forth in this Agreement. The Client will notify any possessors of the project site that Client has granted UES free access to the site. UES will take reasonable precautions to minimize damage to the site, but it is understood by Client that, in the normal course of work, some damage may occur, and the correction of such damage is not part of this Agreement unless so specified in the Scope of Services. **3.2** The Client is responsible for the accuracy of locations for all subterranean structures and utilities. UES will take reasonable precautions to avoid known subterranean structures, and the Client waives any claim against UES, and agrees to defend, indemnify, and hold UES harmless from any claim or liability for injury or loss, including costs of defense, arising from damage done to subterranean structures and utilities not identified or accurately located. In addition, Client agrees to compensate UES for any time spent or expenses incurred by UES in defense of any such claim with compensation to be based upon UES's prevailing fee schedule and expense reimbursement policy.

SECTION 4: BILLING AND PAYMENT 4.1 UES will submit invoices to Client monthly or upon completion of services. Invoices will show charges for different personnel and expense classifications. **4.2** Payment is due 30 days after presentation of invoice and is past due 31 days from invoice date. Client agrees to pay a finance charge of one and one-half percent (1 ½ %) per month, or the maximum rate allowed by law, on past due accounts. **4.3** If UES incurs any expenses to collect overdue billings on invoices, the sums paid by UES for reasonable attorneys' fees, court costs, UES's time, UES's expenses, and interest will be due and owing by the Client.

SECTION 5: OWNERSHIP AND USE OF DOCUMENTS 5.1 All reports, boring logs, field data, field notes, laboratory test data, calculations, estimates, and other documents prepared by UES, as instruments of service, shall remain the property of UES. Neither Client nor any other entity shall change or modify UES's instruments of service. **5.2** Client agrees that all reports and other work furnished to the Client or his agents, which are not paid for, will be returned upon demand and will not be used by the Client for any purpose. **5.3** UES will retain all pertinent records relating to the services performed for a period of five years following submission of the report or completion of the Scope of Services, during which period the records will be made available to the Client in a reasonable time and manner. **5.4** All reports, boring logs, field data, field notes, laboratory test data, calculations, estimates, and other documents prepared by UES, are prepared for the sole and exclusive use of Client, and may not be given to any other entity, or used or relied upon by any other entity, without the express written consent of UES. Client is the only entity to which UES owes any duty or duties, in contract or tort, pursuant to or under this Agreement.

SECTION 6: DISCOVERY OF UNANTICIPATED HAZARDOUS MATERIALS 6.1 Client represents that a reasonable effort has been made to inform UES of known or suspected hazardous materials on or near the project site. **6.2** Under this agreement, the term hazardous materials include hazardous materials, hazardous wastes, hazardous substances (40 CFR 261.31, 261.32, 261.33), petroleum products, polychlorinated biphenyls, asbestos, and any other material defined by the U.S. EPA as a hazardous material. **6.3** Hazardous materials may exist at a site where there is no reason to believe they are present. The discovery of unanticipated hazardous materials constitutes a changed condition mandating a renegotiation of the scope of work. The discovery of unanticipated hazardous materials may make it necessary for UES to take immediate measures to protect health and safety. Client agrees to compensate UES for any equipment decontamination or other costs incident to the discovery of unanticipated hazardous materials. **6.4** UES will notify Client when unanticipated hazardous materials or suspected hazardous materials are encountered. Client will make any disclosures required by law to the appropriate governing agencies. Client will hold UES harmless for all consequences of disclosures made by UES which are required by governing law. In the event the project site is not owned by Client, Client it is the Client's responsibility to inform the property owner of the discovery of unanticipated hazardous materials or suspected hazardous materials. **6.5** Notwithstanding any other provision of the Agreement, Client waives any claim against UES, and to the maximum extent permitted by law, agrees to defend, indemnify, and save UES harmless from any claim, liability, and/or defense costs for injury or loss arising from UES's discovery of unanticipated hazardous materials or suspected hazardous materials including any costs created by delay of the project and any cost associated with possible reduction of the property's value. Client will be responsible for ultimate disposal of any samples secured by UES which are found to be contaminated.

SECTION 7: RISK ALLOCATION 7.1 Client agrees that UES's liability for any damage on account of any breach of contract, error, omission, or professional negligence will be limited to a sum not to exceed $50,000 or UES's fee, whichever is greater. If Client prefers to have higher limits on contractual or professional liability, UES agrees to increase the limits up to a maximum of $1,000,000.00 upon Client's written request at the time of accepting UES's proposal provided that Client agrees to pay an additional consideration of four percent of the total fee, or $1,200.00, whichever is greater. If Client prefers a $2,000,000.00 limit on contractual or professional liability, UES agrees to increase the limits up to a maximum of $2,000,000.00 upon Client's written request at the time of accepting UES's proposal provided that Client agrees to pay an additional consideration of four percent of the total fee, or $2,000.00, whichever is greater. The additional charge for the higher liability limits is because of the greater risk assumed and is not strictly a charge for additional professional liability insurance. **7.2** Client shall not be liable to UES and UES shall not be liable to Client for any incidental, special, or consequential damages (including lost profits, loss of use, and lost savings) incurred by either party due to the fault of the other, regardless of the nature of the fault, or whether it was committed by Client or UES, their employees, agents, or subcontractors; or whether such liability arises in breach of contract or warranty, tort (including negligence), statutory, or any other cause of action. **7.3** As used in this Agreement, the terms "claim" or "claims" mean any claim in contract, tort, or statute alleging negligence, errors, omissions, strict liability, statutory liability, breach of contract, breach of warranty, negligent misrepresentation, or any other act giving rise to liability.

SECTION 8: INSURANCE 8.1 UES represents it and its agents, staff and consultants employed by UES, is and are protected by worker's compensation insurance and that UES has such coverage under public liability and property damage insurance policies which UES deems to be adequate. Certificates for all such policies of insurance shall be provided to Client upon request in writing. Within the limits and conditions of such insurance, UES agrees to indemnify and save Client harmless from and against loss, damage, or liability arising from negligent acts by UES, its agents, staff, and consultants employed by it. UES shall not be responsible for any loss, damage or liability beyond the amounts, limits, and conditions of such insurance or the limits described in Section 7, whichever is less. The Client agrees to defend, indemnify, and save UES harmless for loss, damage or liability arising from acts by Client, Client's agents, staff, and others employed by Client. **8.2** Under no circumstances will UES indemnify Client from or for Client's own actions, negligence, or breaches of contract. **8.3**

To the extent damages are covered by property insurance, Client and UES waive all rights against each other and against the contractors, consultants, agents, and employees of the other for damages, except such rights as they may have to the proceeds of such insurance.

SECTION 9: DISPUTE RESOLUTION **9.1** All claims, disputes, and other matters in controversy between UES and Client arising out of or in any way related to this Agreement will be submitted to mediation or non-binding arbitration, before and as a condition precedent to other remedies provided by law. **9.2** If a dispute arises and that dispute is not resolved by mediation or non-binding arbitration, then: (a) the claim will be brought in the state or federal courts having jurisdiction where the UES office which provided the service is located; and (b) the prevailing party will be entitled to recovery of all reasonable costs incurred, including staff time, court costs, attorneys' fees, expert witness fees, and other claim related expenses.

SECTION 10: TERMINATION **10.1** This agreement may be terminated by either party upon seven (7) days written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof, or in the case of a force majeure event such as terrorism, act of war, public health or other emergency. Such termination shall not be effective if such substantial failure or force majeure has been remedied before expiration of the period specified in the written notice. In the event of termination, UES shall be paid for services performed to the termination notice date plus reasonable termination expenses. **10.2** In the event of termination, or suspension for more than three (3) months, prior to completion of all reports contemplated by the Agreement, UES may complete such analyses and records as are necessary to complete its files and may also complete a report on the services performed to the date of notice of termination or suspension. The expense of termination or suspension shall include all direct costs of UES in completing such analyses, records, and reports.

SECTION 11: REVIEWS, INSPECTIONS, TESTING, AND OBSERVATIONS **11.1** Plan review, private provider inspections, and building inspections are performed for the purpose of observing compliance with applicable building codes. Threshold inspections are performed for the purpose of observing compliance with an approved threshold inspection plan. Construction materials testing ("CMT") is performed to document compliance of certain materials or components with applicable testing standards. UES's performance of plan reviews, private provider inspections, building inspections, threshold inspections, or CMT, or UES's presence on the site of Client's project while performing any of the foregoing activities, is not a representation or warranty by UES that Client's project is free of errors in either design or construction. **11.2** If UES is retained to provide construction monitoring or observation, UES will report to Client any observed work which, in UES's opinion, does not conform to the plans and specifications provided to UES. UES shall have no authority to reject or terminate the work of any agent or contractor of Client. No action, statements, or communications of UES, or UES's site representative, can be construed as modifying any agreement between Client and others. UES's performance of construction monitoring or observation is not a representation or warranty by UES that Client's project is free of errors in either design or construction. **11.3** Neither the activities of UES pursuant to this Agreement, nor the presence of UES or its employees, representatives, or subcontractors on the project site, shall be construed to impose upon UES any responsibility for means or methods of work performance, superintendence, sequencing of construction, or safety conditions at the project site. Client acknowledges that Client or its contractor is solely responsible for project jobsite safety. **11.4** Client is responsible for scheduling all inspections and CMT activities of UES. All testing and inspection services will be performed on a will-call basis. UES will not be responsible for tests and inspections that are not performed due to Client's failure to schedule UES's services on the project, or for any claims or damages arising from tests and inspections that are not scheduled or performed.

SECTION 12: ENVIRONMENTAL ASSESSMENTS Client acknowledges that an Environmental Site Assessment ("ESA") is conducted solely to permit UES to render a professional opinion about the likelihood or extent of regulated contaminants being present on, in, or beneath the site in question at the time services were conducted. No matter how thorough an ESA study may be, findings derived from the study are limited and UES cannot know or state for a fact that a site is unaffected by reportable quantities of regulated contaminants as a result of conducting the ESA study. Even if UES states that reportable quantities of regulated contaminants are not present, Client still bears the risk that such contaminants may be present or may migrate to the site after the ESA study is complete.

SECTION 13: SUBSURFACE EXPLORATIONS **13.1** Client acknowledges that subsurface conditions may vary from those observed at locations where borings, surveys, samples, or other explorations are made, and that site conditions may change with time. Data, interpretations, and recommendations by UES will be based solely on information available to UES at the time of service. UES is responsible for those data, interpretations, and recommendations, but will not be responsible for other parties' interpretations or use of the information developed or provided by UES. **13.2** Subsurface explorations may result in unavoidable cross-contamination of certain subsurface areas, as when a probe or boring device moves through a contaminated zone and links it to an aquifer, underground stream, or other hydrous body not previously contaminated. UES is unable to eliminate totally cross-contamination risk despite use of due care. Since subsurface explorations may be an essential element of UES's services indicated herein, Client shall, to the fullest extent permitted by law, waive any claim against UES, and indemnify, defend, and hold UES harmless from any claim or liability for injury or loss arising from cross-contamination allegedly caused by UES's subsurface explorations. In addition, Client agrees to compensate UES for any time spent or expenses incurred by UES in defense of any such claim with compensation to be based upon UES's prevailing fee schedule and expense reimbursement policy.

SECTION 14: SOLICITATION OF EMPLOYEES Client agrees not to hire UES's employees except through UES. In the event Client hires a UES employee within one year following any project through which Client had contact with said employee, Client shall pay UES an amount equal to one-half of the employee's annualized salary, as liquidated damages, without UES waiving other remedies it may have.

SECTION 15: ASSIGNS Neither Client nor UES may delegate, assign, sublet, or transfer its duties or interest in this Agreement without the written consent of the other party.

SECTION 16: GOVERNING LAW AND SURVIVAL **16.1** This Agreement shall be governed by and construed in accordance with the laws of the jurisdiction in which the UES office performing the services hereunder is located. **16.2** In any of the provisions of this Agreement are held illegal, invalid, or unenforceable, the enforceability of the remaining provisions will not be impaired and will survive. Limitations of liability and indemnities will survive termination of this agreement for any cause.

SECTION 17: INTEGRATION CLAUSE **17.1** This Agreement represents and contains the entire and only agreement and understanding among the parties with respect to the subject matter of this Agreement and supersedes any and all prior and contemporaneous oral and written agreements, understandings, representations, inducements, promises, warranties, and conditions among the parties. No agreement, understanding, representation, inducement, promise, warranty, or condition of any kind with respect to the subject matter of this Agreement shall be relied upon by the parties unless expressly incorporated herein. **17.2** This Agreement may not be amended or modified except by an agreement in writing signed by the party against whom the enforcement of any modification or amendment is sought.

SECTION 18: WAIVER OF JURY TRIAL Both Client and UES waive trial by jury in any action arising out of or related to this Agreement.

SECTION 19: INDIVIDUAL LIABILTY PURSUANT TO FLORIDA STAT. 558.0035, AN INDIVIDUAL EMPLOYEE OR AGENT OF UES MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.

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■**LETTERS TO THE EDITOR:** 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

CHURCH DIRECTORY ...A3
EVENTS A3
CLASSIFIEDS & LEGAL ADS ...A4

Jesse says, "In the south you only own five spices: salt, pepper, mustard, Texas Pete and ketchup."

MUSIC:

Alachua among 26 selected from more than 300 proposals

Continued from page A1

Under the award, Alachua will receive up to $40,000 per year in matching funds from 2026 through 2028 to produce the Levitt AMP Alachua Music Series. The series will showcase diverse artists and a wide range of musical genres, all with the goal of bringing people together, strengthening community ties, and supporting local businesses in the downtown district.

City officials celebrated the announcement immediately. In a public statement posted by the City of Alachua, officials said, "We are thrilled that Alachua has officially been selected." The City also thanked residents for turning out in strong support during the public voting phase — a key milestone in advancing to the finalist round.

Organizers emphasize that this investment is more than a concert series; it is a multi-year catalyst for downtown revitalization. Consistent foot traffic, expanded evening activity, and a strengthened Main Street economy are all anticipated benefits.

"This is a milestone moment for Alachua. This is a win for our community vision. And this is the start of something big," project partners said in their announcement, citing the role of residents, small businesses, and volunteers in pushing the effort across the finish line.

Josh's Place will serve as the lead grantee and fiscal agent for the series. The Alachua Business League (ABL) will coordinate artists, vendors, and promotional efforts, while the City of Alachua Community Redevelopment Agency (CRA) will provide venue support, infrastructure assistance, and match funding.

The three-year series is expected to launch in spring 2026. Organizers say additional updates — including official concert dates, lineup announcements, and kickoff celebrations — will be released as planning advances.

For now, they say the community has reason to take pride.

"Out of more than 300 proposals nationwide, only 26 communities were chosen, and Alachua made the cut," the announcement reads. "This is a huge win for our city, our small businesses, our families, and everyone who's been working so hard to bring more life, music, and culture to Main Street."

# # #

editor@
alachuatoday.com

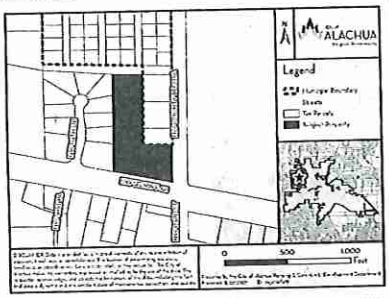
City of ALACHUA

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 December 8, 2025, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located 15100 NW 142nd Terrace, Alachua, Florida, to consider the following:

Application #: PSP25-0007 – Westside Commons Infrastructure Plan

A request by Alakai Acquisitions LLC (applicant/agent) on behalf of Browning Family Revocable Trust and Santa Fe Hills Church of Christ, Inc. (property owners) for an infrastructure plan which proposes the installation of common driveways, stormwater facilities, utilities, and other infrastructure for three commercial lots on a ± 5.07-acre subject property; Tax Parcel: 03044-001-002, 03044-002-000; FLU: Commercial; Zoning: Community Commercial.



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application, staff report, and any related materials 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. one week prior to the date of hearing. 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 - November 27, 2025)

ROAD RAGE:

AR pistol found in Parks' car

Continued from page A1

in the 8900 block of Northwest 39th Avenue when the driver of a red Toyota Tercel threw coffee at his vehicle. Schultz told authorities he was startled and unsure what had prompted the outburst.

Schultz said he later caught up to the Tercel and asked the driver why he threw the coffee. At that point, he told deputies, the man — later identified as Parks — pulled an AR-style pistol from his waistband, raised it, and pointed it toward him. Schultz said he feared he would be shot and immediately braked to create distance.

Schultz relayed the Tercel's tag number to 911 dispatchers, prompting deputies to issue a be-on-the-lookout alert. The vehicle was registered to a Newberry address. A deputy soon spotted the car heading west in the 18000 block of West Newberry Road, followed it while waiting for backup, and initiated a traffic stop in the 1600 block of Southwest 202nd Street.

Parks, who was alone in the vehicle, was detained. Schultz later identified him as the person who had pointed the firearm, deputies said.

Parks is a former standout football player at Newberry High School and previously played collegiately at Florida State.

After being read his Miranda rights, Parks reportedly told deputies that Schultz brake-checked him in traffic, prompting him to throw coffee at the other vehicle. He said Schultz later approached him and had "something in his hand," though he did not describe it as a weapon. Parks admitted pulling his gun and stating, "I have a gun, too," but denied pointing it at Schultz.

Deputies said Parks consented to a search of the vehicle, where they found a Karri's KG15 AR pistol under three bags behind the passenger seat.

Parks has no prior criminal convictions. Judge Jonathan Ramsey ordered him released on his own recognizance.

# # #

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RODOLFO VALLADARES
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
BRYAN S. THOMAS, AICP

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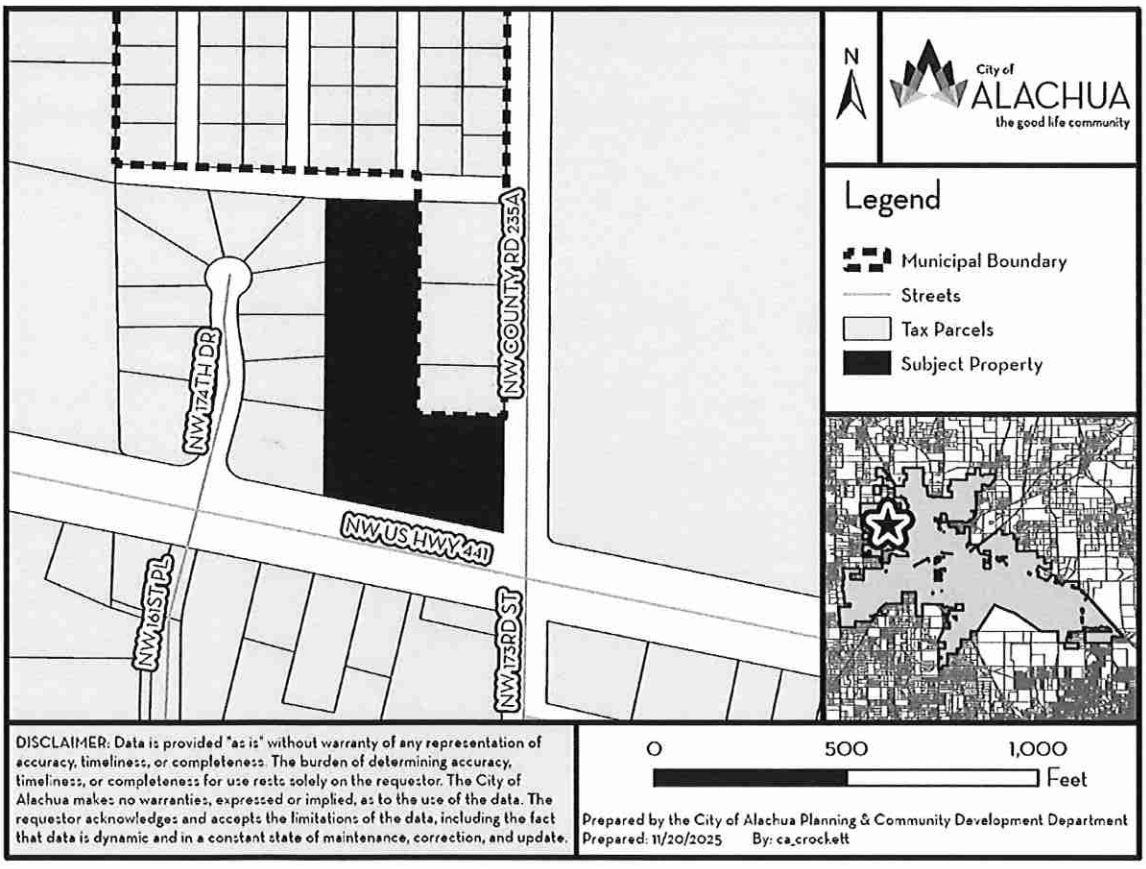

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BIRMINGHAM, AL 35243

RYAN LARMANN INSURANCE AGENCY
15560 NW HWY 441 STE #110
ALACHUA, FL 32615

SANTA FE HILLS CHURCH OF CHRIST
C/O ROBERT MATHENY
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NEWBERRY, FL 32669

SCHLAF DEBRA
16634 NW 174TH TER ALACHUA, FL
32615

SCHOOL BOARD OF ALACHUA COUNTY
620 E UNIVERSITY AVE
GAINESVILLE, FL 32601

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ALACHUA, FL 32615

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16620 NW COUNTY ROAD 235A
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BROWNING & BROWNING TRUSTEES
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CAUCHON MARIA ROCIO
449 HIGH TIDE DR
ST AUGUSTINE, FL 32080

CRUZ ANGEL L
16705 NW 174TH TER
ALACHUA, FL 32615

CUNNINGHAM DAVID B
16613 NW 173RD TER
ALACHUA, FL 32615

ELKINS DELRIE C LIFE ESTATE
PO BOX 2016
HIGH SPRINGS, FL 32655

ELKINS DELRIE LIFE ESTATE
PO BOX 2016
HIGH SPRINGS, FL 32655

FLOREZ & LIMENEZ W/H
16633 NW 173RD TER
ALACHUA, FL 32615

GONZALEZ & RODRIGUEZ-OLIVO W/H
16623 NW 173RD TER
ALACHUA, FL 32615

GOODYEAR STEPHEN R & GINA M
16625 NW 174TH TER
ALACHUA, FL 32615

GRANT VICKIE RENEE
16639 NW 175TH TER
ALACHUA, FL 32615

GUERRA MANUEL ANTONIO ARRIAGA
16508 COUNTY RD 235A
ALACHUA, FL 32615

HAHN JESSICA
16607 NW 174TH TER
ALACHUA, FL 32615

HARRIS DILLON J
16711 NW 173RD TER
ALACHUA, FL 32615

HERITAGEBANK OF THE SOUTH
PO BOX 709
TUPELO, MS 38802

JESSIE RAYMOND M
120 SW DUKES DR LOT 14
LAKE CITY, FL 32024

Easy Peel® Labels
Use Avery® TEMPLATE 5160®

Feed Paper — See Instruction Sheet for Easy Peel® Feature

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

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Jean Calderwood
14095 NW 174th Ave
Alachua, FL 32615

Soorya Lindberg
16630 NW 173rd Terrace
Alachua, FL 32615

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Lynn Horton
19005 NW 138th Avenue
Alachua, FL 32615

Constance Meyer
4720 NW 104th Lane
Gainesville, FL 32653

Adam Hall, AICP
PO Box 115050
Gainesville, FL 32611

MAILED
NOV 2 4 2025

Joseph & Phyllis Strickland
14103 NW 156th Place
Alachua, FL 32615

Stephen Hofstetter
14 NE 1st Street
Gainesville, FL 32601

AFFIDAVIT FOR POSTED LAND USE SIGN

I, COLBY WEITZEL, POSTED THE LAND USE SIGN(S)
(Print Name)

ON 11/24/25 FOR THE Westside Commons Infrastructure Plan
(Date) (Project name & type of action)

LAND USE ACTION AS PER ARTICLE 2.2.9(D) OF THE LAND DEVELOPMENT

REGULATIONS. THIS WILL BE INCLUDED IN THE STAFF REPORT.

(Signature)

Four
(Number of signs)

City of ALACHUA
the good life community

~~PSSC24-0001 & PR24-0005~~

Westside Commons PSP25-0007

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 WITHIN TEN DAYS AFTER THE FINAL DECISION ON THE APPLICATION

N

0 50 100 200 Feet

Legend

Sign Locations

Prepared by the City of Alachua
Planning & Community Development Department

Date Prepared: 2/19/2025
Planner: -CJC

DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timelineness, 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.

CITY OF ALACHUA

NOTICE OF LAND USE DEVELOPMENT ACTION

PUBLIC HEARING(S) ARE SCHEDULED TO CONSIDER THE FOLLOWING:

PROJECT NAME: Westside Commons **APPLICATION NO.:** PSP25-0007

APPLICATION TYPE: Infrastructure Plan **CURRENT ZONING:** Community Commercial

NATURE/SCOPE OF PROPOSAL: A request by Alakai Acquisitions LLC (applicant/agent) on behalf of Browning Family Revocable Trust and Santa Fe Hills Church of Christ, Inc. (property owners) for an infrastructure plan which proposes the installation of common driveways, stormwater facilities, utilities, and other infrastructure for three commercial lots.

DATE OF PUBLIC HEARING(S): December 8, 2025 **AT** 6:00 **PM**

_____ **AT** _____ **PM**

_____ **AT** _____ **PM**

LOCATION OF PUBLIC HEARING(S):
ALACHUA CITY HALL - 15100 NW 142ND TERRACE

FOR MORE INFORMATION CONTACT:
CITY OF ALACHUA PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

386-418-6121

planning@cityofalachua.com

ALL INTERESTED PARTIES MAY APPEAR AT THE PUBLIC HEARING(S) AND BE HEARD WITH RESPECT TO THE APPLICATION.COPIES OF THE APPLICATION, STAFF REPORT, AND RELATED MATERIALS ARE AVAILABLE FOR PUBLIC INSPECTION AT THE PLANNING & COMMUNITY DEVELOPMENT, 15100 NW 142ND TERRACE, ALACHUA, FLORIDA, ON ANY REGULAR BUSINESS DAY DURING NORMAL BUSINESS HOURS. WRITTEN COMMENTS MAY BE SENT TO: CITY OF ALACHUA, PLANNING & COMMUNITY DEVELOPMENT, P.O. BOX 9, ALACHUA FL 32616. NOTICE IS GIVEN PURSUANT TO SECTION 286.0105, FLORIDA STATUES, THAT, IN ORDER TO APPEAL ANY DECISION MADE AT THE PUBLIC HEARING(S), YOU WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT, FOR SUCH PURPOSE, YOU MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS BASED. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, ANY PERSONS WITH A DISABILITY REQUIRING REASONABLE ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS MEETING SHOULD CALL THE CITY CLERK AT (386) 418-6100 x 1501 AT LEAST 48 HOURS PRIOR TO THE PUBLIC HEARING(S).

Carson J. Crockett, AICP
Principal Planner
Planning and Community Development Department

Carson J. Crockett, AICP is a Principal Planner for the City of Alachua. He supports the functions of the Planning and Community Development Department, assists in the development review process and regularly communicates with members of the public. Crockett holds a master's degree in Urban and Regional Planning from the University of Florida.

EDUCATION

University of Florida
Bachelor of Science in Sustainability and the Built Environment
Graduated: Apr 2022
Master of Urban and Regional Planning
Graduated: May 2023

St. Petersburg Collegiate High School
High School Diploma
Graduated: May 2019

WORK EXPERIENCE

City of Alachua, Florida | Principal Planner | Jul 2025-Present; Planner | Jun 2023-Jul 2025
15100 NW 142nd Ter, Alachua, Fl 32615 | (386) 418-6121

George F. Young, Inc. | Planning Intern | May-Aug 2021 and 2022
299 Dr. Martin Luther King Jr. St N, Saint Petersburg, Fl 33701 | (727) 822-4317

PROFESSIONAL ORGANIZATIONS

American Planning Association | San Felasco Section, Florida Chapter
Member | Nov 2020-Present
Student Planning Association | University of Florida
Member | Aug 2020-May 2023

CERTIFICATES AND OTHER SKILLS

AICP | Jun 2025-Present
ArcGIS Pro | Competent
ArcGIS Desktop | Competent
Microsoft Office Certified | Word PowerPoint | Excel

Robert's Rules of Order | Proficient
Public Speaking | Proficient

CITY OF ALACHUA
City Commission

IN RE: ***Alakai Acquisitions LLC's Application***
On behalf of Browning Family Revocable Trust and Santa Fe Hills Church of Christ, Inc.
For an infrastructure plan for the construction of common improvements
Located on Tax Parcel Number 03044-001-002; 03044-002-000

ORDER GRANTING ALAKAI ACQUISITIONS LLC's APPLICATION ON BEHALF OF BROWNING FAMILY REVOCABLE TRUST AND SANTA FE HILLS CHURCH OF CHRIST, INC. FOR AN INFRASTRUCTURE PLAN FOR THE CONSTRUCTION OF COMMON IMPROVEMENTS WITH CONDITIONS

On December 8, 2025, the City of Alachua Planning & Zoning Board ("Board") conducted a quasi-judicial hearing on an application for an infrastructure plan with associated drainage, paving, grading, and utility infrastructure improvements ("Development") proposed by Alakai Acquisitions LLC on behalf of Browning Family Revocable Trust and Santa Fe Hills Church of Christ, Inc. ("Applicant") (herein referred to as the "Hearing"). Based upon the competent substantial evidence presented during the Hearing, the Commission 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 Commission voted 5 - 0 to approve the Development with the following conditions:

CONDITIONS RECOMMENDED BY STAFF AND AGREED TO BY APPLICANT:

1. The applicant acknowledges and agrees that a property owners' association responsible for the maintenance of shared/common infrastructure and lands (including but not limited to stormwater management facilities, shared/common drive aisles, lighting, and landscaping) must be established in accordance with the standards of Section 7.7.2 of the City's Land Development Regulations and proof of such establishment, typically in the form of articles of incorporation, must be submitted to the Planning & Community Development Department prior to the issuance of the certificate of completion of

Commission Agenda Item

MEETING DATE: December 8, 2025

SUBJECT: Discussion and Direction: Public Records Requests and Access to City Policies

PREPARED BY: Jacob Fletcher

RECOMMENDED ACTION:

Discuss and provide direction on potential updates to the City's public-records practices and access to governing policies, including standards for itemized special service charges, reconciliation of estimated and actual costs, and the creation of an accessible repository of City policies and recurring reports; provide an opportunity for staff to present any existing or draft public-records procedures; and direct the City Manager to develop and implement procedures consistent with the Commission's discussion.

Summary

Access to public records is a core component of open government and public trust. Florida's broad public-records laws are intended to allow residents, businesses, and elected officials to see how decisions are made and how public funds are used without unnecessary barriers. The City is required under Chapter 119, Florida Statutes, to provide public records in a timely manner and, when "extensive use" of staff time is involved, to assess special service charges that are reasonable and based on actual, itemized costs.

In 2025, several public-records requests, including one involving video from a City event and others seeking standard contract terms and recurring City reports, have highlighted concerns about redactions, the way special service charges are calculated and explained, and the limited proactive publication of routine documents. Together, these experiences make it appropriate for the Commission to review whether current practices align with Chapter 119 and community expectations for open, accessible government.

In September 2025, a request was made through administrative channels for regular reports so that Commissioners could remain informed about City operations and avoid only learning of major developments when items reach the dais. When those reports were later requested through the public-records process, Public Records Request 25-674 (for monthly or greater cadenced reports) was quoted a special service charge of $521.72. The estimate included time entries labeled generically as "Staff 1," "Staff 2," etc., with associated hours, but did not identify the positions involved, the hourly rates used, or the specific tasks performed. Follow-up correspondence requested an itemized breakdown that would, at a minimum, identify the positions or titles, time spent, hourly rates (including any benefits factor, if applicable), and the

nature of the work performed, as well as a reconciliation of the original estimate to the actual time spent, consistent with section 119.07(4)(d). Detailed itemization and reconciliation have not yet been provided at the time of this agenda items submission(11:45am 12/2/2025). While this request involved a Commissioner, similar concerns have been expressed by residents and could affect any member of the public who receives an extensive-use fee.

In October, after the Commission delayed approval of a contract because of concerns that certain terms were inconsistent with existing City policies, the broader question arose of how Commissioners are expected to know and monitor those policies in advance. In that context, Public Records Request 25-709 was submitted on October 29 for copies of governing City policies. On November 17, that request was quoted a special service charge of $261.89. These circumstances, where a sitting Commissioner must seek governing policies through the public-records process, may be required to pay a special service charge, and then wait weeks for the information, underscore the need for a centralized, easily accessible repository of current policies for both Commissioners and the public, as well as clearer standards on when and how fees may be assessed for such requests.

This agenda item is intended to address the underlying policy and process issues. It also provides an opportunity for staff to share any existing or draft public-records policies or procedures they may have been working on, so that the Commission can review them in a public setting and provide clear direction.

The Commission may wish to discuss:

- Documenting a clear, written workflow for public-records requests, including when “extensive use” charges apply and how they are communicated to requesters.
- Requiring itemized special service charges that identify positions, time spent, hourly rates (including any benefits factor), and the tasks performed.
- Establishing a standard practice to reconcile estimates with actual costs and to refund any overpayments in a timely manner.
- Creating an organized, accessible repository for current City policies and recurring departmental reports so that Commissioners, staff, and the public can locate them without repeated, ad hoc records requests.
- Considering proactive publication of frequently requested records and reports to improve transparency, address resident concerns, and reduce staff workload over time.

Direction from the Commission will guide the City Manager in finalizing written procedures and implementation options and in bringing any proposed policies back for further public review and formal approval if needed.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

Strengthen Community Service

ATTACHMENTS

None

Commission Agenda Item

MEETING DATE: December 8, 2025
SUBJECT: Purchase of Primary UG Wire
PREPARED BY: Donna Smith
RECOMMENDED ACTION:
1) Waive the bidding set forth in the PSPR Manual.
2) Accept the quote from Wesco Distribution Inc. and authorize the purchase of 25,000 FT of Primary UG Wire.
3) Authorize the City Manager to issue a Purchase Order in the amount of $356,250.00.

Summary

The City's Public Services electric division is needing to purchase Primary UG Wire. Supply issues and lead times continue to challenge the electric division with regard to the purchasing of Primary UG Wire in a timely fashion.

Staff solicited pricing and received quotes from various manufacturers on the availability and lead times for the wire.

While Section 1.01 (G.5) of the Purchasing and Sales Policy and Regulations (PSPR) Manual requires purchases greater than $100,000.00 to be awarded on the basis of sealed competitive bidding, Section 1.01 (A.4) provides waiver by specific action of the City Commission as provided in Section 1.01 (A.7) which provides for the waiver of any requirement on the basis of an emergency, necessity or other exigent circumstances.

Staff recommends waiving the bidding requirement set forth in the PSPR Manual and proceeding with the purchase of the wire.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

Quality of LIfe

ATTACHMENTS

1. Quote 1 - Wesco Distribution Inc
2. Quote 2 - Stuart C Irby
3. Quote 3 - Gresco Utility Supply

Quote 1

RE: 1000 MCM Wire

Hoover, Coleman <Coleman.Hoover@anixter.com>

Thu 11/20/2025 9:23 AM

To:Michelle Lightsey <mi_lightsey@cityofalachua.org>;

Cc:Lackey, Renee <Renee.Lackey@anixter.com>;

Michelle,
Marmon EPR option:
$14.25/ft
10-12 weeks.

Kerite URD MV Cable - 1000.0 KCMIL 61X H19 Filled Compressed Round AAC Conductor 15kV SPS 100% 0.020 Permashield Conductor Shield. 0.175 DR - EPR Insulation 0.040 Free Stripping Thermoplastic Insulation Shield. 1/3 Neutral - 20 Wire 10 AWG BC .080 Linear Low Density Polyethylene Jacket Jacket 3 Red Stripes. Single Conductor ICEA S-94-649. CTO (Sales Order Specific).
*Current manufacturing lead time: 10-12 weeks ARO, subject to reconfirmation at time of order entry
*Order quantity required as quoted
*PLEASE NOTE: reel size and cut lengths as quoted, 20 reels of 1250 ft on reel size E75017, REEL WD 72.0 X 36.0 X 36.0 X 41.0 Wide Regular
*Tolerance of -5% to +5% quoted *Change in cut lengths may cause a change in pricing
*This quote and any subsequent purchase order is subject to metals adjustment and any compound increases received after the purchase

wesco

Coleman Hoover
Senior Representative - Inside Sales

o. 4072047288 | coleman.hoover@wescodist.com
3881 Old Winter Garden Rd, Orlando, FL 32805-1002

Quote 2

Quotation

irby
A Sonepar Company

STUART C IRBY BR333 LAKE MARY FL
38 SKYLINE DR
SUITE 1000
LAKE MARY FL 32746-7112
407-282-1486 Fax 407-855-4285

QUOTE DATE	ORDER NUMBER
11/03/25	S014422776

REMIT TO:
STUART C IRBY CO
POST OFFICE BOX 741001
ATLANTA GA 30384

PAGE NO. 1

SOLD TO:
CITY OF ALACHUA
PO BOX 9
ALACHULA, FL 32615

SHIP TO:
CITY OF ALACHUA
14815 MAIN STREET
ALACHUA, FL 32615-8597
904-463-1231

ORDERED BY: MICHELLE LIGHTSEY

CUSTOMER NUMBER	CUSTOMER ORDER NUMBER	JOB/RELEASE NUMBER	OUTSIDE SALESPERSON
46500			Jose D Dore

INSIDE SALESPERSON		REQD DATE	FRGHT ALLWD	SHIP VIA
Michael J Ma		11/03/25	Yes	

ORDER QTY	SHIP QTY	LINE	DESCRIPTION	Prc/UOM	Ext Amt
			********* Shipping Instructions **********		
			* Quoted pricing is subject to *		
			* adjustment in response to tariff *		
			* impacts at time of PO receipt &/Or at *		
			* time of PO shipment. We remain *		
			* committed to transparency and will *		
			* communicate any changes in advance. *		
			**********		
25000FT		1	^OKON 162-23-3099-1250FT 1000MCM A EPR 220MIL 15KV - 1250' REELS AVAILABILITY: 10K FEET APRIL, BAL JULY REELS: 20 @ 1250 72X36X36 LW REEL WIDTH 41.5 GW 3873	16620.000M	415500.00

Subtotal	415500.00
S&H CHGS	0.00
Sales Tax	0.00
TOTAL	415500.00

*** This is a quotation ***

Prices firm for acceptance within 30 days with the exception of commodity prices which are subject to change daily. Quotation is void if changed. Complete quote must be used unless authorized in writing.

All transactions are subject to and exclusively governed by our Terms and Conditions of Sale which are incorporated herein and available at: https://www.irbyutilities.com/terms. Additional or conflicting terms are rejected, void, and of no force or effect.

** Reprint ** Reprint ** Reprint **

Quotation

STUART C IRBY BR333 LAKE MARY FL
38 SKYLINE DR
SUITE 1000
LAKE MARY FL 32746-7112
407-282-1486 Fax 407-855-4285

QUOTE DATE	ORDER NUMBER
11/03/25	S014422776

REMIT TO:	PAGE NO.
STUART C IRBY CO POST OFFICE BOX 741001 ATLANTA GA 30384	2

SOLD TO:
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14815 MAIN STREET
ALACHUA, FL 32615-8597
904-463-1231

ORDERED BY: MICHELLE LIGHTSEY

CUSTOMER NUMBER	CUSTOMER ORDER NUMBER	JOB/RELEASE NUMBER	OUTSIDE SALESPERSON
46500			Jose D Dore

INSIDE SALESPERSON		REQD DATE	FRGHT ALLWD	SHIP VIA
Michael J Ma		11/03/25	Yes	

Terms and Conditions of Sale for Quotes
A. Seller assumes no responsibility whatsoever for any interpretation of bid documents, plans, or specifications provided to Seller (i.e., customer shall be solely responsible for ensuring interpretation of such documents, plans and/or specifications and for conformity and appropriateness of all goods and services ordered in comparison to same).
B. Prices are subject to change at any time prior to shipment unless otherwise agreed in writing signed by an authorized Seller representative.
C. Pricing and estimated delivery dates are based solely on the quantities and specific products and/or scope of services identified in this quote. Seller may refuse, terminate, or change pricing, estimated dates, and other terms of its offer if customer requests changes or deviations from the original quote. Unless an authorized Seller representative accepts customer's proposed deviations in an explicit signed agreement modifying this quotation, any such proposed deviations are automatically rejected, void, and of no force or effect.
D. Quotation does not include special mounting or installation hardware, equipment options, accessories, samples, spares, or mock-up equipment unless otherwise noted.
E. Seller is not responsible for the design of the project or any goods supplied.
F. Seller reserves the right to increase the pricing quoted herein to account for force majeure events, the imposition of new or increased tariffs, shipping costs, import/export fees, duties, customs, or taxes, currency fluctuations, or increases in commodity or market pricing.
G. Pre-shipment of anchor bolts is plus freight.
H. Where applicable, fabrication and shipment of goods can only be made after Seller receives the following: (i) purchase order conforming to this Quotation, (ii) customer's verification and approval of technical information, (iii) approved Submittal Drawings, and (iv) credit approval.
I. Lead times are strictly estimates. Seller is not responsible for ship dates beyond estimated dates unless Seller's President or VP Finance otherwise explicitly agrees in a signed writing as part of this Quotation and then only to the extent so agreed.
J. All orders are FCA Shipping Point, prepaid and billed, unless otherwise noted in quote.
K. Logistic solutions, storage, handling, kitting, expedited or special delivery, testing, including, but not limited to, infrared scanning and NETA testing, spares, start-up, installation, commissioning, arc flash studies, and other services are excluded unless otherwise specified in this quote. Please contact your Seller representative for additional information on any such services if desired.
L. This quotation and all related transactions are also subject to the applicable manufacturer's published warranties, including all applicable disclaimers, exclusions, and limitations.
M. This quotation constitutes Seller's confidential information, and customer shall not share or distribute this quotation to third parties other than to the extent reasonably necessary to process the transactions contemplated herein with Seller.
N. Unless otherwise expressly agreed in a separate writing signed by Seller's President or VP Finance, Seller does not agree and is not subject to any contractual flow-down or pass-through terms from customer, including, but not limited to, DFARs, FARs, Prime Contracts, Minority Business requirements, Buy America Act, etc.

** Reprint ** Reprint ** Reprint **

Quote 3

GRESCO
Celebrating 60 years

prysmian

Quote 52489-1

Ellen Goldenberg
Phone (859) 572-8320
Email ellen.goldenberg@prysmian.com

Quote Submission Date 11/21/2025

Customer Number 0070107833 (020830)

GRESCO UTILITY SUPPLY INC

6421 CR 219
WILDWOOD, FL 34785-4713

Quote Expiration Date 11/24/2025

Job Name	Alachua project
Contact	Bruce Weeks
Phone / Fax	877-743-0622 / 352-748-9333
Email	BWeeks@engineersales.com
Salesman/Agent	COPACETIC ENTERPRISES, INC.
Payment Terms	Net 30 days
Freight Terms	

Metal Escalation Aluminum 212.69000 per 100 LB (MWE-Midwest)
Copper 495.95000 per 100 LB (CME-Comex)

Item	Material Number	Factor	Quantity	Ext. Qty	UOM	Unit Price	Price Per	Ext. Amount
10/10	YUSMVU 1000 AL CPR 175T 20X10 PE	20 1250	1,250	25,000	FT Price is Adjustable	17.76	FT	444,000.00 USD

Customer Material
Shipping Plant
Packaging Material DIU068B
Metal Weight(s) Aluminum: 23,420.00 LB (936.80 LB/1,000FT)
Copper: 16,426.40 LB (657.06 LB/1,000FT)
Product Weight 64,300.00 LB
Material Notes
1/C 1000 KCMIL (61W) CPR AL
0.175" TRXLPE, 100% INSUL. LEVEL, 90C
INSULATION DIAMETER: MIN: 1.485" MAX: 1.575"
20X10 AWG CU CN WIRES
0.080" LLDPE JKT, 3-ERS
15 KV RATED, EMPOWR®
CUSTOMER NAME: INDUSTRY STANDARD
CUSTOMER SPEC: INDUSTRY STANDARD
CUST PART NO.: NONE
INDUSTRY SPEC: AEIC CS8-20, ICEA S-94-649
LENGTH: 1250FT/381M +10%/-10%
PACKAGE: JLK (RM 72.36.40)(SPECIFIED)
Item Comments

Lead Time 16-18 weeks

Terms and Conditions to follow on the last page(s). Please note any exceptions or additions

Stock availability and lead times subject to change at time of order. Standard terms and conditions apply. This quote is valid for the bill of material listed. Revisions are subject to Prysmian Group acceptance prior to order. Payment terms are subject to credit review and approval. We appreciate the opportunity to earn your business.

Quote Print Date 11/21/2025

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: December 8, 2025
SUBJECT: Approval of November 24, 2025 Minutes
PREPARED BY: Janet Knapp, Assistant Deputy City Clerk
RECOMMENDED ACTION:
Approve the November 24, 2025, Minutes

Summary

Approval of November 24, 2025, Minutes

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

ATTACHMENTS

1. 25.11.24 CCM. M

Regular City Commission Meeting Minutes
November 24, 2025 at 6:00 PM

Mayor Walter Welch
Vice Mayor Shirley Green Brown
Commissioner Jacob Fletcher
Commissioner Jennifer Ringersen
Commissioner Dayna Williams

City Manager Rodolfo Valladares
City Attorney Scott Walker

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

CITIZENS PRESENT: Samantha King, James Curington, Connie Meyer, Michelle Lee, Elizabeth Woods, Tom Hubbard, Bill Smith, Julie Smith.
STAFF ATTENDING: Robert Bonetti, Carson Crockett, Kenyata Curtis, Bernadette Fisher, Jack Hansen, Janet Knapp, Brent Lanier, Jesse Sandusky, Bryan Thomas, LeAnne Williams, Tyler Williams, David Wisener.

City Commission Meeting

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

CALL TO ORDER

Shirley Green Brown, Vice Mayor

Walter Welch, Mayor - Absent

INVOCATION

A moment of silence was observed.

PLEDGE TO THE FLAG

Shirley Green Brown, Vice Mayor

APPROVAL OF THE AGENDA

Commissioner Dayna Williams moved to approve the agenda; seconded by Commissioner Jennifer Ringersen.

Citizens Commented:
Samantha King
Tamara Robbins

Passed by unanimous consent.

APPROVE READING OF PROPOSED ORDINANCES AND RESOLUTIONS BY TITLE ONLY

Commissioner Williams moved to approve the reading of proposed ordinances and resolutions by title only; seconded by Commissioner Jacob Fletcher.

Passed by unanimous consent.

I. SPECIAL PRESENTATIONS

A) GROWING GREATNESS TO HELP CLOSE THE ACHIEVEMENT GAP IN ALACHUA COUNTY

James Lawerence, President/CEO, and Elizabeth Woods, Executive Director, Gainesville for All, Growing Greatness to Help Close the Achievement Gap. Filed.

B) ALACHUA TRAIL CORRIDOR STUDY

Laurie Hall, Landscape Architect, NV5, Alachua Trail Corridor Study. Filed.

II. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

(Please Limit to 3 Minutes. Any citizen who is unable to speak at this time will have an opportunity to speak at the end of the meeting)

Samantha King
Tom Hubbard

III. COMMITTEE REPORTS/COMMITTEE APPOINTMENTS/CITY ANNOUNCEMENTS

IV. PUBLIC HEARINGS AND ORDINANCES

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

A) ORDINANCE 26-01 - AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF SUBPART B OF THE CITY OF ALACHUA CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS ("LDRS"); AMENDING SECTION 4.4.4(A)(2) RELATING TO MANUFACTURED HOMES AS ACCESSORY DWELLING UNITS IN THE AGRICULTURAL ("A") AND RESIDENTIAL SINGLE-FAMILY - 1 ("RSF-1")

ZONE DISTRICTS; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE (LEGISLATIVE HEARING; FIRST READING).

Carson Crockett, Principal Planner, Ordinance 26-01 staff report. Filed.

Commissioner Fletcher moved that this Commission finds the proposed text amendment to the City of Alachua Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and (1) adopt Ordinance 26-01 upon first reading and (2) schedule second and final reading for December 8, 2025; Seconded by Commissioner Ringersen.

Citizens Commented:
Samantha King
Tamara Robbins

Passed 4-0 by roll call.

B) ORDINANCE 25-13, SECOND AND FINAL READING: AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE CITY'S CODE OF ORDINANCES; AMENDING SUBPART A, CHAPTER 4, ALCOHOLIC BEVERAGES, OF THE CITY OF ALACHUA CODE OF ORDINANCES; PROVIDING FOR THE EXEMPTION OF THE COMMUNITY REDEVELOPMENT AGENCY DISTRICT FROM THE RESTRICTIONS OF ALCOHOL SALES WITHIN PROXIMITY OF RELIGIOUS INSTITUTIONS AS SET FORTH IN SECTION 3; PROVIDING FOR CODIFICATION OF THIS AMENDMENT IN THE CITY'S CODE OF ORDINANCES; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE. (LEGISLATIVE)
ECONOMIC DEVELOPMENT
QUALITY OF LIFE
COMMUNITY ENHANCEMENT

David Wisener, Economic Development Manager, Ordinance 25-13 staff report. Filed.

Commissioner Ringersen moved to approve Ordinance 25-13 on second and final reading; seconded by Commissioner Williams.

Citizens Commented:
Tamara Robbins

Passed 4-0 by roll call.

V. AGENDA ITEMS

A) DESIGN SERVICES FOR THE CLEATHER HATHCOCK CENTER FACILITY

Barnett Schinalt, President, Monarch Design Group, Design Services for the Cleather Hathcock Center report. Filed.

Commissioner Williams moved to accept the Change Order #1 Task 2 from Monarch Design Group for the City of Alachua Hathcock Community Center project, and authorize the City Manager to execute associated documents; seconded by Commissioner Ringersen.

Citizens Commented:
Glenn Anderson
Jim Curington
Samantha King
Tamara Robbins

Passed 4-0 by roll call.

VI. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

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

Samantha King
Michelle Lee
Tamara Robbins

VII. COMMENTS FROM CITY MANAGER AND CITY ATTORNEY

VIII. COMMISSION COMMENTS/DISCUSSION

ADJOURN

Commissioner Ringersen moved to adjourn; seconded by Commissioner Fletcher.

Passed by unanimous consent.

CONSENT AGENDA

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

A) APPROVAL OF THE SEPTEMBER 08, 2025, CITY COMMISSION MEETING MINUTES.

B) APPROVAL OF THE OCTOBER 13, 2025, CITY COMMISSION MEETING MINUTES.

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

D) APPROVAL OF THE NOVEMBER 10, 2025, CITY COMMISSION MEETING MINUTES.

ATTEST:

_____
Rodolfo Valladares, City Manager/Clerk

CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA:

_____
Walter Welch, Mayor